



SARASOTA ALLIANCE FOR HISTORIC PRESERVATION

QUARTERLY PRESERVATION NEWS FOR SARASOTA COUNTY

A GLIMPSE INSIDE



Spotlight on Award
Winner: Caldwell Trust



FL Trust Nominates Our
Purple Cow to 11 to Save



VAHS Award-Winning
Circus Train Car Exhibit

PRESIDENT'S LETTER

Lorrie Muldowney, *President*

Greetings,

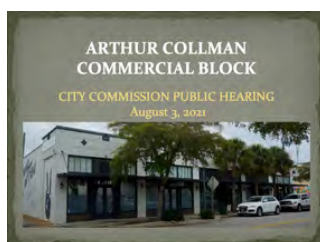
As president of your Sarasota Alliance for Historic Preservation it is my pleasure to write to you today and update you on some of our most recent activities and upcoming events. Your board has been busy planning events to welcome you to some of Sarasota's special places and provide you with opportunities to meet other members of our community who are interested in preserving this special place that we call home. But first! Here is an update on our summer activities and exciting news about some issues that we have been engaged in.

Preservation of the Van Wezel Performing Arts Hall

Central to our mission at the Sarasota Alliance for Historic Preservation is the preservation of our built resources. An important community conversation has been taking place for years about the preservation of the Van Wezel Performing Arts Hall. Many of you may remember the public workshop that your alliance co-sponsored in January with the Historical Society of Sarasota County to provide information about the history of the hall and the economic impact of replacing it.

More recently, in July a purple ribbon committee of experts was appointed by the Sarasota City Commission to study financially sustainable options for the hall, as well as its use, purpose, and lease. As part of this ongoing process the committee welcomes public input. Two public meetings are scheduled for November, and I would encourage your participation. For more information about the Van Wezel Purple Ribbon Committee contact the City of Sarasota at (941) 263-6000, request the Office of the City Clerk and ask to be notified of all future meetings of this ad hoc committee.

Last year Dave Baber and I were lucky enough to work on three **Historic Designation applications** within the City of Sarasota: Sarasota Jungle Gardens, the Collman Block on north Central Avenue and the Nate Eagle home on Mulberry Terrace. Each report features a historic structure with a unique story. Once designated the owners of these properties are eligible for flexibility in the interpretation of the city of Sarasota's building and zoning codes and can apply for an exemption from ad valorem tax increases associated with building improvements. If you would like to read more about these three structures click on the links below.



Also, this year the Sarasota Alliance launched two important new initiatives. **A historic preservation easement program and revolving loan program.** A preservation easement is a voluntary legal agreement that protects the significant architectural features of a historic property while allowing the owner to occupy and use the building. Easements establish a partnership between the owner and the stewarding organization, and may also provide significant tax benefits. The Sarasota Alliance for Historic Preservation revolving loan program has launched in the pilot neighborhoods of the Central Coconut and Newtown National Historic Districts. These low-cost loans are paired with hands on technical assistance to provide homeowners with the tools they need to maintain and restore their historic homes. More information on both of these programs is available at preservesrq.org.

Our upcoming programs can be viewed in **calendar** format on page 3 of this newsletter. On November 16th at 4:00 p.m. we will announce our 2023 list of Six to Save, spotlighting the most threatened historic properties, archaeological sites, and cultural resources in Sarasota County. This announcement will take place at the historic Philippi Crest Community Clubhouse located at 2421 Burlington Lane. The clubhouse was on our 2021 Six to Save list. Now, due to the efforts of neighborhood activists there is renewed interest in preserving the clubhouse.

