



# ACHIEVE ANYTHING



Presented To:  
**North Port City Commission**  
**March 7, 2017**

**Warm Mineral Spring Structures**

# Planning & Zoning Division



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Planner

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# Creation of Local Register of Historic Sites and Structures



- Section 58-5 of the ULDC states that significant historic resources shall include...those listed in a Local Register.
- At the October 21, 2016 City Commission Workshop, City Commission recommended that Staff present to Commission the steps required for Historic Property Designation for the Warm Mineral Springs structures.
- Staff has determined that, at this time, the first step would be to establish a Local Register of Historic Sites and Structures and include the Warm Mineral Springs structures
- At this time, there is no Local Register for these structures to be included on.

# Local Register



- Resolution 2017-R-04 would serve to establish a Local Register
- Subject to same eligibility requirements as found in National Register of Historic Places (as stated in Section 58-5 of the ULDC.)
- Current language in ULDC would require Recommendation by City Manager (or Designee) and Approval by Commission.

# Planning and Zoning Advisory Board



- At the regular meeting of the Planning and Zoning Advisory Board on February 16, 2017, the PZAB unanimously (7-0) recommended disapproval of Resolution 2017-R-04
- The reasons stated by the PZAB included:
  - Potential overreach of City in designating properties for Local Register
  - Stated that City Manager or Designee may not be qualified to make these determinations

# Warm Mineral Springs



- Since 1977, Warm Mineral Springs has been included on the National Register of Historic Places
- This designation is only for the Springs and not for any structures on the site

