

REAL

EXCLUSIVE PROPERTIES BACK IN TIME

The Bradenton Herald, Sunday, February 19, 1956

REFRIGERATOR AND RANGE FREE THIS WEEKEND
 If you buy a new home this weekend, you will receive these appliances for your home without any extra charge!

Preview Weekend
BAYSHORE GARDENS
on Sarasota Bay
THE BIG CHANGE FOR THE BETTER!

the Jasmine
 The Greatest 2 Bedroom Home Value in Florida! Featuring a 12' by 10' Shower, built-in bath, beautiful kitchen with range, 2-tone baked enamel cabinets, built-in refrigerator, stainless steel sink, storage, etc. Only \$40,500 per month for Veterans \$31,500 for non-Veterans!

Low Down Payments • Low Monthly Payments – For All!

<p>V. A.</p> <p>FROM \$172 DOWN</p> <p><small>approx. Plus closing costs.</small></p> <p>FROM \$50.50 PER MO.</p> <p><small>approx. Pays prin., int., ins., taxes, water and sewerage.</small></p>	<p>F. H. A.</p> <p>FROM \$640 DOWN</p> <p><small>approx. Plus closing costs.</small></p> <p>FROM \$51.50 PER MO.</p> <p><small>approx. Pays prin., int., ins., taxes, water and sewerage.</small></p>
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Bird of Paradise
 3 Bedrooms and 2 Baths and kitchen beyond belief! Built for the home owner in Bradenton, with air conditioning, built-in refrigerator, stainless steel sink, storage, etc. Only \$42,500 for Veterans \$34,500 for non-Vets. per month!

6 GREAT NEW HOMES IN A PROFESSIONALLY PLANNED COMMUNITY!

A Partial List of Superior House Features:

- Colored Ceramic Tile Baths.
- Baked Enamel 2-Tone Kitchen cabinets with Formica Tops.
- 3 Coats of Plaster throughout.
- C.S.S. construction.
- Concrete Driveways.
- Kitchen Exhaust Fans.
- Automatic Hot Water Heater—nationally advertised and guaranteed.
- Jalousie doors and windows with removable screens.
- 7500 TO 10,000 SQUARE FOOT LANDSCAPED LOTS!
- Recessed Wall Heaters.
- Extra-Wide roof overhangs.
- Precast Concrete and Tiled window sills.
- Oversized closets.
- Your choice of colors; wherever such choice is indicated.
- Flush interior doors.
- Sliding glass door medicine chest.
- Reinforced Truss Roof construction.
- There are many more features, too numerous to mention, that you will notice while inspecting the model.

BAYSHORE GARDENS
 ON SARASOTA BAY

LOCATED **ON U.S. 41 (TAMiami TRAIL)**
BETWEEN SARASOTA AND BRADENTON
 FROM TAMPA—South on U.S. 301 to U.S. 41 or directly South on U.S. 41 (TamiAmi Trail)
 FROM ST. PETERSBURG—South on U.S. 19 (Sunshine Skyway) to U.S. 41 and continue South.
 FROM BRADENTON—South on U.S. 41.
 FROM SARASOTA—North on U.S. 41.

FURNISHED MODELS OPEN Daily and Sunday from 10 A.M.

BAYSHORE GARDENS
 Mid-Century Modern



Bayshore Gardens

A Mid-Century Modern Community

By:

David Breakfield, MLIS, Manatee County Public Library System

Kim Burns, REALTOR, SaraBay Real Estate

Kim Burns had a desire to learn about her subdivision, Bayshore Gardens. In beginning to research the neighborhood's history she learned that the Manatee County Library was planning a 2018 exhibit on Bayshore Gardens. Wanting to be a part of bringing the exhibit to life, she met David Breakfield who is spearheading the project for the library. There is a renewed interest in the subdivision and homeowners are becoming more aware of the unique community, as well as the importance of preserving the architecture as much as possible. Evidence can be seen by driving through the neighborhood, where owners have begun or are in the process of restoring their homes. Let's trace the development of Bayshore Gardens.