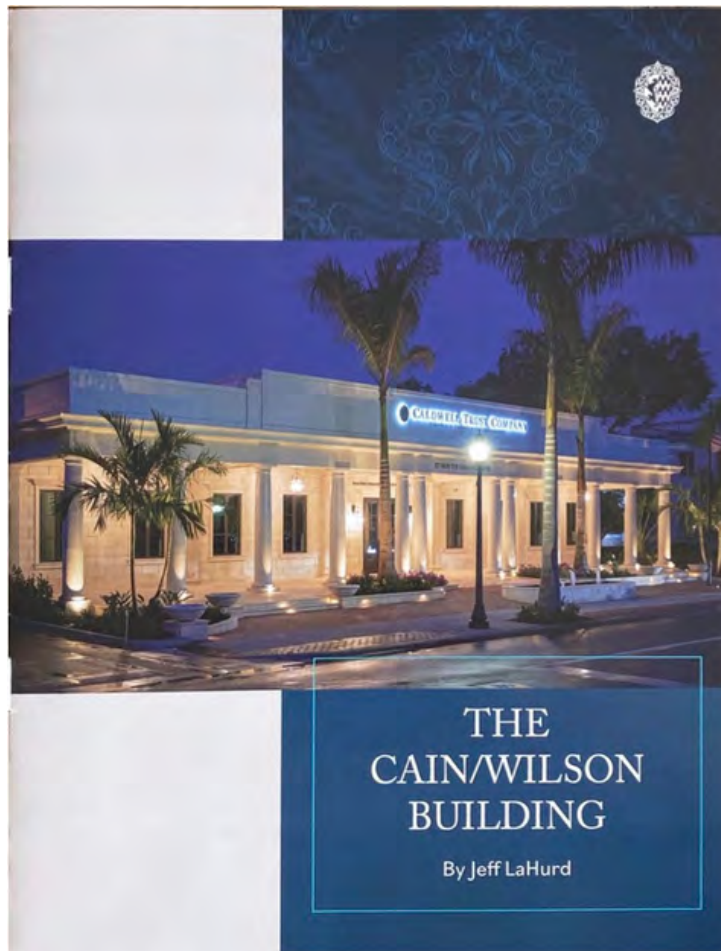
On December 6th we will host a **member's social at the Bahi Hut** at 4675 N. Tamiami Trail between 5 and 7 pm. The Bahi Hut received a Sarasota Alliance for Historic Preservation heritage award in 2021 so please join us at this unique location. And on the evening of February 22, 2024, our **annual membership meeting** will be conducted at the Philippi Mansion at Philippi Estate Park.

Our **2024 Heritage Awards Ceremony** will be conducted at the Sarasota Art Museum on Thursday March 21, 2024. The museum located at 1001 S. Tamiami Trail provides an exciting venue that features both exciting new artwork and showcases the adaptive reuse of two important historic structures from Sarasota's boomtimes of the 1920's and 1960's. The Heritage Awards call for nominations will be advertised later this year so please begin thinking about worthy recipients in the fields of historic preservation, archaeology and history and submit a nomination!

Lorrie

SPOTLIGHT ON

A WINNER OF THE 2023 HERITAGE AWARDS



The recipient of the Greg and Eleana Najmy Hall Historic Structure Preservation Award Honorable Mention in 2023, the Cain/Wilson Building represents a stunning adaptive reuse of an important historic building by the Caldwell Trust. This project not only created a fantastic updated downtown office space, but also by embracing the community's history and the building's legacy, brought a piece of our history into the future. Click on the photo above to read the illustrated history as compiled by renowned historian Jeff LaHurd.

CALENDAR OF EVENTS

Mark your calendars now for the Six to Save 2023, the Member Social, 2024 Heritage Awards and more. Our updated 2023-2024 Calendar of Events is now available!



GOOD NEWS

By Tom McArdle, Treasurer

Our Sarasota Preservation Program (SP2) received a huge boost in August when we were awarded a generous \$5,000 grant from the Gulf Coast Community Foundation to engage a professional media consultant.



After two years of study and work, the SAHP launched the SP2 Conservation and Historic Preservation Program in January 2023, followed by the Low-Cost loan program in September.

We face two major challenges in meeting the objectives of the initiative - raising money to capitalize the loan program and pay administrative expenses, and getting the word out to the property owners who can benefit from the program.

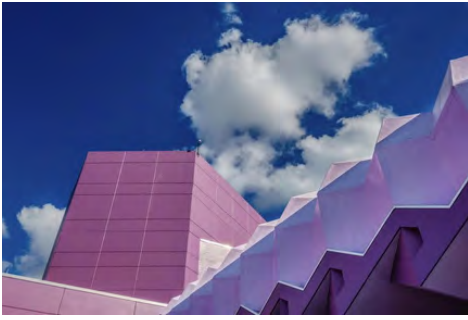
On the former, we commenced our fundraising efforts with the Greg and Eleana Hall Campaign in April 2022. Through the generosity of our members, supporters, the 1772 Foundation, Patterson Foundation/Community Foundation of Sarasota County, Joe Arena and Tom Deletto, Tommye and Curtis Whitaker, and members of the SAHP Board, we have raised over \$160,000 to date. But we still need to raise over \$400,000 to fully ramp up and staff the program until it is able to be self sustaining.

