



toursarasota
■ ■ ■ ■ ARCHITECTURE



Healy Guest House (Cocoon House)

Please make sure to respect buildings noted as “not open to the public,” which means they are private property and to be viewed ONLY from the right of way. Do not trespass, knock on doors, or ring doorbells at private residences. An entry fee is charged for some of the buildings that are “open to the public.”

WELCOME TO SARASOTA'S RICH ARCHITECTURAL LEGACY

The booklet, and accompanying map, were developed as a self-guided driving tour that can be completed in approximately two hours. It is an introduction, not a complete tour, intended to give you a taste of the architectural heritage of Sarasota, Florida.

TOUR SARASOTA ARCHITECTURE

Buildings were selected because they are architecturally significant and are visible from the public right of way. They represent three periods in Sarasota's history:

- Buildings dated before 1940 provide historical and architectural context.
- Examples of what became known as the Sarasota School of Architecture from 1940 to 1970 celebrate a style unique to this community and are recognized nationally.
- Examples dated after 1970 feature one work from many of the contemporary architects who are active in Sarasota today.

The tour obviously leaves out some important buildings. Some are not accessible to the public, some did not fit into the geographic boundaries of historic Sarasota (and thus a two-hour driving tour), and others have been renovated so that the original architect's intention is no longer visible from the street.



38

Sarasota High School Addition



58

Cà d'Zan (John and Mable Ringling Mansion)

INTRODUCTION TO SARASOTA'S ARCHITECTURE

The majority of the buildings on the tour celebrate the Sarasota School of Architecture. The name Sarasota School of Architecture represents a body of regional architecture present in Sarasota that is recognized as unique in the country. Buildings constructed before 1940 were included to provide architectural context, and those after 1970 were included to feature some of the exciting architecture that continues in Sarasota today.

Historic Buildings Pre-1940

Sarasota's earliest buildings were simple wood frame structures. Many were lost to fire before the city established a reliable source of water and an organized fire department. Notable exceptions remain, such as Florida Studio Theater built in 1915 in the Tudor Revival style, originally Sarasota's first Woman's Club.

By 1919 Sarasota's architecture began to embrace the exotic revivals of the 1920s Florida Land Boom. The Mediterranean Revival style was well suited to Sarasota's image as a tropical mecca. Examples of the style can be found throughout the county, from the simple bungalows in the Central Cocoanut and Laurel Park National Register Historic Districts, to John Ringling's mansion Cà d'Zan on Sarasota Bay.

After Sarasota's 1925 land bust, little construction occurred until the beginning of World War II. Notable in the pre-war period is Sarasota's Neoclassical Revival style Federal Building, constructed under Franklin Roosevelt's Works Progress Administration.

Sarasota School of Architecture

After the war, architecture throughout the United States took on a distinctly modern look, expressing optimism for a new era of peace and prosperity. New ideas of space, form, and technology were influenced by the European International style, as well as by the organic modern architecture of Frank Lloyd Wright. In Sarasota, these modern influences were adapted to fit our semi-tropical environment through the use of wide roof overhangs for shading, large expanses of glass to soften the transitions between indoors and outdoors, and site placement to take advantage of prevailing winds.

Advancements in building technologies made during the war and after were used in residential construction. At the Cocoon House, a vinyl compound developed by the military to protect ship components from the weather was used on the roof. The Lamolithic Houses on Siesta Key were constructed as early "poured in place" concrete homes. Beautiful in their simplicity, the construction materials were chosen for their resistance to moisture and termites.

During these years, Sarasota became known nationally for its innovative school building program. Paul Rudolph's addition to Sarasota High School and Victor Lundy's "Butterfly Wing" at Alta Vista Elementary School are two examples of schools that incorporated elements such as floor to ceiling glass walls, sunshades, and sensitive site design before schools were air-conditioned.

Later named the Sarasota School of Architecture, the innovative designs used here drew international attention. Noted architectural historian, Henry Russell Hitchcock, once remarked the most exciting architecture in the world is being done in Sarasota, Florida by a group of young architects. One of these buildings, the Umbrella House, is included in *The American House: A Guide to 100 Iconic American Houses, From the Ancient to the New*, Phaidon, 2008 as an example of a significant American home that has stood the test of time.

Post-1970 Architecture

By the 1960s the Sarasota School of Architecture movement was waning, with most of the young architects who had developed the signature style relocating to larger cities to continue their practices. Nonetheless, those who remained continued Sarasota's rich architectural legacy, adapting the Sarasota School of Architecture for contemporary needs. More recently, present-day architects continue to be influenced by the Sarasota School of Architecture as they design buildings that acknowledge this community's rich architectural heritage.

—Lorrie Muldowney, Historic Preservation Specialist, Sarasota County Government



LIDO SHORES

John Ringling and Owen Burns first developed St. Armands and surrounding islands in the 1920s. Their plans ended during the Depression and it wasn't until 1950 that the visionary developer, Phillip Hiss, came to Lido Shores to create modern homes for a semi-tropical climate. Hiss inspired Paul Rudolph, Edward Seibert, and the Zimmermans to do some of their best work. Today, a number of Sarasota's notable architects have added to the Lido Shores showcase.

Come and tour Lido Shores. Explore the streets around St. Armands Circle. Enjoy the shops and restaurants and see the lovingly maintained homes from the 1920s and beyond.



