

**Florida National Register Review Board
R. A. Gray Building, Room 307
Tallahassee, Florida
May 23, 2019
Meeting Minutes**

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

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

Florida Department of State Officials and Staff Present: Dr. Timothy Parsons, Division Director and State Historic Preservation Officer; Dr. Angela E. Tomlinson, Assistant Director and Deputy SHPO; Susanne Hunt, Outreach Programs Supervisor; Ruben Acosta, Survey and Registration Supervisor; Michael Hart, State Historical Marker Coordinator; Megan McDonald, Certified Local Government Coordinator; Andrew Waber, Historic Preservationist; Max Adriel Imberman, Historic Preservationist; Eric Case, Historic Preservation Grants Specialist; Robin Jackson, Historic Preservationist, State Lands Projects; Kristen Hall, Historic Sites Specialist

Florida Department of State Officials Present via Webinar: None

Guests Present: Representative Charlie Stone, Florida House of Representatives; Jim Coullard, Marion County; William Stanton, Cultural Resources Section Supervisor, Florida Park Service; Tate Miller, Owner, Hotel James; Chris Crenshaw, FDEP Division of State Lands; Judi Francis, Shelia Leavey, Michelina Shulze, Annie Booth, Roberta Correa

Guests Present via Webinar: Cheryl Greiner, Business Services Coordinator, City of North Port; Sandy Pfundheller, Director, Parks and Recreation City of North Port; Valerie Malingowski, Grant Writer, City of North Port; John Bryant, Sweets Parkman Architects; James Pankonin, Kimley-Horn Associates; Paul Weaver, historic preservation consultant; Laura Lee Corbett, historic preservation consultant; Lisset Hanewicz, Crescent Lake Neighborhood Association; Kelly Perkins, City of St. Petersburg; Elly McKuen; Tatiana Daguillard; Matthew Dobson; Martha Murray

I. Call to Order and Roll Call
The meeting was called to order by Dr. Smith at 1:33 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

Ms. Almy made a motion to adopt the agenda for the meeting. Mr. Gonzalez seconded. The motion was approved unanimously.

IV. Remarks by Chairperson on Purpose of Meeting

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

V. Approval of Minutes from February 7, 2018 Meeting

Ms. Almy made a motion to approve the minutes for the February 7, 2019 meeting. Mr. Gonzalez seconded. The motion was approved unanimously.

VI. Director's Comments

Dr. Parsons stated the purpose of the meeting; to review nominations for listing to the National Register of Historic Places. He thanked those present and on the phone for taking part in the meeting.

VII. Review of Nomination Proposals

- A. Henry C. Arpen House, Jacksonville, Duval County** was presented by Mr. Acosta. The building, built c. 1880, is a two story wood frame traditional Florida vernacular residence located in the Mandarin area of southwest Duval County, Florida. The Arpen House is set in a historic former orange grove. It is a simple frame vernacular building with a one-story wrap around porch on its east side. Its integrity, particularly that of the main block, is excellent. The most conspicuous alteration has been the addition of a kitchen to the west elevation. However, the addition is historic, likely done in the 1920s, and has achieved significance in its own right. The property contains two small non-contributing structures and a modern residence known as the Ashram which are set well south of the grove house. The house is set on a historic seventeen-acre parcel which was part of the Joseph Hagin Spanish Land Grant. The parcel features the site of the former orange grove, woodlands and two small creeks that form the headwaters of Cormorant Creek, a tributary of nearby Julington Creek, itself a tributary of the St. Johns River.

The building is locally significant under Criterion A in the area of Exploration and Settlement. The Arpen House is associated with the post-Civil War citrus boom, promoted by Harriet Beecher Stowe and other writers, that drove the development of Mandarin, Florida and other citrus growing and agricultural communities along the St. Johns River during the period 1866-1895. Located in the Joseph Hagin Spanish Land Grant, the seventeen-acre parcel is one of the oldest privately owned properties in Florida and was the site of an early nineteenth century orange grove. The Arpen House is one of a finite number of historic resources associated with this formative period of development. Moreover, the Arpen House has architectural significance under Criterion C. It is an early, rare and outstanding example of the frame vernacular residences, sometimes known as Florida Cracker Vernacular, built by pioneer settlers in the state during the late 19th century. It is one of a dwindling number of examples of this type of architecture in an area of Duval County increasingly urbanized since the construction of the Buckman Bridge and I-295 across the St. Johns River in the 1970s. Its period of significance dates from c. 1880 when the original portion of the building was constructed, to c. 1920 when a rear addition, housing a kitchen and bathroom, was completed.

