

City of Sarasota Historic Preservation Project

Prepared for
the City of Sarasota

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EXECUTIVE SUMMARY

Environmental Services Inc., A Terracon Company (ESI), of Jacksonville, Florida conducted a comprehensive windshield survey paired with an intensive pedestrian survey of extant historic structures in Sarasota, Florida constructed in or before 1970. Funding for this survey and subsequent reporting was provided by the City of Sarasota. The purpose of this survey was to identify and document existing historic resources. Data gathered during the survey will support a better preservation plan and identify geographic areas that have retained integrity and possess significance for a potential National Register district and aid in planning for future development.

The objectives of the survey were to conduct a comprehensive survey and record the architectural resources for the Florida Master Site File (FMSF) utilizing the Historic Structure Form and assess their eligibility for listing in the *National Register of Historic Places (NRHP)* as well as assess their eligibility for contribution to a local district. All work was intended to comply with Section 106 of the *National Historic Preservation Act (NHPA)* of 1966 (as amended) as implemented by 36 CFR 800 (Protection of Historic Properties), Chapter 267 F.S. and the minimum field methods, data analysis, and reporting standards embodied in the Florida Division of Historic Resources' (FDHR) *Historic Compliance Review Program* (November 1990, final draft version). All work also conformed to the professional guidelines set forth in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 4416). Field survey methods complied with Chapter 1A-46 *Florida Administrative Code*.

The architectural survey consisted of pedestrian investigation to field verify all architectural resources within the project area constructed up to 1970 and previously identified structures designed in the Sarasota School of Architecture style through 1975. Data from the Sarasota County Property Appraiser and the FMSF was collected and cross referenced to insure the accuracy of information and the correlation with respective buildings and developments. Research conducted at local and state repositories focused on historical context of the project area.

Initial estimates for the project included 10,574 parcels which met the age criteria in the City of Sarasota. In total, 11,079 historic resources were assessed either through a desktop reconnaissance or pedestrian inspection. Of the surveyed structures, ESI recorded 8,448 structures using the Florida Master Site File Structure Form (FMSF). Of those recorded, 1,227 structures were previously recorded and were recorded as Updated FMSF forms; the remaining 7,221 structures were not previously recorded and were recorded as Originals as part of this survey. This survey resulted in 5,605 resources considered potentially eligible or contributing to a National Register Historic District; 2,349 resources considered to be ineligible or non-contributing structures; and 494 resources considered to have insufficient information to determine their eligibility within the city limits. In addition to the resources recorded, eight (8) National Register Historic Districts and six (6) Local Register Districts were identified and evaluated. Additionally, ESI recommends further investigation into seven (7) other potential Local or National Register District nominations, along with eleven (11) areas of further interest.

An electronic copy of project GIS data layers showing all surveyed resources is included with the final deliverables to the City of Sarasota and the Florida Department of State, Division of Historical Resources. Final deliverables include both new and updated FMSF forms, maps, images, and all other associated data; black and white images of every recorded structure; a Survey Log Sheet and associated map; and a file geodatabase that conforms to the City of Sarasota GIS data.

An inventory of resources can be found in **Appendix A** of this report and the Survey Log Sheet and map can be found in **Appendix B**. Maps of the survey area showing all associated data can be found in **Appendix C** and additional maps and charts are in **Appendix D**. Listings of the City of Sarasota's National Register Districts and Sites can be found in **Appendix E** and a register of the City's Locally Designated Districts and Sites can be found in **Appendix F**. **Appendix G** contains details on the city's demolished historic structures. **Addendum A** contains is an addendum to the City of Sarasota Historic Preservation Project.

ACKNOWLEDGMENTS

This publication has been financed, in its entirety, by the City of Sarasota.

This survey and subsequent report would have not been possible without essential feedback from city staff concerning the historic context as well as oversight on the recordation of historic resources with the Florida Master Site File (FMSF). The consultant and author would like to thank the City of Sarasota Planning Department Senior Planner, Dr. Clifford E. Smith, Jr., the Neighborhood & Redevelopment Department, and the Sarasota County Historical Resource Department. Furthermore, we would like to thank the FMSF, Sarasota County Property Appraiser, and the City of Sarasota Planning Department for providing invaluable baseline information for the project team to build on.

Our sincere appreciation to Mayor Liz Alpert, Vice-Mayor Jen Ahearn-Koch, Commissioner Hagen Brody, Commissioner Willie Charles Shaw, and Commissioner Shelli Freeland-Eddie.

Unless otherwise noted, historic images are from the State Archives of Florida, Florida Memory Project, and contemporary images are by ESI.

Lastly, ESI would like to express our warm gratitude Lorri Muldowney, Erin DiFazio, Adrienne Burk, Jenny Wolfe, the Sarasota Historical Society, and all the residents of the City of Sarasota. Without the citizens and property owners of the City of Sarasota none of this survey could have been completed. They permitted photographs and answered questions to the best of their knowledge. ESI hopes that this survey will continue to provide helpful information for future historic preservation and survey work in Sarasota.

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I. INTRODUCTION

Environmental Services, Inc., A Terracon Company (ESI), of Jacksonville, Florida, conducted an architectural survey of the recent past structures in the City of Sarasota (the City), Sarasota County, FL, including Bird Key, St. Armond's Circle, Lido Key, and Siesta Key from November 2018 to May 2019. The survey was conducted for the City of Sarasota, in part to fulfill requirements as a Certified Local Government. The purpose of this project was to complete an update to the City of Sarasota's five (5) Historic Resource Surveys for the Planning Department, more specifically to conduct a survey of all pre-1970 structures within the proposed Historic Survey area and of the post-1970 structures that had been altered since their last recording. As part of the survey, ESI recorded all structures using the Florida Master Site File (FMSF) form. The project area boundary consisted of the incorporated limits of the City of Sarasota, including the city limits on Bird Key, Lido Key, St. Armands Key, and Siesta Key (Figure 1).

The scope of work outlined by the City included background research, the development of a historical context, and completion of field work necessary to carry out a total city inventory of an estimated 10,000 structures. ESI prepared and updated the FMSF forms, a survey map of the project area, and the final report containing all previously mentioned information. 11,079 buildings were surveyed during this project. Of those structures surveyed, 8,448 were recorded with the FMSF form. The remaining balance of resources are a combination of structures that had no changes from their previous recording (1,634), those structures that had duplicate FMSF Site IDs, or those structures that were demolished (998), in part by additions and/or alterations, or in their entirety.

Historic preservation, the process of protecting and maintain buildings, structures, objects, and archaeological materials of historical significance, can be separated into three phases: (1) identification; (2) evaluation; and (3) protection. This survey represents an important step in the preservation of historical resources within the City of Sarasota in Sarasota County. Documents produced in conjunction with the survey, including the FMSF forms and the report, provide information to better the community. Property owners, residents and local, state, and federal officials can utilize this report to make informed decisions and judgments about resources that have value to individuals and their community at large.

The City is to be commended for identifying the need for a resource inventory, specifically for those buildings constructed between 1950 to 1970. It is anticipated that the completion of the inventory and this report outlining the historical context of the area will be one step among many which the City may take to support future development. It is hoped that these efforts will lead to a higher level of preservation in Sarasota, as well as a greater understanding of the value of these resources among residents.

Future endeavors by the City may include the publication of books or pamphlets on local architecture or history, the installation of State Historic Markers, nomination of structures or districts to the NRHP and creating/expanding existing local historic districts. One such example of a well-documented publication is the "Tour Sarasota Architecture" pamphlet found in print and on the Sarasota Architectural Foundations website.

In order to preserve and protect the historical integrity of the City of Sarasota, it is important that the City, elected officials, and citizenry utilize incentives to assist with preservation efforts. Voluntary, financial, and legal techniques are available and are discussed in detail in this report.

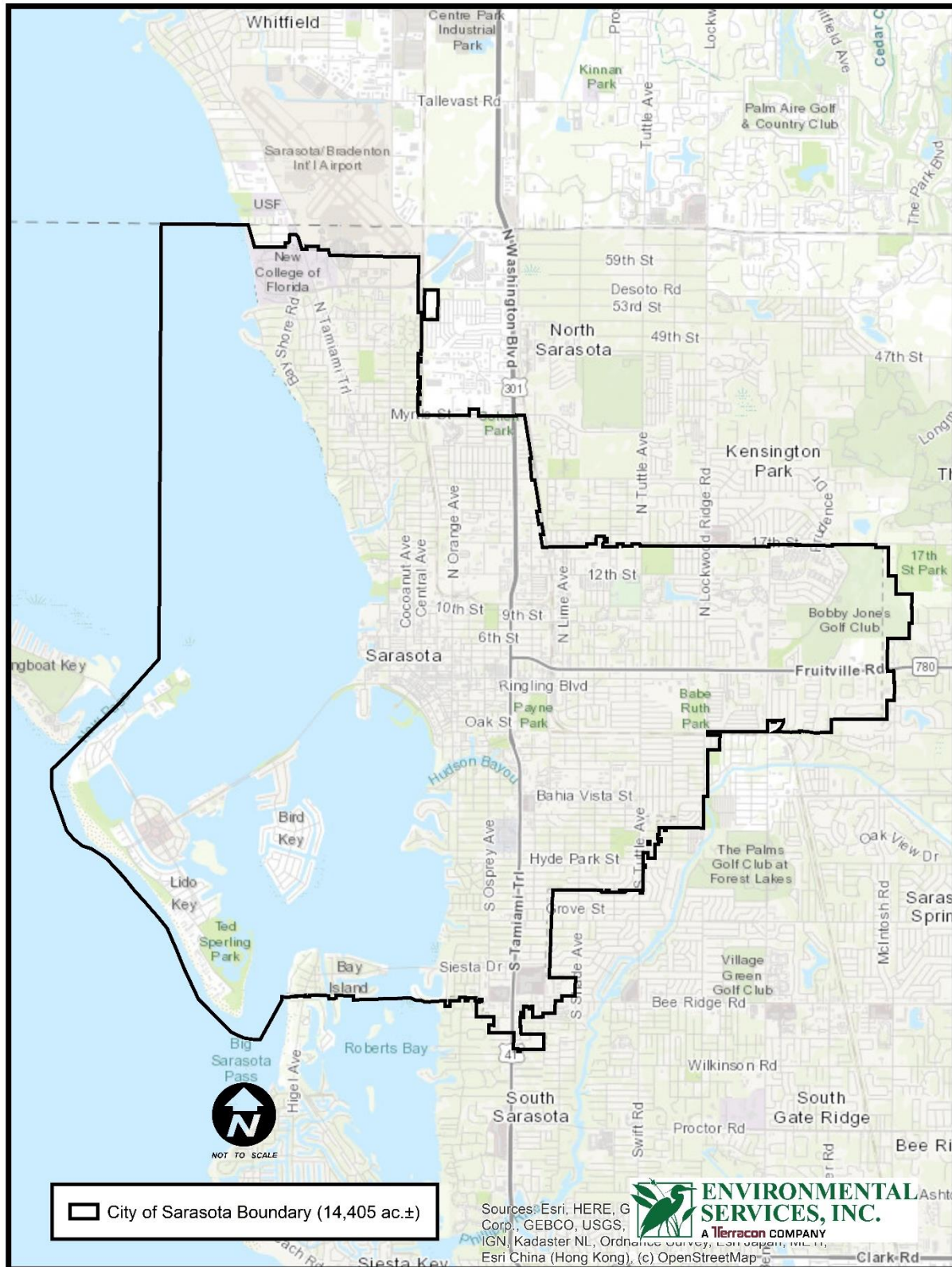


Figure 1: City of Sarasota Historic Preservation Project Boundary, corresponding to present day City of Sarasota city limits.

II. METHODS

Cultural resource management involves a series of activities carried out in succession. The first activity is a survey: a systematic examination of historic properties, of which previously recorded resources are held by the Division of Historical Resources Site File Department. Surveys are undertaken to determine the nature, extent, and character of historic properties, which includes buildings, structures, objects, sites, or districts significant in national, state, or local history. It should be clearly distinguished from registration and protection of historic buildings, which is provided through listings in the NRHP, and, just as importantly, by enacting local historic preservation ordinances.

Identifying, Documenting, and Evaluating Historic Resources

Within the context of this survey, the terms *historic property* or *historic resource* means any prehistoric or historic district, site, building, or structure, constructed in or prior to 1970, as well as Sarasota School of Architecture buildings that date from 1975 or before.

The identification of historic resources begins with their documentation through a professional survey conducted under uniform criteria established by federal and state historic preservation offices. The term "historic resource," is defined as any prehistoric or historic district, site, building, structure, or object included on, or determined eligible for inclusion on, the NRHP as defined in 36 CFR Part 800.16 – Protection of Historic Properties (as amended in August 2004). An ordinance of state and/or local government may also define a historic property or historic resources under criteria contained in that ordinance.

A survey is a gathering of detailed information on the buildings, structures, objects, and artifacts that have potential historical significance. The information should provide the basis for making judgments about the relative value of the resources. Not all resources identified or documented in the survey process may ultimately be judged "historically significant," protected by a historic preservation ordinance, or preserved. Still, all such resources should be subjected to a process of evaluation that results in a determination of those which should be characterized as historically significant under either federal or local criteria.

The FMSF is the state's clearinghouse for information on archaeological sites, historical structures, and field surveys. A system of paper and computer files, the FMSF is administered by the Division of Historical Resources, Florida Department of State. The form on which a site or building is recorded is the FMSF form. Recording a site or building on that form does not mean that it is historically significant, but simply that it meets a standard for recording. A building, for example, should be at least fifty years old before it is recorded on the FMSF.

Relatively few buildings or sites included in the FMSF are listed in the NRHP, the accepted criterion for what constitutes a "historic resource." The NRHP is the official federal list of culturally, historically, or architecturally significant properties in the United States and is maintained by the US Department of the Interior, National Park Service (NPS). The buildings, sites, structures, objects, and districts listed in it are selected under criteria established by NPS. Inclusion on the NRHP is honorary and does not imply protection or control over private properties listed unless federal funds or activities are allocated toward them. Under current law, commercial and other income-producing properties within a NRHP historic district are eligible for federal tax credits and other benefits if they are first certified as contributing to the characteristics of the district. Buildings individually listed in the NRHP are automatically considered certified historic structures and, if income-producing, also

qualify for federal tax credits and other benefits. Formats for nominating properties to the NRHP include the individual nomination; the historic district, which designates a historic area within defined and contiguous boundaries; and the multiple property submission (MPS), which permits scattered resources that have common links to history, prehistory, or architecture to be included under one cover nomination.

Background Research & Previous Survey

Four surveys were conducted from 1977 to 1999 (as listed below), which provided the baseline data for a five-phase survey of the entire city of Sarasota conducted between 2003 and 2006. This project recorded structures built in or before 1949. The 2003 Phase 1 Survey was updated in 2010. Within the city limits of Sarasota, there were 3,742 previously recorded resources included on the FMSF, derived from previous surveys.

Several surveys have been conducted in the City of Sarasota regarding the extant historic architectural resources. Each survey report holds valuable information relating to the development of Sarasota and Sarasota County overall. These reports are located on file with the Division of Historical Resources, Site File Department and include:

- 1977 – *Historical, Architectural and Archaeological Survey of Sarasota, Florida* by Elizabeth B. Monroe, Sharon Wells, and Marion Almy. Manuscript No. 00492
- 1988 – *Historic Properties Survey of Sarasota, Florida* by William R. Adams, Stephen Olausen, and Historic Property Associates, Inc., Manuscript No. 1601
- 1989 – *An Historic Resources Survey of the Coastal Zone of Sarasota County, Florida* by J. Raymond Williams, Joan Deming, Rebecca Spain-Schwarz, Patricia Carender, and Daniel Delahaye with the University of South Florida., Manuscript No. 02517
- 1999 – *Sarasota School of Architecture Survey* by Elaine Rogers for the Sarasota County Department of Historical Resources., Manuscript No. 06147
- 2003 – *Historic Resources Survey, Sarasota, Florida* by Kise, Straw & Kolodner, Inc., Manuscript No. 09746
- 2004 – *Survey of Historic Resources – Phase II, City of Sarasota* by Jared N. Tuk with GAI Consultants, Inc., Manuscript No. 10630
- 2005 – *Survey of Historic Resources – Phase III, City of Sarasota, Sarasota County, Florida* by Jared Tuk and Matthew Hyland with GAI Consultants, Inc., Manuscript No. 11675
- 2006 – *City of Sarasota Survey of Historic Resources – Phase IV* by Matthew G. Hyland with GAI Consultants, Inc., Manuscript No. 13355
- 2006 – *City of Sarasota Survey of Historic Resources – Phase V* by Matthew G. Hyland with GAI Consultants, Inc., Manuscript No. 13593
- 2010 – *Updated Phase I Historic Resources Survey* by Archaeological Consultants, Inc., Manuscript No. 17478

Survey Methodology

There are several methodologies for surveying. One approach is the thematic survey, which identifies all historic properties of a specific type, such as a survey of Sarasota School of Architecture buildings. A more common survey is the geographic type, which results in a comprehensive recording of all significant themes and associated properties within established geographic boundaries, such as a subdivision, neighborhood, or city limit. The goal of this survey was to identify and evaluate the significance of the extant historic structures within the City of Sarasota up to 1970 and Sarasota School of Architecture structures up to 1975.

After an initial review of secondary histories, previous surveys, and Florida Master Site Files, additional pre-survey planning included the acquisition of a current property appraiser map, and historic and current USGS maps. Approximate dates of construction were obtained from the Sarasota County property appraiser's office. Historic and current USGS maps were obtained to ascertain the nature and extent of properties throughout the project area, and changes to the built environment that have occurred over the past fifty years. This review suggested 10,574 parcels met the survey criteria. The number served as a general baseline, but, based on experience, the team expected the total to change, due to factors such as multiple structures on one parcel and unrecorded demolitions.

All information collected was transferred into an ESRI GIS database in the form of the ESRI Collector mobile application (Collector app) to create working field maps with all pertinent information made accessible in the field. Information populated into the survey map included a general building location denoted by a point and associated address, year-built date, and a FMSF site ID, if previously recorded. This information was uploaded into the Collector app by ESI's GIS team.

The survey area was divided into sections (pods) usually containing 50-200 structures each, utilizing the existing road system within each district to define the boundaries. A total of ninety (90) pods were generated for the survey (Figure 3). The pods were numbered based on the previous phase (of the five-phase survey; Figure 2) and the corresponding pod number within that phase (ex. Pod 1-1 was a quadrant within the first phase, and the first pod within that phase boundary). The team worked in pairs or groups with one surveyor on each side of the street working parallel to each other. The survey team respected private property rights, recording most of the resources from the rights-of-way (ROW).

Information collected in the field included parcel identification, architectural data, stylistic influence, address (if different from property appraiser), and present and original use. The condition of each building, a subjective professional evaluation, was assessed based upon visual inspection of structural integrity, roof surfacing, exterior wall fabric, porches, window treatments, and the general appearance of the building. Not permitted on private property, the surveyors inspected each building from the ROW, making no attempt to closely inspect foundations or wall framing for structural integrity. Ghost-line inspections and visual assessments provided information on alterations, additions, and the development over time.

Equipment and materials used in the field included handheld devices equipped with a high-quality digital camera and ESRI mobile data collection application installed. The devices were further equipped with internet access allowing field research and address verification to be conducted as necessary. The devices were equipped with cloud storage and sync technology that allowed immediate access to collected data while in the field. Sync capability allowed surveyors to avoid overlapping and redundancy, thereby reducing the margin of human error. For each building, architectural data and at least one digital image per structure were recorded directly to the Collector app. The integrity of each building was evaluated on the guidelines established by the NRHP and the FMSF. In addition to the photographs, architectural features, and mapping, each building location was recorded using the collection device's ESRI GIS mapping capabilities. This not only allowed for more accurate location data, but also clarification if multiple structures were located on a single parcel.

ESI found that there were several structures throughout the city that have undergone such extensive alterations and/or additions that the original mass, form, and features are no longer present. In these cases, the properties were identified as "demolished by overbuilding" and included with those structures that have been demolished. They were not recorded.

Following the field survey, FMSF forms were input using a *SMARTFORM* template. The field inventory of historic structures was entered into the FMSF's archive using the latest version of *SMARTFORM*. This method automates the data entry process for the recorder. The team facilitated the data entry of field records using *SMARTFORM*'s standard coded and non-coded fields. This process ensured the accuracy and consistency of the records. Additionally, the program's format allowed the import of the records to meet the needs of the City of Sarasota, as well as the connection to ArcView's shapefile format for use by the City, County, and/or State's Geographic Information System (GIS). The FMSF form and associated maps and photos were printed and saved digitally, along with previous FMSF forms as applicable.

Additional requirements for this project included the creation of a geodatabase file currently maintained in the City's Historic Property database, printed black and white photographs for all recorded structures, and printed post cards for each individual structure for the city to send to each home owner.

ESI's GIS team was required to create the data to follow the City's Historic Property data format for each surveyed structure, including the following information: FMSF survey ID; subdivision; street number; street name; construction year; parcel ID; architectural style; whether or not the property was demolished; the local eligibility of each structure; the eligibility of each structure for the NRHP; and the current district.

Architectural significance, historical themes, dates of construction, and periods of significance were assigned and evaluated. Tables were prepared classifying buildings into periods of historical development, condition, original and present functions, and architectural styles. Architectural and historical narratives were composed to describe settlement patterns, important events, and the major architectural influences represented in the project area. Historical data was obtained from informants, legal instruments, newspapers, and secondary sources. Based on the evaluation, recommendations for the preservation of these resources were composed.

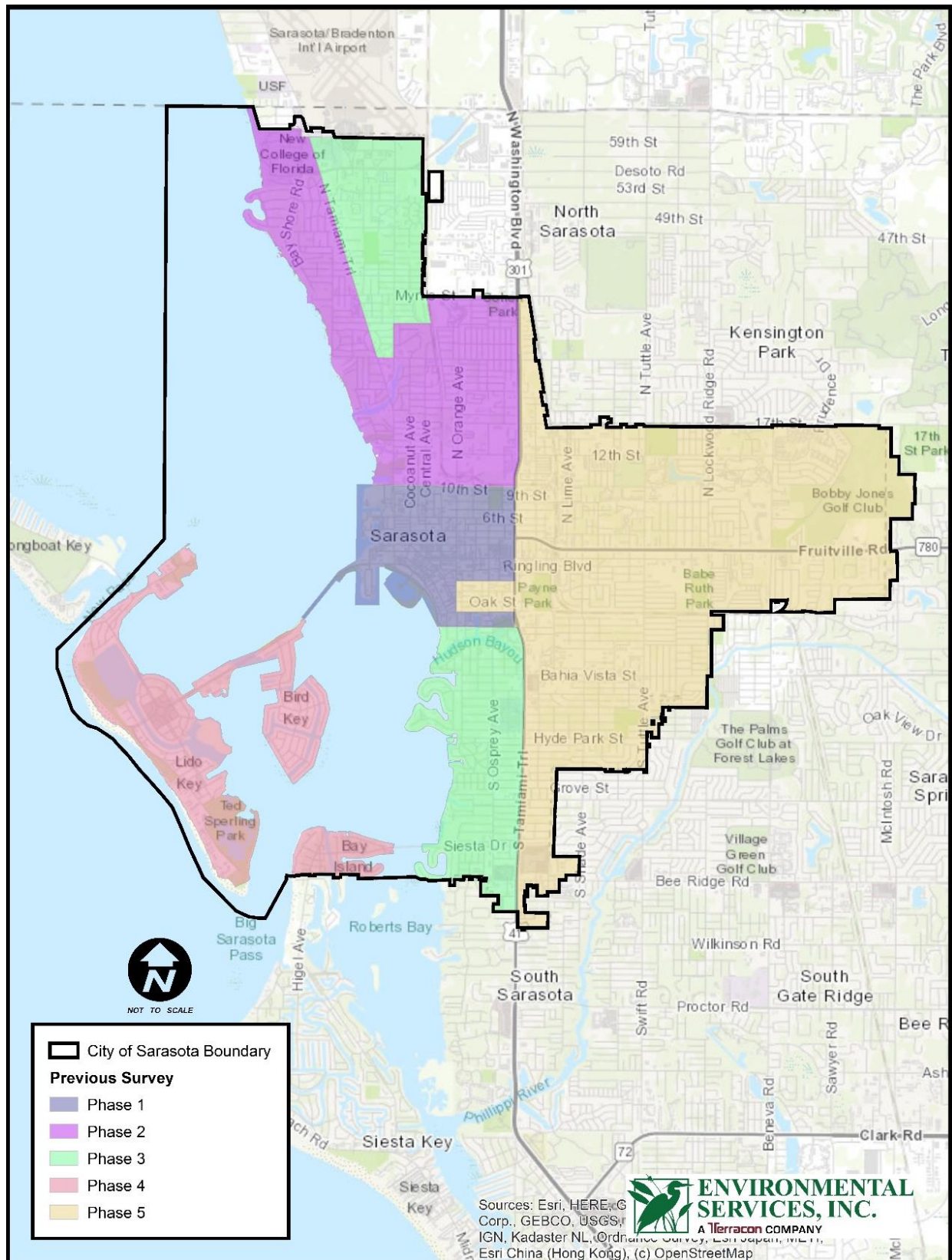


Figure 2. Previous survey phase map.

