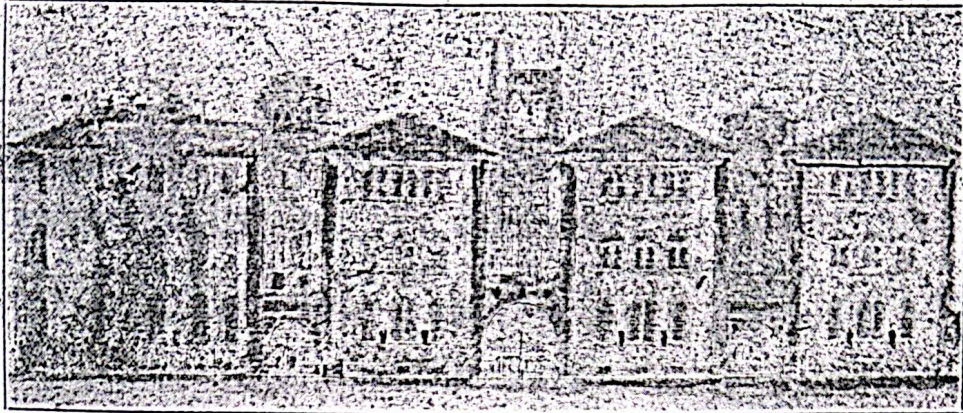


The Sarasota Times

Established 1886—Successor to The Manatee County Advocate and Sarasota County Times

SARASOTA, FLORIDA, THURSDAY, MAY 1, 1924.

The Frances--Carlton Apartments



NEW APARTMENTS WILL BE ERECTED ON PALM AVENUE BY C. O. TEATE--CONSTRUCTION BEGINS SHORTLY--COMPLETE BY DECEMBER 1

Sarasota's Spanish Moresque Style Apartments Will Not Be Excelled
in Florida--Will Have Roof Garden and
Many Other Unique Features

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NS POST

sasota, Florida,
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Sarasota has a promise unequalled by any city on either coast of Florida, her natural advantages and climate make her accessible to opportunities unparalleled by any city I could mention in the Southland. Her rapid growth and development has arrested and turned the feet of thousands to her who will come again to enjoy her resources and beauty, and it is with this in mind that sponsors the move that I am making that must prove to everyone alike the faith I have in Sarasota after twelve years of active and successful participation in the realty business. I spoke C. O. Teate, one of Sarasota's leading realtors in conversation with a Times representative when he announced his intentions of contributing to Sarasota another valuable asset. "Sarasota needs many things before she is a finished product, but to my mind her growth is limited first to the amount of people that she can conveniently and comfortably house. I had this thought in mind long before Charles Murphy, former owner of the Chicago Cubs made a like statement all boxed in on the front page of your edition and I have been arranging for months to do one citizens share in doing away with the handicap.

The Apartments

The apartments will be called the Frances-Carlton Apartments, and will be erected on Palm Avenue adjacent to the Woman's Club facing the bay. It will be a three story structure constructed of hollow tile and stucco in Spanish Moresque style with tile roof and extended eaves, very much resembling the ancient

that is adaptable to use as dressing room, clothes closet and trunk room having as its front when righted large mirror doors adding much to the convenience and comfy appearance of the room. The bed rooms will be furnished complete, each containing twin beds, dressing fixtures suitable and pleasing draperies and rugs and all bed rooms are ventilated by two large windows. The bath adjoining the bed room is equipped with both hot and cold water, tile walls and floors, lavatory and toilet, including all other modern conveniences in keeping with modern ideas in apartment house construction. The kitchen is complete and convenient, designed with due partially to the housewife who expects to enjoy her winter vacation with little household duties. Plugs for electric heating with privilege of using either electric heat or gas, equipped with convenient pantry cupboard, garbage receptacles and vent in wall, ice box opening on the exterior in order that it may be iced from the hall way, laundry tub, with cover convertible into drainage board for sink, ironing board and properly lighted and ventilated. Much time has been spent in the planning of this most modern kitchen for the convenience of the housewife.

