

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Overtown Historic District

other names/site number 8SO420

2. Location

street & number see attached map and boundary description

not for publication

city or town Sarasota

vicinity

state FLORIDA code FL county Sarasota code 115 zip code 34236

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register
 See continuation sheet

determined eligible for the National Register
 See continuation sheet.

determined not eligible for the National Register
 See continuation sheet.

removed from the National Register.

other, (explain) _____

Signature of the Keeper

Date of Action

Overtown Historic District
Name of Property

Sarasota, Florida
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
28	7	buildings
		sites
		structures
		objects
28	7	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
COMMERCE/TRADE/department store
COMMERCE/TRADE/specialty store
RELIGION/religious facility
RECREATION AND CULTURE/theater
DOMESTIC/hotel
COMMERCE/TRADE/restaurant

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
COMMERCE/TRADE/specialty store
COMMERCE/TRADE/business
COMMERCE/TRADE/professional
COMMERCE/TRADE/restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

Mission/Spanish Colonial Revival
OTHER: Frame Vernacular
OTHER: Masonry Vernacular

Materials
(Enter categories from instructions)

foundation CONCRETE
walls STUCCO
WOOD
roof METAL
other BRICK
ASPHALT

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Overtown Historic District
Name of Property

Sarasota, Florida
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

Ethnic Heritage/African-American

Community Planning and Development

Architecture

Period of Significance

1913-1951

Significant Dates

1913

Significant Person

Cultural Affiliation

Architect/Builder

unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

Sarasota County Historical Resources

Overtown Historic District
Name of Property

Sarasota, Florida
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10. Geographical Data

Acreeage of Property approximately 20 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	4	7	3	5	2	3	0	2	5	2	9	3
	Zone		Easting						Northing						
2	1	7	3	4	7	5	0	6	3	0	2	5	3	1	9

3	1	7	3	4	7	3	8	3	3	0	2	5	0	1	0
	Zone		Easting						Northing						
4	1	7	3	4	7	4	2	8	3	0	2	5	0	0	5

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kimberly Hinder and Sherrie Stokes, Architectural Historians

organization Archaeological Consultants, Inc. date June 2001

street & number 2345 Bee Ridge Road, Suite 6 telephone (941) 925-9906

city or town Sarasota state Florida zip code 34239

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name

street & number telephone

city or town state zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section number 7 Page 1 Overtown Historic District
Sarasota County, Florida

NARRATIVE DESCRIPTION

Summary

The Overtown Historic District represents Sarasota's first documented African American community. Comprised of both residential and commercial resources situated within the city limits north of downtown Sarasota, the district consists of 35 buildings, of which 28 buildings or 80 percent contribute to the historic character of the district. In general, the historic buildings are modest examples of frame and masonry construction with a limited amount of applied decoration from popular styles such as Mediterranean Revival (Spanish Colonial Revival), Mission, and Craftsman. The noncontributing buildings, which total seven or 20 percent of buildings within the district, were either constructed after 1951 or represent earlier buildings which have been extensively altered.

Setting

Located on the west coast of Florida, the city of Sarasota is the seat for Sarasota County. Historically, Sarasota's building trends initially focused on settlement with fishing and agriculture supporting the local economy. During the 1910s and 1920s, building trends changed as the base of the local economy turned to tourism and the services and housing to support that industry. The Overtown Historic District developed north of downtown Sarasota along Central Avenue as an African American community formed in response to this trend. As suburbanization and urban renewal led residents to leave Overtown, many buildings were abandoned and demolished. However, revitalization during the 1990s led to the rebirth of this area prompting the reinvestment and reuse of the remaining historic buildings.

Narrative Description

The Overtown Historic District consists of a cohesive collection of residential, commercial, and religious buildings constructed largely by the African American community of Sarasota between 1913 and 1951. Research, including a review of city directories, revealed that, historically, the African American community extended between Fourth and Tenth Streets from U.S. 41 to Orange Avenue. Due to the widespread demolition of historic buildings, new construction, and the importation of historic buildings not associated with the African American community, the boundaries of the Overtown Historic District incorporate portions of the blocks immediately adjacent to Central Avenue between Fourth and Ninth Streets. The boundaries are depicted on the district map. Although the existing buildings date only to the 1910s, the Overtown area was included in the 1885 plat for the Town of Sarasota, Manatee County, which was filed in 1886 by the Florida Mortgage and Investment Company.

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Historically, the Overtown Historic District incorporated a much larger area with a mixture of middle- and lower-income residences as well as commercial buildings, churches, schools, and clubhouses. Many of these, however, have been demolished as a result of suburbanization and urban renewal. Several notable buildings remain. One, the Payne AME Chapel, has been rehabilitated and adapted to commercial use but remains as a symbol of the focus of spiritual life in the African American neighborhood. Another, the Colson Hotel, remains as an early hotel built to cater to African American workers and tourists, but now serves as multi-family housing.

The buildings in the district are largely divided between commercial and residential uses. The residences are generally rectangular and of wood frame construction set on brick or concrete piers. A number of masonry commercial structures remain along Central Avenue. These establishments represent the commercial center which historically served the African American community of Sarasota. Most of the buildings in the district were constructed by local builders and contractors. Of the contributing buildings within the district, one is residential/commercial, 13 are residential, eight are commercial, and six are vacant commercial buildings.

Within the Overtown Historic District, the terrain is principally flat with narrow streets and alleys. During the 1990s, street improvements, including landscaping and parking, were made along Central Avenue and Sixth Street. Within the district, lots are medium to small in size with empty lots providing visual breaks and green space for the community. The neighborhood is surrounded by residential and commercial areas to the east and west, industrial and commercial uses to the north, and commercial enterprises to the south. Most of the construction in the neighborhood appears to have occurred during the 1920s, with a lull in the 1930s due to the Great Depression. Construction resumed in the 1940s with World War II and the post-war boom. Since that time, new commercial and residential construction has infringed into the historic neighborhood from the south, east, and west with some nonhistoric infill within the district.

Architectural Styles

The buildings in the Overtown Historic District display few stylistic elements. Depending on the type of construction, these buildings are commonly referred to as Frame or Masonry Vernacular. The commercial buildings in the district are typically one- to two-stories in height, constructed of concrete block, hollow clay tile, or brick with flat roofs. The houses in the district are small, one-story wood frame, single-family residences sharing a minimal setback from the narrow streets in the area. Most have gable roofs, wood siding, front porches, and pier foundations. Based upon their form, some of the Frame Vernacular buildings can be classified into two subtypes: Bungalow or Shotgun.

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Decorative elements applied to these otherwise vernacular buildings generally are Craftsman, Mediterranean Revival, or Mission influenced details.

Frame Vernacular

Within the district, there are seven contributing buildings that exhibit no particular influences, but, due to their frame construction, are referred to as Frame Vernacular. This method of construction using little architectural ornamentation was common throughout the historic period in Overtown. The residence at 413 Central Avenue (photograph 1) displays common characteristics of Frame Vernacular residential construction within the district, including a wood frame structural system, a pier foundation, a gable roof, drop siding, one-over-one double hung sash windows, and a brick chimney. The exposed rafter ends and knee braces exhibit the influence of the Craftsman style on vernacular architecture. The attached buildings at 401-405 Central Avenue (photograph 2) are an example of Frame Vernacular structures which have served both commercial and residential uses. Details include drop siding, two-over-two single-hung sash windows, and slab foundations. The buildings characterized as Frame Vernacular, in general, lack the form to be classified as one of the two subtypes within the district: Bungalow and Shotgun, as described below.

Bungalow

The Bungalow form is the most popular form in the district with five contributing buildings within the Overtown Historic District. The 1940 Sanborn Fire Insurance Map indicated that the Bungalow form was abundant in the district. Bungalows are typically rectangular, one-story wood frame buildings clad with wood siding. The front porch is a major design feature of these buildings along with a low-pitched gable or hip roof, double-hung sash windows, exposed rafter ends, and a pier foundation. The residence located at 1419 Seventh Street (photograph 3) is a typical example of this form within the district. This rectangular building has a gable roof with knee braces, an enclosed front porch, a continuous and pier foundation, drop siding, and one-over-one double-hung sash windows. Another example, 1387 Fourth Street (photograph 4), displays a full façade porch, broad wood siding, exposed rafter ends, one-over-one double-hung sash windows, and pier foundation common to the Bungalow form.

