

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

Commission Members Present In-Person: Dr. Clifford Smith, Chair; Dr. J. Michael Francis; Mr. Rick Gonzalez

Commission Members Present via Webinar: Ms. Marion Almy

Commission Members Unable to Attend: None

Florida Department of State Officials and Staff Present: Timothy A. Parsons, Ph.D., Division Director, and State Historic Preservation Officer; Alissa Slade Lotane, Bureau Chief, and Deputy SHPO; Susanne Hunt, Outreach Programs Supervisor; Katherine Beck, Community Assistance Consultant; Timothy Knoepke, Historic Preservation Grants Supervisor; Michael Hart, State Historical Marker Coordinator; Rossana Dolan, Preservation Architect; Max Adriel Imberman, Historic Preservationist; Megan McDonald, Historic Preservationist; Eric Case, Historic Preservation Grants Specialist; Drew Begley, Historic Preservation Grants Specialist; Laura Bright, Historic Preservation Grants Specialist

Florida Department of State Officials Present via Webinar: Sarah Liko, Ph.D., Program Administrator

Guests Present: Randy Jaye, Linda M. Jaye, Tina Bucavalas, Nick Kraus, Ken Rockwell, Michelina Schulze, Annie Booth, Vinnie Luisi

Guests Present via Webinar: Eartha Hill, Tehka Hill, Alana Hill, Walter Hill, Lynette Wallace, Vivian Ward, Sarah Cody

- I. Call to Order and Roll Call
The meeting was called to order by Dr. Smith at 1:29 p.m. Mr. Acosta read the housekeeping notes addressing the webinar. All board members were present.
- II. Introduction of Commission, Staff, and Guests
Commission, staff, and guests introduced themselves.
- III. Adoption of Agenda

Dr. Smith recommended the selection of a new Vice-Chair due to the departure of Ellen Ugucione from the National Register Review Board and also recommended the movement of items J and I from the end of the meeting agenda to the top of agenda item seven. Mr. Gonzalez made both motions and Dr. Francis seconded both. Both were approved unanimously. Mr. Gonzalez made the motion to approve the agenda for the meeting. Dr. Francis 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

Dr. Francis made the motion to approve the minutes from the August 9, 2018 meeting. Mr. Gonzalez seconded. The motion was approved unanimously.

VI. Director's Comments

Dr. Parsons noted the importance of the National Register program for the way it acknowledges the importance of the state of Florida's historical resources. Dr. Parsons thanked the members of the public who showed up to provide their comments on nominations.

VII. Election of New Vice-Chair

Dr. Francis made a motion to elect Mr. Gonzalez as the Vice-Chair to replace Ellen Uguccione. Ms. Almy seconded the motion. Mr. Gonzalez was elected unanimously.

VIII. Review of Nomination Proposals

J. Charles E. Leigh Home, Sarasota, Sarasota County was presented by Mr. Acosta. The building is significant at the local level under Criterion C in the area of Architecture. The period of significance of the building is 1937, the year the house was built as a winter home for Charles E. Leigh, a Minnesotan who was the inventor of Lavoris mouthwash. The Charles E. Leigh home is a representative and well-preserved example of Sarasota's early-twentieth-century Mediterranean Revival architectural heritage, characterized by its red barrel tile roof, stucco siding, and heavy use of archways on the exterior façade and interior doorways. The Charles E. Leigh home also has multiple distinctive architectural features, including a spiral staircase in the entrance room and a loggia at the back of the house. While both of these features have experienced alterations (the creation of a balcony feature in the entrance room by taking out portions of the second-floor wall accompanying the staircase, and the inclusion of the once-exterior loggia into the home's interior), their character and appearance have been sufficiently preserved to express their original design intention.

Mr. Gonzalez remarked that, while the architectural significance of the house is clear, the fact that the presence of the alterations and additions to the property is larger than the original section makes approval by the National Parks Service more difficult to achieve.

Ms. Almy stated her concerns about the impact of the pool and backyard alterations to the integrity of the building, due to the bayside façade of many Sarasota buildings being crucial to their design historically. She also asked staff what percentage of the original house interiors were retained.