Connecting with each living room is a sun parlor and conservatory, screened and glassed making each apartment homelike with the use of the sun parlors as conservatory, piazza or breakfast room.

Exterior

Nothing more modern than that which has been planned in the construction of this apartment house

lors fitted and furnished for afternoon card parties, teas and other social functions.

Roof Garden

A feature of the new apartment house which has been in great demand and which will be gratifying to the winter visitors who will occupy as well as who will have friends and acquaintances occupying the apartments. The Frances-Carlton will be a roof garden, the roof of the third floor and which with the entire fourth floor will constitute the fourth floor of the building. The roof garden will be 30x40 feet and will be arranged befitting to all evening social functions such as dinner parties, dinner dances and the like. This is a feature that will result in making the new apartments one of the most popular places in the city.

Heating, Water and Other Conveniences

The building will be equipped with the Durham Vacuum heating system connecting with the water supply to the building which will guarantee both a pleasing and comfortable temperature as well as hot and cold water at all times. Each apartment will have its own telephone connecting direct with the city station and speaking tubes will be installed. Garage service will be another big item to the tenant since the trouble of finding a suitable parking station has heretofore been a serious and bothersome proposition. Janitor service will also be given by the management. The grounds surrounding the building, parkways and entrances

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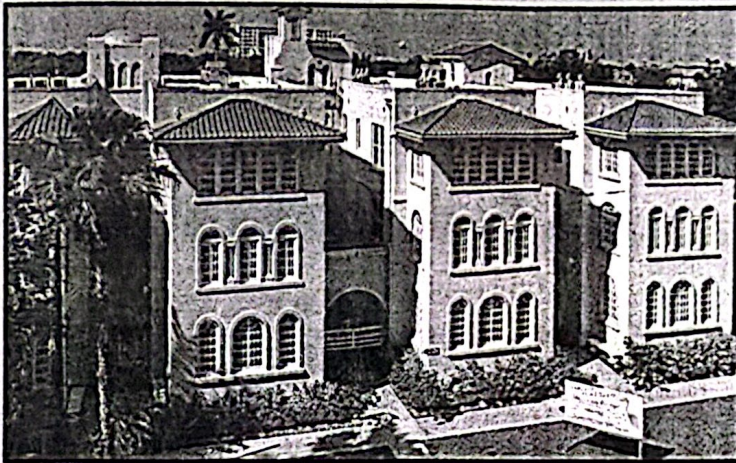
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The 1924 building has a fresh paint; each apartment has been renovated.

The Frances Carlton Looks Just Peachy

By DOROTHY STOCKBRIDGE
Staff Writer

Looking again like the grand lady she was in 1924, Sarasota's renovated Frances Carlton Apartments, 1221 Palm Ave., is looking for a suitor. The price now is \$1.9 million, up from the \$940,000 paid for her in June 1984 when the plan was to renovate the 21 apartments and sell them to investors for between \$135,000 and \$170,000 each. Eleven investors — high-income professionals from the Northeast looking for tax shelters — had already spoken for units, buyer Bill Carraway said at the time.

Carraway is out of the picture now and so are the investors, said Steve Ross, who is handling the listing for Harold Fred Berger Real Estate Inc.

Related Story ... 71

Sue and Jeff Schoenbaum of Tampa, who took over from Carraway, are the owners now.

"Everyone got caught in the tax law changes of 1986," Ross said. "Tax credits of between \$200,000 and \$300,000 are still available to a corporation or an individual who fits the income window." Tax laws were narrowed to eliminate credits to individuals with higher incomes such as the Schoenbaums have.

The building has a new coat of peach paint and each apartment has been renovated with a new kitchen, washer and dryer hookups, carpeting, gleaming wood floors in the sun parlors and fire sprinklers. The two-bedroom units of a modest 1,000 square feet each have 14 ceiling sprinklers.

