

587

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 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 MIDWAY SUBDIVISION HISTORIC DISTRICT

other names/site number Midway Groves

2. Location

street & number 7201 15th Street, East N/A not for publication

city or town Sarasota vicinity

state FLORIDA code FL county Manatee code 081 zip code 34243

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.)

[Signature] Apr. 15, 1998
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

[Signature]
Signature of the Keeper

5/29/98
Date of Action

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	
4	1	buildings
0	0	sites
0	0	structures
0	0	objects
4	1	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

Current Functions

(Enter categories from instructions)

DOMESTIC/SINGLE DWELLING

DOMESTIC/SECONDARY STRUCTURE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & EARLY 20TH CENTURY AMERICAN

MOVEMENTS/Bungalow

NO STYLE/Wood Frame Vernacular

Materials

(Enter categories from instructions)

foundation Masonry

walls Wood

roof Various

other Wood: Porch

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1925-1948

Significant Dates

1925

1926

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

#

MIDWAY SUBDIVISION HISTORIC DISTRICT
Name of Property

Manatee Co., FL
County and State

10. Geographical Data

Acreage of Property 3 apprx.

UTM References
(Place additional references on a continuation sheet.)

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

3			
	Zone	Easting	Northing
4			

See continuation sheet

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

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

11. Form Prepared By

name/title Mikki Hartig/Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date April 1998

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name HO Properties, Inc.

street & number c/o Environmental Biotech, 4404 N. Tamiami Trail telephone (941) 358-9112

city or town Sarasota state Florida zip code 34234

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

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHYSICAL DESCRIPTION

SUMMARY

The Midway Historic Residential District contains four contributing buildings (three residences and a garage) and one noncontributing building (a garage), all completed around 1926. The district boundaries encompass all of the remaining historic buildings within the original Midway Subdivision plat that have maintained a large degree of their historic architectural integrity. All three of the residential buildings face Midway Court, a private drive that runs east from 15th Street East. Both garages also face this street but are centered behind their respective residences. All of the structures are good examples of wood frame vernacular architecture with bungalow influences dating from the 1920s. One of the houses has been documented as a Sears and Roebuck Company kit house. The other two, constructed on-site, reflect stylistic characteristics and workmanship similar to the Sears house.

SETTING

Midway Subdivision Historic District is located at 7201 15th Street East in Manatee County, just off Old U.S. Highway 301. The residential district lies within what was platted as Midway Subdivision in 1925. The plat was vacated in 1962. Midway is located in Manatee County, approximately one and one-half miles north of the Manatee/Sarasota county line. It was named "Midway" because of its location, five miles northeast of downtown Sarasota and five miles south of downtown Bradenton, Florida. The district is found on a portion of what was originally known as Midway Groves, an orange grove established around 1919. The orange grove property originally encompassed a total of 20 acres and was enlarged a number of times, beginning in 1947, with the addition of several nearby parcels of property. This was divided in 1982 and 1985 among the original owners' heirs. Although there has been some scattered commercial and industrial development along Old U.S. 301 (15th Street East) in recent years, the general area surrounding the district continues to remain relatively rural and undeveloped.

DESCRIPTION

The small collection of buildings in the Midway Subdivision Historic District are the only contributing buildings that remain from a total of 12 or 13 residences—and at least three detached garages—that were built in the orange grove some time between 1920 and 1928. A circa 1919 barn, later converted for use as a citrus packing house, remains on the site. Six or seven residential buildings, some with detached garages, that were constructed on the property between 1925 and 1928 were sold and moved from the subdivision during the 1930s. Several of the

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHYSICAL DESCRIPTION

remaining structures within the subdivision—specifically two of the remaining six residences, one garage, and the barn/packing house—have not been included in this nomination because they no longer retain sufficient historic architectural integrity to warrant expanding the boundaries of the district to include them. All of the residential buildings within the district bear a 7201 15th Street East street address, but also have mailing addresses as units A (Photos 1-6), B (Photos 7-13), and C (Photos 14-17). The district boundaries encompass an area of approximately three acres.

