

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

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

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME MRNS# 38

- HISTORIC El Vernona Apartments/Broadway Apartments

AND/OR COMMON

Belle Haven Apartments

2 LOCATION

STREET & NUMBER

1133 Fourth Street

CITY, TOWN

Sarasota

--- VICINITY OF N/A

Sarasota

STATE

Florida

COUNTY

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME

Edward J. Webster, Jr.

STREET & NUMBER

North Plaza Building, 99 W. Hawthorne Avenue

CITY, TOWN

Valley Stream

--- VICINITY OF

STATE NY

ZIP CODE

11580

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Sarasota County Court House Recording Department

STREET & NUMBER

Room 10, 2000 Main Street

P.O. Box 3079

CITY, TOWN

Sarasota

FL STATE

33578 ZIP CODE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Florida Master Site File (FMSF) 8So377

and Historic, Architectural and Archaeological Survey of Sarasota (HAASS)

DATE

FMSF: 1977

HAASS: 1982

--- FEDERAL STATE --- COUNTY --- LOCAL

DEPOSITORY FOR

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

CITY, TOWN

The Capitol

Tallahassee

STATE

Florida 32301

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The three-story, "L"-shaped plan, stucco and cast stone Mediterranean Revival Style structure located at 1133 Fourth Street was built as the Broadway or El Vernona Apartments between 1925 and 1926.¹ Designed by architect Dwight James Baum for developer Owen Burns, the apartment complex opened in March of 1926 and offered ten furnished apartments.² Arranged around an entrance courtyard located at the south corner of the site, the El Vernona Apartments offered a view of the Sarasota Bay marking the northern gateway of the Broadway development. The entrance block was topped by an open octagonal tower with barrel tiled polygonal roof. The roofline of the end pavilions located at the south and northeast elevations consisted of a pair of projecting gable-end structures which flanked an open mirador. The skyline of the north elevation is pierced by a square plan tower with a crenellated parapet surround. The entrance to the apartment complex was located at the apex of the triangularly-shaped entrance courtyard and was surrounded by an elaborate cast stone frontispiece flanked by pilasters and an enframing with cartouche impost blocks. Above the trabeated, recessed double-leaved entrance door, the pedimented frontispiece was flanked by pilasters and an enframing with cartouche impost blocks. Above the trabeated, recessed double-leaved entrance door, the pedimented frontispiece was pierced by a French-doored balcony projection topped by an arched pediment with festooned tympanum and ornamental cast stone urns. The original metal casement windows were arranged in sets of two and varied in size from two-leaved, ten-light casement configurations to single six-light forms to small four-light windows which flank the frontispiece at the second floor of the entrance block. All of the original windows are intact. Elaborate original fire escapes decorated with wrought iron scrolls and sigmoid brackets still exist at the south, west, north and northeast elevations. The wrought iron fire escapes are painted white and were originally painted a light color to complement the golden stucco facade.³ The El Vernona Apartments are remarkable for the architectural integrity of the building and site and continue to be used as the Belle Haven Apartments.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Located at 1133 Fourth Street, the three-story, stucco and cast stone, Mediterranean Revival Style structure was designed by Dwight James Baum for Owen Burns and opened as the El Vernona or Broadway Apartments in March of 1926.⁴ Constructed of reinforced concrete and hollow tile, the L-shaped, 55-room structure offered twenty furnished apartments.⁵ The apartment complex was arranged around an entrance courtyard located at the southeast corner of the site. The entrance block was topped by an open octagonal tower with a barrel tiled polygonal roof. The recessed trabeated, multi-light paneled entrance door was set within an elaborate frontispiece enframing which was a tinted cast stone element in imitation of stone. Recessed square panels surrounded the entrance which was flanked by ornate pilasters and ornate impost blocks set with cartouches with foliated enframements. Above the entrance door the pedimented frontispiece was pierced by a French-doored balcony projection with an enframing of pilasters and console brackets, topped by the arched pediment with festooned tympanum and ornamental cast stone urns.

