

**Florida National Register Review Board Building
R. A. Gray Building, Room 307
Tallahassee, Florida
February 8, 2018
Meeting Minutes**

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

Commission Members Present via Webinar: Ms. Ellen J. Uguccioni, Vice-Chair; Ms. Marion Almy; Mr. Rick Gonzalez

Commission Members Unable to Attend: None

Florida Department of State Officials and Staff Present: Ken Detzner, Secretary of State of Florida; Timothy A. Parsons, Ph. D., Division Director, and State Historic Preservation Officer; Angela E. Tomlinson, Assistant Director, and Deputy SHPO; Ruben Acosta, Survey and Registration Supervisor; Susanne Hunt, Outreach Programs Supervisor; Michael Hart, State Historical Marker Coordinator; Max Adriel Imberman, Historic Preservationist; Ginny Jones, Architectural Historian; Andrew Waber, Historic Preservationist

Florida Department of State Officials Present via Webinar: Christie Fitz-Patrick, Deputy Secretary of State for Cultural, Historical, and Information Programs

Guests Present: Lauren Medilucs, Douglas Towell

Guests Present via Webinar: Kathleen Pagan, Jessica Newman, Jorge Hernandez, Murray Laurie, Sarah Cody, Lisa Thompson

I. Call to Order and Roll Call
The meeting was called to order by Dr. Smith at 1:31 p.m. All board members were present.

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

III. Adoption of Agenda

Mr. Acosta requested that the Publix Store #91 nomination proposal be changed to a “proposal for determination of eligibility” because the Publix corporate offices had objected to the proposed listing for the property.

Ms. Uguccioni made a motion to adopt the agenda for the meeting. Ms. Almy 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 November 30, 2017 Meeting

Ms. Almy made the motion to approve the minutes from the November 30, 2017 meeting. Ms. Ugucioni seconded. The motion was approved unanimously.

VI. Director's Comments

Dr. Parsons welcomed the commissioners, thanking them for their sacrifice, time, and effort in reviewing the nominations. He also announced that Governor Scott appointed two new members to the Florida Historical Commission, Dr. Judy Bense and Dr. Michael Francis. Of the two, Dr. Francis will be filling the historian position on the Florida National Register Review Board.

VII. Review of Nomination Proposals

A. Carlos and Marjorie Proctor Log House and Cottage, Gainesville, Alachua County was presented by Mr. Acosta. The building is being nominated to the National Register for local significance under Criterion C in the area of Architecture. Built in the late 1930s, these two buildings are both locally significant examples of New Deal Era Rustic Style Architecture adapted to residences. They are significant as unique examples of the application of traditional, vernacular log construction techniques and materials to a modern, 20th century suburban house. Although locally sourced cypress logs were used in the earliest dwellings in Gainesville, the Carlos Proctor Log House and Cottage have all the modern conveniences.

A motion was made by Ms. Almy to forward the nomination to the National Park Service for listing in the National Register of Historic Places. Mr. Gonzalez seconded. The motion was approved unanimously.

B. Downtown Wauchula Historic District, Wauchula, Hardee County was presented by Mr. Acosta. The district is being nominated to the National Register under Criterion A in the areas of Commerce, Community/Planning and Development, Education, and Politics/Government. The period of significance correlates to the period of concentrated development of the district, which extended from the incorporation of Wauchula in 1902 until 1967. The district reflects the physical development of the town from the arrival of the railroad in 1886 as it became the commercial center for Hardee County. In 1921, with the formation of the county, it became a center of government as well. Development was concentrated in the period from 1902- 1926, but significant buildings were added post-World War II, including the Hardee County High School in 1949 (the most important educational building in the county), two important Masonic lodges in the mid-1950s, and the Wauchula Herald Advocate newspaper office in 1958. The district is significant under criterion C for its embodiment of an important period of architecture, architectural styles and building types. Within the downtown area are the city's principal historic governmental buildings--the Wauchula City Hall and the Hardee County Courthouse--several important churches, and the Wauchula Depot. The city hall, designed by M. Leo Elliot of Tampa, and the monumental, classically inspired courthouse are the most architecturally significant buildings in the district. Surrounding the downtown commercial district are residential areas

and a historic school complex. Frame vernacular is the most common residential method of construction, but there are scattered examples of formal architectural styles dating prior to 1930, such as bungalow style properties. The integrity of the historic building stock is good, but the condition has suffered due in part to hurricanes, such as Hurricane Charley, that ravaged South Florida in recent years.