2015 marked the sixtieth anniversary of the founding and development of Bayshore Gardens. It was the brainchild of New York's Sydney Newman, who purchased the land in 1955 for approximately \$1.5 million. According to an article announcing the purchase, it was the largest amount of land to be purchased since the 1920s. Bayshore Gardens is comprised of approximately 3,000 acres or about 3.6 square miles.

Newman's original intention was for the new subdivision to extend down to Whitfield Estates, before subsequently selling this land to other developers. It was one of the earliest planned communities in Florida. The post-World War II period ushered in an era of great prosperity, and great imagination. Another factor was the creation of a national highway system, still in use today, and allowed access to areas previously cut-off. Locally, this push to develop the south county area was also part of a nationwide shift to the rise of suburban areas, which in turn sparked the gradual decline of downtown areas, which

had for many years been the core of cities and towns. Westgate Shopping Center appeared in 1956 at the 3900 block of Manatee Avenue, and Cortez Plaza at US 41 and Cortez Road opened later in 1959, signaling the rapid development of the western and southern ends of the county.

Construction began in 1956 on the first four model homes in Bayshore Gardens and the subdivision held its grand opening in 1957. The new community was planned to be entirely self-sufficient, with a post office, schools, and a recreation center with a pool, a marina, and eventually a shopping center which opened in 1959. According to dollartimes.com, \$11,500 for a house in Bayshore Gardens in 1957 is \$100,597 in 2017 money.

According to Cathy Slusser's recent article on Bayshore Gardens, there were several architects and engineers involved, including Ruth Richmond, who was the first woman in Manatee County to earn a grade "A"

The Bradenton Herald, Sunday, February 19, 1954

6 Great New Homes • Furnished Models
\$8,590 to \$14,990
LOT INCLUDED!
THIS CHANGE MAKES SENSE!

REFRIGERATOR AND RANGE FREE THIS WEEKEND
 If you buy a new home with appliances, you will receive these appliances free. Your home will have no extra charge!

the Gladiola
 The modern, Colonial-Contemporary design for modern living. The Gladiola is the only 2 or 3 bedroom home. The floor plan is available to a 17' x 20' lot. The price is \$12,990. The home with lot is \$14,990. Only \$12.50 for the lot. \$12.99 for the home.

the Hibiscus
 3 bedrooms, 2 1/2 baths. Featuring a modern design. The Hibiscus is a 17' x 20' lot. The price is \$14,990. The home with lot is \$16,990. Only \$12.50 for the lot. \$14.99 for the home.

WHY LIVE IN A TRAILER OR RENTED QUARTERS WHEN YOU CAN OWN SO MUCH MORE — FOR SO MUCH LESS!
VETERANS
 FROM..... **\$172 DOWN** APPROX. PLUS CLOSING COSTS
 FROM..... **\$50⁵⁰ PER MO.** APPROX.

BAYSHORE GARDENS ON SARASOTA BAY
 LOCATED ON U.S. 41 (TAMPAHI TRAIL) BETWEEN SARASOTA AND BRADENTON

GENERAL ELECTRIC'S 1956 KITCHEN
 Our Beautifully Landscaped Grounds — truly Florida in Every Way...
 Our Lovely-Furnished Models — perfectly decorated for Florida Living...

BAYSHORE GARDENS ON SARASOTA BAY
 where BOTH V.A. and P.A.A. insured 30 Year Mortgages Are Available

COMMUNITY AMENITIES:
 SANITARY SEWERAGE SYSTEM
 Water and Electric Tank Heating
 COMMUNITY WATER SYSTEM — Scientifically treated.
 MIN. SIZE LOT — 7500 SQ. FT. Included in Price!
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 COMMUNITY HALL
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 A PROFESSIONALLY PLANNED COMMUNITY and all well as Offer to You to Buy... Ready.

