



SARASOTA ALLIANCE FOR HISTORIC PRESERVATION

QUARTERLY PRESERVATION NEWS FOR SARASOTA COUNTY

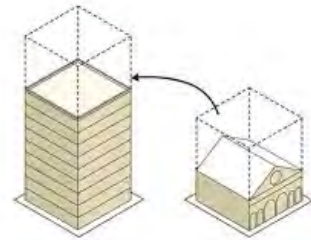
A GLIMPSE INSIDE



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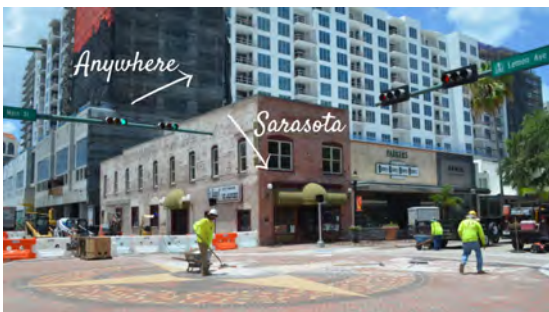
PRESIDENT'S LETTER

Lorrie Muldowney, *President*

Greetings,

Greetings and Happy New Year, a year that I believe will be one of great changes! Wise thought leaders teach us to embrace change. Author Jay Asher in 13 Reasons Why states that You can't stop the future, you can't rewind the past, the only way to learn the secret is to press play. And of course, former President Barack Obama inspired many by stating that We Are the Change That We Seek.

I am pleased to report that your Alliance for Historic Preservation has excelled at change management these past twelve months. New and innovative historic preservation tools have been implemented and the committee structure and board have been expanded to include community members with diverse backgrounds and experiences.



This month, a workshop was held with the Sarasota City Commission to discuss expanding the Transfer of Development Rights (TDR's) program within downtown Sarasota. TDR's have proven to be a very effective historic preservation tool in cities around the country and we at the Sarasota Alliance are seeking political support to expand them here. As the name implies, TDR's allow density to be transferred between sites. Our proposal would allow this transfer to occur from historic structures to areas more appropriate for development, while providing an economic incentive to the owner. Look for a detailed article in this newsletter providing further background on this important initiative and how you can support it.

This season we have been busy hosting walking tours and membership events. In December many of us enjoyed social time together at the heritage award winning BaHi Hut and late in January we co-hosted a successful walking tour of the John Nolen planned community of Edgewood in Venice. Upcoming events include our annual membership meeting on February 22, at Philippi Estate Park and the Heritage Awards Celebration on March 21 at the Sarasota Art Museum. Please consider joining us as sponsors at these two events that support the important work of our organization. On April 9th and 10th, the Sarasota Alliance for Historic Preservation will once again participate in the Community Foundation of Sarasota County's Giving Challenge. Donations up to \$100.00 will be matched by the Patterson Foundation. In 2022 the Giving Challenge the boost we needed to the Greg and Eleana Hall Campaign to raise the funds needed to launch our funded preservation program. Our generous members and supporters, combined with the Patterson Foundation match and an additional matching gift challenge provided by our Board members, allowed us to raise over \$41,000 in 2022.

This will be my last President's letter. I am happily passing on this responsibility to others at a time when our organization is as strong and relevant as I have ever seen it. I know that we will accomplish great things together in the years ahead.

With kind regards,

Lorrie



MANUFACTURED HOUSING GRANT

Lorrie Muldowney, *President*

The Sarasota Alliance for Historic Preservation was pleased to submit a grant application to the Florida Department of State Division of Historical Resources last year to conduct a survey of manufactured housing within the county. In collaboration with Architecture Sarasota, this grant will provide funding assistance to identify, document and evaluate manufactured housing in the county. Survey work never undertaken before!

Despite its proliferation and significance as a vernacular form of housing in twentieth century America, the mobile or manufactured home has not been considered a cultural resource worthy



of listing on the National Register of Historic Place or worthy of being granted local landmark status in Sarasota County. It is our hope that this survey work will help us better understand these resources and aid in their future preservation.

The grant application will be considered for funding during this legislative session and if approved work on phase 1 of the project will commence in August. Further details on this interesting project will be provided in future newsletters. For additional information check out the 1997 publication entitled *Wheel Estate*, by Allan Wallis.