1

UMBRELLA HOUSE

1953 Philip Hiss, developer of Lido Shores, commissioned Rudolph to design a speculative house that would “attract attention from the road and in the architectural journals.” The high shade roof (Umbrella), simple cube house, and sheltered swimming pool create a striking visual and spatial composition. Though the Umbrella is gone, the refined box with its breeze-catching jalousie windows and spatially complex interior is a symbol of the regional modernism that inspired Sarasota culture in the 1950s.

—Joseph King

1300 Westway Drive

Not open to the public (private property)

Paul Rudolph





HISS STUDIO

1953 A glass box raised on fourteen slender steel columns, this design is an elegant example of the International style. The studio was one of the first air-conditioned spaces in Sarasota, a necessity in order to protect the drawings and books housed there. The addition is at grade level, surrounded by walled gardens and invisible from the street. It exemplifies the Sarasota School of Architecture's emphasis on flow of outside air through the house, use of simple materials (glass and concrete block), and discreet luxurious touches.

—Robert Garvin

1310 Westway Drive

Not open to the public (private property)

Edward J. Seibert

Addition Bert Brosmith, 1962



1165 Morningside Place

Not open to the public (private property)

Hiss Associates, Inc.**3****MRS. ADELIA DOLAN
HOUSE**

1959 Sliding glass panels open 85% of the living area to the outside, and the extended roofline shelters ten feet of the outdoor space. The lanai and pool balance the L-shaped house plan to form a square.

—Robert Garvin

1150 Morningside Place

Not open to the public (private property)

**Ralph Zimmerman and
William Zimmerman****4****CHARLES EPPENBERGER
HOUSE**

1952 This 1,500-square-foot beach house features vertical cedar siding, a gable on hip roof, and light-filled interiors.

—Robert Garvin

1157 Morningside Place

Not open to the public (private property)

Hiss Associates, Inc.**5****MAURICE BIRK HOUSE**

1959 One of a pair of houses built side by side, with an open flowing floor plan characteristic of the neighborhood's original development. The garden is notable for the wide range of native plants and trees.

—Robert Garvin

238 Morningside Drive

Not open to the public (private property)

Hiss Associates, Inc.

Renovation Don Blivas, 1984



6

HUGH GIVEN HOUSE

1951 This 1,500-square-foot house was built early in Hiss' development of Lido Shores and overlooks Pansy Bayou. It was enlarged to 2,500-square-feet with sensitive regard to the horizontal rooflines and clerestory windows of the original design.

—Robert Garvin

220 Morningside Drive

Not open to the public (private property)

Carl Abbott FAIA + Associate
Architect/Planners



7

SAUL AND FLORENCE PUTTERMAN HOUSE

1986 The monolithic street façade is in contrast to the water frontage, which is an entire wall of glass planes angled to arc out and embrace the water.

—Carl Abbott

150 Morningside Drive

Not open to the public (private property)

Don Chapell



8

DON CHAPEL HOUSE

2000 This home features soaring light-filled spaces for large family living quarters on one side, a complete architect's design studio on the other, and a private courtyard in the middle. The architect made daring use of plane surfaces, curved walls, and color.

—Robert Garvin

113 Morningside Drive

Not open to the public (private property)

Paul Rudolph

Addition John Quinn, 2006



9

MARTIN HARKAVY

HOUSE With broad overhangs, thin framing, delicate screens, and open carport, the original house (to the left) seems both light and monumental. A two-story glass living room at the rear opens to a private garden. The recent addition continues in the construction language of the original.

—Joseph King

110 Morningside Drive

Not open to the public (private property)

Hiss Associates, Inc.

Renovation Don Chapell, 1994



10

JOSEPH GOULD

HOUSE The home is modest in size for the neighborhood, yet reflects the mid-century modern style. The design is narrow to make optimal use of a narrow lot. A privacy wall creates an outdoor room in front, while a lap pool creates a separate space in the rear.

—Robert Garvin

1247 Westway Drive

Not open to the public (private property)

Guy Peterson/OFA, Inc.

11

TOM AND CAROL WILLIAMS HOUSE

2001 Built on a narrow 80-foot wide lot, this house takes full advantage of its site by extending its “floor plan” to the property boundaries. It is private from the street, but has transparency from the water. The exterior spaces created by the volumes of the house are an integral part of the design.

—Guy Peterson



5401 Bay Shore Road

Open to the public with fee
Also visible from the water

John H. Phillips



**59 THE JOHN AND MABLE
RINGLING MUSEUM OF ART**

1930

The Italianate façade is comprised of a three-arch arcade detailed with marble caryatids and a Renaissance cartouche above the keystone. Enormous bronze entry doors from the Vincent Astor mansion open to a Renaissance style courtyard, surrounded on three sides by loggias. John Ringling traveled extensively collecting European masterpieces for his art museum.

—Ron McCarty

Caples Drive

Grounds open to the public, no fee
Also visible from the water

John H. Phillips



60

**RALPH CAPLES
VILLA
(CAPLES HALL, NEW COLLEGE)**

1926

This Mediterranean Revival style villa reflects both Spanish and Italian design motifs. Elegant Moorish style windows articulate the west façade next to an open courtyard.

—Ron McCarty

604 42nd Street

Not open to the public (private properties)

William Rupp

Renovation Samuel Holladay,
Seibert Architects PA, 2006



61

**RICHARD DOYLE
HOUSE**

1960

The house plan forms multiple exterior courtyards, while the liberal use of glass promotes inside/outside connections. The core of the composition is a double-height central living space featuring a sleeping loft.

