

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 1

---

### SECTION 7

#### Summary

**THE VENICE-NOKOMIS BANK BUILDING** is a c.1924 commercial & residential structure located at 801 S. Tamiami Trail (US 41) in Nokomis, Florida. It is a two-story Mediterranean Revival style commercial building with distinctive characteristics of the style including a clay tiled gable roof, canales, parapet roofs, Roman arched window and door openings and paired wood eight light casement windows. It is the design work of prominent Sarasota architect Thomas Reed Martin, who was the official architect for the owner and developer of Nokomis and is credited with all of the design work during the early years of the development of Nokomis as well as numerous public and private structures in Sarasota, Ft. Myers and New Port Richey. The building continues to relay its original architectural integrity to a high degree.

#### Setting and Location

The subject structure is located at 801 S. Tamiami Trail (originally named Albee Boulevard prior to the completion of the Tamiami Trail in 1927) in Nokomis, Florida, an unincorporated area of Sarasota County on the west coast of Florida. The structure occupies a prominent corner site on the southeast corner of East Pocono Trail and South Tamiami Trail. The property is legally described as Lots 2, 3 & 4, Block C, Nokomis Subdivision. The southern portion of the property retains a few mature cedar and oak trees.

Nokomis is located on the west coast of Florida south of Sarasota and north of Venice, the closest incorporated cities. Encompassing 2 square miles, the land area of Nokomis is 1.7 square miles and water area is .3 miles. Bisected by S. Tamiami Trail (US 41), a portion of Nokomis aligns Dona Bay on the west and Roberts Bay to the south. The community extends approximately 2 miles north to south with the subject structure being near the southern border. The unincorporated community of Osprey, Florida is on the south and South Venice, also unincorporated, is to the south. The population of Nokomis, according to the 2000 Federal Census, is 3,334 but has grown considerably since that time with the completion of a few new residential developments a few years ago. The small historic and existing commercial core of Nokomis extends along heavily traveled S. Tamiami Trail (IS 41) which serves as a major corridor between Sarasota and Venice. No residential structures front S. Tamiami Trail in Nokomis but a number of historic residential structures set back in areas both east and west of Tamiami Trail exist. A major project that involved widening of Tamiami Trail (US41), along with streetscape

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 2

improvements, was recently completed in March of 2009. This project involved a raising the road bed and sloped grading to either side rendering the subject structure two feet below street grade facing Tamiami Trail.

The commercial core of Nokomis aligns S. Tamiami Trail (US 41) and a number of commercial buildings associated with Nokomis's early development existed along that corridor. Over time, almost all of the historic structures have been destroyed either by a fire that occurred in 1933, or demolished in a 1961 road widening project that took dozens of structures on the west side of the road.<sup>1</sup> The Beeler Building at 919 S. Tamiami Trail, completed in c.1924 but considerably modified, was designed by the same architect as the subject structure, Thomas Reed Martin. It appears to be the only other surviving 1920s building along this corridor. It is located a short distance to the south on the same side of Tamiami Trail. Another structure to the immediate south of the Beeler Building dates from ca.1936 but has also been extensively insensitively altered over time. No other structure older than 50 years old along this historic commercial corridor in Nokomis has survived. The remaining structures, in the general vicinity, were built between the 1960s and the 1980s. Thus, this c.1924 Mediterranean Revival Style combination commercial/residential structure is one of the most important surviving historic buildings in Nokomis

### Physical Description

The two-story stucco over wood frame structure rests on a concrete slab foundation and has an irregular plan. Various roof planes cover the building including, gable, shed and flat. The gable roof on the central and largest block of the building is surfaced with barrel clay tiles. An offset stuccoed chimney projects from the roof (Photos 1-12). The building consists of five building blocks. The central and primary block and northeast and southwest blocks are the original building blocks and are two-stories in height. A small ca.1935 block on the north is also two-stories with a tiled shed roof. The one-story ca.1970 garage and carport addition on the east is one-story as well (Photos 10-12). The building essentially has two prominent elevations as it occupies a corner site. These elevations, as well as the other two elevations are all asymmetrical (Photos 3-6).

Two other original building blocks on the northeast and southwest are covered by a flat parapet roof on the south and east. The parapet walls feature canales fashioned from hollow clay tiles to allow for water drainage and barrel tile that runs along the top of the

<sup>1</sup> Venice Gondolier, September 21, 1961.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3

wall (Photo 19). The prominent gable vent on the main (west) façade displays stuccoed molding and a decorative wrought iron grate. The building retains most of its original 8 light wood casement windows, placed independent and in pairs, and its original storefront components including transom windows.

At street level, there are two storefronts accessible from the primary façade, facing west onto Tamiami Trail, and a secondary storefront entrance on the north (facing south onto Pocono Trail) (Photos 8-10). The north entrance of the primary block is characterized by Roman arched window and door openings. Fanlight transom windows are above the storefront display windows. An arched multi-light fixed transom window is above the primary entrance door on this elevation. Stuccoed knee walls are below the display windows (Photo 9). Tuscan wood columns flank the storefront windows. The north elevation of the northeast original block has a secondary entrance door that provides access to the interior stairs to the second floor (Photo 10). A single pair of eight light wood casement windows is east of the entrance. Centered on the wall on the second level of the same block are two pairs of paired eight light wood casement windows. A small c.1935 addition, constructed to encompass an interior stairwell to provide access from the first floor interior to the second floor is set in the corner axis of the two blocks. A small wood window pierces the west wall of the stairwell block (Photo 8).

In front of the north storefront, there is an open scored concrete terrace, with a wrought iron railing, that encompasses an entrance to a set of interior stairs that are used to access the residential space on the second floor. The stair entrance door is framed by stuccoed trim. Four, square, capped stucco piers align the north side of the terrace (Photo 10).

The north storefront entrance on the west (primary) elevation is centered between tall paired 8 light casement windows. The entrance and the windows have multi-light fanlight transom windows above. The entrance door also has a fixed rectangular transom window below the fanlight transom windows (Photos 9 & 10). The south storefront entrance on the west (primary) elevation features a central entrance door flanked by fixed sidelights. A nine light transom window spans the entire width of the door and sidelights. A smaller transom window is located under the larger transom window is also above this entrance door (Photo 9).