Jessica Newman spoke in support of the nomination.

A motion was made by Mr. Gonzalez to forward the nomination to the National Park Service for listing in the National Register of Historic Places. It was seconded by Ms. Uguccioni. The motion was approved unanimously.

- C. **Coconut Grove Playhouse, Miami, Miami-Dade County** was presented by Mr. Acosta. The building is being nominated to the National Register under Criterion A in the area of Entertainment and Recreation, and Criterion C in the area of Architecture for its Mediterranean Revival façade. The period of significance consists of two periods: the first period limited to the year 1927, when the building was originally constructed as a movie theater; the second period starting in 1955, when oilman George Engle purchased the building to restore and convert it into a world-class playhouse, and ending in 1970, when theatrical producer Zev Buffman sold the theater, ending its golden age. The Coconut Grove Playhouse is a locally significant example of Mediterranean Revival architecture, and it was designed and renovated by two generations of legendary architects. The playhouse was originally designed as a movie theater by the architectural firm of Kiehnel and Elliott for a 1927 opening, and it was converted into a playhouse by prolific Modernist architect Alfred Browning Parker. The building is also a local landmark, a point of pride for the Coconut Grove community, as well as having been an important economic and cultural presence in downtown Coconut Grove, as well as Greater Miami in general.

Mr. Hernandez addressed the board, disputing the integrity of the building and stating that the nomination was confusingly-written and inaccurate. Ms. Almy recommended that the nomination be tabled until these issues be resolved. Mr. Gonzalez disagreed and said that the nomination should be forwarded to the National Park Service. Ms. Uguccioni agreed with Mr. Hernandez about the alterations to the building over the decades and agreed with Ms. Almy that the nomination should be tabled until sufficient edits are made to correct the issues presented.

A motion was made by Ms. Almy to not forward the nomination as currently written, but rather to edit it for a new presentation at the May meeting. Mr. Acosta pointed out that a presentation at the next meeting would be impossible based upon the schedule required for listing. Ms. Almy amended the request to change the date to the August meeting. The motion was seconded by Ms. Uguccioni. The motion was approved 3 to 1, with Mr. Gonzalez the sole dissenter.

- D. **Lincoln Memorial Park Cemetery, Miami, Miami-Dade County** was presented by Mr. Acosta. The building is being nominated to the National Register under Criterion A in the area of Ethnic Heritage/Black, for its association with the history of racial segregation in South Florida in the early part of the twentieth century, enterprise among Greater Miami's black community, and as a site displaying a plethora of burial traditions, most notably

above-ground vaults, a typical practice in the Bahamas. The cemetery is also significant at the local level under Criterion B for its connection with Kelsey Leroy Pharr, a historic pioneer of Miami's black community who created the cemetery to serve the needs of a then segregated city. The site is also eligible under Criteria Consideration D because it derives its primary significance from its historic association with Miami's black community. The period of significance ranges from 1937 to 1968. Miami's first black embalmer, Kelsey Leroy Pharr, purchased the lot in 1937 to turn it into a cemetery for Miami's black community. The cemetery has been in continuous use since then, and is the burial site for many of Miami's early black pioneers, community leaders and innovators who paved the groundwork for later generations.

A motion was made by Ms. Almy to forward the nomination to the National Park Service for listing in the National Register of Historic Places. It was seconded by Ms. Uguccioni. It was approved unanimously.