—Gregory Hall

752 41st Street

Not open to the public (private property)

Gregory Hall



62

BALL-MATHIASSEN HOUSE

2006 The house design was inspired by a southern vernacular architectural precedent called the "dogtrot" which features a breezeway flanked by living space. Vertical cypress siding used on exterior walls contrasts with cement plaster column and roof elements.

—Gregory Hall

1695 Lowe Drive

Not open to the public (private property)

Ralph Twitchell



63

LU ANDREWS HOUSE #3

1959 Designed for a long-time employee of Ralph Twitchell's architectural firm, this is a refined example of his ideas about living in Florida: modest in scale, set within abundant nature, made of indigenous materials, and carefully detailed.

—Joseph King

(Pictured) 1205 Cocoanut
Avenue and 1443 15th Street

Not open to the public (private properties)

Various Architects



64

CENTRAL COCOANUT NATIONAL REGISTER HISTORIC DISTRICT

1914-1955 This National Register Historic District is comprised of approximately 200 buildings. A mix of boom-time styles and sizes, the district varies from modest wood frame vernacular architecture to grand homes executed in the Mediterranean Revival style.

—Lorrie Muldowney

736 Central Avenue

Not open to the public

The ADP Group



65 **PLANNED PARENTHOOD
OF SOUTHWEST
AND CENTRAL FLORIDA**

2008 Responding to the client's forward thinking ideals, the architect designed a contemporary building with open, inviting spaces and a safe, secure environment. Designed for silver LEED certification, the building makes use of new, environmentally friendly products.

—Robert M. Town

1001 Boulevard of the Arts

Open to the public with fee

Also visible from the water

Walter Netsch, Skidmore,
Owings & Merrill, and Jack West

Renovation Dale S. Parks,

CCP Architects, 2000



66 **SELBY PUBLIC
LIBRARY**

(G.WIZ THE SCIENCE MUSEUM)

1976 Skidmore, Owings, and Merrill designed the building as a county library. It's trapezoidal shapes suggest the look of sails to blend with the boats in Sarasota Bay. In 2000, CCP Architects added a large glass prism to create a new identity as a science and technology museum.

—Dale S. Parks

777 N. Tamiami Trail

Business. Also visible from the water

William Wesley Peters,
Taliesin Associated Architects



67 **VAN WEZEL
PERFORMING ARTS
CENTER**

1970 Taliesin Associated Architects designed the building with an eye to its proximity to the water. The fluted pattern and soft lavender color reflect the shape and color of a seashell that inspired the design. Frank Lloyd Wright founded the firm to carry on his vision after his death.

—Ann Shank

801 N. Tamiami Trail

Open to the public, no fee

Thomas Reed Martin and
Clarence A. Martin



68

MUNICIPAL AUDITORIUM

1938 Designed by well-known local architects and opened in 1938, the auditorium was the first structure in the WPA-funded Civic Center. The auditorium is one of only a few surviving examples of Art Deco architecture in Sarasota.

—Ann Shank

655 N. Tamiami Trail

Victor Lundy



69

SARASOTA CHAMBER OF COMMERCE BUILDING

(THE PAGODA BUILDING)

1956 Victor Lundy broke with the practices of some of his Sarasota School of Architecture peers by importing the roof tiles from Japan instead of using local materials. The style was reportedly selected because he was influenced by a Japanese garden sculpture nearby.

—Ann Shank



CHIDSEY LIBRARY

(SARASOTA VISITORS

CENTER AND HISTORY

CENTER MUSEUM)

701 N. Tamiami Trail

Open to the public, no fee

Thomas Reed Martin and Frank Martin

1941 In 1941 the cornerstone was laid for Sarasota's first public library building, named in honor of John and Ida Chidsey who pledged the \$25,000 needed for its construction. Chidsey is a rare surviving example of the Art Moderne style, as characterized by its flat roof, corner windows and subtly applied ornamentation. This style was transitional, occurring after the ornamental Art Deco style and before the minimalist International style that provided the foundation for the Sarasota School of Architecture.

—Lorrie Muldowney





**HERALD TRIBUNE
MEDIA GROUP
HEADQUARTERS**

2006 Recalling the mid-century modern structures of the Sarasota School of Architecture, the Herald Tribune Headquarters was designed with its primary functions, including multimedia newsroom, raised above the ground floor. The building's most prominent feature is its undulating roof. Supported by six-story-tall white columns, the roof shelters the entry and upper-level deck used by employees. The green and blue glass curtain wall permits daylight to penetrate, while controlling heat gain on the interiors.

— Morris Hylton

1741 Main Street
Business

Arquitectonica





SARASOTA COUNTY COURTHOUSE

1927 The building originally served as courthouse, jail, and sheriff's office. East and west wings flank a central courtyard with a sunken garden. A single-story colonnade connects the two wings. A central tower rising 110 feet originally provided an observation platform to view the bayfront. The building features architectural terra cotta and ornamental wrought iron at the entrances and tower.

—Gregory Hall

2000 Main Street

Open to the public, no fee

Dwight James Baum



1990 Main Street

Businesses; some spaces not open to
the public (private properties)

TOTeMS, design architect;
SMRT, architect of record



26

COURTHOUSE CENTRE

2005 The ten-story, mixed-use complex includes retail, corporate, and residential tenants. Interior support columns permit a clean exterior and allow for uninterrupted ribbon windows for offices, linear bars for parking, and large openings on the top level for residential condominiums.