The Mediterranean Revival, three-

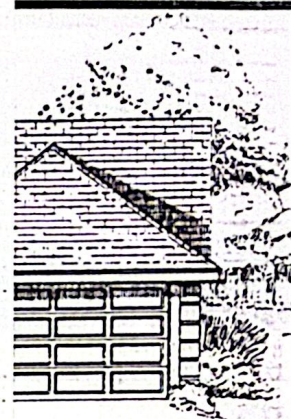


Teate, 85, did 1924 work.

story hollow brick building (actually four connected buildings) with a tile roof has three two-bedroom apartments and 18 one-bedroom, 800-square-foot apartments. The complex, listed on the National Register of Historic Places, will be open to the public Friday from 1 to 5 p.m. as part of Historic Preservation Week.

An early visitor was Carlton Teate, 85, who supervised completion of the building for his father, who had hired

Continued on 71

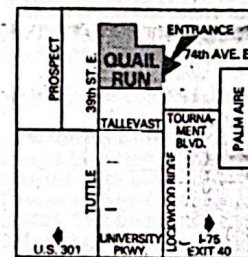


HomeSite

Luxury price

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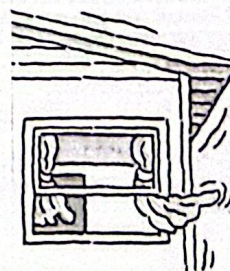
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4 or (813) 351-5930.