Mr. Imberman, who prepared the nomination, responded that the back view of the building was unmistakably changed. Mr. Acosta clarified that setting is less crucial to this nomination due to its significance under the area of architecture. Mr. Imberman then responded to the second question by saying that the house's significant spaces have retained their fundamental character

and shape. He said that 75 percent of the original building has experienced some type of change, but that most of it would not impact its integrity significantly.

Mr. Gonzalez said that some of the additions overpowered the front view of the house, and that the back side's setting has been "obliterated" by the pool and additions. He said he would vote in favor of it to see how far it gets. He compared it to the previously-approved tax credit project, the Fontainebleau Hotel in Miami Beach, in which he said that the additions were placed more sympathetically.

Dr. Smith recused himself from this nomination due to his being the historic preservation coordinator for the city of Sarasota. 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. Dr. Francis seconded. The motion was approved 2-1, with Mr. Gonzalez voting against the nomination.

- I. **Cycadia Cemetery, Tarpon Springs, Pinellas County** was presented by Mr. Acosta. The site is significant at the local, state, and national levels of significance under Criterion A in the area of Ethnic Heritage/European—Greek for its direct association with the Greek community and its cultural and religious practices, and under Criterion C: Art for the distinctive style of its Greek American funerary monuments. Since the period of significance ranges from 1905 into the present, the nomination also falls under Criterion G: less than 50 years or achieved significance within 50 years. The cemetery is a Traditional Cultural Property (TCP), as identified in National Register Bulletin 38: Guidelines for Evaluating and Documenting Traditional Cultural Properties due to its direct association with ongoing Greek American cultural and religious funerary practices and grave markers. The property retains a high level of integrity of location, setting, design, materials, workmanship, association, and feeling. Although not physically contiguous with the Greektown Historic District (also a TCP), Cycadia Cemetery has always been part an integral part of its cultural complex. In earlier days, they were physically connected by funeral processions that proceeded by foot from St. Nicholas Greek Orthodox Cathedral to Cycadia Cemetery; today they cover the same route in cars. Priests from Greektown perform Greek Orthodox burial rituals at Cycadia, and residents perform other folk rituals. Gravesites include culturally prescribed accessories such as candle holders, Greek or Byzantine crosses, and other items. In addition to Orthodox symbols, gravestone designs often incorporate images of boats, divers, and other items that reflect the foundation of Tarpon Springs' Greek community in the sponge industry. In addition, the graves of celebrated Greek musicians, grave markers are often engraved with Greek instruments.

Ms. Bucavalas spoke about the nomination she had prepared, reiterating that a Traditional Cultural Property, by nature of the designation, has to be used until the present. She stated that the cemetery is vital to its community.

Dr. Francis said that he supports the nomination being proposed at the national level of significance. Mr. Gonzalez agreed.

A motion was made by Dr. Francis to forward the nomination to the National Park Service for listing in the National Register of Historic Places, with an encouragement that Ms. Bucavalas add more details to the nomination to support the national level of significance. Ms. Gonzalez seconded. The motion was approved unanimously.

- A. Fort Lauderdale Woman's Club, Fort Lauderdale, Broward County** was presented by Mr. Acosta. The building is significant at the local level under Criterion A in the area of Social History, Education and Entertainment/Recreation, and Criterion B in the area of Social History, Politics/Government and Education. The building is significant as a meeting place for the members of the Woman's Club, the public, and a place that sparked social, political, and educational change. Constructed in 1917, the clubhouse has been carrying out meetings and events for over 100 years. Today the building is still home to the Woman's Club and their monthly meetings, and it is also rented out as an event venue for fundraisers, weddings, etc. Prominent settler Ivy Stranahan was not only one of the original founders, but also donated the land for the clubhouse and was the organization's first president. Stranahan played an instrumental role in the progression of the city regarding educational rights, women's rights, African American rights, and Native American Rights.

The clubhouse also contributes to the *Clubhouses of Florida's Woman's Clubs* Multiple Property Submission under the historic contexts of Section E: I & II.; "Early Formation of Women's Clubs in Florida," and "Florida Land Boom, 1921-1926," and the F.1 Property Type: Clubhouses.

Dr. Francis asked Mr. Acosta whether or not architectural significance could be added to the nomination at a later date post-listing. Mr. Gonzalez interjected saying that he felt the alterations to the Woman's Club building were not overly intrusive and that the architecture of the building was so significant for its time period that it should be acknowledged under Criterion C. Mr. Acosta said that concerns over material integrity led staff to avoid Architecture as an area of significance for the building.