—Todd Sweet

2051 Main Street

Not open to the public

Frank Folsom Smith



27

LAWYERS PROFESSIONAL BUILDING

1961 In this example of commercial architecture in the regional modern style, a central courtyard leads to individual office suites. Simple building forms, intricate detailing, and a “floating” roof plane are the building’s dominant design elements.

—Gregory Hall

2170 Main Street

Not open to the public

Halfflants + Pichette Architects,
Studio for Modern Architecture



28

FINERGY MAIN STREET LLC

2008 Two recessed spaces on the front elevation provide the building with depth. One recess marks the entrance, while the other identifies the spacious two-story loft office suite on the top floor.

—Michael Halfflants

3145 Southgate Circle

Open to the public, no fee

Victor Lundy



45

SOUTH GATE COMMUNITY CENTER

1956

This sleek glass pavilion is best viewed from Phillippi Creek. Note its simple unadorned exterior columns and roof structure. Don't miss the undulating, irregular brick wall that adds visual interest to the simple design. Many of Lundy's Sarasota buildings incorporated similarly interesting treatments.

—Lorrie Muldowney

2900 Bee Ridge Road

Not open to the public

Phil Skirball,
Skirball Group, Inc.



46

STERLING PARK BUILDING

2008

This office building was designed as a functional sculpture to capitalize on the light and view afforded by the busy street frontage. North light and clerestory light are captured by extensive shaded glass to provide a productive and healthy work environment.

—Phil Skirball



RIVERVIEW HIGH SCHOOL

1959 Riverview High School is renowned architect Paul Rudolph's (1918-1997) first large-scale public commission in Florida. It is also a signature project of the innovative public school building program launched by Sarasota School of Architecture promoter Philip Hiss. Like his experimental residential work, Rudolph's design for Riverview adapts the tenets of modernism to the climate and culture of South Florida's west coast. This includes the use of concrete sunshades to control daylight and sliding glass window walls and open roof monitors to passively cool interiors.

—Morris Hylton

1 Ram Bowl Way

Not open to the public

Paul Rudolph



2506 Gulf Gate Drive

Open to the public for services, no fee

Carl Abbott FAIA + Associate
Architect/Planners



48

**ST. THOMAS MORE
CATHOLIC CHURCH**
Church and Chapel, 1984
Chelsea Center and
Main Courtyard, 1996
Spirit Center, 2006

The use of light, as well as visual ties to the land itself, are dominant elements of the design on this 20-acre site. The curved forms, cloistered gardens, and strong internal axis of the church and chapel invoke liturgical forms. Walls of glass in the Chelsea Center invite sunlight in and views out to the lake, while the Main Courtyard becomes a sanctuary open to the sky.

—Carl Abbott

948 Beach Road

Open to the public, no fee

Edward J. Seibert



49

**SIESTA KEY BEACH
PAVILION**

1958 Notable for its use of low-maintenance materials, this elegant pavilion was constructed using columns that were pre-cast on site then hoisted into position, and beams that were poured in place. Pre-cast, pre-stressed, double tee joists form its roof.

—Lorrie Muldowney

5242 Avenida Del Mar

Not open to the public (private property)

Ralph Twitchell and
Paul Rudolph



50

EDWARD DEEDS HOUSE

1949 Designed for shade under the giant oak and breezes from the wide bayou beyond, this house was built economically by Twitchell's construction firm. It illustrates the long-term viability of his idea of comfortable living in this subtropical climate.

—Joseph King

5528, 5540, 5544, and 5546

Avenida Del Mare

Not open to the public (private property)

Ralph Twitchell and

Paul Rudolph



51

LAMOLITHIC HOUSES

1948 Four identical speculative houses were built of termite-, rot-, and hurricane-proof concrete using a method of reusable steel forms developed by Lamolithic Industries. Rudolph rotated the plans and varied the location of each house in relation to the others, resulting in a dynamic grouping in a garden setting.

— Joseph King

101 Garden Lane

Not open to the public (private property)

Paul Rudolph

Renovation Seibert Architects PA, 2006



52

DAVID COHEN HOUSE

1955 This house is a re-interpretation of climate-sensitive, traditional southern architecture with its large openings, clear structural rhythm, and wraparound porch. Designed for a civic-minded and musical couple, the spacious living room is an ideal social venue.

— Joseph King



REVERE QUALITY HOUSE

1949 Recently restored, the Revere House is again a paradigm of indoor/outdoor Florida living. The screened porch, with grass inside, is as much a useful living space as the living room that opens with large sliding glass doors (a radical innovation at the time). The innovative concrete roof on steel pipe columns, and the freestanding walls slipping inside and out are reflected in the new main house. The new expansive spaces and views complement the garden experience of the historical building.

—Joseph King

100 Ogden Lane

Not open to the public (private property)

Ralph Twitchell and Paul Rudolph

Restoration and addition Guy Peterson/OFA Inc., 2008

25 S. Osprey Avenue

Business

Victor Lundy



29

**JOE BARTH
INSURANCE OFFICE**

1957

The exposed steel columns and beams of this sharp, angular building are characteristic of the Sarasota School of Architecture whose designers promoted the clear expression of structural systems. The steel structure is further emphasized by its dark color.

—Morris Hylton

111 S. Orange Avenue

Open to the public, no fee

George Albree Freeman
and Harold N. Hall,
and Louis A. Simon



30

**U.S. POST OFFICE/
FEDERAL BUILDING**

1936

Sarasota's Post Office for many years, this National Register listed Neoclassical Revival style building is noteworthy for its quality of craftsmanship. Don't miss the acanthus leaves of the Corinthian capitals, which appear at the colonnade of the west elevation.