On the second level on the north are three evenly and independently spaced paired eight light wood casement windows. Stucco banding, at sill height, wraps around to the west elevation on the second level (Photos 9 & 10).

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 4

---

Three evenly and independently spaced eight light wood casement windows also pierce the wall on the second level of the west (primary elevation) An oriel window provides a decorative element near the gable wall peak on the same side of the building (Photo 9).

On the east (rear elevation) is a contemporary c.1968 single story garage addition with two auto bays. Further east, attached to the garage is a c.1968 metal carport. On the second level are three single 8 light wood casement windows placed asymmetrically and independently. A stuccoed chimney is on the exterior of this elevation offset to the north (Photos 11 & 12).

Fenestration on the south elevation is irregular. Wood casement independently placed wood windows pierce the wall on the first floor. A secondary pedestrian entrance door is at street level. A modified terrace is on the second level a portion of which is covered and a portion open and encompassed by a wrought iron railing. Interior doors from two rooms access the terrace (Photo 11).

### Interior

The interior of the building was considerably modified twice over time, once in the 1930s and again in c.1970. The interior was in poor condition when purchased by the present owner in 2007 and is presently awaiting a tenant and will undergo rehabilitation. The interior of the first floor of the central and largest block of the building essentially presently retains its original floor plan, including a lobby area with a brick fireplace on the south and the bank's original vault on the southeast (Photos 16 & 18). There is another room that is an original space on the south. Another first floor room exists on the east. The southern room most likely originally accommodated office space for the bank manager. A small area under the stairwell appears to have originally accommodated a first floor half bath. The bathroom partition walls were removed sometime prior to 1970. Over time, all original interior finishes on the first floor have been lost excepting interior window trim. Some original interior plaster walls are severely damaged, whereas, other walls are of drywall installed in ca.1970 when the last interior alterations took place prior to the start of the present rehabilitation.

Original interior turned wood stairs, with a milled wood hand rail and simple balustrades, provides access to the second floor on the south (Photos 26 & 33). The existing floor plan on the second floor consists of five rooms and two bathroom spaces. Alterations to

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 5

the floor plan were made when the building was converted from a small hotel to a single family living unit in c.1970. From a close physical examination, it appears that two linear hallways, one running north to south and the other west to east, originally extended from the top of the stairwell (Photo 22). These hallways accessed a total of 4 rooms. The north to south hall no longer exists. One original bathroom on the second floor no longer exists although evidence of where it was located can be seen. One room on the east (formerly two rooms) includes a brick fireplace with a wood mantle. It appears that another brick fireplace in the center of the west room is not original having been cut into the original brick chimney rising from the first floor (Photo 25).

### Additions and Alterations

Exterior additions include the c.1970 east (rear) carport and garage addition, the small c.1935 stairwell addition on the north and the c.1935 second floor porch enlargement on the south. Alterations are limited to an undated first floor entrance on the south and one c.1935 entrance on the south east on the second floor that accesses the expanded second floor porch. Although having additions and having undergone some alterations, the building retains most of its original exterior architectural integrity, especially as seen from Tamiami Trail.

The interior of the building has been modified over time. The floor plan of the first floor has recently been restored to essentially its original plan and is awaiting new mechanical and plumbing systems and new wall finishes. The second floor, altered from three apartments to create a single living unit in c.1970, retains its original window framing and some door framing. The existing wood flooring dates from ca.1970 and was installed over original pine flooring.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 6

---

**PHOTO LOG**

Photo Inventory

1. Venice-Nokomis Bank Building
2. 801 S. Tamiami Trail, Nokomis, Florida 34275
3. Unknown
4. ca. 1930
5. Copy, Mikki Hartig, Historical & Architectural Research Services, 1325  
Cocoanut Avenue, Sarasota, FL 34236
6. Primary façade, looking east
7. 1 of 34

1. Venice-Nokomis Bank Building
2. 801 S. Tamiami Trail, Nokomis, Florida 34275
3. Unknown
4. ca. 1930
5. Copy, Mikki Hartig, Historical & Architectural Research Services, 1325  
Cocoanut Avenue, Sarasota, FL 34236
6. North elevation and partial east elevation, Pollyanna Inn on left, corner looking  
southeast.
7. 2 of 34

1. Venice-Nokomis Bank Building (Komsee Inn)
2. 801 S. Tamiami Trail, Nokomis, Florida 34275
3. Unknown
4. ca. 1937 postcard
5. Copy, Mikki Hartig, Historical & Architectural Research Services, 1325  
Cocoanut Avenue, Sarasota, FL 34236
6. Primary façade and partial east elevation, looking southeast
7. 3 of 34

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   7   Page   7  

---

1. Venice-Nokomis Bank Building (Komsee Inn)
2. 801 S. Tamiami Trail, Nokomis, Florida 34275
3. Unknown
4. ca. 1938 postcard (postmarked 1947)
5. Copy, Mikki Hartig, Historical & Architectural Research Services, 1325  
Cocoanut Avenue, Sarasota, FL 34236
6. Primary façade and north elevation, looking southeast
7. 4 of 36

1. Venice-Nokomis Bank Building
2. 801 S. Tamiami Trail, Nokomis, Florida 34275
3. Unknown
4. ca. 1960
5. Copy, Mikki Hartig, Historical & Architectural Research Services, 1325  
Cocoanut Avenue, Sarasota, FL 34236
6. North elevation and primary façade, looking southeast
7. 5 of 34

1. Venice-Nokomis Bank Building
2. 801 S. Tamiami Trail, Nokomis, Florida 34275
3. Unknown
4. ca. 1975
5. Copy, Mikki Hartig, Historical & Architectural Research Services, 1325  
Cocoanut Avenue, Sarasota, FL 34236
6. North elevation and primary façade, looking southeast
7. 6 of 34