The second challenge is to educate the community on the existence and benefits of the program. The GCCF has provided this grant to engage professional services to promote the SP2. We are currently working on a marketing plan with our consultant, Su Byron, Inc. and are planning events to promote both the program and the support of GCCF.

SAHP is so Thankful for



SIX TO SAVE UPDATE



Our Purple Cow made the list.



From the Sarasota Six to Save to the Florida Trust's 11 to Save, the community has made it clear that we want the Van Wezel to stay. Learn more about their program [HERE](#).

[Sarasota Magazine article](#)

[Herald Tribune article](#)

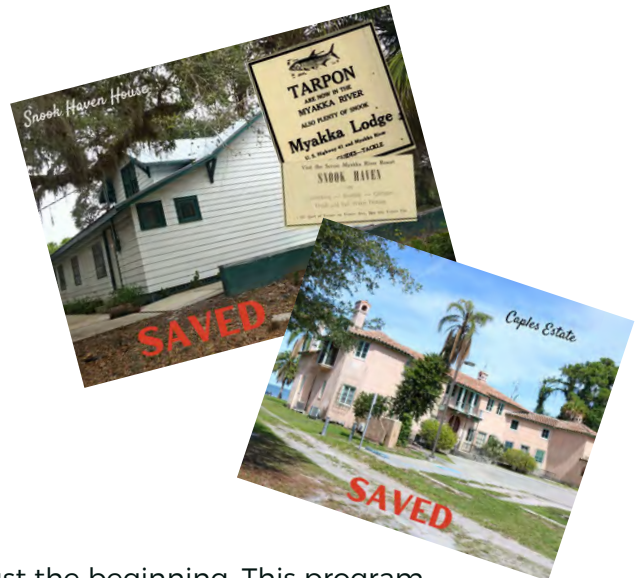
[Observer article](#)

DON'T WAIT... PARTICIPATE!

*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!

SIX TO SAVE UPDATE

By Tommye Whittaker, Guest Contributor

The Nickell Building, Venice

Venice, Florida, is so rich in history that it's challenging to start in the mid-1920s.



The Brotherhood of Locomotive Engineers, BLE, out of Cincinnati, Ohio, were looking for a way to recoup millions they had recently lost from their pensioners fund(the public didn't know). They purchased Venice from Doctor Fred Albee, a world-renowned orthopedic surgeon in the mid-1920s. Dr. Albee had hired John Nolen, now called, the Father of New Urbanism. BLE continued hiring him to create the city of Venice. So many other famous people were involved, as well. Bertha Palmer of Chicago, Illinois, owned the property before Dr. Albee. The BLE also hired Prentiss French. He was a landscape designer trained by Frederick Law Olmstead's company. (Law created Central Park, the Biltmore Gardens, and The World's Columbian Exposition in 1893).



On June 10, 1926, the town of Venice was up and running. The Nickell building was designed by architect, Guy Johnson and built by Carey and Waters Construction of Plant City. The Nickell building was finished for \$22,000. * That's \$381,614.24 in 2023. It had Blates of Venice Apparel on the first floor, and four apartments on the second floor. These apartments were created for the employees of downtown.

Later, there was Rice's Nestlewood Shop and a second store.

It was a fine building made of sturdy hollow clay blocks and a bright red barrel tile roof.

In the late 1950s, the back of the building was removed and revamped. No one knows why. But that's how it lost its protection under the John Nolen Historic District.



The owners the past 25 years have allowed the building to go into complete disrepair. Under the new LDRs, they would be in trouble with demolition by neglect. Recently, they went before the magistrate for multiple code violations. But having months to clean it up, they did just enough to come under compliance.

Not only is this once handsome property allowed to be demolished, but it's also a public eyesore and nuisance. The photos below are as was and as it stands today in downtown Venice. A sad shell of its former self.

* Information from Venice Main Street.

TIME TO CELEBRATE

By Frank Wright, Director, VAHS President



On February 23rd, VAHS joined with Sarasota County to host a fabulous ribbon-cutting ceremony for the Circus Train Car Museum, attended by Kenneth Feld, owner of the Ringling Bros. Circus, many donors to the project, and several city and county dignitaries. The weather was beautiful, the ceremony was joyous, and the event will be long remembered in Venice!



