

**Florida National Register Review Board
R. A. Gray Building, Room 307
Tallahassee, Florida
November 4, 2021
Meeting Minutes**

Commission Members Present via Webinar: Dr. Clifford Smith, Mr. Rick Gonzalez, Dr. J. Michael Francis

Commission Members Present In-Person: Ms. Kathleen Kauffman

Florida Department of State Officials and Staff Present In-Person: Mr. Ruben Acosta, Survey and Registration Supervisor; Mr. Andrew Waber, Historic Preservationist; Ms. Mariah Justice, Historic Preservationist; Mr. Eric Case, Grants Specialist; Mr. Cody VanderPloeg, Grants Specialist; Mr. Michael Hart, Historic Marker Coordinator and Webinar Moderator; Ms. Alissa Lotane, Historic Preservation Bureau Chief; Dr. Tim Parsons, Director Division of Historical Resources; Mr. John Grandage, Program Administrator; Ms. Angie Tomlinson, Assistant Director Division of Historical Resources; Mr. Jon Morris, Senior Attorney.

Florida Department of State Officials and Staff Present via Webinar: Ms. Annie Albert, Historic Preservationist; Mr. Chris Fowler, Florida Master Site File Assistant Supervisor.

Guests Present In-Person: Mr. Chip D'Amico, Board Member, Okahumpka Rosenwald School; Mr. Chris D'Amico, Board Member, Okahumpka Rosenwald School; Mr. Joe Branham, Board Member, Okahumpka Rosenwald School; Mr. Edwin Sheppard, Operations Director, Historic Hampton House; Ms. Jacqui Colyer, Chairperson, Historic Hampton House; Mr. Kevin McGorty, Director, Tall Timbers Land Conservancy; Dr. James Bush III, State Representative, District 109.

Guests Present via Webinar: Mr. Alfred Arzuaga, Ms. Barry Caldwell, Mr. Clarence Brown, Ms. Courtney McGovern, Mr. Curb Gardner, Mr. Deshaun Jones, Dr. Enid Pinkney, Ms. Leslee Keys, Ms. Maria Rodriguez-Porto, Ms. Mary O'Bannon, Ms. Misty Nichols, Ms. Christina Stone, Mr. Jerry Edgerton, Ms. Emily Foster, Ms. Candice Hooper, Ms. Amanda Swindle, Mr. Andrew Weaving, Mr. David Morris, Ms. Heather Bonds, Ms. Megan McLaughlin, Ms. Sally Downey, Mr. Joe Byrnes, Ms. Michelle Prescott, Ms. Adrienne Burke, Ms. Madonna Merritt, Ms. Rebecca Friedman, Mr. Anthony Rodriguez, Ms. Sarah Cody, Ms. Stephanie Ferrell, Mr. Wayne Anderson, Mr. Chase Clark, Ms. Alicia Jones, Ms. Mikki Hartig, Ms. Deborah George, Mr. Max Royle, Mr. Storry Walker, Mr. Michael Lott, Ms. Mercedes Harrold, Ms. Margaret Engled, Mr. Morey Shortoge, Ms. Tia Tucker-Williams.

I. Call to Order and Roll Call

Mr. Michael Hart read the housekeeping notes addressing the webinar. Dr. Clifford Smith called the meeting to order at 1:36 pm.

II. Introduction of Commission, Staff, and Guests

Dr. Smith welcomed new Commission members. Commission introduced themselves. Staff and guests introduced themselves.

III. **Adoption of Agenda**

Ms. Kathleen Kauffman moved to adopt the Agenda and Dr. J. Michael Francis seconded the motion. The motion passed unanimously.

IV. **Remarks by Chairperson on Purpose of Meeting**

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

V. **Approval of Minutes from August 5, 2021 Meeting**

Mr. Rick Gonzalez moved to approve the Minutes. Dr. Tim Parsons clarified that new Commission members did not need to have been present at the prior meeting to second the motion. Dr. Francis seconded the motion. The motion passed unanimously.

VI. **Director's Comments**

Dr. Parsons expressed gratitude for the new appointees on the Commission. He thanked Governor Ron DeSantis for the new appointments. Thanked the Board members for reviewing the National Register nominations and being present for the Board meeting. He then thanked the public for attending.

Technical audio issue solved at 1:50pm. Dr. Parsons confirmed no board business was conducted prior. The meeting continued.

VII. **Review of Nomination Proposals**

A. **Livingston Place, Monticello vicinity, Jefferson Co.** was presented by Mr. Acosta.

A note on the naming of this property: throughout the historic period, this property was called Dixie Plantation. Recently, the current owners renamed the property, Livingston Place to have a positive cultural connotation. On the nomination the official historic name will be Dixie Plantation but Livingston Place is the preferred alternate name, which is also noted on the form.