Midway Subdivision was platted on a 20 acre parcel of property that had been developed as an orange grove just five or six years earlier. At the time the subdivision was first laid out, a double row of Royal Palm trees was planted along Midway Court, the main entrance to the subdivision, in order to produce a grand entrance and boulevard effect (Photo 18). Most of these palm trees have survived, providing a distinctive element to the district. Of the eight streets originally platted for Midway Subdivision, only Midway Court appears ever to have been paved. Two of the three residences in the district and both garages are located on the south side of Midway Court. The third residence is located on the north side of the street. Six or seven other residences and secondary structures were built on one other street set forth in the plat. That street, however, no longer contains any structures.

Two of the three residential buildings included in this nomination, Units A and B, are one-story in height, whereas the third, Unit C, is one and a half stories. Each of the buildings in the district has its own distinct features, despite their use of similar materials and methods of construction. Unit C, the Sears kit house, is a type that was marketed nationwide; however, according to Ray Skinner, Jr., the son of one of the two original subdivision developers, Units A and B, and their respective outbuildings, were constructed from locally purchased building materials. The appearance of these residences, therefore, results from choices of materials and architectural details made by the carpenter builders responsible for their construction, rather than any formal plan or prefabricated elements.

ARCHITECTURAL STYLE

All of the buildings within this small historic district display varying degrees of Bungalow style influence, although only one—Unit C—can be considered a bungalow. All three residences are wood frame structures with a gable roof. Two have drop siding on their exterior walls, and one is sheathed in wood shingles. Each residence has double-hung, wood sash windows. The three residences rest on either continuous masonry wall or pier foundations, but the two garages

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHYSICAL DESCRIPTION

both have poured concrete foundations. Common interior features of all of the houses include plaster walls, high ceilings, bookcase room dividers, and pine flooring.

Unit A

This one-story residence was constructed circa 1926 (Photos 1-5). It is essentially a vernacular building, but possesses some Bungalow style influences. The wood frame building is irregularly shaped and rests on concrete block piers. It is located along Midway Court in a small clearing within the citrus grove about 150 feet west of Unit B. It has a cross-gable roof with a dominant front gable and a separate gabled porch extension (Photos 1 and 5). Notable features include a diamond patterned composition shingled roof, unadorned, screened gable end vents, exposed rafter ends, small purlins visible on the front porch extension, double-hung wood sash windows with vertical mullions dividing the top sash, and drop siding. There is also a plain, stuccoed exterior chimney on the west elevation.

The building has an essentially rectangular core with a cross-gable roof line. A partial-width, cross-gabled room extends north from the larger east/west oriented body of the roof. A partially extended gable roof line shelters a west room extension. A forward projecting one-bay entrance porch is centered along the front elevation. The porch roof has an independent roof line with a slightly shallower pitch than the primary roof. Unadorned, square wood posts resting on the wood porch deck support the porch roof. The gable end of the porch roof is open, exposing an embellished roof truss providing a decorative detail. Centered on the porch is a glazed entrance door flanked by grouped windows. Each group of three consists of a 4V/1-light window flanked by 3V/1-light windows.

The unadorned flush west wall has paired 4V/1-light wood sash windows and a small, two-light metal awning window centered below the gable peak on the attic level (Photos 2 and 3). The southwest porch, still accessed from the south, has been enclosed. The 1996 alteration, which included the enclosure of the original openings with lattice faced plywood, did not affect the original wood porch post size of the former screened openings or the knee walls. The south wall, with its independent 4V/1-light wood sash window and one-light wood pivoting window, has otherwise remained unchanged (Photos 3 and 4).

Unlike the north, east, and south walls of the core building, the west wall is not flush (Photos 4 and 5). A stuccoed chimney is located on the west wall of the north projecting cross-

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHYSICAL DESCRIPTION

gabled room extension, south of a small, boarded window. South of the chimney is a small west room extension faced with paired 4V/1-light windows. It is sheltered by a partial west gable roof extension. The remaining portion of the west wall—south of the west room extension—features a pair of small 4V/1-light windows that convey the presence of a kitchen, and a plywood lattice opening revealing the former location of the enclosed southwest porch.