On May 6th, as part of Venice Museums Day, VAHS held a grand opening celebration for the museum. Between 350 and 400 visitors enjoyed touring the exhibits, viewing the extensive display of model circus trains in the Freight Room, laughing at the antics of several clowns including Chucko the Clown, and witnessing Alex and Clare Wallenda on the highwire! Many visitors arrived at the Depot campus via the trolley that circled for several hours among the Venice Museum and Archives, the Lord-Higel House, and the Depot campus. All in all, it was a great day!



I am proud to report that Venice Area Historical Society has won two awards for completing the Circus Train Car Project! The Sarasota Alliance for Historic Preservation selected VAHS for its 2023 Organizational Achievement Award, and several Board members attended a lovely celebratory dinner and awards ceremony at the Van Wezel on May 6th.





Similarly, the Florida Trust for Historic Preservation selected VAHS for its state-wide 2023 Organizational Achievement Award! George Miller and Mary Huba traveled to Ocala on July 20th to accept the award on behalf of VAHS. The Florida Trust awards ceremony was held during the 2023 Preservation on Main Street Annual Conference.

Representatives of Venice MainStreet also attended the conference. They accepted a 35th Anniversary Award from Florida Main Street for serving the Venice community since their inception in 1988. Did you know that Betty Intagliata (our Vice-President) and Paul Intagliata were instrumental in the founding of Venice MainStreet, and that Paul was its first president? Kudos to Betty and Paul for launching another great organization in Venice!



Venice Area Historical Society

Venice, Sarasota County

For over three decades, the Venice Area Historical Society has remained steadfast in its commitment to preserving and promoting the rich heritage of Venice. Through their educational programs and initiatives, VAHS has made significant contributions to the community.

Offering free tours of the Historic Venice Train Depot and hosting the Betty Intagliata Lecture Series, the organization ensures that residents and visitors alike have access to in-depth knowledge about Venice's history. Its commitment to education extends to scholarships for graduating high school seniors and outreach programs with youth-related organizations, fostering a deep appreciation for Venice's past among younger generations. VAHS has actively supported the restoration of the Venice Train Depot, commissioned a statue in honor of a circus legend and played a pivotal role in preserving historic buildings and exhibits. A notable achievement is the Circus Train Car Museum project. By successfully fundraising, acquiring and rehabilitating a former Ringling circus car, VAHS created a museum that not only showcases the city's circus legacy, but also offers visitors a glimpse into the daily lives of performers.

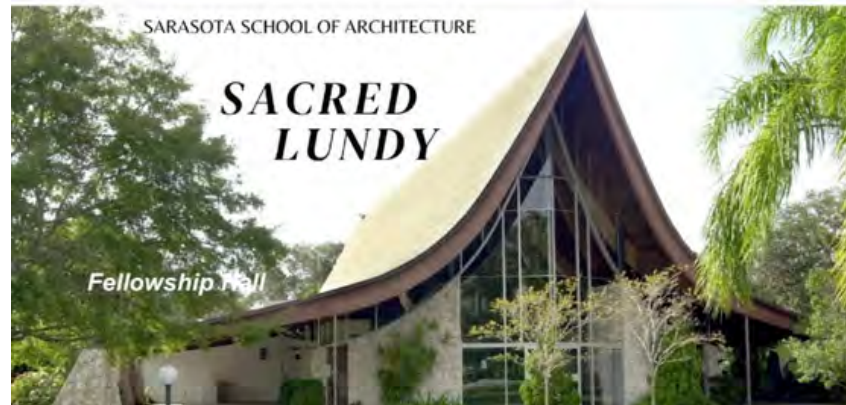
VAHS's comprehensive and sustained commitment to historic preservation and education has established the organization as a leader in their field that works to enrich the local community and contribute to a broader understanding and appreciation of Venice's history. VAHS continues to preserve, promote and celebrate the unique cultural tapestry of Venice, ensuring that future generations can cherish and learn from the city's rich heritage.



Learn more about Venice Area Historical Society on their website.

EVENT RECAP

SACRED LUNDY - TOUR AND LECTURE AT ST PAUL LUTHERAN



Our last newsletter featured the award winning and historic campus of St. Paul Lutheran Church, designed by Sarasota's renown mid-century modern architect, Victor Lundy. The church has been located at 2256 Bahia Vista Street in Sarasota since the 1950s and exemplifies the innovative and striking architectural characteristics of Lundy's mid-century designs.