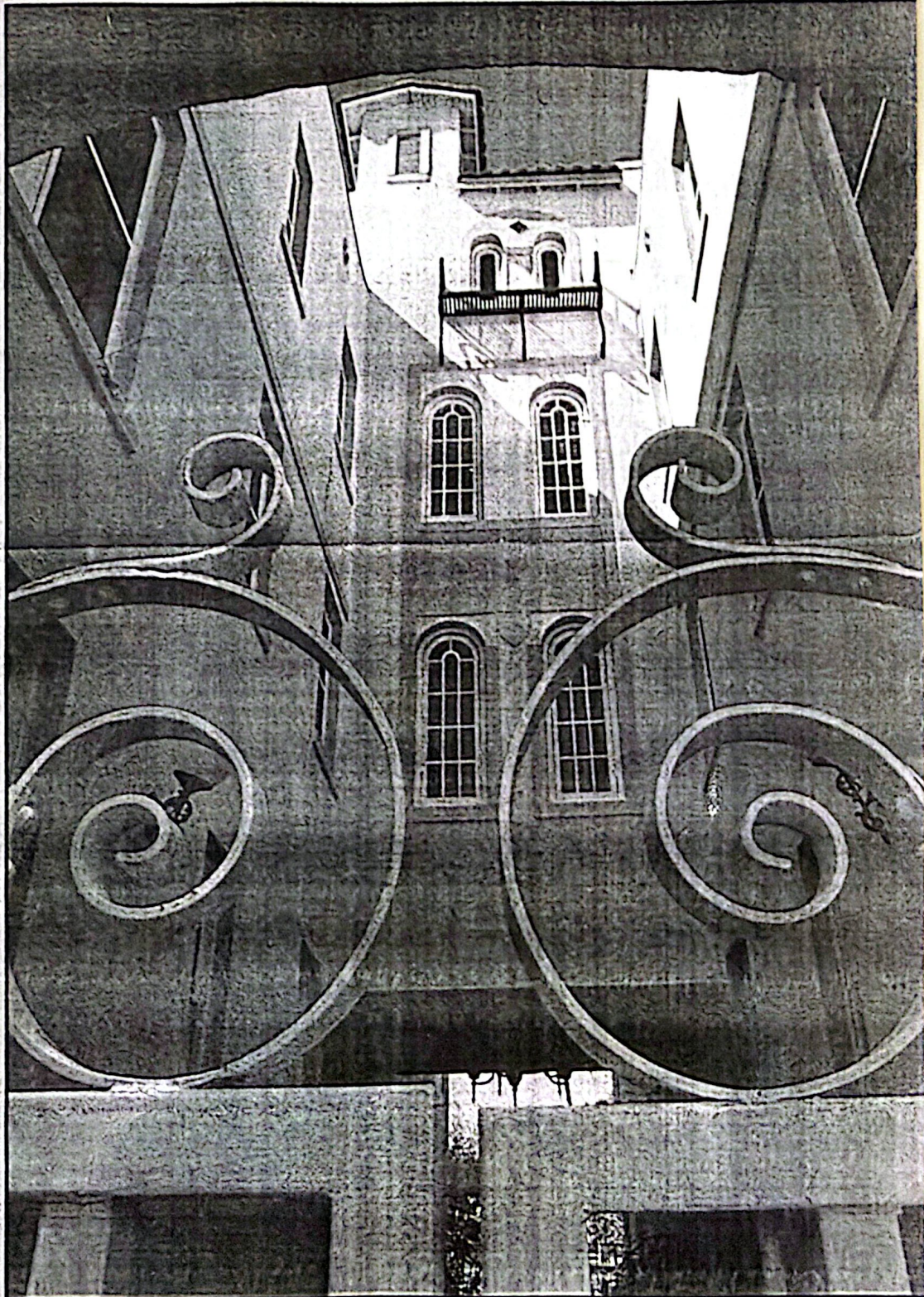
HOMES

a, Inc.

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REAL ESTATE



The Mediterranean Revival complex will be open to the public Friday as part of Historic Preservation Week.

STAFF PHOTOGRAPHY MCCARTHY

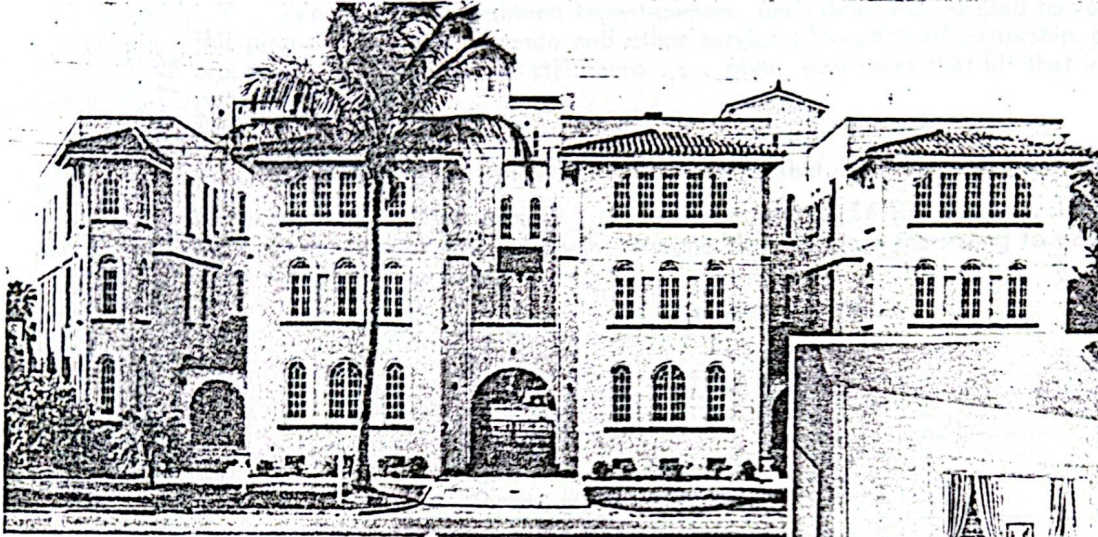
PLACES - 1221-1227 N PALM AVE & FRANCES CARLTON APPTS - 1221-1227 N PALM AVE

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The FRANCES CARLTON

CO-OPERATIVE APARTMENTS

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1221 - 27
PALM AVE.