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. Dr. Francis seconded. The motion was approved unanimously.

- B. Bunnell City Hall, Bunnell, Flagler County** was presented by Mr. Acosta. The building is significant at the local level under Criterion A: Social History for its association with WPA make-work programs and its role as an important civic center, and under Criterion C: Architecture for its WPA Rustic architecture and the distinctive use of quarried coquina stone construction. The period of significance runs from 1937, when construction commenced, until c.1950, when the library moved out of the building. The building reflects historic themes associated with the New Deal in Florida during the Great Depression. The Bunnell City Hall contributes to the *Florida's New Deal Resources* Multiple Property Submission under "The New Deal in Florida 1933-1943," Historic Context and the F.1 Property Type: Buildings (Rustic).

Mr. Jaye spoke in favor of the nomination.

Dr. Francis asked Mr. Jaye where the coquina stone was quarried. Mr. Jaye responded that it had been quarried between Bunnell and Flagler Beach.

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. Dr. Francis seconded. The motion was approved unanimously.

- C. Bunnell Water Tower, Bunnell, Flagler County** was presented by Mr. Acosta. The structure is significant at the local level under Criterion A in the area of Community Planning and Development and under Criterion C in the area of Engineering. The construction of the Bunnell Water Tower is a significant part of Bunnell's history as it was instrumental in the development and modernization of the area, when it replaced a larger wooden storage tank constructed around 1913 that occupied a plot of land at the edge of Bunnell's business district over a mile from the site of the present waterworks. That facility was demolished in 1928. The period of significance is limited to 1927, the date of construction as part of the modernization of the city's water system associated with the growth of the city. In the 1990s, the waterworks was expanded and further modernized when the water department began constructing other facilities such as the first of two 350,000 ground storage tanks to provide more potable water to the city's customers. The construction of other facilities, such as the water treatment plant continued up until 2015.

The water tower is a prominent landmark that has had an important influence throughout the first 100 years of the city's history and was featured on the 2013 City of Bunnell centennial logo. The elevated steel water tower with its hemispherical bottom is a water storage type commonly referred to as the "tin man." It was built in 1926 by Chicago Bridge & Iron Works, which built numerous other water towers in the United States (at least seven of which are listed in the National Register). The tower was built as part of a new waterworks system for Bunnell that included the water tower, a reservoir building and a pumping station that went into operation in December 1927. First introduced in Europe in the 1880s, the curved bottom trestle tower water tanks were first utilized in the United States in 1891. The elevated trestle tower tanks supported on four legs had cost advantages to towers and standpipes that stood directly on the ground.

Mr. Jaye spoke in favor 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. Dr. Francis seconded. The motion was approved unanimously.

- D. Northside High School, Havana, Gadsden County** was presented by Mr. Acosta. The building is being listed at the local level under Criteria A for Ethnic Heritage: Black and Education and Criterion C for Architecture. The period of significance extends from its opening in 1962 until 1970, when the public school system of Gadsden County integrated and Northside was converted into a junior high school. When it opened in 1962, NHS marked a significant milestone in the education of the black community of eastern Gadsden County, particularly the town of Havana. Prior to its construction, students were forced to either go to Quincy or Tallahassee to pursue their high school education. The lack of easily available educational opportunities was a real hindrance to those in the community. Northside is a classic example of a so-called Equalization School. In an effort to stave off federally mandated integration requirements resulting from the US Supreme Court's *Brown v. Board of Education* decision, white politicians began putting money into black schools, providing them with facilities on par and in some cases better than neighboring white schools. Northside High School in effect not only represents a major milestone in the history of education in the black community but it is also perhaps the

best physical reminder of the efforts taken by the white community of Gadsden County to fight integration.

The school complex is also a locally significant example of International Style architecture adapted to an educational facility. Its long corridors, single story construction, usage of ribbon windows, horizontal massing, and general lack of architectural adornment are all character-defining features of the style. It is the best surviving example of this building type left in the town of Havana, Florida.

The Northside High School contributes to the *Florida's Black Public Schools* MPS under E.IV "Great Depression through the Era of Integration, 1929-1971" and Associated Property Types F.1 Florida's Black Public Schools.

