

**Florida National Register Review Board
R. A. Gray Building, Room 307
Tallahassee, Florida
August 5, 2021
Meeting Minutes**

Commission Members Present via Webinar: Dr. Clifford Smith, Chair, Mr. Rick Gonzalez, Vice-chair, Ms. Marion Almy

Florida Department of State Officials and Staff Present via Webinar: Mr. Ruben Acosta, Survey and Registration Supervisor; Mr. Andrew Waber, Historic Preservationist; Ms. Annie Albert, Historic Preservationist; Ms. Mariah Justice, Historic Preservationist; Mr. Michael Hart, Historic Marker Coordinator and Webinar Moderator; Ms. Alissa Lotane, Historic Preservation Bureau Chief; Ms. Katherine Beck, Main Street State Coordinator; Mr. Chip Birdsong, Site File Coordinator; Mr. Jon Morris, Senior Attorney

Guests Present In-Person: none

Guests Present via Webinar: Brian Shay, Planning Director for City of Marathon; Conception Bretos-owner, Gaylord House; Kim Hinder, Senior Architectural Historian, North Ward School; Matthew Dobson, Director for Jay School; Rhoda Mooring, owner, Mittendorf House; Anthony Rodriguez, Planner, Lee County; Richard Wesch, attorney, Lee County; Amanda Swindle, attorney, Lee County; Candice Hooper; Claudia Thomas; Courtney McGovern; David Halverson; Denise Watkins; Earl Hahn; Elliot Earl; Frank Newlin; Gina Klayton; Gloria Sajgo; Harrison Coerver; Joe McGowan; Linda Grayson; Lynne Seibert; Madonna Merritt, Maria Covelli; Marianne Sayers; Mary O'Bannon; Maryanne Grgic; Matthew Pfohl; Meghna White; Michael Jacob; Misty Nichols; Nicole Dielmann; Sally Downey; Susanne Hunt; Terry Schnuck; Virginia Raethka

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 2:33 pm.

II. Introduction of Commission, Staff, and Guests

Commission introduced themselves. Staff and guests introduced themselves.

III. Adoption of Agenda

Ms. Almy proposed to edit the agenda and move agenda item VII: Review of Request for Determination of Eligibility to follow Item VIII: review of Nomination Proposals. Mr. Gonzalez made the motion and Ms. Almy seconded. The motion passed unanimously.

Ms. Almy made a motion to adopt the revised agenda. Mr. Gonzalez seconded the motion. Motion passed unanimously.

IV. Remarks by Chairperson on Purpose of Meeting

Dr. Smith described the purpose and process of the National Register Review Meeting. Mr. Gonzalez asked about the composition of the board. Dr. Parsons stated he would address this during his comments.

V. **Approval of Minutes from May 6, 2021 Meeting**

Mr. Gonzalez motioned to approve the minutes. Ms. Almy seconded the motion. Motion passed unanimously.

VI. **Director's Comments**

Dr. Parsons introduced the National Register of Historic Places program. He stated that the Division is awaiting appointments to the National Register Board.

Due to the number of items on the agenda, the need to complete the meeting by 5:30 pm, and the number of guests on the webinar, Dr. Smith proposed limiting individual speaking time to two minutes to allow the greatest number of individuals to speak. Mr. Gonzalez made a motion to limit the speaking time to two minutes per guest. Ms. Almy seconded. Dr. Smith suggested an amendment to include the end time to the meeting in the motion. Mr. Gonzalez amended his motion to include an ending time of 5:30 pm. Ms. Almy seconded the motion as revised. The motion passed unanimously.

Dr. Parsons informed Dr. Smith that Richard Wesch, attorney, Lee County, requested 45 minutes to speak before the Board. Dr. Smith solicited comments from the Board. Mr. Gonzalez recommended providing Mr. Wesch 15 minutes. Ms. Almy recommended delaying any decision on time allocation until the agenda item comes up for consideration by the board due to the time constraint. Dr. Smith agreed with Ms. Almy and directed staff to notify Mr. Wesch of the potential time limitation.

VII. **Review of Nomination Proposals**

- A. **Crane Point**, Marathon, Monroe County was presented by Mr. Acosta. Crane Point is being proposed under Criteria A for Settlement and Exploration, Entertainment and Recreation, and Ethnic Heritage – Black. It is also locally significant under Criterion C for Architecture. The period of significance is 1906-1910, which corresponds to the construction of Adderley House and the establishment of Adderley Town, and 1954-1968, which corresponds to the construction of Crane House to the closure of the Southeastern Museum of the American Indian. The contributing structures on Crane Point are locally significant as they are representative of the historical development of Marathon and Key Vaca during the twentieth century. Miami architect Wahl Snyder designed both Crane House and the Southeastern Museum of the American Indian. The museum was a rare design of a commercial structure completed by Snyder. Crane House remains the first Mid-Century Modern structure in Marathon and is characteristic of the style as it was adapted for the subtropical climate of Florida.

Dr. Smith solicited public comment. Mr. Brian Shay of the City of Marathon said he fully supports the nomination.