—Lorrie Muldowney

261 S. Orange Avenue

Business

William Rupp and
Joseph Farrell



31

SCOTT BUILDING

1960

This storefront is a rare example of commercial architecture in a regional modern style. The building features a unique pre-cast concrete multi-'T' roof structure that develops an intricate play of solid and void at the overhang.

—Gregory Hall



BURNS COURT HISTORIC DISTRICT

1925 Monumental scale is achieved in these small structures through skillful massing of the entry area and various false parapet roof configurations. Exterior chimneys further emphasize the vertical. Successful climate design was part of the 1928 advertising copy for the development, extolling that, “each house is of stucco construction, has four exposures, assuring the necessary cross ventilation.” Burns Court was named for its developer, Owen Burns.

—Lorrie Muldowney

Burns Court and S. Pineapple Avenue

Not open to the public (private property)

Thomas Reed Martin



(Pictured) 555 S. Osprey
Avenue and 1716 Oak Street

Not open to the public (private property)

Various Architects



33

LAUREL PARK HISTORIC DISTRICT

1920–1957

This district encompasses parts of six historic subdivisions, and is associated with the historical residential development of the early 20th century. The Laurel Park Historic District is the largest of five residential districts within the City of Sarasota.

—Lorrie Muldowney

533 S. Washington Boulevard

Business

Victor Lundy



34

WALDMAN BUILDING

1958

This two-story building is constructed of “Ocala” block and plate glass around a steel framework. When it served as a dance studio, roadside observers would gather to watch the beautiful dancers that appeared to be suspended in space.

—Lorrie Muldowney

1100 S. Tamiami Trail

Not open to the public (private property)

Jack West



35

FIRST FEDERAL OF MANATEE IN SARASOTA

(REPUBLIC BANK)

1974

The owner of this building wanted it to make an important architectural statement. Indeed it has! Its red brick façade and cantilevered concrete slabs are a bold re-interpretation of the materials used across the street at Sarasota High School.

—Lorrie Muldowney



2589 Alta Vista Street

Not open to the public

Victor Lundy



36

ALTA VISTA ELEMENTARY SCHOOL — BUTTERFLY WING

1957 Constructed of laminated wood trusses, the “butterfly-wing” roof of the Alta Vista Elementary School addition shelters outdoor learning areas that were originally connected to classrooms by sliding window walls. Experimentation with new building technologies was a hallmark of the Sarasota School of Architecture.

— Morris Hylton



**ST. PAUL'S LUTHERAN
CHURCH SANCTUARY AND
FELLOWSHIP HALL**

Fellowship Hall, 1959
Sanctuary, 1968

Continuing his experimentation with wood-laminate structural systems, Victor Lundy designed St. Paul's Lutheran Church with a distinct, soaring roof suspended by steel cables. The church's simple exterior form, with its modern buttresses, encloses an elegant interior sanctuary characterized by a curved wood ceiling and an altar wall dramatically lit by sidelights and skylights. Pairs of slender, diagonal stained glass windows penetrate the sidewalls. The sanctuary is in keeping with the architecture of the earlier, adjacent Fellowship Hall designed by Lundy.

—Morris Hylton

2256 Bahia Vista Street

Open to the public for services, no fee

Victor Lundy





SARASOTA HIGH SCHOOL ADDITION

1000 School Avenue

Not open to the public

Paul Rudolph

1960 The addition to the original Collegiate Gothic style Sarasota High School (1927) was commissioned as part of a progressive public school construction campaign directed by Philip Hiss, then chair of the Board of Public Instruction. Paul Rudolph's design for the expansion reflects a transition from the highly transparent structures of his mid-century practice to the more sculptural and textural forms of his later Brutalist Style work (exemplified by the Yale School of Art and Architecture Building, 1963, where he served as Dean of the School of Architecture).

—Morris Hylton



1735 Bahia Vista Street

Not open to the public (private property)

Jonathan Parks,
Jonathan Parks Architect



39 MUMFORD POOL HOUSE

2006 This project centered on creating an elegant backyard living space for the owners. The design solution was a pool house, pool, and landscape layout that embraced a modern design aesthetic and sustainability.

—Jonathan Parks

1388 Harbor Drive

Not open to the public (private property).

Also visible from the water

Mark Sultana, DSDG, Inc.



40

SCOTT AND MELISSA DUNLAP HOUSE

2007 The architect designed this modern home to be both functional and comfortable. The main focus is the view of the harbor and the use of natural lighting to flood the house with light.

—Mark Sultana

1851 Hawthorne Street

Not open to the public

Edward J. Seibert

Renovation Michael Shepherd, 1987



41

DR. ROBERT GREENWOOD OFFICE (ONCOLOGY-HEMATOLOGY CONSULTANTS)

1961 Extensively remodeled in the late 1980s, this professional office building features a central pyramidal skylight at the lobby. The interplay of glass and opaque sections creates a dynamic design, while the exquisitely detailed glazing floods the interior with natural light.

—Gregory Hall

1677 Hyde Park Street

Not open to the public (private property).

**Kenneth Warriner and
Joan Warriner**



42

KENNETH AND JOAN

WARRINER HOUSE

1960

This home was designed by husband and wife team Kenneth and Joan Warriner. The play between a floating roof and horizontal wood siding gives this small house a much larger appearance.

