



SARASOTA ALLIANCE FOR HISTORIC PRESERVATION

QUARTERLY PRESERVATION NEWS FOR SARASOTA COUNTY

A GLIMPSE INSIDE



[HLP is Here! The Historic Loan Program is now live!](#)



[Help Solve a Mystery on Catalonia Lane](#)



[Restoring Lundy: St. Paul Lutheran](#)

PRESIDENT'S LETTER

Lorrie Muldowney, *President*

Dear Members,

Ah another Sarasota Summer and along with the soaring temperatures and afternoon rains comes the equally predictable sounds of heavy construction machinery echoing down the streets of my Arlington Park neighborhood. Like others, Sarasota is a city built on cycles of boom and bust. Many of our historic homes date back one hundred years to the Sarasota Land Boom of the 1920s. Perhaps, in another hundred years, Sarasota residents will remember the land boom of 2023 and be able to provide some perspective on the rapid rate of change we are witnessing today.

So why do some homes survive these land booms to and others fall to the wrecking ball. Is it their beauty?

Others with greater insights than I have expressed their opinions on architectural beauty. Harold Bubil, former real estate editor at the Sarasota Herald Tribune and winner of the Alliance's 2023 Lilian Burns Award for Individual Achievement, sometimes deferred to early Roman architect and engineer Vitruvius when judging beauty in architecture. Vitruvius is credited with the idea that when evaluating beauty in architecture a structure must exhibit the virtues of "firmitatis, utilitatis, and venustatis" defined today as: structural stability, appropriate protective and spatial accommodation, and attractive appearance. Vitruvius wrote 10 books of architecture.

In my experience, when predicting what buildings will survive rapid periods of growth, the answer doesn't lie exclusively with their stability or their accommodation, or even their appearance, though these are very important attributes. Preservation is built on stewardship. Stewardship by our neighbors, stewardship by our leaders, and personal stewardship. Historic preservation takes a personal commitment, and a person who both appreciates beautiful architecture and will work thoughtfully to preserve its important attributes. Preservation takes someone who c to be

In this newsletter you will read about some of these individuals, their projects and about some interesting homes that present unique historic preservation opportunities. As interesting to me as the stories of their design and the families they sheltered is understanding why some homes survive to tell their stories and others do not.

Lorrie

P.S. Looking for a meaningful way to get involved? Contact [Historical Resources Manager Dr. Josh Goodman](#) about an open seat on the County's Historic Preservation Board.

PRESERVATION OPPORTUNITIES

By Lorrie Muldowney, *President*

As temperatures soar, we at the Sarasota Alliance for Historic Preservation have had the pleasure of visiting some cool homes over the past months that have inspired me to share some good news and opportunities.

The Joan and Ken Warriner House



Periodically homes come to our attention at the Sarasota Alliance that need a new owner with a vision and passion for preservation. One I recently learned of was designed by the husband and wife team of Joan and Ken Warriner. Joan Warriner practiced architecture with her husband, Ken Warriner, although neither were ever registered with the American Institute of Architects.

Published in Architectural Record in an article entitled "Houses of 1961". The Warriner's home was built by Thomas Cosentino for \$14,500 and is located on Hyde Park Street. This 1700 square foot house embodies many Sarasota School of Architecture principles including a seamless transition between the indoors and outdoors and with an emphasis on functionality.



The Warriner's house floor plan maximizes the use of space by creating rooms with dual functions such as a wide corridor that also served as a play room for the couple's two young children. White terrazzo floors combined with floor to ceiling sliding glass walls further enhance the space. It will be coming on the market later this year.



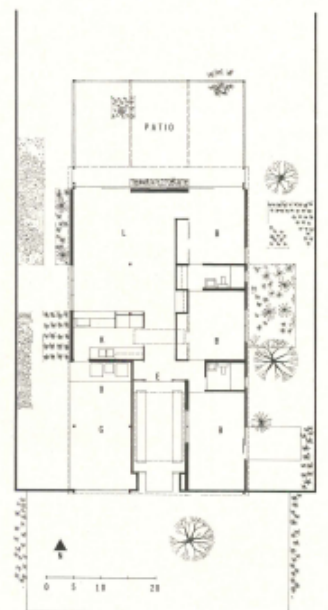
SPACE, VISUAL AND FUNCTIONAL, GAINED BY FREE ACCESS FROM ROOM TO ROOM, FROM INSIDE TO OUTSIDE

PLANNING: The Warriners are a family of four. The long narrow-lot—55 ft by 140 ft—and the proximity of houses in a built-up neighborhood offered special problems of privacy. The enclosing fence ensures most rooms of privacy as well as of views and access to the outdoors—to the small gardens on either side, and to the large screened Florida room at the back. This intimate relation of inside and outside also allowed the house to borrow extra space from the outdoors.