Dr. Smith solicited board comments. Mr. Gonzalez expressed his support of the nomination and asked about the condition of the buildings. Mr. Shay responded that renovation work is underway. Mr. Gonzalez expressed his hope that subsequent work would be more sympathetic to the original design.

Dr. Smith solicited a motion. **Mr. Gonzalez made a motion to forward the nomination of Crane Point to the National Park Service for listing in the National Register of Historic Places under Criteria A and C at the local level of significance. Ms. Almy seconded the nomination. The motion passed unanimously.**

- B. Gaylord House**, Miami Beach, Miami-Dade County, was presented by Mr. Acosta. The Gaylord House is locally significant under Criteria C in the area of Architecture. The Period of Significance is from 1926 to 1929, which corresponds to the construction dates of both buildings. The house is significant as an early example of the Mission and Spanish Revival style in Miami Beach. Tropical Homes Incorporated designed the house in addition to several other homes in Miami Beach, during the 1920s and 1930s. This house incorporates distinct features of the Pueblo, Mission and Spanish Revival Styles including, vigas, stucco walls, rounded parapets, red tiled roofs, large rectangular piers, and arcaded porches. The Mission/Pueblo Revival is a subtype of the Spanish Colonial Revival.

Dr. Smith solicited public comment. No member of the public made comment at this time.

Dr. Smith solicited comments from the Board. Ms. Almy expressed her support for the nomination. Mr. Gonzalez expressed his support and asked about the window shutters. Ms. Conception Bretos, property owner, replied that the shutters were necessary to preserve the windows. Mr. Gonzalez complimented Ms. Bretos on the interior restoration and asked staff to share resources with her to assist with the continuing preservation of the house.

Dr. Smith solicited a motion from the Board. **Ms. Almy made a motion to forward the nomination of the Gaylord House to the National Park Service for listing in the National Register of Historic Places under Criterion C: Architecture at the local level of significance. Mr. Gonzalez seconded the motion. The motion passed unanimously.**

- C. North Ward School**, Clearwater, Pinellas County, was presented by Mr. Acosta. The North Ward School is locally significant under Criterion A for Education and Criterion C for Architecture. The period of significance extends from its date of construction in 1915 to 1971. The principal school building has three distinct sections: the original 1915 building, the circa 1926 addition, and a post-World War II cafeteria and library/kitchen addition. Originally constructed by the Pinellas County Board of Public Instruction to improve school facilities soon after the incorporation of the county, the North Ward School played a significant role in the history of education in the northern part of Clearwater. It was the second school in Clearwater and the first built along the northern edge of the city. The school is an excellent locally significant example of early 20th century educational architecture.

Dr. Smith solicited public comment. Ms. Kim Hinder, CARDNO architectural historian, offered to answer any board questions. Mr. Gonzalez asked about plans for the property. Ms. Hinder stated the City of Clearwater plans to rehabilitate the property. Ms. Gina Clayton, planner, City of Clearwater, confirmed Ms. Hinder's response. Ms. Clayton expressed her support for the nomination. Mr. Gonzalez encouraged the city to preserve the interior of the school.

Dr. Smith solicited additional board comment. Ms. Almy expressed her support for the nomination.

Dr. Smith solicited a motion. **Mr. Gonzalez made a motion to forward the nomination for the North Ward School to the National Park Service for listing in the National Register of Historic Places under Criteria A: Education and C: Architecture at the local level of significance. Ms. Almy seconded. Motion carried unanimously.**

- D. Fidelis School**, Jay vicinity, Santa Rosa County, was presented by Mr. Acosta. The Fidelis School is significant at the local level under Criterion A for Education and Entertainment/Recreation and Criterion C for Architecture. The period of significance extends from 1925 to 1971. It is the oldest extant schoolhouse in Santa Rosa County. In addition to the schoolhouse, there is also a contributing post-World War II cafeteria/administrative office building and two baseball fields that were constructed during the historic period of significance and are therefore contributing. The school was built during an important era when the school board emphasized consolidation and the creation of special school tax districts to fund the construction of more substantial educational facilities. When constructed, it marked a significant improvement in the education of the children the community as well as the nearby communities of Greenwood, Berrydale, and Dixonville. The school grounds and auditorium became a significant community gathering place, hosting a variety of events ranging from gospel singings, political rallies, community plays, sporting events, community fundraisers, and family reunions. The school and adjacent cafeteria building also served larger communal functions such as a polling place for local elections, a hurricane shelter, and de facto public health clinic for children.

Dr. Smith solicited public comment. No member of the public made comment at this time.

Dr. Smith solicited board comments. Ms. Almy expressed support for the nomination and its long period of significance. Mr. Gonzalez also expressed support for the nomination and asked about plans for the property. Mr. Matthew Dobson, Jay Historical Society, stated the county is interested in rehabilitating the property into a community center.

