

**Florida National Register Review Board Building
R. A. Gray Building, Room 307
Tallahassee, Florida
May 24, 2018
Meeting Minutes**

Commission Members Present In-Person: Dr. Clifford Smith, Chair; Dr. Judy Bense

Commission Members Present via Webinar: Mr. Rick Gonzalez

Commission Members Unable to Attend: Ms. Ellen J. Uguccioni, Vice-Chair; Dr. J. Michael Francis

Division of Historical Resources Staff Present: Dr. Timothy A. Parsons, State Historic Preservation Officer; Dr. Angela Tomlinson, Deputy Historic Preservation Officer; Dr. Sarah Liko, Program Administrator; Alissa Slade Lotane, Bureau Chief and Deputy SHPO; Ruben Acosta, Survey and Registration Supervisor; Michael Hart, State Historical Marker Coordinator; Andrew Waber, Historic Preservationist; Max Adriel Imberman, Historic Preservationist; Megan McDonald, Certified Local Government Coordinator; Carl Shiver, Historic Preservationist; Suzanne Hunt, Outreach Programs Supervisor

Guests Present: Ms. Alison Giesen, Ms. Becky Werner, Ms. Ceel Spuhler, Ms. Michelina Schulze, Mr. Omar Garcia, Mr. John Canetta, Ms. Lynn Poucher, Ms. Courtney Robinson, Ms. Annie Booth, Ms. Erin Vaughn, Ms. Ellen Andrews

Guests Present via Webinar: Mr. Morgan Tyrone, Ms. Elaine Lund, Mr. Dennis Fernandez, Ms. Stephanie Ferrell, Ms. Susan Chandra, Ms. Cathy Slusser, Mr. Arthur Costa, Ms. Betty Glassburn

Mr. Acosta provided a review of the meeting and webinar procedures for all participants.

I. Call to Order and Roll Call
The meeting was called to order by Dr. Smith at 1:42 p.m.

II. Introduction of Commission, Staff and Guests
Commission, staff and guests introduced themselves.

III. Adoption of Agenda

Dr. Judy Bense made a motion to adopt the agenda for the meeting. Mr. Rick Gonzalez seconded. The motion was approved unanimously.

IV. Remarks by Chairperson on Purpose of Meeting

Dr. Smith described the purpose and process of the National Register Review Board.

V. Approval of Minutes from February 8, 2018 Meeting

Mr. Rick Gonzalez made the motion to approve the minutes from the February 8, 2018 meeting. Dr. Judy Bense seconded. The motion was approved unanimously.

VI. Director's Comments

Dr. Parsons described the process and procedure of the National Register program, including the role of Bureau of Historic Preservation staff and the National Register Review Board. He thanked the people and organizations involved in the process for their contributions.

VII. Review of Nomination Proposals

A. Greensboro Depot, Greensboro, Gadsden County was presented by Mr. Acosta. The building is being proposed for listing on the National Register at the local level under Criterion A in the areas of Transportation and Community Planning and Development. The period of significance extends from circa 1907 until 1966. The building was moved in 2007, but is still located along the active railroad line. The depot, which operated on the Apalachicola Northern Railroad, served as the principal transportation corridor for the community throughout much of its history. The town's selection as a stop along the railroad was pivotal to its development. It is the last remaining passenger station building along the Apalachicola Northern, which was a locally significant short track rail line that extended from near Chattahoochee south to Port St. Joe. The depot was rehabilitated and restored as a part of a USDOT grant that was given to West Gadsden Historical Society and the rehabilitation was guided by historic photos and plans. The solid structure of the building dates to 1907, however, most historic materials are hidden from view. An architecturally compatible building was constructed behind it. At some point when the building was converted to a barber shop, the portion that housed the passenger waiting room was lost. The waiting room was reconstructed based on original plans for the depot. This case is pushing the boundaries regarding historic integrity.

Ms. Lynn Poucher and Mr. John Canetta, representatives of the West Gadsden Historical Society, spoke in favor of the nomination. Both acknowledged that the move of the building may have affected integrity, but expressed that it would not have survived otherwise and was only moved about 200 feet.

Dr. Bense asked if the Secretary Standards for Rehabilitation had been followed. Mr. Acosta responded that staff could not determine if the guidelines had been followed when the project was undertaken. Dr. Bense asked if this particular building had undergone too much reconstruction to use as a test case with NPS.