For further information contact: Bayshore Gardens, P.O. Box 4291, Sarasota, Fla.
 Sales: John McCarty, Sarasota, Fla.
 Members of the National Association of Home Builders

and Ray Eames, and their influential and highly creative designs. Mid Century Modern architecture was a perfect fit for Florida's tropical environment and appealed to the millions of people moving to the state during the 1950s.

As the subdivision took shape along Sarasota Bay, Manatee Junior College (now State College of Florida) acquired land bounded by 26th Street West, 34th Street West, 57th Avenue West, and 60th Avenue West. The college had been housed in the old School Board building on Manatee Avenue West. Dr. Samuel Neel, Jr., was selected to be the new college's president. As the college's buildings were being constructed, Neel was busy scouting for new faculty. The college was envisioned as a high-quality two-year college, offering degrees that would subsequently transfer to larger four-year colleges and universities.



contractor's license, Freeman Horton, who designed the original Skyway Bridge, Sidney Wilkinson, who either solo, or in collaboration with firm partner Douglas Croll designed several buildings in the area, such as the Neel Auditorium on the Bradenton campus of State College of Florida.

The land originally consisted of mostly tomato fields. In fact, a good portion of the south county area was originally agricultural land, which included citrus, dairy and gladiola farms. The homes in the subdivision were designed in the then-current mid-century modern architectural style, which had its roots in the designs of Walter Gropius and the Bauhaus school, which flourished in pre-World War II Germany. The war and the political situation in that country in the 1930s-40s stunted the movement, but had a resurgence after the war, aided by new lights in the area of architecture, such as Charles

By the 1980s, a second campus was added in east Venice and the college became Manatee Community College. In 2009, it was renamed a third time as State College of Florida, and began offering four-year degrees in competition with nearby University of South Florida's Sarasota campus. The importance of Manatee County having a college, was perhaps in the minds of the developers and planners and translated in the naming of Bayshore Gardens' streets after various colleges and universities, such as Columbia and Harvard, which can be seen today.

The new community wanted to be both progressive and also to highlight a tropical way of life as evidenced by the

model homes named after various flowers native to the area. By 1963, the subdivision we know today was nearly complete. Bayshore Gardens Shopping Center was open and busy with new customers and now sported a 1,000-seat cinema theater.

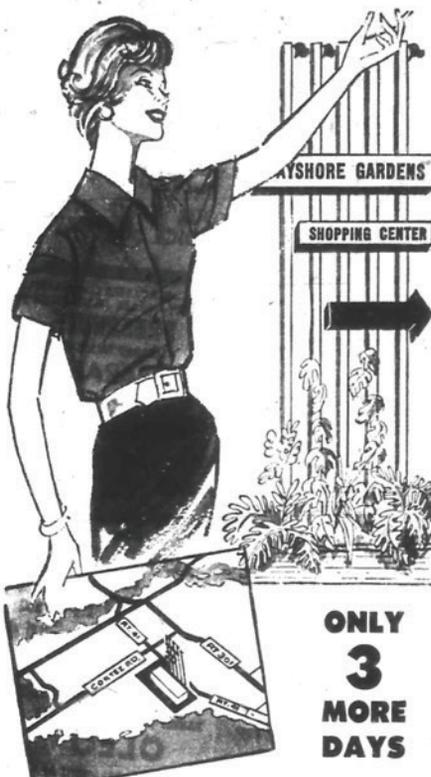
Residents of the community realized that one more thing was missing from the area: a public library. As early as 1965, there was discussion of a library for the south county area. At the time, there were two public libraries, Bradenton Carnegie in the downtown area, and Palmetto Carnegie Library in Palmetto. By the late sixties, a new branch library had also opened on Holmes Beach on Anna Maria Island. Population growth in the south county area meant that the area needed a public library of its own.