—Gregory Hall

1671 Bay View Drive

Not open to the public (private property).

Architect not known



43

ARTHUR BROOKS

HOUSE

1958

Floor-to-ceiling glass on both sides of the living room brings the lush tropical setting outside to the interior of the home. Deep overhangs further enhance the opportunity for inside/outside living, along with exposed "Ocala" block walls.

—Gregory Hall

2624 S. Osprey Avenue

Not open to the public (private property).

**James Bowen,
bowen architecture**



44

JOHN CHAPMAN JR.

HOUSE

2008

Sited to open to the north, the corrugated metal roof and siding used in this home's construction has a high solar rating to minimize energy use. The materials used are a nod to the simple metal buildings common in more rural areas.

—Lorrie Muldowney



SOUTH OF WEBBER

The mainland neighborhoods and commercial areas south of Webber Street are characterized by post-war development. Southgate, “The Beautiful King & Smith Development Where You Can Live among the Orange Blossoms,” was the largest of these with nearly 2000 home sites.

The tropical paradise of Siesta Key was the center of Sarasota's art colony in the 1950s and '60s. Over seventy-five artists, writers, and architects lived here. They were drawn to the area's climate, natural beauty, and reputation as a creative community.

Come and tour south of Webber Street; make sure you explore the world famous sugar sand beaches and stroll through Siesta Key village.

1240 Center Place

Not open to the public (private property)

Hiss Associates, Inc.



12

WILLIAM INGLER

HOUSE

1952

This was one of the first houses of Hiss' Lido Shores development. It has post/beam/plank construction with generous use of glass and screened fencing. The attached art studio and art warehouse are painted to reflect the character of its current artist owner.

—Robert Garvin

1177 Center Place

Not open to the public (private property)

Edward J. Seibert

Renovation 1964



13

MURRAY MATHEWS

HOUSE

1953

An example of architect Siebert's early residential designs, the home was expanded and updated in keeping with the original concept.

—Robert Garvin

1155 Center Place

Not open to the public (private property)

William Rupp

Renovation Samuel Holladay,

Seibert Architects, 2007



14

MRS. GLORIA KIRSCH

HOUSE

1957

This home is a strikingly simple aggregation of volumes and planes. Features include vertical cedar siding, white overhanging eaves, clerestory windows, and careful landscaping. The workmanship of the renovation is exemplary.

—Robert Garvin

339 – 361 St. Armands Circle

Business

Edward J. Seibert



15

COLIN BROWN BUILDING

1960 The projecting, undulating roof of the retail stores shades pedestrians along St. Armands Circle and controls the amount of sunlight penetrating the floor-to-ceiling glass shop windows. The stores have been continuously rented since the building's completion.

—Morris Hylton

700 John Ringling Boulevard

Not open to the public (private property)

Frank Folsom Smith and
Louis F. Schneider

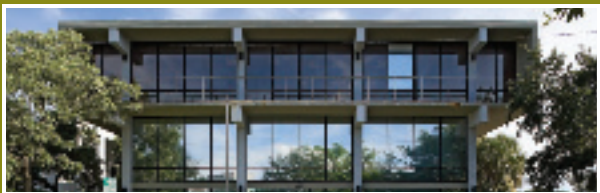


16

PLYMOUTH HARBOR CONDOMINIUM

1966 Plymouth Harbor was the tallest residential structure in Florida at the time of its completion. It is the first structure in the state made of architectural (unpainted) concrete, requiring 2 million pounds of concrete for its slab, the largest in city history.

—Lorrie Muldowney



DOWNTOWN SARASOTA

Downtown Sarasota has always been the heart and soul of the community. Its public and commercial buildings embody much of the best architecture from the 1960s and beyond. This tour route also highlights some of Sarasota's earliest buildings and neighborhoods.

Come and tour Downtown Sarasota, and take time to explore picturesque neighborhoods such as Towles Court, Laurel Park, Burns Court, McClellan Park, and Cherokee Park.

1255 N. Gulfstream Avenue

Not open to the public (private property)

Edward J. Seibert



17

BAY PLAZA CONDOMINIUM

1982 Responding to its long, narrow site, most units in Bay Plaza Condominiums have a corner balcony and window to maximize the view of Sarasota Bay. The distinct, articulated design of the west elevation helps protect each balcony from the western sun.

—Morris Hylton

1241 N. Palm Avenue
at Cocoanut

Business

Harold N. Hall



18

SARASOTA WOMAN'S CLUB

(FLORIDA STUDIO THEATER)

1915 The Woman's Club of Sarasota erected this building to serve as its clubhouse. It also housed a subscription library, which eventually became Sarasota's first public library collection. It is one of the few Tudor Revival style buildings in Sarasota.

—Ann Shank

1221 – 1227 N. Palm Avenue

Not open to the public (private property)

Alex Browning and
Francis James



19

FRANCES-CARLTON APARTMENTS

1924 The Mediterranean Revival style apartments were named for the owner's wife and son, Frances and Carlton Teate. At one time, residents had an unobstructed view of the bay across Palm and Gulfstream Avenues.

—Ann Shank

57 N. Pineapple Avenue

Business

Roy A. Benjamin



20

EDWARDS THEATER

(SARASOTA OPERA HOUSE)

1925 (opened 1926)

This Mediterranean Revival style building features arched openings, a barrel tile roof, and corner quoins, all classic elements of its style. Originally, the ground-level storefronts housed a variety of businesses, while the theater hosted vaudeville, opera, and silent movies.