A motion to deny the application on the grounds of loss of historic integrity was made by Mr. Gonzalez. Dr. Bense seconded. The motion was approved unanimously.

B. Highlands Hammock State Park, Sebring Vicinity, Highlands County was presented by Mr. Acosta. The property is being proposed for listing on the National Register at the local and state levels under Criterion A in the areas of Conservation, Entertainment/Recreation, and Social History; Criterion B for its association with the life of Carol Beck; and Criterion C in the areas of Architecture and Landscape Architecture. The period of significance extends from 1928 to 1967. The Highlands Hammock State Park and Florida Botanical Gardens and

Arboretum (FBGA) originally began as two separate, adjacent parks but merged along with the DeSoto State Forest Park into a single entity known as Highlands Hammock State Park in 1939. The park was initially opened as a private operation financed primarily by John Roebing and his wife Margaret Shippen Roebing. It is one of the original components of the Florida State Park system. The Civilian Conservation Corps (CCC) was responsible for building out Highlands Hammock and for building the FBGA. The FBGA, established as an independent entity in 1934, was created to serve as an experimental laboratory for commercially profitable trees and plants and to showcase ornamental plants. The still extant greenhouse was constructed for the FBGA operations. After it was merged into Highlands Hammock, and the state parks began emphasizing removals of exotics, many of the character-defining features of the FBGA's landscape were removed and it was repurposed into campgrounds. As a result, the landscape architecture significance applies to the Roebing portion of the park. Carol Beck was the first chief naturalist of the Florida Park System. Her associations with Highlands Hammock go back to 1942, when she was hired on as a botanist, later becoming a fulltime naturalist after the war. She was instrumental in shaping state park policies and strategies in both interpretation and conservation. Although her duties brought her into contact with numerous state parks around Florida, it is Highlands Hammock that is best associated with her work as a naturalist. The park is locally significant for its surviving concentration of New Deal-era Rustic architecture. The Roebing portion of the park is significant as well for landscape architecture as an excellent locally significant example of a wilderness park and as the work of a master landscape architect, Charles Raymond Vinten. The park retains a high degree of integrity despite some changes that have taken place over the years.

Mr. Morgan Tyrone from Highlands Hammock spoke in support of the nomination by phone and stated that the park has the largest collection of New Deal structures in the country.

Dr. Bense asked if it was confirmed that it was the largest concentration of CCC structures in the country, and if the nomination would therefore fall under national significance. Mr. Acosta said that staff would look into it.¹ Mr. Gonzalez referenced the initial site plan and asked if non-historic structures within the property such as the outbuildings, trails, and new structures should be excluded from the application. Mr. Acosta stated that the property was nominated as a site in order to include the arboretum and botanical garden. Mr. Acosta also clarified that the nomination does not include the entire park. Mr. Gonzalez asked if there is a list of contributing and noncontributing buildings in the nomination. Mr. Waber pointed to section 7 of the nomination for a list of contributing resources.

A motion was made by Dr. Bense to nominate the property at the state and local level. It was seconded by Mr. Gonzalez. The motion was approved unanimously.

¹ Highlands Hammock may have the largest collection of CCC-era buildings in the state of Florida. However, a lack of a comprehensive survey of CCC-era resources at the state and national level makes this claim tenuous. There are several National Parks and Monuments in the western states that may have as many CCC-era buildings as Highlands Hammock.

- C. **First Federal Savings and Loan Building, Tampa, Hillsborough County** was presented by Mr. Acosta. The building is being nominated under Criterion C: Architecture at the local level, for the period of significance of 1961-1963, which corresponds to the building's design and construction. Completed in 1963, the 14-story building at 220 E. Madison Street was designed by Tampa architect Harry A. MacEwen, FAIA, for the First Federal Savings and Loan Association of Tampa. A prolific architect, MacEwen was noted for his extensive residential practice and for his work for his commercial office buildings. First Federal was his earliest International Style skyscraper, and was the first skyscraper built in Tampa since the Great Depression. The building is prominently located in the heart of downtown Tampa overlooking the city's Gaslight Park. Like many modern high-rise corporate buildings of this time period, the First Federal Tampa headquarters building has a steel frame structural system with a capped pile foundation. The façade is characterized by a glass and marble curtain wall enclosing the building's three-story base, and a rectangular tower featuring ribbons of brick veneer and glass. The building used to have signage on the roof, but it was eventually removed. The building has been minimally altered and retains a high level of architectural integrity.