Mr. Gonzalez asked Mr. Acosta whether staff considered pursuing this nomination at the state level of significance. Mr. Acosta responded that there is not adequate context currently to evaluate resources of this type at the state level. Mr. Gonzalez also said the building could be labeled as exemplifying the Regional International style.

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. Dr. Francis seconded. The motion was approved unanimously.

- E. Richmond Heights Pioneer Historic District, Miami, Miami-Dade County** was presented by Mr. Acosta. The district is locally significant under Criterion A in the areas of Community Planning/Development and Ethnic Heritage: Black. The district possesses significance as the first set of houses in a planned community designed and built for African American veterans after the Second World War, the first of its kind in South Florida. The 26 properties in the Richmond Heights Pioneer Historic District are representative of the original ideals of the Richmond Heights subdivision, in a period where Miami-Dade County was rapidly growing in size and population, while consolidating its voluminous amount of land into more tightly-packed developments. The district is also locally significant under Criterion B for its connection with Captain Frank Crawford Martin, the initial developer of Richmond Heights whose vision and personal involvement shaped the design and character of the community. The district's 26 houses are primarily single-family concrete block residences with plain stucco facades, with hipped or low-slope gable roofs. While the houses have been continuously occupied since their construction, some by the same families for almost seven decades, and the overall Richmond Heights community's history covers a much wider period, the period of significance for the Richmond Heights Pioneer Historic District is from 1949 to 1968, years in which the houses were purchased, constructed, first occupied, and developed and expanded as families and domestic needs grew.

Mr. Gonzalez asked staff why the district was so small, when Richmond Heights as a whole has similar historical significance. Mr. Acosta responded that staff followed the Miami-Dade County district's boundaries.

Alana Hill spoke over the phone about the immense significance this particular district holds to her family and to the Richmond Heights community in general, expressing her support for the

nomination. Ms. Cody called in to support the nomination as the Miami-Dade County Historic Preservation Chief.

Dr. Francis thanked Alana Hill for her comments.

A motion was made by Dr. Francis 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. Ms. Almy signed off of the webinar at this point.

- F. Sigmund and Marilyn Goldman House, Maitland, Orange County** was presented by Mr. Acosta. The building is nominated to the National Register under Criterion C at the local level in the area of Architecture. Its period of significance is 1965, the year of its construction. The home is one of the most prominent and best-preserved residential designs of Nils M. Schweizer (1925-1988), a significant mid-20th century architect who trained under and worked for internationally-renowned designer Frank Lloyd Wright. Schweizer and his firm is credited with more than 100 designs in the state of Florida, primarily commercial and religious buildings, complemented by a smaller number of custom-designed residences.

This home demonstrates defining features developed and utilized by Schweizer and is a locally significant example of Modern Movement Florida residential architecture. These features include an emphasis on horizontal planes, geometrically-defined spaces, an indoor-outdoor relationship between the building and the landscape, enormous windows, including “transparent” corners created by butt-edge glazing, and Schweizer-designed modernist “dentil” details appearing throughout the building (on the cornice line, the concrete mantelpiece, and in the cabinet hardware).

Mr. Gonzalez said that the Goldman House should be marketed to Floridians as an example of excellent architecture.

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. Dr. Francis seconded. The motion was approved unanimously.

- G. Lake Lawsona Historic District, Orlando, Orange County** was presented by Mr. Acosta. The district is significant at the local level under Criteria A and C in the areas of Community Planning and Development and Architecture. Its period of significance ranges from 1887-1949. As an early residential neighborhood which developed east of downtown Orlando, Lake Lawsona represents a wide variety of styles which were popular from the turn-of-the-century through the 1940s. As a neighborhood composed of primarily working class residents, Lake Lawsona was the first neighborhood in Orlando to cohesively integrate residential, educational, recreational, and commercial components.

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, encouraging the SHPO to pursue a state level of significance. Dr. Francis seconded. The motion was approved unanimously.

- H. Fenway Hotel, Dunedin, Pinellas County** was presented by Mr. Acosta. The building is eligible for listing on the National Register of Historic Places as locally significant under Criterion A for its

association with Community Planning and Development and its association with Entertainment/Recreation. The Fenway Hotel was integral to the Community Planning and Development of Dunedin, specifically its ties to infrastructure improvements, the Fenway-on-the-Bay subdivision, and the establishment of Dunedin as a resort and golf destination. The developers of the hotel, Talbot, McQueen, and White, strove to make it a success with their ties to local business groups and the City Council. The period of significance under Community Planning and Development is 1926, the year the building was completed.

