

**PHASE I, HISTORIC AND ARCHITECTURAL  
EVALUATION REPORT**

**CITY OF NORTH PORT  
WORK AUTHORIZATION 8  
PROJECT WM16HD**

**Prepared for: The City of North Port**

**May 20, 2016**

**DMK 15-0194-8**

**Prepared by:**



421 Commercial Court, Suite C  
Venice Florida 34292  
[www.dmkassoc.com](http://www.dmkassoc.com)

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## **AUTHORIZATION**

On the afternoon of January 13, 2016, representatives Karl Kokomoor and Kreg Maheu with DMK met with Robin Carmichael, Director of General Services and Lou Sperduto, Project Manager with the City of North Port. The meeting was scheduled to discuss the Warm Mineral Springs facility at 12200 San Servando Avenue, North Port Florida, Parcel Identification Number (PID) No. 0769070014. During the meeting, issues discussed included: ADA compliance, locker room condition, MEP issues, known repair issues and general overall operations.

On February 24, 2016, DMK prepared a Work Assignment to address two basic tasks. A purchase order for project WM16HD and Notice to Proceed for the first task was issued on March 23, 2016. Task 1 of a two-part scope proposal was authorized and scheduled for completion on or around the 2<sup>nd</sup> week of May 2016. The authorization was limited in scope and involved retaining two sub consultants for the purpose of assessing eligibility for the historic designation of structures adjacent to Warm Mineral Springs. Following the primary authorization, DMK commissioned evaluations from sub consultants, Todd Sweet with Sweet Sparkman Architects and Marion Almy/Chris Bergman with Archeological Consultants, Inc.

## **PURPOSE:**

The Warm Mineral Springs facility was turned over to General Services on October 1, 2015, and an evaluation of the facilities was deemed necessary. City Staff desired information pertaining to the historic relevance of the Springs facilities with regard to applicable sections of Chapter 267 of the Florida Statutes. Historic preservation interest was discussed with reference to the onsite structures and their possible connection to the Sarasota School of Architecture.

Prior exploratory work was discussed with respect to a structural assessment performed by Kimley Horn in September of 2013. This report was dated and a more current evaluation and assessment was suggested.

A decision was necessary regarding repair, restoration or replacement of the facilities, based upon the Pros and Cons of alternatives. Information was needed to assist in developing a policy discussion regarding repair, restoration, rehabilitation or total replacement of the existing, identified structures.

Task 1, of a two-part proposal, was developed to enable the historic evaluation of two (2) existing structures south of Warm Mineral Springs referred to as the Springs Spa Building and the Cyclorama. The buildings were constructed in the late 1950s. As such, they may have been designed and constructed under the influence of the Sarasota School of Architecture. Staff requested that this possibility be researched for the purposes of determining whether the structures qualified as historic and further for placement on the National Register of Historic



Places (NHRP). If the structures were to be deemed ineligible for NRHP placement, other site and facility improvement options may be explored under additional authorizations.

### **SCOPE:**

Two tasks were identified to aid in determining a future course of action regarding continued maintenance and future development of the facilities at Warm Mineral Springs.

1. Task 1 would involve an update of the historic value of the buildings with references to eligibility as a historic site and qualification of structures within the Sarasota School of Architecture influence.
2. Task 2 would involve a structural assessment of the buildings to determine feasibility of repair, restoration or replacement depending upon the outcome of Task 1.

Scope under this authorization was limited to Task 1. DMK was to prepare a report of findings regarding the historic and architectural value of the existing three (3) buildings. These buildings have since been referenced as two (2) buildings consisting of the Spa Building and Cyclorama. The historic review was to include a Cultural Resource Assessment of the buildings including historic significance and qualification for placement within the National Register of Historic Places. The report was to also address the architectural significance of the buildings as they relate to local historical architecture.