Shotgun

Although the 1940 Sanborn Fire Insurance Map indicates that the Shotgun form was also popular in the community, only one building of this subtype remains in the Overtown Historic District. The Shotgun form is a small rectangular one-story residence with a gable roof, double-hung sash windows, a front porch, and a pier foundation. The form is easily recognizable because it is only one room wide and often three to four rooms deep with an offset entrance. Often constructed in rows, this style was popular in African American communities following the Civil War through the 1920s. The residence at 1364 Fifth Way

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(photograph 5) is representative of the Shotgun form as found within the district. It is rectangular in form with a concrete pier foundation, wood siding, one-over-one single-hung sash windows, an open front porch, and a gable roof.

Masonry Vernacular

Within the district, ten buildings exhibit no particular stylistic influences, but, due to their masonry construction, are referred to as Masonry Vernacular. Most of the Masonry Vernacular buildings in the district are commercial structures which were built from 1920 through 1951. These larger scale commercial buildings within the district are generally one- to two-story structures constructed of concrete block, hollow clay tile, or brick set on a slab foundation topped by a flat roof and a raised parapet. The building at 500-514 Central Avenue (photograph 6) is a fine example of a one-story Masonry Vernacular commercial building. Constructed of brick with decorative brickwork in the frieze, the building, which housed the Collman Department Store in 1940, features a raised parapet with coping, transom windows, a metal canopy, recessed entrances, and tile kick plates. Another example of Masonry Vernacular architecture in the district is at 616-622 Central Avenue (photograph 7) which housed Antonio Cladin billiards, barber Ira Jones, and Manuel Kliver drugs in 1940. The building retains its original recessed entry, canopy, pilasters, and decorative tilework.

Mediterranean Revival (Spanish Colonial Revival)

Two contributing buildings exhibit design characteristics typical of the Mediterranean Revival style. Both buildings feature masonry construction surfaced with stucco. The former Payne AME Chapel at 513 Central Avenue (photograph 8) is an example of the style within the district. The three-story building is characterized by masonry walls surfaced with stucco, an arched window system on the front façade, exposed rafter ends, and arcades which are typical elements of the Mediterranean Revival style.

Mission

Within the district, three commercial buildings embody the Mission style. All three buildings are constructed of masonry surfaced with stucco and feature the style defining shaped roof parapet. The Hood Building at 1373-85 Fifth Street (photograph 9) is a fine example of the style within the district. As is typical of this style the first floor of the building is constructed of masonry surfaced with stucco, but the Hood Building has a wood frame second story located behind the raised parapet. The building also has diamond and square-shaped stucco accents, canales, transom windows, a metal canopy, and coping along the shaped parapet. The two other Mission style buildings in the district, 1419 Fifth Street which operated as the Ace Theatre (photograph 10) and 1421 6th Street which served as Coleman Horne's grocery (photograph 11), are very similar with a shaped parapet, canales, slab foundation, and hollow clay tile construction covered with stucco. Although both have had enclosed windows and entrances, many of their character defining features remain.

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Noncontributing Buildings

Seven buildings, or 20 percent of buildings, are considered noncontributing to the district. In general, these buildings are commercial properties which are either less than fifty years old (three buildings), or historic buildings which have been extensively modified (four buildings). For example, the one-story Renaissance Plaza & Storage at 1391 Sixth Street (photograph 12) is characteristic of non-historic infill construction in the area. In contrast, the residence at 1427 Seventh Street (photograph 13) was moved from Osprey Avenue in Sarasota in 2000. Although the building retains good integrity, it is not considered contributing because it was not moved during the historic period and was not located in an area which was historically African American.

Integrity

Several buildings in the district have been moved but are considered contributing resources to the district. The buildings at 1364, 1370, and 1376 Fifth Way (photograph 14) were moved from a Hillsborough County lumber camp to their current location prior to 1951. Prior to their move, the buildings most likely housed African Americans as part of a lumber camp and continued to serve the African American population at their location on Fifth Way.¹ Because of the continued association with African Americans and because the buildings were moved during the historic period, they are considered contributing to the district. The building at 1435 Seventh Street, the Leonard Reid House (photograph 15), was moved in 1999 from its prior location on the southwest corner of Cocoanut Avenue and Sixth Street because it was threatened with demolition. Because the building retains much of its original appearance, is associated with a person significant to the community, and was moved within the community, it is considered contributing to the significance of the district.

Although alterations have occurred within the district, as a whole, it retains a relatively high degree of integrity. Alterations consist primarily of the replacement of original wood double-hung sash windows with metal single-hung sash windows on residential buildings and the enclosure of original entrances and storefront windows on commercial buildings. These alterations are reversible. Overall, the Overtown Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association with a strong sense of place.

¹ Sanborn Fire Insurance Maps (New York: Sanborn Map Company, February 1954; Pat Ball, Telephone Interview by Sherrie Stokes, 5 October 2000. Project files, Archaeological Consultants, Inc., Sarasota.

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List of Contributing Buildings

<u>Address</u>	<u>Style</u>	<u>Date of Construction</u>	<u>FSF#</u>
<u>Central Avenue</u>			
400	Masonry Vernacular	c. 1928	
401	Frame Vernacular	c. 1925	SO929
405	Frame Vernacular	c. 1925	SO930
413	Frame Vernacular	c. 1920	SO931
418-434	Masonry Vernacular	c. 1947	
500-514	Masonry Vernacular	c. 1929	SO942
513	Mediterranean Revival	1927	
532	Masonry Vernacular	c. 1941	
600	Masonry Vernacular	c. 1949	
616-622	Masonry Vernacular	c. 1926	SO954
701	Masonry Vernacular	c. 1949	
717	Masonry Vernacular	c. 1929	
<u>Fourth Street</u>			
1387	Bungalow	c. 1940	SO932
<u>Fifth Street</u>			
1373-85	Mission	c. 1925	
1419	Mission	c. 1926	SO943
1420	Frame Vernacular	c. 1913	SO944
<u>Fifth Way</u>			
1364	Shotgun	c. 1920	
1370	Frame Vernacular	c. 1920	
1376	Frame Vernacular	c. 1920	
<u>Sixth Street</u>			
1341	Bungalow	c. 1925	SO955
1365	Masonry Vernacular	c. 1949	
1421	Mission	c. 1929	SO953

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Seventh Street

1383	Bungalow	c. 1940	
1419	Bungalow	c. 1925	SO958
1435	Frame Vernacular	c. 1926	SO940

Eighth Street

1425	Mediterranean Revival	1926	
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Ninth Street

1434	Masonry Vernacular	c. 1951	
1442	Bungalow	c. 1927	

List of Noncontributing Buildings

Central Avenue

531
645

Sixth Street

1355
1370
1386
1391

Seventh Street

1427

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NARRATIVE STATEMENT OF SIGNIFICANCE

Summary

The Overtown Historic District is significant at the local level under Criteria A and C in the areas of Community Planning and Development, Ethnic Heritage/African American, and Architecture. The district is an example of an early African American neighborhood incorporating residential as well as commercial construction in central Florida. The area which is included in the district forms the heart of Sarasota's first documented African American settlement. As such, it reflects the development and evolution of the local African American community during the first half of the twentieth century. The construction of Frame Vernacular buildings in Overtown during Sarasota's early years was a practical action taken by developers to provide housing for a reliable labor force. As Sarasota prospered during the 1920s, the economic climate extended opportunities to some African Americans to acquire property, businesses, and leadership positions in the community. It also allowed for the replacement of earlier wood frame buildings with more permanent masonry structures housing businesses, churches, and schools. Although the buildings in the district display few stylistic elements, they form a cohesive unit representing the work of local, largely African American, craftsmen and builders, and the architectural forms used represent African American traditions. Although the neighborhood has undergone changes since 1951, it retains a distinctive sense of place.