Paul Weaver, nomination author, briefly 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. Ms. Almy seconded. The motion was approved unanimously.

- B. Silver Springs, Ocala, Marion County** was presented by Mr. Acosta. The district is being proposed for listing in the National Register at the local and state levels under Criterion A and B for Entertainment and Recreation; at the local level under Criterion A for Ethnic Heritage: Black; Criterion B for Conservation and Art; and under Criterion C at the local level for Architecture and Engineering. The period of significance extends from 1925 until 1969. Although river-based tourism of the Silver River and the springs go back to the late 19th century, the modern park's history dates to the ownership of Carl Ray and W.M. "Shorty" Davidson, who ran the park as a renowned roadside attraction from 1927 until 1962, when it was acquired by the American Broadcast Company (ABC). At its height, Silver Springs was the most-visited tourist attraction in Florida, drawing an estimated 800,000 people a year by 1950. The park received international attention as a location for movie and television productions, most notably the Tarzan movies starring Johnny Weissmuller, several James Bond movies, and the television series Sea Hunt starring Lloyd Bridges.

The district includes the Silver Springs Concession and Restaurant buildings. These buildings are the surviving remnants of the Silver Springs Tourist Center which was first built following a fire that destroyed much of the waterfront. The Concession Building in particular, which served a dual purpose as the administrative office for the entire park, is also significant for its association with the active professional life of Davidson and Ray, who were instrumental in forming the park and turning it into a major tourist attraction. In addition to forming the Silver Springs attraction, they also founded nearby Paradise Park, a significant African American park which operated until 1969. They were instrumental in the tourist industry across the state. The Tourist Center is also significant for its association with the active professional life of Bruce Mozert, who was a trailblazer in the field of underwater photography, whose images showcasing Silver Springs and Paradise Park were published in the leading national publications of the period. The district is significant for its association with herpetologist E. Ross Allen, who ran the Ross Allen Reptile Institute from Silver Springs from 1929 until 1964. Through his careful study of poisonous snakes, Allen developed a number of antivenin treatments that have been credited with saving numerous lives. During World War II, over 72,000 poisonous snakes were "milked" at the Institute, which supplied roughly 90 percent of the venom used for antivenin for servicemen and women. The last remnant of the Institute is a small wooden building which had been relocated to the workshop area.

Also included within this district is a fleet of six historic 1960s era glass bottom boats and the distinctive boat dry docking and storage facilities which were custom-built for the boats. Silver Springs had long been one of the most renowned attractions to use glass bottom boats. Many innovations were added to the boats to allow for more efficient operation, starting with the conversion of the gas-powered wood glass bottom boats into electric powered boats. The original wooden boats were replaced with the current metal boats in the 1950s and 1960s. The boats, which date to the ABC era, have plied the waters of the Silver River for over 50 years and would have been used for both the historic Silver Springs attraction as well as the Paradise Park operations. They are the best surviving resources still directly associated with Paradise Park, which was a locally significant roadside attraction that catered to an African American clientele. Opened after World War II, it was one of the few such attractions opened to black

people during the era of Jim Crow segregation. The boats themselves were operated by African American captains, who were prominent members of the community. Many of them voiced their discontent with not being allowed to bring their families along on the boat tours, which played a role in the decision to open Paradise Park. One of the boat captains, Eddie Vereen, was placed in charge of Paradise Park.

The Concession Building and the Restaurant are locally significant examples of Sarasota School architecture. They also represent a major local work of the noted architect Victor Lundy.

Silver Springs contributes to the Architectural Resources of the Sarasota School of Architecture MPS under Associated Historic Contexts B. III The Influence of New Architects, 1953-1959, and Associated Property Type F.5: Miscellaneous Buildings.

Mr. Acosta read a letter from the Marion County Board of County Commissioners which expressed concerns over whether the potential National Register designation would impact the ability of the park to be redeveloped to encourage swimming. Dr. Parsons asked whether or not the National Register listing would have an impact of this type. Mr. Acosta replied that it would not. Dr. Parsons replied that he was in charge of the SHPO's Compliance section at the time Silver Springs was reviewed, and that the SHPO approved of the plans, already knowing of the site's National Register eligibility.