An original one-bay garage that has been converted into a storage shed is located just south of the house (Photo 6). The wood frame building has a front facing gable roof and drop siding covering the exterior walls. The windows on the side elevations have been enclosed but their exterior frames are still visible. The vehicle entrance bay on the north elevation has also been filled in with plywood and fitted with a centered entrance door.

Unit B

This one-story residence was constructed about 1926 (Photos 7-13). This example of the Bungalow style of architecture is an irregularly-shaped, wood frame building that rests on a non-historic concrete block wall foundation. It is situated along Midway Court in a small clearing within the citrus grove about 150 feet east of Unit A and directly south of Unit C. Notable features include gable end wood knee braces, wood lattice gable vents, exposed rafter tails, original double-hung sash windows with vertical mullions dividing the top sash, composition shingle roofing, and a brick chimney with an accentuated cap centered on the ridge of the side-facing gable roof. The exterior walls are surfaced with wood shingles set in regularly spaced rows. Because of the way the shingles have been placed, the siding looks from a distance almost like weatherboard.

The building has a rectangular core with a dominant side-facing gable roof (Photo 7). A shed-roofed room extends from the west wall, below the gable roof line (Photos 10 and 11). A partial-width, cross-gabled entrance porch extends north, whereas a full-width cross-gabled room extends south. A small gable-roofed porch extension (now enclosed) is located on the southwest corner of the building (Photo 10). It is adjacent to a hip-roofed room extension that also abuts the south gable end wall and a small circa 1970 gable-roofed room addition (Photos 8 and 9).

The cross-gabled, one-bay entrance porch is centered along the symmetrical north elevation (Photo 7). Unadorned square wood posts that rest on a concrete porch deck above a continuous concrete wall foundation support the porch roof. The gable end has a six-light, wood, pivoting window centered above a bracketed support beam. Centered on the porch is a non-

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHYSICAL DESCRIPTION

historic, glazed entrance door, flanked by paired 3V/1-light windows. The porch bay divides each window pair so that the inner windows lie within its confines, whereas the outer windows lie outside.

The symmetry of the north building elevation is not reflected elsewhere. The otherwise flush surface of the dominant west wall is broken by a small, shed roofed room extension located below the south slope of the dominant cross gable. The wall has 3V/1-light, double-hung, wood sash windows, either paired or in a group of three. A wood canopy, or plain verge board, is fastened behind the fascia board at the peak of the gable roof, partially sheltering a six-light, wood, pivoting window. The former southwest porch extension maintains its original wood knee wall and corner post; however, it was enclosed about 1970 with metal 2/2-light single-hung sash windows (Photo 10).

Both the southwest porch and the hip roofed south room extend from the south gable end wall. The south room, which extends further south than the porch it abuts, features regularly spaced 3V/1-light double-hung wood sash windows (Photos 9 and 10).

The flush surface of the dominant east wall is broken by a small, circa 1970 gable roofed room addition (Photos 8 and 9). The wall has 3V/1-light wood, double-hung sash windows set either independently or in pairs. The wood canopy and window at the gable peak is identical to those on the west. The east room addition, which rests on pre-cast concrete piers, abuts the hip-roofed south room extension. Its metal siding has been painted the color of the house, and the vertical spacing of its siding matches the wood shingle spacing, making the distinction of materials hardly discernible.

A detached, two-car garage is located just south of the house (Photos 12-13). The wood frame building has a front-facing gable roof, diamond patterned composition shingles on the roof, and wood shingle siding. The windows have been removed from its regularly-spaced wood frame openings. Contemporary, paired, side-hinged plywood doors are located on the north elevation. There is also a carport on the north elevation of the building that was added around 1970. The wood frame structure has a metal shed roof and plywood side walls. Unlike the original garage, the two shallow bays of the addition are accessed from the west. This clearly contemporary addition is in the process of being detached from the original garage and removed.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHYSICAL DESCRIPTION

Unit C

This one and a half story residence is a Sears, Roebuck and Company catalog house (Photos 14-17). This Bungalow style house is an example of the "Conway" model, the components of which were prefabricated, shipped, and assembled on site circa 1926. The "Conway" was first offered in 1926.