Livingston Place is locally significant under Criterion A in the areas of Ethnic Heritage- Black and Entertainment/Recreation. The property is also significant under Criterion C: Architecture. The Period of Significance extends from 1926 to 1971, ranging from Gerald Livingston's acquisition of the property to the fifty-year cutoff. This property is being nominated as a rural district which includes twenty-six Contributing Resources and eighteen Non-Contributing Resources. The majority of the buildings and structures on the property date to the 1930s and 1940s. There are three historic cemeteries located in the central and northeastern portions of the property which date to the 1850s.

Livingston Place's significance derives from its importance as a quail hunting plantation, the rural landscape created by African Americans that facilitated this use, and from its use as a winter retreat for the Livingston family, which led to the construction of the main house to a design by John Russel Pope. This property is significant as a maintained landscape, which has been continuously farmed since the 1850s. Among the Contributing Resources, there are two workers' cottages and three sharecropper/tenant houses, each dating to the 1930s. Although these houses have been altered, they are representative of the buildings constructed for the

plantation's labor force. While there were likely many more buildings constructed during the early years of the Period of Significance, the extant buildings convey the story of rural daily life of on the property during the early to mid-1900s. These resources are directly associated with the African Americans who were the tenant farmers that created the landscape which made quail hunting possible.

Livingston Place is known for its activity with quail Hunting, and successful quail breeding. The Continental Field Trials have been held at Dixie Plantation since 1937. The property has several different courses for the event.

The Dixie Main House is individually significant under Criterion C in the area of architecture. This large brick residence is John Russell Pope's only residential commission completed in Florida. Pope is known for designing the Jefferson Memorial and the National Gallery in Washington DC. The Main House is a three-story Neo-Classical Revival mansion. The three-story columns and portico create a striking façade. The north side of the first floor includes the servants' wing. The house has a grand wooden staircase, wood paneled walls in the gun room, living room, library and master sitting room.

Historically, Livingston Place extended north into Georgia, and a portion of the property was south of Ashville Highway. However, the nomination focuses under the property currently owned and managed by Tall Timbers, which includes the historic core of the property in Florida. The entire current property is being nominated to the National Register of Historic Places as a rural district. The current boundary dates to 1978, when Geraldine Livingston acquired the property. The portion south of Ashville Highway was sold outside the period of significance and it was subdivided for residences.

Staff has reached out to the Georgia State Historic Preservation Office about the portion of the property in their state, and we hope that they will investigate the possibility of amending this nomination in the future to add their portion of the property through a boundary expansion.

Staff finds that the Livingston Place is eligible for listing in the National Register of Historic Places under Criterion A in the areas of Ethnic Heritage- Black and Entertainment/Recreation and Criterion C: Architecture, at the local level of significance, for the period 1926 to 1971.

Dr. Smith solicited comments from the board. Dr. Francis expressed support for the nomination. He expressed concern regarding aspects of the narrative and sourcing material and encouraged additional research with primary resources. Ms. Kauffman was impressed with the nomination and expressed her support. She expressed support of the vernacular buildings located within the property boundary. Mr. Gonzalez expressed his support of the nomination. He asked owners about alterations to the main house. Mr. Kevin McGorty clarified the date and extent of the alterations. Ms. Kauffman asked about archaeological work within the property boundary. Mr. Ruben A. Acosta clarified why archaeological sites were not included in the nomination. Mr. Andrew Waber offered that the nomination could be updated at a later date.

Dr. Smith solicited comments from the public. Mr. McGorty thanked Ms. Annie Albert and the Division for the work with the nomination. He emphasized how the property celebrates its association as a cultural landscape. He explained conservation easements associated with the property for land conservancy. He emphasized the intent of the property to tell the whole, complete story associated with its history.

Dr. Smith called for a motion. **Mr. Gonzalez moved to forward the nomination of Livingston Place to the National Park Service for listing in the National Register of Historic Places under Criterion A in the areas of Ethnic Heritage - Black and Entertainment/Recreation and Criterion C Architecture, for the period 1926 to 1971 at the state and local level of significance. Dr. Francis seconded. The motion passed unanimously.**

B. Okahumpka Rosenwald School, Okahumpka, Lake Co. was presented by Mr. Acosta.

The Okahumpka Rosenwald School is a two-room school in the small unincorporated town of Okahumpka. This school was funded with support from the community and the Rosenwald Fund. This school is located in a historic African American neighborhood, north of the main part of town. The Okahumpka Rosenwald School is a frame vernacular, one story, building constructed in 1929. The Period of Significance extends from 1929 to 1971. In addition to serving as a school, this property was the only social center for African Americans in Okahumpka, during the Segregation era. After the school closed in 1964, the property continued serving as a community center.