A group of five residents formed a committee to raise the necessary funds to purchase land. They succeeded, and in the fall of 1967, ground breaking took place at Bayshore Gardens Parkway and Roslyn Drive, across the street from the shopping center. By 1968, the building had opened and was an immediate success, but within a few years it needed an extension built on the existing building due to huge growth in the area. In the early 1990s, it was apparent that the area needed a new larger facility. After looking at some possible sites, it was decided to build the new library across the street from Bayshore Elementary School on 26th Street West. It opened in 1994, and continues to thrive and serve the residents of southern Manatee County.

As with any community or neighborhood, the Bayshore Gardens subdivision has weathered changing economic and real estate trends, and in the last few years its owners have been in the process of restoring many of the houses that have become worn with age. A 2014 University of Florida School of Architecture study's results found that the subdivision might be eligible to apply for historical district status. The study found that many of the homes are still intact with original features such as a clerestory window (an example of this can be found in the Bird of Paradise model) and other artistic exterior decorations. At any rate, this study and an awakening of interest in mid-century modern architecture have raised awareness of the importance of preserving this unique community.

Grand Opening

THURSDAY - FRIDAY - SATURDAY
Nov. 5th 6th - 7th



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FREE \$100 CASH EVERY HOUR ON THE HOUR . . .
will be given away 10 A. M. to 9:00 P.M. THURS - FRI. - SAT., NOV. 5th - 6th - 7th.
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Quality Stores . . . to serve all your shopping needs.

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The Bayshore Banner

Sponsored by the BAYSHORE GARDENS HOME OWNERS ASSOCIATION, Inc.

No. 14 BAYSHORE GARDENS, BRADENTON, FLORIDA JULY 9, 1955



RECENT AERIAL VIEW OF BAYSHORE GARDENS. (Photo by Robert M. Ford)

Bayshore Gardens Boys' Club

A group of Bayshore Gardens fathers, businessmen, and others interested in establishing permanent recreational facilities for the youth of the area, met on Monday, June 14, and organized the Bayshore Branch of the Manatee County Boys' Club, third operation of its kind in the county. More than 1,300 boys who live in the Bayshore Gardens area will be eligible to become members.

Officers named were Sidney Wakeman, chairman; Dr. Robert W. Gibson, vice chairman, and Mrs. Jerry Robinson, recorder. Directors are Robert W. Hendrickson Jr., Glen C. Damon, Richard J. Albrecht, Jack Duffery, Harold H. Davis, Charles J. Johnson Jr., Harold Whitney, Ralph Fernandez, Howard James and Harold De Nisar. Committee chairmen are Mrs. Robinson, finance; William Swartzell, program; James, personnel; Dr. Nisar, building and grounds; Fernandez, maintenance, and Whitney, public relations.

The group mapped plans to raise \$5,095 to get the program underway. The Bayshore Gardens Merchants Association has donated a ten-tree, 70 x 90 foot building to the organization to be utilized as a game room. Plans also call for a large outdoor recreation area behind the shopping center.

The Bayshore Branch is seeking items of recreation equipment through donations. Urgently needed are: pool table, six box and arrow sets, ping pong balls, color television set, literary books, baseballs, softball, basketball gloves, bats, muck and pads, plates, horseshoes, weight lifting equipment, badminton set, football, chess and checkers sets, trampolines, bumper pool, shuffleboard, croquet set and soccer balls. Anyone who has such equipment and wishes to donate it, is asked to contact the Manatee County Boys' Club.

Branch Library

The Manatee County Library Board hopes to establish a branch library in the Bayshore Gardens area with funds left over in this year's budget, funds which must be spent before Oct. 1.

These facts were made known a few days ago when members of various library boards in the county met with the county commissioners to discuss next year's budget. The library board has asked the county for \$40,000 for the next fiscal year, as compared with a requested \$22,219 last year, but for the next year it will operate for the first time without federal assistance.