The house is a T-shaped, wood frame building stands alone in a small citrus grove clearing, facing south toward Midway Court and Unit B. It currently rests, in part, on an original concrete block pier foundation, as well as on a circa 1970 continuous concrete block foundation. Notable features include shaped wood knee braces on the gable ends, exposed rafter ends, double-hung, wood sash windows with vertical mullions dividing the top sash, and wood weatherboard siding. In addition, a small, offset, unadorned brick chimney pierces the north slope of the asphalt shingled roof.

A cross-gabled, one-bay entrance porch is centered along the front elevation and accessed from an open deck on the east (Photos 14 and 17). Pyramidal, wood half-columns resting on stuccoed masonry piers support the porch roof and the half-story above. The gable end has 3V/1-light windows centered in a group of three above a bracketed support beam. Centered on the porch is a glazed entrance door flanked by 4V/1-light windows. Similar windows also flank the porch.

The east elevation is symmetrical, with a single 3V/1-light window centered on the second floor and two regularly spaced 4V/1-light windows on the first floor (Photo 17). The west elevation is virtually identical, except that the first floor windows are set slightly forward (Photos 15 and 16).

The rear elevation is not as symmetrical as the other three elevations (Photo 16). An offset glazed wood door is flanked by irregularly spaced 3V/1-light windows. A one-bay, shed roofed carport is located along the east side of the rear elevation. It was constructed about 1970 using siding salvaged from an original detached 2-bay garage. The roof of the carport is surfaced with sheet metal. The garage was demolished because of extensive termite damage. The wood frame addition both shelters and hides from view a portion of the rear wall of the house and an original window.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 7

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHYSICAL DESCRIPTION

Alterations to this home are minimal. In addition to the modified foundation and the rear carport addition, the original 3V/1-light double-hung sash window in the east gable end was replaced with a metal 1/1-light single-hung sash window. The front porch was also screened at some point; however, available data suggests that this was an early modification.

Brick piers support the porch roof. The large living room and dining room are connected by means of a wide cased opening. The front bedroom opens upon the living room, and the rear bedroom connects with an open hall off the living room. Each bedroom has a closet.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
SIGNIFICANCE

SUMMARY

The Midway Historic Residential District is significant at the local level under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture as an example of one of the types of semi-rural subdivisions that were planned in the vicinity of developing urban areas of Central Florida during the Florida real estate boom of the 1920s. Like many such subdivisions of the period, the Midway development was never brought to completion because of the collapse of the Florida real estate market in 1926. The three residences and two garages comprising the district's contributing resources are the only largely intact buildings surviving from the historic period of the subdivision's development. The still relatively isolated setting of the district, and its palm tree lined street, provide an insight into the economic influences that shaped the Sarasota/Bradenton area before and after the subdivision was planned and minimally realized. The buildings display construction techniques and types that were popular in residential developments in Florida from 1925 to 1928 period and exemplify the use of the Bungalow style as one of several trends that affected the development of architecture in Florida during the 1920s boom era.

HISTORIC CONTEXT

Manatee County was created by the Florida Legislature and signed into being on January 9, 1855. The county derives its name from the Manatee River and was created out of the southern half of Hillsborough County. The village of Manatee served as the first county seat. In 1860, the Manatee County census recorded 854 residents. In an effort to make the county seat more centrally located, the State Legislature moved it to the community of Pine Level, near present-day Arcadia in 1866. It remained at this location until 1887 when DeSoto County was split off from Manatee County, leaving Pine Level in the newly created county. The altered boundaries of Manatee County encompassed what is now Manatee and Sarasota Counties. Bradenton became the county seat in 1888. Sarasota County came into existence in 1921.