— Ann Shank

Lemon Avenue between
2nd and 1st Streets

Open to the public, no fee

Seibert Architects PA



21

SARASOTA INTERMODAL TRANSFER FACILITY

2005

Sited adjacent to the city hall complex, the facility reflects a strong sense of civic design. The open waiting platform incorporates a space frame truss suspending a structural canopy that covers the facility's main functions: public restrooms, driver's lounge, and ticket booth.

— Dale S. Parks

1552 2nd Street

Businesses

Jack West



22

GREATER SARASOTA CHAMBER OF COMMERCE

1969

Designed to serve as headquarters for the Greater Sarasota Chamber of Commerce, architect West varied the volumes on each floor of this building to give it "verve." The materials chosen were selected to cut cost, as at neighboring City Hall.

— Lorrie Muldowney



SARASOTA CITY HALL

1966 Before construction, the low, flat building site was elevated to create a commanding presence appropriate for this important public building. Jack West envisioned Sarasota's City Hall as a series of connected geometric shapes with water features and gardens, a vision that was largely realized despite a 40% budget cut. A major part of the design is a sculpture by Jack Cartlidge depicting the five City Commissioners and entitled, *Nobody's Listening*. "Delicious humor," according to architect West.

—Lorrie Muldowney

1565 1st Street

Open to the public, no fee

Jack West



100



HEALY GUEST HOUSE

(COCOON HOUSE)

1950 Perched on the edge of the bayou with opening jalousie walls, this house was designed for breezes and view. The curved roof structure of steel straps and insulation board is as light and delicate as possible. Imagine it with no other houses around. How did such a radical and experimental structure get built? Twitchell's in-laws were the clients, and it was built by Twitchell's construction firm, Associated Builders. This house gained worldwide attention for Twitchell and Rudolph and Sarasota architecture.

—Joseph King

View from Siesta Drive at Bayou Louise Bridge

Not open to the public (private property). No car access

Ralph Twitchell and Paul Rudolph





NORTH OF FRUITVILLE

Early neighborhoods north of Fruitville Road were built near Sarasota Bay for the breezes and beautiful views. The construction of John Ringling's Cà d'Zan in 1926 influenced the building of many grand Mediterranean Revival style homes along the bay.

This tour route features a variety of architectural styles from the Ringling family mansions to the Old Florida cottages in Central Cocoanut, as well as many striking contemporary buildings.

Come and tour north of Fruitville Road and explore its neighborhoods – Indian Beach and Sapphire Shores along the bay, and the Bayou Oaks, Central Cocoanut, and Rosemary neighborhoods east of Tamiami Trail.

General Spaatz Boulevard

Not open to the public (private properties)

I. M. Pei and Bert Brosmith



55 NEW COLLEGE BATES, ROTHENBERG & JOHNSON RESIDENCE HALLS

(I. M. PEI DORMS)

1964–65

Responding to the climate of southern Florida, the dormitories at New College are a series of interconnected buildings organized around small, landscaped courtyards. The large windows of the dorm rooms provide views of these exterior spaces, while deep roof overhangs protect interiors from the tropical sun.

—Morris Hylton

New College Drive

Open to the public, no fee

Also visible from the water

Clas, Sheperd & Clas,
and Francis Kennard



56 CHARLES RINGLING MANSION (COLLEGE HALL, NEW COLLEGE)

1926

The Beaux Arts style of the Charles Ringling Mansion embodies symmetry with rich architectural details seen in the grand entrance articulated by marble balustrades and bas-relief panels of garlands. The entire building is veneered in Pink Etowah marble from Georgia.

—Ron McCarty

New College Drive

Open to the public, no fee

Also visible from the water

Clas, Sheperd & Clas



57 HESTER RINGLING SANFORD MANSION (COOK HALL, NEW COLLEGE)

1926

The three-story Mediterranean Revival style villa, designed for Ringling's daughter Hester, incorporates a barrel tile roof with a central arcade featuring semi-circular arches and a second story balcony. A covered walkway connects it to the Charles Ringling mansion.

—Ron McCarty



CÀ D'ZAN

(JOHN AND MABLE

RINGLING MANSION)

5401 Bay Shore Road

Open to the public with fee. Also visible from the water

Dwight James Baum

1926 In 1923, John Ringling commissioned nationally known architect, Dwight James Baum, to begin drawings for a winter residence. The house incorporates direct quotes from the Venetian Gothic palazzos along the Grand Canal, including Cà d'Oro, the Palazzo Ducal, and the Palazzo Cantarini-Fason. Mable Ringling acted as general contractor, working directly with the architects. She decided on every detail of the residence with builder Owen Burns. Cà d'Zan has 36,000 square feet of interior space and is the largest historic mansion on the west coast of Florida.

—Ron McCarty



THANKS

Many people were involved in developing this tour map. The project was conceived, and content developed, by Larry Reinebach and the Sarasota Architectural Foundation. Lorrie Muldowney, Historical Resources Specialist, Sarasota County Government, provided research and content development. Virginia Haley, President of the Sarasota Convention & Visitors Bureau, supervised the project. Myriam Springuel and Rogene Patterson of Springuel Consulting managed the project. Jennifer Mumford Brady, the Director of the Design Center at Ringling College of Art and Design, mentored Stephanie Rule, class of 2009, Graphic and Interactive Communication major, who designed and developed this project. Greg Wilson, of Greg Wilson Group, generously photographed all the buildings on the tour, with the exception of historic photos. Michael Brown of Streetwise Maps provided the base map. Joel May, AIA, of the American Institute of Architects Gulf Coast Chapter, and Joseph King, AIA, assisted in selecting buildings to include on the tour and reviewing content. Carrie Scupholm conducted additional research and provided content editing.