Mr. Omar Garcia, one of the partners who own the building, spoke in favor of the nomination. Mr. Garcia shared that the building has sat vacant for much of the last 20 years due to lack of parking and asbestos in the building. He shared that his company plans to convert the upper 8 floors to affordable student housing. Ms. Elaine Lund and Mr. Dennis Fernandez from the City of Tampa spoke in favor of the nomination via phone. They stated that the property went through a local review and is currently listed as a local landmark structure with local ordinance protection. They are trying to promote local mid-century modern architecture which has thus far been underrepresented in the local register.

Mr. Gonzalez asked if the glass system is original. Mr. Garcia confirmed that it was and that it would remain after the renovation. Mr. Gonzalez asked what the stone material is on the exterior of the building. Mr. Garcia responded that it is glazed brick veneer, which Ms. Stephanie Ferrell confirmed to be original. Mr. Gonzalez asked if the storefront is original and Mr. Garcia responded that it was. Mr. Gonzalez inquired about the current signage and awnings on ground floor level. Mr. Garcia said that they plan to remove the awnings and return to post signage. Mr. Gonzalez asked if there is a mural or a panel over the main entrance. Mr. Acosta responded that it was a decorative neon panel that was added later. Mr. Acosta shared that this property is also a historic preservation tax credit project, and that the National Park Service approved Part 1 of the process. Ms. Stephanie Ferrell stated that Part 2 of the tax credit process had been recently completed.

A motion was made by Dr. Bense to approve the nomination. It was seconded by Mr. Gonzalez. The motion was approved unanimously.

D. Dr. Frank J. Costa House, Tampa, Hillsborough County was presented by Mr. Acosta. The building is locally significant under Criteria B and C in the areas of Health/Medicine and Architecture for the period of significance of 1932-1942. The builder and original owner of the house was Dr. Frank J. Costa, a Tampa physician who held positions first as director of the Centro Asturiano Hospital (now the Centro Place Apartments) and later the Centro Español Hospital. For a time, he was also the Hillsborough County Medical Director. While Dr. Costa did not use his house as the location of his medical practice, the other two properties associated with his most significant contributions to the history of medical care in Tampa are no longer extant (Centro Español Hospital) or are so modified as to be ineligible for the National Register (Centro Asturiano Hospital). Therefore, we are able to nominate Dr. Costa's house under Criterion B. The house is a two-story Picturesque Vernacular style residence that sits on about 1.58 acres of lakefront property of Lake Magdalene in Tampa, Florida. The residence was constructed in 1934 and exhibits high integrity, it has retained most of its original exterior and interior features until 1998, when Tampa architect Daniel Max Corda designed a new rear addition to the house that enclosed and extended the kitchen and rear porch areas and enclosed the porch on the second floor to add an enlarged master bedroom suite. A balcony on the main facade had its balustrade removed, but no other features were altered to the facade. Most of the features of the residence, such as windows, doorways and hardware are the original, but in some cases have been cleaned. Kitchen appliances and bathroom fixtures have been replaced with replicas; however, the original floor tiles have been retained and cleaned. The driveway and walkways have been modernized, and the exterior siding has been cleaned and repaired where necessary. Although the house has undergone some alterations the major features both inside and out are still extant. The Costa house has been locally designated.

Dr. Bense inquired about the drum in the basement. Ms. Susan Chandra, the current property owner, explained that the drum in the basement is the original water heater.

A motion was made by Mr. Gonzalez to approve the nomination. It was seconded by Dr. Bense. It was approved unanimously.

E. Mound House, Fort Myers Beach, Lee County was presented by Mr. Acosta. The Mound House nomination encompasses two distinct properties that share the same location: the two-story Mound House, which is locally significant under Criterion A: Exploration/Settlement, Criterion A: Community Planning and Development, and Criterion C: Architecture; and the archaeologically significant Calusa Mound, upon which the house is built and which is locally significant under Criterion D: Archaeology. The property has two periods of significance, 1909 to 1952 for the Mound House and 100 BC to 700 AD for the Calusa Mound. The Mound House is the oldest standing building on Estero Island, and is directly associated with the second wave of settlement on the island after the initial homestead period of the late 19th century, of which nothing survives. Constructed by the Case family on the highest point of land on the island, the house was the focal point for the subsequent development and settlement of the island, especially after William and Henry Case subdivided and sold off much of their original property. The house is also directly associated with broader patterns in architecture, namely vernacular interpretations of

