

Florida National Register Review Board
R.A. Gray Building, Room 307
Tallahassee, Florida
August 3, 2023
Meeting Minutes

Commission Members Present In-Person: Rick Gonzalez (chair), Kathleen Kauffman (vice chair), Dr. Judith Bense, Dr. J. Michael Francis

Commission Members Present Via Webinar: Dr. Clifford Smith

Commission Members Not Present: None

Florida Department of State Officials and Staff Present In-Person: Alissa Lotane, Division Director, Historical Resources; Ruben A. Acosta, Bureau Chief, Historic Preservation; Sam Schmidt, Historic Preservationist; Andrew Waber, Historian; Jeremy Heiker, State Historical Marker Coordinator; Eric Case, Grants Supervisor; Harley Burgis, Grants Specialist; John Morris, Deputy General Counsel; Jillian Pratt, Assistant General Counsel; Dr. Kyra Lucas, Supervisor, Survey and Registration.

Florida Department of State Officials and Staff Present Via Webinar: Drew Begley, Grants Specialist; Michael DuBose, Historic Preservationist; Alayna Gould, Historic Preservationist; Johnathan Grandage, Program Administrator; Jennifer Tobias, Historic Preservationist; Marsha Welch, Historic Preservationist.

Guests Present In-Person: Joshua Pasqualone, attorney for the City of Carrabelle; Mike Harvees, Carrabelle resident; Pat Tubach, Carrabelle resident; Michael Pace, Carrabelle resident.

Guests Present Via Webinar: Tamara Allen, Carrabelle resident; Karen Brown; Laura Lee Corbett; John Dunn; Michelle Feigenbaum; Caitlin Joyce, Palm Beach County staff; Greg K; Jeffrey Katz, Pearl City resident; Steven Meister; Kenneth Namerow; Paulo Paiva; Debra Weiss; Lanette Wright, Pearl City resident; Charles Graves.

I. Call to Order and Roll Call:

Heiker read the housekeeping notes, addressing the webinar and in-person guests at 1:30pm. The Board Chair, Gonzalez, called the meeting to order and asked Dr. Lucas to call the roll.

II. Introduction of Commission, Staff and Guests:

Dr. Lucas introduced the Commission and Staff and then asked guests attending in-person to introduce themselves. Heiker read the names of all guests attending via webinar.

III. Adoption of Agenda:

Kauffman motioned to adopt the agenda. Francis seconded the motion. The Board approved the agenda unanimously.

IV. Remarks by Chairperson on Purpose of Meeting:

Gonzalez commented on the in-person meeting. He explained the purpose of the National Register program and thanked staff and colleagues. Dr. Lucas listed the four nominations to be presented before the Board.

V. Approval of Minutes from the June 16, 2023, Meeting:

Kauffman moved to approve the minutes from the June 2023 National Register Review Board Meeting. Dr. Bense seconded the motion. The Board approved the meeting minutes unanimously.

VI. Director's Comments:

Lotane commented on the in-person meeting. She stated that she had no new announcements, but expressed gratitude to the Board, staff, and the public.

VII. Review of Nomination Proposals:

A. Tolbert House, Jacksonville, Duval County

Dr. Lucas presented staff comments. The Tolbert House is being proposed for listing under Criterion B for Ethnic Heritage: Black and Social History, and under Criterion C for Architecture. The period of significance extends from circa 1913 to circa 1916 and circa 1920 to 1942. The house was designed and built by noted African American architect John Anderson Lankford, who lived and worked in Jacksonville from 1913 to 1916. The house is named for the subsequent owner, Susie Tolbert, a community advocate and activist who lived in the house from 1920-1942. Staff had no concerns with the historic significance or integrity of the property and recommended forwarding the nomination to the National Park Service for listing.

During staff comments, Gonzalez inquired regarding the house's conversion to offices. Waber responded that the modification most likely occurred with the property's acquisition by Edward Waters College in the 1990s, along with other modifications.