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The end pavilions located at the south and east elevations were marked at the roofline by a pair of projecting gable ends which flanked a central mirador. Tiled scuppers pierced the gable ends, and the gabled end projections rested on massive laminated exterior beams and brackets which are repainted red. At the center of the northeast and south elevation end pavilions appear original metal fire escapes. Set on delicate wrought iron sigmoid brackets, the utilitarian fire escapes are further decorated with wrought iron scrolls and sigmoid embellishments. The original fire escapes are painted white and were originally painted a light color to complement the golden-tinted stucco facade.⁶ Original fire escapes are also located at the north and west elevations. The north elevation roofline is characterized by the appearance of a square-planned tower projection topped by a crenellated parapet. The original metal casement windows are extant. Window forms include two-leaved, ten-light metal casement windows, as well as six-light single-leaf windows and a pair of four-light windows located at the side of the entrance frontispiece balcony projection.

Located on a site overlooking the Sarasota Bay, the Broadway Apartments offered furnished apartments. The smaller apartments consisted of "a living room and dining room combination, kitchenette, tile bath and bedroom with twin beds."⁷ The larger apartments with similar layouts provided two additional bedrooms. Each kitchen was fully-equipped and, "Linens, silverware, hot and cold water, steam heat, maid service and janitor service," were provided by the management.⁸ The El Vernona Apartments continue in operation as apartments and are known currently as the Belle Haven Apartments.

8 SIGNIFICANCE

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

SPECIFIC DATES November 1925 - March 1926 BUILDER/ARCHITECT Ricketts & Haworth/Dwight James Baum

SUMMARY OF STATEMENT OF SIGNIFICANCE

The three-story, "L"-shaped plan, stucco and cast stone Mediterranean Revival building located at 1133 Fourth Street was designed by Dwight James Baum as the Broadway or El Vernona Apartments.⁹ The reinforced concrete and hollow-tile construction complex was built by Ricketts and Haworth, owned by the Burns Realty Company and opened for occupancy in March of 1926.¹⁰ The construction permit was issued for the complex by the end of October 1925 and construction materials were received by the contracting firm by December of the same year.¹¹⁻¹² By March of 1926 the 55-room complex of two furnished apartments was ready for occupancy and the total cost of the complex was \$250,000.¹³ The site of the apartment complex overlooking Sarasota Bay, marked the northern gateway of the Broadway Development, which included the El Vernona Hotel, the Burns Realty complex and the new headquarters of the Sarasota Times newspaper. The Broadway development was spearheaded by Mr. Owen Burns who commissioned the architect Dwight James Baum to design the hotel, offices and apartment for his development. The area was well-planned and unified by the selection of the Mediterranean Revival Style for all new buildings.¹⁴ In addition to the Broadway buildings, the architect Dwight James Baum designed the Ca d'Zan for John Ringling, and the Sarasota County Courthouse (MRNS #10). The Broadway or El Vernona Apartments are significant for architectural design and associations with the nationally-renowned architect Dwight James Baum and the locally significant developer, Owen Burns. The Broadway Apartment is the most architecturally intact Baum-designed building in Sarasota. The building continues to be used as an apartment complex.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

Located at 1133 Fourth Street, the three-story, "L"-shaped plan, stucco and cast stone Mediterranean Revival building was completed in March 1926 as the Broadway or El Vernona Apartments.¹⁵ Designed by architect Dwight James Baum, the reinforced concrete and hollow-tile building was constructed by the firm of Ricketts & Haworth and owned by the Burns Realty Company.¹⁶⁻¹⁷ In October of 1925 it was estimated that the furnished apartment building would be ready for occupancy by December 1, 1925.¹⁸ By the end of October the Broadway Development Company had been issued a building permit for the erection of the Broadway Apartments which were located at 10th Street and "El Vernona Avenue."¹⁹ By December the construction firm of Ricketts & Haworth had received several boxcars of gravel and cement for the construction of both the Broadway Apartments and the Sarasota Times Building (MRNS #36).²⁰ The 55-room apartment complex which offered twenty furnished apartments was finally opened for occupancy in March of 1926 and completed at a cost of \$250,000.²¹