Dr. Smith solicited a motion from the board. **Ms. Almy moved to forward the nomination of the Fidelis School to the National Park Service for listing in the National Register of Historic Places for listing under Criterion A: Education and Entertainment/Recreation and Criterion C: Architecture at the local level of significance. Mr. Gonzalez seconded. The motion passed unanimously.**

- E. Sarasota Garden Center**, Sarasota, Sarasota County

Dr. Smith announced to the board that he would need to recuse himself from the review of this nomination as he was the local historic preservation officer that advocated for this property before the local preservation commission.

Mr. Gonzalez assumed the chair and determined that there is no longer quorum present to take final action on this nomination.

Mr. Gonzalez made a motion to table the nomination to the next scheduled National Register Review Board meeting. Ms. Almy seconded. The motion passed unanimously.

F. Mittendorf House, Steinhatchee, Taylor County

Dr. Smith returned to the meeting and resumed as chairperson.

The Mittendorf House is locally significant under Criterion C in the area of Architecture. The period of significance is its date of construction, circa 1925. This house is a locally significant example of early 20th century domestic frame vernacular architecture. Built by prominent local builder Louis Parker, Sr., the building incorporates elements of Prairie and Queen Anne styles. When constructed, it was one of the most substantial buildings in Steinhatchee. It is one of the few extant buildings in town predating 1930, much of which was destroyed in a hurricane in 1934.

Dr. Smith solicited public comment. No member of the public made comment at this time.

Dr. Smith solicited comments from the board. Mr. Gonzalez expressed support for the nomination and asked about alterations to the property. Mr. Acosta replied that the building has had minimal alterations. Ms. Almy also expressed support for the nomination.

Dr. Smith solicited a motion from the board. **Mr. Gonzalez moved to forward the nomination of the Mittendorf House to the National Park Service for listing in the National Register of Historic Places under Criterion C: Architecture at the local level of significance. Ms. Almy seconded the motion. Motion passed unanimously.**

VIII. Request for a Determination of Eligibility

A. Boca Grande Residential Historic District, Boca Grande, Lee County

The Boca Grande Residential Historic District is being proposed for a Determination of Eligibility for listing in the National Register at the local level under Criterion A for Community Planning and Development; Criterion B for Social History; and Criterion C for Architecture and Landscape Architecture. The period of significance extends from circa 1900 to 1970. There are a total of 129 resources in the district, 95 contributing and 34 non-contributing. The district consists primarily of early to mid-20th century buildings that comprise the historic residential core of Boca Grande. The district wraps around the already listed Downtown Boca Grande Historic District, which was listed in the National Register on August 11, 2011. The district is characterized by low, one to two-story residences, large beachfront properties, a rectilinear street grid, and two landscaped streetscapes, Gilchrist Avenue and Banyan (2nd) Street. The buildings in the district consist of frame vernacular, Craftsman, Mission and Mediterranean Revival residences of varying size and elaboration.

The district was locally designated by Lee County on July 2, 1990.

The Boca Grande Residential Historic District nomination proposal was reviewed by the Lee County CLG, and both the Boca Grande Historic Preservation Board and the Lee County Board of

County Commissioners recommended against listing on April 9, 2021. This recommendation was appealed by Mikki Hartig, the proposal author, on May 3, 2021, allowing for review by the State National Register Review Board.

As a majority of property owners have objected to listing, the proposal is being reviewed for a determination of eligibility, and not a listing.

Dr. Smith solicited a motion from the board regarding the allotment of time to Mr. Wesch, attorney, Lee County. Mr. Gonzalez made a motion to grant the Lee County attorney fifteen minutes to speak on the nomination. Ms. Almy stated she would support the motion if the presentation would focus on the National Register eligibility criteria. Mr. Gonzalez amended his motion and added the requirement that the presentation focus on the National Register Criteria. Ms. Almy seconded the revised motion. The motion passed unanimously.

Dr. Smith invited Mr. Wesch to speak. Mr. Wesch introduced himself and his associate, Ms. Amanda Swindle. Mr. Wesch objected to the board's motion to limit the topic of his presentation, he objected to the time limit, and stated that a court reporter was taking a verbatim transcript of the meeting.

Mr. Wesch raised a preliminary issue and requested the recusal of Ms. Marion Almy due to her firm's previous business dealings with the applicant and their prior involvement in preparing an earlier nomination for Boca Grande.

Dr. Smith and Ms. Almy discussed the request for recusal. Ms. Almy explained her work in southwest Florida and her company's work in Boca Grande.

Ms. Almy decided to recuse herself from consideration of the determination of eligibility. Dr. Smith accepted her recusal and determined that there is no longer quorum for review of this determination of eligibility.

Dr. Smith set aside the determination of eligibility until such time when quorum would be available.

IX. Other Business

Dr. Parsons stated that the proposed next National Register Board Meeting is Thursday November 4, 2021.

X. Public Comment

There was no additional public comment.

XI. Motion to Adjourn

Mr. Gonzalez made a motion to adjourn the meeting. Ms. Almy seconded the motion. Dr. Smith adjourned the meeting at 4:32 pm.

Chair, National Register Review Board

Date

State Historic Preservation Officer

Date