Gonzalez commented on potential differences between the historic and current photos. Board and staff re-reviewed the images. Dr. Bense asked staff for clarification on modifications to the entryway. Dr. Francis asked what material was used for siding. Staff responded to their inquiries.

Gonzalez commented positively on the nomination, noted how Lankford's career was illustrative of African American architects across the county, and noted preserving the Tolbert House was a positive step.

Dr. Francis made editorial comments and recommended 1913 as the end of the first period of significance.

Dr. Smith commented on the porch design. Gonzalez and staff responded to Dr. Smith.

Gonzalez solicited public comments. No members of the public commented on the nomination.

Following public comment, Waber requested the Board also vote to amend the Multiple Property Listing *African American Architects in Segregated Jacksonville, 1865-1965* to include John Anderson Lankford. Waber explained that Lankford was excluded from the MPS because there was no evidence at that time that any of Lankford's Jacksonville buildings were extant. He noted the Tolbert House and the Black Masonic Temple are believed to be the only existing buildings in Jacksonville designed by Langston. Gonzalez agreed the Board would vote on the item after voting on the individual nomination.

Gonzalez called for a motion. **Dr. Francis motioned to forward the nomination of the Tolbert House to the National Park Service under Criteria B for Ethnic Heritage: Black and Social History and Criteria C for Architecture, at the local level. Kauffman seconded the motion. The Board passed the motion unanimously.**

Gonzalez called for a second motion. **Kauffman motioned to amend the Multiple Property Listing: African American Architects in Segregated Jacksonville, 1865-1965 to include John Anderson Lankford. Dr. Francis seconded the motion. The Board passed the motion unanimously.**

B. Carrabelle Historic District, Carrabelle, Franklin County

Dr. Lucas stated staff received correspondence from the City of Carrabelle and property owners questioning the validity of reviewing the district nomination at this meeting. The city and the local CRA submitted objections to Director Lotane. Lotane indicated that Carrabelle's city attorney was present and asked the board if they wished to hear his objections prior to the staff comments.

Kauffmann asked staff regarding outreach associated with the nomination process. Acosta summarized staff's work with the applicant, the Carrabelle Historical Society, and Carrabelle History Museum.

Gonzalez asked staff regarding property owner notifications. Waber outlined how staff notified the owners of the 41 properties. Dr. Lucas stated staff received five private owner objections, and three public owner objections. Gonzalez asked how many contributing buildings were in the district. Staff clarified that 80% of the buildings in the district are contributing. Kauffman commented positively on the percentage.

Dr. Bense discussed with staff the form and format of property owner notification. Gonzalez inquired of staff about attendance at the associated public meetings and who initiated the nomination process. Acosta responded to both inquiries.

Gonzalez said he would still like to hear the City's concerns. Lotane informed the Board that the local government was concerned that staff did not utilize a newspaper notice, but staff was not required to do so because they mailed individual property owner notifications.

Gonzalez asked if staff received any return letters. Staff informed him they did not. Gonzalez clarified that all property owners in the district received letters. He stated that the staff has properly informed property owners in the district, so staff should present the nomination and the City could express their concerns when the Board takes comments from the public, as is standard practice.

Dr. Lucas presented staff comments. The Proposed Downtown Carrabelle Historic District is being proposed for listing under Criterion A for Commerce, Community Planning and Development and Government, and Criterion C for Architecture. The period of significance extends from circa 1900 to 1972. The proposed district contains a collection of resources that comprise the historic downtown commercial and governmental core of Carrabelle and which are most directly associated with the economic and physical development of the community. Staff had no concerns with the historic significance or integrity of the property and recommended forwarding the nomination to the National Park Service for listing.

Following staff comments, Waber stated that staff provided the Federal Preservation Officer for the US Postal Service a copy of the nomination for their review and support, as the Carrabelle Post office is located within the district boundaries.

Kauffman asked when staff presented the nomination to the City. Waber explained staff provided the City with a complete copy of the nomination and staff incorporated the City's comments and edits.