1. Venice-Nokomis Bank Building
2. 801 S. Tamiami Trail, Nokomis, Florida 34275
3. Mikki Hartig, Historical & Architectural Research Services, 1325 Cocoanut  
Avenue, Sarasota, FL 34236
4. May 8, 2009
5. Copy, Mikki Hartig, Historical & Architectural Research Services, 1325  
Cocoanut Avenue, Sarasota, FL 34236
6. South elevation, looking north on US41 (Tamiami Trail)
7. 7 of 34





United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   7   Page   8  

---

Numbers 1-5 are the same for the remaining photographs

- 6. North elevation, looking south on US41 (Tamiami Trail)
- 7. 8 of 34
  
- 6. Primary facade, west elevation, looking east
- 7. 9 of 34
  
- 6. North Elevation, looking south
- 7. 10 of 34
  
- 6. South Elevation, camera looking northwest
- 7. 11 of 34
  
- 6. East (rear) elevation, camera facing west
- 7. 12 of 34
  
- 6. First Floor interior, looking west
- 7. 13 of 34
  
- 6. First Floor interior, looking north
- 7. 14 of 34
  
- 6. First Floor interior, looking west
- 7. 15 of 34
  
- 6. First Floor interior (brick fireplace), looking south
- 7. 16 of 34
  
- 6. First Floor interior , looking north
- 7. 17 of 34
  
- 6. First Floor interior , looking east
- 7. 18 of 34
  
- 6. First Floor interior, looking south

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 7 Page 9

---

- 7. 19 of 34
  
- 6. First Floor interior, looking east
- 7. 20 of 34
  
- 6. First Floor interior, looking northeast
- 7. 21 of 34
  
- 6. Second Floor hallway, looking east
- 7. 22 of 34
  
- 6. Second Floor interior, looking east
- 7. 23 of 34
  
- 6. Second Floor interior, looking north
- 7. 24 of 34
  
- 6. Second Floor interior, looking south
- 7. 25 of 34
  
- 6. Interior stairs, camera looking east
- 7. 26 of 34
  
- 6. Second Floor interior, looking northwest
- 7. 27 of 34
  
- 6. Second Floor interior, camera facing north-west
- 7. 28 of 34
  
- 6. Second Floor interior, camera facing south east
- 7. 29 of 34
  
- 6. Second Floor interior, looking east
- 7. 30 of 34
  
- 6. Second Floor interior, looking east
- 7. 31 of 34

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section   7   Page  10 

---

- 6. Second floor interior, looking south
- 7. 32 of 34
  
- 6. Interior stairs, looking east
- 7. 33 of 34
  
- 6. Second floor, camera looking northwest
- 7. 34 of 34

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 1

---

### SECTION 8

#### SUMMARY

The Venice-Nokomis Bank Building is the most prominent commercial historic structure that has survived from the early development of Nokomis. It is historically significant on a local level under Criterion C on a local level for its architecture as an excellent example of a Mediterranean Revival style commercial structure. The subject structure is also significant under Criterion C as the design work of well recognized and prominent architect Thomas Reed Martin who also played a significant role in the initial planning and promotion of Nokomis. Martin has been recognized as one of the most noted architects in southwest Florida for his contribution to regional architecture during the 1920s. From the time of his arrival permanently in the area in 1911 until the mid or late 1940s, he was active in designing numerous residential and commercial projects on the west coast and the central part of the state.

#### Historic Context

For thousands of years, prehistoric groups lived in the area of present day Nokomis, along today's Roberts and Dona Bays. Tribal groups included the Manasota and Safety Harbor Cultures who relied upon shell fishing, hunting, fishing and gathering wild plants for food.<sup>2</sup>

What is today known as Nokomis was in fact, the location of the first settlement of Venice. Jesse Knight and his large family of 15 children arrived in the area from Hillsborough County, Florida, in 1868 and purchased 600 acres from the State of Florida in the pioneer settlement of Venice, which later became the town of Nokomis.<sup>3</sup> Soon, other families, such as the Currys, Stephenses, Lowes, Dunnes, Wredes and Ringos followed. In 1888, after the name Venice was chosen for the current Nokomis area, a post office was established.<sup>4</sup>

---

<sup>2</sup> An Historic Resources Survey of the Coastal Zone of Sarasota County, Florida, prepared for the Sarasota County Board of County Commissioners, Sarasota County Department of Natural Resources and the Sarasota County Department of Historical Resources, March, 1990.

<sup>3</sup> Higel File, Excerpt from "Venice, Florida from the Beginning to 1925", Clyde V. Higel, p. 4 (II).

<sup>4</sup> Bradbury, Alford G. and E. Story Hallock, A Chronology of Florida Post Offices, The Florida Federation of Stamp Clubs, 1962, p.85.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 2

In 1910, wealthy Chicago socialite, art patron and businesswoman, Bertha Palmer, came to the area and purchased thousands of acres of land; including a large expanse of waterfront property in what would one day become Venice and Nokomis. Contemplating large development plans, Palmer gave the Seaboard Airline Railway permission to run its line south to her land holdings south of the area previously known as Venice. The end of the railroad was then designated as Venice and the Venice post office was relocated nearby, so citizens of the original Venice chose Nokomis as a new name for their post office in 1917.<sup>5</sup>

New York bone specialist, Dr. Fred Albee, and his wife, Luella, first visited the area in 1916. At the time of their arrival, there were about 40 families living in the vicinity of Nokomis.<sup>6</sup> The Albees had been invited to the area by Mr. and Mrs. Wade Nash. Mrs. Nash and Albee were first cousins. The Nashes had established what was known as the "Maine Colony" a few miles north of the Nokomis area in the vicinity of Phillippi Creek. Albee had faced the hard reality of cold winters in his home state of Maine. Besides having a dream as a young boy of becoming a physician, he envisioned one day creating a town where "all rooms would be heated." He was impressed with the southwest Florida area, and in March 1917 he purchased 112 acres on Dona Bay in Nokomis from the Palmer family-owned Sarasota-Venice Company and platted the Nokomis subdivision.<sup>7</sup> He immediately added to his land holdings by purchasing the entire village of Nokomis for less than \$12,000. At that time, there were about 40 families living in the vicinity and there was a church, a school and a general store owned and operated by early Nokomis settler, A.F. Wrede. Wrede's store was located west of the railroad tracks and also housed the post office.<sup>8</sup>

---

<sup>5</sup> Sarasota Herald-Tribune, April 26, 1991, Betty Arnall, Director of Historical Resources, City of Venice, in a letter to the editor.