Though the plan is not much like the "shotgun" house often employed in the South on similar sites, something of the older solution is recalled in the use of the entry and half of the living room for traffic from front to back of the house. This same area doubles as play space and work space; a sewing machine is concealed in a niche in the closet wall.

STRUCTURE: The foundation is a 4-in. concrete slab, with reinforced concrete footings, on compacted, termite-treated fill. Frame is wood post-and-beam. Exterior walls are concrete block sprayed with white stucco, and rough-sawn cypress stained with gray creosote. Floors are white terrazzo.

COST: \$8.45 per sq. ft.



A Mystery on Catalonia

By Liz Nason, Guest Contributor

Another interesting house also featured in this month's newsletter is an early cottage on Catalonia Lane in the Granada neighborhood, which has been well maintained over the years by caring owners and is now listed for sale. My hope is that someone who can appreciate its beautiful location and unique history will find their way to it. On the afternoon of August 13th this home will be opened and available to visit. We hope to see you there.



This is the story of a little cottage that by all accounts should have been sitting under the mighty oak trees of what was to become Granada since 1918, before all the other homes and even the neighborhood was established. But no! 1647 Catalonia Lane was but an empty lot until just after World War 2. Now, HOW does a house just appear one year in the records?

Well, back in the good ol' days, some gentle soul thought kindly about this little cottage and it lovingly (?) moved to this lot, but from where? Could it have come from San Remo, a project 'next door' that had many stops, starts, failures, change of hands, etc. until in 1959 when it was finally developed? Could it have come from North Siesta Key, where there are still a smattering of classic bungalows that have withstood the years? The mind boggles at the task of moving a home. Imagine the engineering, the prep work, the sheer force to get a home up onto a platform to be moved! Was it 'chopped up' and then reassembled? Was there a crowd that assembled when it arrived? Did it make the news? We haven't been able to find out! All we know is that walking into this home is like walking back in time and it has the same effect on everyone.





Come see what charm is under the mighty oaks and metal roof of a one of kind Florida Vernacular home from another time and see if we can solve this mystery of how did it get here and from where! **Join us on Sunday August 13, 2023 between 4:00 and 6:00 p.m. at 1647 Catalonia Lane** to listen to a talk about homes being moved, from where and what it took to get there!"

COMMITTEE OPENING

*Are you good at problem solving?
Do you love history and puzzles?*

We need you to fill an open seat on the Six to Save Committee!

SIX
TO
SAVE



Learn more

Selecting the list is just the beginning. This program is about finding creative solutions to our most challenging preservation puzzles, and making connections to enrich the ways our community engages with our historic built environment.

[Email us](#) right now if this sounds like your cup of tea!

PRESERVATION IN ACTION

By Tom McArdle, *Treasurer*

St. Paul Lutheran Church



Our last newsletter featured the [2023 Sarasota County Heritage Awards Ceremony](#), held at the Van Wezel Performing Arts Hall in May. As part of the ceremony, Pastor Ashley Nicolls of [St. Paul Lutheran](#) received a check for \$4,000 from the SAHP to help the congregation raise funds for repairs and to help ensure the preservation of their iconic Education Center, designed by [Victor Lundy](#) in 1961. Your generous donations and support provided the funds to further St. Paul's Education Center (ECLC) Renovation campaign. In this issue, we want to focus on the Education building's importance to the community and its historical significance. The congregation is committed to its preservation and thus allow it to continue offering its programs and services to the children and residents of Sarasota.

First, an introduction to St. Paul Lutheran. The congregation dates to 1955, established as a mission by the Reverend Luther Schaeffer. Schaeffer relocated with his family from Pennsylvania. Sarasota was growing rapidly at the time and needed a new mission. Rev. Schaeffer was installed as pastor in February of the following year.