There was prosperity and a sense of well-being in the nearby cities of Bradenton and Sarasota in the 1920s. Spurred by the Florida Land Boom, new residential subdivisions were platted in both communities. Cheap land prices and the guarantee of quick profits swept the cities, particularly Sarasota, into a flurry of development, replacing its fishing village image with that of a developing resort community. Residential developments began to spread outside the city limits. Yet, the expectations of seemingly unlimited growth were soon dashed by the Land Crash in 1926 and 1927. The failure of the real estate boom echoed throughout the state, and development soon

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
SIGNIFICANCE

began to falter as the business and economic climate plummeted. The year 1927 brought an extremely hot summer coupled by a cold winter which exacerbated the ailing tourist economy. In the fall of 1926, a hurricane hit Miami, and the public enchantment with sunny Florida soon dissipated. Local real estate business evaporated overnight, slowing the once steady stream of tourists and investors to a mere trickle. Speculators and investors were left with depressed land prices, half completed subdivisions, and unpaid debts.

Historic Significance

The planned development of Midway Subdivision reflects the sort of business attitude that was common among real estate developers in the rapidly developing areas of Central and South Florida during the hectic years of the Florida real estate boom from 1921 to 1926. Such enterprises were undertaken in the atmosphere of unbridled optimism that infected the state and the nation as a whole in the years immediately after the end of World War I. The frenzied demand for Florida real estate was driven by glowing advertisements by the established business community in the state and by the major railroad companies that had acquired from the state large tracts of land ripe for development as a bonus for constructing their rail lines. The promise of quick riches through land development prompted many northern businessmen to move to the state and invest their financial resources in what appeared to be a "fail proof" venture.

About 1920, J.H. Yohe came to Sarasota from Pittsburgh, Pennsylvania. Yohe had previously been a Vice President of the Seaboard Air Line Railroad. Upon arriving in the area, he bought 80 acres of land on the east side of Bradenton Road, which he cleared and planted in cabbage and sugar cane. Within a short period, he also planted a number of acres in orange trees, calling the orange grove "Orange Lea." Yohe erected a residence and barn for himself on the property. The barn was used to stable mules and store hay. Although both the Yohe residence (Photo 23) and former barn (Photo 20) still stand near the district, both have been severely altered and no longer retain their historic architectural integrity, therefore both have been excluded from this nomination.

When the Florida real estate boom took off in the early and mid 1920s, a syndicate purchased the original 80 acre site from Yohe and subdivided it into Midway Subdivision, promoting it as the "Orange Tree Subdivision." The plat was filed January 26, 1925 by the First National Company and executed by A. Joiner. Eight streets were laid out, east to west. All except one of the streets, Midway Court, bore the names of Florida cities. They included Deland

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3 MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
SIGNIFICANCE

Avenue, Eustis Avenue, Tampa Avenue, Orlando Avenue, Palm Beach Avenue, and Key West Avenue.

Three other investors in the project were Frank N. Tyler, his brother-in-law Frank Skinner, and James Warren Crawford. The development was called "Midway Subdivision" because it was located midway between the cities of Sarasota and Bradenton. It was ideally situated immediately next to the Atlantic Coast Line Railroad on the "threshold of Sarasota and Bradenton." Water lines were installed in February, 1927 and the main street, Midway Court, was paved.

Frank Tyler, originally from Oyster Bay, New York, financed most of the operation. He had previously been involved in cutting timber for railroad ties in Connecticut. Tyler occupied the former Yohe house that stood on the Midway property until his death in 1945.

Raymond F. Skinner, brother-in-law to Frank Tyler, was born in Higganum, Connecticut, and later became involved in that state with his brother-in-law in cutting timber for railroad ties. Skinner came to the Sarasota-Manatee area in 1919, settling in the area permanently in 1924. In late 1925, he completed a house on the property (Photo 21) and brought other family members to live in the house that was, by then, a part of the platted Midway Subdivision in the citrus tree laden piece of property.