<sup>6</sup> Albee, Louella B., Doctor and I, S.J. Bloch Publishing Company, Detroit, Michigan, 1951, p. 145.

<sup>7</sup> Sarasota Times, January 15, 1922, and An Historic Resources Survey of the Coastal Zone of Sarasota County, Florida, prepared for the Sarasota County Board of County Commissioners, Sarasota County Department of Natural Resources and the Sarasota County Department of Historical Resources, March, 1990.

p.153, Janet Snyder Matthews, Venice, Journey from Horse and Chaise, Pine Level Press, Sarasota, FL, p. 206, and Board, Prudy Taylor and Colcord, Esther B., Venice Through the Years, A Pictorial History, Donning Company Publishing, 1995, p. 14.

<sup>8</sup> Taylor, (unknown), Nokomis resident beginning in 1919, in a letter to Alvin P. Jones, Nokomis, Florida, dated March 31, 1971, and Albee, Louella B., Doctor and I, S.J. Bloch Publishing Company, Detroit, Michigan, 1951, p. 145.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 3

Albee partnered with Wade Nash's nephew, Ellis Nash, and they subdivided the Nokomis property into 130 lots with each lot being approximately 100 feet wide. Plans called for it to be a "restricted" city in order to attract buyers who were in a position to buy homes that "the restrictions require(d)." <sup>9</sup> The first plat for Nokomis subdivision was filed on March 31, 1917. <sup>10</sup> The first two plats lack names for some streets and they show Colonia Lane only as a short street on the west side of the subdivision. A revised second plat, which appears to differ from the first plat only by the naming of streets and assignment of letters or block numbers to the various blocks within the subdivision, was filed on April 3, 1920.

A third plat was filed on March 18, 1921 in Manatee County, Plat Book 2, Page 52. This third plat is more refined and reflects a number of changes. First and foremost is that the land area of the subdivision noted on the plat has increased in size to include Sunset Drive along Dona Bay (Brenta River is no longer referenced) on the northwest. Another major change is that the size of each of the 130 original lots had been reduced, thus increasing the number of lots platted. Thirdly, one of the three original inner avenue circles was eliminated and lots in that former location have been laid out and platted in a grid pattern.

Other changes displayed on the 1921 plat include Colonia Lane (named for the city in which the Albees' summer home was located) being extended, whereas it originally was only a short street that essentially only provided access to the Albees' Nokomis estate, "Point of Palms." Additionally, new streets are mapped and more streets, which were platted but not named on the earlier plats, have been given names. Finally, the major north-to-south corridor in the vicinity of the area platted as Nokomis is denoted as Albee Boulevard. It extends north and south, just beyond E. and W. Pocono Trail on the south, to connect to what was previously labeled as an "asphalt road" on earlier plats but is noted as Tamiami Trail on the new plat.

In 1918, the town of Woodmere was founded, five miles south of what would later be Venice, Florida. A large sawmill was established there, which would provide a great deal of building material for Venice and Nokomis until fire destroyed the mill about 1930. <sup>11</sup>

<sup>9</sup> Sarasota Times, January 15, 1922 and Venice, Yesterday, Today & Tomorrow, Lindsay Curtis Publishing Company, Sarasota, Florida, 1984, p. 17.

<sup>10</sup> Matthews, Venice, Journey from Horse and Chaise, Pine Level Press, Sarasota, FL, 1989, p. 206, Plat Book 2, Page 22, Public Records of Manatee County.

<sup>11</sup> Venice, Yesterday, Today & Tomorrow, Lindsay Curtis Publishing Company, Sarasota, Florida, 1984, p. 10.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 4

---

By 1921, Albee and Nash began an association with former Chicago architect Thomas Reed Martin. Apparently, Martin played an important role in the early development of Nokomis. They retained Martin officially on March 16, 1922 as "our official architect for any and all building operations which will be directly or indirectly interested in at Nokomis, Florida." The Agreement dated March 16, 1922 and filed November 27, 1923 states that Martin had been provided valuable service for the "past sixteen months." The agreement also set for the rate of compensation that would be provided to Martin for services. His compensation for sketches, drawings, blue prints, and securing bids was based on a percentage of the estimated cost of a project. The same agreement allowed Martin to operate a general store on Albee Boulevard (today's Tamiami Trail between Colonia Lane and Pocono Drive. By 1922, Thomas Reed Martin was also involved in the sale of lots and was to receive a sales commission at 5%.<sup>12</sup> By November, Martin was converting the former Groff (Geoff) auto garage for use as the headquarters of Martin Building and Mercantile.<sup>13</sup>

Albee's first Nokomis building project was to have the Pollyanna Inn (demolished 1972) built in 1921. The hotel was designed and built by Thomas Reed Martin. Invitations to the hotel's grand opening were sent to many "elite" citizens of Sarasota County and the January 8, 1922 event included a dance in the hotel's ballroom, which was attended by a large number of guests.<sup>14</sup>

In February of 1922, Ellis and Lillian Nash and H.J. Haelsted formed the Nokomis Co. to sell and develop lots in the subdivision. Lots were to be sold for \$50 and up.<sup>15</sup> On February 23, 1922, an announcement appeared in the Sarasota Times indicating that Stephen Nash, who was associated with Albee, had given a contract to begin the construction of "the first of a number of modern bungalows" in Nokomis to Thomas R. Martin of the Martin Building and Mercantile Company. The newspaper article indicated that the homes were to be erected in the Spanish-Italian theme, which was the chosen style of architecture for Nokomis.<sup>16</sup> Additionally, the article went on to say that homes

---

<sup>12</sup> Sarasota Times, February 2, 1922 and Agreement dated March 15, 1922, Deed Book 13, Page 56, Public Records

<sup>13</sup> Higel, George, Venice Before 1925, 1919-1923 Nemo Columns, November 16, 1922, pg. 118.