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The site of the Broadway Apartments was the northernmost project which was completed in the Central Broadway area and marked the northern gateway of the development of Broadway which included the Burns Realty Office (MRNS #32), the El Vernona Hotel (MRNS #33) and the Sarasota Times Building (MRNS #36). The development was spearheaded by Owen Burns who had secured the holdings of J. Hamilton Gillespie prior to World War I and commissioned the prominent New York architect Dwight James Baum to design buildings in the "Spanish Renaissance" mode for the Broadway development.²² The office of Owen Burns, the Burns Realty Company, was located on Broadway (North Tamiami Trail, U.S. 41. Please refer to MRNS #32).

The architect of record, Dwight James Baum, designed the Broadway buildings for Owen Burns: the Burns Realty Company, the El Vernona Hotel, the El Vernona Apartments and the Sarasota Times Building for L. D. Reagin.²³ Mr. Baum, who graduated from the University of Syracuse in Architecture in 1909, worked for various firms in New York prior to opening his own firm by 1914.²⁴ Having studied the Spanish Colonial and Mission Revival architecture executed by California architects in the "teens," Mr. Baum designed buildings in the Mediterranean Revival Style using materials he had studied in southern California: heavy stucco walls, handhewn distressed wood, wrought iron balconies and window grilles and red tiled roofs.²⁵ In addition to the Broadway development, Mr. Baum designed the Ca'd'Zan for John Ringling, the Sarasota County Courthouse (MRNS #10), and various residential buildings for other Owen Burns development sites. Mr. Baum had an architectural office in the Burns Realty complex on Broadway by 1927-1928.²⁶ Following the collapse of the real estate market in Sarasota, Mr. Baum worked as a consultant for the Good Housekeeping Magazine.²⁷ Mr. Baum died in 1939.²⁸

The Broadway District provided a hotel, apartment house, office complex and the headquarters of the Sarasota Times newspaper. An aerial photograph taken circa 1935 (please refer to photograph in MRNS #20) shows the extent of the Broadway development which was carefully-planned and unified by the use of the Mediterranean Revival Style structures designed by one architect. Further development of the area was arrested by the collapse of the real estate market and the national Depression. By 1935 no further development had occurred in the area.

The Broadway or El Vernona Apartments were furnished apartments which afforded a view of the Sarasota Bay. The apartment complex was symmetrically massed around a central courtyard, located at the southeast corner of the L-shaped plan. The entrance block was topped by a polygonal open tower, and the end pavilions were designed with paired, gable-ended rooflines flanking gabled miradors. The apartment complex is the most architecturally intact building designed by Baum in the City of Sarasota. The ornate wrought iron fire escapes are original to the structure and are extant. The Broadway Apartments are clearly eligible for inclusion on the National Register, based on architectural design, architectural integrity, associations with the nationally-renowned architect Dwight James Baum, and the locally significant developer, Owen Burns.

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

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

- ¹ Sarasota Herald. December 15, 1926.
- ² Ibid.
- ³ Ibid.
- ⁴ Ibid
- ⁵ Ibid.
- ⁶ Ibid.
- ⁷ Roger Flory. Hotels and Apartments in Sarasota, Florida. Sarasota:
1928, p. 3.
- ⁸ Ibid.
- ⁹ Sarasota Herald. December 15, 1926.
- ¹⁰ Ibid.
- ¹¹ Ibid., November 30, 1925.
- ¹² Ibid., December 6, 1925.
- ¹³ Ibid., December 15, 1926.
- ¹⁴ Ibid., October 4, 1925.
- ¹⁵ Ibid., December 15, 1926.
- ¹⁶ Ibid., November 13, 1925.
- ¹⁷ Ibid., December 15, 1926.
- ¹⁸ Ibid., October 4, 1925.
- ¹⁹ Ibid., November 30, 1925.
- ²⁰ Ibid., December 6, 1925.
- ²¹ Ibid., December 15, 1926.
- ²² Ibid., October 4, 1925.