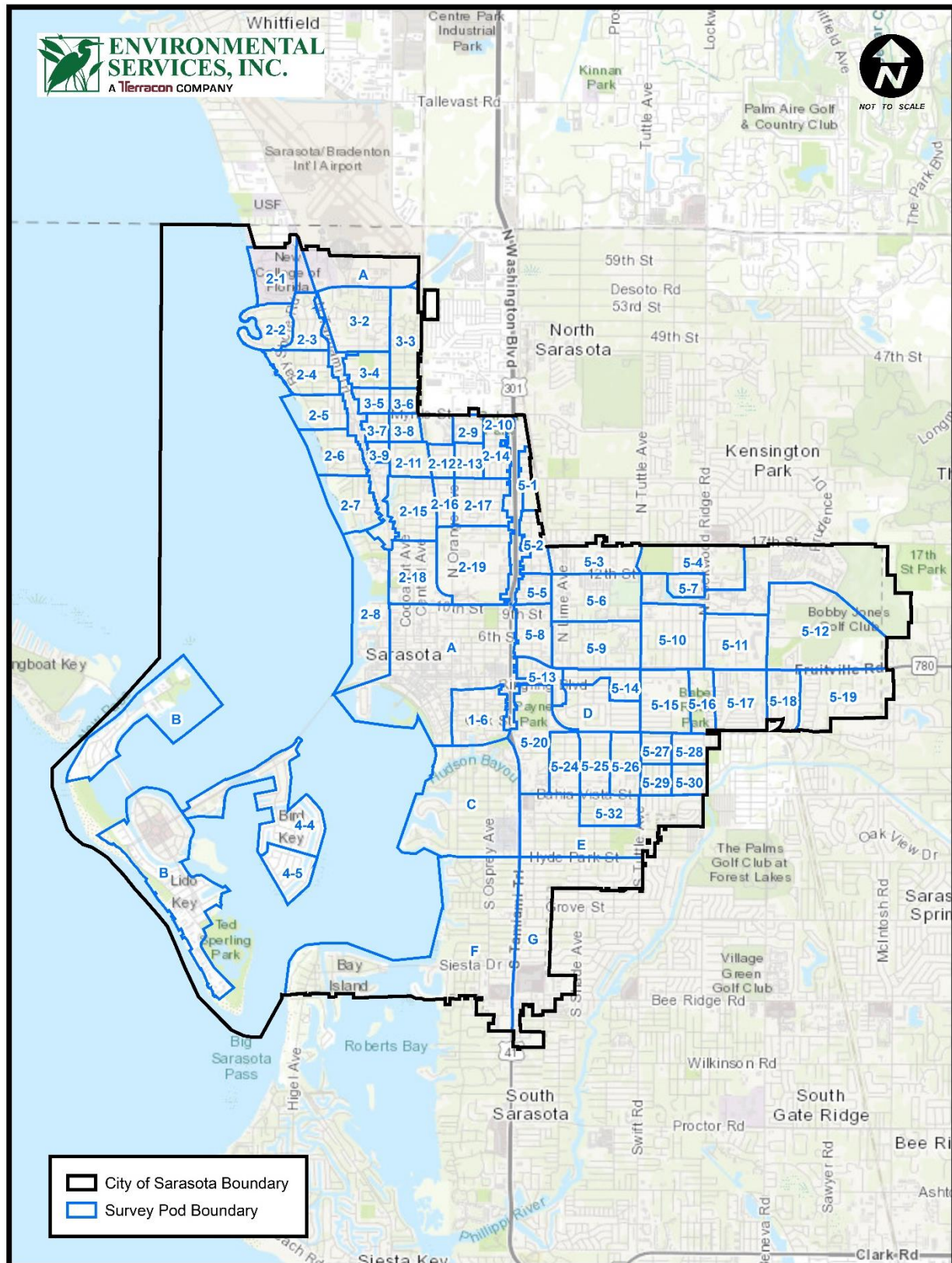


Figure 3: City of Sarasota Historic Preservation Project "pod" break down.

III. HISTORIC CONTEXT

Research methodology used to develop the historical context consisted of examining, compiling and preparing a historical narrative associated with prehistoric land use as well as approximately two hundred and fifty years of European and American use and occupation. Research was conducted using the Sarasota County History Center, the City of Sarasota Planning Department, the City of Sarasota Library (Selby Library), Bureau of Historic Preservation, Tallahassee; Government Documents Department, University of Florida; Map and Imagery Library, University of Florida; Florida Collection, Jacksonville Public Library; Florida Memory, State Archives of Florida; and the Library of Congress. The research furnished contextual references which established historic development patterns, land use, and ownership of local historic districts.

Prehistory & the First Spanish Period

The most widely accepted model for populating the New World argues that Asian populations migrated to North America via the Beringia land bridge that formerly linked Siberia and Alaska. Dates for the earliest colonization of the New World tend to cluster around 12,000 BCE, and arrival in the southeastern United States is dated to around 10,000 BCE. Ice-free corridors in the Laurentide Ice Sheet that covered most of northern North America allowed southward penetration into the continent. In the 1970s, excavations at Warm Mineral Springs (SO00019) and Little Salt Springs (SO00018), an estimated forty miles from the city of Sarasota, “revealed evidence of habitation in the area more than ten thousand years ago” (Monroe et al 1977).

When Paleoindians first roamed Florida, the climate was warmer than the previous Ice Age, but cooler by today's standards. Sea levels as well as the inland water table were much lower, and as a result, peninsular Florida was about three times its present width. Current settlement models suggest that the scarcity of potable water played an integral part in the movement and spatial patterning of Paleoindians. According to the Oasis Model, human groups frequented cenotes and springs to collect water and exploit the abundant flora and fauna that were also attracted to such wetland locales.

Early settlement areas were typically within the Northern Panhandle and central Gulf Coast regions of Florida. As the climate warmed, the later Archaic period native peoples focused their subsistence strategies on the procurement of smaller game, fish, wild plant foods, and in some cases, shellfish. There seems to have been a significant increase in population during this time, with groups developing regional habitat-specific adaptations. Over time, populations became increasingly sedentary, and a variety of site types evolved, including base camps/villages and cemeteries.

The indigenous population of Sarasota arrived in Florida around 5,000 BCE as hunters and gathers. Their nomadic lifestyle eventually gave way to a society of leaders and villages. By 500 BCE, the native population of south Florida, having a different environment than their northern natives, built homes out of mud, sand, and palmetto fronds. When the Tampa Bay area shoreline and interior was first mapped and explored by the Spanish in the early sixteenth century, an estimated 100,000 native peoples were in Florida, with the major tribes consisting of the Apalachee, Calusa, and Timucuan. Despite the appearance of “Boca Sarazota” on both Spanish and English maps, the area would remain largely unsettled by Europeans until the late 1800s. This was most likely due to the harsh environment and hostile native people who inhabited the area.

The Calusa tribe lived along the Gulf Coast of Florida from present day Sarasota, south to the Florida Keys (Figure 4). Horticulture, a hallmark of Mississippian cultures throughout the Southeast, does not appear to have been practiced in the Tampa Bay region. The Calusa caught fish from the sea using nets made of palm fiber. Shellfish were picked in the shallow water off the islands and fruits, such as the seagrape and prickly pear, were collected for an additional dietary supplement. Hundreds of years of shellfish collecting meant that discarded seashells developed into shell “heaps” (middens) that stood more than thirty feet high. Homes were eventually built on these mounds and shell-paved causeways and canals were dug across them to create an easier method of travel to and from village centers to outlying areas. Some of the tallest mounds were used to create temples and storehouses.

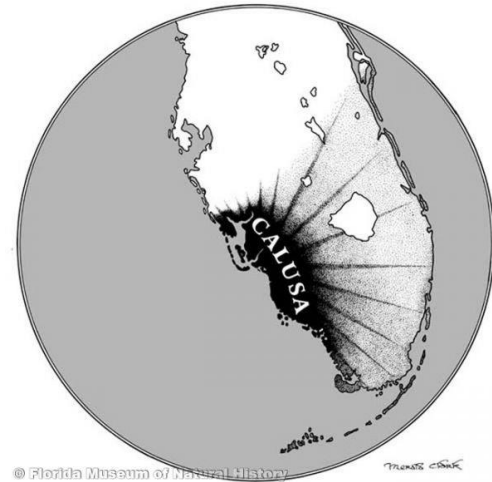


Figure 4: Calusa influence extended over most of south Florida in the sixteenth century. Courtesy of the Florida Museum of Natural History.

Juan Ponce de Leon arrived in the New World with Christopher Columbus on his second voyage and was later named governor of Puerto Rico. Challenge to his leadership caused Ponce de Leon to look for new lands in 1513, and so he sailed north with three ships towards the eastern coast of Florida in March. He named the territory *La Florida* or “feast of flowers” in honor of the Easter season and claimed the land for the King of Spain (Clark 2014). Thus, began the European conquest of the New World.

Seven years later, Ponce de Leon returned to *La Florida* in hopes of making a settlement in 1521. Landing near Port Charlotte on the west coast with nearly 200 hundred settlers, farming equipment, plants and animals, the Calusa attacked the settlers and Ponce de Leon was fatally wounded (Clark, 2014; Spencer 2009).

In 1528, King Charles of Spain authorized Panfilo Narvaez to establish colonies and construct forts along the west coast of *La Florida*. Narvaez landed near Tampa Bay with 600 soldiers, colonists, and Franciscan priests, and farming and military equipment. For the next eight years, no one knew the fate of Narvaez’s expedition until his treasurer, Cabeza DeVaca, and three other members walked into Mexico City. DeVaca wrote a full account of the expedition titled *Naufragios y Comentarios*.

The most famous and extensive exploration of the New World began in 1539 by Conquistador Hernando De Soto. The mouth of the Little Manatee River is now widely accepted as the landing site of DeSoto’s expedition in 1539. DeSoto’s army of 600 soldiers, 200 horses and supplies traveled through dense forests and were under constant attack from hostile natives. DeSoto explored the southeast, traveling as far north to present-day Washington, D.C. and towards the Mississippi River where he died of disease and was buried at the river. Between 1513 and 1560, the Spanish did not establish a permanent settlement in Florida.

In 1562, French Huguenots travelled to the New World to establish a colony called Fort Caroline. Worried the French would create a foothold in the New World and convert the natives to the Protestant faith (rather than Catholic), the Spanish, led by Pedro Menendez de Alvarez from a camp at St. Augustine, attacked and destroyed Fort Caroline and massacred the French.

During this period of conquest, the Spaniards introduced citrus cultivation, which continues to be a mainstay of the Florida economy. The native population was forced to adapt to a rapidly changing

physical and cultural environment and were decimated by European diseases and fatal conflict. Groups were frequently relocated and consolidated to facilitate missionization and exploitation of their labor by the Spaniards. It is suspected that any natives living in the Tampa Bay region during the eighteenth century joined with Creeks (Seminoles) and moved into the South Florida Everglades during the mid-eighteenth century.

As a territory of Spain, Florida became a southern destination of the Underground Railroad for people of African descent enslaved on plantations in Georgia, South Carolina, and Alabama. Promised freedom by the King of Spain and by Spanish laws if they escaped, a community known as Sarrazota (or Angola) was formed in the Tampa-Sarasota area. Residents were primarily free slaves and Seminole, and Sarrazota proved a magnet for other black refugees (Howard & Oldham 2017). At the end of the French and Indian War (1754-1763), the Spanish were forced to cede Florida to the British as a result of the Treaty of Paris, ending two centuries of Spanish rule.

British Period & 2nd Spanish Period (1763 – 1821)

During the period of British occupation (1763 – 1784), Florida experienced a significant European population increase; a 1763 Spanish census at St. Augustine showed 3,046 people and by the end of the British period the population grew exponentially.

The British divided Florida into two colonies at the Apalachicola River creating East Florida and West Florida (Tebeau 1999; Figure 5). By luring colonists from the northern colonies, away from land occupied by Native tribes, and allowing trade, the population grew. At the start of the American Revolution, those who remained loyal to the British fled to Canada or Florida, and much of the population growth is attributed to Georgia and South Carolina immigrants who were evading the rebellion. At the end of the American Revolution, Britain returned Florida to Spain. By the end of the British period, the population increased to an estimated 17,000.



Figure 5: Map of East and West Florida, 1765.

When the British took control of Florida, they introduced a new system of slavery different from that of the Spanish, establishing large plantations heavily dependent on slave labor. The return of Florida to Spain at the end of the Revolutionary War caused mass confusion for Africans. Some slaves were forced to leave with their British owners while others escaped and fled to live with the Seminoles. Some slaves appealed to the Spanish government and were awarded their freedom. In 1786, 27% of the population was African or of African descent. By 1814, the number had more than doubled to 57% (Gannon 2018b; Clark 2014).

Colonial, Statehood, & Civil War (1821 – 1865)

In 1819, when Spain ceded Florida to the United States, the Coweta Creek (at the behest of Andrew Jackson) destroyed the peaceful Angola community that had served as a refuge for escaped slaves. The destruction of Angola “eliminated the presence of free African American people in the area for

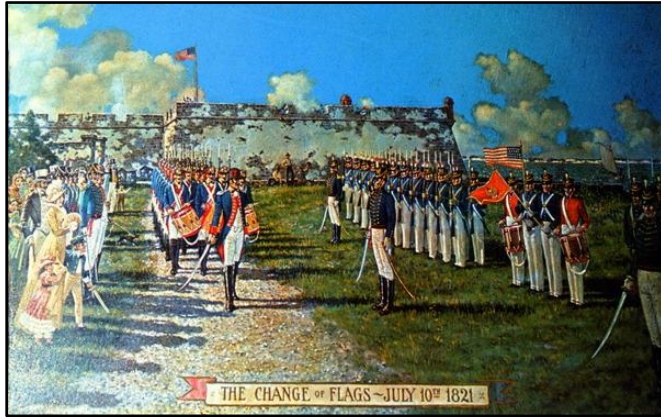


Figure 6: *The Change of Flags in St. Augustine Florida, 1821.*

another twenty years after the end of the Civil War” (Howard & Oldham 2017). In 1821, Spain relinquished control of present-day Florida to the United States (it took two years for the Adams-Onís Treaty to be ratified; Figure 6), and it remained a US Territory until 1845 when it became a state.

Between 1821-1845, central Florida was the arena for numerous hostilities between transplanted Seminoles and white settlers. The 1823 Treaty of Moultrie Creek confined the Seminoles to an approximate 4 million-acre tract in the center of the state. Over the

next decade, two more treaties were forced upon the Seminoles in an attempt to remove their population to Oklahoma. The terms of the treaties were considered unfair by the Seminoles, and its signing led to the Second Seminole War in 1835.

Hillsborough County was chartered on January 25, 1834 as Florida’s nineteenth county, and at that time encompassed what are now Sarasota, Polk, Manatee, DeSoto, Glades, Lee, Charlotte, Highlands, Hardee, Pinellas, and Hillsborough Counties. Sarasota County was created in 1921. The origin of the name Sarasota remains unknown, but some researchers believe the area was named after the daughter of Hernando de Soto’s daughter Sara. The name first appeared in print as “Zarazote” on a 1763 land grant map.

Conflicts between American settlers and the Seminole resulted in the establishment of forts throughout Florida. In 1840, Lieutenant Colonel William Davenport commanded Fort Armistead near present-day Sarasota County. General W.K. Armistead commanded the Army of Florida from the fort the following year, although the fort was abandoned within seven months due to the high death rate among the soldiers.

The end of Second Seminole War in 1842 forced most Seminole to seek refuge deep within the Everglades of south Florida, where many of their descendants still reside. The Armed Occupation Act, approved in 1842, encouraged the settlement of central Florida. Any family head or male over the age of 18 was eligible to receive 160 acres, provided they agreed to cultivate at least five acres, build a dwelling, and reside there for at least five years. Soon settlers, mostly southern Anglo-American farmers, began to infiltrate the central Gulf coastal area. According to Daniel Schafer, “nearly 1,200 individuals received title to 200,000 acres of land, and 6,000 persons move to south Florida” (Gannon 2018d). William Whitaker explored and settled in an area later known as Whitaker’s Bayou in 1844 and “staked out 199 acres of government land near Sarasota as a homestead” (WPA 1939). He acquired a deed for his land in 1851 and 1853 and maintained “an isolated homestead on Sarasota Bay for nearly two decades before any other settlers came to Sarasota” (Grismer 1977; Monroe et al 1977). He made a living by selling fish to Cuban traders and brought cattle to the area in 1847. According to Grismer in *The Story of Sarasota*, Whitaker “planted the first citrus groves and gardens” (Grismer 1977).

When Florida achieved statehood in 1845, the population had reached an estimated 70,000 and continued to grow, reaching 140,424 in 1860. Slaves made up 40% of population and the state relied heavily on the agricultural industry. Southwest Florida appeared on the Florida census as a separate section in the 1850s (Tebeau 1999).

The end of the Third Seminole War (1856-1858) dealt a devastating blow to the Seminole. No more than 300 remained in the state, but they were able to preserve their culture by disappearing into the remote area in the Everglades and Big Cypress regions, including the southwest portion of the state (Tebeau 1999; Gannon et al 2018c). The Homestead Act of 1862 further isolated the Seminole while providing more incentive for American settlement of the uninhabited and wild environment Florida offered.

Just a mere sixteen years after entering the Union, Florida approved secession on January 10, 1861 by a sixty-two to seven vote (Gannon et al, 2018e). Florida had a higher percentage of fighting men than any of the Confederate states with an estimated fifteen-thousand enlisted men. By mid-1862, most of the larger cities were under Federal control and blockaders sealed off Tampa Bay. At the end of the war, Florida was in much better shape than its northern neighbors as the state saw little military action, other than persistent occupation. For years following the Civil War growth stalled, especially in south Florida (Gannon et al 2018e; Tebeau 1999).

In the 1880s, many African Americans moved from other southern cities and towns. Work in citrus groves or fishing industry became the main way of life. Many settled north of downtown Sarasota near Rosemary Cemetery in an area originally known as “Black Bottom.” Black Bottom, or Overtown as it became known in the 1920s, was the first African American community in Sarasota. Despite the proximity to downtown, segregation and Jim Crow laws forced the neighborhood to become a self-sufficient community. One of the first African Americans to settle in Sarasota was a former enslaved man, Lewis Colson, in 1884. Colson would help survey the town of Sarasota and later established Bethlehem Baptist Church, the first African American church in Sarasota, with his wife, Irene. Colson was ordained in 1896 and became the church’s first pastor.

John W. Webb, Jesse Knight, and General John Riffin homesteaded near Sarasota from the 1860s to late 1870s. In 1877, Charles E. Abbe moved his family from Kansas and opened a general store in the area. A year later, the town was populated enough to establish a post office and Abbe was appointed postmaster (WPA 1939). Louis Roberts settled on Little Sarasota Key (now Siesta Key) and opened a hotel on Little Sarasota Key in the 1870s.

In 1881, Hamilton Disston, founder of the Disston Land Company, purchased four million acres of land from the bankrupt Florida Internal Improvement Fund (IIF) for \$1 million, reportedly, the largest purchase “by a private individual in the history of the United States” (Lemieux & Mize 2018; Harner 1973). Established in 1851, the IIF sole purpose was to encourage the development of Florida and by the early 1880s the organization determined to sell the southern portion of “swampland” to Disston’s Florida Land and Improvement Company. This swamp land consisted of land in and around Sarasota, specifically ninety-three acres along the waterfront and downtown area of present-day Sarasota (Grismer 1977; Hyland 2006; Howey 1995).

The first free African Americans, following Lewis Colson, helped develop the beginnings of the town, clearing swamp land for real estate developers, laying railroad ties, planting and harvesting citrus crops and building infrastructure (Howard & Oldham 2017). Sarasota was first surveyed and platted in 1885 by Robert E. Paulson for the Florida Mortgage & Investment Company (Figure 7). He was assisted by Colson, who had arrived the previous year.

Looking for colonizers, Disston sold 60,000 acres to the Florida Mortgage and Investment Company (FMIC) of Edinburgh, Scotland and sent sixty Scottish

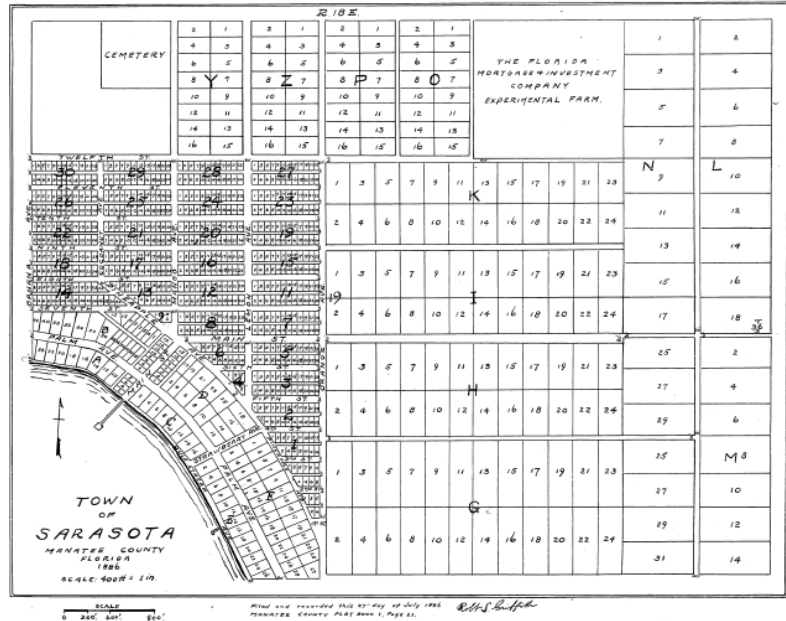


Figure 7: Plat of Sarasota, 1886.



Figure 8: J. Hamilton Gillespie poses under a large palmetto in Sarasota, Florida, 1901.

families, calling themselves the Ormiston Colony, to colonize the area. After much hardship on the southwest coast of Florida, many of the families left within the year. Those members of the original colony that stayed created the beginnings of Sarasota and included the Browning family (Alex Browning would be known as Sarasota's first architect). John Hamilton Gillespie tirelessly promoted and helped develop the primitive town (Figure 8). In 1900, Leonard Reid, an African American valedictorian from the Savannah Normal School, arrived in Sarasota. Gillespie hired Reid as a coachman, butler, and caretaker, and he eventually assisted Gillespie in designing the first golf course (1905) and serving as its greenskeeper (Howard & Oldham, p. 8). The golf course was a nine-hole course on 110 acres located in present-day downtown Sarasota and is considered to be the first golf course in the United States; it served Sarasota until 1924. Gillespie was incredibly important for the forthcoming town of Sarasota: he led the first dredging effort in Sarasota Bay in 1893 to 1895; also built the first hotel in Sarasota, known as the DeSoto Hotel, on the waterfront; and he served six one-year terms as Mayor.