Miss Elizabeth Colton of the State Library Board explained that the state's contribution this year would probably amount to a "little less than what as much" as last year's \$2,435.

The State Board had asked the Legislature for \$1,300,000, and received \$207,000. This is to be distributed on a pro rata basis to each participating county, and there are more counties participating this year. Last year's Legislature allotted \$102,000. Miss Colton said that the \$207,000 is the minimum state amount to qualify for federal matching funds. She indicated funds might be available if not used by other counties on the basis of ten cents per capita. She said that the county could apply for matching building funds on a 45 percent grant under the Library Services and Construction Act. Last year the county received \$34,416 for services under this act, and the state received \$121,000. The grant was good only for two years to assist county libraries to get started. Col. C. L. Owens, chairman of the Manatee County Library Board, said he felt the budget asked would be enough to operate the library for another year.

For the rest of the present fiscal year the group will concentrate on branch library service. \$4,000 budgeted for that purpose remains unspent. Services will be directed toward starting a facility at Bayshore Gardens, and for adding the library already established on Anna Maria Road and Longboat Key.

Commissioner Chairman Dan McChere said that the county and Palmetto's requested share was decreased by 16 percent, while the county's requested share was increased by 80 percent. Justification of these requests, he noted, is in the number of new borrowers outside of the city limits, 734 percent.



New officers of the Bayshore Gardens Merchants Association are, left to right: Mrs. Charles Jordan (Jordan's Drapery), vice president; James Wurten (Wurten's Auto Store), secretary; Mrs. Gloria Ryan (Barbara's of Bayshore), treasurer; and Miss Nona P. McLean (Alpha Straw Hat, president). (Banner Photo)

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Yours in the "Camellia" 2 BEDROOMS - 1 BATH SCREENED PORCH
Only \$9,990 ON STANDARD LOT



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On US 41 South between Bradenton and Sarasota

The Bayshore Banner

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No. 4 BAYSHORE GARDENS, BRADENTON, FLORIDA SEPTEMBER, 1964



MOST RECENT AERIAL PHOTOGRAPH OF BAYSHORE GARDENS, SHOWING SHOPPING CENTER, NEW CONDOMINIUM APARTMENTS (Bill Stewart Photo)

Around The Neighborhood

MR. AND MRS. GRAHAM T. WILSON OF Pittsburgh and sons Mark and Michael, visited Mr. Wilson's parents, Mr. and Mrs. Walter Wilson of Dartmouth Drive, and Mrs. Wilson's parents, Mr. and Mrs. George Trent of Southwood Village. Mr. Wilson drove down from Pittsburgh for the last week of their vacation, which was spent at Escape-by-the-Sea on Longboat Key. Also visiting the Wilsons was their niece, Mrs. Dorothy W. Smith of Homestead Park, Pa.

MR. AND MRS. ELMER W. GRADER of 3115 Bayshore Gardens Parkway entertained guests over the weekend of July 26. The occasion was Mr. Grader's birthday. Four generations of the family were present, including their son and daughter-in-law, Mr. and Mrs. Ken W. Grader of Bartow; their grandson-in-law and granddaughter, Mr. and Mrs. Richard Johnson of Fort Myers, and daughter Marilyn; another granddaughter, Lee Donna Grader of Bartow; and Wyatt Thompson of Anderson, S.C.

MR. AND MRS. MERLE C. OSTROM, 2004 Yale Avenue, have returned from a two-month vacation in the north. They visited their son-in-law and daughter, Mr. and Mrs. Leo R. Baker, and family in Barre, Vt.; another son-in-law and daughter, Mr. and Mrs. George Ellis of Uxma, N.Y.; friends in Stroudsburg, Pa., where Mr. Ostrom managed a newspaper before his retirement seven years ago; and relatives of Mrs. Ostrom's in Olean, N.Y. They also visited the New York World's Fair for one day.