The congregation acquired 4.7 acres of land on Bahia Vista Street in 1956 to build its campus. The site is located east of Tamiami Trail and the architecturally significant Sarasota High School.

Beyond offering religious services, St. Paul has become an integral part of the Sarasota community. The Early Childhood Learning Center (ECLC), Summer Camp, Vacation Bible School, Food Pantry, the All-Faiths Summer Hunger Program, Weekly Community Meals, and Community Support Services are among them. The parish has a small but engaged congregation.

According to their website, St. Paul, the ECLC, from its inception, "was designed for families to afford daycare that included education for their children. It's a place that prepares children of all backgrounds for elementary school and life. Congregation-funded scholarships help close the opportunity gap for children in Sarasota who need it the most and set them on a path to success".



Their summer program is also held at the Victor Lundy Education Center. The ECLC serves many working families in Sarasota every day.

Victor Lundy is associated with the “Sarasota School” of architecture, a local adaptation of 20th-century International Style modernism that flourished in Florida from the 1940s to the 1960s. Lundy established his practice in Sarasota in 1954. The congregation engaged him in 1957 to design a master plan for their campus and its first two buildings.

The first building, Fellowship Hall, the original sanctuary and community center, was completed in 1959.

The second, the Education Building, was completed in September 1962. That year, the mission became a church and part of the Lutheran Church in America.

Lundy had relocated from Sarasota to New York City by the time the Education Center was completed. He returned temporarily in 1966 to design the third building, the permanent sanctuary. The building project was overseen by Carl Abbott, Jr., another well-known architect in the [Sarasota School of Architecture](#) tradition, and was completed in 1969. While construction materials and technology evolved between the Fellowship

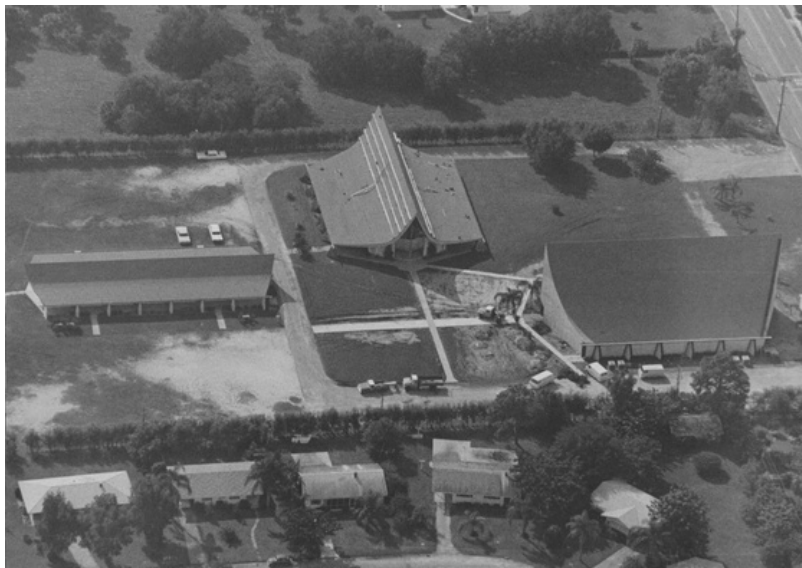
Hall design and Sanctuary completion, all three designs are of similar design. They have sloping catenary roofs almost vertical at the ridge line and horizontal at their outer edges.

Lundy's designs incorporated many Sarasota School elements, utilizing both cutting-edge and traditional construction materials in distinct and innovative stylistic styles. For St. Paul's, the architect used “glulams”, glued and laminated structural timbers that act as both posts and beams and are described as being more roof than walls. For the Fellowship Hall, the walls were enclosed with sliding glass that opens and is connected like outriggers to stone-clad anchors, creating covered, open-air patios that were used to seat the larger congregations during the winter season by simply opening the sliders and putting out some chairs.

The Education Center, while similar, has long side walls made of Ocala block and ribbon windows set between the glulam beams. The patios are also narrower.

Similar local Victor Lundy designs include the 1957 Herron House in Venice and the 1956 “Blue Pagoda” Pavilion on the N. Tamiami Trail in Sarasota.

St. Paul Lutheran received national and state awards from the American Institute of Architects. It was included in the Centennial Exhibit of Building Art at the Massachusetts Institute of Technology in 1961. The church buildings and the architect were featured in numerous publications, including Time Magazine, Architectural Record, and Architectural Forum in December 1959. An article titled "Lundy's personal architecture" boosted his reputation as one of America's most creative and artistic designers.