Before Disston's purchase and the Ormiston Colony, Henry Bradley Plant, railroad tycoon, connected his rail line to the town of Tampa, roughly sixty miles north of Sarasota. This rail system would lead the way for commerce, tourism, agriculture and industry, along the southwest of Florida.

Harry Higel arrived in southwest Florida in 1884 (Indian Beach Land Company 1913). In the 1890s, he purchased the town dock in Sarasota and began a real estate enterprise, supporting local efforts to modernize and develop the area (Figure 9). In 1896, he married Gertrude Whitaker, whose parents homesteaded eighty acres on the northern tip of Little Sarasota Key (now Siesta Key).

Charles N. Thompson, a manager for multiple circus companies, including the Ringling Brothers Circus and Buffalo Bill's Wild West shows, was convinced to winter on Sarasota Bay in 1894. After only a few days in Sarasota, Thompson and his wife purchased 154 acres at Shell Beach, just north of Indian Beach. The next winter Thompson built his home and began subdividing the property, recording it in 1897.



Florida severely suffered from the "Great Freeze" during the winter of 1894 and 1895, which effectively brought an end to the citrus industry in North Florida. During the last days of December 1894, a blast of Arctic air entered Florida and pushed temperatures lower than had been previously recorded. All the fruit that had not been harvested was lost. Record low temperatures were again experienced in February 1895, this time dropping to 14 degrees. This freeze destroyed what little fruit was left from December. The orange trees, during the few weeks of unseasonably warm weather between the freezes, were budding, blooming and full of sap. The plight of the railroad shippers due to the freeze was even greater than the growers. Hundreds of cars and boats were left idle for a lack of fruit, and thousands of men, those whose jobs it had been to buy, sell, haul, or to operate boats and railroads, were out of work. The freeze caused severe hardship and forced many individuals involved in the citrus industry to seek new occupations. With the commercial citrus industry in North Florida decimated, many growers from that region moved south towards Sarasota.

Figure 9: View of the city dock lower Main Street in Sarasota in 1888. The DeSoto Hotel is to the right and was later called the Belle Haven Inn.

Sarasota's push to modernization increased in 1899, when the first telephone service, the Gulf Coast Telephone Company, arrived in the city from Manatee. Using pine tree poles, a line was hung and connected to two places: the first was the Post Office, located at the southwest corner of Main and Pineapple; and the second was at Henry Hegel's office. The telephone line was extended to Siesta Key in 1912.

Early 20th Century: 1900-1949



Figure 10: Seaboard Air Line Railway crew bringing the line into Sarasota, 1902.

Incorporated as a town and part of Manatee County in 1902, Sarasota consisted of twenty homes, five block-long streets, a nine-hole golf course, and a post office. The Florida West Shore Railway extended its track into Sarasota in 1904 and the Seaboard Air Line Railway absorbed the Florida West Shore Railway in 1909; a brick depot was constructed in Sarasota in 1912 (Figure 10; Turner 1999).

Advertisements for Florida ranked it as the twenty-fifth state with the largest land area and the thirty-third most populated state. It was also one of the

healthiest states in the US. Between 1900 and 1910, the population increased by over 40% (Indian Beach Land Company 1913).

Development of Sarasota

Harry Higel, Louis Roberts, and E.M. Arbogast formed the Siesta Land Company and platted a subdivision named Siesta on Little Sarasota Key in 1907. Despite the development, Sarasota Key remained sparsely populated until the Siesta Bridge was constructed in 1917. Many important and influential people arrived in Sarasota within the first fifteen years of the twentieth century including Mr. and Mrs. Worcester, Owen Burns, Bertha Palmer, and John Ringling. These developers introduced and oversaw projects and development that modernized the city and prompted more tourism and the evolution of the picturesque winter resort town.

Thomas Worcester and his wife, Davie Lindsay Worcester, vacationed in Sarasota for many years before purchasing twelve acres of land in 1906 on a small island located a few feet above water in Sarasota Bay. Known today as Bird Key, Worcester began dredging around the island in 1911 and used the fill to raise the land above water. Construction of a beautiful retirement home named Edzell Castle, after Mrs. Worcester's ancestral home, was completed in 1914; unfortunately, it was two years after her death.

Originally known as Sarasota Key (today Siesta Key), Louis Roberts homesteaded on the island in the 1870s. In 1907, Louis Roberts, Henry Higel, and A.M. Arbogast organized the Siesta Land Company and platted the town of Siesta and began an intensive advertising campaign for the next two years. Three bayous were dredged, bath houses were constructed on the beach, and a 150-foot dock was constructed. Despite the thriving tourist population and the proclamation that Siesta was "the prettiest spot in the world," Siesta Key just had thirty-one residents according to the 1910 US Census. It was not until the Siesta Key bridge was built (1917) that residential development began.

Ralph Caples, a railroad agent and manager, and his wife honeymooned in Sarasota in 1909. They quickly fell in love with the tropical climate and purchased a home in Shell Beach (north of Indian Beach). At this time, Shell Beach's roads were "paved" with thousands of palmetto fronds laid along the trails to avoid washout (Grismer 1977). In 1911, Caples acquired Charles Thompson's home, and between Caples and Thompson, convinced John Ringling to visit Sarasota for the first time in 1912. John Ringling and his brother, Charles, purchased waterfront property, followed quickly by all of the islands fronting Sarasota. They began dredging and developing the islands in the Gulf in the 1920s.

Owen Burns moved to Sarasota in 1910 and immediately invested in property, purchasing the Sarasota Florida Mortgage and Investment Company and 75% of the city from J. Hamilton Gillespie. Owens built seawalls, paved roads, opened realty and construction companies, and founded the Board of Trade. In 1925, the Burns Real Estate Office constructed the El Verona Hotel and developed the NRHP-listed Burns Court Subdivision near downtown Sarasota.¹ Bertha Palmer, a wealthy widow from Chicago, was drawn to Sarasota after seeing advertisements in the Chicago newspapers. Palmer arrived in 1911 and purchased 26,000 acres near Sarasota. An aggressive and intelligent businesswoman, she owned 80,000 acres in the area by the time of her death (Grismer 1977). Palmer convinced the Seaboard Air line Railroad to extend the rail south from Fruitville to Venice, passing through Sarasota (Turner 1999). In 1922, her sons Honore and Potter Jr. made the first plantings in the present-day Hyde Park Citrus Groves (Grismer 1977).

¹ Burns Court Subdivision was listed on the National Register in 1984. The Owens Burns House was locally listed in 1988.

The federal census of 1910 shows a small population living in Sarasota: only 840 men, women, and children, but the town continued to grow and reached over 1,200 citizens within the next two years. In 1912, a massive street paving campaign began. Contractors laid brick along Gulf Stream Avenue, Seventh Street, Orange Avenue, and many other smaller streets. Eight miles of concrete sidewalks, five miles of paved streets, six miles of improved street and 2,000 feet of seawalls all propelled Sarasota to incorporate as a city on January 1, 1914 (Grismer 1977).

Other major infrastructure improvements continued, including electricity, telephone, and transportation services to and from the city. To continue progress, developers traveled throughout the South, especially Georgia and the Carolinas, recruiting laborers and skilled workers, which resulted in many African-American families immigrating to Sarasota. Their labor provided the necessary workforce for the building of bridges and buildings in the city. In 1911, the *Sarasota Times* reported that Sarasota's cemetery (Rosemary Cemetery) in Overtown was to be moved, claiming "the location, having to pass through the colored quarters to reach the cemetery, is not desirable." Subsequently, the residents, who had lived for the past forty years in Overtown, were encouraged to relocate. Charles N. Thompson, circus-manager and close friend of the Ringling Brothers purchased forty acres of land north of town, between Orange Avenue to Oak Avenue (present day Osprey Avenue) for use as "colored quarters." By 1914, the first streets of the Newtown Subdivision were platted (Overtown Historic District Nomination 2002; Matthews 198; Central-Cocoanut Historic District 2005).

The entry of the United States into World War I in 1916 had a large impact on Sarasota. Families were no longer allowed the luxury of vacationing in Europe and found Florida a suitable alternative. Sarasota enlisted an estimated 200 men before the war ended and only one casualty was recorded: Horace Mink, who died in 1918 of pneumonia. An auxiliary air field was constructed north of Fruitville Road and east of Tuttle Avenue for the US Army Air Service and was named Franklin Field. Two years after the end of World War I, the airfield was abandoned, and the former air strip was converted into a street; it was later absorbed into the Avion subdivision in 1924 (Grismer 1977; Franklin Field 2001).



*Figure 11: Army "Jenny" planes parked at Franklin Field in Sarasota.
Photo courtesy of the State Archives of Florida, Florida Memory.*

John Ringling purchased his first property, outside of his home, in 1917. Cedar Point (now known as Golden Gate Point) was dredged and filled beginning in 1922. Ringling also acquired property on Bird, St. Armands, Otter, Coon, and Lido Keys in 1921 (Harding Circle Historic District Nomination 2000). By the 1920s, the intuitions of railroad tycoons Henry Plant and Henry Flagler had proved true: following WWI, the state experienced a massive land boom, helped by rail lines connecting it to cities on the east coast. Sarasota County was formed from Manatee County by an act of legislature in 1921. Sarasota was designated as the county seat. John Ringling Estates, Inc., purchased land for development, and Owen Burns was responsible for the building and development of the Gulf properties. In 1924, three dredges were used to build and fill St. Armand's Key and surrounding mangrove islands; millions of cubic yards of fill were used to alter and create the present-day St. Armands and Lido Keys (Harding Circle Historic District Nomination 2000; Grismer 1977).

The Ringling Causeway Bridge development was announced in 1924. It was to span two miles and start at the foot of Pineapple Street in downtown Sarasota and extend to the developing islands in the Gulf. The cost of the bridge was estimated to be over two million dollars, and a permit was required from the US War Department. The bridge was twenty-five feet wide and the first span was 2,000 feet, followed by a sixty-foot draw span, and then followed by 100-foot span. The draw span was operated with two ten horsepower electric motors but could also be operated by hand in emergencies. The bridge was opened to the public in 1926. Ringling himself led a parade to the island in an open car, and thousands of people crossed the causeway to see the new development (Harding Circle Historic District 2000; *Sarasota Herald Tribune* 1924, 1926; No author 1984).

In 1925, Ringling and Caples developed the Sapphire Shores subdivision. Using Bryson Realty Company, four blocks were replatted south of the Ringling Museum from the Bay to Brywill Circle (Sarasota City Commission 1994). The undertaking initiated by the Ringling's development along the Gulf required major infrastructure work, such as creating access canals, raising lot grades, sewer and water lines, streets, and landscaping.

The city identified four issues in 1923–1924 – traffic, parks and playgrounds, locations for public buildings, and zoning – that necessitated a comprehensive plan. The renowned planner John Nolen developed a plan for the rapidly maturing city of Sarasota in 1925. Over the course of his career, Nolen (1869–1937) was responsible for nearly 400 planning projects and one of the first people to ever identify as a “city planner.” He studied at the Wharton School at the University of Pennsylvania, the University of Munich, and Harvard, where he studied under Frederick Law Olmsted Jr. (Early city planners were trained landscape architects.) Although he is often forgotten, Nolen was instrumental in the early development of city planning. In 1922–1923, he developed Florida's first comprehensive plan for St. Petersburg, although it was not accepted. Some of Nolen's most complete projects are Mariemont, OH and Venice, FL (both of which are listed in the NRHP) and Madison, WI. Nolen took Olmsted's guiding views and extended them to city planning and declared “Nature led the way” in his Garden City plans. His practice lagged during the Great Depression, and he returned to Harvard and taught in the city planning program – at that time housed in landscape architecture. Later in the 1930s, new Modern visions declared that urban planning was not an art but rather a social science. The program was closed for a year and opened in 1937 as a part of the Graduate School of Design headed by Bauhaus architect Walter Gropius. Nolen died that same year. Although his contributions were largely forgotten for nearly a century, he is now regarded as one of the fathers of New Urbanism.

Nolen's training with Olmsted is clear in his plan for Sarasota (Figure 12). He proposed a central waterfront park (Bay Shore) with radiating parkways and boulevards connected to smaller community parks. The plan also called for major thoroughfares that led into the city center in



Figure 12: City of Sarasota Comprehensive City Plan map, 1924. Courtesy of Cornell University Digital Collections.

addition to those running east/west and north/south. This, he said, would allow for a more integrated and seamless transportation layout than had originally been designed, and provide for the further expansion of the city as it grew. Anticipating significant development, the plan notes that a second large park would be needed in addition to Bay Shore. He proposed that a grouping of civic buildings – currently City Hall Square – replace the single overflowing municipal building, and that they serve as a focal point for some of the boulevards. He insisted upon additional grammar schools throughout the city, and that the Seaboard Air Line Railway lines be relocated out of the public right-of-way and shielded from residential neighborhoods.

As part of the plan, Nolen recommended that “schools and playgrounds should...be within a half-mile walking distance of children...” and these sites “should be selected and acquired at the time of the projected [residential] development of a district” (Nolen 1925). Major county construction proceeded, and Sarasota built two of the four proposed schools for the city’s growing population. The increase of school age children in Sarasota was indicative of the growing population during the Florida Land Boom. In 1904, an estimated 124 children were

enrolled in the Main Street school and by 1914, student attendance had increased to 350. All students attended a combined elementary, junior high, and high school facility until the additional schools were constructed in 1926. The Northside, or “Bay Haven,” school served the Indian Beach and Bay Haven communities; the “Southside” school served Sarasota Heights and the southern portion of the city (Bay Haven School Nomination 1984; Grismer 1977). An additional high school building, Sarasota High School, was constructed on S. Tamiami Trail. M. Leo Elliott was the architect for all three buildings (Sarasota High School Nomination 1984b).

Tourism in Florida continued through much of the early twentieth century, proving to be a winter haven for northern visitors. Much of the state was undeveloped and land thought to be inexpensive. The dramatic rise in real estate transactions and land development at this time led to rapid growth in Florida, especially in the southern part of the state. From 1920 to 1930, an estimated 500,000 people moved to Florida, and thirteen counties were created, nine in South Florida alone. In 1925, the first state census recorded 10,050 citizens living within the county. The number of telephone subscribers within the city grew from 427 in 1922 to over 2,500 in 1927 (Grismer 1977).

The rise of the automobile dramatically changed the infrastructure of Florida, allowing for much quicker travel to the south of Florida. According to *The Story of Sarasota*, a “hard-surface” road from

Bradenton to Sarasota was completed in 1912. In 1915, no route, other than train, connected both coasts. The construction of the Tamiami Trail, so named for its proposed connection from Tampa to Miami, created a thoroughfare through the undeveloped swampland of South Florida. Prior to the Depression, Bryson Paving Company (sister company to Bryson Realty Company, which designed Sapphire Shores) was responsible for paving the northern section of the Tamiami Trail (City Historical Commission 2001). Due to unforeseen events – including World War I, the creation of three new counties (Sarasota County was created in 1921), the 1926 hurricane, and the Florida Land Bust – it would take thirteen years before construction was complete. Tamiami Trail officially opened on April 25, 1928 with a motorcade of more than 300 cars that paraded from Tampa and Sarasota to Miami. This road construction simplified tourists' access to Florida's West Coast and Sarasota and provided 273 miles through previously unnavigable swampland (Tebeau 1999; Gannon 2018a; GAI Consultants 2004).



Figure 13: A glimpse of Sarasota from the air, 1923.

Beginning in Miami and traveling north, buildings designed by Addison Mizner in Palm Beach and subdivisions in Coral Gables became models for real estate developments around the state, including Sarasota. During the mid-1920s, resort hotels, skyscrapers, and upscale residential communities were developed. The Sarasota and El Verona Hotels, Cherokee Park, and Sapphire Shores were all constructed during this period (Bauer 1997; Grismer 1977). In November 1925, Sarasota increased the city limits 3,450 percent, from two square miles to sixty-nine (Howey 1995). By the end of the decade, Sarasota had three luxury hotels, a new downtown, several apartment buildings, hundreds of new homes in new subdivisions, an excellent school system, parks, a municipal golf course, and seventy-seven miles of paved streets (Howey 1995). The new Siesta Bridge was completed in 1927, allowing an increase in development on the island (Grismer 1977).



Figure 14: Boston Red Sox Baseball Spring Training in Sarasota.

Calvin and Martha Payne donated sixty acres of land to the City of Sarasota for the use of a city park. Friends with John Ringling, the New York Giants manager John McGraw developed a spring training park in 1924. After the Hurricane of 1926 damaged over \$105 million in property and killed between 300 to 800 people, the Giants left Sarasota, making way for the Indianapolis Indians. In 1933, at the height of the Great Depression, Tom Yawkey purchased the Boston Red Sox and made Payne Park their spring training headquarters (Figure 14). The Red Sox stayed for the next fifty-five years.

The result of the building boom in the 1920s required an increase in the labor force for the momentous and ongoing development and construction in the city. Because of this growth, the African-American population grew and, together with the required segregation between the white residents of Sarasota, both the Overtown and Newtown neighborhoods expanded. Newtown Heights was developed in response to the growth. In 1925, Sarasota Grammar School, later renamed Booker Grammar School (for pioneering educator Emma E. Booker), was built with Rosenwald funds on the corner of 7th Street and Lemon Street, east of central Avenue. A high school department was added to the school and the first graduating class graduated from Booker High School in 1935.

Jim Crow laws prohibited African Americans from utilizing the same accommodations as white citizens and tourists. The Colson Hotel, named for Lewis Colson, was opened in 1926 on the corner of 8th Street and Central Avenue. Describe as a “fine yellow stucco on hollow tile, with a comfortable lobby with fireplace by E.O. Burns” the hotel provided a hospitable stay for those treated unfairly (Howard & Oldham 2017). The Ku Klux Klan, Klan Number 72, was a visible presence in Sarasota and often partook in forms of intimidation, both physical and psychological (LaHurd 2006; Howard & Oldham 2017; Sarasota County Commission 1983).

The Great Depression and World War II

The Florida Boom collapsed in 1926, bringing an end to the significant period of growth throughout the state and Sarasota. The onset of the Great Depression further exacerbated economic problems. The rail system did not have the rail or workers to provide building materials, causing development to stall, and the Florida real estate market’s reputation tarnished with the proliferation of con men and overenthusiastic salespeople. Additionally, destructive hurricanes hit Miami and Lake Okeechobee in 1926 and 1928, respectively. The boom had only lasted for six years and many projects were left unfinished.

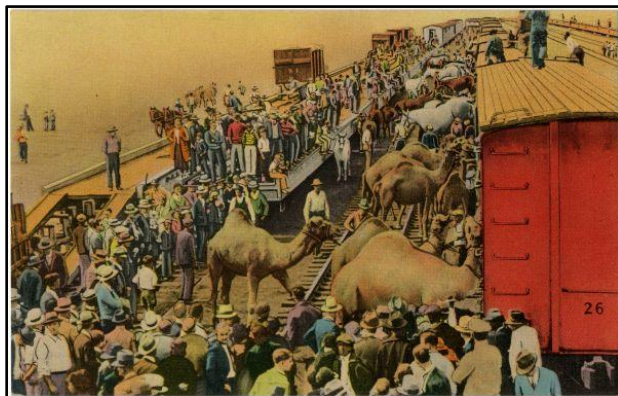


Figure 15: Ringling Bros. and Barnum & Bailey Circus unloading at winter quarters in Sarasota.

In 1926, as the Florida Land Boom halted, John Ringling was approached with the idea of moving the circus’s winter headquarters from Connecticut to Sarasota, cutting costs since the animals would be able to remain outdoors during the winter (Bauer 1997). Ringling agreed, and Sarasota would soon become known as the Circus City. The winter headquarters were

located on Oriente Avenue (present day N. Beneva Road). The circus would remain in Sarasota until 1959 (LaHurd 1994; Bauer 1997). The Winter Headquarters was the largest tourist attraction in the state until the opening of Disney World in Orlando (LaHurd 2012).

Despite the economic downturn of the Great Depression, Sarasota appears to have maintained a positive economy. According to the Works Progress Administration's "Brief History of Sarasota County," "climate and recreational facilities...have made Sarasota county a tourist resort, and thousands of tourists visit annually. Other tourist attractions are the Ringling Brothers and Barnum and Bailey combined circuses...and the John and Mable Ringling Museum of Art" (WPA 1939). The circus's winter residence in Sarasota sustained local merchants, such as carpenters and seamstresses, and drew tourists to Sarasota to watch practice performances. While the Ringling Circus provided much needed employment to the residents of Sarasota, Ringling's financial investments suffered. All development on the Gulf islands ceased, including St. Armands, and in 1927, Ringling gave the \$750,000 Ringling Causeway to the City of Sarasota in exchange for the relief of unpaid property taxes (Grismer 1977; Plowden 1967).

Although the entire country was in the throes of the Great Depression in the winter of 1929, the Ringling's were not yet affected. The circus spent that winter in the city, and John Ringling continued the construction of an art museum and school he and his late wife, Mabel, had begun the year prior. This was in addition to their distinctive 1925 Mediterranean Revival² estate, Ca'd'Zan on the waterfront. A junior college followed in 1931 (now known as the Ringling School of Art).

The year 1932 promised to be better for Sarasota. The Tin Can Tourists, the Florida Medical Association, and the Florida Federation of Art held their annual convention in the city. The Boston Red Sox announced plans to have their spring training in Sarasota, and the first Depression-era funded project was a repair of the Ringling Causeway.



Figure 16: The Tin Can Tourist Convention at Payne Park in Sarasota, 1936.

The story was different, however, in 1934. Booker School, Sarasota's school for African-Americans, was closed. Sarasota High School was closed two months early and class size decreased by 50%. Like most of the country, Sarasota was revitalized by the federal government's implementation of the Work Progress Administration (WPA) and Civilian Conservation Corps (CCC). Between 1935 and 1941, the WPA completed over \$1.5 million worth of projects in Sarasota, including the Municipal

² Ca'd'Zan is a unique building and has elements of many styles. For this survey, ESI was limited to styles available on the FMSF form and selected Mediterranean Revival as the most appropriate, but also noted Italianate and Venetian Gothic as additional styles/stylistic influences. The previous FMSF and National Register nomination both record the style as Venetian Gothic (not an option on the current form). To align this report with the associated FMSF form, however, Ca'd'Zan is referred to herein as a Mediterranean Revival structure.

Auditorium, Lido Beach Casino, and a Sarasota-Manatee Joint Airport. The Auditorium opened in 1938 for the Sara De Soto Pageant Ball and the Casino opened in 1940. The Airport was first used as a bomber base in 1942. In 1935, the CCC created the 25,000-acre Myakka State Park (Bauer 1997).

The county population in 1935 was 13,787, including 3,410 African Americans. Thirty-eight percent of the white population were native Floridians. Seventy-one percent of the total population of the county was concentrated within the city of Sarasota itself, which had a population of 9,802 (WPA 1939; Sixth Census of the State of Florida 1935). By the end of the decade, Sarasota's Visitors' Guide ranked the county as one of the wealthiest in the United States and its population continued to increase (Bauer 1997; Sarasota Chamber of Commerce 1939). Despite this claim, Sarasota's economy mostly remained reliant on its celery, citrus, and other fruits and vegetables crops, as well as its tourism industry. The city was able to offer cultural and recreational activities along with entertainment, such as "Sarasota's climate, beaches, sport fishing, excellent golf courses, professional baseball spring training, Ringling Brother and Barnum & Bailey Circus Winter Quarters, John and Mable Ringling's Museum of Art, and the Sara de Soto pageant" (Bauer 1997).