Florida State Representative Charlie Stone spoke, saying that the letter was in response to a lack of surety over the impact of National Register listing on the future development of Silver Springs. He stated that he has since learned that it would not have negative impacts on that project, he withdrew his initial objection.

Dr. Parsons replied that there is a state law which requires that projects at Silver Springs are reviewed by the SHPO, but that the National Register listing would not apply any additional restrictions or bureaucratic steps.

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.

- C. **Shell Hammock Landing, Lake Wales vicinity, Polk County** was presented by Mr. Acosta. The building is being proposed for listing at the local level under Criterion A in the area of Transportation and under Criterion C in the area of Architecture. Built in 1881, at the height of popularity of steamboat travel down the Kissimmee River, the house at Shell Hammock served as a resting point for travelers undergoing the exhausting journey up and down the river. Its original owner, Charles Franklin McQuaig, was very active in clearing out the Kissimmee River allowing easier, faster and safer steamboat travel. It is the last remaining steamboat stop along the river and still maintains its original dock, albeit in a ruined state. The main house at Shell Hammock Landing is also significant as a large and elaborate local example of the Florida Cracker style of architecture, featuring the wood material and original design principles which define Florida Cracker buildings, including ample porches and coverings to facilitate coolness and airflow in a pre-air conditioning 19th century Florida. The period of significance for Shell Hammock Landing is 1881-1921, years in which the house and its associated dock were used as a popular stopping point for steamboat trips down the Kissimmee River.

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. Ms. Almy seconded. The motion was approved unanimously.

- D. Huggins-Stengel Field, St. Petersburg, Pinellas County** was presented by Mr. Acosta. The site is being proposed for listing in the National Register under Criterion A at the local level for Entertainment and Recreation. The period of significance extends from 1925 until 1969. The field served as the spring training grounds for the New York Yankees, the New York Giants and the New York Mets. Starting with the arrival of the St. Louis Browns in 1914, the usage of St. Petersburg as a spring training site by Major League Baseball teams had long been a significant tourist draw for the city. It was the New York Yankees, however, who made the city famous for spring training. The field, which was originally named Crescent Lake Field, was laid out to Major League specifications under the guidance of the New York Yankees grounds crew. It was renamed twice, first to Miller Huggins Field in 1930 and then Huggins-Stengel Field in 1963. The city hosted the Yankees from 1925-1942, 1946-1950, and 1952-1961, during the height of their great dynasty years. In 1951, the New York Giants under manager Leo Durocher trained here prior to what became a National League pennant season. After the departure of the Yankees in 1961, the New York Mets moved in, and the field would host the team until 1987. Huggins-Stengel Field hosted some of the greatest teams in baseball history, including the 1927, 1939, 1953, and 1961 Yankees and the 1969 Mets among others.

When the Yankees, Giants, and Mets held spring training in St. Petersburg, they trained at Huggins-Stengel Field and played their exhibition games elsewhere, first at Waterfront Park then later at Al Lang Stadium. Waterfront Park was demolished and replaced by Al Lang Stadium. Although Al Lang Stadium is still standing, it has faced significant alterations, particularly to the field as it transitioned from a baseball stadium to a soccer stadium after spring training came to an end there in 2008. Hence, Huggins-Stengel Field is the resource that is best associated with the history of Major League spring training left in St. Petersburg that retains its integrity, especially prior to World War II.

Lisset Hanewicz, Crescent Lake Neighborhood Association, spoke in favor of the nomination.

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.

- E. Craney Spec Houses Historic District, Winter Haven, Polk County** was presented by Mr. Acosta. The district is eligible for the National Register of Historic Places at the local level under Criterion A in the area of Community Planning/Development and under Criterion C in the area of Architecture. The houses in the district were commissioned by Richard "Dick" Craney, a successful entrepreneur, wood and construction materials distributor, and real estate developer. Designed by Gene Leedy, a luminary of the Sarasota School of Architecture, the homes are representative of ambitious mid-century development in Winter Haven, Florida, during a time of huge migration, social and economic change for the State of Florida, and the migration trends of this region and as a nation as a whole. The district demonstrates in microcosm the vast changes in the decades after the Second World War. Emerging, as the intended beginning of a Modernist community in the heart of a citrus grove, Craney and Leedy

created 10 spec homes to address the dire need for housing in a community that experienced both a boom in population, as well as changes in the socio-economic fabric of the city.