The St. Paul Campus and the Victor Lundy Buildings have been nominated for listing as a Historic District on the National Register of Historic Places.

But time and the Florida climate have taken their toll on the Education Center. The roof system has suffered serious deterioration from water infiltration and termite damage. The small congregation has undertaken the [Renovation Campaign](#) to raise money to cover the estimated cost of over \$665,000 to repair the Lundy Education Center.

They have already been awarded a +\$209,000 grant from the Florida Trust for Historic Preservation to aid their efforts. **However, they are still looking to fill the \$400,000 gap.**

According to their website, Hall Darling Design Studio, a local architecture firm with extensive historic preservation experience, has been engaged to address the building's deficiencies.

They completed a comprehensive assessment of the roof system and exterior building along with proposed solutions. Kimco Construction will be the contractor for the project.



Sources and Learn More:

[Dave Baber](#), Historic Preservation Solutions

[Lorrie Muldowney](#), Creative Preservation, LLC

[Victor Lundy](#), [US Modernist](#).

No. 71: St. Paul Lutheran Church, Sarasota, Harold Bubil, Sarasota Herald Tribune, April 18, 2018.

Victor Lundy at 100. Mascontext, Spring Talks, Spring 2023.

SAVE THE DATE

The Sarasota Alliance for Historic Preservation is planning to hold an event on **September 28, 2023, from 6-7 pm in the Lundy Educational Center** to highlight our Sarasota Preservation Program and draw attention to the campaign to not only preserve and protect this iconic example of Victor Lundy's work but also to highlight the importance that it and the congregation and its mission are to the fabric of Sarasota.

PRESERVATION SUCCESS STORY

VENICE DESIGNATED A CERTIFIED LOCAL GOVERNMENT

Shared from the City's Website



PHOTO: Venice Historic and Architectural Preservation Board (HAPB) members

The City of Venice received notification June 16 from the National Park Service that it has officially been certified and accepted into the Certified Local Government (CLG) program. The CLG program is a federal program recognizing counties and municipalities for achieving certain standards in historic preservation. The City joins 83 other communities in Florida who now have access to technical assistance, training, and grant funds from the Florida Division of Historical Resources.

"The unanimous support of pursuing CLG designation by the City Council is one of the many steps we have taken to preserve our heritage and history," said Venice Mayor Nick Pachota. "I have so many fond memories from my childhood here in Venice. I am just so glad that the City Council, of which I am honored to be a part of, has marked this certification as important for us to pursue."

The City had considered being part of the CLG program since 2015. It was the update and adoption of the new Land Development Regulations that spurred serious discussion and consideration of the idea.

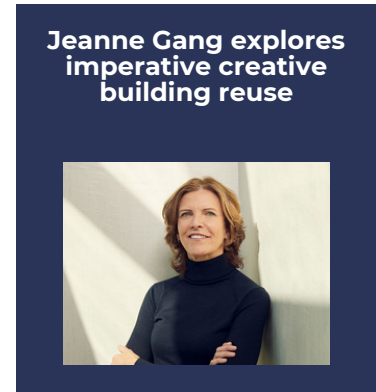
"Being part of CLG is great recognition of the hard work done by the Planning Commission, City Council, the former Architectural Review and Historic Preservation Boards, the current Historic and Architectural Preservation Board (HAPB), and City staff to set a standard for historic preservation in the new land development regulations," said Harry Klinkhamer, Historical Resources Manager.

Funding and assistance from the state will allow Venice to better educate citizens and promote historic preservation in the community. In addition, the program requires and funds surveying what historical properties are in Venice. The last survey of historic structures in Venice happened in 1985 and was only done for the 1920s-era buildings around downtown. Klinkhamer, who will manage the program for the City, is looking forward to working with the HAPB on historic preservation awareness and education.

Bravo

RECOMMENDED READING

For more information, click to visit websites



OFFICIAL LAUNCH

Historic Loan Program

Providing financial and technical resources for the repair and restoration of historic properties in our community.

