



OSBORN SHARP ASSOCIATES

Architecture
Planning
Sustainable Design

Architect's Narrative:

The Venice-Nokomis Bank Building, located at 801 S. Tamiami Trail in Nokomis, Florida is a very important historic building located on a prominent corner in the East Nokomis Historic District. It is designated locally and is on under review for the National Register of Historic Places, awaiting documentation of the building's interior.

The building was designed by prominent Sarasota architect Thomas Reed Martin in 1924. Thomas Reed Martin was the official architect of the owner/ developer of Nokomis and is credited with all of the design work during the early years of development of Nokomis as well as numerous public and private structures in Sarasota, Ft Myers and New Port Richey.

Over the last five years, a sensitive rehabilitation has been completed for the building's complete exterior and ground floor interior for a restaurant tenant. The owner has another tenant willing to open a wellness center on the currently vacant second floor. Before that can happen, the owner has the significant challenge of providing vertical accessibility beyond the original historic stair that was designed to function as a separate entry for a second floor tenant.

As the architect for the building's rehabilitation, I have studied possible locations for an ADA lift to provide accessibility to the second floor. I have found that an interior location is not feasible due to the extent of the ground floor tenant's leasehold and space requirements, the required fire separation between occupancies, as well as the historic features of the building's interior, including preservation of the original cast-in-place concrete bank vault which occupies a significant portion of the interior.

On the building's exterior, the only practical location is on the opposite side of the building from the second floor entry stair. Although this location is not on the most architectural significant elevation, it would still be a prominent addition visible from the main road and the surrounding neighborhood. The current building code requires the lift to be in an enclosed structure. Such a structure would greatly dilute the architectural integrity of the original design. The mass of the new hoist-way would invariably compromise the original asymmetrical composition of masses and would adversely affect the architectural character of one the most important historic buildings in the area.

Due to the practical barriers of the original design and architectural significance of this building, we respectfully request a waiver from the vertical accessibility requirements of the Florida Accessibility Code for this historically designated building.

Thank You,




W. T. Osborn - AR # 6998