CONTINUATION SHEET

Item Number:

²³Sarasota Herald. October 4, 1925.

²⁴Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased). Los Angeles: Hennessey & Ingalls, Inc., 1970. p. 43.

²⁵Dwight James Baum. "An Eastern Architect's Impressions of Recent Work in Southern California . . ." Architecture. 1918. v. 38. pp. 177-178, 217-221. Located at Avery Library. Columbia University.

²⁶Sarasota City and County Directory. 1927-1928, p. 321.

²⁷Withey. pp. 43-44.

²⁸Ibid.

CONTINUATION SHEET

Item Number: 9 (Bibliographical References)

Page Number:

Baum, Dwight James. "An Eastern Architect's Impressions of Recent Work in Southern California." Architecture. v. 38. 198. Located at Avery Library, Columbia University. New York.

Flory, Roger. Hotels and Apartments in Sarasota, Florida. Sarasota, Florida. 1928.

Sarasota Chamber of Commerce. Sarasota Visitors' Guide. Sarasota. 1928.

Sarasota City and County Directory. Sarasota. 1927-1928. Located at Sarasota County Historical Archives. Sarasota, Florida.

Sarasota Herald. October 4, 1925. December 6, 1925. December 15, 1926.

Sarasota Times. October 30, 1925. November 13, 1925.

Withey, Henry F. and Elsie Rathburn. Biographical Dictionary of American Architects (Deceased). Hennissey & Ingalls, Inc., Los Angeles. 1970.

9 BIBLIOGRAPHICAL REFERENCES

SEE CONTINUATION SHEETS

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

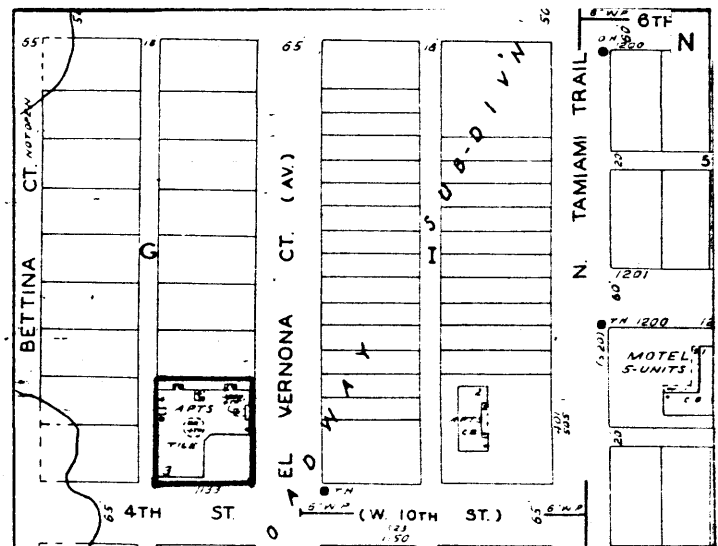
Less than 1

UTM Coordinates:

1,7 3,468,45 3,024,84,0
 ZONE EASTING NORTHING

USGS Sarasota 7.5 1973

Township	Range	Section
T36S	R17E	24



VERBAL BOUNDARY DESCRIPTION

Lots 10, 11, 12, 13, 14, 15, 16, Block G Central Broadway

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

STATE N/A CODE COUNTY CODE

STATE N/A CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Sarah Latham Kearns / Preservation Consultant, City of Sarasota

ORGANIZATION

c/o Planning Department

DATE

May 1983

STREET & NUMBER

City Hall P.O. Box 1058

TELEPHONE

(813) 365-2200 Ext. 26

CITY OR TOWN

Sarasota

STATE

Florida.