James Warren "Jack" Crawford, was a native of Paris, Tennessee. He came to Florida in 1910 to handle a large paving and drainage contract in Key West. During the next three years, he was engaged in projects in Miami, Tampa, and Bradenton. He came to Sarasota in 1914 while in the employ of the Southern Asphalt Construction Co., the concern which had the contract for paving Main Street in Sarasota. Shortly after completing the project, he went into business for himself. During the following years, he specialized in paving roads and the construction of bridges, sewers, and waterworks in Sarasota County. In 1926, Crawford retired from the contracting business but pursued other financial interests such as the development of Midway Subdivision.

The earliest home to be built within the historic district was ordered from Sears Roebuck and Company, because the kit house proved to be easier to obtain at first than building supplies. The other houses and secondary structures within the subdivision were completed before the economic bust was strongly felt in the Sarasota-Bradenton area. Efforts were made to market the remaining lots on the property. John Dean, a local realtor was involved in the development with

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4 MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
SIGNIFICANCE

Tyler, and the subdivision was promoted by the Dean-Tyler Company. One advertisement placed in *Sunniland; The Magazine of Florida*, in January, 1926 heralded:

You of the North, Look Out the Window! and Imagine you see green grass, beautiful flowers, a yard filled with trees bearing luscious golden oranges and you have a picture of that which awaits you in Midway well located-well drained improved-fruit trees on every lot. Write or Wire for Full Information.

Advertisements in the *Sarasota Herald* boasted that many "fine houses had already been completed in Midway" and the newspaper text tempted buyers with the offer of:

Homes among the orange Trees, hard surfaced roads, curb, water system, near railroad station, near Sarasota Bay, near golf links, twelve to twenty orange or grapefruit trees on every lot, no city taxes, electricity, and low prices in force for the first seventy-five lots-\$1,250-\$3,000.

Frank Tyler occupied the former Yohe residence, the Skinner family occupied another house in the subdivision, and one of the houses within the district was sold to George and Lillian Beane, previously of New Briton, Connecticut. In all, a total of 12 or 13 houses similar in architectural style to those that have survived on their sites were constructed, but sales did not go well, and new capital for further development was not forthcoming. When the real estate market collapsed, Tyler and Skinner were left deeply in debt. Any hope that the subdivision would become a profitable venture vanished. The Skinners converted their garage into a small three bedroom house for themselves and rented their main residence to a wealthy Chicago family for a few years during the early 1930s.

In 1926, Skinner had begun to focus more on the growing and harvesting of oranges and grapefruit for the commercial market, shipping the produce to northern markets by rail express and selling fruit at the site, reestablishing Midway Groves as a commercial enterprise. By the 1930s, interest by Frank Tyler and Skinner to develop the subdivision further waned. Tyler sold off 6 or 7 of the residential buildings to buyers who relocated the structures to various sites in the area including, Lido Key and Sarasota. The former Yohe barn was used for a time as the packing house, but it soon became too small. Additions were made every few years to accommodate the growth of the business, with the last major remodeling taking place in 1968.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
SIGNIFICANCE

In 1947, Skinner purchased 40 acres of land on the west side of the highway and planted it in new varieties of citrus. Over the next 13 years, Skinner acquired several parcels of land, totaling approximately 135 additional acres, to further expand his citrus production business. Over the years, Midway Groves became one of the largest citrus producers and shippers in the area.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 9 Page 1

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY

Books

- Grismer, Karl, *The Story of Sarasota*. Tampa, Florida: Florida Growers Press, 1946.
- Sears Roebuck Catalogue Houses, 1926*. reprint of the original. New York: Dover Publications, Inc., 1991; reprint of the original edition by Sears, Roebuck and Co.
- Stevenson, Katherine Cole and Jandle, H. Ward. *Houses by Mail, A Guide to Houses from Sears, Roebuck and Company*. National Trust for Historic Preservation, Preservation Press. New York: John Wiley & Sons, 1986.

Newspapers

- Bradenton Herald*. 4 December 1912
- Bradenton Herald*. 27 January 1926.
- Bradenton Herald*. 7 February 1926.
- Sarasota Herald-Tribune*. 13 September 1945.
- Sarasota Herald-Tribune*. 13 January 1972.