Gonzalez asked if there were any properties in the town listed individually on the National Register. Waber answered no and explained the nomination process for this district going back to 2020. Acosta clarified the most recent public meetings in Carrabelle were held on April 6, 2023, and June 23, 2023.

Dr. Francis stated he would like to hear from the public. He commented on the nature of National Register nomination and recommended staff revise its notification letters to reduce confusion. Kauffman concurred. The board and staff discussed notification letters and associated information packets.

Gonzalez solicited public comment. Joshua Pasqualone, attorney, City of Carrabelle, commented on the public meeting and notification process, along with information presented by the local advocates for the district. The City was concerned that listing would negatively impact the city's ability to obtain federal funding and would delay existing or future projects. He requested additional time to research the impact of listing and made additional comments on the notification process in regards to the county.

Gonzalez commented on the benefits of National Register listing and stated he understood the city's concerns regarding the notification process. He inquired about the impact of Hurricane Michael on Carrabelle, and noted how other division programs would be beneficial following a disaster.

Michael Pace, Carrabelle resident and business owner, made comments on the history of the community and the nomination process.

Mike Harliss, Carrabelle resident, said he was here to learn about the National Register and what it means for his building and hometown.

Tamara Allen, Carrabelle resident, commented on the history of the nomination process by webinar, which started in 2008 as part of the Waterfront Improvement Plan. She outlined how the Carrabelle Historical Society conducted outreach in the community.

Gonzalez inquired about the Waterfront Improvement Plan and who funded the project. Allen explained the mayor at the time, Mayor Kelly, applied for and received a grant for the project from the State.

Kauffman commented on the nature and benefits of National Register designation. Dr. Francis commented on the City's objection to listing.

Lotane reiterated that listing will not jeopardize federal funding and briefly discussed review processes associated with federally funded projects with City Attorney Pasqualone and staff.

Gonzalez called for a motion. **Dr. Bense motioned to forward the nomination of the Carrabelle Historic District to the National Park Service under Criteria A for Commerce and Community Planning and Development and Criteria C for Architecture at the local level. Dr. Francis seconded the motion. The Board passed the motion unanimously.**

At 3:00 p.m. Dr. Lucas proposed a short recess to the board. Gonzalez announced a ten-minute break. The meeting resumed at 3:12pm.

C. Rybrun Apartments, Vero Beach, Indian River County

Dr. Lucas presented staff comments. The Ryburn Apartments are being proposed for listing under Criterion C at the local level for Architecture. The period of significance is circa 1925, which is the building's date of construction. This building is the last remaining example of the Mediterranean Revival style within the Royal Park Subdivision. It is also one of the best extant examples of the Mediterranean Revival Style adapted for a multi-unit apartment building in Vero Beach. The building is also significant for its association with Bert Strickler, who was one of the most significant builders and architects in Vero Beach during the early to mid-20th century. Staff expressed minor concerns with the historic significance but had no issues with the integrity of the property. Staff recommended forwarding the nomination to the National Park Service for listing.

Dr. Lucas informed the Board that the Ryburn Apartments are the subject of a current Federal Historic Rehabilitation Tax Credit project and briefly outlined the proposed modifications to the property's design as part of the application.

Dr. Francis asked if the building was being nominated under Criteria A as well. Dr. Lucas explained there is not enough information to associate the building with the architect. Gonzalaz asked if staff could include Community Development as an area of significance.

Waber explained that since the building is the only surviving building of the original four, it would be incredibly difficult to list it for Community Development.

Kauffman commented on historic preservation in Vero Beach.

Dr. Francis noted a typo on the cover sheet and asked for more details on the nature of the tax credit remodel. Dr. Lucas elaborated upon the proposed modifications. Gonzalez commented on the proposed rehabilitation.

Gonzalez opened the floor for comments. No guests commented.