As the cost of living in our area continues to rise, the displacement of some of our longterm homeowners is hastened. A shortage of skilled labor and knowledgeable tradespeople leaves our historic communities vulnerable to demolition. This new initiative of the Sarasota Preservation Program seeks to put the necessary resources in place to slow the uprooting of unprotected community members, protect these historic neighborhoods, and ensure that the stories their buildings tell live on for future generations.

KEY PILLARS:

- Full management and oversight of project, start to finish.
- Partnering in good stewardship of the property for the life of the loan.
- Loan funds escrowed and paid to contractor directly.
- Protective covenant held on property for 10 year period.



QUALIFYING PROPERTIES:

50+ years

Potentially eligible for (or contributing to) a local or national historic designation or district

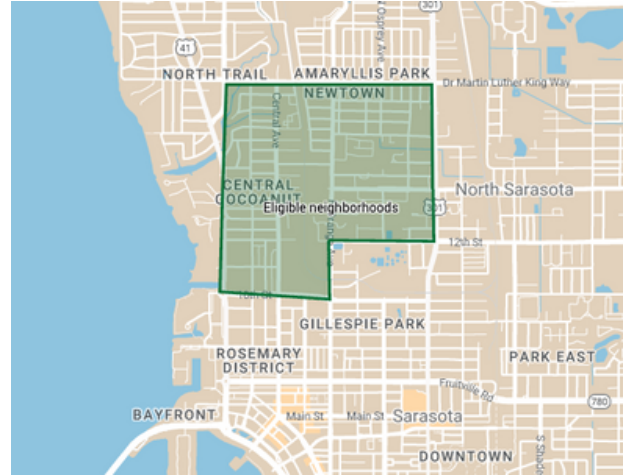
Designation not required for participation.

PILOT LOCATION:

To concentrate our impact, the program will initially launch in the Central Coconut National Historic District and Newtown.



Learn more about the program on our website: preservesrq.org/loans



**Every dollar helps us stretch the fund farther.
If you can, click here to throw a couple bucks in now!
THANK YOU!**

ELIGIBLE PROJECTS:

- roof repair and replacement
- structural remediation
- exterior wood repair including siding and trim
- exterior painting and sealing
- porch restoration
- masonry and stucco repair and sealing
- tenting and WDO prevention



SPOTLIGHT ON

A WINNER OF THE 2023 HERITAGE AWARDS

The Nate and Muriel Eagle House

The Nate and Muriel Eagle House was recently historically designated by the City of Sarasota and rehabilitated and put back into useful service by its devoted owners. Its story is of a unique house built by a famous local personality.



EAGLE HOUSE, 1949, ARCHITECT UNKNOWN

By Carrie and Ken Cox, Guest Contributors

Nate Eagle, who built Eagle House with his wife Muriel, was a Showman, an Entrepreneur said to have a new idea every 7 minutes, and by all accounts, a bit of a charming charlatan. He epitomized the slogan, "give the people what they want" by convincing you that you wanted what he had. Born in 1899, Nate's early career was in developing side show acts and exhibits for various carnivals and circuses, achieving early fame at the World's Fairs of the 1930's. He started managing a performing troupe of Little People, "Nate Eagle's Hollywood Midgets".



His breakout success was at the 1933-34 Chicago World's Fair, where he built the Midget City exhibit - a full community built to small scale, sponsored by companies like Standard Oil, Good Humor, and Baby Ruth, which grossed almost \$2 million dollars in ticket sales in 7 months. Nate spent the rest of his career managing this troupe of performers along with his many other endeavors.

Notably, in the 1930's, the Worlds Fairs often featured a new style of architecture called Streamline Moderne or Art Moderne - "Art Deco meets the Depression" - a more austere industrialized version of Art Deco with long horizontal lines, rounded corners, corner windows, and porthole windows. Streamline Moderne was prominently used in buildings of many Worlds Fairs of the time - also often in municipal buildings and bus stations, where it symbolized the industrial speed of the modern age.

Very few private residences in the US were built in this style, which lasted only about a decade, but here it appears in Sarasota in 1949 - why? Well, we imagine Nate being captivated by that vibrant architecture of the future - and with Muriel, a fellow World's Fair performer whom he married in 1935, strolling the grounds of the Fair and dreaming that one day, when they could build their own house, it would resemble the architecture of the World's Fairs where he first made his name.

The house still has most of its wonderful original features.