On September 28th, members of the Alliance, our supporters, and members of St. Paul's congregation, spent an evening together learning about the significance of these building, in presentations by Dr. Christopher Wilson, author of "TheSarasotaYears" for the *VictorLundy ArtistArchitect* publication, a history of the St. Paul congregation by Pastor Ashley Nicolls, and a tour of the Education Building and the Sanctuary led by David Baber, Vice President of the Sarasota Alliance for Historic Preservation.



The three Lundy buildings on the site, the Fellowship Hall, Sanctuary and Education Building were built from the late 1950s into the late 1960s. Each has a similar profile and design concept, but construction techniques and materials reflect technological advances made during that period. The Fellowship Hall and Education Building both were constructed with laminated wood beams supporting the roof structures and resting on piers on the exterior perimeter, adding visual interest both inside and outside the buildings.



Beyond offering religious services, St. Paul's programs, offered in the Education Building and Fellowship Hall, are 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.

While the Fellowship Hall and Sanctuary are in remarkably good condition, 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 a \$400,000 gap.

Members of the SAHP Board are working with St. Paul's on a historic designation for the campus. Protecting this iconic mid-century collection of Victor Lundy's work is important for the Sarasota Community, but also, the work to be completed on the Education Building will also allow the congregation to continue to provide its valuable community service work.

Sources and Learn More:

Dave Baber, Historic Preservation Solutions

Lorrie Muldowney, Creative Preservation, LLC

VictorLundy, USModernist.

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

VictorLundy@100. Mascontext, SpringTalks, Spring2023.

SPOTLIGHT ON AN UNPROTECTED HISTORIC RESOURCE

US GARAGE BUILDING B. 1927
330 S PINEAPPLE AVE. SARASOTA



Garage to be Erected

Mr. J.B. Turner received on Saturday a handsome touring passenger car of the Interstate make. Mr. Turner is now having erected on his lot adjoining his store on Main Street, a garage which will cover the entire lot 35x100 feet. The front will be of cement stone or brick, two stories high, and the main building made of corrugated iron. Maus and Sons have the supervision of the building which will be commenced at once, and is expected to be finished this month. This garage will be not only for his own car, but also for the storage of automobiles, where owners have no place to keep them, and if there is sufficient business for more, Mr. Turner will order some more machines for his garage.

RECOMMENDED READING

For more information, click to visit websites



[Dwell on demolition of our Modern Masters](#)



[How Preservation Saved St. Pete](#)

[Deconstruction, Reuse, and Climate Change](#)



GETTING OFF THE GROUND

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

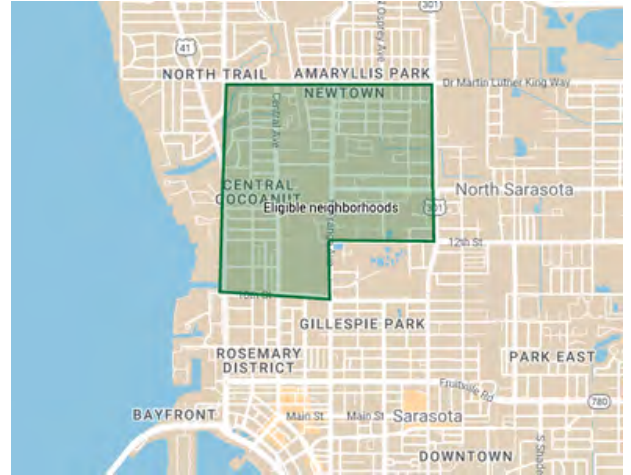
Designation not required for participation.

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



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.](#)

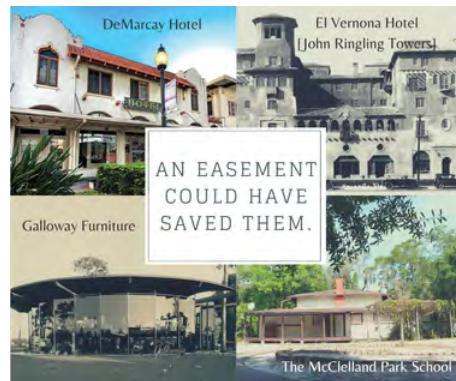
What is an easement?

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*