The Okahumpka School is representative of one of the few extant school buildings built for African Americans during the era of school segregation. The Okahumpka Rosenwald School design was closely based off of the 2-room school community plans from the Rosenwald Fund. The school was built with an industrial shop classroom, creating a T-shaped plan. Although the interior of the school was not preserved, the building still retains the majority of its exterior materials and design. While many of the building's windows have been replaced, the new windows are a similar height, and the majority of the window openings were kept intact. The school was constructed on concrete piers and has its original Dutch-lap, wooden siding.

Staff acknowledges that the loss of the interior partition walls and finishes impacts the design and material integrity of the property. However, the Okahumpka Rosenwald School is the best preserved Rosenwald School in central Florida which has not already been listed in the National Register of Historic Places, as stated in the comparative context in the nomination. Although the interior of the building was not wholly preserved, it is significant that the exterior is intact and preserves most of its historic design. In addition, the Industrial Shop on the rear of the school maintains its partition wall, and the placement of the original divider between the classrooms is evident within the exposed beams. Additionally, the building retains its original location and setting, and it also retains a high level of historic association in the community. Many buildings for African Americans were destroyed after the end of segregation era as they lost their use or were otherwise made redundant. However, this building continued use as a community center, and as such, staff expected some modifications to the property. This building remains as a rare

reminder of the unequal conditions endured by African Americans. Therefore, staff determined that the building retains sufficient integrity for listing in the National Register.

Staff finds that the Okahumpka Rosenwald School is eligible for listing in the National Register of Historic Places under Criterion A: Ethnic Heritage- Black, Social History, Education, and Criteria C: Architecture, at the local level of significance, for the period 1929 to 1971.

Dr. Smith solicited comments from the board. Dr. Francis expressed sadness at lost Rosenwald resources and asked about the level of integrity of the property. Mr. Acosta explained why staff determined that this property retained enough integrity for listing. He confirmed that enough integrity was extant for building. Ms. Kauffman thanked Mr. Chip D'Amico for attending the meeting. She thanked staff for thoughts on integrity and thanked the Florida legislature for the new African-American Cultural and Historical Grants. Mr. D'Amico stated Austin Historical out of South Florida has provided a quote to help with restoration of windows and doors on the property. Mr. Gonzalez expressed concern about state of building and hopes building can be stabilized. Ms. Lotane confirmed that this property is on the 11 to Save list and complemented Mr. D'Amico on his efforts garnering support on the property. Ms. Kauffman asked about the level of significance associated with the property. Mr. Acosta explained the levels of significance associated with the property. Ms. Lotane explained that 23 Rosenwald schools remain extant in the State of Florida.

Dr. Smith solicited comments from the public. Mr. D'Amico introduced himself and explained how the Okahumpka Rosenwald School Board is trying to restore the building as closely as possible to its original construction. He confirmed the addition of bathrooms in the building. He stated the board is working on a DHR grant for restoration of the building. He expressed the rarity of the historic resource.

Dr. Smith called for a motion. **Ms. Kauffman moved to forward the nomination of Okahumpka Rosenwald School to the National Park Service for listing in the National Register of Historic Places under Criterion A: Ethnic Heritage- Black, Social History, Education, and Criteria C: Architecture, for the period 1929 to 1971, at the local level of significance. Mr. Gonzalez seconded. The motion passed unanimously.**

C. **Hampton House Motel, Miami, Miami-Dade Co.** was presented by Mr. Acosta.

The Hampton House Motel is significant under Criterion A for Entertainment/Recreation and Ethnic Heritage: Black, Criterion B for associations with significant person Dr. Martin Luther King, Jr., and Criterion C in the area of Architecture as a distinct example of mid-century modern motel design. The period of significant is 1954-1976, which corresponds to the opening of the motel to its closure and subsequent abandonment. Constructed as a purpose built motel for African Americans during segregation-era Miami, the Hampton House Motel provided many upscale and modern amenities uncharacteristic of typical accommodations available to African Americans at the time, such as a swimming pool, private rooms, and private bathrooms. More than a motel, Hampton House boasted public spaces that transformed the motel into the social, entertainment, and political hub for Miami's Black community. These spaces hosted performances from notable Black entertainers, press conferences from Dr. Martin Luther King,

Jr., social conventions, community events, and served as a holiday retreat for prominent African American celebrities and leaders. Its role within the community earned the Hampton House Motel the nickname, "the Social Center of the South." The motel was a place associated with dignity and freedom for African Americans in Miami-Dade County.

Staff would like to call your attention to the alterations that have taken place following the closure of the motel in 1976. Following its closure, the building suffered an extended period of neglect. In order to maintain the existence of the building, alterations were required. The interior motel rooms were reconfigured in order to suit a modern use of the building. Despite the alterations, the Hampton House Motel retains key features and spaces associated with its historic significance. The public spaces, such as the nightclub, lobby, pool courtyard, and coffee shop, retain a large degree of their original layout and design. Importantly, the building retains an identical fenestration pattern to that of its period of significance. While two motel rooms remain extant, the original openings of the motel rooms remain along the entire building; the exterior reads identically to the period of significance. The building also retains a substantial amount of integrity of association and feeling as a segregation-era hotel through its retention of significant public spaces and continued active role within the African American community.