popular styles such as the Tudor Revival and the Craftsman or Bungalow style. The house retains a good level of integrity, despite modifications outside the period of significance. It retains much of its historic location, setting, design, materials, workmanship, association, and feeling. Under the Mound House is the archaeologically significant Calusa Mound. The Mound is a large shell midden that is associated with the location of a significant Calusa village. The mound is locally significant for the large amount of information it has provided archaeologists about how the Calusa lived and how the mounds were constructed. While negatively impacted by the construction of the house and later an in-ground pool in 1958, the archaeological site still retains a high level of integrity. The pool has been removed and its former location now hosts an interpretive room which allows visitors and archaeologists to view a cross-section of the mound and its many layers. The location of the house has also helped to preserve the mound itself. It is possible that further investigations will yield additional information about the pre-historic Calusa and how they lived on Estero Island.

Dr. Tim Parsons commented that the Mound House is one of very few places in Florida where archeological sites are open and available to the public.

Ms. Alison Giesen, Director of Cultural Resources at the Mound House, spoke in support of the nomination.

A motion was made by Dr. Bense to approve the nomination. It was seconded by Mr. Gonzalez and passed unanimously.

- F. Wahnish Cigar Factory and Tobacco Warehouse** was presented by Mr. Acosta. The Wahnish Cigar Factory and Tobacco Warehouse is being proposed for listing on the National Register at the local level under Criterion A for Commerce and Agriculture and Criterion B for its association with locally significant businessman Alfred Wahnish. The period of significance extends from 1907 until circa 1930. The property consists of two buildings: a two-story 1907 factory building and a one-story warehouse built in 1908. When it was constructed in 1907, the cigar factory was the largest operating in the City of Tallahassee. It was the last tobacco packing house operating in the city when it closed in the 1920s. The building was constructed at the height of the early 20th century shade tobacco boom that swept through the region, which lasted from circa 1900 to 1908. Alfred Wahnish was a leader in the tobacco industry in Tallahassee and Leon County. He played a pivotal role in the creation of the Leon County Tobacco Growers' Protective Association, which was founded as a reaction to the Panic of 1907 and the drop in shade tobacco prices. As the largest tobacco warehouse in the county, the Wahnish Cigar Factory and Tobacco Warehouse played a central role in this effort to fight what turned out to be a devastating blow to the local tobacco industry. The 1908 warehouse was built as a direct response to the Association's founding. Although tobacco remained a part of the Leon County economy for much of the 20th century, it never returned to its 1907 levels. In addition to running the cigar factory and the warehouse, Wahnish also operated the largest shade tobacco operation in Leon County. After 1930, the building began a long and varied period as a commercial establishment. For a brief time in 1934, it served as a mattress factory for the

Federal Emergency Relief Agency (FERA). These buildings have gone through a number of changes over their long history, but retains a surprisingly high degree of integrity, especially on the second floor of the factory.

Ms. Erin Vaughn, representative of the property owner, spoke in support of the nomination and expressed that the owners plan to use the Secretary of the Interior's Standards to rehabilitate the building and they are pursuing historic preservation tax credits. She also expressed that many properties surrounding the Wahnish building have been demolished for redevelopment.

A motion was made by Mr. Gonzalez to approve the nomination. It was seconded by Dr. Bense and passed unanimously.

- G. Duette School, Parrish Vicinity, Manatee County** was presented by Mr. Acosta. The Duette School is being proposed for listing on the National Register at the local level under Criterion A in the area of Education. The period of significance extends from 1930 to 1968. Throughout its history, the school served a vital function as the sole primary public school for the small rural communities of Duette, Albritton, and Bunker Hill. It remained an active school until 2016. When it closed, it was the last one-teacher public school remaining in the state of Florida. The building has gone through a number of changes in its history. The most significant changes took place in the 1950s, when the building exterior was resurfaced in asbestos shingle siding and a rear door was added to the auditorium. These changes took place during the period of significance, however, and are considered historic alterations. In the 1970s, three of the four chimneys were removed past the roofline. In the 1980s, the wall separating the east rooms was removed, creating a single open space. Despite these changes, the building retains sufficient integrity to qualify for listing on the National Register. The building is an excellent surviving example of a Rosenwald Fund community school plan adapted for a white school. However, due to the 1950s era changes, the building does not qualify for listing under Criterion C.