The Leedy-designed houses also embody distinctive characteristics of the Sarasota School of Architecture. Radical at the time of their construction, the houses have open floor plans, no ornamentation, exposed framing and use common materials in uncommon ways. They present a vision of hopefulness and modernity that helped define the age in which they were built. While two of the Crane Spec Houses have experienced significant alterations, and the district contains one house built far after the period of significance in a non-complementary style, the district overall communicates a design concept that came from the partnership of an architect and a developer who each wanted to help create a new community on previously undeveloped land. The period of significance for the Crane Spec Houses Historic District is from 1956-1958, the years in which the houses were designed, built and sold.

This district contributes to the ARCHITECTURAL RESOURCES OF THE SARASOTA SCHOOL OF ARCHITECTURE Multiple Property Submission under The Influence of New Architects, 1953-1959 Historic Context and Property Type F.1: Residential Buildings.

Judi Francis, nomination author, and Shelia Leavey, resident of the neighborhood, spoke in support of the National Register nomination.

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.

- F. Hotel James, Palatka, Putnam County** was presented by Mr. Acosta. The building is being proposed for listing at the local level under Criterion C for Architecture. The period of significance extends from 1916, its date of construction, to 1924 when its addition was built. The James Hotel is an excellent locally significant example of the Prairie Style architecture adapted for a large commercial building. It is also a locally significant example of the work of master architect Henry John Klutho. A protégé of Frank Lloyd Wright, Klutho was renowned for his work in rebuilding the City of Jacksonville, Florida, after a major fire which occurred there in 1901. The James Hotel was constructed at the height of Klutho's career and the usage of the Prairie Style in this building is in keeping with what he was known for at that time. Although he was most significant for his work in Jacksonville, Klutho in fact designed a number of buildings throughout the state of Florida.

Roberta Correa spoke in favor of the nomination and noted that the building had been listed on the Florida Trust's *Eleven to Save* list several times. Tate Miller, hotel owner, noted that the building was determined to be significant to the potential of invigorating Palatka's downtown area.

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. Ms. Almy seconded. The motion was approved unanimously.

- G. Warm Mineral Springs Building Complex, North Port, Sarasota County** was presented by Mr. Acosta. The buildings are being proposed for listing at the state and local levels under Criterion

A in the area of Entertainment/Recreation and under Criterion C at the local level in the area of Architecture. The spa and cyclorama are significant for their use as a site for the second phase of Florida's Quadricentennial in 1959-1960, as well as the continued use of the buildings as a spa accompanying the Warm Mineral Springs to the north in the following decades. It is also significant as an example of Sarasota School modernist architecture designed by Jack West, with the buildings artistically representing the size, shape and depth of Warm Mineral Springs. The period of significance for the Warm Mineral Springs Building Complex is from 1959-1960, the period in which the buildings were built, opened and used as the site for the second phase of the Florida Quadricentennial celebration.

The Warm Mineral Springs Building Complex contributes to the ARCHITECTURAL RESOURCES OF THE SARASOTA SCHOOL OF ARCHITECTURE National Register of Historic Places Multiple Property submission under The Influence of New Architects, 1953-1959 Historic Context and Property Type F.5 - Miscellaneous Buildings.

Sandy Pfundheller, Director, Parks and Recreation City of North Port, and John Bryant, Sweets Parkman Architects, spoke in favor of the nomination.

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.

VIII. Other Business

Mr. Acosta shared with the board that the next National Register Review Board will be held on August 8, 2019. Dr. Parsons stated that he was in communication with the governor's office regarding the appointment of members to the vacancies on the board. Mr. Acosta announced the retirement of William Carl Shiver, who had served the bureau in the National Register section for over 41 years.

IX. Public Comment

There was no public comment.

X. Motion to Adjourn

Ms. Almy moved to adjourn. The meeting ended at 3:47 p.m.

Chair, National Register Review Board

Date

State Historic Preservation Officer

Date