Hampton House Motel remains the best surviving segregation-era hotel extant in Miami-Dade County. While the building underwent some alterations to the interior layout, the building maintains a prominent position within the African American community and serves as a vibrant component of local history.

Miami-Dade County, a Certified Local Government, reviewed the nomination and supports the listing of the motel in the National Register.

Staff therefore finds that the Hampton House Motel is eligible for listing in the National Register of Historic Places under Criterion A for Entertainment/Recreation and Ethnic Heritage: Black, Criterion B for associations with significant person Dr. Martin Luther King, Jr., and Criterion C for Architecture at the local level of significance for the period of 1954-1976.

Dr. Smith solicited comments from the board. Mr. Gonzalez questioned about the interior of the building. Ms. Kauffman clarified the state of the interior. Mr. Gonzalez asked about the grant received from the Division. Mr. Eric Case clarified that it was completed in 2017. Ms. Kauffman explained how the building was in very poor condition before it was completed. She commended Miami-Dade County on restoring the building and commended the grassroots efforts in saving the building. Dr. Francis expressed support of the nomination.

Dr. Smith solicited comments from the public. State Representative Dr. James Bush III thanked the Board. He stated that Dr. Enid Pinkney asked him to present how significant this property is. He read a statement of support and commended Dr. Enid Pinkney on her leadership in preserving the property. He stated that he is prioritizing this property in his district. Mr. Edwin Sheppard introduced himself and thanked the Board. He read a personal statement of support for the nomination. Ms. Jacqui Colyer introduced herself and expressed support for the nomination. She stated the intent to build a permanent Green Book exhibit in the Hampton House. Dr. Deborah George, board member of Historic Hampton House, introduced herself and

expressed support for the nomination. Ms. Michelle Prescott, Vice Chair of Historic Hampton House, introduced herself, thanked the Board, and expressed support for the nomination. Mr. Curb Gardner introduced himself and expressed support of the nomination.

Dr. Smith called for a motion. **Ms. Kauffman moved to forward the nomination of Hampton House Motel to the National Park Service for listing in the National Register of Historic Places under Criterion A for Entertainment/Recreation and Ethnic Heritage: Black, Criterion B for associations with significant person Dr. Martin Luther King, Jr., and Criterion C for Architecture for the period of 1954-1976, at the local level of significance. Dr. Francis seconded. The motion passed unanimously.**

D. **Baptist Terrace, Orlando, Orange Co.** was presented by Mr. Acosta.

The Baptist Terrace Apartments are significant under Criterion A: Community Planning and Development as a significant and final example of a privately-funded, religiously affiliated public housing project for the elderly. The passage of new federal housing laws starting in 1959 allowed non-profit organizations to apply for federal loans for the construction of low-income housing. Orlando underwent a small building boom in large scale, high rise towers, of which Baptist Terrace was the last and the second largest of these towers, which were clustered around downtown Orlando. Subsequent low-income housing for seniors moved away from high-rise towers and their associated high-costs, to more modest low-rise developments.

The building is a large international style, 14-story, rectangular slab skyscraper. Ornamentation is limited to a cantilevered concrete canopy over the entry, vertical pilasters dividing banks of windows along the façade, and a broad, cantilevered concrete roof capping the building. The interior consists of a lobby, community rooms, and offices on the first floor, and double loaded corridors of one bedroom and efficiency apartments on the upper floors, along with laundry facilities. It is set in an urban, grassy lot with rear parking in the Lake Eola neighborhood of downtown Orlando.

While the property is named “Baptist Terrace Apartments,” it is not currently owned by a religious organization and therefore does not need to meet the requirements of Criteria Consideration A: Religious Properties.

The National Park Service reviewed and approved a Historic Preservation Tax Credit Part 1 application for the property, providing a preliminary determination of individual listing. The applicant is currently in process of obtaining approval for their Part 2 application.

Staff concurs with NPS’s determination in the Part 1. The author has provided extensive context for the development of senior housing in Orlando and has shown how Baptist Terrace is directly associated with this short yet significant trend in residential development. While not the first, or largest, the construction of Baptist Terrace does mark an inflection point in the development of privately funded low-income senior housing. Staff thought that the building could be potentially eligible under Criterion C: Architecture, but upon comparison to similar properties, staff and the

consultant concluded to focus on the significance of the property under Criterion A: Community Planning and Development.

Staff provided a copy of the nomination for review by the City of Orlando CLG. They have not yet completed their review at this time. Staff will forward the CLG review report to board members once we receive it from the city.