Historical Context

Early Development of Sarasota and Overtown

Although the first white settlers arrived in the Sarasota Bay area in the 1860s and 1870s, the Florida Mortgage and Investment Company Limited of Scotland promoted the first organized settlement of present-day Sarasota in the 1880s. With the Town of Sarasota platted in 1885 (filed in 1886, Manatee County Clerk of Circuit Court), the first settlers purchased land from the company and arrived in Sarasota the same year. The original plat of Sarasota included the area which would develop as Overtown, as well as Rosemary Cemetery, the original city cemetery situated at the northern limits of the plat. Harsh conditions during the first year prompted many of the initial settlers to abandon the colony. However, under the leadership of company manager, John Hamilton Gillespie, the new community was heavily promoted with new settlers and tourists arriving steadily throughout the first years. Development first centered on the downtown area with the construction of dirt roads, a company store, a hotel, a community dock, a school, and cottages for the settlers. Tourists arrived seeking a sportsmen's paradise or better health and stayed to build permanent or second homes. New settlers pursued agricultural interests with the first loads of oranges and fish shipped out of Sarasota in 1888. Despite a downturn in the 1890s with the financial panic of 1893,

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the Great Freeze of 1894-95, and the threat of war with Spain, the community continued to develop as a tourist destination into the twentieth century.¹

As early as the 1890s, African Americans settled north of downtown Sarasota in an area then known as "Black Bottom," but by the mid-1920s was known as Overtown. One of the earliest African American settlers was Reverend Lewis Colson. Colson arrived in Sarasota in 1885 to assist engineer Richard E. Paulson of the Florida Mortgage and Investment Company in surveying Sarasota. He and his wife, Irene, settled in the area later known as Overtown. They were instrumental in the establishment of the Bethlehem Baptist Church, Sarasota's first African American church. They purchased land in Overtown in 1895 from the Florida Mortgage and Investment Company, and, in 1897, donated a lot in Overtown for the construction of a church building. Trustees and members, such as carpenter John Mays, built the first church.²

Leonard Reid, another prominent African American who played an important role in the development of Overtown, arrived in Sarasota in 1900 at the age of 19. Reid had graduated from the Savannah Normal School as valedictorian of his class. Despite his education, Reid worked for a local fish merchant for several months until he was introduced to John Hamilton Gillespie. Gillespie hired Reid as his driver, butler, and grounds keeper for his home. Reid married Eddy Coleman, who also worked for the Gillespies, and the two found a small house on Central Avenue to rent. The couple continued to work for Gillespie, he as a groundskeeper and driver and she as cook, after their marriage. Reid also implemented Gillespie's design for a golf course and served as the first greens keeper of the golf course which opened east of downtown in 1905 and closed in 1925. In 1904, Reid spoke to Gillespie about taking the \$400 he had saved (the money was kept in Gillespie's strongbox) and opening a grocery store. Gillespie advised Reid to invest in land instead. On September 14, 1906, Reid purchased four lots in Overtown from Gillespie and his wife. Reid played a vital role as a

¹ Janet Snyder Matthews, Journey to Centennial Sarasota, Revised ed. (Sarasota: Sesquicentennial Productions, Inc., 1997), 49-78.

² The ADP Group, "City of Sarasota Small Area Plan," Submitted to City of Sarasota (Sarasota: The ADP Group, 28 March 1994) Appendix A. Manuscript on file, Archaeological Consultants, Inc.; Karl H. Grismer, The Story of Sarasota: The History of the City and County of Sarasota, Florida (Tampa: M. E. Russell and the Florida Grower Press, 1946), 179; Annie M. McElroy, But Your World and My World: The Struggle for Survival: A Partial History of Blacks in Sarasota County, 1884-1986 (No location: Black South Press, 1986), 2; Lorrie Muldowney, "Black Settler Helped Sarasota Grow," Sarasota Herald-Tribune, 19 February 1997. Subject files, Sarasota County Historical Resources; Doris Jones, Telephone Interview by Jeanette Knowles, 26 March 2001. Project files, Archaeological Consultants, Inc., Sarasota; Arthur Britton Edwards, Interview by Dottie Davis, Sarasota County Historian, 23 July 1958, 4-D. Biographical file, Arthur Britton Edwards, Sarasota County Historical Resources, Sarasota.

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community leader by investing in land, being active in local fraternal organizations, using his collection of books as a neighborhood library, and voting in local elections.³

Reid and his wife were founding members, along with community leaders Campbell Mitchell, F.H. Haynes, and C.H. Murphy, of the African Methodist Episcopal (AME) Church of Sarasota. In 1903, the congregation constructed a small wood frame building on a lot donated by the Florida Mortgage and Investment Company at Central Avenue and present day 5th Street. With 59 members in 1910, the church rallied to raise money for the construction of a new building. In 1914, the original building was replaced with a new wood frame structure to serve the growing congregation.⁴ The African American neighborhood also had active fraternal organizations. In 1916, the Sarasota City Directory listed the International Order of Odd Fellows, the Household of Ruth, the Masonic Lodge, and the Knights of Pythias.⁵ The community also organized to teach their children. In 1910, Josie Washington taught the African American children in her home. In 1911, community leaders petitioned the school board for an African American school. The school was designated the "Sarasota Colored School No. 26," and J. Henry Glover was appointed supervisor. Classes were held at the Knights of Pythias hall at 404 Cocoanut Avenue.⁶

The Town of Sarasota incorporated in 1902 with Gillespie elected as first mayor. Within the first few years, the Sarasota Ice, Fish, and Power Company provided power, Peninsula Telephone initiated telephone service, and the Seaboard Air Line Railway arrived in Sarasota. Ordinances were passed

³ Neal Chapline, Once Upon a Morning (Franklin: Macon Graphics, Inc., 1980), 74-77; McElroy 5, 80-83; Matthews, 83; Yolanda Rodriguez, "Foundation of Sarasota's African-American History: Home in Path of Progress," Sarasota Herald-Tribune, 28 July 1998; Pete Schmidt, "The Friendship of Leonard and the Colonel," Times Newspapers, 19 November 1989. Subject files, Sarasota County Historical Resources; Richard Glendinning, "Leonard Reid Was Beloved Sarasotan..." The News, 19 December 1958. Subject files, Sarasota County Historical Resources; "City's Golfing History Older Than Township of Sarasota," Sarasota Herald-Tribune, 12 November 1952. Subject files, Sarasota County Historical Resources; Ethel Reid Hayes, Unknown interviewer, 1983, Sarasota. Biographical file, Ethel Reid Hayes, Sarasota County Historical Resources, Sarasota; Archaeological Consultants, Inc., "Historic Recordation and Documentation of 521 Cocoanut Avenue and 1341 6th Street, Sarasota, Florida," Submitted to the City of Sarasota, (Sarasota: Archaeological Consultants, Inc., 7 August 1998). Manuscript on file, Archaeological Consultants, Inc.; Jones, 2001.

⁴ "The Colored Methodist Church of Sarasota..." Sarasota Times, 21 April 1910. Subject files, Sarasota County Historical Resources; McElroy 1986:80-83; Bernice Brooks Bergen, Sarasota Times and Past: A Reflective Collection of the Florida Gulf Coast (Miami: Valiant Press, 1993), 24.

⁵ Miller and Mayfield, comp. Sarasota City Directory. Asheville: Florida-Piedmont Directory Company, 1916.

⁶ McElroy 4, 10, 37-54; Muldowny, 1997.

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and bonds were issued to fund improvements to sidewalks, roads, and the sewer system. Wealthy families from the North and Midwest, such as Mrs. Potter Palmer, Owen Burns, Calvin Payne, and John and Charles Ringling, invested in Sarasota during the early years of the twentieth century funding civic improvements, new buildings, and new businesses. Agents traveled throughout the rural south to recruit laborers and skilled workmen to come build new cities in Florida. As a result, African Americans were instrumental in the construction of buildings, bridges, and the Seaboard Air Line Railway in Sarasota.⁷

Although the residents provided much needed workers for building Sarasota, their proximity to downtown prompted some anxiety in the white population of Sarasota. In 1911, an article in the Sarasota Times suggesting that Rosemary Cemetery be moved stated that, "The location [of the cemetery], having to pass through the colored quarters to reach the cemetery, is not desirable."⁸ As early as 1915 some Sarasota residents encouraged the African American population to move north of the Overtown area. Sarasota developer Charles N. Thompson and his son Russell opened a subdivision of four acres named Newtown, three-quarters of a mile north of town out of the city limits, "not to make money but to provide the Negroes with better places in which to live."⁹ The subdivision had 240 lots, several of which were dedicated for a Methodist church, a Baptist church, and a school. The developers intended to donate the deeds when the buildings were constructed. With more land available and a greater opportunity for ownership, African Americans started a slow migration to Newtown.¹⁰

Despite the opening of Newtown, Overtown continued to operate as the center of African American life in Sarasota. The 1913 Sanborn Fire Insurance Map depicts wood frame stores and residences in the vicinity of present day Central Avenue (then Mango Avenue), 6th Street (then 12th Street), and Coconut Avenue. Businesses in the area included a drug store, a general merchandise store, a tailor, a barber shop, grocer, a fish market, a lunch counter, a boarding house, and an artificial stone manufacturer.¹¹ In the 1916 Sarasota City Directory, residents were listed as cooks, fisherman,

⁷ Matthews, 81-126.

