

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

HISTORIC MRNS #21
 F. A. DeCanizares, ^{House} Residence
 AND/OR COMMON

2 LOCATION

STREET & NUMBER 1215 North Palm Avenue FMSF # 8So280
 CITY, TOWN Sarasota VICINITY OF
 STATE Florida COUNTY Sarasota

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDINGS	<input 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
	N/A	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> OTHER: Law Office

4 OWNER OF PROPERTY

NAME Alex P. & Marlene A. Lancaster
 STREET & NUMBER 1830 Lincoln Drive
 CITY, TOWN Sarasota VICINITY OF STATE FL ZIP CODE 33577

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Sarasota County Court House Recording Department
 STREET & NUMBER 2000 Main Street, P. O. Box 3079
 CITY, TOWN Sarasota STATE FL ZIP CODE 33578

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Florida Master Site File (FMSF) 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 ZIP CODE 32301

FMSF # 8So280

7 DESCRIPTION

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

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Mediterranean Revival Style building located at 1215 North Palm Avenue is a two-story central pavilion flanked by two one-story wings. The grey-toned stucco facade with cast stucco ornamentation was applied over an earlier, two-story wood-framed building which was moved to the site at an unknown date. Beneath the Mediterranean Revival "slipcover" is a flush-board, sided structure.¹ The "slipcover" was applied prior to December, 1925.² The grey-toned facade is decorated with stucco ornamentation, including a "C"-scrolled rondel with acanthus and bellflower motifs and ornate cartouches which appear at the entrance elevation and terminate in bellflower pendants. The two-story entrance pavilion located at the south elevation of the structure is divided into three bays. Three entrances formerly provided access to the ground floor of the residence; the ground floor currently is pierced by an entrance located at the center or second bay, flanked by windows located at the first and third bays. A shed-roofed hood protects the ground floor entrance and the form is repeated at the first and third bay window openings located at the second floor. Located at the center bay of the second story is a round-arched window with semi-circular balcony provided. Windows were originally wood casements which have been replaced by single-paned windows with "snap-in" muntins which give the impression of multi-paned openings. The one-story wings flank the two-story central pavilion at the east and west elevations. The west wing is a porte-cochere with round-arched vehicular access openings, while the eastern wing is an enclosed room. The F. A. DeCanizares Residence sits on a high base and is approached by stairs which lead to an entrance patio. The structure has recently been restored and serves as an attorney's office.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Number 1215 North Palm Avenue is a tripartite-massed structure consisting of a two-story, three-bay central pavilion flanked by two one-story wings. The building is a Mediterranean Revival Style structure with a stucco facade which was applied over an earlier two-story wood structure.³ The Mediterranean Revival Style "slipcover" was applied to the earlier building prior to 1925.⁴ A photograph of the building which appeared in the Sarasota Herald in December of 1925 provides documentation of the appearance of the "slipcovered" residence.⁵ The central entrance pavilion is two stories in elevation with vertical tension provided by the use of two-story corner piers located at the east and west corners and the projecting plane of the entrance bay. The entrance frontispiece projects above the cornice line in the form of a shaped parapet which was formerly topped by a Dutch-gabled parapet (a small, curved parapet with a pedimented crest). The roof line was formerly encircled by a balustrade which was located between the post and shaped parapet forms.⁶

CONTINUATION SHEET

Item Number: 7 (Description)

The residence sits on a high base which is approached by a series of steps leading to a raised entrance patio. Three entrance doors were formerly provided at the ground floor of the central or entrance pavilion. The main entrance located at the second or center bay is protected by a pantiled shed-roofed hood, a form which is repeated at the first and third window bays located at the second story. The openings located at the first and third bays of the ground floor were originally doors projected by wood-framed, screen doors--currently the ground floor consists of an entrance door located at the second bay and flanked by windows located at the first and third bays. The second story is pierced by three window openings, which were formerly wood casement windowed openings. The wood casement windows have been replaced by single-pane windows with "snap-in" muntins. Pan-tiled, shed-roofed hoods, supported on massive wood brackets protect the windows located at the first and third bays of the second story. The second floor center or second bay is a round-arched window opening set within a round-arched recessed opening. French doors open on to a semi-circular balconette. The grey-toned stucco facade is decorated by applied ornamental stucco--a wreathed rondel with four acanthus leaves, terminating in stylized bellflowers appearing on the shaped parapet located at the entrance bay. Ornate cartouches adorn the upper ends of the stylized corner piers. Each cartouche is set within a border of "C"-scrolls and terminates in bellflower pendants.