Gonzalez asked for a motion. **Kauffman motioned to forward the nomination of the Ryburn Apartment to the National Park Service under Criteria C for Architecture at the local level. Dr. Francis seconded the motion. The Board passed the motion unanimously.**

D. Pearl City, Boca Raton, West Palm Beach

Dr. Lucas presented staff comments. The proposed Pearl City National Register Historic District encompasses three historic Black neighborhoods: Pearl City, Dixie Manor and Lincoln Court, on approximately 32 acres of land. The Pearl City Historic District is locally significant under Criterion A in the areas of Community Planning and Development and Ethnic Heritage: Black at the local level. The district is significant as a specifically planned and developed African American neighborhood. The period of significance spans from the platting of the first Pearl City neighborhood in 1915 to 1978, when the Pearl City community successfully re-routed the Glades Road expansion to preserve portions of their historic neighborhood, particularly the Tree of Knowledge. Staff highlighted the significance of the district, its unique development pattern, and important features such as the segregation wall and the historic banyan Tree of Knowledge. Staff noted to the board that part of the district's significance is tied to events less than 50 years ago, and therefore the nomination must meet Criteria Consideration G. Staff had no other concerns with the district's significance. Staff noted that the Dixie Manor section of the district was extensively modified in the 1980s, but that this did not so negatively affect integrity as to render the district ineligible. Staff and recommended forwarding the nomination to the National Park Service for listing.

Acosta noted the nomination was initiated at the local level, written by a consultant hired by Pearl City residents, Bonnie Dearborn, and edited by staff. Dr. Francis expressed amazement at the segregation wall and commented on its significance. Schmidt and Dr. Lucas elaborated upon the significance and rarity of the wall as a historic resource.

Dr. Francis commented on the district name and boundaries. Staff responded to his comments and explained the reasoning behind both the name and boundaries.

Gonzalez solicited public comments. Charles Graves, Pearl City resident, commented via webinar on the history of the district's nomination process and the hiring of a consultant. He commented on the exclusion of Hughes Park from the district boundary.

Jeffrey Katz, a member of the local organization Developing Interracial Social Change (DISC) commented via webinar on the naming of the district, the current condition of the segregation wall, the importance of Lois D. Martin to the community, and thanked staff for their work.

Dr. Smith asked if the historic district should be renamed the Greater Pearl City Historic District, instead of just Pearl City. Dr. Francis expressed concern that such a change would be following the same practices of imposing a new name on the community, rather than respecting the name the community used for itself. Katz agreed that it should be just Pearl City. Debra Weiss, attending via webinar, noted that the U.S. Environmental Protection Agency already calls the district Greater Pearl City, so there is government precedent to using the name. **Dr. Smith moved to rename the district Greater Pearl City.**

Lanette Wright, Pearl City resident, commented via webinar on how the residents viewed and named their community. Gonzalez asked if she thought the name should be Pearl City or Greater Pearl City. She said it's always been Pearl City. Gonzalez asked Smith to withdraw his motion. **Smith clarified that since the motion was never seconded, the motion died.**

Dr. Lucas noted nominating Pearl City had tremendous local support. The SHPO received four objections from property owners, 20 letters of support from property owners and 21 letters of support from community members outside the district. She explained Hughes Park was excluded from the district because it lacked integrity. Gonzalez suggested staff include it as a noncontributing property. Waber noted redrawing the boundary would require staff to re-present the district at the next Board meeting.

Gonzalez asked for a motion. **Kauffman motioned to forward the nomination of Pearl City to the National Park Service under Criteria A for Community Planning and Development and Ethnic Heritage: Black at the local level. Dr. Francis seconded the motion. The Board passed the motion unanimously.**

VIII. Other Business:

Gonzalez asked if there was other business. Dr. Lucas requested signatures for minutes. Staff stated the next meeting will be on Thursday, November 3, 2023.

IX. Public Comment:

Gonzalez opened the floor to public comment. No guests commented.

X. Motion to Adjourn:

Dr. Francis motioned to adjourn. Kauffman seconded. The meeting adjourned at 4:05pm.