GOOD NEWS

By Tom McArdle, Treasurer

The Alliance was incorporated back in 1985, the product of a groundswell of protest against plans to demolish the historic John Ringling Hotel and Towers. After years of effort, the building fell to the wrecking ball, but the Sarasota Alliance for Historic Preservation endured and has worked ever since to preserve and protect Sarasota's historic resources.

Sarasota County has only existed for a little over 100 years, but over time there were many homes and commercial buildings built in the style of their times, using innovative designs and technologies. Many have been protected by preservation minded owners, and the investment of time and energy by community groups, including the SAHP, trying to maintain the fabric of the community. But there have been far more failures and losses.

Mostly volunteers, most of these folks have families and full-time jobs, yet make the time to work on their mission – preservation of our historic properties - playing David against the Goliath of rapid growth, rising land costs, and the pro-development policies of local and county governing bodies.

The situation has become more critical over time, as Sarasota experiences unprecedented growth, driving up land values and reducing the stock of historic and, in many cases, affordable residential and commercial properties. About five years ago, the Board of the Alliance began to examine ways that we could get ahead of the problem. Our education programs and home tours were popular and critical to raising awareness of the benefits of historic preservation, but we needed to proactively incentivize property owners to stay in the homes and offer them tools to protect their properties from demolition, stronger than those offered by historic designation alone.

We had a small budget at the time, but out of these strategy sessions emerged a vision for the Sarasota Preservation Program. Now, as we enter 2024, that vision has become a reality with the launch of the Sarasota Preservation Program.

We are a very different organization today. The Alliance remains committed to our mission and advocacy work, but now we have a tool chest that we can use to directly benefit historic property owners before the developers and wrecking ball arrives at their doors. Our budget has grown ten-fold, thanks to the hard work and dedication of our board members, and the generous support from the community, our members, and our foundation funders.

Like many other non-governmental non-profits, private foundations and philanthropists are the lifeblood of our community and the SAHP. And here, we want to acknowledge those foundations who have been with us and have made this possible.



THE 1772 FOUNDATION

We first turned to the 1772 Foundation, an organization with national reach whose mission is Preserving America's Historical Treasures. Erin DiFazio submitted a grant application in 2020 to the Foundation seeking funding to conduct a feasibility study to determine if the community wanted a more robust preservation advocacy program and what tools the SAHP could offer to advance our historic preservation mission in Sarasota. In early 2021, we received a \$15,000 grant for this purpose and were the only Florida NGO that received a grant from the 1772 Foundation in 2021.

The Board then engaged Kirk Huffaker, a consultant with extensive experience in funded historic preservation programs, who began a year-long study to answer these questions. Kirk interviewed community leaders in the public and private sectors during 2021, and worked closely with the Board to see if we thought we could undertake this significant expansion of our mission and, if so, what tools we could employ to advance preservation at a grassroots level.

Kirk completed his report in March 2022, and the Board then agreed to move forward. It was not an easy decision because it would require tremendous additional commitment of time, effort, and fundraising, at a level we had never attempted, to get the program off the ground while also sustaining our advocacy programs.



SARASOTA ALLIANCE FOR HISTORIC PRESERVATION



SAHP ANNOUNCES THE 2023 SARASOTA'S SIX TO SAVE

Entering into its 4th year, this important initiative highlights the urgent need to save historic resources throughout the county from demolition. This list is the springboard for an education and advocacy effort designed to raise public awareness of the uncertain future for these historic resources, and invite residents and community leaders to be part of a collaborative effort to find alternatives to demolition.

SPOTLIGHTING THE MOST THREATENED HISTORIC PROPERTIES, ARCHAEOLOGICAL SITES, AND CULTURAL RESOURCES IN SARASOTA COUNTY



HOTEL VENICE
200 NASSAU ST. N., VENICE

Built in 1926 for the Brotherhood of Locomotive Engineers (BLE), Hotel Venice was designed by New York architects Walker & Gillette and completed by the George Fuller Construction Company. It was the first building built in Venice by the BLE. Made using many materials produced locally in Venice, this Italian Renaissance style structure was built of wood-frame and masonry, coated in stucco, and boasts exposed cypress beams throughout. For 60 years the building served as dorms and cafeteria for the Kentucky Military Institute. The three-story, 92-room hotel was placed in the National Register of Historic Places in 1984, which helped save it from demolition unlike its sister building: the Park View Hotel. Since then the building has served as an assisted living facility under a long-running list of owners. Turnover has beget neglect of the maintenance of this fine structure. Damage from Hurricane Ian has sped up issues of demolition by neglect that is slowly deteriorating the former hotel. Community members would like to see the building restored and possibly even returned to its initial role as a hotel.