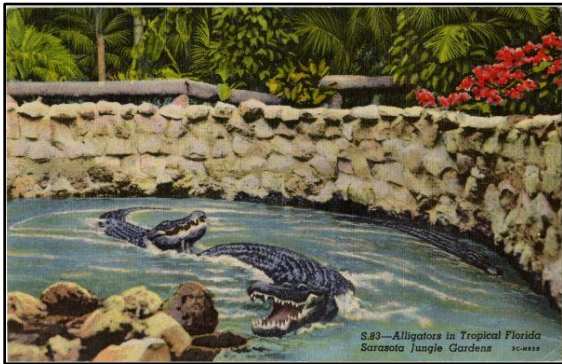


Figure 17: Alligators in tropical Florida at the Sarasota Jungle Gardens, 1953.

Near the end of the decade, David B. Lindsay, Pearson Conrad, and H.R. Taylor obtained ten acres along coast of the present-day Indian Beach neighborhood and built the Sarasota Jungle Gardens. Thousands of plants, native and non-native to Florida, were planted, including three thousand varieties of flowers, shrubs, and trees. Flamingos, alligators, otters, swans, peacocks, and cranes were either placed or arrived naturally to call the Gardens home. The tropical wonderland was opened January 1, 1940 and continues to attract tourists.

Throughout the 1930s and 1940s, the city continued to encourage black residents living in Overtown to move north into Newtown and to the Central-Cocoanut area as white residents began to move into newer subdivisions. The Overtown neighborhood, which contained 30% of the city's total population, began to decline during the Depression as residents moved their homes and businesses to Newtown (Overtown Historic District Nomination 2002). As recorded in the report for the Newtown Conservation Historic District by Rosalyn Howard and Vickie Oldham, the "1930s and 1940s saw the city encouraging the development" of Newtown that continued into the 1960s (Howard & Oldham 2017).

A 620-acre site was selected on the Manatee-Sarasota County line in 1939 as a WPA-funded project for the establishment of an airport. The facility was completed in 1942 at the cost of almost one million dollars. The airport was leased in 1942 to the Army Air Corps as a fighter pilot training station and renamed the Sarasota Army Air Base. It remained under army control until 1947 and was improved and expanded by 250 acres, at a cost of millions of dollars, paid for by the federal government (Sarasota Bradenton International nd).



Figure 18: Aerial view of planned location for Sarasota Army Air field, 1942. Sarasota Bay visible in the background.

At the start of World War II, Sarasota County had a population of 16,106. A total of 2,389 Sarasota County men registered for the draft at the outbreak of World War II, but by war's end, over 6,296 had signed up. An estimated 2,000 Sarasota men were inducted or volunteered in World War II,

both white and black. A housing shortage due the number of servicemen stationed in Sarasota during the war at both the Sarasota Army Air Base and Venice Air Base caused a building boom before the war ended (Grismer 1977).

Combined with local growth, Sarasota's reputation as a tourist destination erupted. During the winter 1945, an estimated 40,000 visitors and tourists travelled to Sarasota. According to advertisements, "Sarasota has a personality that sets it apart from every place in the world..." and it was the leading resort center of the south (Polk Directory 1945). With a city population of 11,141, it became clear to the growing city that a new charter was needed. In 1945, five city commissioners were elected, and Col. Ross E. Windom became the first city manager of Sarasota (Grismer 1977). The postwar era provided for a major construction boom in Florida, due in part to a severe housing shortage. Emergency measures were taken in Florida to provide shelter for an estimated 2.5 million families (Miami News 1946).



Figure 19: Aerial view looking west over Hudson Bayou towards downtown Sarasota. Sarasota High School can be seen in the bottom right hand corner and the Ringling Causeway is viewable in the background, 1952.

Contemporary Sarasota: 1950 – Present

By 1950, the population of Sarasota County stood at 28,827, and 18,896 lived within the city boundary (Polk Directory 1950). Within the decade, the county and city doubled those numbers, to

42,812 and 34,083 (respectively). Tamiami Trail began to lose tourists to the new highway system, slowing the Florida roadside motel economy. Modern development of Sarasota can be closely linked with the state's growth. The state population grew four times faster than the national average between 1950 and 1958. Many of the new residents were retirees, ages 65 years or older, whose population in Florida increased by 93%. Additionally, the postwar "Baby Boom" of the 1950s resulted in a state-wide 98% increase of school children (French & Hylton 2018; Detweiler 1960).

Ken Thompson, Sarasota's city manager from 1950 to 1988, oversaw the dramatic change in the city. During this time, Sarasota experienced its largest growth, both in population and architectural development. In the decade following WWII, the Sarasota School of Architecture style was developed by Ralph Twitchell and Paul Rudolph.³ As promoted in the 1950 Polk City Directory for Sarasota, "attractive Sarasota homes, featuring unique indoor-outdoor style construction, are among the city's major assets, many of them designed by world-renowned architects" (Polk Directory 1955). Nine new school facilities – five buildings and four additions – were constructed in Sarasota between 1954 and 1960. This rapid development transformed the city's educational program and offered a model for school design throughout the United States. The program endorsed this innovative architecture and the designs found praise in professional journals and magazines (Wynne & Moorhead 2010).

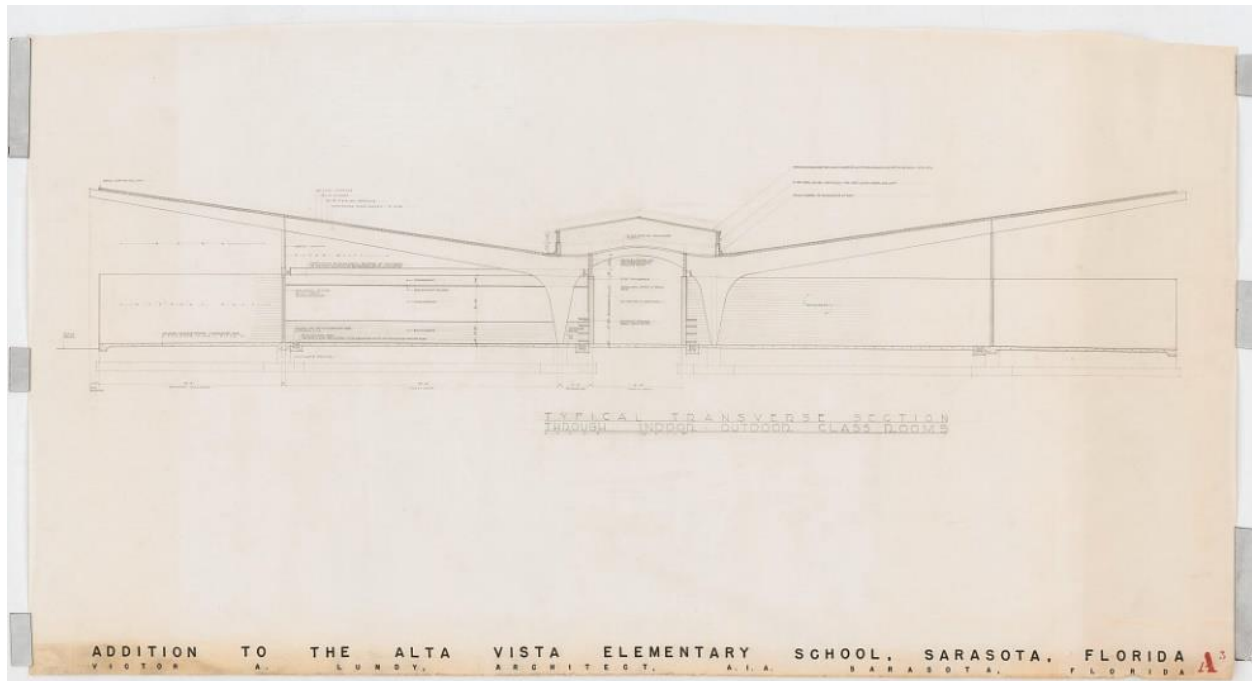


Figure 20: A drawing of the addition to Sarasota's Alta Vista Elementary School (S002502), designed by Victor A. Lundy. Courtesy of the Library of Congress.

The original Ringling Causeway Bridge had deteriorated by the 1950s and was in no condition to maintain the level of automobile traffic that was required for the new development of residences and amenities on the Keys. In 1959, the bridge was demolished, and a new draw bridge was constructed. The new bridge extended from US 41 (N. Tamiami Trail) to Bird Key (Harding Circle Historic District 2000; LaHurd 2014). The new development on St. Armands Key began in 1959, when Arthur Vining Davis purchased St. Armands, Lido, and Bird Keys for \$13.5 million. Davis' Arvida Corporation constructed restaurant and retail stores throughout the 1950s and 1960s (Harding Circle Historic

³ Information on the style's development is included in the Section V. Architectural Context, Sarasota School of Architecture, 1941 – 1966.

District 2000; see [Figure 63](#)). The Arvida Corporation also completed Bird Key in 1960 and advertised residential lots from \$9,000 to \$32,000 (LaHurd 1994).

One of the more famous tourist attractions in the state, the Ringling Circus, left Sarasota and moved south to Venice in 1960. Years of discontent had pushed the City of Sarasota to its breaking point; the *Sarasota Herald* reported that the circus “had been out to get everything possible for the circus...[and] the circus officials asked for more free land for [a] new operation. But the time for the free ride had ended.” The city of Sarasota boasted that tourists would not abandon Sarasota just because the Circus left (*Herald* 1959).

By the mid-1950s, houses in Overtown were in such deterioration and ruin that mass demolitions were instituted by the city as part of a “slum-clearance program” in an effort to redevelop the entire area. According to the City Manager and the *Sarasota Herald-Tribune*, redevelopment of Overtown would require the complete dislocating of the African American population (Overtown Historic District Nomination 2002; *Sarasota Herald-Tribune* 1957). Still segregated, the Newtown neighborhood consisted of about 7,000, or 6%, of Sarasota County’s population and it was a flourishing pocket containing restaurants, grocery stores, service stations, drug stores, beauty parlors, barbershops and medical offices. Eight years after the federally mandated desegregation of schools (federal government ordered all schools integrated by 1967), the school district finally complied with school integration. Booker High School was closed in 1967 and Booker Jr. High in 1968. The first integrated school in Sarasota was Bay Haven Elementary (Newtown Conservation Historic District 2015).



Figure 21: View looking east of Jack West's City Hall in Sarasota, 1968.

a new City Hall on First Street ([Figure 21](#)). It was dedicated in December 1967, and although it was “a far cry from his [West’s] initial plans, it still retained some of his original concepts” (LaHurd 2012). In 1968, Sarasota City Hall won an award from the Florida Association of the American Institute of Architects.

The City pushed for a new marina in 1963. Plans for dredging and bulk heading the Bay were put in motion for a cost of \$300,000. Tamiami Trail (US 41) would be rerouted along the bay front on fill. The marina, named Marina Mar, was designed by Robert L. Shaw and built by E.E. Simmons. Progress continued in 1964, when a \$4.1 million bond named “Paths to Progress” was pushed forward. It contained eight separate components and was estimated to cost each taxpayer one penny per day. The measure passed two to one and plans for a new city hall, city shops, a new civic theater, sidewalks, and a new traffic loop were all underway by 1965. Sarasota School of Architecture architect Jack West created plans for a

After the federal government relinquished control of the Sarasota-Bradenton Airport in 1947, the facilities rapidly deteriorated. In 1955, the state legislature passed the Sarasota-Manatee Airport Authority Act, allowing the airport authority to maintain and improve the facility as necessary, adopt bylaws and procedures to operate the airport, accept grants from government entities, sell bonds, and enforce zoning regulations. A new terminal was opened in 1959, and a parallel taxiway and runway was built in 1963. The airport first received jet service in 1965 by National Airlines.



Figure 22: Aerial view of the Sarasota-Bradenton Airport, 1965.

In 1968, construction for the Lewis and Eugenia Van Wezel Performing Arts Hall began. Designed by William Wesley Peters of the Frank Lloyd Wright Foundation, the color scheme, floor coverings, and fabrics were selected by Mrs. Frank Lloyd Wright and Vernon Swaback. Derided as the “Purple People Seator,” both Mrs. Wright and Mr. Swaback predicted that the purple color would “fade to a smoother lavender” in time (LaHurd 2012). Charles Benbow with the *St. Pete Times* declared that the design, built by one of the most famous architectural groups, would “draw sightseers off highway US 41 for many years.” The Van Wezel opened two years later in 1970 and according to Jeff LaHurd, “was a symbol of modern Sarasota – beautiful, refined and cultured” (LaHurd 2012).

Major League Baseball has remained in Sarasota since the 1920s. In 1988, the White Sox left Payne Park to move into the newly built Ed Smith Stadium on 12th Street and held spring training there for nine years. The Cincinnati Reds moved from Plant City, Florida, to Ed Smith Stadium in 1999 and remained until 2010. Currently, the Baltimore Orioles have made Sarasota their spring training headquarters since 2011.

Accompanying Sarasota’s progress, many structures have been lost. In 1969, the Depression-era Lido Beach Casino was razed. Downtown Sarasota lost much of its upscale shopping as Sears and JC Penny left downtown and the old hotels were razed. Ken Thompson, Sarasota’s longest serving city manager, decided to allow for the rezoning of downtown for condominiums and the city passed a resolution lessening the requirement that downtown buildings allocate 20% to commercial space (LaHurd 2012). Sarasota has continued to expand the downtown boundaries. Overtown, the historically segregated African American community, was renamed the Rosemary District as the building boom continued into the area and investors revitalized and demolished older structures. In 2002, the Overtown Historic District was placed on the NRHP (Howard & Oldham 2017). A building boom shows no signs of stopping, and while this progress boosts Sarasota’s overall economy and growth, it is sometimes at the loss of Sarasota’s cultural and structural history.

At the beginning of the mid-century, Florida was one of the fastest growing states. People from all over the United States chose Florida for its climate and geography. Between 1940 and 1980, the state’s population would increase by almost eight million people (French & Hylton 2018). Florida had become a major training ground during World War II, and many who were stationed during the war “stayed or returned...the permanent population was recorded at 2.8 million, up from 1.9 million recorded in 1940” (Wynne & Moorhead 2010). The economy evolved from exports of agricultural and natural resources to one focused by land development and tourism. The significance of Sarasota’s

tourism and entertainment industry has had a statewide impact, especially on the west coast of Florida. The state ranked tenth in the country in population during the 1960s, a dramatic increase from the 1940s, when it was ranked twenty-seventh and last of the southern states (*Census 1960*). By 1970, Florida was the fastest growing state in percentage of increase and had moved up to the ninth largest state in the United States. In 1975, Florida contained the top five areas of population growth in the United States: Fort Myers, Fort Lauderdale, Orlando, Tampa-St. Petersburg, and Sarasota (Pollick 1975).

IV. SURVEY CRITERIA

As requested by the City, the survey team recorded all buildings within the boundaries of the City of Sarasota constructed in or before 1970, as well as all previously recorded properties built in or prior to 1975 designed in the Sarasota School of Architecture style. These cutoff date(s) were selected in part to fulfill a contractual obligation with the City of Sarasota and meet the fifty-year criteria used by the National Park Service (NPS) for assessing historic buildings. Sarasota Property Appraiser construction dates were used to determine what properties were included in the survey. In some cases, such as when a building had been moved to a different parcel or multiple structures were located on the same parcel, there was a gap in the provided GIS data. In cases where buildings appeared to fall within the date range, team members verified dates in the field with the appraiser's office.

The inclusion of buildings in the survey was based on criteria established by the US Department of the Interior for listing buildings and properties in the NRHP. The NPS is the regulatory body charged with final evaluation of resources by significance for inclusion in the NRHP. Significance is determined through the loss or retention of integrity. The evaluation is a subjective judgment but is grounded by seven aspects of integrity, which the NPS defines as location, design, setting, materials, workmanship, feeling and association.

The fieldwork and survey report required for this project was completed using the professional guidelines set forth in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* (48 FR 4416). Field survey methods also complied with Chapter 1A-46 *Florida Administrative Code*. In addition, all surveys (including this survey) conducted in association with the Florida Department of State, Division of Historical Resources, utilize the NPS criteria for listing of historic properties in the NRHP as a basis for site evaluations. This way, the survey results can be used as an authoritative data bank for those agencies required to comply with both state and federal preservation regulations. The criteria are worded in a subjective manner in order to provide for the diversity of resources in the United States. The following is taken from criteria published by the US Department of the Interior to evaluate properties for inclusion in the NRHP:

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, and association, and:

- A) that are associated with events that have made a significant contribution to broad patterns of our history;*
- B) that are associated with the lives of persons significant in the past;*
- C) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;*
- D) that have yielded, or may be likely to yield, information important in prehistory or history.*

Certain properties shall not ordinarily be considered for inclusion in the NRHP. They include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

1. a religious property deriving primary significance from architectural or artistic distinction or historical importance;
2. a building or structure moved from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event;
3. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life;
4. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
5. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
6. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
7. a property achieving significance within the past fifty years if it is of exceptional importance.

The Division of Historical Resources employs the same criteria in a less restrictive manner for selecting properties to be placed on the FMSF, a repository located at the R. A. Gray Building in Tallahassee. The process allows for the recording of properties of local significance that could not be included in the NRHP. The FMSF is not a state historic register, but an archive that holds over 200,000 cultural resource documents intended for use as a planning tool and a central repository containing archival data on the physical remains of Florida's history. Each FMSF form represents a permanent record of a resource.

Alterations and additions can impact the integrity of a structure. Extensive additions and modifications, the use of incompatible exterior sidings and windows, and porch removal or enclosure are typical alterations that cause a building to possibly lose its historic character. While some modifications are found to be sensitive to the historic character and do not impact the building's integrity, other more extreme modifications can diminish the integrity of the resource, therefore altering the significance. Window replacement is common in older houses as homeowners often desire a more energy efficient option. Window alterations that retain the fenestration and light pattern and use like materials typically do not alter the character of a building. Another sensitive alteration would be the enclosure of a side porch or single-car-garage with the original footprint intact; the resource may be affected but does not necessarily lose integrity. On the other hand, where buildings have had large additions or major alterations to the main façade or prominent features and the original portion or feeling of the resource has been altered, so that one cannot determine the original from the addition, then that is considered diminishing the integrity of the structure and therefore would not be a significant resource. Some older buildings were not recorded because of these types of modifications, and some were marked as demolished by overbuild.

Typically, if an older building had major features modified (e.g. a major addition, incompatible replacement windows, and synthetic siding replacement) they were not included in the survey. Furthermore, some alterations are permanent while others may be reversible. Permanent modifications were evaluated more methodically than a reversible modification that did not alter the integrity of the structure.

The survey process also includes evaluating the condition of each building, using assessment standards established by the US Department of the Interior. A subjective evaluation, the condition of each building was evaluated based upon a visual inspection of the structural integrity, roof profile and surfacing, the integrity of the exterior wall fabric, porches, fenestration and window treatments, foundation, and the general appearance of the building. Not permitted onto private property, the surveyors inspected each building from the rights of way. No attempt was made to examine the interiors of buildings, or closely inspect the foundation or wall systems for the extent of integrity, or deterioration, or insect infestation. Consequently, some buildings evaluated as "good" may upon further inspection be found in a "fair," or even "deteriorated" condition. In like manner, some buildings labeled as fair may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration.

V. ARCHITECTURAL CONTEXT

Historic Architectural Styles

Historic buildings in Sarasota model typical architectural styles with some regional adaptations to climate, materials, design, and function. The earliest structures in the city consisted of temporary thatch buildings while settlers established their claims and could save money to build proper houses and structures. Materials from throughout the country became more readily available as faster transportation became accessible to more and more parts of the country through train and auto usage. As communications developed, methods of construction and styles of buildings expanded. Some styles are interchangeable across residential and commercial uses while a select few styles remained more typical of a specific typology. The various architectural styles described below include those prevalent in Sarasota. These styles are representative of resources from the early settlement period to beyond the established period of significance; including representations of the post-World War II era, and contemporary or mid-century modern architectural styles experienced nationally.

Virginia Savage McAlester's *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* Second Edition was used to develop the stylistic details of each of the following architectural styles. Other sources used are cited as such.

Art Deco and Art Moderne, 1920 – 1940

These two “Modernistic” architectural styles, popular in the 1920s and 1930s, respectively, represented whimsical forms with curving elements, geometric shapes, linear bands, and diverse materials. According to the description provided in *A Field Guide to American Houses*, the earlier form, Art Deco, was common in public and commercial buildings and defined by a smooth stucco exterior surface, zigzags, chevrons, and geometric motifs on the façade. Towers and other vertical projections give a sense of verticality. Around 1930, Art Moderne became the dominant style and is found more in residential types versus commercial buildings. Common features include an asymmetrical façade with smooth wall surface, flat roof with coping at the roof line, horizontal grooves or lines in walls and horizontal balustrade. Buildings designs were unique, less predictable, and established a new brand of architecture. Art Deco and Moderne buildings typically include a featured element with a strong vertical character which could be expressed in the massing of the building, a single projecting feature, or various linear elements. Examples include the Art Deco Style, Chidsey Library at 701 N. Tamiami Trail, (Figure 23); the Art Moderne Style, Municipal Auditorium (801 N. Tamiami Trail, Figure 24) and the private residence located at 226 Garfield Drive (Figure 25).



Figure 23: Chidsey Public Library, SO02952, 701 N. Tamiami Trail.



Figure 24: Municipal Auditorium, S002335, 801 N. Tamiami Trail.



Figure 25: S05894, 226 Garfield Drive.

Bungalow and Craftsman, 1905 – 1930

Popularized in California, these architectural styles were featured in building plan advertisements and catalogs which made them widely accessible to the public. These designs were implemented throughout the early twentieth century into the pre-WWII era. Building plans are rectangular or L-shaped under low pitched gable, cross-gable, or hipped roof and details include knee-braces, exposed rafter tails, full front porches under the primary or a secondary roof with corner posts or battered posts and are often set on piers or a ventilated stem wall foundation. Siding was most often horizontal boards in a clapboard or novelty profile, and windows could be single or paired double hung sash with divided lights on the upper sash. Bungalows have low and simple lines with wide projecting roofs and exposed rafters, with one or two-stories, large porches, and occasional dormers.⁴ The Bungalow can be described as a diluted vernacular of the Craftsman style, and the high-styled Craftsman buildings are less common. An example of a Bungalow resource in Sarasota is 1105 23rd Street (Figure 26) and an example of a Craftsman resource is 1526 Cocoanut Avenue (Figure 27).



Figure 26: S000133, 1105 23rd Street.

⁴Information provided by Lester Walker's 2015 *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*.



Figure 27: S001057, 1526 Cocoanut Avenue in the Central-Cocoanut Historic District.

Colonial Revival, 1880 – 1955

A few buildings in Sarasota can be characterized as Colonial Revival, based on features that relate back to Georgian, Adamesque, and Dutch architecture. Along the Atlantic coast, this style also evolved into Southern Colonial architecture. It became a dominant model for houses during the late nineteenth century until the onset of the mid-century architectural era. Characteristics include pedimented entry porches framed with columns or sidelights with a fanlight transom, gable returns, and paired double hung windows with multi-pane glazing. The form is typically a rectangular two-story plan with brick or clapboard siding under a hipped, cross gable, or gambrel roof. Facades are symmetrical and may exhibit an eclectic mix of features from any of the original influences of the style. An example of a Colonial Revival resource in Sarasota is 3007 Bay Shore Road (Figure 28).



Figure 28: S003613, 3007 Bay Shore Road.

Dutch Cottage, 1915 – 1950

Much like the Dutch Colonial Revival style (1895-1930), the Dutch Cottage⁵ is similar in to the Colonial Revival style (1880-1955). The Dutch Cottage was extremely popular during the first half of the 1900s. According to the 1928 Home Builders Catalog, the style did not refer to Holland or Colonial architecture, but the “Dutch Colonists who settled in the lower parts of New Jersey and New York.” The most defining characteristic of this style is the gambrel roof with flared eaves, sometimes called the “Dutch flare,” and a partial width dormer or dormers (Walker 1996). Other defining features include one and a half or two stories, typically symmetrical facades, and gable end chimneys. An example of a Dutch Cottage in Sarasota is located at 963 Indian Beach Drive (Figure 29).