<sup>14</sup> Sarasota Times, January 12, 1922.

<sup>15</sup> Sarasota Times, February 16, 1922.

<sup>16</sup> Ibid.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 5

were being built on speculation for sale as winter homes. Completion of the first home was projected to be March 25, 1922.

A January 4, 1923 article in the Sarasota Times mentions:

“Mr. Martin, who is carrying out the famous surgeon’s idea in town building, is giving to this work a spirit of enthusiasm that coupled with his creative genius is already showing the handiwork of an artist in Nokomis.”

Besides the Pollyanna Inn, one of Martin’s other first commissions for Albee was the design of Albee’s own winter home in Nokomis. Martin designed and constructed an impressive Spanish style Florida residence for himself and his family to be known as “Point of Palms” on a large waterfront parcel of land. It was completed in early 1923.<sup>17</sup> The Albees moved into their \$50,000 house on February 14, 1923.<sup>18</sup> Their former home still stands, but the size of the original parcel of property on which it stood was reduced in 1948.

On March 23, 1923, a fourth plat for “Nokomis” was filed in Sarasota County, Plat Book 1, Page 11, on behalf of the Nokomis Realty Company. The two large parcels that were shown in the 1921 plat no longer appear, having been subdivided. Two large sites in other locations were marked “Reserved.” One of the reserved parcels, located adjacent to the Pollyanna Inn, was set aside presumably for a planned golf course. Although the plat does not indicate for what purpose the other reserved area was set aside, it became the site of the non-extant Venice-Nokomis School.

Albee continued to promote and expand upon his plans for Nokomis. Stephen Albee, Dr. Albee’s brother, assisted him in the development, serving as superintendent of the Venice-Nokomis Company, and later went on to serve as Venice’s City Clerk.<sup>19</sup> In January 1924, Albee announced that he would construct the Nokomis Golf Club east of the Pollyanna Inn on the east side of Tamiami Trail and along the shores of Dona Bay and another portion of Dona Bay, known then as the Brenta River.<sup>20</sup> A golf club was

<sup>17</sup> Sarasota Times, January 4, 1923.

<sup>18</sup> Sarasota County Directory and An Historic Resources Survey of the Coastal Zone of Sarasota County, Florida, prepared for the Sarasota County Board of County Commissioners, Sarasota County Department of Natural Resources and the Sarasota County Department of Historical Resources, March, 1990.

<sup>19</sup> Ibid., p. 109, and Polk, R.L., Sarasota County Directory, 1927-1928.

<sup>20</sup> Sarasota Times, January 17, 1924, and Plat Maps of Nokomis, Plat Book 2, Page 22, and Plat Book 2,



United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section  8  Page  6

organized and officers elected. By August of 1924, work on the course was progressing and grass had been laid on the fairways and greens and opening of the course was anticipated for the fall of that year and was actually completed. The third plat of Nokomis indicates that a large parcel of land was marked "Reserved" in that exact location.<sup>21</sup> Further construction continued in the development of Nokomis. Over time, Dr. Albee and his wife donated five lots, consisting of approximately one acre for the construction of a school (non-extant), completed in 1924, and several churches to serve the community.<sup>22</sup> Thomas Reed Martin designed the school.<sup>23</sup>

By early 1924, Nokomis was being referred to as the "New White City" by local newspapers.<sup>24</sup> Roger Rice was the sales agent for the Nokomis Realty Company. Rice had arrived in the area in late 1924 or early 1925 from Colonia Hills, New Jersey.<sup>25</sup> The Albees' summer home was in Colonia, New Jersey. Prior to arriving, Rice had served as treasurer and general manager of the Colonia Building and Development Company. Five homes had been completed or were under construction by the time of Rice's arrival, and a number of new residents from other states had arrived to make Nokomis their home. Additionally, some Sarasota residents had purchased property as an investment and a major sales campaign was planned in New York City by The Roger C. Rice Co., Inc.<sup>26</sup> The Tamiami Trail had become the business center of the town, and besides Albee's Pollyanna Inn and the post office along that corridor, there was a large general store, a real estate office and a public garage to serve the growing community.<sup>27</sup> By the summer of 1924, there were about 300 people living in Nokomis and additional Spanish type homes were planned for construction immediately.<sup>28</sup>

An August 3, 1924 article published in the Tampa Sunday Tribune heralded the plans that Martin had made for the development of Nokomis which included "the latest ideas in sanitation, building restrictions and the refinement of artistic and aesthetic values."

---

Page 43, Public Records of Manatee County.

<sup>21</sup> Plat Map of Nokomis, filed May 19, 1925, Plat Book 1, Page 22, public records of Sarasota County, Florida.

<sup>22</sup> Albee, Louella B, The Doctor and I, S.J. Bloch Publishing Company, Detroit, Michigan, 1951, p. 146-147.

<sup>23</sup> Higel, George, Venice Before 1925, 1919-1923 Nemo Columns, October 5, 1922, pg. 114..

<sup>24</sup> Sarasota Times, January 3, and January 17, 1924.

<sup>25</sup> Sarasota Times, January 3, 1924.

<sup>26</sup> Sarasota Times, January 10, 1924, February 17, and February 21, 1924.

<sup>27</sup> Sarasota Times, January 3, 1924 and January 10, 1924.

<sup>28</sup> Tampa Sunday Tribune, August 3, 1924, and Sarasota Times, January 4, 1923.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 7

Mention was made that special attention was given to the “artistically planned and resigned (sic)” residences under construction at that time. The article went on to note that the plans for Nokomis had already been featured in leading magazines and art publications throughout the country. It also read that Nokomis was “planned and designed for Dr. Albee by Thomas R. Martin.” Martin is therein also referred to as an architect and landscape engineer and as a general director of the “new village”.

