



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

November 13, 1984

Legal

Frances Carlton Apartments Inc.
Post Office Box 279
Sarasota, Florida 33578

Dear Sir:

It is a pleasure to forward the enclosed certification of the listing of the Frances-Carlton Apartments in the National Register of Historic Places.

We hope that you will view this certificate as a reminder of the historical significance of your property. We, in the Bureau of Historic Preservation, would be very happy to work with you in every way possible should you need any assistance with the preservation of this important historic resource. We would also be happy to answer any questions you might have regarding the National Register program and what listing means to you.

Once again, it is a pleasure to recognize this property.

Sincerely,

Secretary of State

GF/Eds

Key to Historical Sites

1. Kress Store — 1932. This three story brick, tile and ornamental terra cotta was occupied by the S.H. Kress Company until 1974. It was recently listed in the National Register of Historic Places.

2. J.H. Lord Bank Building — 1925. The site of this building was previously occupied by Sarasota's first boarding house built by the Florida Mortgage and Investment Co. in 1886. In 1927 the Palmer Bank was established in this building by Honore and Potter Palmer, Jr. Southeast Bank purchased the building in 1970 and extensively remodeled the exterior.

3. A.B. Edwards Theatre — 1925. The Mediterranean Revival style theatre was designed for A.B. Edwards, a native Sarasotan and city's first mayor. In the early 80's the Sarasota Opera Association undertook the renovation of the building which has recently been listed on the National Register.

4. Sarasota Times Office — 1925. The Sarasota Times Printing Building was built for Mr. L.D. Reagin to house Sarasota's pioneer newspaper which was originally established in 1899 by Mr. C.V.S. Wilson. The building was designed by the same architect who designed the El Verona Hotel, Ca'D'Zan and the County Courthouse.

5. El Verona Hotel — 1925. This hotel was formally opened on January 1, 1927, providing 150 rooms for Sarasota visitors. In the 1930's the hotel was reopened and renamed The John Ringling Hotel by John Ringling.

6. Karl Bickel Residence — 1924. This building originally served as offices for Owen Burns for the real estate sales of Ringling Estates on St. Armands Key. The architect of this and several other Mediterranean Revival style structures, Dwight James Baum had his local office upstairs. In 1933 the building was purchased by Karl Bickel, President of United Press International and the building served as his residence into the 60's.

7. L.D. Reagin Residence — 1924. This small residence was built in 1926 for newspaper publisher L.D. Reagin whose printing plant was conveniently located at the rear door.

8. Decanizares Residence — 1923. This Mediterranean residence was adapted from a wood frame structure by Mr. Owen Burns in 1923 and later purchased by the F.A. Decanizares family who lived here in the winter months for a number of years. Alex and Marlene Lancaster purchased the building in 1982 and renovated it for offices.

9. Frances Carlton Apartments — 1924. This apartment building was designed by Tampa architect Frances James with the assistance of local architect Alex Browning for Carlton Teate and completed in 1925. The structure is actually four separate buildings connected by stairwells and the multitude of windows took advantage of the breezes from Sarasota Bay. The building retains its original appearance and is now in cooperative ownership.

10. Woman's Club — 1915. The Woman's Club of Sarasota was organized in 1913 and proceeded to acquire the lot and funds for their building. The building has been modified in recent years and now houses Florida Studio Theatre.

11. Dr. Joe Halton Office — 1916. This building with the protruding bay window was built in 1916 to house the offices of pioneer physician Dr. Joseph Halton.

12. Iwerson Block — 1910. This structure, built by pioneer resident J.L. Iwerson, is the oldest building on Main Street in its original appearance. Many businesses have been located in this structure since 1910.

13. Alcazar Building — 1915. built by another of Sarasota's pioneer merchants this was originally built for Mr. George Prime's hardware company. During the 30's and 40's the building housed night clubs and is now known as Colley's restaurant.

14. Sarasota Hotel — 1924. Built on the site of the Whitaker and Smith Livery Stable (the first building on Main Street) this building was Sarasota's first skyscraper.

15. Orange Blossom Apartments — 1925. Another early skyscraper, this building was built on the site of one of Sarasota's first hotels. The Desoto, built in 1886. Long a popular tourist hotel it became a retirement club in 1968.

16. Demarcay Hotel — 1922. built at the same time as the Mira Mar apartments this building housed the Mira Mar Cafe as well as the Roth Cigar Factory and was recently listed on the National Register of Historic Places.

17. Mira Mar Apartments. Developed by Chicagoan Andrew McAnsh the building was completed in 1923 and was Sarasota's first large apartment building. The Mira Mar Hotel and an auditorium were constructed a year later. The building has recently been remodeled into office space.

18. Bayfront Indian Midden — 200 A.D.-1800 A.D. One of the few remaining remnants of a Midden Ridge that extended at one time from Ringling Blvd. to Hudson Bayou. In early days the shoreline was along what is now Gulf Stream Ave. and by studying the tools, ceramics and implements found archeologists have pieced together much information about lifestyles of early residents.

19. United States Garage — 1924. This garage was built in 1924 for Mr. Calvin Payne and Mr. W.L. Pearsall. Later it housed the Rug Mart and finally was purchased by Frank Polesom Smith who has adapted the building for office space.

20. Burns Court — Little Five Points. Two important landmarks: the Pineapple Apartments that housed several stores including the popular drug store, Privett's and the home of the Sarasota Herald Newspaper (now the Woman's Exchange).

THE FRANCES CARLTON HISTORIC REHABILITATION

Sarasota, Florida

OVERVIEW

HISTORIC:	Originally constructed in 1924, designed by Tampa architect Frances James with the assistance of local architect Alex Browning for Carlton Teate. The property was placed on the National Register of Historic Places in November of 1984.	
ARCHITECTURE:	The style can best be described as "Mediterranean Revival." Hollow tile roofs and extended eaves overlay the quaint conservatory sun parlors, providing the ambiance of the ancient Pyrenees hostelry, typical along the Spanish border of Southern France. The exterior of the structure has been sensitively restored and each of the 21 units have been fully renovated with contemporary kitchens, washer and dryer hookups, ceiling fans and crown moldings. The Frances Carlton has all the conveniences of contemporary living with the rehabilitated qualities and charm of 1924 construction standards and excellence, providing that unique Florida ambiance that has attracted people the world over to Florida's west coast.	
LOCATION:	The Frances Carlton is in the "Historic Theatre District" and within convenient walking distance of a number of Sarasota's finest restaurants, shops, businesses, and cultural centers. It is one block off Sarasota Bay and the City Marina complex, and in close proximity to Lido and Longboat Keys.	
SITE:	102' fronting Palm Avenue 141' fronting 1st Street 174' deep to the west 202' deep to the east	IRREGULAR LOT
ZONED:	C-CBD-S, the most liberal downtown zoning	
BUILDING:	Mediterranean revival, constructed as four interconnected buildings with a total of 16,400+ net useable square feet.	
PARKING:	21 spaces will be provided	
POOL:	Private, fenced in	
PRICE:	\$ 1,900,000 - Exchanges considered - Historic tax credits available.	