Figure 29: S000138, 963 Indian Beach Drive.

⁵ This date parameter is from the Florida Master Site File Structure Guide_v4 because this particular style is not found in McAlester's *Field Guide*.

Frame Vernacular

Wood frame buildings are a typical building pattern for residential housing. Frame Vernacular buildings generally feature a gable or hip roof, horizontal board siding such as weatherboard or novelty siding, front porches with a separate roof structure, regular window opening patterns, and minor detailing that can include exposed rafter tails, corner boards, and porch brackets and spindles. Plan types are rectangular and are supported with pier system foundations. Porches, symmetrical fenestration patterns, and overhanging eaves allow for maximum ventilation. Solid wood framed buildings lost favor by the 1950s as manufactured concrete masonry units (CMU or concrete block) became more economical and popular. Other stylistic influences can be seen to a minor degree, such as Colonial Revival window detailing, and Bungalow or Craftsman knee braces, rafter tails, and cross gable roof patterns. 1627 Coconut Street is an excellent example of a Frame Vernacular resource in Sarasota (Figure 30).



Figure 30: S000127, 1627 Coconut Street in the Central-Cocoanut Historic District.

International, 1925 – Present

Following on the heels of Art Deco and Art Moderne, the International style diverged from the period revivals and featured its own unique details. Character defining elements of these buildings are the square or rectangular forms exaggerated with horizontal features like wide canopies or cantilevered elements, aluminum sash windows wrapping across corners, and facades covered in a smooth stucco finish, absent of ornamentation. Roofs are flat and may be simply detailed with a coping element but are otherwise not embellished. The shift in architectural styling was due, in part, to a change in construction technique from structural masonry to a steel skeleton. This construction was developed in Europe as a deliberate attempt to begin a fundamental shift in design based on materials and new building technologies, which led to a functional approach to design less encumbered by larger materials and applied ornamentation. An example of an International resource in Sarasota is 463 Meadow Lark Drive (Figure 31).



Figure 31: S012059, 463 Meadow Lark Drive.

Masonry Vernacular

Like Frame Vernacular, Masonry Vernacular is a prominent style found in Sarasota. If not available locally, masonry units could be easily transported by the 1920s when the material started to gain popularity. Some buildings apply details of the Mediterranean Revival styles popular in the 1920s while others borrow from the Art Deco and Moderne styles of the 1930s and 1940s. Exterior finishes are stucco or masonry veneer including brick, stone, and rough faced concrete block. Brick may be used to form window sills and lintels as a distinct texture and scale from the smooth faced façade.

Masonry Vernacular structures are typically asymmetrical but maintain regular window openings and by the 1940s, the building form shifted from a rectangular to an L- shaped plan with a shallow roof projection. Front porches were also typical in residential Masonry Vernacular buildings and more often are inset under the primary roof or cross-gable extension. A fine example of a Masonry Vernacular resource in Sarasota is 2123 Bay Street ([Figure 32](#)).



Figure 32: S010667, 2123 Bay Street.

Mission, 1890 – 1920

The Mission style of architecture was prevalent from 1890 to 1920. During the 1910s, popular trade catalogs, including the Sears and Roebuck Company, offered this house plan style for sale that could be ordered by builders and architects. This style allowed residential architecture to replicate the Spanish Colonial time period. Identifying features include sculpted dormers or parapets, one or two stories in height, flat roofs with tiled parapet roofs, tiled hip roofs with wide overhanging open eaves, and robust square porch columns that frame arched openings. Buildings were wood frame or hollow core tile with symmetrical or asymmetrical facades covered in smooth or textured stucco. At the roof line, scuppers are often installed to allow water to drain from the flat roof. Variations can be found in dormer or parapet patterns. Ornamentation is minimal with occasional crests. 3609 Camino Real is an example of a Mission resource in Sarasota ([Figure 33](#)).



Figure 33: S001066, 3609 Camino Real.

Mediterranean Revival, 1880 – 1940

Mediterranean Revival styles include subtypes such as Spanish Eclectic, Mission Revival, and Moorish Revival. Buildings have an overall rectangular massing and may be symmetrical or asymmetrical. Finish details include varied stucco patterns, clay tile roofs, decorative grill work, shaped parapets, clay drain spouts, arched motifs, and loggias. Florida's Spanish Colonial heritage was a logical source of inspiration for these styles, and in South Florida the styles were applied to both grand scales of hotels, civic, and recreational buildings, as well as modest houses. Distinctions between the subtypes are evident in select details. Mission Revival buildings typically feature a prominent stepped and/or curved parapet along the primary façade and may have a more austere finish pattern and degree of relief across building facades. Arches and openings in the Moorish Revival buildings often have a horseshoe pattern. Spanish Eclectic is a more general subtype which captures most of the remaining buildings that do not have strong details depicted in the prior categories. An example of a Mediterranean Revival resource in Sarasota is 1631 Hawthorne Street (Figure 34).



Figure 34: S000183, 1631 Hawthorne Street.

Mid-Century Modern, 1945 – 1990

The Mid-Century Modern style of architecture from the post-World War II era (1945-1960) is an adaptation of various modernist movements. Frequently referred to as “Contemporary,” it was popular between 1945 and 1990. Buildings were often constructed of concrete block or other masonry units with slab foundations; common features include low-pitched gable or flat roofs with medium to wide overhanging eaves, slanted beam pole supports, smooth stucco exterior, and awning or jalousie windows. Eventually, windows became a key feature of many spaces as they became larger and more prominent, such as trapezoidal windows in gable ends or window walls of single pane fixed glass. Another characteristic often used with this style is decorative grilles or ornamental masonry elements incorporated into the front porch or exterior carport wall and commonly referred to as concrete screen or “breeze” block. The style has a refined simplicity and is found regularly in residential structures in Florida communities. A distractive sub-type of Mid-Century Modern is the A-Frame. This style of house gets its name from the “A”- shaped structural system that allows the elimination of the two side walls of the house. The basic A-Frame results in an inexpensive building with only four surfaces: two end walls and the gable roof. Minimal amounts of siding are used for the façade, as it typically consists primarily of glass.⁶ Examples of Mid-Century Modern resources in Sarasota are located at 4810 Bay Shore Road (Figure 35) and the A-Frame at 2498 Temple Street (Figure 36).



Figure 35: S07175, 4810 Bay Shore Road.

⁶ The information provided on the A-Frame Style is from Lester Walker’s 2015 *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*.



Figure 36: S012329, 2498 Temple Street.

Minimal Traditional, 1935 – 1950

Evolving out of the Depression Era, Minimal Traditional house represent restraint and economy without being austere. Primarily used for residential construction, the forms are compact and simple L-shaped, or rectangular with a shallow projecting cross gable roof with a low to moderate pitch and little to no eave. Facades are finished with wood siding, smooth stucco, brick, asbestos, or masonry veneers with varied windows that include casement, picture, and multi-pane or one-over-one sash windows arranged asymmetrically. There is little architectural ornamentation. As stated in *A Field Guide to American Houses*, in post-war developments the style is often found alongside early Ranch houses. Examples in Sarasota include features such as front porches with wood columns or wrought iron supports, and traditional cornice and eave details. An example of a Minimal Traditional resource in Sarasota is 3713 Iroquois Avenue (Figure 37).



Figure 37: S003644, 3713 Iroquois Avenue.

Ranch, 1935 – 1975

While the Ranch style was another California design from the 1930s, it did not reach widespread use until the post-WWII period of the 1950s when it became the most popular form for residential construction. Most obvious characteristics include the wide, horizontal emphasis from the broad roof line and rectangular or L-shaped plan, picture window detail, asymmetry, and simple front entry which may be understated or detailed with aluminum porch supports and a multi-paneled wood door. Chimney features or slightly offset roofs accentuate the overall roof line and there may be attached carports, breezeways, or garages. Early iterations of the Ranch (sometimes called Ranchettes or Early, Minimal, or Compact Ranches) were typically smaller with less detailing, but still feature the strong horizontals and other characteristics of the later, more refined iteration of the style. An example of a Ranchette is located at 1017 23rd Street ([Figure 38](#)); and examples of the Ranch style in Sarasota are 1767 Loma Linda Street ([Figure 39](#)) and 2722 Bruce Lane ([Figure 40](#)).



Figure 38: S007656, 1017 23rd Street.



Figure 39: S011645, 1767 Loma Linda Street.



Figure 40: S008959, 2722 Bruce Lane.

Split Level, 1935 – 1975

Ranch subset

The Split Level is a variant of the Ranch. It includes a second floor, typically distinguished by a change in exterior materials, and separated by a partial, rather than full, flight of stairs. *The Field Guide to American Houses* identifies it as a *form*, rather than a *style*, because its simple box-like shape could be manipulated to adapt to almost any style.⁷ Although the design is best suited to sloping ground, it was popular enough to also be constructed on level grade. There are two variants: Tri-Level and Bi-Level Splits. A Tri-Level Split is composed of a two-story mass adjacent to a single-story mass. Interiors are divided into bedrooms and private spaces in the uppermost floor; social areas, including the kitchen, at the mid-level; and garage and recreation room at the ground floor. The separation of functions is typically visible from the exterior through massing and/or materials. A Bi-Level Split is a two-story structure, with the entry in between, split between the upper and lower floors, allowing for the entry, located at ground level, to be one-half a flight of stairs below or above the main level. While somewhat uncommon, the Tri-Level is much more common in Sarasota, and an example is located at 3117 Alta Vista Street (Figure 41).



Figure 41: S011433, 3117 Alta Vista Street.

⁷ This thought is also replicated in Lester Walkers 2015 *American Homes: The Landmark Illustrated Encyclopedia of Domestic Architecture*.

Sarasota School of Architecture, 1941 – 1966

During World War II, both Paul Rudolph and Ralph Twitchell rediscovered materials “to create low-cost residential designs suited for Sarasota’s climate and terrain”⁸ that could be used in designing residential buildings (Kise, Straw, & Kolodner 2003). Influenced by modernistic styles such as Bauhaus and the International style, and architects like Frank Lloyd Wright, Rudolph and Twitchell developed a style that drew universal attention with their concept of spatial design integrated into the coastal locations. Dubbed the Sarasota School of Architecture at an AIA conference in Tampa in 1982, houses and buildings designed in the style were often highlighted in local, national, and international magazines. Rudolph and Twitchell are considered the fathers of the style and influenced many architects working in Sarasota from 1941 to 1966 including Tim Seibert, Philip Hiss, Dwight James Baum, Thomas Reed Martin, Shepard Clas, Milwaukee Clas, Mark Hampton, Gene Leedy, Victor Lundy, Jack West, William and Ralph Zimmerman, William Rupp, and Bert Brosmith (Kise, Straw, & Kolodner 2003; Howey 1997). Almost every Sarasota School architect served in the military during or immediately after World War II (French & Hylton 2018).

Their initial philosophy was expressed by Rudolph in 1947 and included clarity of construction, maximum economy of means, simple vertical and horizontal dimensions, clear geometry above the natural landscape, and honesty in details and structural connections. The movement introduced and adapted the International style to southern Florida and the architects designed buildings for the subtropical climate (Rogers 1999). Between 1946 and 1952, Twitchell and Rudolph designed residences with open floor plans to help capture ocean breezes and to promote cross ventilation. These structures were elevated off the ground to battle dampness and potential flooding (French & Hylton 2018).

While the Sarasota School found its inspiration in part from the philosophies of the Bauhaus, it incorporated forms of regional Southern architecture, using patios, verandas, modular construction and raised floors to open its buildings for greater ventilation in pre-air conditioning days. The style added a play of light and shadow, and the color and texture of indigenous low maintenance materials, softening the cold machine aesthetic of the Bauhaus. This approach to design strengthened the connection between architecture and environment, allowing Sarasota School buildings to respect and blend well into their sites. The result was a regional modernism which blurred the distinction between the indoors and outdoors and accommodated the lifestyle and climate of southern Florida (Sarasota Architecture Foundation).

In July of 1954, Paul Rudolph presented at the AIA Convention in Boston, speaking on the range of expression in modern architecture and urging “the creation of living, breathing, dynamic spaces of infinite variety, capable of helping man forget something of his troubles” (French & Hylton 2018; *The Florida Architect* 1954; Figure 42). By the 1960s, buildings designed in the Sarasota School style slowed and the Style was adapted. In the introduction to John Howey’s book, *The Sarasota School of Architecture*, Richard Guy Wilson states “many of the [Sarasota

⁸ The Sarasota School of Architecture style is not found within McAlister’s *Field Guide* and resources are cited in-text.

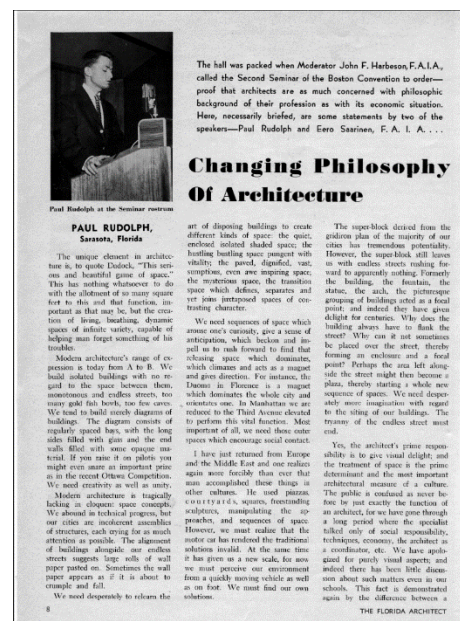


Figure 42: Changing Philosophy of Architecture from *The Florida Architect*, July 1954.

School] houses in Sarasota are either destroyed or altered beyond recognition.” Although many have been altered, fine extant examples of the style are the Cocoon House (S002438), located at 3575 Bayou Louise Lane (Figure 43); the Umbrella House (S002448), at 1300 Westway Drive (Figure 44); the Hiss Studio (S002449), at 1310 Westway Drive (Figure 45); Sarasota High School (S000416A), located at 1000 South School Avenue (Figure 46) and the addition to the Alta Vista Elementary School (S002502), located at 1000 South School Avenue (Figure 20 and Figure 47).

The style is characterized by horizontal lines and geometric angles; roofs are often flat, and walls are mostly glass, in an effort to connect interior and exterior spaces. Exterior materials include stucco, so named Ocala-block (a masonry unit made from crushed limestone from the Ocala region), wood siding (often cypress wood), and/or additional masonry material (Kise, Straw, & Kodner 2003). Other prefabricated materials are used, such as breeze or screen blocks, laminated or engineered wood, and pre-stressed concrete. Lack of state regulations allowed architects and builders the ability to experiment with these different materials – statewide building codes were not adopted until 1974 (French & Hylton 2018).



Figure 43: Cocoon House, S002438, located at 3575 Bayou Louise Lane.



Figure 44: S002448, the Umbrella House, located at 1300 Westway Drive.



Figure 45: S002450, The Hiss Studio, located at 1310 Westway Drive.



Figure 46: S000416A, Sarasota High School Addition, located at 1000 South School Avenue.



Figure 47: S002502, addition to the Alta Vista School, located at 1000 South School Avenue.

Additional Styles Unique to Sarasota

Sarasota's architecture is one of the most unique in Florida. Not only does the city share a namesake with the Sarasota School of Architecture, but some of the most famous people and architects of their time called the city home. The Ringling's influence over Sarasota's architecture cannot be understated. Because of this, ESI has included some of Sarasota's more iconic, yet less popular, styles of architecture.



Figure 49: S000369, home of John Ringling, Ca' d'Zan is one of Sarasota's iconic structures that embodies elements of Mediterranean Revival, Italianate, and Venetian Gothic styles.



Figure 48: To the left, S000416, Sarasota High School, in the Collegiate Gothic style. And to the right, S000370, the home of Charles Ringling (now part of the New College Campus), in the Beaux Arts style.



Figure 51: S000737, 1716 Hawthorne Street, shows the Prairie style of Architecture.



Figure 52: S000141, 845 Patterson Drive, shows the Tudor Revival style of Architecture.

Indeterminate Styles

There are instances when a structure's style is not clearly defined for various reasons. In this survey, four different terms were used to differentiate. "Other" indicates the structure was obscured by vegetation, fencing, etc., such that no character-defining features were identifiable (Figure 55). A structure identified as "Mixed, none dominant" has significant elements from two or more styles, to the extent that none dominate. A good example of this is located at 1653 Bahia Vista, which is a mix of Monterey and Colonial Revival styles (Figure 53). "Mixed" is differentiated from "Unspecified," which refers to buildings which have no true style (Figure 54). Although it may incorporate details from one or more styles, none are significant enough to define an identifiable style. The last indeterminate style in Sarasota is identified as a "No Style." ESI used this designation when no the structure exhibited no stylistic features, or so few as to not embody a particular style. These identifiers were used sparingly, particularly the last three.



Figure 53. S011648, 1653 Bahia Vista. Recorded as "Mixed, none dominant."



Figure 54: S007553, 3224 Bay Shore Road. Recorded as an "Unspecified" style.



Figure 55: S009116, 4253 Fruitville Road. Recorded as an "Other" style.

Table 1. Styles of surveyed structures.

ARCHITECTURAL STYLES*	
American Foursquare	2
Art Deco	7
Beaux Arts	3
Bungalow	142
Collegiate Gothic	3
Colonial Revival	29
Commercial	197
Craftsman	19
Dutch	5
Frame Vernacular	1,610
Gothic Revival	1
Greek Revival	1
Industrial Vernacular	85
International	4
Italianate	1
Masonry Vernacular	2,917
Mediterranean Revival	88
Mid Century Modern	840
Minimal Traditional	451
Mission	30
Mixed, none dominant	14
Moderne	5
Monterey	4
Neo-Classical	11
Not applicable*	4
Other	31
Prairie	8
Queen Anne	1
Ranch	1,831
Richardsonian	1
Sarasota School of Architecture	73
Tudor Revival	6
Unspecified	18

*These styles represent only the structures that were recorded, not the styles that exist wholly, within the City of Sarasota.

Figure 56: On the following page, architectural styles of surveyed resources.

VI. SURVEY RESULTS

The historic architecture of Sarasota is representative of national and statewide trends in architecture during the twentieth century. Based on survey criteria, 11,079 structures were surveyed and assessed during this 2019 survey. Of those, 8,448 were recorded with the FMSF as newly recorded structures or structures that had been altered since their previous recording; 1,634 structures surveyed were not updated on the FMSF as no changes were observed based on the previous recording. Of the 11,079 structures surveyed, 998 of those structures, both previously recorded and structures that met the fifty-year criteria, were demolished (**Appendix D**).

The vast majority of buildings date from the twentieth century. Some were constructed during the land boom era of the late 1920s, but a substantial number were constructed during the post-World War II era. Most of the buildings exhibit vernacular influences, although Contemporary influences are widely expressed in Sarasota and were constructed as residences. Other original functions recorded during the survey include religious institutions, commercial storefronts, and public service/government buildings.

Analysis of Survey Findings

The following analysis includes a statistical review of the survey findings and, when coupled with Section V. Architectural Styles, is a narrative of the historical evolution of the architectural styles documented. A list of building addresses, styles, and dates of construction is in a comprehensive inventory found in **Appendix A**. Lists of structures that could not be photographed are provided in **Table 2**, as are duplicate FMSF Site IDs, found in **Table 3**.

Table 2 below lists the structures that could not be photographed in the field. Whenever possible, a form was completed (as much as possible) and maps created for them, however. Structures could not be photographed for one of two reasons: (1) the structure was not visible from the right-of-way; and/or (2) the property owner or resident firmly asked the surveyor not to record the structure. The survey team consulted Google Earth, and if the Google image matched the form, it was included with the form and maps. Those structures are marked with an (*) in the table below.

Table 2: List of structures that could not be photographed.

Site ID	Street No.	Street Name	Year Built
--	1567	19 th Street	1924
--	1581	19 th Street	1968
--	1560	20 th Street	1960
--	1583	20 th Street	1963
--	1570	22 nd Street	1964
--	1501	23 rd Street	1959
--	1770	24 th Street	1958
--	1508	25 th Street	1964
S008771	2057*	28 th Street	1963
S003692	567	45 th Street	1924
S003698	4645	Ainsley Place	1928
--	2309	Alameda Avenue	1958
S007696	2415	Alameda Avenue	1925
--	1340	Allendale Avenue	1962
--	3106	Bahia Vista Street	1952
--	2109	Bay Street	1959
--	2541	Browning Street	1960

SO11303	927*	Charlotte Avenue	1960
--	4253	Fruitville Road	1963
SO08700	2919	Gillespie Avenue	1966
SO08704	2947	Gillespie Avenue	1960
SO04807	847	Hudson Avenue	1939
SO03565	1051*	Indian Beach Drive	1940
--	420	John Ringling Causeway	1965
SO08440	1717*	John Rivers Street	1954
--	1717	Ken Thompson Parkway	1960
--	2426	Links Avenue	1961
SO08720	2950	Links Avenue	1964
SO08745	2075*	Mabel Long Way E	1958
SO08503	2819*	Maple Avenue	1960
SO09840	2902*	Michigan Street	1956
SO08062	1123*	Myrtle Street	1950
SO04797	1122	S Osprey Avenue	1948
--	2409	Pershing Avenue	1954
SO08773	2923	Pershing Avenue	1959
SO08674	2931	Pershing Avenue	1963
--	915	Pomelo Place	1957
--	4	Russ en Urbe Court	1940
SO05960	428	Siesta Drive	1948
--	4229	N Tamiami Trail	1954
--	1229	Tuttle Avenue	1953
--	2273	Wood Street	1962

Below, in [Table 3](#), the following structures were found with two (2) FMSF Site IDs. In this instance, the survey team chose to identify the structure with the earlier site ID.

Table 3: Duplicate Site IDs found during the survey.

Duplicate Site ID	Street No.	Street Name	Recorded Site ID
SO00233A	1622	9 th Street	SO00233
SO00675	2027	McClellan Parkway	SO00257
SO00940	1435	7 th Street	SO02618
SO00948	426	N Orange Avenue	SO02893
SO01092	1370	13 th Street	SO03267
SO01166	1358	18 th Street	SO01160
SO02788	253	S Links Avenue	SO00387
SO03006	1269	1 st Street	SO00284
SO03250	1300	12 th Street	SO01093
SO03266	1360	13 th Street	SO01091
SO03340	1625	Cocoanut Avenue	SO00127
SO03347	1319	17 th Street	SO00270
SO03465	1037	Washington Boulevard	SO02593
SO03480	2228	North Orange Avenue	SO01154
SO03482	1704	23 rd Street	SO01158
SO03484	1685	22 nd Street	SO01149
SO03506	2312	Orange Avenue	SO01157
SO03509	1635	24 th Street	SO01162
SO03553	2227	Ixora Avenue	SO01115
SO03555	2243	Ixora Avenue	SO01114
SO03357	2319	Ixora Avenue	SO01113

S003558	2325	Ixora Avenue	S001112
S003563	2501	Ixora Avenue	S001111
S003570	2518	Hickory Avenue	S001110
S003574	2441	Hickory Avenue	S001109
S003576	2403	Hickory Avenue	S001105
S003578	2324	Hickory Avenue	S001101
S003579	2318	Hickory Avenue	S001100
S003584	2446	Alameda Avenue	S001099
S003712	406	Woodland Drive	S000152
S003758	2942	Links Avenue	S001255
S004566	1191	Dr. Martin Luther King Jr. Way	S000366
S004712	1103	South Orange Avenue	S000795
S004824	1904	Irving Street	S000807
S005481	533-539	Washington Boulevard	S002415
S005932	236	South Washington Drive	S001272
S005984	2285	Hyde Park Street	S000710
S006005	2283	Hillview Street	S000780
S006037	2478	Loma Linda Street	S000788
S006070	525	Columbia Court	S002698
S006075	518	Columbia Court	S002696
S006450	639	Tarpon Avenue	S001276
S006461	524	Columbia Court	S002697

Appendix C, Figure C-30, provides a map of all 8,448 structures. For more in-depth visual representation of recorded structures see **Appendix D**. ESI has provided heat maps of development and graphs with detailed information regarding year built and styles represented.