ZIP CODE

33578

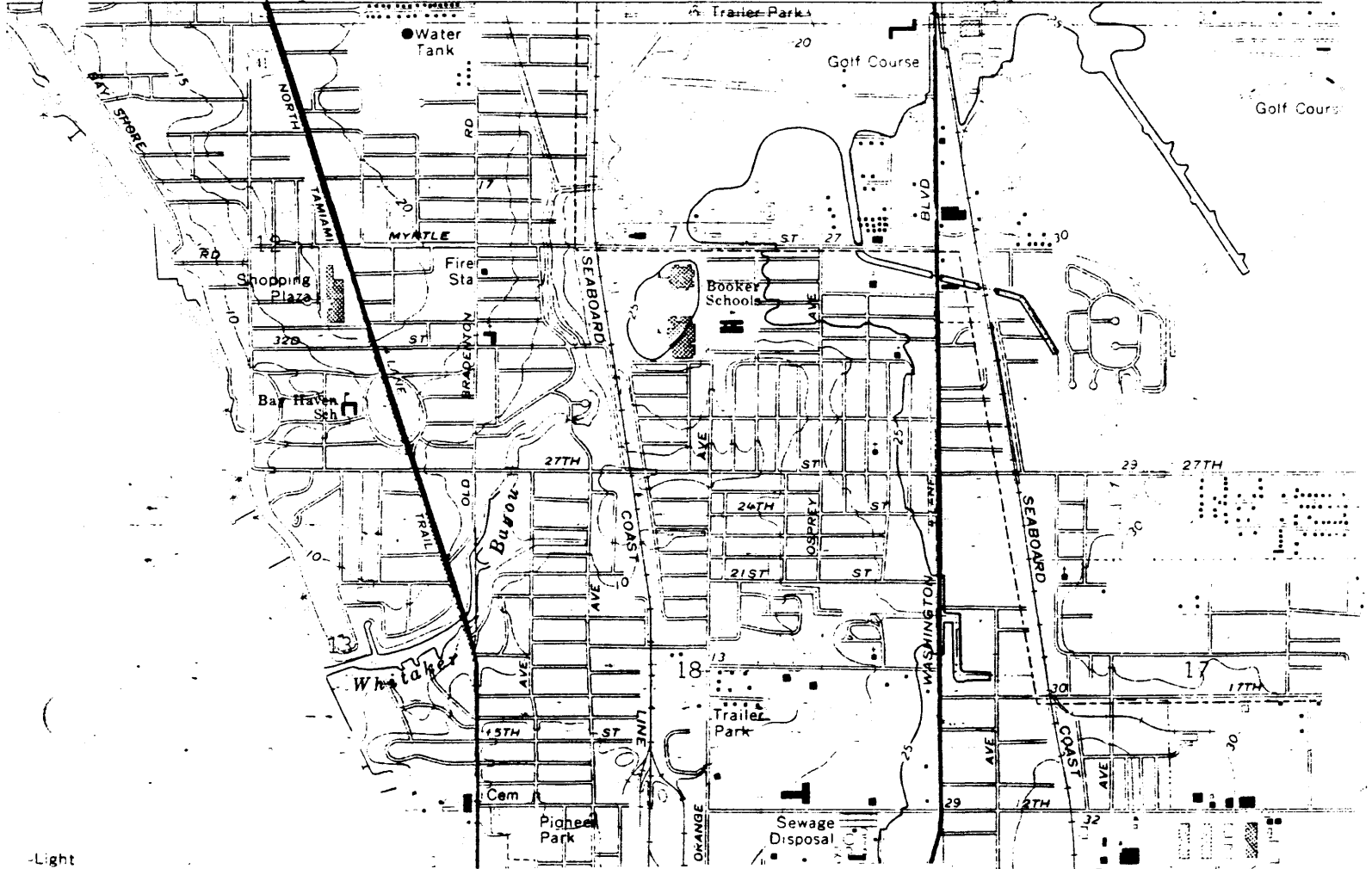
438 1 NE
ADELTON

346

32'30"

