

NOKOMIS CENTER REVITALIZATION

Project: Local Historic District Nominations (HR-1)

Project Type: County and Community

Project and Background Description:

Nominate portions of the Nokomis Subdivision as a local Historic District pursuant to County Ordinance No. 97-133.

The Nokomis Subdivision was developed by Dr. Fred Albee, renowned orthopedic surgeon and Ellis W. Nash on 112 acres purchased from the Sarasota-Venice Company in 1917. The subdivision contained 130 lots along streets that radiated from two inner avenue circles and the new asphalt highway, now known as Tamiami Trail (U.S. 41). Concrete bridges connected the subdivision to Laurel to the north and Eagle Point to the south. The Nokomis Subdivision contains Mediterranean Revival Style residences and some small commercial structures. Thirty-three structures are listed on the Florida Master Site Files as potentially eligible to contribute to a local historic district. There are also a large number of wood frame vernacular residences constructed throughout the 20th century. One significant structure, the Albee residence "Point 'O Palms" on Cherokee Place was built around 1920 and twenty-three others date back to the 1930's or earlier.

The County's Historic Preservation Ordinance No. 97-134 provides financial incentives to owners of historic structures to rehabilitate them in keeping with the Secretary of the Interior's Standards for Historical Rehabilitation. This ordinance allows for an exemption from County Ad-Valorem taxes on qualifying improvements for up to ten years. To be eligible to receive this exemption, properties must be historically designated in accordance with County Ordinance No. 97-133.

Preliminary Cost Estimates:

Variable, depending on size of district and strategies employed

Soft Costs (In House Staff Project)
Consultant Fees

Potential Funding Source(s):

Florida Department of Historical
Resources Matching Grants

Implementation Time Frame:

Mid term, one to five years

Responsible Parties:

County Historical Resources

Steps Required to Implement:

- Contact the owner of the parcels and determine their interest in having their properties included within the historic district.
- Prepare district nomination.
- Review and approval by the County Historic Preservation Board and the Board of County Commissioners.
- Develop guidelines for new development within the Historic District

Issues Requiring Further Analysis/Action:

1. Encourage the preservation of individual historic properties, including properties eligible for the National Historic Register: Albee Homestead, Claude Curry Homestead, Edmondson Dairy.
2. The County Historical Resources staff should conduct additional research to determine which properties would be eligible for listing individually in the local historic register, especially on Colonia Lane and the Kenmar apartments.
3. Determine the potential for installing historic markers at the Pollyanna Inn and Old Nokomis School sites.