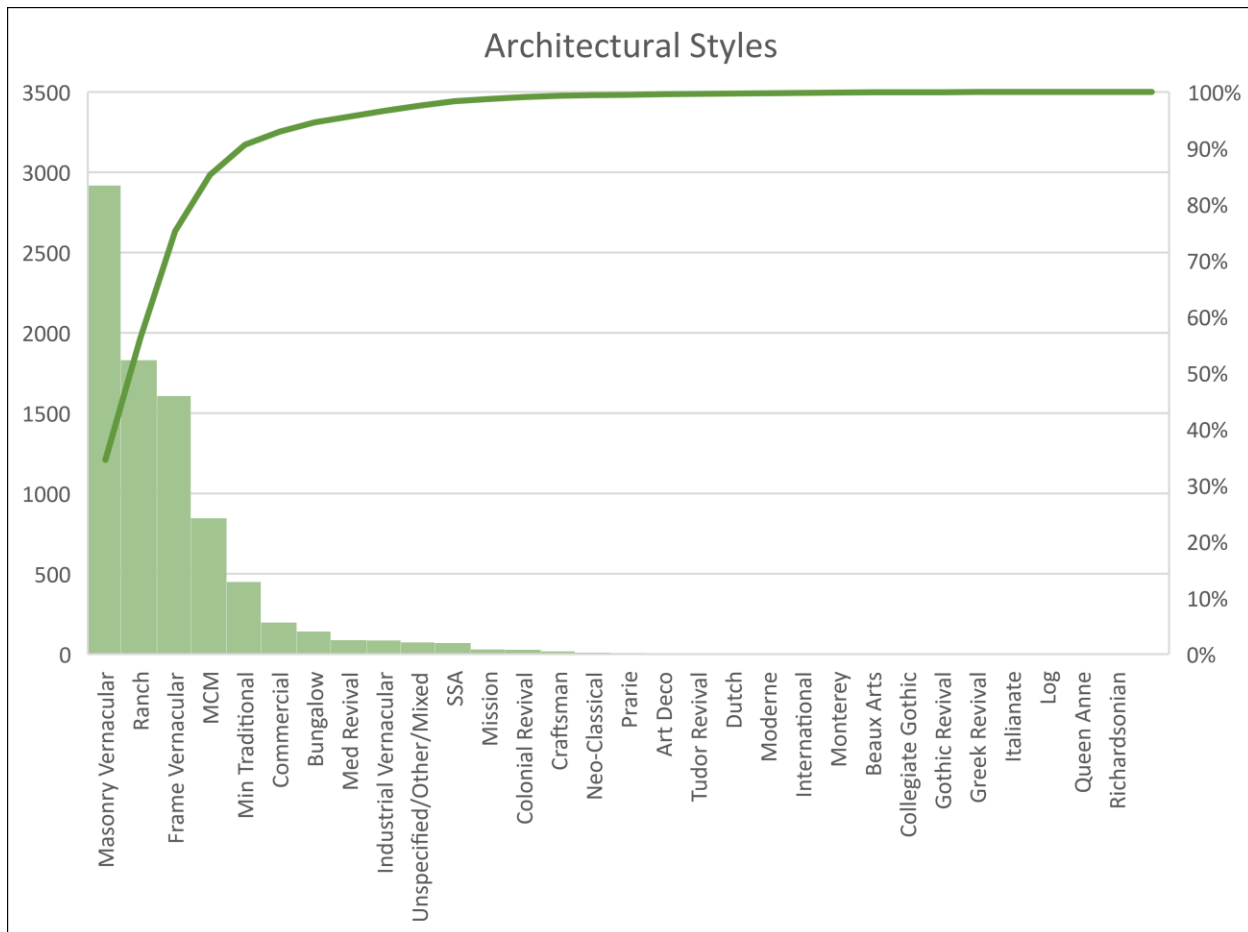


Figure 57: Architectural styles of surveyed resources. Bars are ordered from least to greatest, with the line representing the cumulative percentage.

Approximately 90% of the surveyed resources are designed in one of five styles (as shown in Figure 57): Masonry or Frame Vernacular, Ranch, Mid-Century Modern, or Minimal Traditional. Over half of the surveyed resources in Sarasota were constructed during WWII/Post-War period (1942 – 1959, see Table 4 and Figure 61 below). More specifically, 55% of the buildings in Sarasota were constructed between 1950 – 1959. This is reflected in the most common building styles: Ranch, Mid-Century Modern, and Minimal Traditional styles which were all common during and directly following the war.

Frame and Masonry Vernacular buildings are not attached to a specific time period and are somewhat unique “styles” as they are not “true” or “academic” styles. All other styles identified (save for Indeterminate Styles) have what is commonly referred to as a “high style” – a highly refined embodiment of the character-defining features and details of the style. The Hiss Studio (Figure 45), on Lido Shores, is a good example of a high style Sarasota School of Architecture style, and *A Field Guide to American Houses* calls it out as a fine example of the International Style.⁹ A slightly more common example is what is sometimes referred to as a California or Midwest Ranch: they are very long, with very low pitched roofs, emphasizing the horizontal nature of the building (along with other details included in the V. ARCHITECTURAL CONTEXT Ranch, 1935 – 1975 section). These would be

⁹ McAlester does not identify the Sarasota School of Architecture as its own style, and it is therefore housed under the International style in the book.

considered high style Ranches. There are more modest Ranches, however (see, for instance, [Figure 38](#)) that embody the characteristics but are not as extreme. Frame and Masonry Vernacular buildings, however, do not have a high style iteration.

Frame Vernaculars were typical through the end of WWII, at which time their popularity was taken over by Masonry Vernaculars. This is largely because frame structures were cheaper to build pre-War, while masonry (usually concrete) was more inexpensive after. Many cities experienced fires in downtown cores around the turn of the century, at which time their commercial frame buildings were replaced with masonry (usually brick) far before the rest of the city.

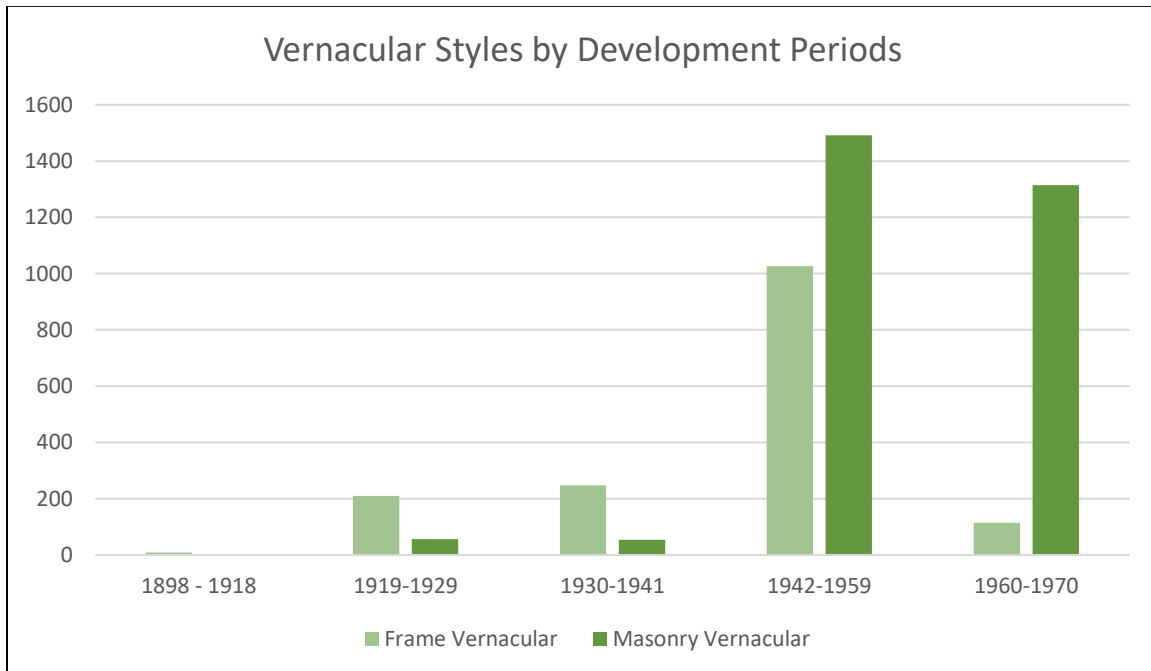


Figure 58: Vernacular Styles of architecture in Sarasota by development periods.

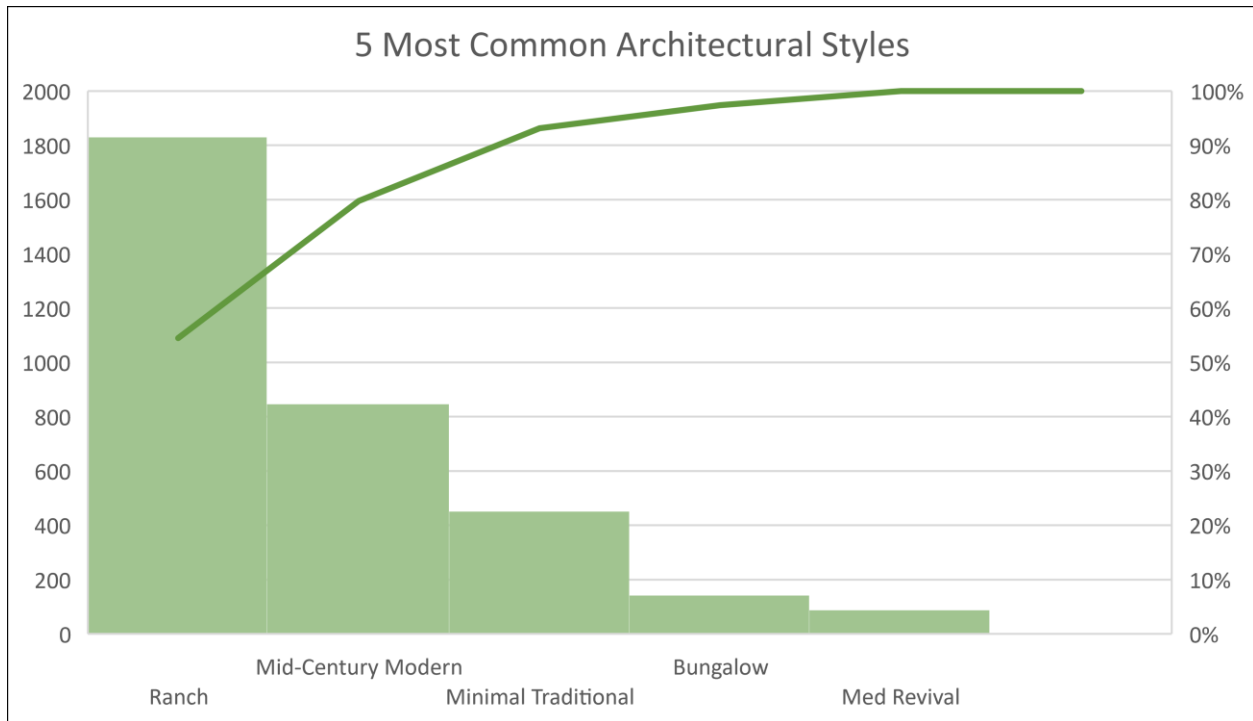


Figure 59: The five most common architectural styles in Sarasota of surveyed resources, not including frame and masonry vernacular structures.

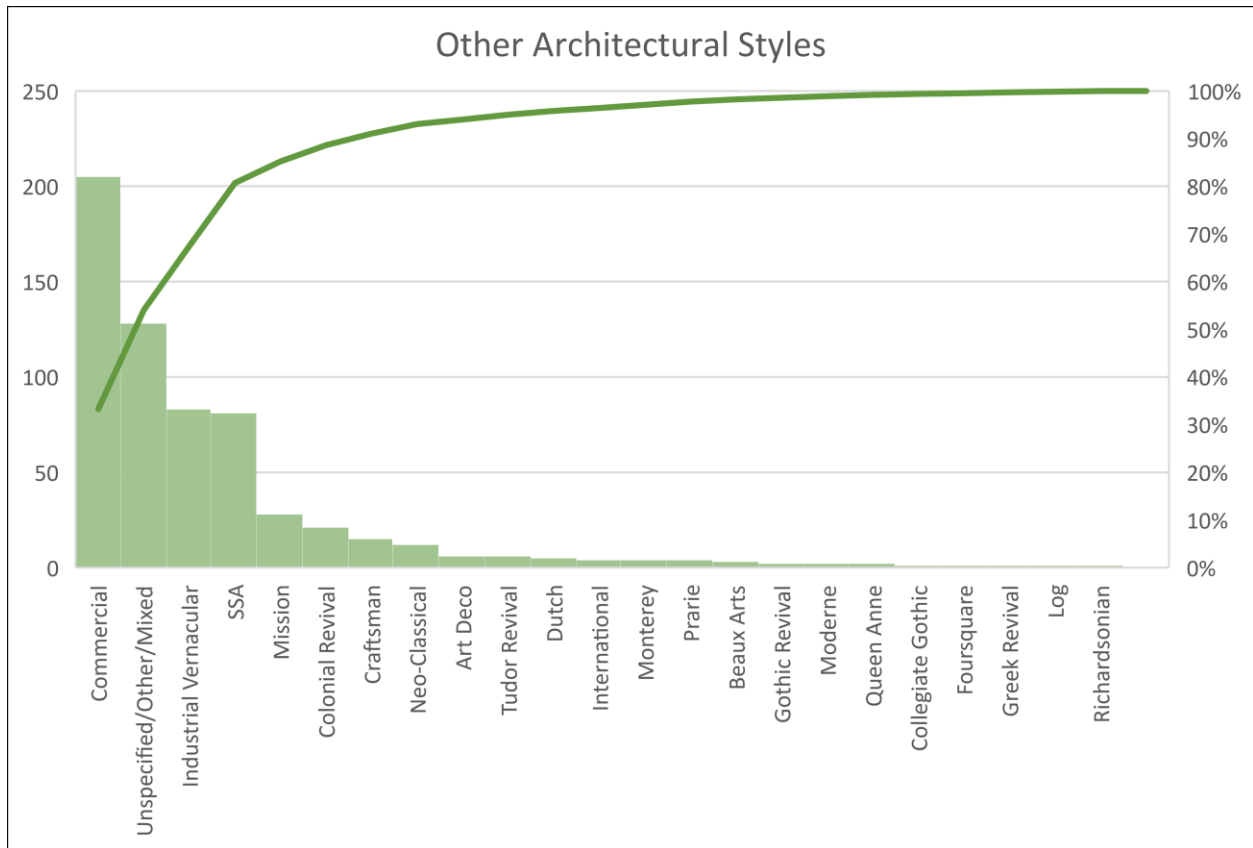


Figure 60: Other architectural styles of surveyed resources.

The development of historic structures in Sarasota can be grouped into five (5) periods of significant development dating to the turn of the twentieth century. Even though Sarasota's European history dates to the colonization of Florida, and subsequently the beginning of the United States, most of the contributing structures are from a much later time period. Save for three, all of Sarasota's structures date from the twentieth century and approximately 88% of the structures surveyed were built during the post-World War II and Contemporary Periods.

Table 4: Percentage of structures constructed during development periods.

DEVELOPMENT PERIODS	
Turn of the Century ¹⁰ (1898 – 1918)	>1%
Florida Land Boom (1919-1929)	6%
Great Depression and the New Deal (1930 – 1941)	5%
WWII and Aftermath (1942 – 1959)	58%
Contemporary Period (1960 – 1975)	30%
Modern Period ¹¹ (1976 – on)	>1%

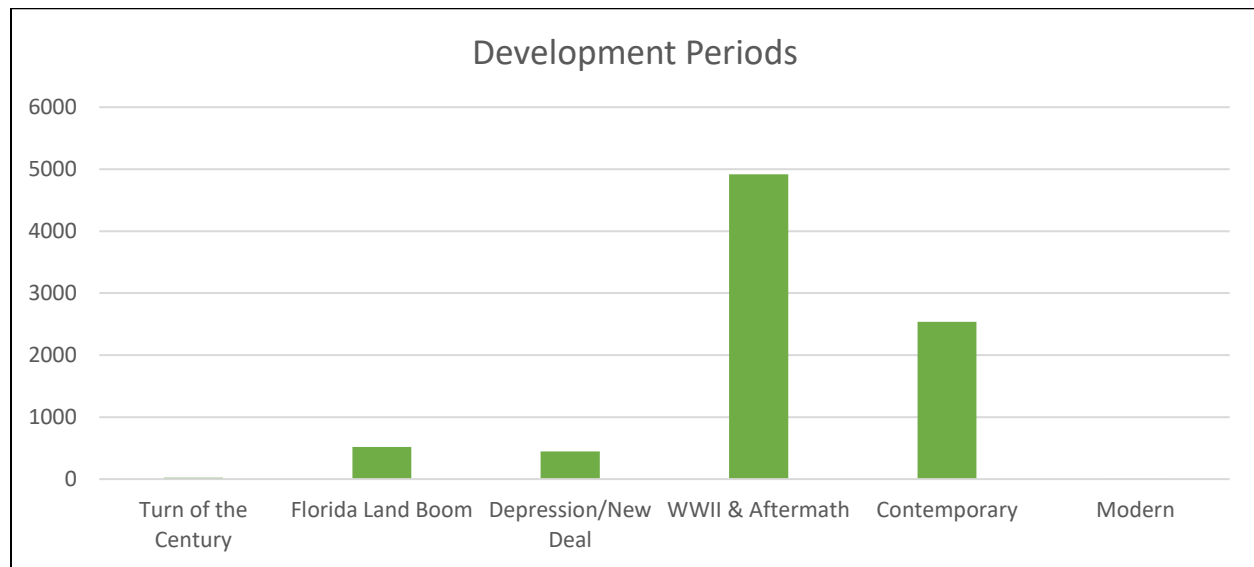


Figure 61: Number of resources constructed during development periods.

Sarasota's buildings and their materials are consistent with national and statewide architectural trends. They contribute to the sense of time, place, and historic development of the city through their location, design, setting, materials, workmanship, feeling, and association. The period of historical significance for the survey has been established to include all properties constructed in or prior to

¹⁰ Three (3) structures were constructed before 1898, including one (1) cemetery and two (2) Colonial Revival buildings.

¹¹ Three (3) structures were constructed after 1975. They are included here as they were previously recorded in the Phase II and III Survey.

1970. This date was selected as the cutoff to, in part, fulfill a contractual obligation with the City of Sarasota. This cutoff date satisfies the fifty-year criteria established by the National Park Service as a basis for survey and for listing in the NRHP and provides an additional year of information for the City moving forward.

Organizing resources into periods associated with development is more meaningful than simply classifying buildings by decade. The periodization strategy associates buildings within their larger contexts and with events that helped shape the development of a city. These periods provide useful contexts for assessing Sarasota's historic architectural resources.

Sarasota underwent a significant building surge in 1925. During the Florida Land Boom (1919 – 1929), over half of the buildings in the City were constructed in that year, and over 75% were constructed between 1924 – 1926.¹² This is the time Ringling and Caples were developing Sapphire Shores. Construction during the Land Boom was heaviest downtown, with other work occurring in the adjacent Rosemary and Park East districts, along with Sapphire Shores and neighborhoods along the shore south of downtown, including Harbor Acres, Bayview, and Granada. Frame Vernacular buildings were the most popular in 1925 (35%), followed by bungalows (25%) and Mediterranean Revival (16%).

Throughout the five time periods of significant development, vernacular structures were the most common – except, uniquely, during WWII and its aftermath. During that time, the Ranch was the most popular style, at 29%, followed closely by the vernacular styles with masonry at 28% and frame at 20%. As previously mentioned, over half (55%) of the structures in the city were constructed between 1950 and 1959. This boom continued into the early part of the 1960s but began to fall off consistently through the decade. Buildings constructed during the 1950s were relatively evenly split between Masonry and Frame Vernacular, Ranch, and Mid-Century Modern or Minimal Traditional styles.

Minimal Traditional buildings were common through the early part of the 1960s (construction peaked in 1960-1962), and as the style's popularity waned, it was replaced by Mid-Century Modern buildings in the mid and late parts of the decade. Near the end of the 1950s, Masonry Vernacular began to gain popularity (with a reflective fade for Frame Vernacular), a trend that continued into the 1960s. Through that decade, Masonry Vernacular represents a healthy half of the buildings constructed, with Mid-Century Modern and Ranch Styles making up most of the balance. The popularity of both styles began to peter out moving through the decade, replaced primarily with more Masonry Vernacular. (For supporting data, see **Appendix D.**)

¹² When looking at the 1925 date, it is important to note that earlier surveys often identified Craftsman and Bungalow structures with ca.1925 build dates, and therefore the true number of 1925 buildings may be less than those identified here.

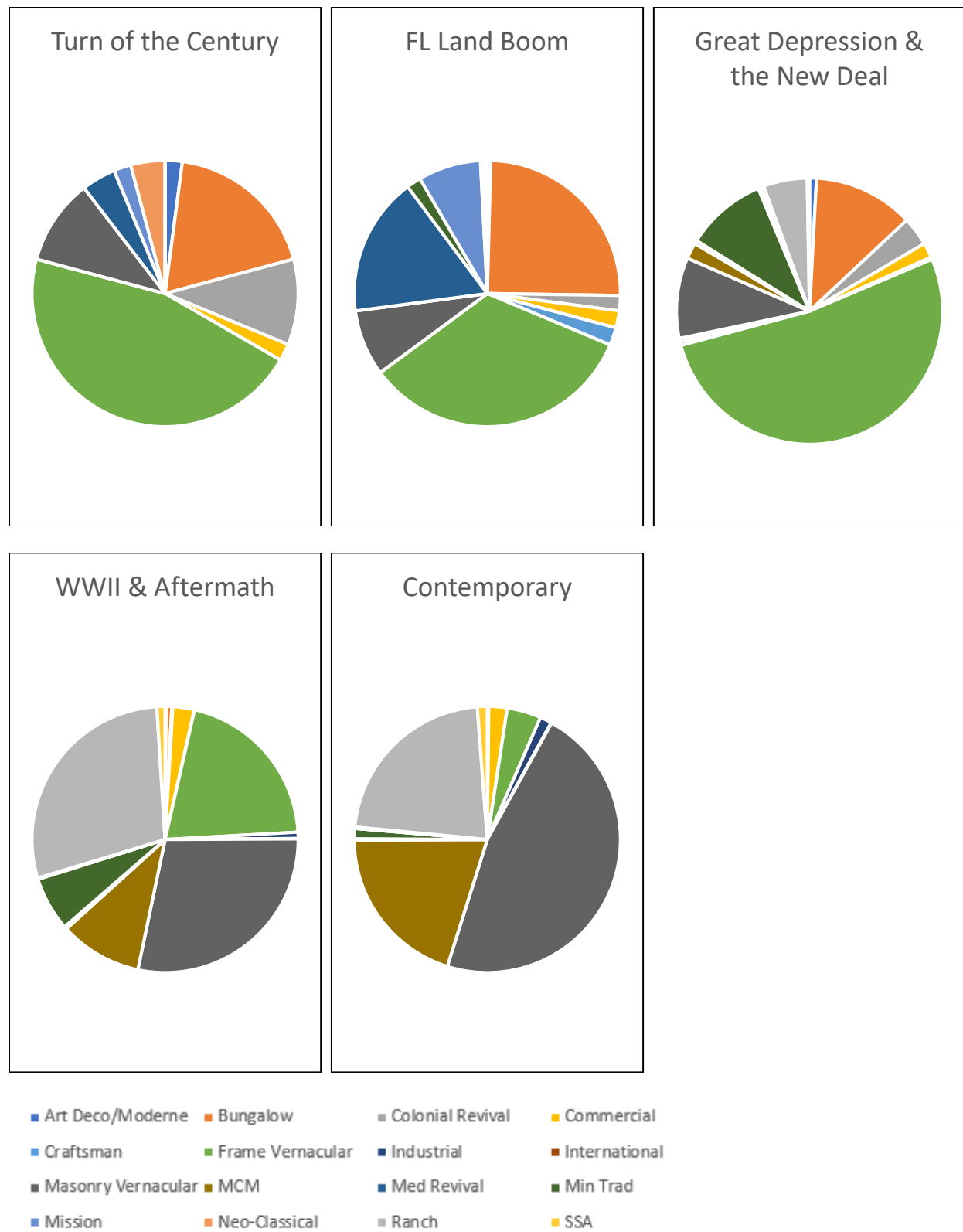


Figure 62: Above, architectural styles divided by development period.