Periodicals

- Hartig, Mikki. *Attitudes: A Features Publication*, "Sarasota Places in Time: A House in a Box or Home Sweet Home is Just a Mailbox Away." Vol. 1, Issue 6 (December 1992), p. 21.
- Tampa Bay History*. Spring/Summer, 1970, p. 84.

Public Records

- Manatee County, Public Records, Plat Book 2, Page 17. Manatee County Courthouse, Bradenton, Florida.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
BIBLIOGRAPHICAL REFERENCES

Interviews

Skinner, Raymond, Jr., son of original subdivision co-owner. Telephone Interview by Mikki Hartig on January 12, 1997.

Anderson, Janet, current co-owner. Personal Interview with Mikki Hartig on August 15, 1996 and March, 1997.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The Midway Historic District boundaries are those shown on the district map, which includes each parcel of property on which the three residences contributing to the district are situated and that portion of Midway Court that abuts those parcels. In addition, the southern boundary extends ten feet south of the southernmost garage associated with the residences in a line parallel to the southern residential parcel line.

BOUNDARY JUSTIFICATION

The boundaries of the district include all of the resources historically associated with the development of Midway Subdivision that retain their original historic architectural integrity.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 1 MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHOTOGRAPHS

LIST OF PHOTOGRAPHS

1. Unit A, Midway Historic District
2. Manatee County, Florida
3. Mikki Hartig
4. February, 1997
5. Historical and Architectural Research Services
6. North elevation, looking south
7. 1 of 23

Items 2-5 are the same for photographs 1-23.

1. Unit A, Midway Historic District
6. North and east elevations, looking southwest
7. 2 of 23

1. Unit A, Midway Historic District
6. South and east elevations, looking northwest
7. 3 of 23

1. Unit A, Midway Historic District
6. South and west elevations, looking northeast
7. 4 of 23

1. Unit A, Midway Historic District
6. North and west elevations, looking southwest
7. 5 of 23

1. Unit A Garage, Midway Historic District
6. North and west elevations, looking southeast
7. 6 of 23

1. Unit B, Midway Historic District
6. North elevation, looking south
7. 7 of 23

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2 MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHOTOGRAPHS

1. Unit B, Midway Historic District
6. North and east elevations, looking southwest
7. 8 of 23

1. Unit B, Midway Historic District
6. South and east elevations, looking northwest
7. 9 of 23

1. Unit B, Midway Historic District
6. South and west elevations, looking northeast
7. 10 of 23

1. Unit B, Midway Historic District
6. North and west elevations, looking southeast
7. 11 of 23

1. Unit B Garage, Midway Historic District
6. North and west elevations, looking southeast
7. 12 of 23

1. Unit B Garage, Midway Historic District
6. East elevation, looking southwest
7. 13 of 23

1. Unit C, Midway Historic District
6. South elevation, looking north
7. 14 of 23

1. Unit C, Midway Historic District
6. South and west elevations, looking northeast
7. 15 of 23

1. Unit C, Midway Historic District
6. North and west elevations, looking southeast
7. 16 of 23

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3

MIDWAY HISTORIC DISTRICT
MANATEE COUNTY, FL
PHOTOGRAPHS

- 1. Unit C, Midway Historic District
- 6. South and east elevations, looking northwest
- 7. 17 of 23

- 1. Midway Court, Midway Historic District
- 6. Street view looking east
- 7. 18 of 23

- 1. Midway Court, Midway Historic District
- 6. Street view looking west
- 8. 19 of 23