Therefore, staff finds Baptist Terrace Apartments eligible for the National Register of Historic Places under Criteria A: Community Planning and Development, at the local level, for the period 1968-1970.

Dr. Smith solicited comments from the board. Mr. Gonzalez stated he had no comments. Dr. Francis stated he had no comment, but offered grammatical change in the nomination. Ms. Kauffman expressed fascination at property. She applauded property owners for applying for the Fed tax credit.

Dr. Smith solicited comments from the public. Mr. Alfred Arzuaga, President of the Orlando Neighborhood Improvement Corporation, introduced himself and explained about the property and rehabilitation work including preservation of windows. He expressed support of the nomination.

Dr. Smith called for a motion. **Ms. Kauffman moved to forward the nomination of Baptist Terrace to the National Park Service for listing in the National Register of Historic Places under Criteria A: Community Planning and Development, for the period 1968-1970, at the local level of significance. Dr. Francis seconded. The motion passed 3-1. Mr. Gonzalez was opposed.**

E. **Perry House, Lakeland, Polk Co.** was presented by Mr. Acosta.

The Perry House is a mid-century modern residence built in the Sarasota School Style. The house was designed by Mark Hampton in 1957. Hampton's design for the Perry House utilizes a minimalist approach with an open floor plan and sliding divider walls between the two bedrooms. The east side of the house has a glass wall, bringing in a large amount of natural lighting. The house's exterior is painted stucco. Slatted, wooden privacy screens are placed over the corners of the house to add dimension to the building.

Mark Hampton is considered one of the significant architects from the Sarasota School movement. Hampton also designed other modern residences in Lake Wales, Lutz and Lakeland. The Perry House is an intact building which has had just two owners since it was built. Some distinct features include the u-shaped kitchen, rectangular stained-glass panels separating the dining room and living room and the grass cloth wall on the north side of the living room.

The City of Lakeland CLG reviewed this nomination at its September 23, 2021 historic preservation board meeting, and they have stated their support for the nomination.

Staff finds the Perry House eligible for the National Register of Historic Places under Criteria C: Architecture, at the local level, for the period 1957.

Dr. Smith solicited comments from the board. Mr. Gonzalez expressed appreciation of the owner's caretaking of the house and expressed support of the nomination. Dr. Francis expressed support of the nomination. Ms. Kauffman expressed support of the nomination.

Dr. Smith solicited public comment. Mr. Andrew Weaving introduced himself as owner of the property. He explained his efforts to preserve the property and expressed support of the nomination. Mr. Waber read a comment made via webinar chat from Emily Foster, President of Lakeland Historic Preservation Board. She expressed support of the nomination.

Dr. Smith called for a motion. **Ms. Kauffman moved to forward the nomination for Perry House to the National Park Service for listing in the National Register of Historic Places under Criteria C: Architecture, for the period 1957, at the local level of significance. Mr. Gonzalez seconded. The motion passed unanimously.**

F. **Markowitz House, Sarasota, Sarasota Co.** was presented by Mr. Acosta.

Dr. Smith recused himself from this item at 3:34 p.m.

The Markowitz House is significant at the local level under Criterion C in the area of Architecture. The period of significance is 1964, its date of construction. The Markowitz House contributed to the **Architectural Resources of the Sarasota School of Architecture MPS under Associated Contexts IV. New Directions and Decline and Associated Property Types F.1: Residential Buildings**. Located in the community of Lido Shores and designed by master architect William Rupp, the Markowitz is an excellent locally significant example of Sarasota School architecture. This is perhaps best reflected in the extensive use of glass, low horizontal influences of the International style on the exterior, non-traditional roof form, obscuring of interior and exterior, and the custom design of the building to the landscape. This building was the last designed work of Rupp in Sarasota. Like other Sarasota School architects, Rupp's work is hard to define architecturally as he often personalized his designs. His design work often incorporated elements such as full height walls of glass, open floor plans, double height living spaces, garden walls, entrance courtyards, and the use of concrete for large extending rafter beams. These are elements used within the Markowitz House.

Staff would like to call your attention to some of the alterations that have taken place to the building since 1964. The most notable alteration was the expansion of the living space into what was originally a screened porch, which was enclosed circa 1980. The rear patio was enclosed, the bathroom spaces expanded, and the carport was converted into a two-car garage. Despite these changes, the building retains its integrity for listing.

Staff provided a copy of the nomination for review by the City of Sarasota CLG. They have not yet completed their review at this time. Staff will forward the CLG review report to board members once we receive it from the city.

Staff finds that the Markowitz House is eligible for listing in the National Register of Historic Places under Criterion C: Architecture, at the local level, for the period of 1964.