COLSON HOTEL FOR NEGROES
1425 8TH ST., SARASOTA

During the early and mid-20th Century, Jim Crow laws made it illegal for African Americans to stay at white hotels. To address the issue, in 1926 Owen Burns erected the Colson Hotel in the Overtown neighborhood in the Mediterranean Revival style. The building contained 26 guest rooms and a comfortable lobby which featured a fireplace. It provided an important service for the Overtown and Newtown neighborhoods and has become important to African American history in Sarasota and is a contributing resource to the Overtown National Register Historic District. Over time the Colson Hotel was converted to an apartment building. In recent years, the building has suffered from deferred maintenance and neglect. In 2023, the Colson Hotel was purchased by JDMAX Development with the stated intent to demolish the building. Though a conversation has commenced with the developer, there has yet to be any headway in potentially preserving the building.



WALDMAN BUILDING

533-539 S. WASHINGTON BLVD., SARASOTA

In 1957, Victor Lundy designed a two-story commercial building for Harry and Esther Waldman. Construction of the building was completed in early 1958. The building included retail space, offices, and a large dance studio/ballroom, originally occupied by Arthur Murray Dance Studios. The two-story main elevation faces east and is broken into three bays with solid floor to ceiling glass which wraps around to half of the side elevations. The two second floor outside bays protrude outward from the first floor. The northerly bay is square while the bay to the south, housing the dance studio is in the form of a half circle. The walls on the rear half of the building are stacked Ocala block. The building has suffered from long term deferred maintenance and is currently vacant. The property was purchased this year by CPP OPA-LOCKA LLC as a part of a consolidation of all parcels on the block with the intention of demolishing and redeveloping the property.



13 MAIN

13 MAIN ST./45 TAMiami TR., OSPREY

A two story wooden vernacular, built in (or before) 1925, this home remains a bit of a mystery. It is clad in wood novelty siding with a gable roof and appears to retain some of its original sash windows. Clearly a prominent part of the early development in Osprey, located on the Tamiami Trail, it is quite possible that this home was built to fulfill both a residential and commercial need. From the early 1980s, the property was home to the Tunningly Glass Studio, and it has changed hands several times since, but earlier occupants have been difficult to identify. The address of the property in Osprey has been listed as 13 Main Street and 13 N. Tamiami Trail. One of the few historic touchpoints along the Trail, this property has the potential to contribute to the story of how Osprey began. Deferred maintenance and storm damage have taken a heavy toll on the home, and without significant repairs it could easily fall victim to demolition.



MCALPIN HOME

1530 CROSS ST., SARASOTA

The McAlpin House, located at 1530 Cross Street in the City of Sarasota was built in 1912 by George McAlpin. Constructed from McAlpin's own unique hollow, rusticated, pre-cast block, the building served as his own residence while he helped to construct the City of Sarasota. George McAlpin ran a concrete and construction business with his partner Owen Burns, and is responsible for much of the City's sidewalks and curbs. One of the last remaining examples of this type of rusticated block construction, and recognizing the important role McAlpin himself played in the original development of the City, the home was added to the City of Sarasota's Local Register of Historic Places in 1984. In early 2023, the parcel was part of a group purchased by developer Orange Pineapple LLC for the purpose of demolition. The demolition application was unanimously denied by the City's Historic Preservation Board. The City Commission heard the developer's appeal and requested a continuance for 6 months to allow the developer to determine whether the building could be moved off site or incorporated into the larger project. The Commission will hear the case again in March of 2024.