PTA Meeting Sept. 28

Directors of the Bayshore Elementary School PTA met last week at the home of Mr. and Mrs. John Babler, president and vice president of the organization. The opening meeting of the year was planned for Monday evening, Sept. 28, when the theme will be "Open House - Meet Your Teacher." Parents who wish to take their children to the meeting are invited to do so.

Workman Electrocutd

DAVID L. JOHNSON, 33, of Samoset, was electrocuted while doing electrical work in an attic at 2707 Bayshore Gardens Parkway, Friday, Aug. 7.

The sheriff's office said Johnson, who worked for Pearson Electric Co. of Samoset, apparently had touched an exposed wire and that he was dead on arrival at the Manatee Memorial Hospital.

Former Resident Claims Bankruptcy

EARLY IN August, according to an Associated Press dispatch, a former Bayshore Gardens resident, Robert Emil Luedke, filed a petition of voluntary bankruptcy in United States District Court in Norfolk, Va. Luedke listed his debts as \$12,855,539.24, and his assets as \$16,520.

Luedke resided at 8501 Clemens Street, from May, 1962 until last March. He now lives in Virginia Beach, Va., where he is associated with the Virginia Beach Realty Co. When living in Bayshore Gardens, he was vice president of Continental Homes and Development Co. Continental, which formerly was one of the largest developers in Manatee County, ceased building in the county some time ago.

According to James A. Robinson of Southwood Village, secretary-treasurer of Continental, the firm has not been active since the end of 1963. He said it operated in Cape Vista, Southwood Village, Coral Shores, and to a limited extent in several other subdivisions.

Robinson pointed out that Continental Homes was a corporation, thus could not be involved in Luedke's personal bankruptcy proceedings, and that Luedke owed no stock in the corporation. Luedke said he contracted his debts in Florida, while working in the building mortgage and real estate business. His operations were statewide and included construction of homes and commercial buildings. In a recent telephone interview, Luedke said figures in the petition were incorrect, but would not give any new figures. According to the petition, Luedke owed \$9,911,591.24 in unsecured debts and \$2,977,000 in secured debts. The petition is believed to be one of the largest bankruptcy actions ever filed in the Norfolk court by an individual.

Sources:

- Page 3 Photo: 2-19-1956 Bayshore Gardens Previews, Manatee County Public Library System
- Page 4 Photo: Heritage Model, Manatee County Historical Records Library
- Page 5 Left Photo: 2-19-1956 Bayshore Gardens Previews, Manatee County Public Library System
- Page 5 Right Photo: SCF Campus, State College of Florida Archives 1950'-1960's
- Page 6 Photo: 11-2-1959 Bayshore Gardens Shopping Center Opens, Manatee County Public Library System
- Page 7 Left Photo: 1965 Bayshore Gardens Library Planned, Manatee County Public Library System
- Page 7 Top Right Photo: 3-22-1957 Camellia Model, Manatee County Public Library System
- Page 7 Bottom Right Photo: 1964 Bayshore Gardens Ariel Photo, Manatee County Public Library System
- Page 42 Photo: Queen Palm Model, Manatee County Public Library System

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Slusser, Cathy. (2015, January 27) "Manatee History Matters: Bayshore Gardens, hidden jewel of Mid-Century Modern Architecture." Bradenton Herald; Retrieved from <http://www.bradenton.com/news/local/article3478715.html>

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Hundreds of families are now living at Bayshore Gardens. You too can enjoy living in your dream home . . . The QUEEN PALM. Large rooms, a covered screened-in porch, cathedral ceilings, in the dining and living rooms, sliding glass doors to the porch, ranch and jalousie windows, ceramic tile bathrooms with formica vanities, baked enamel kitchen cabinets and thermostatically controlled forced warm air heat.

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\$14,990
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The graceful waterways serve as a beautiful approach to the homes along the concrete seawalls. The waterways are sixty feet wide with a depth of four feet at mean low tide. Any standard home built on the waterfront for only \$3,000 additional and up. Only 20% down.

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