Two one-story wings flank the two-story entrance pavilion. The corners of the wings are enframed by massive corner piers which extend as post parapets which flank pantiled, shed roofed parapets. The western wing is a porte-cochere with round-arched vehicular openings and a smaller round-arched opening providing access to an entrance porch located beside the porte-cochere.

The eastern wing is similar in massing with corner piers and shed-roof parapet; however, the wing is an enclosed space rather than an open porte-cochere. The north elevation is also enframed by a series of corner piers located at the one and two-story blocks. Fenestration varies in a pattern of paired and single double-hung sashed openings. A smaller one-story porch or service entrance is provided at the northwest corner north facade of the two-story central pavilion.

Alterations: The ground floor of the south elevation of the two-story center pavilion was formerly marked by three entrance doors; the ground floor currently consists of an entrance located at the second or center bay flanked by windows located at the first and third bays. Original casement windows have been replaced by single-paned openings with "snap-in" muntins which create the impression of multi-paned windows. A balustrade formerly linked the areas between the post and pedimented roof parapets of the two-story pavilion. A knob finial once topped the apex of the hipped roof of the main pavilion.⁷

Use: Formerly a private residence, Number 1215 North Palm Avenue has been sensitively restored and adaptively re-used as an attorney's office.

8 SIGNIFICANCE

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

SPECIFIC DATES pre-December, 1925

BUILDER/ARCHITECT unknown

SUMMARY OF STATEMENT OF SIGNIFICANCE

Located at 1215 North Palm Avenue the Mediterranean Revival Style structure was formerly the Frederic A. DeCanizares Residence. Mr. DeCanizares purchased the property from the Burns Realty Company in November of 1923.⁸ The primary residence of the DeCanizares family was located in Wayne, Pennsylvania.⁹ The Mediterranean Revival Style grey stucco facade with ornamental cast stucco ornamentation was in effect a "slipcover" which was applied to an earlier, two-story, wood-framed structure which was moved to the site at an undetermined date.¹⁰ Number 1215 North Palm Avenue was relocated to an area which rapidly developed as an enclave of Mediterranean and Spanish Colonial Revival style structures, with the L. D. Reagin residence located at 1213 North Palm and the Frances Carlton Apartments located at 1241-1247 North Palm. The significance of the F. A. DeCanizares Residence lies in the re-use of the structure with a Mediterranean Revival "slipcover" applied and the resulting compatibility of texture, materials, style and scale with adjacent structures. Formerly a private residence, the building has been adaptively re-used as the office of a local law firm. The restoration of the structure is noteworthy.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The two-story structure with one-story wings, located at 1215 North Palm Avenue, is a Mediterranean Revival Style stucco facade "slipcover" which was applied over an earlier two-story wood-framed building, which was moved to the site at an undetermined date.¹¹ The site was purchased by Frederic A. DeCanizares from the Burns Realty Company in November of 1923.¹² The primary residence of the F. A. DeCanizares was located in Wayne, Pennsylvania.¹³

The application of a lath and stucco facade over an earlier, flush-sided, wood-frame structure is noteworthy. The "slipcovering" was so successful that the Sanborn Insurance Company listed the building as a concrete block structure on the 1929 map of Sarasota.¹⁴ One would suspect that insurance rates for the residence were lower, given the mistaken construction material assigned to 1215 North Palm Avenue. The application of lath and stucco finish to the earlier building gave a "modern" appearance to the F. A. DeCanizares Residence. The North Palm Avenue area rapidly developed into an enclave of Mediterranean Revival and Spanish Colonial Revival Style structures, with the L. D. Reagin Residence located at 1213 North Palm Avenue and the Frances-Carlton Apartments located at 1241-1247 North Palm Avenue. The Mediterranean Revival Style covering was compatible in texture, materials, ornamentation, style, scale and massing with the adjacent stucco buildings. The corner piers

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Properties)
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used on 1215 are similar to the massive masonry corner piers present at the L. D. Reagin Residence, located to the west at 1213 North Palm Avenue. The building is a successful example of compatible "infill" design.