⁸ "The Removal of the Cemetery...", Sarasota Times, 8 June 1911. Subject files, Sarasota County Historical Resources, included in The ADP Group, "City of Sarasota, Small Area Plan," Appendix C.

⁹ Grismer, 179.

¹⁰ "A New Addition," Sarasota Times, 16 April 1914. Subject files, Sarasota County Historical Resources, Sarasota, also included in The ADP Group, "City of Sarasota, Small Area Plan," Appendix C; Muldowney, 1997.

¹¹ Sanborn Fire Insurance Maps (New York: Sanborn Map Company, November 1913).

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porter, laborer, laundress, gardener, driver, cement worker, domestic, fireman, stoneworker, brewer, teacher, janitor, proprietor, and drayman. Businesses such as the Royal Palm Pressing Club, William Green's restaurant, the Sarasota Shoe Shop, Wright Bush's general merchandise and grocery, Toney Colson's Fish Market, the White Star Pressing Club, Washington & Roberts Cold Drinks, McQueen's Grocery, Tom and Annie Mason's Café, and the Sarasota Ice and Electric Company provided work for local residents. Frank Williams, with a residence on Cocconut Avenue, served as Sarasota's blacksmith.¹²

Florida Land Boom and Overtown

The 1920s Florida real estate boom led to an increase in the permanent African American population in Sarasota. As a result, the neighborhood expanded during the 1920s to roughly cover the area bounded on the north and south by present day 10th and 4th Streets and on the east and west by Orange Avenue and U.S. 41. The 1925 Sanborn Fire Insurance Map reveals that a number of small one- and two-story, wood frame houses and stores covered the area. The 1921-22 Sarasota City Directory listed a variety of occupations for the residents including teachers, domestics, laundry, farmer, laborer, waiter, fisherman, soft drink salesman, wood cutter, cook, carpenter, clerks, butler, drayman, blacksmith, gardener, tie cutter, and manager.¹³

The residents not only provided a much needed labor force for the white population of Sarasota, some Overtown residents owned their own businesses and invested in land and housing in the area. Local resident, Thomas "Mott" Washington, acquired vast holdings of land in Overtown and Newtown and built rental houses in which many African Americans lived.¹⁴ Most of the commercial establishments, owned by both whites and blacks, were located along Central Avenue and present day 6th Street (then 12th Street). The Hood Building on present day 5th Street (photograph 9) was one of the few masonry structures in the area. It was completed in 1925 and housed the McRae-Burns Furniture Company which occupied the building until the late 1920s. One of the most successful enterprises in Overtown was the Hudson-Essex Automobile Dealership. In one month during the peak of the Florida real estate boom, the Hudson-Essex dealership sold more automobiles from that dealership than from any other dealership in the country. Local businesses including the White Star Pressing Club, Willis Mays grocery, Royal Palm Pressing Club, Elite Pressing Club, Hurrikleen Pressing Club, the outside movie theater called the Airdome Theater on Fifth Street, Superior Printing Company, the Sarasota Ice Cream Company, lunch counters such as one owned by Samuel Albright,

¹² Miller and Mayfield 1916; McElroy 1-2, 11-12.

¹³ Miller and Mayfield, 1921-22; Sanborn Map Company, 1925.

¹⁴ McElroy, 4.

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Community Service Filling Station, Kluver & Cladin billiards, Rolfe's dry goods, and the Leader Department Store, provided work for local residents during the 1920s.¹⁵

To meet the need for African American housing, Newtown Heights, an addition to Newtown, opened in the mid-1920s north of Overtown. Some African Americans, who had rented houses in Overtown, moved to the Newtown and Newtown Heights areas and constructed their own homes in the 1920s.¹⁶ The boom also created an increased demand for skilled masons and carpenters. The influx of temporary construction and farm workers prompted the construction of boarding houses and hotels, such as the Colson and Central Hotels, in Overtown. Edwin O. Burns constructed the Colson Hotel in late 1926. Named for Reverend Lewis Colson, the hotel was designed in the modern Mediterranean Revival style with 28 rooms at a cost of \$35,000. According to the article advertising its opening, each room featured curtains, rugs, towels, and linen sheets. The hotel also had a comfortable lobby with a "great fireplace", a club room with a "fine dance floor," four large bathrooms, and shops on the ground floor. Built for "the colored population and colored tourists," the hotel, like similar facilities in larger cities across the United States, also provided housing for traveling African American entertainers. According to the article, Burns "has given them a warm, comfortable place to live, at a cost so reasonable that the lowest salaried Negro can afford a room and other privileges at the Colson." The hotel still stands at 1425 Eighth Street (photograph 17).¹⁷

Improvements were also made in education in Overtown during the 1920s and 1930s. In 1925, the Sarasota Grammar School was built with Rosenwald funds to supplement County funds on Seventh Street east of Central Avenue. It was later renamed Booker Grammar School in honor of its first principal, Emma E. Booker. Under the guidance of Professor James Robert Dixon, a high school department was added to the school, and, in 1935, Booker High School's first class graduated with four students.¹⁸ The school was a facility used by the entire neighborhood. When a hurricane in 1926 destroyed a number of the wood frame buildings in Overtown including the AME Church, the congregation met in the school while raising money to construct a new building. In 1927, the congregation completed a new Mediterranean Revival building (photograph 8) at a cost of

¹⁵ Miller and Mayfield, 1921-22; McElroy, 2; R.L. Polk, comp., Sarasota City Directory (Jacksonville: R.L. Polk & Company, 1926); ADP Group, Appendix A; Sanborn, 1925; Mikki Hartig, Historic Designation Packet, Hood Block. No date. Subject file, Sarasota County Historical Resources, Sarasota; Muldowney, 1997.

¹⁶ McElroy, 1-27.

¹⁷ "Colson Hotel is Novel One," Sarasota Herald, 15 December 1926. Subject files, Sarasota County Historical Resources.

¹⁸ McElroy, 37-42; Muldowney, 1997; Jones, 2001.

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approximately \$40,000 and adopted the name of Payne in honor of Daniel Alexander Payne, the driving force behind the development of the AME churches. Like the church, many of the new buildings constructed after the hurricane were masonry structures.¹⁹

Great Depression, World War II, Post-War Boom and Beyond in Overtown

The end of the Florida land boom in 1926 and the fall of the stock market led to an economic downturn during the late 1920s in Sarasota. Although several businesses in Overtown closed during the Depression, some relocated within the community. Soon after 1930, Harry Augustine purchased and moved his auto parts business to the Hood Building and opened an auto junkyard to the west of the building. A furniture store continued to occupy a portion of the building.²⁰

In 1939, the Federal Writers' Project of the Work Projects Administration provided the following description of Overtown, "The local Negro settlement, east of the railroad, has its shops, churches, recreation centers, and rows of shacks. The majority of inhabitants, 30 per cent of the city's total population, are engaged in agricultural pursuits, and a few find employment as hostlers and roustabouts with the circus, returning to Sarasota in the fall to pick up odd jobs in canning factories, packing houses, and as gardeners."²¹

The neighborhood started to decline during the Depression of the 1930s and into the 1940s as residents moved to the new residences and businesses located in the Newtown subdivision and other developments north of Overtown. Despite the migration north, the 1940 Sanborn Fire Insurance Map reveals that the neighborhood had retained most of its building stock through the Depression. The 1940 Sarasota City Directory listed a number of businesses and occupations in the neighborhood including Home's Grocery (photograph 11), Dentist Paul Stafford, laundries, soft drink vendors, funeral directors, filling stations, Sarasota Tent & Awning Company, restaurants, Collman Department

¹⁹ Bergen, 24; Robert King, "Money Tight, But Work Goes On," *Sarasota Herald-Tribune* 12 January 1993. Subject files, Sarasota County Historical Resources; John F. McCarthy, "A History of the Payne Chapel A.M.E. Church," Payne Chapel A.M.E. Church, Church's 10th Anniversary, Sunday, July 28, 1985. Subject file, Sarasota County Historical Resources, Sarasota; "A.M.E. Sunday School and A.C.E. League Hold Meeting Here," *Sarasota Herald*, 27 August 1927. Subject files, Sarasota Division of Historical Resources, Sarasota; Brooksie Bergen, "One Church's Quest for Dignity," *Sarasota Herald-Tribune*, 13 January 1993; McElroy 80-83; ADP Group, Appendix A.

²⁰ Pat Ball, Telephone Interview by Sherrie Stokes, 5 October 2000. Project files, Archaeological Consultants, Inc., Sarasota; Hartig.