SARASOTA
FLORIDA

Florida Living
AT IT'S BEST !

own "your" apartment

Join twenty other select owners of a FRANCES CARLTON CO-OP APARTMENT



Yes . . . these are Frances Carlton advantages

*These apartments were
built by C.O. Tate
Sr. During the
Florida boom in
the 20's - were
named for his
wife + child -*

- RIGHT DOWNTOWN
- 100 YARDS FROM SARASOTA BAY AND ITS BREEZES
- PARKING SPACE OR GARAGE
- ON NEW 4 LANE BAY SHORE DRIVE
- FIREPROOF
- STEAM HEAT
- DISTINCTLY MODERN
- CONSTANT CARE BY COMPETENT STAFF
- NO LAWNS TO CUT, NO BUILDING MAINTENANCE
- NO TAXES, NO INSURANCE
- NO MAIDS OR PORTERS TO PAY
- INCINERATOR

Now! . . . this is our offer, we have only three co-op apartments left for sale. All are tastefully decorated, smartly furnished and the choice is yours to decide.

Apt. No. 6 — second floor, southern exposure, view Sarasota Bay

Apt. No. 12 — second floor, southern exposure, view Sarasota Bay

Apt. No. 18 — second floor, south and east exposure, view Bay & Garden

Take your "pick" . . . each has charm . . . each is sound "dollar-wise" . . . each and all are ideal for that Florida home, without the cares and woes of the home owner. If you are tired of the problems and work of the individual home owner . . . then this is for "you". Co-op apartments are as modern in thought as tomorrow. Today there is a definite trend in this direction, and Florida is now building more and more to the wishes of Co-op owners.

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We have now eighteen tenant-owners, each or all will be glad to verify their satisfaction with this plan and our maintenance and other services. The pride of ownership, plus the fact that when you are away . . . the care is still there . . . gives your mind that lift that individual home owners can not possibly have.

Now! . . . prices . . . but before that, let us explain our budget plan and what it buys.

For example . . . Apt. No. 18 . . . has a budget of \$47.85 monthly. This amount is of course the total annual budget divided by twenty-one home owners according to each owner's investment. The annual budget is as follows:

BUDGET OF EXPENSES	
Wages — Janitor and Maid	\$ 2,600.00
Social Security	39.00
Real Estate Taxes	2,521.56
Fuel, for Steam Heat and Hot Water	600.00
Electricity (outside)	200.00
Water and Sewerage	400.00
Management	600.00
Bond of Treasurer \$5,000.00	33.75
Insurance: \$90,000 Fire and Extended Coverage	
5 Year Plan	612.00
Boiler Ins. 3 years — 1/3 premium	75.00
Public Liability 50/100,000	70.96
Occupational Licenses	58.00
General Repairs and Maintenance	1,662.73
Contingencies and Miscellaneous	2,017.00
	\$11,490.00

Compare . . . check these items on your own individual home budget . . . note the Co-op saving.

Now! . . . prices . . .

Apt. No. 6	\$9,000	\$2,700 Down	Balance \$315.00 each 6 months plus interest at 5%
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Apt. No. 18	\$9,850	\$3,000 Down	Balance \$342.50 each 6 months plus interest at 5%

All three apartments have: Bedroom, Combination Sun Room and Sleeping Porch, Living Room, Kitchen, Dinette, Bath with Tub and Shower. Each is fully equipped for housekeeping, and all items are included in the offered price. Itemized inventory furnished with each purchase agreement.

Did I hear you say, "Why didn't I investigate something like this before". That's right, you now have the entire picture except the actual inspection of this beautiful building, its apartments, its owners, its furnishings. And of course it's in Florida . . . and Sarasota is the "Cream" of Florida's West Coast. On beautiful Sarasota Bay overlooking miles of white beaches on the Gulf of Mexico.