Formerly used as a private residence, number 1215 North Palm has recently undergone a sympathetic restoration and re-use as the offices of a local firm of attorneys. The re-use and restoration are commendable.

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 Properties)

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

¹On-site inspection, undertaken by John McCarthy, County Historian, 1982.

²Sarasota Herald, December 5, 1925, section 2, p. 4.

³Miss Lillian Burns. Personal Correspondence. April, 1983.

⁴Sarasota Herald, December 5, 1925, section 2, p. 4.

⁵Ibid.

⁶Ibid.

⁷Ibid.

⁸Sarasota County. Deeds. Liber 13, p. 152. November 21, 1923. Located at Sarasota County Courthouse. Sarasota, Florida.

⁹This Week in Sarasota. April 29, 1926. p. A-6, col. 1.

¹⁰Miss Lillian Burns, Personal Correspondence. April, 1983.

¹¹Ibid.

¹²Sarasota County. Deeds. Liber 14, p. 152. November 21, 1923. Located at Sarasota County Courthouse. Sarasota, Florida.

¹³This Week in Sarasota. April 29, 1926. p. A-6, col. 1.

¹⁴Sanborn Map Company. Maps of Sarasota. 1929. Sheet 8.

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CONTINUATION SHEET

Item Number: 9 (Bibliographical References)

Burns, Miss Lillian. Personal Correspondence. April, 1983.

McCarthy, John. On-site inspection of restoration site. 1982.

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

Sarasota County. Deeds. Liber 13, p. 152. November 21, 1923. On file:
Sarasota County Courthouse. Sarasota, Florida.

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

Sarasota Herald. December 5, 1925. On file: Sarasota County Historical
Archives. Sarasota, Florida.

This Week in Sarasota. April 29, 1926. On file: Sarasota County Historical
Archives. Sarasota, Florida.

9 BIBLIOGRAPHICAL REFERENCES

SEE CONTINUATION SHEETS

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

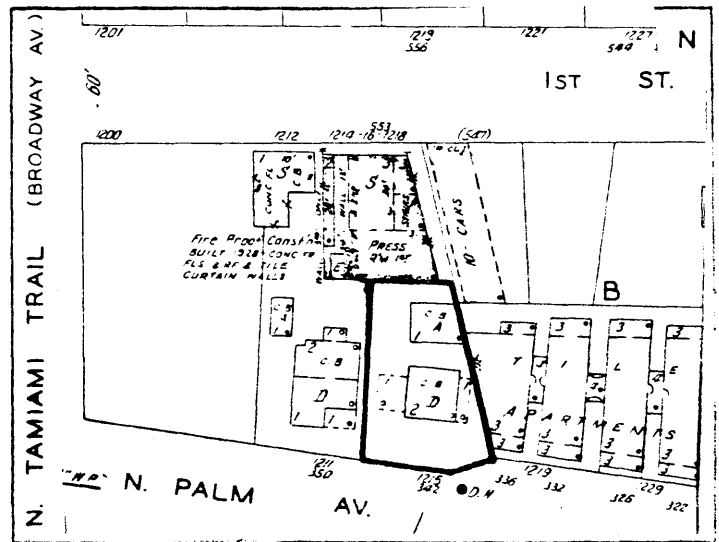
Less than 1

UTM Coordinates:

17	347040	3024470
ZONE	EASTING	NORTHING

USGS Sarasota 7.5 1973

Township	Range	Section
T36S	R18E	19-



VERBAL BOUNDARY DESCRIPTION

Lot 1, Owen Burns Subdivision of portion of lots 38, 40, 42,
Block B
Plat of Sarasota

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

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

11 FORM PREPARED BY

NAME / TITLE

Sarah Latham Kearns / Preservation Consultant, City of Sarasota

ORGANIZATION

c/o Planning Department

DATE

May 1983

STREET & NUMBER

City Hall P.O. Box 1058

TELEPHONE

(813) 365-2200 Ext. 262

CITY OR TOWN

Sarasota

STATE

Florida.

ZIP CODE

33578



SARASOTA

MRNS #21: 1215 North Palm Avenue
SARASOTA, FLORIDA
FMSF #8So280
17/347040/3024470

Sarasota Heights

Hayden