The Fenway Hotel is significant for Entertainment/Recreation as a locally significant example of a resort hotel. At a time when Florida's tourism industry was thriving, there was a need for a variety of hotels catering to different economic and social classes. The Fenway Hotel is the only resort hotel in Dunedin. The Fenway was a quintessential resort hotel set in a tropical location, catering to America's wealthy, and offering access to a nearby golf course. The period of significance of the property under Entertainment/Recreation is from 1926 to 1956, including the time from the hotel's opening to its closing.

Mr. Gonzalez expressed his concerns about a rooftop addition which had been constructed on the property, believing that it significantly adversely impacted the integrity of the building. He inquired how such an addition was permissible during the tax credit process. Mr. Kraus stated that many of the negative aspects of the additions were initiated by a previous owner of the property who did not follow historic preservation standards and were already part of the building when the tax credit process was started. Mr. Gonzalez found images depicting the state of the building in November 2018, as opposed to the images in the nomination, which date to early 2018. In the intervening period, a porte-cochere had been added to the front of the hotel, obstructing the historic view of the building. Mr. Gonzalez said that the successive alterations to the building heavily damaged the historic integrity of the building.

Mr. Acosta pointed out that the presentation to the board was based upon the nomination submitted to Florida SHPO staff. Mr. Gonzalez agreed but said that the hotel's current appearance presents a "false image" of a historic building due to the changes it has experienced. He asked that Florida SHPO architect Rick Hilburn take a look at the current status of the building and to give his opinions on the alterations at a later date.

Mr. Kraus pointed out that the nomination was submitted under Criterion A, and that the board should consider the building for its ability to transmit its significance in Community Planning and Development, and Entertainment/Recreation.

Mr. Gonzalez objected to the length of the time period between the photographs being taken and presented to the National Register Review Board.

Mr. Luisi spoke about the significance of the Fenway Hotel as a core of the development of Dunedin. He said that the redevelopment of the property took the building's history and historic character into account. He said that the hotel had re-opened the week of the meeting and had received acclaim and attention locally.

Mr. Acosta said that the nomination could receive new photos, better descriptions of architectural changes, and justifications of how the changes impact the building's integrity. He said that the nomination would require changes to justify the changes under Criterion A. He also

said that if the hotel is not approved for the National Register, they would not be eligible for tax credits.

Dr. Francis agreed with Mr. Gonzalez's comments on the building's eligibility and on the material presented in the nomination. Mr. Gonzalez asked Mr. Acosta to read the text of Criterion A for National Register eligibility. Mr. Acosta read it out loud, and explained it within the context of the Fenway Hotel in particular. He also read through the aspects of integrity required for National Register listing, and explained that the changes to the building have impacted its integrity.

Dr. Smith said that he would support the nomination moving forward under Criterion A, but was concerned that it would not be approved by the National Parks Service.

A motion was made by Mr. Gonzalez to deny the nomination's forwarding to the National Parks Service under the grounds of loss of integrity due to alterations that had been instituted since the end of the period of significance. The motion was not seconded.

A motion was made by Mr. Gonzalez to table the nomination until the February 2019 meeting so that it could be edited for clarification of the current level of integrity of the building due to alterations. He stressed that new photographs should be taken and presented and that SHPO preservation architect Rick Hilburn speak to the state of the building. Dr. Francis seconded. It was approved unanimously.

IX. Other Business

Mr. Acosta notified the board of the nominations which had been approved by the National Parks Service since the last meeting. Mr. Gonzalez commended the staff for their hard work in improving the output of the program.

X. Public Comment

(Student) asked how often a nomination can be presented before the state review board. Mr. Acosta responded that it can be presented any number of times. Mr. Acosta notified the board that he would soon be notifying the board of the meeting dates for the 2019 calendar year.

XI. Motion to Adjourn

Dr. Francis moved to adjourn. The meeting ended at 5:33 p.m.

Chair, National Register Review Board

Date

State Historic Preservation Officer

Date