Mr. Gonzalez solicited comments from the board. Ms. Kauffman asked if the tile flooring was original. She expressed support of the nomination. She asked if the front wall of the property was original. Dr. Francis inquired about the rehabilitation plan of the property. Mr. Acosta stated review of National Register nominations are done on the current state of property, not the future state. Mr. Waber stated that nominations have been submitted for buildings slated to be demolished. Mr. Gonzalez inquired about the style of surrounding properties. Mr. Acosta explained that some surrounding properties were in Sarasota School of architecture style. He explained that there may be enough for a historic district dependent upon more information on properties and community support. Ms. Kauffman stated the Board cannot compare nominations to other nominations. Mr. Gonzalez expressed concerns about the amount of alterations undertaken to the property.

Mr. Gonzalez solicited public comment. No public comment.

Mr. Gonzalez called for a motion. **Ms. Kauffman moved to forward the nomination for Markowitz House to the National Park Service for listing in the National Register of Historic Places under Criterion C: Architecture, for the period of 1964, at the local level of significance. Dr. Francis seconded. The motion passed unanimously.**

Point of Order: Ms. Kauffman asked about Board member comments and who reads them. Mr. Acosta explained that staff reviews comments and the comments become part of the record of meeting. Ms. Kauffman commended staff on the creation of the National Register nominations. Dr. Parsons expressed his support.

- G. **Sarasota Garden Club, Sarasota, Sarasota Co.** was presented by Mr. Acosta.

Dr. Smith continued his recusal from this item.

The Sarasota Garden Center is locally significant under Criterion C in the area of Architecture. Its period of significance extends from 1960 to 1962. The garden center building, which was constructed in 1960 by architect John M. Crowell for the Sarasota Garden Club, is a locally significant example of Sarasota School architecture. The Sarasota Garden Center contributes to the **Architectural Resources of the Sarasota School of Architecture MPS** under **Associated Historic Context B.III The Influence of New Architects, 1953-1959** and **B.IV New Directions and Decline, 1960-1966**; and **Property Type F.5 Miscellaneous Buildings**.

The garden center is located in the Sarasota Civic Center, a one-block parcel set aside within the city for a number of locally significant buildings that serve larger communal purposes. There are

three contributing resources: the 1960 clubhouse, the gardens area, and the 1962 garden shed designed by Bert Brosmith. The clubhouse is a one-story steel frame building with a distinctive glass and concrete block exterior. The building features a prominent low-pitched overhanging roof supported by wood beams that extend from the interior. Like many Sarasota School buildings, Crowell designed the building to obscure the line of separation between the interior and exterior. Three of the four facades of the building feature heavy usage of glass walls and doors while the concrete block walls do not extend full height. On the south façade, the glass windows are sliding glass, which open and converts the main meeting room into an open patio. The prominent wood ceilings extend past the walls into the exterior. In 1962, Bert Brosmith designed the garden shed, which features a steep-pitched ceramic blue Japanese tile roof modeled heavily on the nearby Sarasota Chamber of Commerce Building.

In addition to the two buildings, there are a total of nine different gardens known collectively as the Sarasota Botanical Gardens. From the beginning, landscaping was an essential element of the building's design. The section of the botanical gardens original to the building is on the south, in an area historically closed in by a Japanese shoji screen. There is a footpath and artificial pond known as the lagoon, which are historic. The wood Japanese footbridges are complete in-kind replacements but follow the style, location, and path of the original bridges found here. The south garden is a contributing site while the remaining gardens constitute a single non-contributing site.

Staff would like to call your attention to several changes that have taken place to the building and surrounding property since 1962. The original shoji screen was removed sometime after 1962. The most notable change to the clubhouse was construction of a non-historic library addition, which is connected to the clubhouse via a hyphen. While the addition partially obscures a portion of the east façade and impacts the view of the north facade. Despite this, the addition is easily distinguishable from the original core of the building and the clubhouse's character-defining form is still evident. Although a portion of the original wall was removed to accommodate the hyphen, the overwhelming majority of the building's original material remain. There is also a non-historic small flat-roof addition to the garden shed. Much like the addition to the clubhouse, the garden shed addition is easily distinguishable from the original core of the building. Hence, both buildings retain their integrity for listing.

Staff provided a copy of the nomination for review by the City of Sarasota CLG.

Staff therefore finds that the Sarasota Garden Center is eligible for listing in the National Register of Historic Places under Criterion C: Architecture, at the local level of significance, for the period 1960-1962.

Mr. Gonzalez solicited comments from the board. Dr. Francis expressed support of the nomination. Ms. Kauffman expressed support of the nomination. Mr. Gonzalez expressed support of the nomination, but expressed concern over the change in setting of the property.

Mr. Gonzalez solicited public comment. No public comment.

Mr. Gonzalez called for a motion. **Dr. Francis moved to forward the nomination for Sarasota Garden Club to the National Park Service for listing in the National Register of Historic Places under Criterion C: Architecture, for the period 1960-1962, at the local level of significance. Ms. Kauffman seconded. The motion passed unanimously.**

Dr. Smith returned to the meeting: 4:07 p.m.