²¹ Federal Writers' Project, Work Projects Administration, *Florida: A Guide to the Southernmost State*. American Guide Series (New York: Oxford University Press, 1939; Fifth Printing, 1947), 269.

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Store (photograph 6), Sarasota Ice Company, Elam Brothers Taxi, Kluver's drug store (photograph 7), barbers, Augustine's Auto Parts (photograph 9), and Lightfoot Printing Company.²²

By 1951, new businesses had opened in Overtown. Among others, the Sarasota City Directory listed the following companies in 1951: Byrd's Filling Station, Foster Smith Paints, Hall's Radio Service, Central Jewelry Store, Park Pharmacy, Adrian Patrick Plumber, Joseph Twain Department Store (photograph 6), Hershberger Grocery, Insul-Mastic waterproofing, Swartwood's wholesale produce, Bradley Oil Company, Rose's Lunch Room, Harageones sundries (photograph 7), Altman Chevrolet (photograph 13), Augustine's Used Auto Parts (photograph 9), Elk Beverages, and the Ace Theater (photograph 10).²³ In 1953, the street names throughout Sarasota changed. The 1954 Sanborn Fire Insurance Map shows both the old and new street names and numbers. The map also reveals that the Overtown area remained largely intact with a dense cluster of wood frame and masonry buildings in the neighborhood. Businesses in the area included the movie theater on 5th Street, a sheet metal shop, an auto parts store, filling stations, cold storage and wholesale produce, auto sales, and restaurants. The Colson Hotel had been renamed the Hotel Palm.²⁴

By the mid-1950s, the houses in Overtown were in such a poor condition that mass demolitions occurred as part of a "slum clearance program". According to a July 1955 article in the Sarasota Herald-Tribune, "The three....properties were condemned in a group action by the city which saw the yellow [condemnation] tags placed on 24 dwellings in the Fourth, Fifth and Sixth Streets area near Central Avenue." Some of the buildings that were condemned "lack indoor toilets, indoor water and drain lines, have no electric wiring or unsafe wiring, two of them have cardboard partitions for walls, and outside walls that lean."²⁵ According to a May 1957 article, "Redeveloping the Blackbottom [Overtown] area, if the city wants to do it, would mean completely delocating [sic] the Negro population according to the City Manager."²⁶ Under this program and later code enforcement programs, most of the small residences in Overtown were demolished and large apartment buildings

²² Polk, 1940.

²³ Polk, 1951; Jones, 2001.

²⁴ Sanborn, 1954.

²⁵ "City Officials Make Tour of 'Slum' Houses," Sarasota Herald-Tribune, 20 July 1955. Subject files, Sarasota County Historical Resources, Sarasota, also included in The ADP Group, Appendix C.

²⁶ "Planners Consider Clearing of Blackbottom Section," Sarasota Herald-Tribune, 8 May 1957. Subject files, Sarasota County Historical Resources, Sarasota, also included in The ADP Group, Appendix C.

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were constructed to the east and west. Both the Bethlehem Baptist Church, which fell into disrepair, and the Payne Chapel AME Church, which was severely damaged by fire, were condemned. As a result, the Bethlehem Baptist Church was demolished.²⁷

In recent years, preservation efforts have rehabilitated several Overtown buildings. For example, the Hood Building (photograph 9), three residences on Fifth Way (photograph 14), and Payne Chapel AME Church (photograph 8) were rehabilitated by Pat Ball and Ball Construction. Efforts were made in these rehabilitations to keep the existing historic fabric and design, where possible. Other efforts are underway to revitalize and adaptively reuse the historic buildings of Overtown. Sarasota County and the City of Sarasota, in an effort to recognize the historic significance of Overtown, have worked together to support the revitalization of the community. The Overtown historical marker dedicated in 1985 and the funding of this nomination are evidence of this recognition.²⁸

Areas of Significance

Community Planning and Development and Ethnic History/African American

The Overtown Historic District is significant for exemplifying a pattern of development segregated from the predominantly white society which was common to African American communities prior to the 1960s. Due to the absence of adequate roads and transportation, most African American communities developed near downtown centers yet separated from other races, often physically, by bodies of water or by railroads. Initially, white developers supported the creation of Overtown to provide housing for African American workers. Some developers invested in the community by founding businesses, often managed by African Americans, intended in large part to serve the African American residents. Because the neighborhood was physically and socially removed from the white population, it developed as a whole with residential, recreational, educational, ecclesiastical, and commercial components. As African Americans prospered, the neighborhood residents purchased land and started their own businesses. The community continues to reflect this mixture of white- and African American-owned businesses.²⁹

²⁷ ADP Group, Appendix A.

²⁸ King 1993; Ball, 2000.

²⁹ Jencie Davis, Telephone Interview by Jeanette Knowles, 26 March 2001. Project files, Archaeological Consultants, Inc., Sarasota.

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Historically, the African American community was essential to the development and construction of Sarasota. As the center of African American life in Sarasota, residents of the Overtown neighborhood ranged from the middle-class business owners to the laborers who worked the agricultural fields and constructed the railroads, roads, and buildings of Sarasota. The African American churches and schools played a major role in the social life of the residents and the continuation of ethnic and religious traditions. The proposed historic district remains a significant link to the developmental history and ethnic heritage of Sarasota. Overtown retains a sense of continuity developed through the economic class of residents which settled the neighborhood, their strong religious beliefs, and their use of similar materials, scale, setback, and streetscapes in constructing their neighborhood.

Architecture

The Overtown Historic District derives its architectural significance primarily from the large number of Frame and Masonry Vernacular, Mission, and Mediterranean Revival buildings representing the efforts of local, largely African American, craftsmen and builders. As a whole, they form a cohesive unit reflecting the forms popular in local construction from the 1910s through 1951. Although lacking a large amount of decorative elements, these buildings are fine representative examples of the time in which they were constructed and remain relatively unaltered. The district achieves uniformity through the use of similar materials, massing, setback, scale, and proximity. Due to the separation from white society, the African American community constructed their own commercial, educational, and religious establishments based on their building traditions.

The larger scale and higher degree of ornamentation of the commercial buildings show the importance of the businesses to the survival of the neighborhood. The commercial buildings are generally Mediterranean Revival, Mission, or Masonry Vernacular in style. The Mission style originally gained popularity in the 1880s and 1890s in California. After the Panama-California Exposition in San Diego in 1915, the style evolved to the Mediterranean Revival (or Spanish Eclectic) style which incorporated more Spanish and Mediterranean influences. By the 1920s land boom, both styles were widely used throughout Florida. The use of these styles, although simplified, to design commercial buildings and churches in Overtown indicates the growing prosperity of the neighborhood during the 1920s and beyond.

The district is also composed of Frame Vernacular residences representing the combination of middle-to lower-income residents. Many of the Frame Vernacular buildings in Overtown are either Bungalow or Shotgun in plan with Craftsman influences. These forms represent not only the demands of the local environment and availability of materials, but also ethnic building traditions. The Bungalow form arrived in the United States around 1876 and quickly developed into one of the most popular forms used for vacation homes and middle- and low-income housing. It was widely used in Florida during the early twentieth century because it was not only easy and economical to construct,

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but integrated interior and exterior spaces through the use of porches. The Shotgun form, which gained popularity throughout the southeast during the nineteenth and early twentieth centuries, was used primarily for African American housing. It is believed that this form originated from the West Indies, Haiti, and Africa. Together, these two forms characterize construction in African American communities throughout central and south Florida.

The Overtown Historic District is united by the shared physical development and architectural characteristics of the African American community in Sarasota. This collection provides insight into the architecture characteristic of the African American community in Sarasota and in small communities throughout central Florida. The Overtown Historic District is an intact example of an African American community incorporating residential, ecclesiastical, and commercial uses in a central Florida town, and, as such, is an integral part of Sarasota's architectural heritage.