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Greg Wilson Group provided all of the color photographs with the exception of the following:

- Historic Siesta Key Beach Pavilion, courtesy of Carrie Scupholm
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BUILDING CREDITS

Properties are identified by the original name of the building and homes are named after the original resident. If the building's name has changed, its common or current name appears in parentheses. The date shown refers to the year the building was constructed. The individual architect's name or the architectural firm is listed. Renovation is defined as updating a property for continued use through repair or alteration, while preserving the features that convey its historical or architectural value. Renovations are cited only when they significantly alter the appearance of the building. Important additions are noted.

TO LEARN MORE

- Domin, Christopher, Joseph King. *Paul Rudolph: The Florida Houses*, New York: Princeton Architectural Press, 2002.
- Howey, John. *The Sarasota School of Architecture: 1941–1966*, Cambridge, Mass.: MIT Press, 1995.
- Weaving, Andrew. *Sarasota Modern*, New York: Rizzoli Press, 2006.

This project will be updated and additional information will be available at:

- www.sarasotafl.org
- www.sarasotaarchitecturalfoundation.org
- www.toursarasota.com

Partial funding is provided by the Tourist Development Council and the Sarasota Board of County Commissioners.

PRE-1940 BUILDINGS

- 18 Sarasota Woman's Club (Florida Studio Theater) 1915
- 19 Frances-Carlton Apartments 1924
- 20 Edwards Theater (Sarasota Opera House) 1925 (Opened 1926)
- 25 Sarasota County Courthouse 1927
- 30 U.S. Post Office/ Federal Building 1936
- 32 Burns Court Historic District 1925
- 33 Laurel Park Historic District 1920–1957
- 56 Charles Ringling Mansion (College Hall, New College) 1926
- 57 Hester Ringling Sanford Mansion (Cook Hall, New College) 1926
- 58 Cà d'Zan (John and Mable Ringling Mansion) 1926
- 59 John And Mable Ringling Museum of Art 1930
- 60 Ralph Caples Villa (Caples Hall, New College) 1926
- 64 Central Coconut National Register Historic District 1914–1955
- 68 Municipal Auditorium 1938
- 70 Chidsey Library (Sarasota Visitors Center And History Center Museum) 1941

BETWEEN 1940–1970

- 01 Umbrella House 1953
- 02 Hiss Studio 1953
- 03 Mrs. Adelia Dolan House 1959
- 04 Charles Eppenberger House 1952
- 05 Maurice Birk House 1959
- 06 Hugh Given House 1951
- 09 Martin Harkavy House 1957
- 10 Joseph Gould House 1955
- 12 William Ingler House 1952
- 13 Murray Mathews House 1953
- 14 Mrs. Gloria Kirsch House 1957
- 15 Colin Brown Building 1960
- 16 Plymouth Harbor Condominium 1966
- 22 Greater Sarasota Chamber of Commerce 1969
- 23 Sarasota City Hall 1966
- 27 Lawyers Professional Building 1961
- 29 Joe Barth Insurance Office 1957
- 31 Scott Building 1960
- 34 Waldman Building 1958
- 36 Alta Vista Elementary School—Butterfly Wing 1957
- 37 St. Paul's Lutheran Church Sanctuary and Fellowship Hall 1959 and 1968
- 38 Sarasota High School Addition 1960

1940–1970 continued

- 41 Dr. Robert Greenwood Office (Oncology-Hematology Consultants) 1961
- 42 Kenneth and Joan Warriner House 1960
- 43 Arthur Brooks House 1958
- 45 South Gate Community Center 1956
- 47 Riverview High School 1959
- 49 Siesta Key Beach Pavilion 1958
- 50 Edward Deeds House 1949
- 51 Lamolithic Houses 1948
- 52 David Cohen House 1955
- 53 Revere Quality House 1949
- 54 Healy Guest House (Cocoon House) 1950
- 55 New College Bates, Rothenberg & Johnson Residence Halls (I. M. Pei Dorms) 1964–65
- 61 Richard Doyle House 1960
- 63 Lu Andrews House #3 1959
- 69 Sarasota Chamber of Commerce Building (The Pagoda Building) 1956

POST–1970 BUILDINGS

- 07 Saul and Florence Putterman House 1986
- 08 Don Chapell House 2000
- 11 Tom and Carol Williams House 2001
- 17 Bay Plaza Condominium 1982
- 21 Sarasota Intermodal Transfer Facility 2005
- 24 Herald Tribune Media Group Headquarters 2006
- 26 Courthouse Centre 2005
- 28 Finergy Main Street LLC 2008
- 35 First Federal of Manatee in Sarasota (Republic Bank) 1974
- 39 Mumford Pool House 2006
- 40 Scott and Melissa Dunlap House 2007
- 44 John Chapman Jr. House 2008
- 46 Sterling Park Building 2008
- 48 St. Thomas More Catholic Church and Chapel, 1984; Chelsea Center and Main Courtyard, 1996; Spirit Center, 2006
- 62 Ball-Mathiasson House 2006
- 65 Planned Parenthood of Southwest and Central Florida 2008
- 66 Selby Public Library (G.WIZ The Science Museum) 1976
- 67 Van Wezel Performing Arts Center 1970

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