You can't visualize it . . . you must see it to believe. Please feel free to ask for other additional information. Write, wire or phone to:

P. M. BIRMINGHAM
Apt. 18, Frances Carlton Apartments :: Ringling 2-6381
1221-27 PALM AVENUE SARASOTA, FLORIDA

This offer is made for one reason, I am going into complete retirement, and to do this I offer these three apartments plus a beautiful small home or cottage adjoining the Frances Carlton. Please see enclosed details of cottage if you still wish individual home ownership. This property is valued nearly as much as our asking price for cottage and land. See the Royal Poinciana Cottage . . . a wise investment . . . too.

RANGES, REFRIGERATION, ELECTRIC SINKS,
HOME FREEZERS, DISPOSALS, WATER HEATERS

CARLTON TEATE

GENERAL

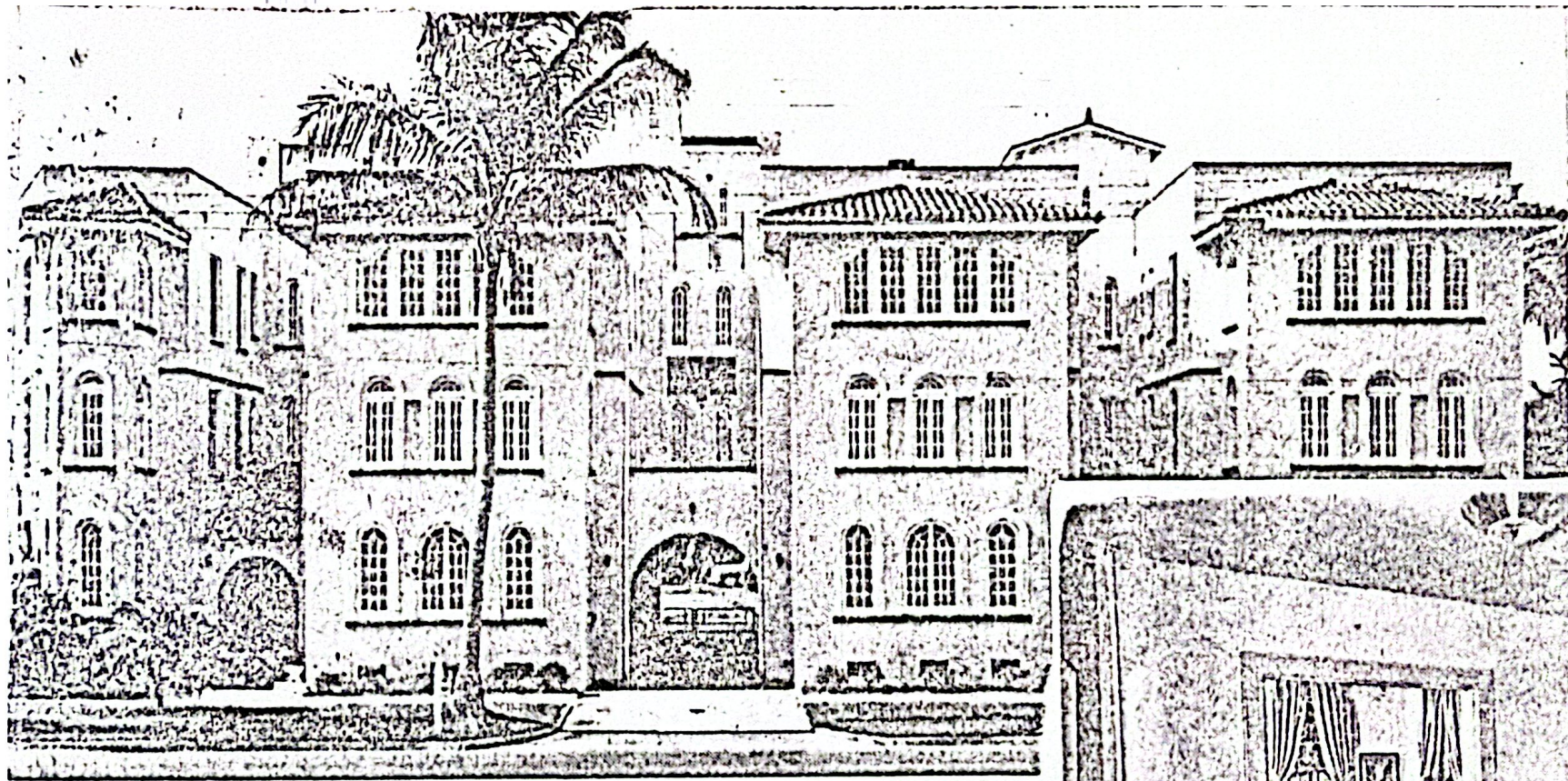


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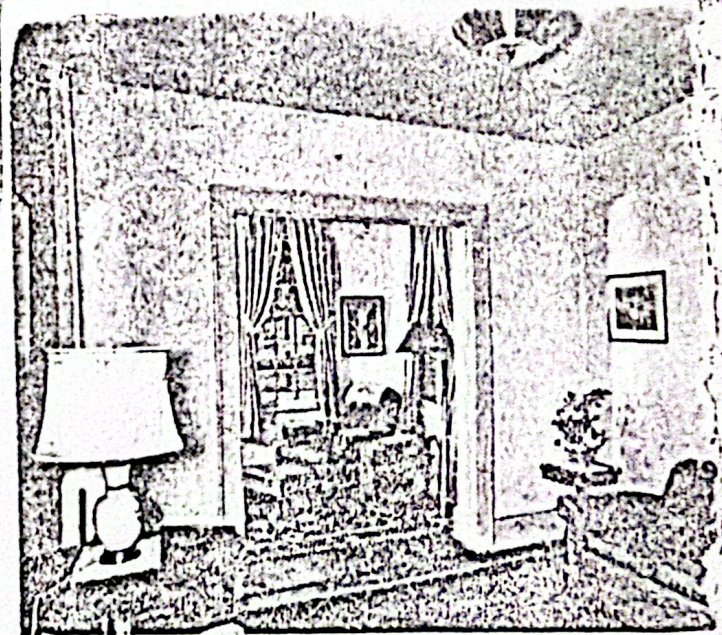


FRANCIS CARLTON

COOPERATIVE APARTMENTS

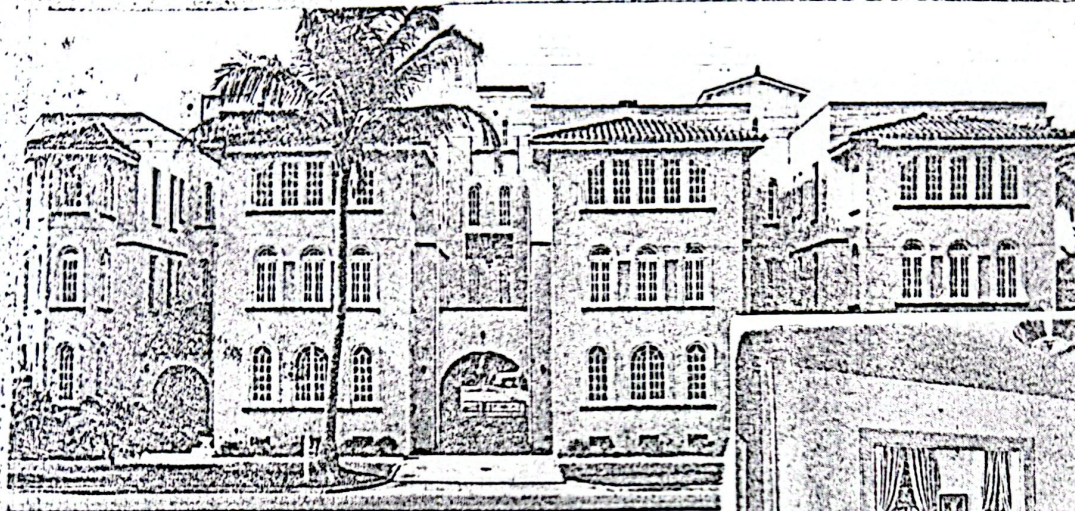
1221-27 Palm Ave., N. (Downtown and Near the Bay)