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VERBAL BOUNDARY DESCRIPTION

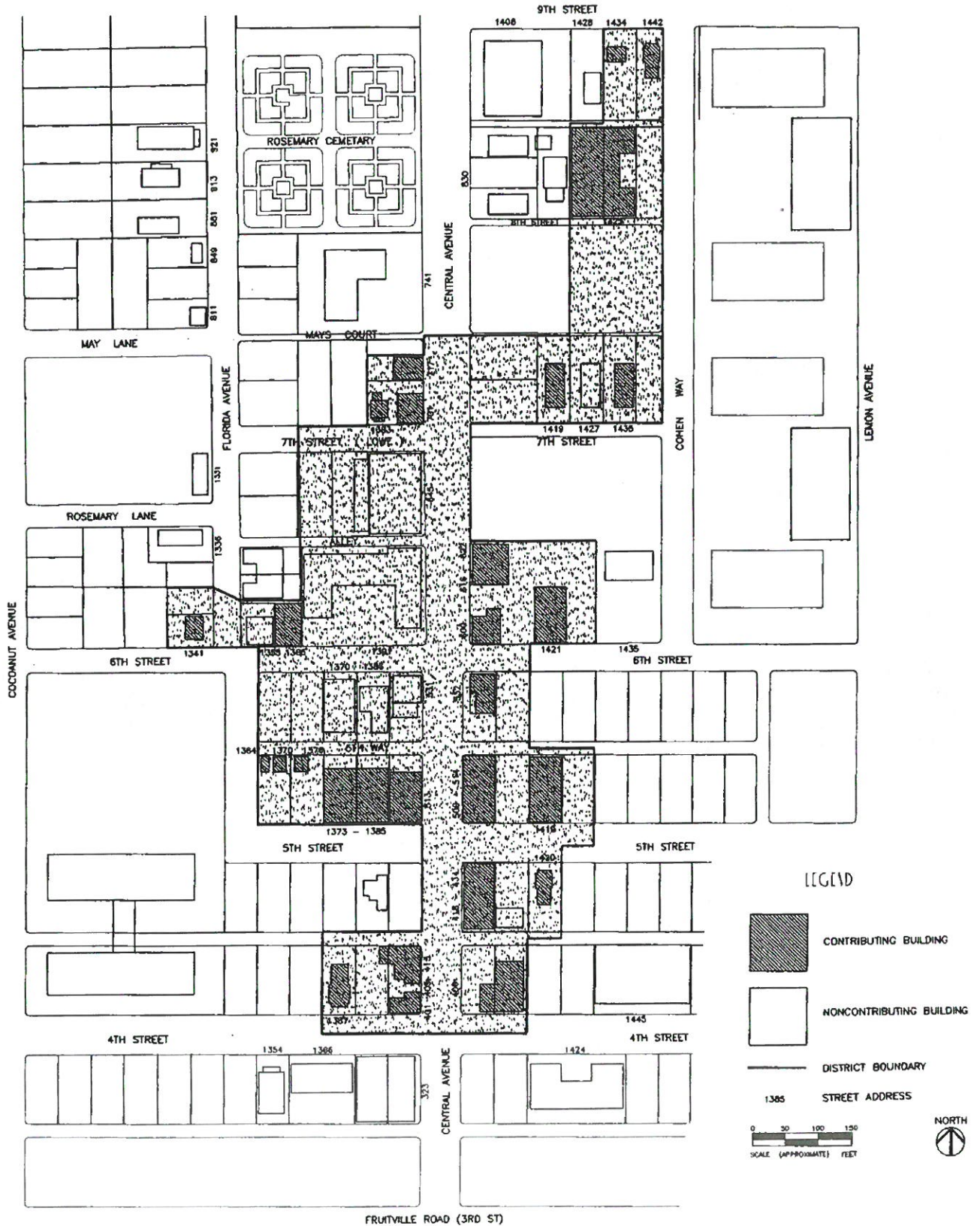
The district is an irregularly shaped district roughly bounded on the south by Fourth Street, Cohen way on the east, Ninth Street on the north, and Florida Avenue on the west, as depicted on the district map included in this nomination.

BOUNDARY JUSTIFICATION







The Overtown Historic District encompasses a cohesive collection of commercial and residential properties constructed by the African American community of Sarasota during the early and mid-twentieth century. Although the Overtown neighborhood was once much larger, subsequent demolition of buildings from the 1950s through the 1990s reduced the amount of historic fabric in the neighborhood. As a result, new construction limits the boundaries on the east and west. The area south of Fourth Street was not historically African American, and therefore should not be included in the historic district. Similarly, historic buildings not historically associated with the African American community were moved north of the district. The buildings, combined with the Rosemary Cemetery which was not historically associated with the African-American community, limit the boundaries of the historic district. The proposed district boundaries incorporate the remaining buildings historically associated with the development of the African American community in Sarasota.

OVERTOWN HISTORIC DISTRICT

CITY OF SARASOTA, SARASOTA COUNTY, FLORIDA



LEGEND

-  CONTRIBUTING BUILDING
-  NONCONTRIBUTING BUILDING
-  DISTRICT BOUNDARY
-  STREET ADDRESS
-  SCALE (APPROXIMATE) FEET
-  NORTH

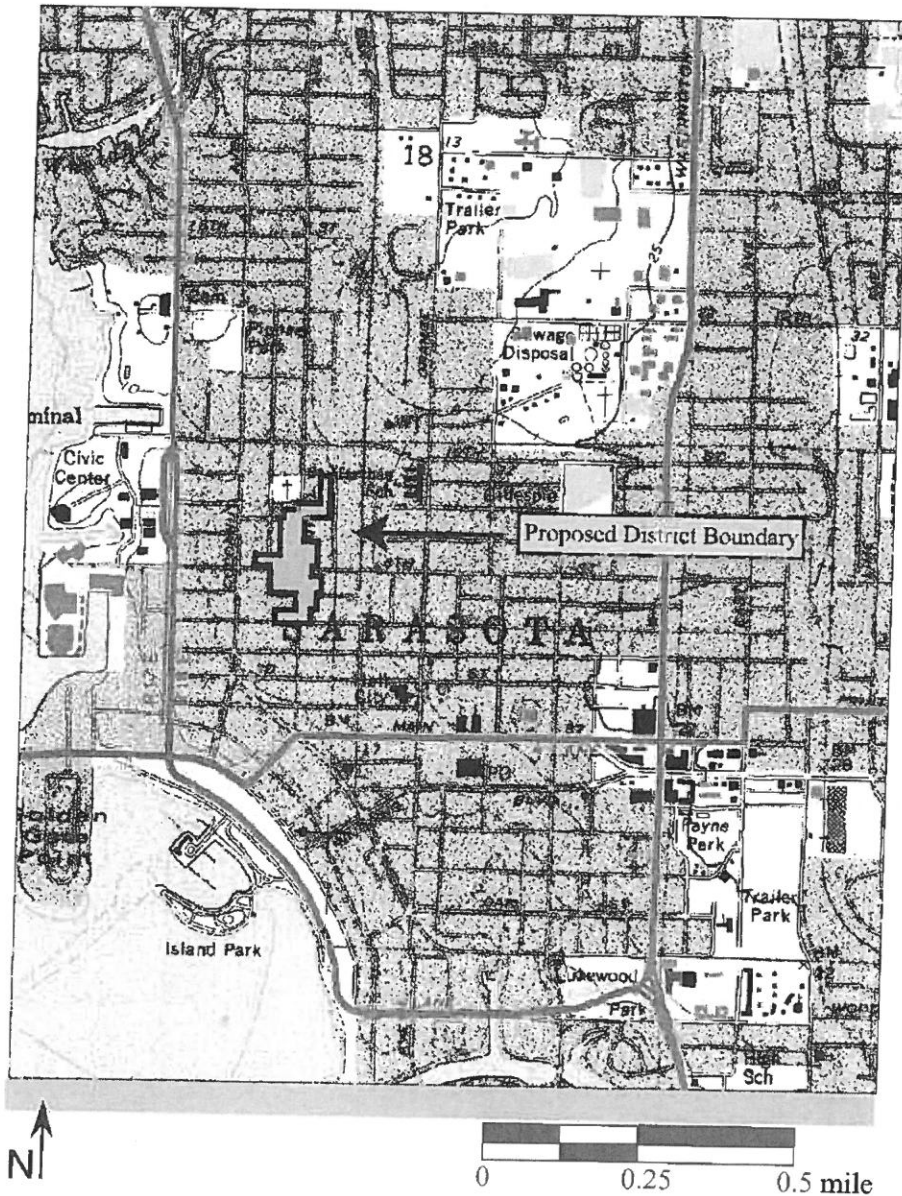
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USGS MAP
SARASOTA, FLA. 1973, PR 1987



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LIST OF PHOTOGRAPHS

1. 413 Central Avenue, Overtown Historic District
2. Sarasota County, Florida
3. Kimberly Hinder
4. January 2001
5. Archaeological Consultants, Inc.
6. Northeast elevation, looking southwest
7. 1 of 16

The information for items 2 through 5 is the same for the following photographs:

1. 401-405 Central Avenue, Overtown Historic District
 6. Southeast elevation, looking northwest
 7. 2 of 16
-
1. 1419 Seventh Street, Overtown Historic District
 6. Southeast elevation, looking northwest
 7. 3 of 16
-
1. 1389 Fourth Street, Overtown Historic District
 6. Southeast elevation, looking northwest
 7. 4 of 16
-
1. 1364 Fifth Way, Overtown Historic District
 6. Northwest elevation, looking southeast
 7. 5 of 16
-
1. 500-514 Central Avenue, Overtown Historic District
 6. Southwest elevation, looking northeast
 7. 6 of 16
-
1. 616-622 Central Avenue, Overtown Historic District
 6. Southwest elevation, looking northeast
 7. 7 of 16

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1. 513 Central Avenue, Payne AME Chapel, Overtown Historic District
6. Southeast elevation, looking northwest
7. 8 of 16

1. 1373-85 Fifth Street, Hood Building, Overtown Historic District
6. Southwest elevation, looking northeast
7. 9 of 16

1. 1419 Fifth Street, Ace Theatre, Overtown Historic District
6. Southeast elevation, looking northwest
7. 10 of 16

1. 1421 Sixth Street, Horne's grocery, Overtown Historic District
6. Southwest elevation, looking northeast
7. 11 of 16

1. 1391 Sixth Street, Overtown Historic District
6. South elevation, looking northeast
7. 12 of 16

1. 1427 Seventh Street, Overtown Historic District
6. Southeast elevation, looking northwest
7. 13 of 16

1. 1364, 1370, and 1376 Fifth Way, Overtown Historic District
6. Northeast elevations, looking southwest
7. 14 of 16

1. 1435 Seventh Street, the Leonard Reid House, Overtown Historic District
6. Southeast elevation, looking northwest
7. 15 of 16

1. 1425 Eighth Street, Overtown Historic District
6. Southwest elevation, looking northeast
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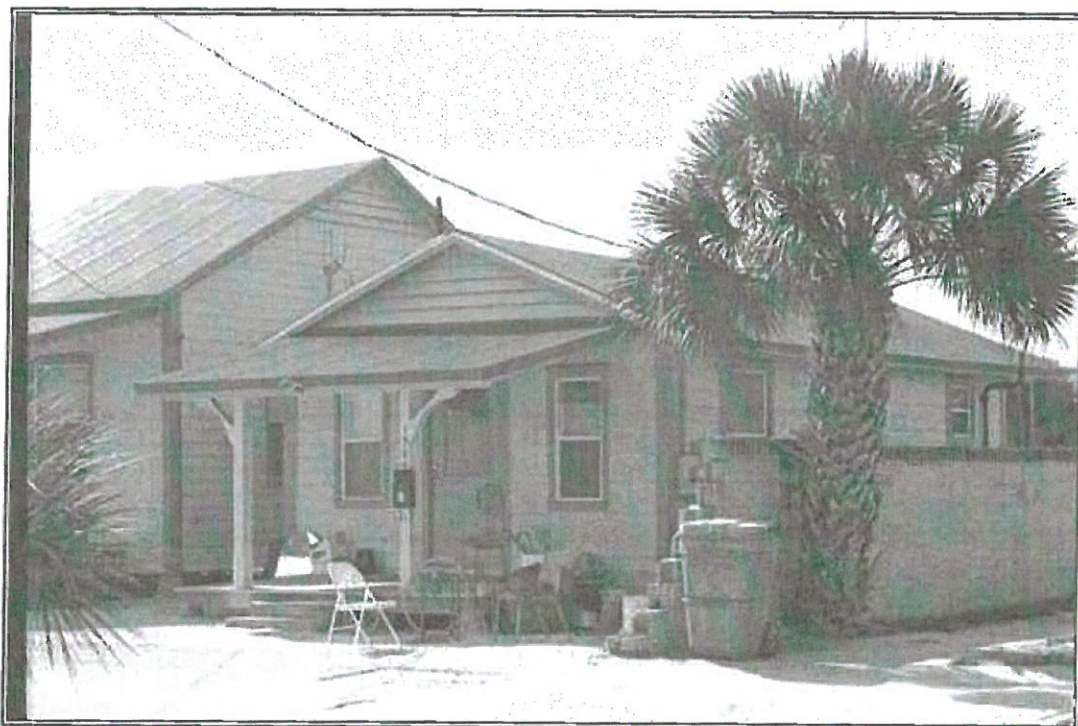


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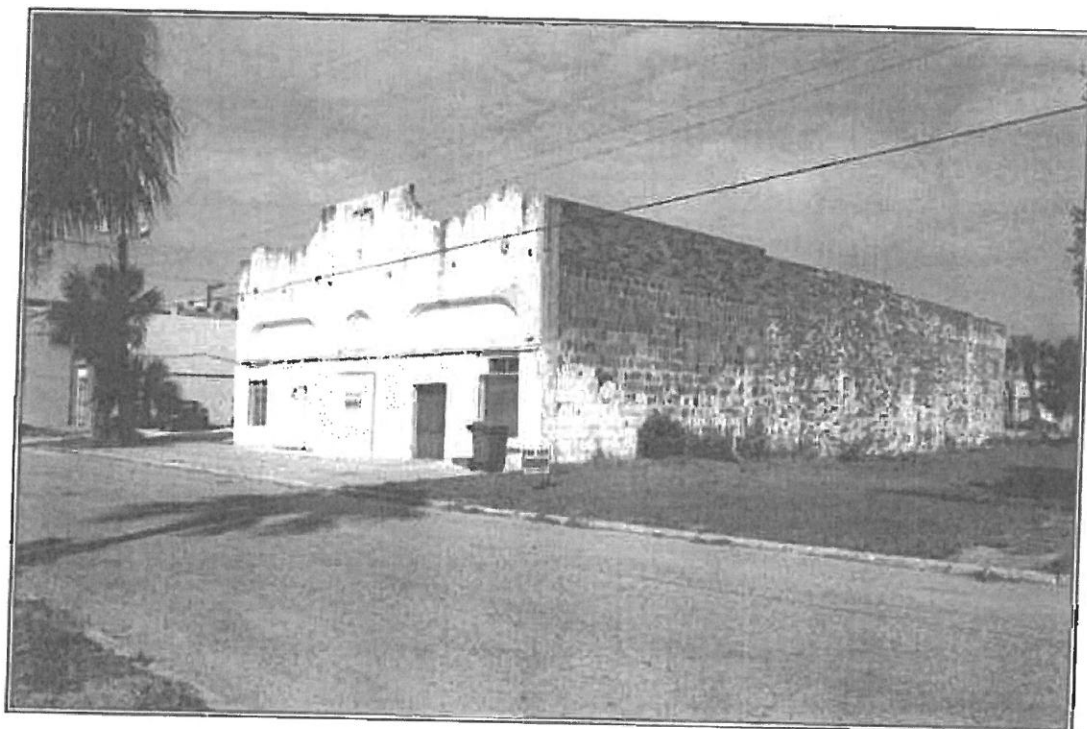
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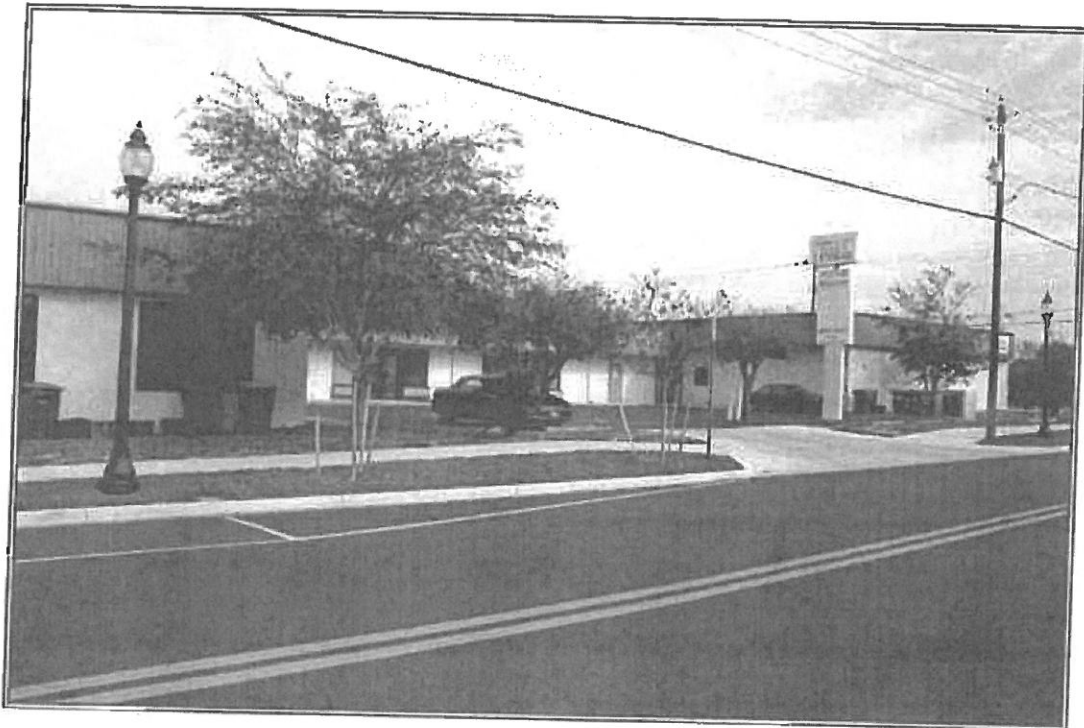