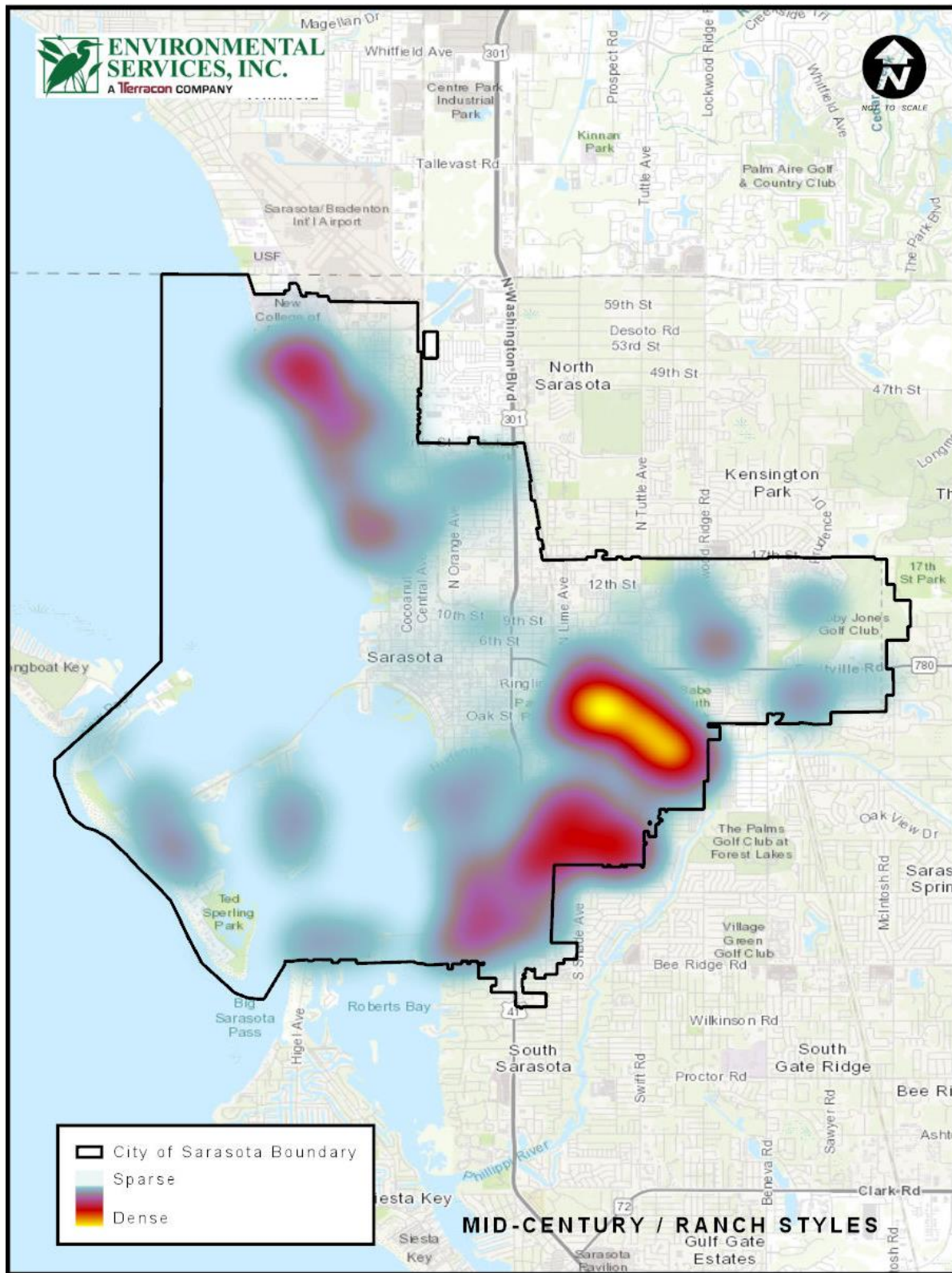


Figure 63: A heat map of Mid-Century Modern and Ranch structures in Sarasota. This image is also included in Appendix D.

The vast majority of surveyed structures are residential, comprising approximately 92% of the properties (see Table 5). The automobile was not widely available until after the second World War, and, as such, neighborhoods that developed in the first half of the century were typically more walkable than those in the latter half. These early neighborhoods often provided a broader range of resources in a smaller area, with small commercial strips offering a variety of services from grocers to barbers to theaters to schools, all within a proximate ½ mile radius (generally considered an “easy walk”). Although uses may have changed, these small commercial areas are often present in older neighborhoods and are still exist in Newtown, as the community was forced to create a self-supporting society due to segregation and later, Jim Crow. Other areas include neighborhoods and historic districts closely associated with Downtown, such as Burns Court, Laurel Park and the Rosemary District.

In the middle and later part of the century, commercial areas catered more to the automobile, resulting in small strip malls. Some examples in Sarasota are located at the intersection of S. Tamiami Trail and Siesta Drive; 2241 Ringling Boulevard, near Courthouse Square; and South Osprey, between Hyde Park Street and Arlington Street. These commercial strips are located at or near larger intersections, catering to motorists as opposed to those on foot (as was common earlier in the century).

Additionally, major corridors and thoroughfares, such as Tamiami Trail, Washington Boulevard, and Fruitville Road, are home to major commercial buildings. Common for highways, these commercial buildings include motels, strip malls, and auto-repair shops/service stations. These corridors provide services to residents, but also to tourists traveling through the city. Tamiami Trail is unique and deserves special recognition, as it opened Sarasota in 1928 to tourists traveling south and was the major travel route along the west coast. Many “motels” were opened and were given unique positions directly adjacent to the right-of-way/highway.

Table 5: Breakdown of resources by current function.

Current Function	
Residential ¹³	7,739
Commercial ¹⁴	470
Hotel/Motel	23
Religious Institution	37
Other ¹⁵	95
Public Service/Government	52
Schools	31

¹³ Includes private homes, duplexes, triplexes, quadplexes, and apartments.

¹⁴ Includes auto repair, service stations, offices, restaurants, storage, warehouses, etc.

¹⁵ Includes properties obscured such that no function could be determined, and unknown or vacant structures.

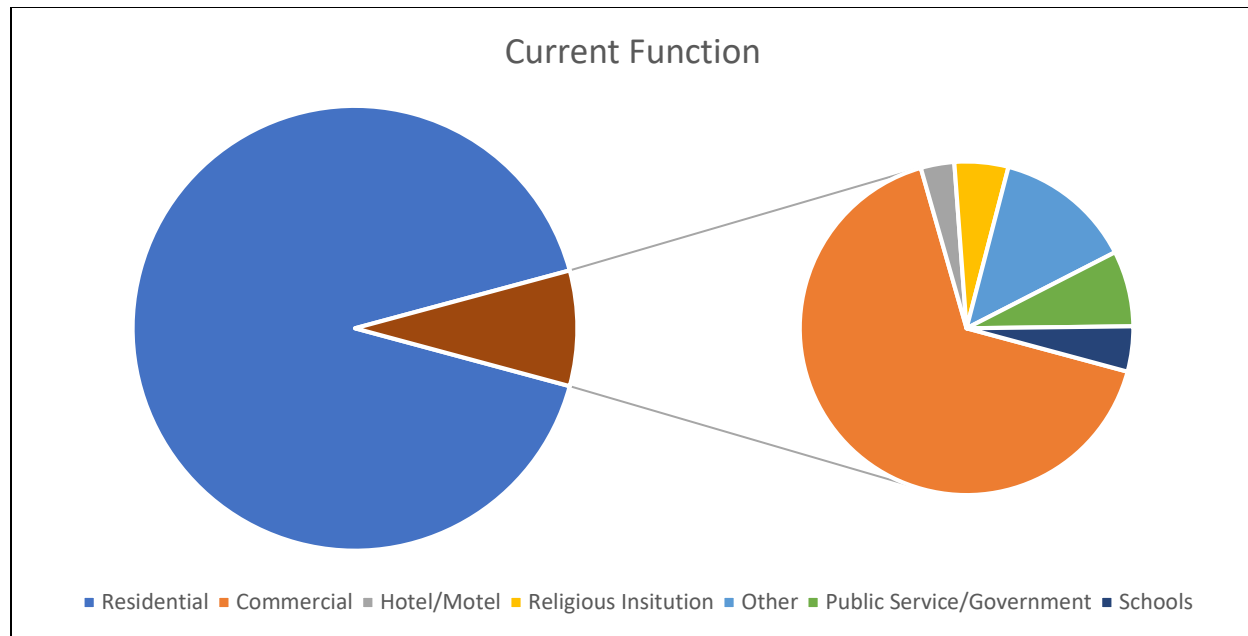


Figure 64: Current function of resources.

Condition is a subjective evaluation based on visual inspection from the street or ROW. No attempt was made to examine the interior of buildings, test structural integrity, or closely inspect the foundation areas for deterioration and insect infestation. Consequently, some buildings evaluated as “good” may upon further inspection be found in a “fair,” or even “deteriorated” condition, and some of those labeled as “fair” may indeed possess substantial integrity of wall framing with only inconsequential exterior fabric deterioration. Furthermore, ESI reserved the “excellent” condition for those structures that retained almost perfect, if not pristine, historic condition. A historic condition includes the finding of original materials, including windows, exterior fabric, overall plan and design, and minimal alterations, if any. These structures are most likely those that should be, if not already, listed on the local register.

Table 6. Condition of structures.

CONDITION		
Excellent	183	2%
Good	5,876	62%
Fair	2,220	24%
Deteriorated	167	2%
Ruinous	1	<1%
Demolished ¹⁶	998	11%

¹⁶ Also included within this field are those structures demolished by overbuilding and those not recorded on the FMSF.

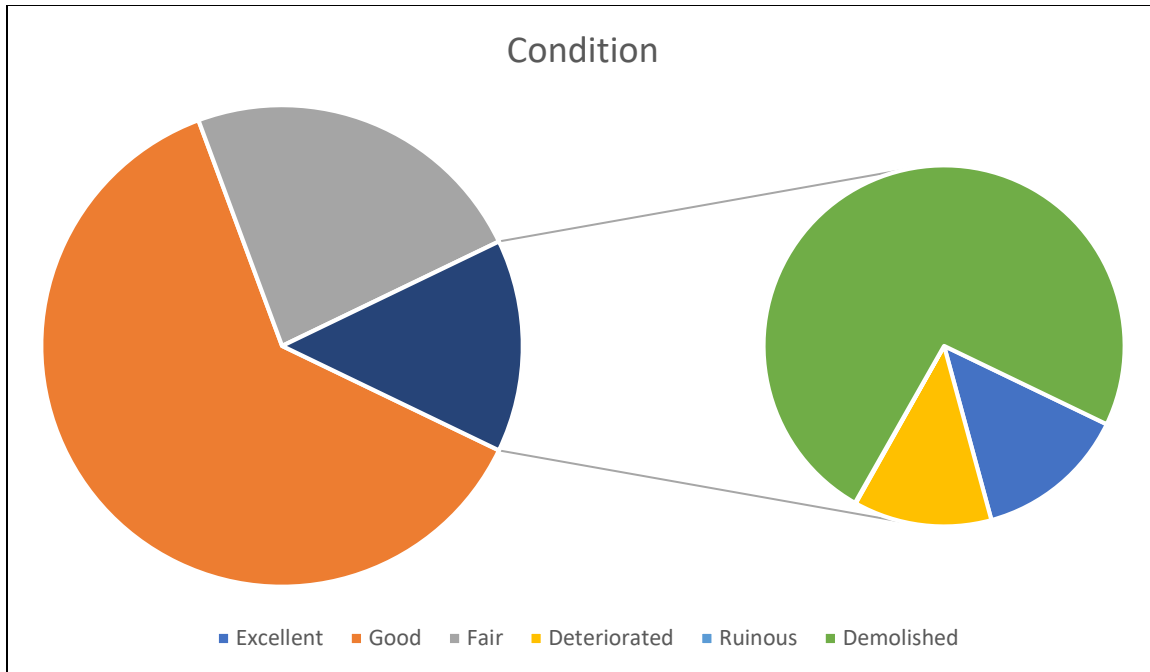


Figure 65. Condition of resources.

The team also noted structures that were demolished. These constitute 11% of all parcels surveyed (not 11% of recorded structures). Demolished buildings were identified in several ways. If a point (indicating a structure to collect; see section Survey Methodology for full details) was located on a vacant parcel the structure was marked as demolished. In some cases, structures were in the process of being demolished or new buildings constructed on the site, and these were also marked as demolished (if the building was being prepared for demolition it was recorded with an associated note). In addition, several buildings have been so altered to obliterate all original detail, form, and massing. These were noted as “demolished by overbuilding” and not recorded as they retain no integrity. An inventory is provided in **Appendix G** for all demolished structures as well as a map, found in Figure G-1.

VII. CONCLUSIONS AND RECOMMENDATIONS

*Larger copies of all maps in this section are included in **Appendix C**.*

A historic properties survey constitutes the indispensable preliminary step in a community's preservation program. It provides the historical and architectural database upon which rational decisions about preservation can be made. Further progress in preserving historically, architecturally, and culturally significant resources in the city will depend on the decisions of city officials and residents. To assist them in deciding what steps they can take, ESI presents the following recommendations, which are based on the team's assessment of the city and its resources and their familiarity with the current status of historic preservation in Florida and the nation.

Summary of Recommendations

This section contains a summary of the recommendations the City of Sarasota can adopt and employ as a part of its preservation program. Additional details are provided in the following sections.

1. Copies of this report and Florida Master Site Forms generated from the survey should be placed in the collection of the Sarasota County Public Library, as well as offered to local college libraries. Any subsequent surveys should also be made available to the public.¹⁷
2. City staff, elected officials, and residents should utilize the information contained in the report, becoming better aware of the city's historic building fabric and act to protect those historic resources. The city can offer this and additional information (on aspects like aesthetic benefits and financial incentives) through a variety of means, such as public meetings, mailings, newspaper articles, community blogs, a dedicated webpage, and the publication of guidebooks and/or pamphlets.
3. The City should produce an updated pamphlet that can be more widely distributed that includes maps, significant buildings, and historic development patterns specific to Sarasota. Action Strategy 1.7 of the 2008 Historic Preservation Plan element in the Sarasota City Plan outlines the need for potential purchasers to be alerted of the historic status of the property in question. This recommendation, in addition to the one above, will help fulfill this action. Alternatively, the City could publish the data as part of the County Property Appraiser GIS mapping system.
4. City officials and staff should review the properties and districts suggested for listing on the NRHP outlined in the following sections. Additionally, the city should consider introducing design guidelines for existing National Register Districts. (See [National Register of Historic Places](#) section below for more detail.)
5. The Newtown Conservation Historic District is currently protected under the Historic Preservation Plan but is not included in section VI-901 of the Sarasota Zoning Code with other Special Public Interest Overlay Districts. Newtown, with its associated protections, should be added to the zoning code.
6. The City's Planning Department should work with neighborhood groups to identify and designate local historic districts.¹⁸

¹⁷ This recommendation aligns with Action Strategy 1.5 from the Historic Preservation Element of the City's 2008 Master Plan.

¹⁸ This follows the Sarasota Municipal Code section IV-803B.

7. Historic preservation is one strategy to help implement sustainability. Rehabilitating and adaptively reusing structures is a way to “recycle” extant infrastructure. Historic buildings were designed to adapt to their environment, and, because of this, they are often energy efficient in their design. (For instance, buildings constructed prior to the invention of AC often placed windows to maximize cross breezes.) ESI recommends the city encourage the preservation and reuse of traditional historic resources, as well as Contemporary structures, and underrepresented and underappreciated historic sites. ESI also recommends addressing and employing new practices such as disaster preparedness/resiliency, housing affordability, and legacy businesses.
8. The City’s historic preservation page (<https://www.sarasotafl.gov/government/planning/historic-preservation>) is not written for the layperson, but rather utilizes industry-specific language. The page should be re-written to be more accessible. Additionally, the City’s preservation page is not written in such a way to suggest that local districts are a part of the City’s preservation ordinance. Although there are not currently any locally designated districts, information written for the general public should reflect the potential for districts.
9. The City should amend the local ordinance and require a current (within six months to a year of the requested demolition date) FMSF Form be prepared by owners who wish to demolish any structure 50 years or older, regardless if it has been previously recorded or where the structure is located (historic district vs. non-historic district).
10. The City should require all structures listed on the Sarasota Local Register have a completed FMSF form at the time of its nomination and acceptance. For example, the Ashton Home located at 3035 Bay Shore was locally designated in 1993 but was not previously recorded on the FMSF. The current survey has recorded the structure as S007626.
11. Areas of Interest (see the section in VIII. FURTHER ACTIONS) should be further examined to determine if they appear to eligible for the NRHP and (if applicable) nominations prepared.
12. Action Strategy 3.3 of the Historic Preservation Plan element of the City Plan notes that the preservation standards should be annually reviewed. While it is laudable that they be reviewed, the schedule is aggressive (and may not be practical). Additionally, such a short timeline could allow for the standards to be altered to benefit specific projects, which should not occur. ESI recommends revising standards every five years at the shortest interval. It is important to note that this is separate from Action Strategy 4.1, which in part calls for a “timely discussion of issues threatening cultural, historic, architectural, and archeological resources in order to improve the ability of the [Historic Preservation] Board to advocate for an effective solution” (HP-6). This strategy is praiseworthy and should continue.
13. The Historic Preservation Board should undergo annual training to stay up-to-date on current issues and best practices, in addition to on-boarding training to have a full understanding of the powers, operation, and history of the Board. All Board members should attend at least one CLG workshop during their term.¹⁹
14. **Table 3** shows previously recorded structures with duplicate Site ID numbers. The State should review these and identify a single number to associate with the resource.

¹⁹ As outlined in the 2008 City Plan Historic Preservation Plan Action Strategy 4.1

15. The City should alter its Code to require all new privacy fences, walls, and/or hedges be limited to a height of four (4) feet in the front yard for all structures individually listed on the National or local registers and/or contributing to local or NRHP districts (**Figure 66**).



Figure 66: S012309, 1229 Shade Avenue. An example of a 4-foot-tall privacy fence on a corner lot.

Local Ordinances

To be successful in encouraging historic preservation activity and protective measures, city staff and elected officials should consider a local historic district designation for existing and proposed NRHP Districts. Hundreds of cities throughout the United States have enacted historic preservation ordinances, and many municipal governments in Florida use those protective measures to recognize and protect historic areas, plan for future growth, and delay senseless demolition of historic resources. (It should be noted that National Register and local district boundaries need not be the same.)

The most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. The exercise of governmental controls over land use is essentially the prerogative of local government and, accordingly, the protection of historic resources must rely upon county and municipal enforcement. In Florida, the home-rule law permits local government to exercise such authority. Through the review and permitting processes, city officials and staff can exercise some degree of authority in the protection of historic resources. Amendments enacted in 1980 to the National Historic Preservation Act of 1966 encourage local governments to strengthen their legislation for the designation and protection of historic properties. Hundreds of communities throughout the nation have in recent years adopted historic preservation ordinances, contributing to the development of a sizeable body of legal precedent for such instruments.

The City's historic preservation ordinance should be lauded for its requirement to review all proposed alterations of the exterior and/or site of locally designated landmarks and development applications for properties listed in the NRHP. Under the City's zoning code, the local Historic Preservation Board also has the authority to regulate the exterior architectural elements of structures and sites within local historic districts, review of all application for demolition or moving permits for individual local landmarks and contributing structures in local historic districts and designate local historic landmarks and districts.

The Board also reviews all alterations to the exterior and/or site of contributing structures within a local historic district. The City should consider adopting legislation allowing the Board to review alterations to contributing buildings in existing NRHP Districts, like the review of individual structures listed in the NRHP. In addition, the City should be commended for its designation criteria aligning with the *Secretary of the Interior's Standards for Rehabilitation*.

Similar requirements should be considered for local districts. Such guidelines should be developed, in part, using the US Department of the Interior's *Standards for Historic Preservation Projects with Guidelines for Applying the Standards*, and, in part, through community participation. The City of Sarasota should adopt design guidelines for contributing properties in NRHP districts.

Sarasota currently has 196 individually listed local landmarks and nine (9) local historic districts. (Map located in **Appendix C, C-4**; NRHP inventory in **Appendix E**; local inventory in **Appendix F**).

Ad Valorem Tax Exemption for Historic Properties

To encourage the restoration, rehabilitation, and renovation of locally designated historic structures, Sarasota City Commission adopted an ordinance in 2018 allowing a 100% tax exemption for those taxes levied by the County for the value of all improvements that resulted from the restoration, rehabilitation, or renovation. The property must be locally designated and/or a contributing structure to a local district and work must follow the *Secretary of the Interior Standards for Rehabilitation* and be approved by the Landmarks Preservation Commission. The exemption may be

provided for up to ten (10) years and must be at least 15% of the assessed value of the property, excluding the value of the land, in the year the work was initiated. It also must have an exterior component equal to \$2,500 or 15% (whichever is greater) of the project budget for improvements. The City of Sarasota hopes that this incentive will “protect, enhance and perpetuate properties of historical, cultural, aesthetic or architectural merit within the City” (Sarasota Municipal Code, V 32-81a, adopted October 2018).

The Importance of Historic Preservation

Arguments on behalf of a program of historic preservation can be placed in two broad categories: (1) aesthetic or social; and (2) economic. The aesthetic argument has generally been associated with the early period of the historic preservation movement: that is, preserving sites of exceptional merit. Early legislation protecting historic resources included the Antiquities Act of 1906 (Public Law 59-209), which authorized the President to designate historic and natural resources of national significance located on federally owned or controlled lands as national monuments; and the Historic Sites Act of 1935 (Public Law 74-292), which established a national policy the preservation for public use of historic resources by giving the Secretary of the Interior the power to make historic surveys to document, evaluate, acquire, and preserve archaeological and historic sites across the country.

The National Historic Preservation Act of 1966 created the NRHP and extended this early legislation and definitions to include sites or districts of local as well as national distinction for the purpose of maintaining a federal listing of historic properties by the Keeper of the NRHP. Various other acts and amendments in 1966, 1974, and 1980 strengthened the protection of historic and archaeological resources. Tax credits became available with revisions to the US Tax Code in 1976, 1978, 1980, 1981, and 2017, which provided incentives for the rehabilitation of historic buildings for income-producing purposes.

A strong argument used on behalf of historic preservation is economic. Ours is a profit-oriented society and the conservation of older buildings is often financially feasible and economically advantageous. Current federal tax law contains specific features that relate to the rehabilitation of eligible commercial and income-producing buildings located in a local certified historic district, or a historic district or individual building listed in the NRHP. Furthermore, Florida Statutes 196.1997 and 196.1998 provide authority to local governments to allow for ad valorem tax exemptions to owners of historic properties who wish to restore, renovate or rehabilitate those properties. When such actions are taken, the property-owner must follow specific guidelines outlined in the *Secretary of the Interior Standards for Rehabilitation* and reviewed by a regulatory body.

In Florida, where tourism is the state's largest industry, and cities must compete vigorously for their share of the market, the preservation of historic resources that give an area distinction cannot be ignored. Historic resources that lend Sarasota its claim to individuality and a unique sense of place, ought therefore to have a high civic priority. Looking for places that possess originality, tourists are often lured to a historic landscape or district, which conveys a sense of place. The continuing destruction, throughout Florida, of buildings and other historic and cultural resources that give counties and cities individuality goes largely ignored.