A motion was made by Mr. Gonzalez to approve the nomination. It was seconded by Dr. Bense and passed unanimously.

- H. St. Cloud Railroad Depot, St. Cloud, Osceola County** was presented by Mr. Acosta. The St. Cloud Depot is being proposed for listing under Criterion A at the local level in the areas of Transportation and Social History. The period of significance extends from 1918 to 1968. The building was constructed by the Atlantic Coast Line Railroad (ACL) in 1918, which operated it as a passenger station from 1918 to 1943, when the line was abandoned. The proximity to the railroad was essential to the founding and subsequent growth of the city of St. Cloud. In 1943, the Veterans of Foreign Wars (VFW) Post 3227 took over the depot and converted into a clubhouse. The City of St. Cloud was founded as a retirement colony for Union veterans of the Civil War. As a result, veteran's organizations operating within the city had long been of particular significance to the community. VFW Post 3227 was a locally significant veteran's support and community service organization. The building as it sits now more properly conveys its historic usage as a clubhouse. Several changes took place after

the VFW post took over the building. In the 1950s, they removed some of the original interior walls, installed a kitchen and bar, moved the bathroom to the southwest corner of the building, and infilled the original delivery doors on the north and south side of the building. These changes took place during the building's period of significance and are all considered historic alterations. Following the construction of the non-contributing circa 1983 building on the east, a breezeway was constructed connecting the two buildings. However, due to these changes, we are not nominating the building under Criterion C: Architecture. While the property's exterior retains a good level of integrity of materials, design, and workmanship, the interior lacks all of the key architectural elements that characterized a railroad depot of the time period.

A motion was made by Dr. Bense to approve the nomination. It was seconded by Mr. Gonzalez and passed unanimously.

VIII. Review of Delisting Proposals

- A. **Delisting of WPA Building, Tallahassee, Leon County** was presented by Mr. Acosta. The WPA Building was listed on the National Register on January 29, 2018. It was demolished on March 14, 2018. As it is no longer extant, the WPA Building has ceased to meet the criteria for listing because it has lost the qualities that led to its original listing, and we recommend the removal of the property from the National Register.
- B. **Delisting of Algonquin Apartments, Miami, Miami-Dade County** was presented by Mr. Acosta. The Algonquin Apartments building was listed on the National Register on January 4, 1989. On March 12, 1993, the apartment building was demolished to facilitate redevelopment. As it is no longer extant, the Algonquin Apartments has ceased to meet the criteria for listing because it has lost the qualities that led to its original listing, and we recommend the removal of the property from the National Register.
- C. **Delisting of Priscilla Apartments, Miami, Miami-Dade County** was presented by Mr. Acosta. The Priscilla Apartments building was listed on the National Register on January 4, 1989. On April 2, 1996, the apartment building was demolished to facilitate redevelopment. As it is no longer extant, the Priscilla Apartments building has ceased to meet the criteria for listing because it has lost the qualities that led to its original listing, and we recommend the removal of the property from the National Register.
- D. **Delisting of Atlantic Coast Line Passenger Depot, Sarasota, Sarasota County** was presented by Mr. Acosta. The Atlantic Coast Line Passenger Depot was listed on the National Register on March 22, 1984. In 1986, the railroad depot was demolished to facilitate redevelopment. As it is no longer extant, the Atlantic Coast Line Passenger Depot has ceased to meet the criteria for listing because it has lost the qualities that led to its original listing, and we recommend the removal of the property from the National Register.

Dr. Smith made a motion to support the staff in their delisting efforts. Dr. Bense seconded.

IX. Other Business

Mr. Acosta gave an update on previous nominations. Miami Marine Stadium, Giller Building, and Lincoln Memorial Park Cemetery have all been listed on the National Register. Publix Store #91 was determined eligible, but does not have owner approval. Mr. Acosta announced that the next National Register Review Board meeting will be held August 9, 2018. He also reminded the board that they will be reconsidering the Coconut Grove Playhouse at the August meeting.

X. Public Comment

XI. Motion to Adjourn

Dr. Judy Bense moved to adjourn. The meeting ended at 4:12 p.m.

Chair, National Register Review Board

Date

State Historic Preservation Officer

Date