Thanks to a 1950 Herald Tribune article with a photo and detailed description of the house, we



have quite a bit of information. All of the floors are original except for the downstairs bathrooms. All of the windows are original - note the porthole windows flanking the garage - but the glass has been updated and the frames restored to their original green exterior and black interior with the original brass handles and sills intact. The exquisite handmade terrazzo in the bedroom wing is quite noteworthy.

The kitchen wall tile as well as its floor and pantry are original, as are most of the cabinets and hardware. The vaulted ceiling in the living room is new (there was an extensive roof leak which required opening the ceiling to repair) but the height of the plaster walls is original. An angled 1960's fireplace addition was removed, but the built-in bookcase adjoining the current fireplace is original. The closet in the living room was opened to create a vestibule to a new powder room, added by converting the space where the oil tank once sat. The upstairs "Social Room" and full bath are unchanged except for an updated back bar. Sometime in the 1970's-80's, the garage was poorly converted into a bedroom, but has been reclaimed as a garage. The original roof was still on the home, but had failed; the same roof tiles were located and the new roof is indistinguishable from the original.



All infrastructure has been updated. The rear terrace and landscaping are new, but the front porch and planter are original. The final touch is the 2022 John Pirman sculpture in the front garden, "CIRCUS", an homage to Streamline Moderne and Nate's circus career.

After the 1930's Worlds Fairs, Nate had a long career with the Ringling Brothers Circus. He ran the Side Show for decades, and became a nationally recognized "Carnival Talker": the barker out front with the patter to draw audiences in to see the lewd or ludicrous side shows acts.

But Nate and Muriel were on the road almost continuously, traveling all summer with the circus, and in the winter with the Hollywood Midgets. Being the promoter that he was, Nate wrote regular letters to the local Herald-Tribune celebrity gossip column, providing a running chronology of his activities. Homeownership must have been a burden for them, and Nate and Muriel sold the house after 5 years and moved back to the apartments on South Orange Ave where they had lived before building the home. Nate hoped for many years to build what he called a large Midget Village in Sarasota as a permanent home for the growing troupe of Little People, but that dream never materialized.



Nate continued with the Ringling Brothers Barnum & Bailey Circus, ascending to Ringmaster and performing at Madison Square Garden for the season in 1952. The New Yorker magazine ran a 16 page 2 part profile of him in 1958. Later that same year Life Magazine featured him as one of the country's most celebrated carnival talkers.

Nate and Muriel lived in Sarasota the rest of his life. He passed away the same day as the first moon landing in 1969, thus generating two headlines that day that "the Eagle has landed".

LEAVE A LEGACY

The Sarasota Alliance for Historic Preservation is now offering Lifetime Legacy Memberships. You can also help preserve the past for the future by leaving a gift to the SAHP in your will. [Learn More](#)



SARASOTA PRESERVATION PROGRAM (SP²)

Now accepting Preservation Easements



Who should consider donating a preservation easement?

An owner of a historic property, such as those listed on the Local or National Register of Historic Places may wish to donate a preservation easement to ensure that the significant character-defining elements of their unique property are protected for future generations. Historic designation is not a requirement for easement donation, however additional tax benefits may be available to designated properties.

Leveraging the owner's private property rights, an easement does not require Commission or Council approval, cannot be appealed by determined builders, and enlists the SAHP as a partner in good stewardship of the property forever.

[Learn more on our website.](#)

What is an easement?

A preservation easement is a voluntary legal agreement that protects the significant architectural features of a historic property, while allowing the owner to continue to occupy and use the building. Easements also limit future owners from demolishing or inappropriately altering the building.

Why are easements an important tool?

Local legislation can only do so much to protect the historic fabric of a community. Even the strongest preservation ordinances are still vulnerable to up-zoning, the political goals of specific leaders, and the financial incentives of developers with other plans for the land.

An easement is the only way to legally protect a historic property forever.



Call today to discuss how an easement might be a good preservation tool for your property.

preservesrq@gmail.com

941-529-1833

SAHP BOARD OF DIRECTORS

Lorrie Muldowney, *President*

Tom McArdle, *Treasurer & Secretary*

Dave Baber, *Vice President*

Barry Preston, *SP² Co-Chair*

Nancy DeForge

Doug Driscoll

Jan Vertefuille

Tony Souza, *SP² Co-Chair*

Kara Scott

Frank Wright

SAHP STAFF Erin DiFazio, *Program Director*