H. **St. Augustine Beach Hotel, St. Augustine Beach, St. Johns Co.** was presented by Mr. Acosta.

The St. Augustine Beach Hotel and Beachfront is locally significant under Criterion A in the areas of Entertainment/Recreation and Commerce. It is also significant at the local, state, and national levels under Criterion A: Social History-Civil Rights. The period of significance for Entertainment/Recreation and Commerce extends from 1940 to 1971 and the period of significance for Social History is 1964. This proposal is for a small district encompassing the St. Augustine Beach Hotel, the seawall and boardwalk, and the stretch of beach extending from the pier to the south boundary line of the county parcel. Constructed as part of a Works Progress Administration (WPA) project in 1940, the hotel and seawall are the sole surviving remnants of the pier complex. Designed to help reinvigorate local tourism during the Great Depression, the pier complex was one of the most popular beach access points for residents of St. Augustine and for tourists. The business generated by the complex played a key role in the economic development of St. Augustine Beach.

In 1964, as the federal government was debating the Civil Rights Act of 1964, the Rev. Dr. Martin Luther King, Jr., and the Southern Christian Leadership Conference (SCLC) leadership turned their sights on the city of St. Augustine. The SCLC targeted the celebrations of the 450th anniversary of Spanish conquistador Ponce de Leon landing off the coast of Florida, for which the federal government provided financial support. Although the SCLC staged sit-ins and protest marches through the historic downtown, the swim-ins and wade-ins of segregated pools and beaches generated the most attention. The most notorious event was the swim-in of the Monson Motor Lodge pool. Images of the motel owner James Brock pouring acid into the pool were widely circulated across the globe. Concurrently with the motel swim-in were the wade-ins that occurred at St. Augustine Beach. Starting on June 17th and lasting until July 1, protestors targeted the stretch of beach from the pier south to 16th Street for a series of wade-ins. The wade-in carried out on June 25th was the most violent, as segregationists confronted and attacked protestors on the beach. The political pressure generated by the media attention at St. Augustine have been widely credited with expediting the passage of the Civil Rights Act of 1964, with the Senate passing the act the day after the Monson incident and the president signing the act into law the following day after the last wade-ins at St. Augustine Beach.

Staff would like to draw your attention to a couple of issues. The original pier complex contained two twin hotel buildings in addition to the pier, seawall, boardwalk, and parking lot. The north hotel building is no longer extant, the pier itself is a complete replacement, and the parking lot has been completely redesigned. Although the south hotel building has undergone a number of changes, the exterior integrity is excellent. After Hurricane Dora struck in 1964, the seawall was

capped to help provide erosion and flood control. In the 1970s, the Army Corps of Engineers undertook an extensive beach renourishment project. As a result, the sand is much higher on the seawall than it was during the civil rights protests of 1964.

As a natural landform that is under a constant state of change, the primary feature of the beach is its location where the land meets the sea, and where people go to swim. As a natural landform, change is expected. The key visual markers connecting the stretch of the beach with the protests, the end of 16th Street, the hotel, the seawall, and pier, are all either still extant or as is the case with the pier an in-kind replacement built over or close to the original structure. It is also important to take into consideration the exceptional significance of the 1964 wade-ins when evaluating the integrity of the beachfront. Although the protests also occurred in several places around St. Augustine, including in downtown St. Augustine itself, it was the wade-ins and swim-ins that generated the most attention. The Monson Motor Lodge, which was the site of the most notorious event, is no longer extant. The beachfront therefore is the best surviving resource associated with this element of the St. Augustine movement.

Please note as well that the southern boundary has been adjusted northward due to private property concerns. Although the whole beachfront is publicly accessible, the east boundary line of the private oceanfront lots extend out to the ocean. The beach from the southern line of the county-owned pier park southward to 16th Street, as well as 16th Street itself, are all privately owned. Although the current boundary still encompasses significant portions of the wade-ins, including the June 25th wade-in, staff recommends in the future to reach out to private property owners to have the boundary extended southward to 16th Street and we would also recommend the inclusion of 16th Street into the boundary as well.

Staff finds that the property contained within the boundary of the St. Augustine Beach Hotel and Beachfront is eligible for listing in the National Register of Historic Places under Criterion A: Social History-Civil Rights at the national level, for the period 1964, and Criterion A: Entertainment and Recreation, and Commerce, at the local level, for the period 1940-1971.

Mr. Waber read comments from Ms. Leslie Keys who participated via webinar chat to give additional information regarding the nomination.