- E. Miami Marine Stadium, Miami, Miami-Dade County** was presented by Mr. Acosta. The building is being nominated to the National Register under Criterion A in the area of Entertainment/Recreation. It was built primarily as a boat racing venue but was soon adapted to host a wide variety of entertainment, including concerts, opera, and wrestling matches. The period of significance for Criterion A is 1963 to 1967. The stadium's use as a boat-racing and performance space continued beyond that year, and future amendments to this nomination could very well justifiably extend the period of significance up until 1992, when the stadium was shut down by the city of Miami in the wake of Hurricane Andrew. It is also crucial to the historical context of the development of Miami into an international city. Miami Marine Stadium is also significant at the local level under Criterion C in the area of Architecture. The period of significance for Criterion C is 1963, the year the stadium was constructed, when it represented and epitomized the modernity of a growing city and the international cultural influences that helped shape it. Miami Marine Stadium is a significant example of the Modernist architecture characteristic of the mid-1960s in the city of Miami, as a Brutalist building designed for public consumption and enjoyment. The building was a result of a partnership between architect Hilario Candela and engineer Jack Meyer. Constructed primarily of concrete, the structure's design is evocative of its waterfront location, with shapes that reflect nautical themes. The stadium's waterfront grandstand is a distinctive and remarkable work of engineering, with a very large non-trussed cantilevered roof span as well as an overall design which reflects and capitalizes on the meeting of land and water. The manmade engineered water basin associated with Miami Marine Stadium is characteristic of the work which had to be done to make much of Greater Miami's waterfronts livable and usable for human activity, dredging swamp and mangrove into a veritable racecourse.

Mr. Hernandez spoke in favor of the nomination, addressing the structure's connection to architectural innovation and Cuban-American history.

A motion was made by Mr. Gonzalez to forward the nomination to the National Park Service for listing in the National Register of Historic Places. It was seconded by Ms. Uguccioni. The motion was approved unanimously.

F. Giller Building, Miami Beach, Miami-Dade County was presented by Mr. Acosta. The building is being nominated to the National Register under Criterion C in the area of Architecture. Its period of significance ranges from 1957, when it was constructed, to 1962, when its only major alteration, a six-story addition, occurred. The Giller Building is an iconic mid-century Miami Beach office building in the Miami Modern (MiMo) style, constructed by one of the city's great MiMo architects, Norman M. Giller. The building displays the colorful, optimistic nature of the MiMo style in its central glass-tile tower and incorporates classic MiMo architectural features such as projecting cantilevered sunshades, which were aimed to protect the building's occupants from the hot, sunny Miami Beach climate. Situated at an entrance to Miami Beach from the mainland at the very eastern end of the Julia Tuttle Causeway, the building represents a grounded use of an often-flighty style.

A motion was made by Mr. Gonzalez to forward the nomination to the National Park Service for listing in the National Register of Historic Places. It was seconded by Ms. Almy. The motion was approved unanimously.

VIII. Review of Determination of Eligibility Proposals

G. Publix Store #91, Miami Beach, Miami-Dade County was presented by Mr. Acosta. The building is being nominated under Criterion C in the area of Architecture. The period of significance is 1963, the year the store first opened. One of the first Publix grocery stores built and opened in the city of Miami Beach, Publix Store #91 today is the last remaining example of the corporation's mid-century designs, most of which had the character-defining features of a central phoenix wing motif and large lettering bearing the name of the store, "Publix Market," and its slogan, "Where Shopping is a Pleasure." The stores also featured a healthy amount of neon in the façade, aiming to draw in customers with the distinctive architecture and lettering during the day and night. This mid-century appearance spread throughout the state in the 1950s and 1960s, and Publix Store #91 is the only remaining Publix Store of this period with any degree of integrity.

A motion was made by Mr. Gonzalez to determine Publix Store #91 eligible for listing on the National Register of Historic Places and to send that recommendation to the National Park Service. It was seconded by Ms. Almy. The motion was approved unanimously.

IX. Review of Delisting Proposals

H. Delisting of Fruitland Park Community Center, Fruitland Park, Lake County was presented by Mr. Acosta. The Fruitland Park Community Center was listed on the National Register of Historic July 24, 2015. The building was significant for its connections to the social history and government of the city of Fruitland Park. Built in 1914 by Fruitland Park founder George Clark, the community center, also referred to as a "casino," was designed to host public gatherings and recreational activities. The Fruitland Park Community Center served its community with governmental, civic, and social functions. From the city's earliest days, Fruitland park Improvement Association and Chamber of Commerce meetings were held at the community center. In addition, the building hosted church and civic society events and fundraisers. Finally, the community center was a site where dances, school graduations, and church services were held. The Fruitland Park Community Center was an integral part of the city's community from its founding. In 1924, public discussions were held in the community

center regarding potential incorporation of Fruitland Park. The next year, the town was incorporated.