N.J. Trask and Son, general contractors of Boston, Massachusetts, arrived in Nokomis in November, 1924, with a crew to begin construction of several buildings perhaps indicating that Martin had moved to Sarasota by that time since it is known that he was by then any projects in that city and in Ft. Myers by that time. He and his wife and, at least one of their children, a daughter, continued to reside in Nokomis up until 1923 or 1924.<sup>29</sup> What is believed to be his second Nokomis home, dating from c.1922, a modest Spanish Eclectic bungalow has survived. During the rest of his life, he would have two homes in the City of Sarasota both of which he designed.

After his arrival in Nokomis, builder N.J. Trask’s plans included building two three-story apartment buildings on Tamiami Trail (today’s US41) as well as three residences on Pocono Trail that were projected to be ready for occupancy by January 1, 1925. The company anticipated additional construction projects throughout the winter.<sup>30</sup> Trask and his family would make Nokomis their permanent home.<sup>31</sup>

The Nokomis Company offered financial assistance to buyers and it was said that “Visitors are flocking to Nokomis almost daily to see the developments and inspect available locations”.<sup>32</sup> Sarasota County had recently completed a Mediterranean Revival schoolhouse (on Albee’s donated land) that would serve the existing and prospective new residents.<sup>33</sup> Two new wings would be added in 1927 to accommodate a growing population.<sup>34</sup>

<sup>29</sup> Polk, R.L. Sarasota County Directory, 1921-1922 & 1923-1924.

<sup>30</sup> Sarasota Herald, November 6, 1924.

<sup>31</sup> Polk, R.L. Sarasota City Directories, 1926-47, Venice City Directories, 1953 & 1968, and Verizon Telephone Directory, 2002.

<sup>32</sup> Sarasota Times, January 10, 1924.

<sup>33</sup> Sarasota Times, January 15, 1922.

<sup>34</sup> Historic Resources Survey of the Coastal Zone of Sarasota County, Florida, prepared for the Sarasota County Board of County Commissioners, Sarasota County Department of Natural Resources and the Sarasota County Department of Historical Resources, March, 1990 p. 154.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 8

---

With continued construction and positive projections for the future of Nokomis, early Nokomis settler Albert Blackburn revealed his plans to erect a large two-story \$20,000 business block (demolished 1961) in Nokomis. That building was to be located on the Tamiami Trail near Albee's Nokomis development. Apartments were planned for the second floor.<sup>35</sup>

In early 1925, the most western portion of the Nokomis Subdivision was transferred to Fred Curry, a member of a pioneering Nokomis family. That land area fronted Dona Bay. Curry filed a plat for the new subdivision, Enchanted Isles, in March, 1925.<sup>36</sup> Curry soon began to attempt to develop the property.<sup>37</sup>

However, Dr. Albee soon bought a substantial amount of additional acreage north and south of Nokomis. In October, 1925, he made the largest of his local land buys. Albee purchased 2,916 acres from the Sarasota-Venice Company for \$185,000. That included the entire area by then known as Venice.<sup>38</sup>

The additional acreage that Albee purchased in 1925 included land area in both Venice and Nokomis.<sup>39</sup> Over time, the Albees received a number of offers to purchase some of their landholdings. Faced with the tremendous cost of carrying out John Nolen's vision<sup>40</sup> for the development of the two towns, the Albees were lured by the prominence and financial stability of one prospective buyer, the Brotherhood of Locomotive Engineers, North America's oldest rail labor union. The concern purchased 50,000 acres from Dr. Albee in 1925. The BLE utilized the Nolen plan to build a retirement community directly on the beautiful gulf coast. The Albees and Nash maintained their ownership of Nokomis as well as property at Bay Point just north of Nokomis.

---

<sup>35</sup> *Ibid.*

<sup>36</sup> Plat of Enchanted Isles, Sarasota County Public Records, dated March 24, 1925.

<sup>37</sup> *Sarasota Herald-Tribune*, January 20, 1935.

<sup>38</sup> Turner, Gregg M., *Images of America, Venice in the 1920s*, Arcadia Publishing, 2000, p. 10.

<sup>39</sup> Albee, Louella B., *The Doctor and I*, S.J. Bloch Publishing Company, Detroit, Michigan, 1951, p. 144.

<sup>40</sup> In the autumn of 1924, Albee had sought the advice of nationally recognized city planner John Nolen regarding the marketing of his properties. Soon thereafter, Nolen's office drafted a sketch plan for the region. Glass, James Arthur, *John Nolen and the Planning of New Towns: Three Case Studies*, Master's Thesis, Cornell University, 1984, pp. 257-258.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 9

---

The 1927-1928 Sarasota City Directory, the earliest directory published for reference in regards to Nokomis, reveals local businesses operating at that time, including: the Venice-Nokomis Bank, a grocery store, furniture store, coffee shop, real estate office, billiard room, bake shop, hardware store, news room, barber shop, restaurant, theater, and pharmacy.<sup>41</sup> In addition to employees or owners of such local businesses, the directory notes that there were several carpenters and fishermen as well as two teachers living among the residents in Nokomis at that time. The occupation of the majority of Nokomis residents is not indicated. Directories over the next ten years essentially omitted information on Nokomis residents and businesses.

The development of Nokomis continued but very slowly in the second part of the 1920s. A few homes were constructed in 1927 and a single one in 1929<sup>42</sup>. Construction had slowed, no doubt based on several factors including the closure of the nearby Woodmere sawmill after it was destroyed by fire in 1930, the collapse of the Florida Land Boom, and the advent of the Depression and the difficult economic times that ensued. Little construction took place in the following years. Only a few homes were constructed during the Depression years of the 1930s and Dr. Albee's development efforts in Nokomis ceased.

During the Depression, due to financial difficulties, substantial holdings of the Brotherhood of Locomotive Engineers, in and near Venice, came back into the possession of Dr. Albee. In 1945, Dr. Albee died and in June of that year, his widow sold most of those holdings, the town of Nokomis, and parts of the residential development of Bay Point and Treasure Island (Casey Key).

### **The Venice-Nokomis Bank Building Historical Information**

The Venice Nokomis Bank was founded in 1925 by Dr. Fred Albee and Associates. The bank opened in Nokomis in November of 1925. The subject structure was constructed to house the bank's operations with banking facilities and a lobby on the first floor and, most likely, offices on the second floor.

