



ACHIEVE ANYTHING



Presented To:
North Port City Commission
March 30, 2017

Warm Mineral Spring Structures

Planning & Zoning Division



Chris Whittaker, AICP
Planner

cwhittaker@cityofnorthport.com

Establishment of Local Register of Historic Sites and Structures



- On March 7, 2017, City Commission voted unanimously (4-0) to establish a Local Register of Historic Sites and Structures.
- At this meeting, Staff was tasked to create a Historic Preservation Board or Committee to identify Sites and Structures that may be named to a Local Register or to nominate items for inclusion on the National Register of Historic Places.
- Staff will be presenting this item to Commission in July, 2017.
-

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



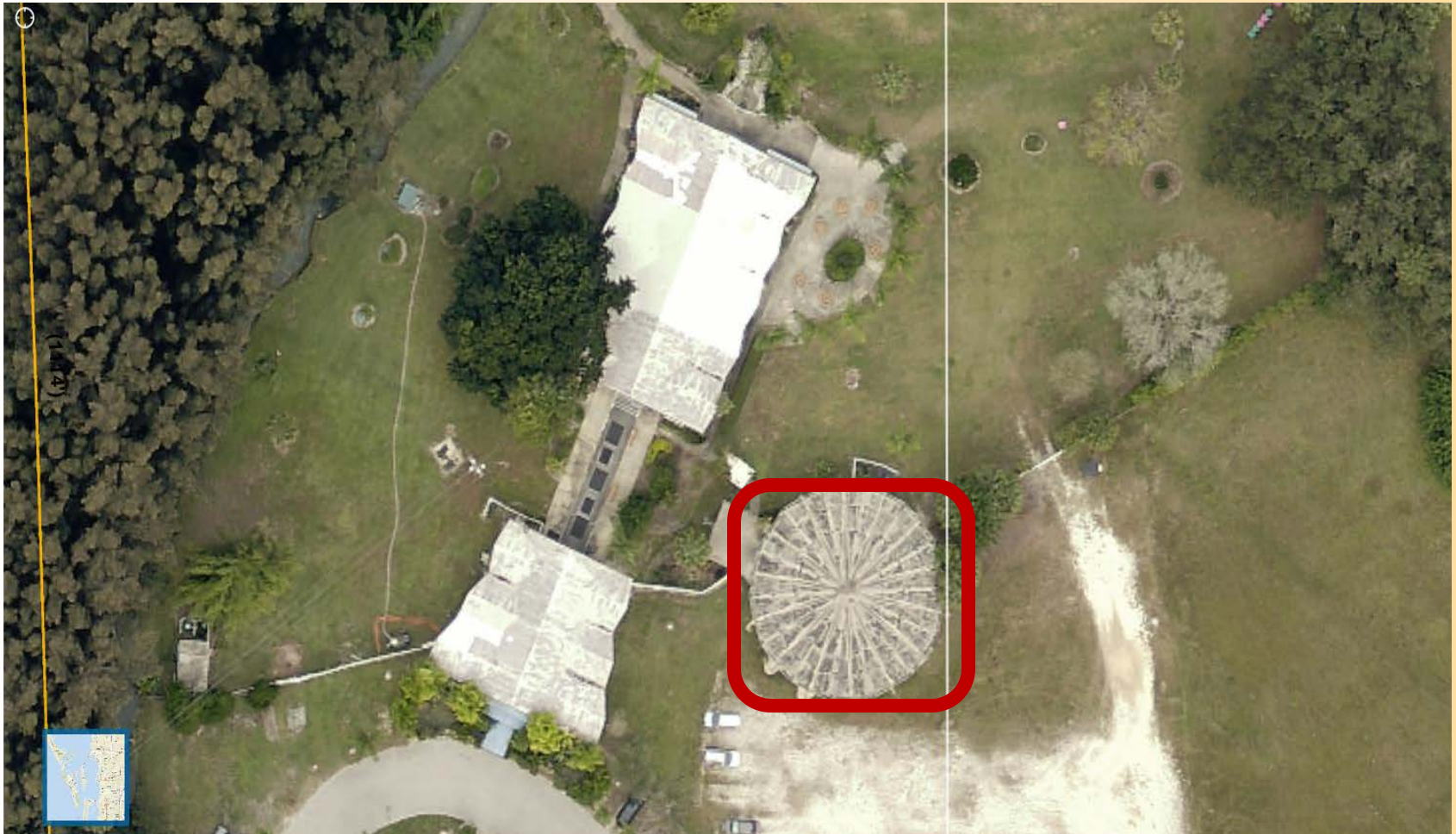
South Spa Building

Warm Mineral Springs Structures NorthPort FLORIDA



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.

Sincerely,

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

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



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.
- During the discussion, members of the PZAB did not see the historic value of the structures or the Cyclorama.



A C H I E V E A N Y T H I N G

Thank you!