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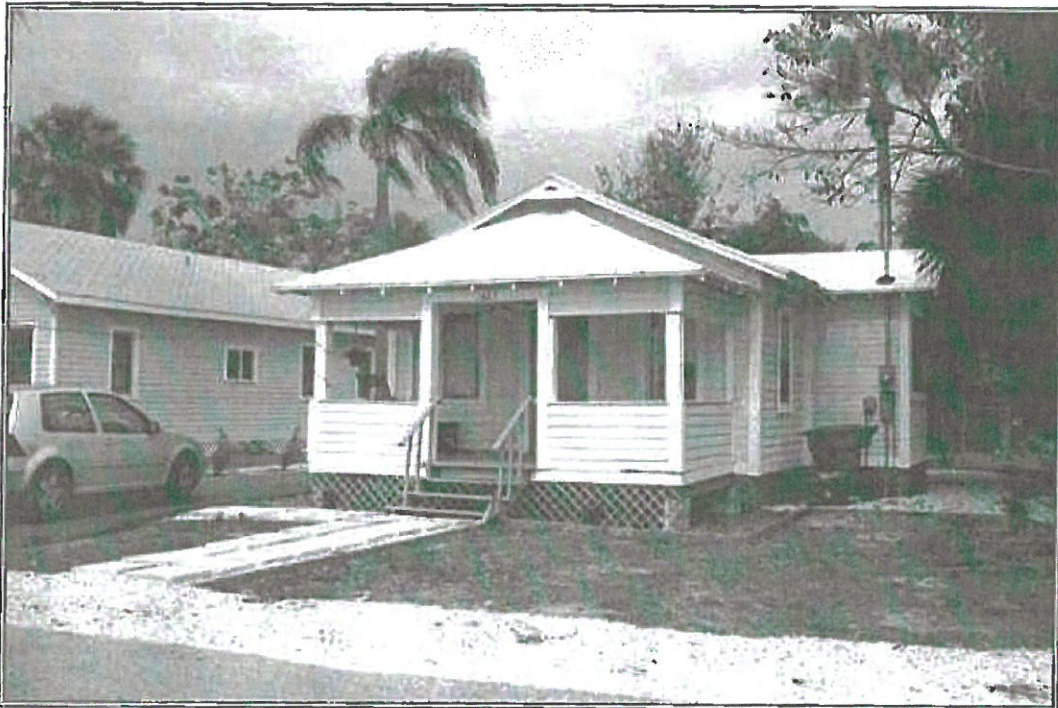


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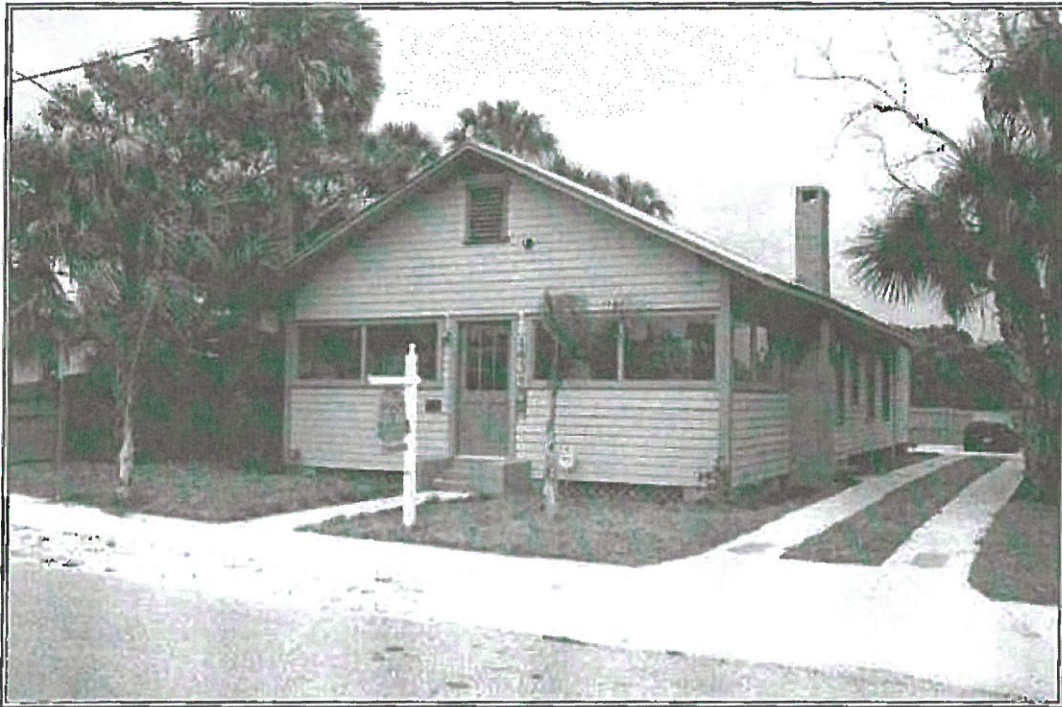
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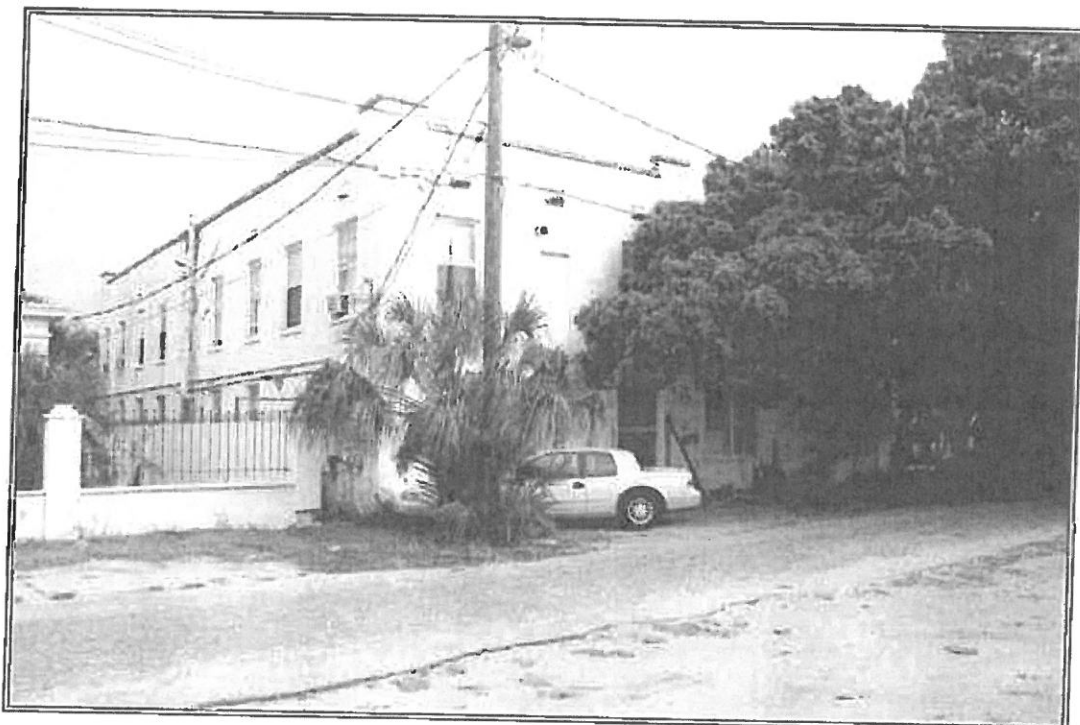


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