- 1. Former barn
- 6. Looking south
- 7. 20 of 23

- 1. 7201E, 1925 former Skinner Residence
- 6. Looking north
- 7. 21 of 23

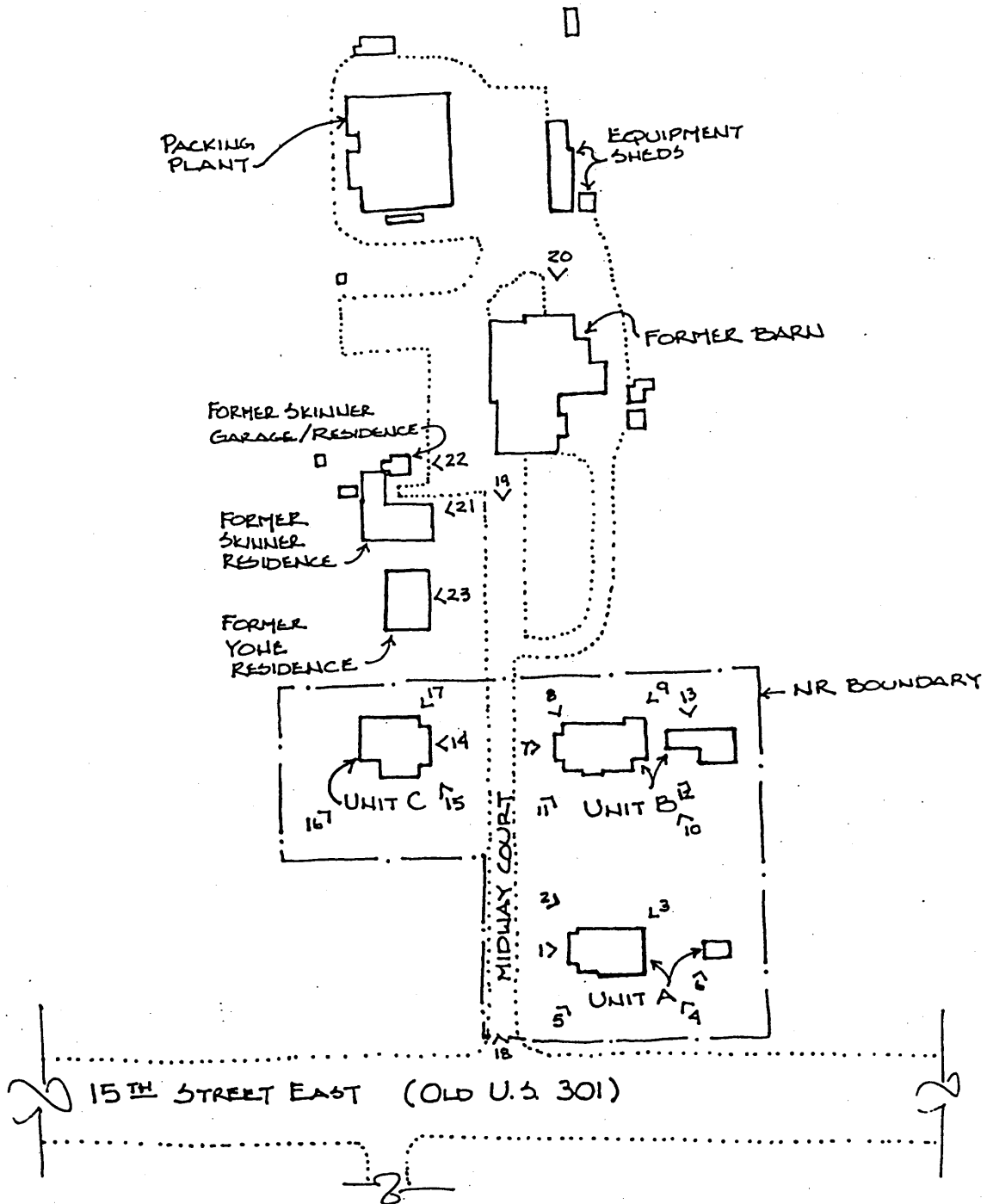
- 1. 7201E, c.1926, former Skinner Residence garage/residence
- 6. looking north
- 7. 22 of 23

- 1. 7201D, 1920 former Yohe residence
- 6. Looking northwest
- 7. 23 of 23

MIDWAY SUBDIVISION HISTORIC DISTRICT

MANATEE COUNTY, FLORIDA

SKETCH MAP



= PHOTO NUMBER & DIRECTION

NORTH
←
11 T 4

scale: 1" = 200' apprx.