Dr. Smith solicited comments from the board. Mr. Gonzalez asked about future plans for the building. Ms. Christina Stone, Executive Director of the St. Johns County Historical Council, explained the City of St. Augustine Beach has authorized grants to stabilize buildings. She explained that the first floor is in use and explained future plans for second story to become artist studios. Mr. Gonzalez recommended case studies to Ms. Stone. Dr. Francis asked if the property owners to the south of the district had been contacted. Mr. Acosta explained the complexity of land ownership to the south of the district.

4:31 p.m. the Division disconnected due to phone interference.

4:33 p.m. connection resumed.

Dr. Smith confirmed no Board business had been conducted while disconnected.

Dr. Francis inquired again about land ownership. Mr. Acosta clarified further research would be needed for property owners to the south. Mr. Waber explained land ownership of the beachfront and that the nomination was left open for boundary expansion in the future. Ms. Kauffman expressed support for the nomination.

Dr. Smith solicited public comment. Ms. Stone expressed support of the nomination. Ms. Leslie Keyes introduced herself, expressed support of the nomination, and offered to answer any questions.

Dr. Smith called for a motion. **Ms. Kauffman moved to forward the nomination for St. Augustine Beach Hotel to the National Park Service for listing in the National Register of Historic Places under Criterion A: Social History-Civil Rights at the national and state level, for the period 1964, and Criterion A: Entertainment and Recreation, and Commerce, at the local level, for the period 1940-1971. Dr. Francis seconded. The motion passed unanimously.**

VIII. **Review of Request for Determination of Eligibility**

A. **Boca Grande Residential Historic District, Boca Grande, Lee Co.**

Mr. Acosta explained the background of the nomination to the new Board members. He explained that DHR is required to submit the nomination as a DOE.

Dr. Parsons wished to remind the public that the nomination would not continue to be listed in the National Register of Historic Places due to the amount of owner objections. He wished to remind Mr. Acosta and Dr. Smith that a representative from Lee Co. wished to speak first after the presentation.

Dr. Smith proposed a ten minute time limit for the Lee County representative.

Dr. Parsons did not think that was an unreasonable request and that could be addressed after the presentation.

The presentation of the Review of Request for Determination of Eligibility of Boca Grande Residential Historic District was made by Mr. Acosta.

Ms. Amanda Swindle introduced herself as the Lee County Senior Assistant Attorney and thanked the Board members and staff. She noted the opposition of locals for the nomination. She expressed that Lee County and Boca Grande are not opposed to historic preservation. She explained why there was lack of support from the community due to the lack of community involvement by the author of the nomination. She reiterated the Boca Grande Historic Preservation Board's decision that they found the nomination inadequate. She believed that there were procedural errors in the nomination process. She expressed opposition at forwarding the determination of eligibility.

Dr. Smith asked if we could take a poll of those opposed to the determination of eligibility due to time constraints.

Dr. Parsons requested that members of public either state their support or opposition for the sake of timeliness.

Dr. Smith solicited public comment. Ms. Courtney McGovern introduced herself as property owner within the proposed district and stated her opposition of the determination of eligibility. Ms. Barry Caldwell introduced herself as a property owner within the proposed district and stated her opposition of the determination of eligibility. Ms. Mary O'Bannon introduced herself as a property owner within the proposed district and stated her opposition of the determination of eligibility. Ms. Sally Downey introduced herself as a property owner within the proposed district and stated her opposition of the determination of eligibility.

Ms. Kauffman stepped out 5:10 p.m.

Ms. Kauffman stepped in 5:12 p.m.

Dr. Smith reiterated that the Board is to determine if the information within the nomination is accurate and sufficient. He stated that he found the nomination was lacking.

Dr. Smith solicited comments from the Board. Mr. Gonzalez had no comments. Dr. Francis expressed concern over the nomination. Ms. Kauffman did not feel the nomination was substantial enough to move it forward. She stated that the National Register was purely honorary and stated that the area must be interesting to get so much interest.

Dr. Smith called for a motion. **Ms. Kauffman made a motion that the nomination proposal for Boca Grande Residential Historic District is technically deficient and substantially deficient and currently does not meet the NR Criteria for Evaluation and should not be forwarded on to the National Park Service for a determination of eligibility. Dr. Francis seconded. Motion passes unanimously.**

IX. **Other Business**

Ms. Kauffman asked Chair to make observation. Ms. Kauffman commended DHR staff on their work.

Mr. Acosta provided an update on National Register nominations reviewed at the previous National Register Review Board meeting.

Mr. Acosta stated that the next National Register Review Board meeting would be held on February 3, 2021. He reminded Board members that they need to select Officers at the next meeting.

X. **Public Comment**

Dr. Smith solicited additional public comment. Mr. Waber asked for clarification on a comment left via webinar chat from Ms. O'Bannon. She clarified her comment.

XI. **Motion to Adjourn**

Dr. Francis made a motion to adjourn. The meeting adjourned at 5:30 p.m.

Chair, National Register Review Board

Date

State Historic Preservation Officer

Date

DRAFT