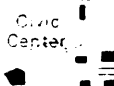
348

330 000 FEET



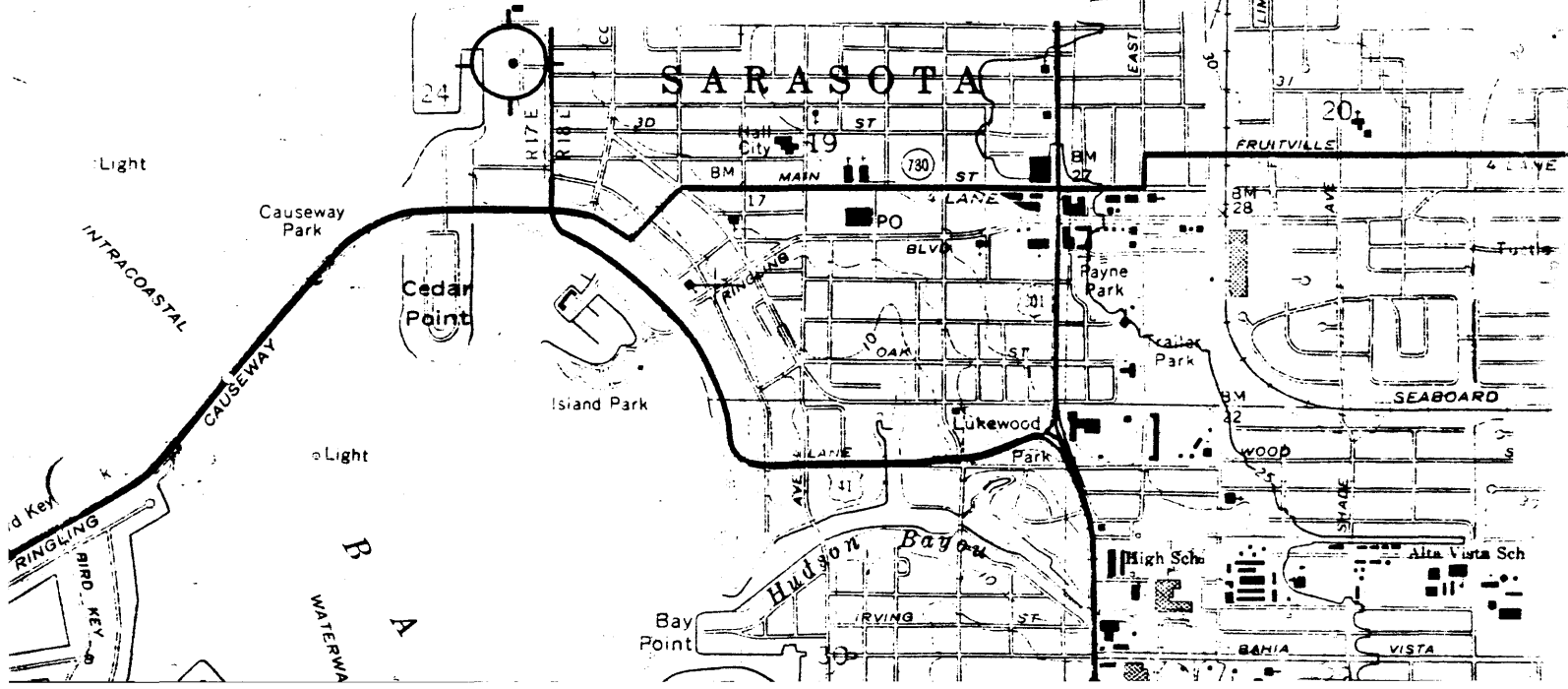
Payne Terminal

MRNS #38: 1133 Fourth Street
 SARASOTA, FLORIDA
 FMSF #8So377
 17/346845/3024840



-Light

Light



d Key

WATERWA

B

A