It also must be noted that historic preservation does not seek to block or discourage change. Preservation does seek to reduce the impact of change on existing cultural resources and to direct that change in a way that will enhance the traditional and historic character of an area. For historic preservation efforts to succeed the efforts must promote economic development that is sympathetic to the existing built environment.

Any effort at preserving the overall historic character of Sarasota will fail if elected officials and property owners do not join in taking active measures to prevent the destruction of historic buildings. Federal and state officials have no authority to undertake a local historic preservation program. Federal authority is strictly limited to federal properties or to projects requiring federal licenses or using federal funding. Under no circumstances can federal or state governments forbid or restrict a private owner from destroying or altering a historic property when federal or state funds are not involved. Since in Florida most zoning and code regulations of private property are vested in county or municipal governments, specific restrictions or controls designed to preserve significant resources are their responsibility.

National Register of Historic Places

Existing National Register Districts: Burns Court Historic District, Caples'-Ringlings' Estates Historic District, Central-Cocoanut Historic District, Downtown Sarasota Historic District, Harding Circle Historic District, Laurel Park Historic District, Overtown Historic District, and Rigby's La Plaza Historic District²⁰

Existing National Register Sites: See **Appendix C**, C-4, and **Appendix E**.

Overview of National Historic Districts in Sarasota

There were 743 structures surveyed in the eight (8) National Register Historic Districts in the city. For each district, the table below notes the number of resources; how many were previously recorded and how are many newly recorded; and the number of contributing resources, those that are non-contributing/ineligible, and those noted as insufficient.

Where appropriate, the City of Sarasota should consider reviewing the historic districts currently listed in the NRHP as there are opportunities to expand some of these districts to include structures which have recently come into the fifty-year requirement.

Table 7. Surveyed resources located within existing National Register districts.

	Buildings Surveyed	Updates	New Records	Contributing	Non- Contributing	Insufficient
Burns Court	17	0	0	17	0	0
Caples'- Ringling Estates	19	10	9	18	0	1
Central- Cocoanut	238	185	53	198	38	2
Downtown	75	2	22	68	7	0
Harding Circle	179	3	160	125	50	4
Laurel Park	189	132	13	148	38	3
Overtown	18	0	1	13	5	0
Rigby's La Plaza	8	0	0	8	0	0

An inventory of the recorded resources is found in **Appendix A**. Although not every structure shown in the corresponding maps are located in the inventory, they are shown for visual understanding of each district. Any structures not shown in the inventory but located on the map were surveyed as "no change" and not updated with the FMSF form as per the agreement between ESI and city staff.

²⁰ Listed on both the National and Local Registers.

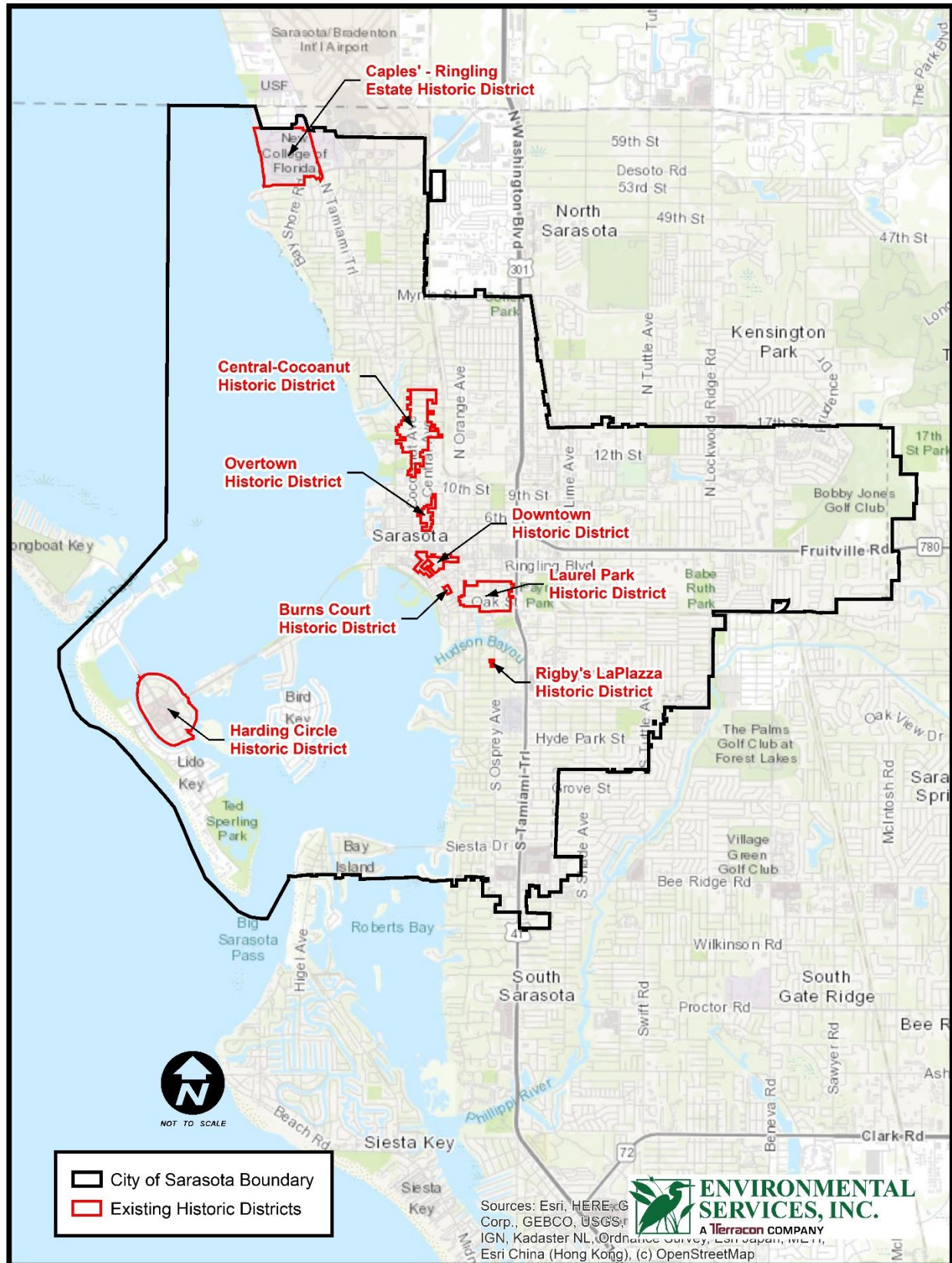


Figure 67. Existing NRHP Districts (see Appendix C, C-22).

Burns Court Historic District

Map Location: Appendix C, C-6

Burns Court is located east of downtown Sarasota and is bound by S Pineapple Avenue on the east, south of Ringling Boulevard, north of Spruce Street, and S Palm Avenue on the west. The district runs along Burns Court for about 100 yards and contains seventeen structures, including houses and garages. Some of these buildings have been altered from their current use as residential buildings to commercial buildings.



Figure 68: Historic Burns Court signage located at the intersection of S Pineapple Avenue and Orange Avenue.

Burns Court was constructed from 1924 to 1925 by Owen Burns, a prominent Sarasota citizen, developer, and businessman. The structures within Burns Court were designed by Thomas Reed Martin in an elegant subdivision of primarily Mediterranean Revival Style resources. As stated in the nomination, it “was the first development to be designed and planned as a co-operative subdivision” (Burns Court Historic District 1984a). No changes were surveyed from previous

surveys to the structures found in the Burns Court Historic District. ESI does not recommend altering the boundaries of the district.

Structures were not recorded with FMSF forms and therefore are not shown in the inventory in **Appendix A**. The structures were surveyed as “no changes” and have not been altered from the NRHP nomination.



Caples'-Ringling Estates Historic District (S000394)

Inventory Location: Appendix A, A-1

Map Location: Appendix C, C-7

The Caples'-Ringling Estates Historic district is located between N. Tamiami Trail and the Sarasota Bay, generally bounded by General Spaatz Boulevard on the north and Ringling Plaza and Caples Drive on the south. The contiguous estates were developed, beginning in 1911, by Ralph Caples and John and Charles Ringling, three of Sarasota's most prominent citizens. The Caples estate was built in the late 1920s in a Mediterranean Revival Style. The Charles Ringling house is Beaux Arts; Charles also constructed a house (Sanford House) for his daughter, Hester. It and the other outbuildings of this estate are Mediterranean Revival. The Caples and Charles Ringling estates were designed by Alfred Clas, a prominent architect from Wisconsin. Also, a part of the district is John Ringling's Ca'd'Zan, a distinctive Mediterranean Revival mansion designed by Sarasota architect Dwight James Baum. As a part of his estate, John founded the John and Mabel Ringling Museum of Art (John Philips, architect), which is located on the grounds. The district also encompasses several gardens associated with the estates and museum. In 1961, the properties were purchased by the New College of Florida, and the school opened in 1964.

The Caples-Ringling Estates Historic District is significant under Criteria B, for its association with Caples and the Ringling brothers, and Criteria C, for the distinct architectural styles embodied in the estates. Areas of significance are architecture, art, landscape architecture, sculpture, and social history. Currently, the NRHP Nomination does not include New College as part of the significance, although the school's continued use and stewardship of the grounds could be considered as part of the district's more recent, yet historic, history, and has reached the 50-year cutoff.

At the very least, the nomination should be amended: currently the dates of significance are recorded as "1911+". If significance is only related to Caples and the Ringling's, an appropriate end date should be selected, and the nomination updated. The structures that front 56th Street should be considered as potential contributors if the period of significance is expanded to include the Estate's role as New College.

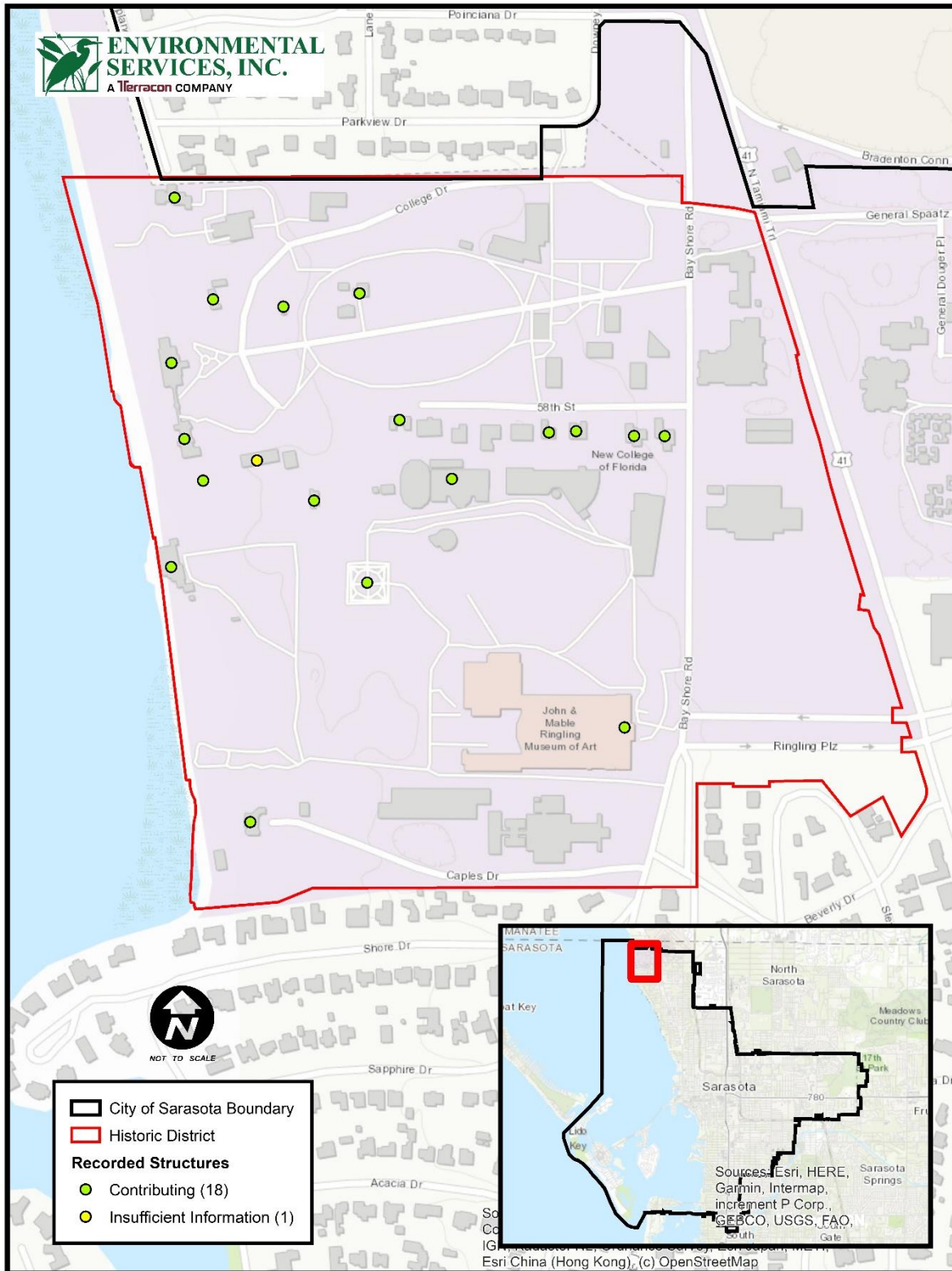


Figure 70: Caples-Ringling Historic District boundary (see Appendix C, C-7).

Central-Cocoanut Historic District (S006122)

Inventory Location: Appendix A, A-2

Map Location: Appendix C, C-8

The Central-Cocoanut Historic District is located north of downtown Sarasota, between N. Tamiami Trail on the west, Central Avenue on the east, 11th Street on the south, and 21st Street on the north. The current pattern along the south, east, and western streets is a zig-zag like and does not conform to a perfect square. The district contains ten historic subdivisions and approximately seventy acres of land.

The development of the historic district began in the mid-1920s as a low-to-middle income neighborhood for white working-class families, north of downtown Sarasota and the African-American neighborhood of Overtown (NR Nomination 2005). By the end of the 1950s, the “white flight” pattern of immigration to subdivision built farther from city centers began. White residents of the Central-Cocoanut district moved to newer subdivision and modern houses. As segregation and Jim Crow laws became illegal in the 1960s, Overtown lost its traditional African American businesses and social centers. Houses became available in the Central-Cocoanut neighborhoods and African American families, who were being driven out of Overtown, moved north and purchased the empty houses.

The current district is primarily made up of residential structures developed between 1926 to 1955. The most common styles are Frame and Masonry Vernacular, as well as Mission, Mediterranean Revival, Craftsman, Bungalow, and Prairie. As proposed, the Central-Cocoanut Historic District contained 191 contributing structures out of the 237 total structures surveyed. The non-contributing structures consisted of structures that did not meet NRHP criteria because of extensive alterations, or those structures built after the established period of significance.

The 2005 NRHP nomination records the period of significance of Central-Cocoanut Historic District between the years, 1914 to 1955. Because the district “represents a later period in the growth of the African American community” ESI recommends that the period be expanded to include the end of legalized segregation in Sarasota, and potentially up to 1970, allowing for all contributing structures to be included in the NRHP District.

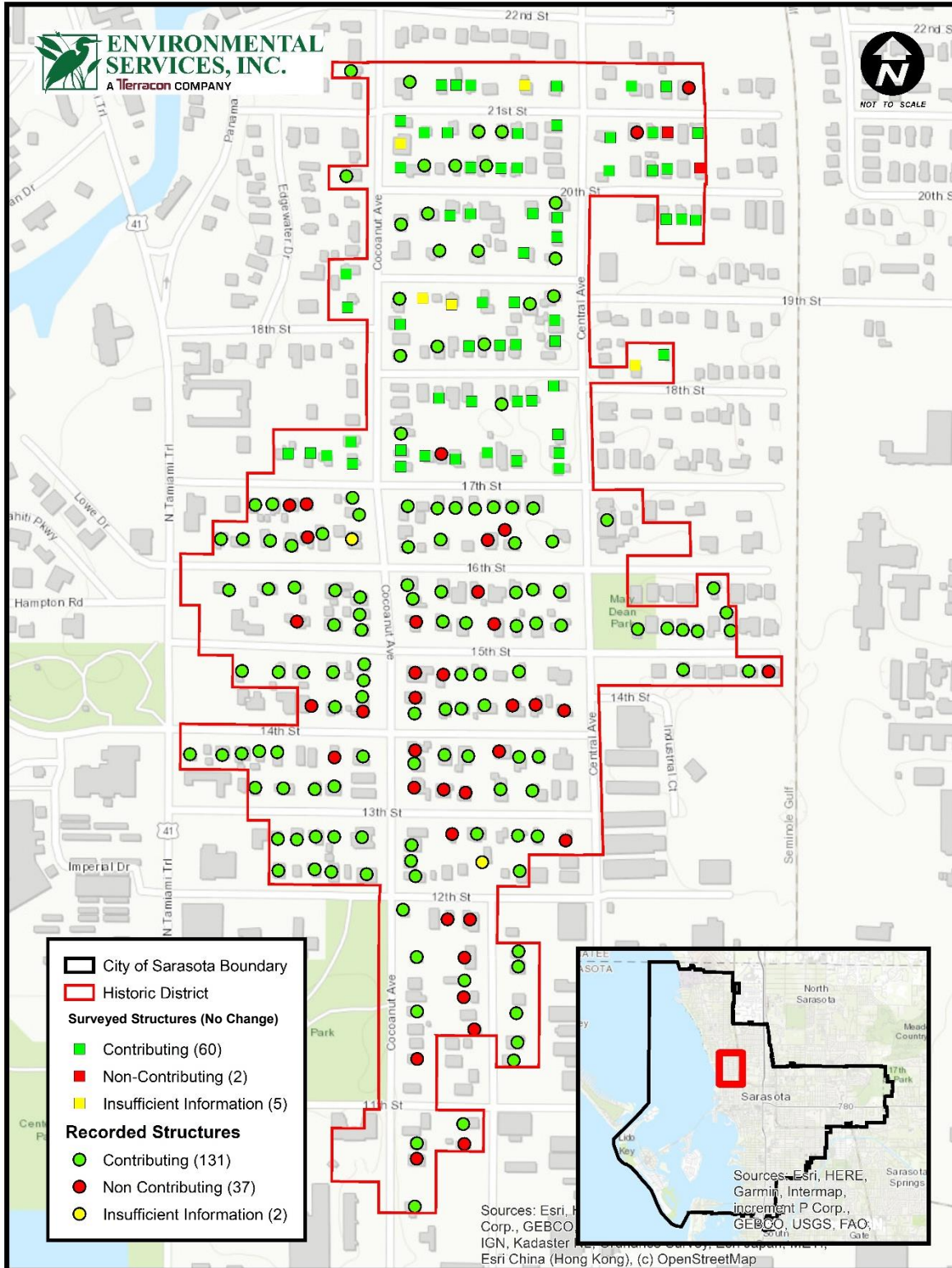


Figure 71: Central-Cocoanut Historic District boundary (see Appendix C, C-8).

Downtown Historic District (S006730)

Inventory Location: Appendix A, A-7

Map Location: Appendix C, C-9

The Downtown Historic District has highly irregular boundaries. It includes the west side of Main Street between S. Gulf Stream Avenue and N. Pineapple Drive and the south side and portions of the north side between N. Pineapple and Orange Avenue; generally, both sides of Palm Avenue between Main and Mcansh Square; portions of the south side of N. Pineapple; and the triangular block between S Pineapple Avenue and S. Lemon Avenue. As it is written, the period of significance is from 1909 – 1959 (fifty years prior to the associated survey). The district exhibits a wide range of architectural styles, all of which are popular throughout the city, and “attains uniformity through the use of similar materials, roof styles, and setback.” While ESI does recommend the district be updated to include structures built in and before 1970, the majority of downtown was developed by 1940 (see heat maps in **Appendix D**). Few of the surveyed properties within the district have undergone alterations since the 2009 nomination.

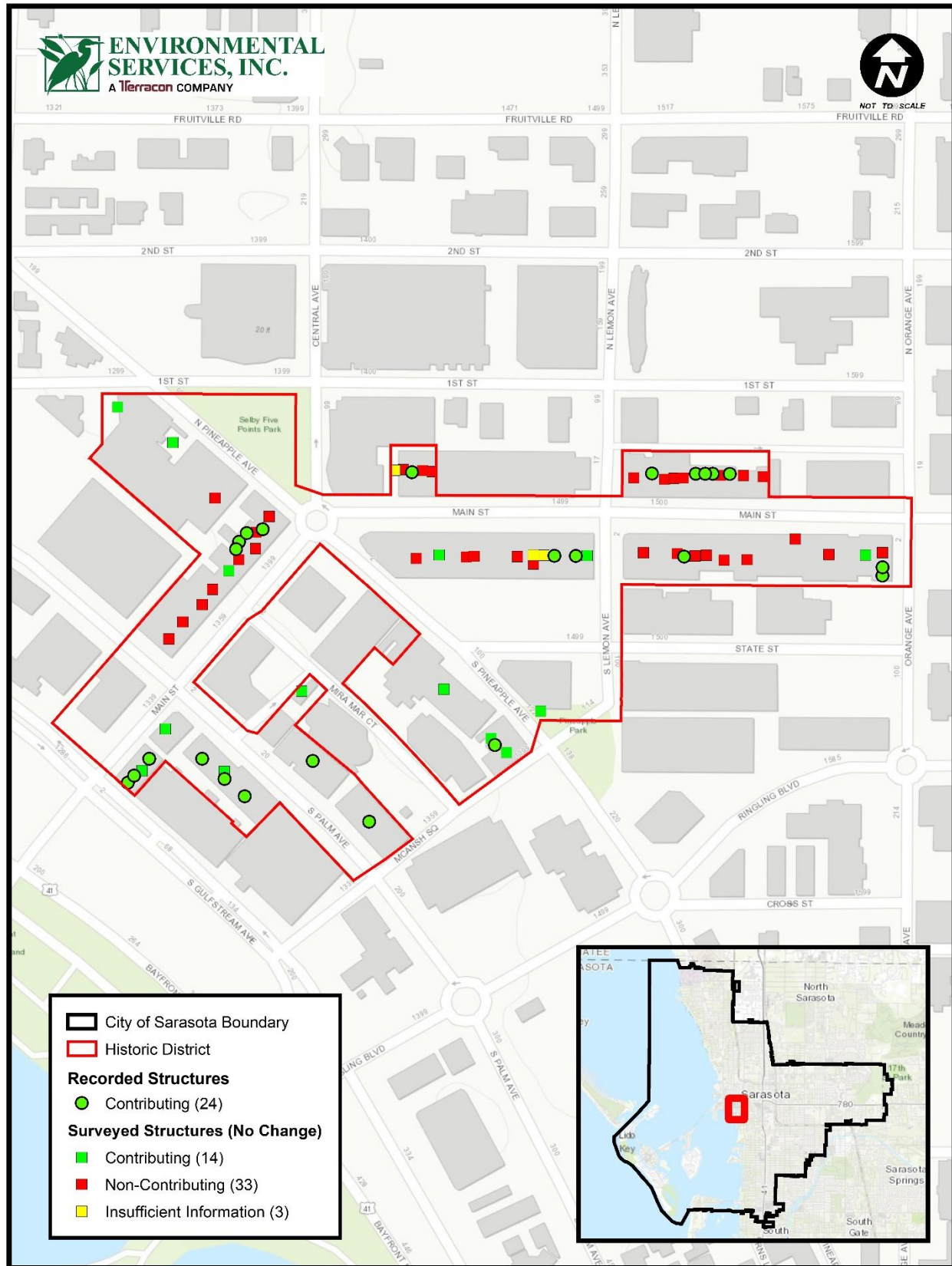


Figure 72: Downtown Sarasota Historic District boundary (see Appendix C, C-9).