---

<sup>41</sup> The bank ceased operating in Nokomis in 1927 and moved to Venice. It is unclear as to why it remained listed as operating in Nokomis.

<sup>42</sup> Nokomis Florida Master Site File update, Historical & Architectural Research Services, Sarasota, Florida, 2003.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 10

Original officers of the Venice-Nokomis Bank were Dr. Fred Albee, president, A.L. Joiner, vice-president, A.W. Bell, second vice-president, and Albert E. Blackburn, cashier. Directors included Dr. Albee, A.L. Joiner, Sidney R. Perry, A.W. Bell, Albert E. Blackburn, M.L. Townsend and Irving M. Shaw. Less than a year and a half after the Venice-Nokomis Bank opened in Nokomis, it was relocated to Venice. The bank reopened in Venice on February 23, 1927. The use of the subject structure ceased that same day. The bank's move was considered important to be better situated for involvement in the Brotherhood of Locomotive Engineers' grandiose plans for the development of Venice after they purchased a huge tract of land from Dr. Albee and began their development plans. After the relocation, Dr. Albee continued to serve as President and A. (Albert) E. Blackburn remained on the board of directors of the bank, whereas, the remainder of the board and officers changed.<sup>43</sup> Albee continued his association with the bank for many years. During the Depression, the Venice-Nokomis Bank was the only one of three banks in Sarasota County to survive due to Dr. Albee's faith and financial support.<sup>44</sup>

Diligent research did not reveal the use of the building in the years immediately following the move of the bank's operations to Venice in 1927 beyond the temporary use as the post office following a fire in 1933 that destroyed many of the commercial structures in the Nokomis business district including the post office, a barber shop and Dr. Albee's canning factory.<sup>45</sup> It is known that the building was identified as the Komsee Inn by c.1937 and could have actually been in use as such prior to that time.<sup>46</sup> It is unknown as to whether the Komsee Inn served as transient lodging or as rental apartments at that time as it was in use by 1947.

By 1947, title to the building was held by the Venice-Nokomis Bank. On October 2, 1947, the building was sold to Samuel and Ann Vance. The Vances came to Nokomis that year and Mr. Vance purchased several pieces of property in Nokomis that same year.

Sam Vance was a native of Owings, South Carolina and his wife was born in O'Connell,

<sup>43</sup> Venice News, February 18, 1927.

<sup>44</sup> Thayer, Woody, "County's Oldest Bank for Bay South Venice Review" (4 typed pages on file at Venice Archives and Area Historical Collection) and Venice-Nokomis Bank and Trust Company, 1975 "Our 50<sup>th</sup> Anniversary Year" and Venice, Including Osprey, Nokoms, Englewood and North Port, First Edition, Lindsay Curtis Publishing Co., 1984, pg.43..

<sup>45</sup> Sarasota Herald, August 17, 1933.

<sup>46</sup> Historic postcard dated 1937.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 11

South Carolina. She was a graduate of Winthrop College obtaining a degree in Home Economics and had taught school in Greenville, South Carolina for nine years before moving to Florida with her husband.<sup>47</sup> They came to Nokomis following Mr. Vance's service in the military in World War II. Ann Vance died at age 45 in 1957 and Sam Vance remarried. He and his second wife, Dorothy, continued living on the first floor of the building until Sam's death in 1966.<sup>48</sup> Sam Vance had no offspring and the building remained vacant for the next three or four years.<sup>49</sup>

Mr. and Mrs. Eugene R. Grosjean purchased the building in 1969. Mr. Grosjean was a native of Buffalo, New York, a graduate of Kenosha College with a degree in engineering and a tool and die maker and a veteran of World War II. He and his second wife, Olga Martha (Nowak), were married in Virginia Beach. Prior to moving to Florida in 1971, he worked for Twin Industries for many years in Buffalo New York.<sup>50</sup> According to Mr. Grosjean's daughter, Jeanne Grosjean Krazy, the interior of the building was in very poor condition when they purchased it. Her parents, Eugene and Olga "Martha" renovated the second floor for personal living space. They used the two first floor storefronts for two personal businesses, Mr. Grosjean's clock repair shop and Mrs. Grosjean's Martha's Yarn Shop. Mr. Grosjean collected vintage automobiles storing several in closed storage on the property. He was also a volunteer fire fighter with the Nokomis Fire Department. Both he and his wife continued to operate their businesses in the building into the 1990s. Mr. Grosjean died in Venice in 2003 and Mrs. Grosjean died on the west coast of Florida in 2005. The building was sold to a corporation soon after and the current owner, Strats, Inc. purchased the property in December, 2007 and began rehabilitation in 2008. The exterior of the building is essentially finished but the building remains vacant and awaiting a new commercial tenant at which time the interior of the building will be rehabilitated further.

### Dr. Fred H. Albee

<sup>47</sup> Sarasota Herald-Tribune, September 8, 1957 and May 24, 1966.

<sup>48</sup> Vance, Dorothy, telephone interview with Mikki Hartig, Historical & Architectural Research Services, Sarasota, Florida, on May 12, 2009 and Polk, R.L. Venice Englewood City Directory, 1965, 1966 & 1977.

<sup>49</sup> Vance.

<sup>50</sup> Krazy, Jeanne Grosjean, daughter of former owners, Grosjeans, in a telephone communication with Mikki Hartig, Historical & Architectural Research Services, on May 1, 2009 and Nowak, brother of Olga Martha Nowak Grosjean, in a telephone communication with Mikki Hartig, Historical & Architectural Research Services, on May 4, 2009.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 8 Page 12

---

Fred Houlette Albee was born in Alma, Lincoln County, Maine in 1876. His ancestors came to the United States from Normandy.

Albee worked hard to finance his own way through college and Harvard Medical School, going on to become a pioneer in bone grafting while working at Cornell Medical College in 1918. Albee also made the first spine fusion in the United States. During World War I, he performed one-half of all the bone graft operations on United States servicemen.<sup>51</sup> In the years that followed, Albee was in great demand as a speaker, and he and his wife traveled extensively in the United States and across the Atlantic Ocean where he lectured and shared his vast knowledge and the revolutionary medical techniques that he pioneered.