- These delightful apartments consist of sun parlor with Bahama bed, bedroom with twin beds, living room, dinette, kitchen, bath with tub and shower stall. Fireproof. Steam Heat. Garage or private parking lot. Two blocks from restaurants and main shopping district, and one block to the Bay. City Bus Service to Lido Beach and all parts of the city. Available for immediate occupancy.



Write P. M. Birmingham
1232 First St., Ri 6-3050

28

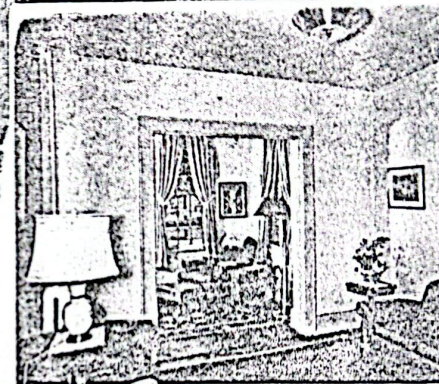


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1232 First St., Ri 6-3050

These apartments were built by C. Olin Teate, during the 1920 Boom. They were named for Mr. Teate's wife, Francis and son, Carlton Teate - who both still reside in Sarasota (1958) Carlton operates & owns the General Electric Store on upper main st.

Sarasota Herald-Tribune Tuesday, February 18, 1958—

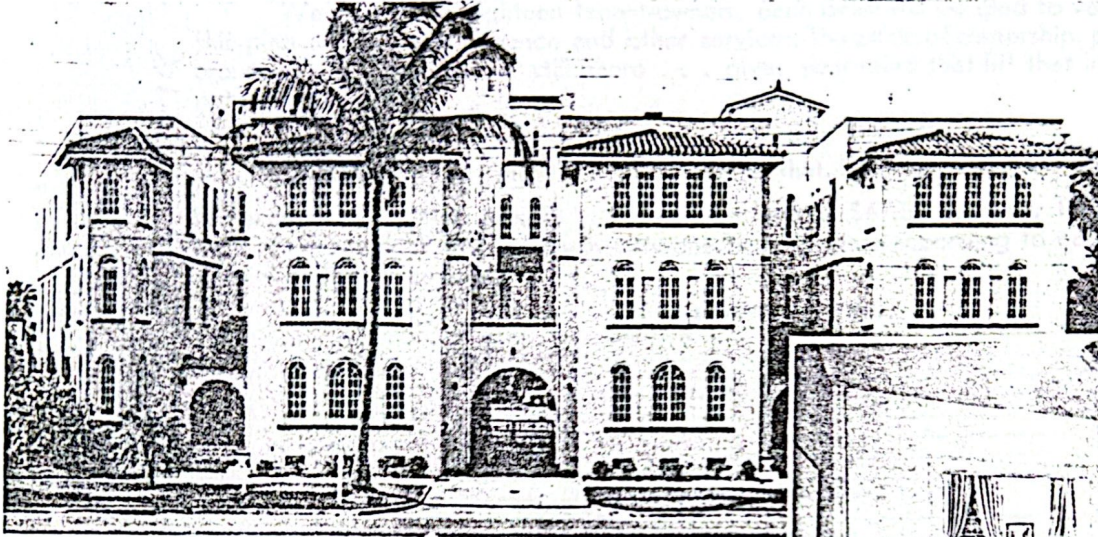
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