The Fruitland Park Community Center was demolished on January 25, 2017 to make room for construction of a new library for the city of Fruitland Park. Since the building has been demolished, the resource has lost its integrity, and can no longer be listed on the National Register of Historic Places.

A motion was made by Ms. Almy to recommend the delisting of the Fruitland Park Community Center for loss of integrity. It was seconded by Mr. Gonzalez. The motion was approved unanimously.

- I. **Delisting of Atlantic Gas Station, Miami, Miami-Dade County** was presented by Mr. Acosta. Atlantic Gas Station (DA1360, 668 NW 5th St., Miami, FL 33128) was listed on the National Register of Historic Places on December 29, 1988, as part of the Downtown Miami Multiple Resource Area. Built in 1937, the building was significant as an exceptional example of the Mediterranean Revival-style as applied to an unconventional commercial structure. While many commercial buildings in the 1920s and 1930s were constructed in the Mediterranean Revival style, it was less common among gas stations and other types of businesses that required specific building types. In this era, gas station design was not as standardized and branded as it would later be, and the gas station's design reflects the culture and style of the city of Miami in 1937, the year it was constructed. The building was also significant for being an iconic representative of E. A. Ehmann's work, an architect who specialized in Mediterranean Revival architecture.

Atlantic Gas Station was altered at some point during the 1990s, and its character-defining feature, a projecting open canopy that indicated its use as a Mediterranean Revival gas station, was completely enclosed to enlarge the available retail space for future renters of the property. While the building maintains its historic roof and parapet, the feature that clearly distinguished its original use as a gas station has been altered beyond recognition. The listed significance of the building was dependent upon its visible nature as a gas station, and by removing that element of the visual impression, its integrity has been greatly damaged, rendering it ineligible.

A motion was made by Ms. Ugucioni to recommend the delisting of Atlantic Gas Station for loss of integrity. It was seconded by Mr. Gonzalez. The motion was approved unanimously. Ms. Almy left the meeting at this time.

- J. **Delisting of I & E Greenwald Steam Engine #1058, Miami, Miami-Dade County** was presented by Mr. Acosta. I & E Greenwald Steam Engine #1058 (DA01360, 3898 Shipping Ave., Miami, FL 33146) was listed on the National Register of Historic Places March 12, 1987. The object was significant for its engineering and connection to the history of industry. As a rare example of an American Rope Drive system, with a unique automatic cut-off slide-valve system, this is the last surviving I & E Greenwald engine. It had originally been used as a stationary mill engine in the Beaumont Rice Mill in Beaumont, Texas. The rope drive system, of which this engine is the only remaining example, was advantageous for its efficiency of force and fuel. Rope drives were relatively noiseless, and were inexpensive to run and

maintain, and did not take up as much space as other engine types. The steam engine served the Beaumont Rice Mill for over 56 years, and was moved to Miami for preservation.

The I & E Greenwald Steam Engine #1058 was sold to a private collector in Turkey and moved in June 2017. Since the steam engine has been moved out of the United States, it can no longer be listed on the National Register of Historic Places.

A motion was made by Mr. Gonzalez to recommend the delisting of I & E Steam Engine #1058 for loss of integrity. It was seconded by Ms. Uguccioni. The motion was approved unanimously.

X. Other Business

Mr. Acosta announced that the National Park Service had approved five of the nominations from the previous meeting. The WPA Building, Leon County Health Unit Building, Bethlehem Presbyterian Church, the Eugene Knotts Glass House, and the Atlantic Coast Line Locomotive #1504 were listed on the National Register of Historic Places. Mr. Acosta also announced that the next meeting will be on May 10, 2018, and that nominations in CLG communities will be given to the CLGs with 90 days of advance notice. Mr. Acosta further announced that he wants to schedule training for National Register Review Board members.

Dr. Parsons announced that the next Florida Historical Commission Business Meeting was scheduled for March 23rd, and that it will serve as an orientation for new members.

XI. Public Comment

There was no public comment.

XII. Motion to Adjourn

Ms. Uguccioni moved to adjourn. The meeting ended at 4:40 p.m.

Chair, National Register Review Board

Date

State Historic Preservation Officer

Date