# Warm Mineral Springs Structures



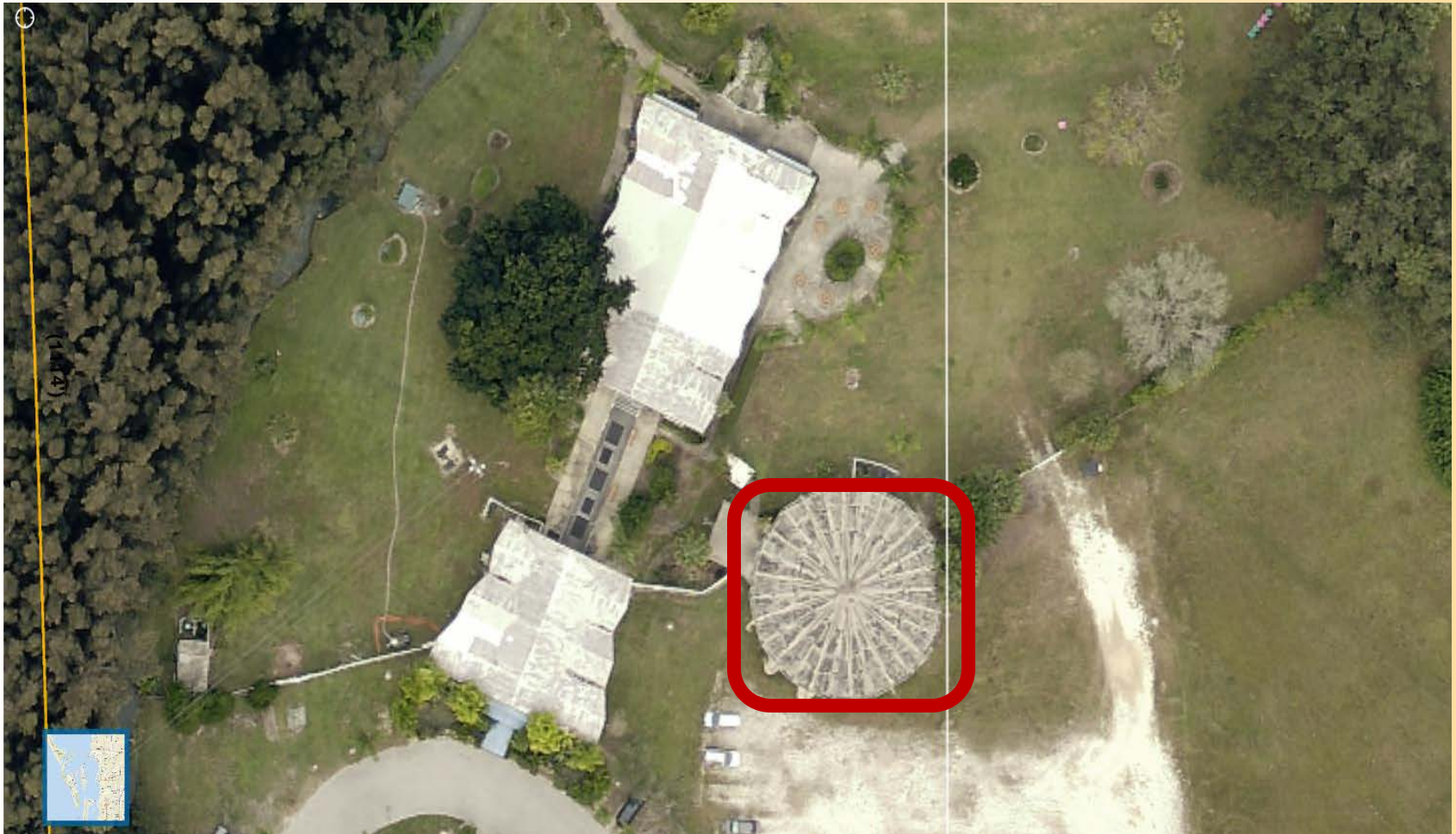
South Spa Building

# Warm Mineral Springs Structures



North Spa Building

# Warm Mineral Springs Structures



Cyclorama

# Florida SHPO Letter



FLORIDA DEPARTMENT of STATE

RICK SCOTT  
Governor

KEN DETZNER  
Secretary of State

October 7, 2016

Ms. Marion Almy  
Archaeological Consultants, Inc.  
8110 Blaikie Court, Suite A  
Sarasota, Florida 34240

Re: National Register Eligibility for the Warm Mineral Springs Spa (SO6928) and Cyclorama (SO6929)

Dear Ms. Almy:

The report submitted by Archaeological Consultants, Inc. (ACI) concerning the above referenced properties has been reviewed by our Historic Preservationist Carl Shiver. Despite some alterations to the buildings, our office feels that they are historically significant and are eligible for listing in the National Register of Historic Places (NRHP).

The proximity of the two buildings lends them to be nominated as an individual property with two related resources. Together, the Spa and Cyclorama comprise the Warm Mineral Springs Building Complex Resource Group (8SO7026). This resource group is considered potentially eligible for the NRHP at the local and state level under Criterion A in the areas of social history and entertainment/recreation, and at the local level under Criterion C in the area of architecture.

Jack West, a notable member of the Sarasota School of Architecture, designed the Spa and Cyclorama and referenced the shape of the Warm Mineral Springs pool in his design and layout. The two buildings were originally constructed to house exhibits for the Quadricentennial, a statewide celebration of the 400th anniversary of St. Augustine's founding. The Cyclorama featured paintings, statues, and a narration that told the story of Spaniard Juan Ponce de Leon's 16th century explorations of Florida and his rumored quest for the Fountain of Youth. It is notable that only an estimated 30 other cycloramas now exist in the world. Our searches found only two cycloramas located in the United States, which depict the Civil War battles of Atlanta and Gettysburg, and are located in their respective cities.

In summary, our office concurs with ACI's opinion that the Warm Mineral Springs Building Complex Resource Group (8SO7026), comprised of the Spa and the Cyclorama, is potentially eligible for listing in the National Register of Historic Places as one individual property of two related resources rather than as a historic district. If you have specific questions about this determination, please contact Carl Shiver at 850.245.6347 or [Carl.Shiver@DOS.MyFlorida.com](mailto:Carl.Shiver@DOS.MyFlorida.com).

Sincerely,

Alissa Slade Lotane  
Chief, Bureau of Historic Preservation &  
Deputy State Historic Preservation Officer

Division of Historical Resources  
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States that the Main Spa building and the Cyclorama would be eligible for listing on the Nation Register of Historic Places

## Contributing Factors include:

- Designed by Jack West, a member of Sarasota School of Architecture.
- Cyclorama one of 30 in world and two in US (Gettysburg and Atlanta are others. )

# Recommendation by Consultant



- Based on the state of the existing buildings, DMK Associates (the City's Consultant) recommended
  - Renovating South Spa building and Cyclorama building and
  - Rebuilding North Spa Building on footprint of existing building to bring up to modern standards and expand utilization.



- At a workshop held on October 21, 2016, Commission recommended that Staff present to the Commission required steps:
  - to designate the structures on a Local Register and to consider nomination for National Register and
  - To seek the restoration and preservation of all three buildings identified.



- Based on recommendation of denial for Resolution 2017-R-04, the PZAB, at its regular meeting on February 16, 2017, recommended denial via a unanimous 7-0 vote.



A C H I E V E   A N Y T H I N G

Thank you!