Albee married Louella May Berry in 1907 in New York City. He and his wife maintained a family home in Colonia, New Jersey. The Albee's son, Fred Albee, Jr. became an orthopedic surgeon who established a practice in Orlando, Florida.

Dr. Fred Albee died in 1945. After her husband's death, Mrs. Albee had chimes installed in the Venice-Nokomis United Methodist Church as a memorial to her husband. The memorial recognizes Albee's significant role in the early development of Nokomis. Several local streets continue to bear names associated with the Albees. These include: Albee Road, Albee Farm Road, Colonia Lane, and Louella Lane.<sup>52</sup> Following Dr.

---

<sup>51</sup>Ibid., p. 10, and Venice, Yesterday, Today & Tomorrow, Lindsay Curtis Publishing Company, Sarasota, Florida, 1984, p 13.

<sup>52</sup>Ibid., p. 109.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 8 Page 13

---

Albees, death, Mrs. Albee began selling the Albees remaining Nokomis land holdings.  
She sold their Nokomis home, Point of Palms, in 1949.

---



United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 9 Page 1

---

### SECTION 9

### BIBLIOGRAPHY

#### Published Works

Albee, Louella B., The Doctor and I, S. J. Bloch Publishing Company, Detroit, Michigan, 1951,

Bradbury, Alford G. and E. Story Hallock, A Chronology of Florida Post Offices, The Florida Federation of Stamp Clubs, 1962.

Matthews, Venice, Journey from Horse and Chaise, Pine Level Press, Sarasota, FL, 1989.

Board, Prudy Taylor and Colcord, Esther B., Venice Through the Years, A Pictorial History, Donning Company Publishing, 1995.

Venice Yesterday, Today & Tomorrow, Lindsay Curtis publishing Company, Sarasota, Florida, 1984.

Turner , Gregg M., Images of America, Venice in the 1920s, Arcadia Publishing, 2000.

Venice, Including Osprey, Nokoms, Englewood and North Port, First Edition, Lindsay Curtis Publishing Co., 1984.

#### Other Sources

Thayer, Woody, "County's Oldest Bank for Bay South Venice Review" 4 typed pages on file at Venice Archives and Area Historical Collection, Venice, FL

Venice-Nokomis Bank and Trust Company, 1975 "Our 50<sup>th</sup> Anniversary Year", copy on file at Venice Archives and Area Historical Collection, Venice, FL

Swift and Company" The Handbook of Texas Online"

<<http://www.tsha.utexas.edu/handbook/online/articles/view/SS/dis2.html>> [Accessed Fri Dec 12

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9 Page 2

---

10:41:40 US/Central, 2003].

An Historic Resources Survey of the Coastal Zone of Sarasota County, Florida, prepared for the Sarasota County Board of County Commissioners, Sarasota County Department of Natural Resources and the Sarasota County Department of Historical Resources, March, 1990.

Higel, George, Venice Before 1925, 1919-1923 Nemo Columns, November 16, 1922, copy on file at Sarasota County History Center.

Higel File, Excerpt from "Venice, Florida from the Beginning to 1925." Clyde V. Higel, located at the Venice Archives and Area Historical Collection, Venice, Florida.

Taylor, \_\_\_\_\_ (unknown), Nokomis resident, beginning in 1919, in a letter to Alvin P. Jones, Nokomis, Florida, dated March 31, 1971, copy on file at the Sarasota History Center

Glass, James Arthur, John Nolen and the Planning of New Towns: Three Case Studies, Master's Thesis, Cornell University, 1984.

Plat Maps of Nokomis, Florida

Plat Map of Enchanted Isles

Polk, R.L., Sarasota City Directories, 1924-1956

Polk, R.L., Venice Englewood City Directories, 1956-1968

Nokomis, Florida Florida Master Site Update project, Historical & Architectural Research Services, Sarasota, Florida, 2003.

Sarasota County Tax Rolls, 1924-1947

Sarasota County Property Appraiser Records

Sarasota County Deeds of Record

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 9 Page 3

---

Collection of historic postcards, copies of historic postcards and historic photos of Venice-Nokomis Bank and Komsee Inn, in possession of Danilo Simic, president of current corporate owner, Strats, Inc.

Venice News, February 18, 1927.

Sarasota Times, January 12, 1922, January 15, 1922, January 4, 1923, January 3, 1924.

January 10, 1924, January 17, 1924, February 17, and February 21, 1924.

Tampa Sunday Tribune, August 3, 1924

Sarasota Herald-Tribune August 17, 1933, January 20, 1935, August 15, 1963, May 24, 1966 and April 18, 1970.

Sarasota Herald, November 6, 1924

Sarasota Herald-Tribune, April 26, 1991, Betty Arnall, Director of Historical Resources, City of Venice, in a letter to the editor.

**Interviews**

Kreazy, Jean Grosjean, daughter of former owner, Eugene Grosjean, telephone communication with Mikki Hartig, Historical & Architectural Research Services, Sarasota, FL, May 1, 2009.

Nowak, Albert, of Venice, Florida, brother of Olga Martha Nowak Grosjean, former co-owner, telephone communication with Mikki Hartig, Historical & Architectural Research Services, Sarasota, Florida, May 4, 2009.

Vance, Dorothy, of Venice, Florida second wife of Sam Vance, telephone communication with Mikki Hartig, Historical & Architectural Research Services, Sarasota, Florida, May 12, 2009.

Simic, Dr. Danilo, president of current corporate owner, Strats, Inc., various on site and telephone communications, November, 2009 to May 2009.

United States Department of the Interior  
National Park Service

Venice Nokomis Bank  
Sarasota, FL

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section 10 Page 1

---

**SECTION 10**

**Legal Description**

Lots 1, 2, 3 & 4, Block C, Nokomis, Florida

**Boundary Justification**

The proposed boundaries include all of the property historically associated with the structure since its construction .