I.M. PEI DORMS AT NEW COLLEGE

5845 GENERAL DOUGHER PL, SARASOTA

Commonly referred to as the 'Pei Dormitory Student Complex,' the Bates, Rothenberg & Johnson Residence Halls at New College were built in 1965 by I.M. Pei with Bert Brosmith. It is the only I.M. Pei design in the state of Florida and a rare example of brutalism from this era. An internationally renowned architect, Pei designed the dorms as three courts, or pavilions designed for student living, each centered around a lightly landscaped 'Palm Court'. In stark contrast to the lighter forms of the Sarasota School architects, Pei's work featured a heavy concrete frame with interior fountains and ponds (later converted to gardens). The courts featured balconies with sliding doors to bring in light and air. The buildings were renovated in 2014, however they still suffer from deferred maintenance and heavy student use. New College has expressed that the dorms no longer meet the standards for modern student housing, and there is tremendous concern throughout the community about their potential demolition. Architecture Sarasota has partnered with New College in the hopes of identifying adaptive reuse and preservation strategies for the buildings.

SIX TO SAVE UPDATE



Sadly, Victor Lundy's Waldman Building has been demolished by the developers who plan to build Payne Park Townhomes, a mixed residential and retail complex that will not include affordable housing.

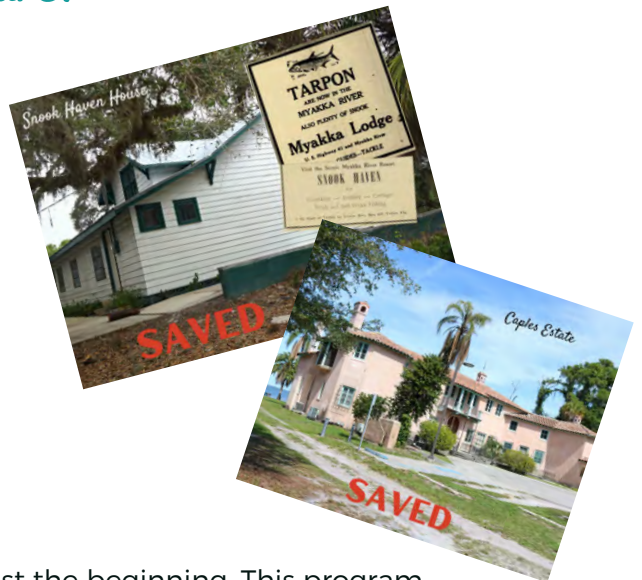
To learn more about the new development, please check out this article in [Sarasota Magazine](#).

DON'T WAIT... PARTICIPATE!

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

**You can help prevent the
next demolition by joining
our 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!

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

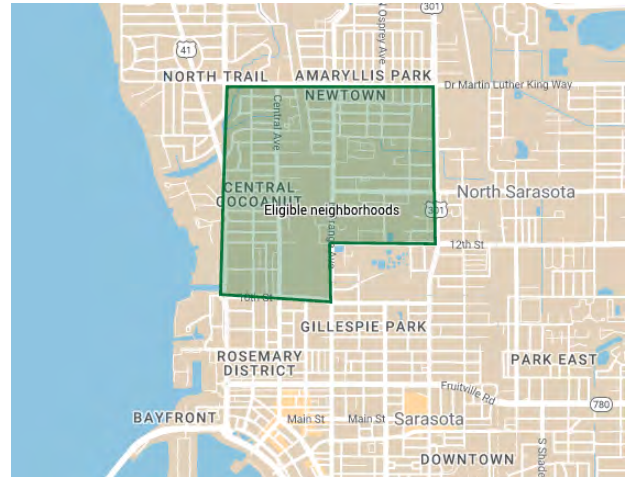
Designation not required for participation.

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.](#)

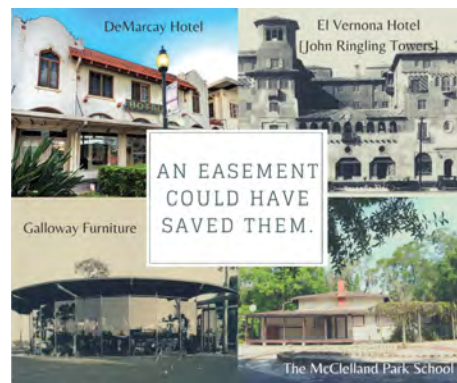
What is an easement?

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

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