In accordance with the authorization, DMK secured the services of two (2) sub consultants to assist in the completion of Task 1. Architectural Consultants Incorporated (ACI) was retained to prepare a cultural and historic assessment and Sweet Sparkman Architects (Sweet Sparkman) was retained to prepare an architectural assessment and provide an opinion regarding design of the structures as they may relate to the Sarasota School of Architecture. Each sub consultant had a scope of services as follows:

### **ACI SCOPE OF SERVICES**

1. Conduct research sufficient to determine if the Warm Mineral Springs buildings meet the criteria of eligibility for listing in the National Register of Historic Places, including the importance of its architect, Jack West.
2. Conduct on-site visit(s) as needed to examine and photograph facilities.
3. Prepare a Technical Memorandum to:
  - a. Document the buildings' significance (NRHP eligibility) or lack thereof, with discussion of important architectural elements, design, and style of the buildings.
  - b. Include appropriate forms for recordation (Florida Master Site File) with photographs and graphics. (first step in determining NRHP eligibility)
  - c. Include facts regarding economics of restoring mid-century modern buildings to capitalize on the growing trend of national and international travelers who select

destinations for their mid-century modern architecture. (e.g. annual Miami and Sarasota MOD weekend festivals)

- d. Summarize pros and cons of restoration/preservation.
4. Provide information regarding funding for restoration projects for rehabilitation of NRHP eligible/listed resources to qualifying cities and counties.
5. Availability for work shop(s) with City and/or public meetings.

### **SWEET SPARKMAN ARCHITECTS, SCOPE OF SERVICES**

1. Provide historical research to determine the significance of the Warm Mineral Springs buildings including verification of the building's architect if possible.
2. Apply the National Register of Historic Places criteria to determine each subject building's eligibility for listing in the National Register of Historic Places.
3. Conduct a site visit to photograph, examine and assess the condition of the buildings to determine if it has retained its architectural integrity. Architectural integrity must be retained for a building to be eligible for listing in the National Register of Historic Places.
4. Review reports as prepared by Kimley Horn and Associates and Archaeological Consultants, Inc. to help assess the condition of the buildings.
5. Prepare a report documenting the findings noted above.

### **INSPECTION**

On the morning of April 6, 2016, representatives Karl Kokomoor, P.E. with DMK; Lorrie Muldowney and Todd Sweet, with Sweet Sparkman and Lou Spurduto, with the City of North Port, met at the Warm Mineral Springs facilities for a scheduled inspection of condition and assessment of the current improvements. Representative Chris Berger, Architectural Historian with Architectural Consultants, Inc. toured and inspected the facilities at a later date on April 25, 2016. Photographic records and observation notes were secured by all parties making inspections on both April 6<sup>th</sup> and April 25<sup>th</sup> respectively.

Pursuant to the scope of services, sub consultant reports were issued on or around May 5, 2016. Summaries within each of the sub consultant reports generally complemented each other and were similar with respect to history, creation, purpose and historical use of the Warm Mineral Springs Facilities.

### **FINDINGS**

Complete reports as issued by each of the sub consultants are presented within the Appendix, A and B. These reports have been compared and summarized in the following section. This summary is intended to condense the findings of each sub consultant and briefly outline their determinations. A summary for both ACI and Sweet Sparkman is presented as follows:

## **SUMMARY OF ACI TECHNICAL MEMORANDUM (APPENDIX A)**

1. The Warm Mineral Springs facilities, located at 12200 San Servando Avenue, are within the City of North Port, Florida and include the Springs Spa Buildings and Springs Cyclorama structure.
2. The two buildings are located on a 21.6 acre parcel within the Springs Activity Center No. 7, of the City of North Port.
3. The two subject buildings were not within the Florida Master Site File prior to this inspection authorization.
4. The Warm Mineral Springs Motel, located adjacent to US41, has been listed in the National Register of Historic Places since 2013. This facility is not included within the subject site. It has been deemed historically significant as an architectural resource of the Sarasota School of Architecture.
5. The Sarasota School of Architecture was first referenced in 1982 as a distinctive group of architects that practiced Sarasota Modernism between the years of 1941-1966.
6. Jack West was a member of the Sarasota School of Architecture and has been credited for the design of the Warm Mineral Springs Spa and Cyclorama buildings.
7. The Spa and Cyclorama structures were originally designed to house tourism and to create agriculture and industry exhibit space for the Quadricentennial.
8. Work in development of the Warm Mineral Springs area began in the summer of 1959. The architectural firm of West and Waters designed the exhibition building and cyclorama. The site engineers were Smally, Wellford and Nalven and the buildings were erected in approximately 100 days.
9. The facilities were turned into a bathhouse, restaurant, real estate office and gift shop after the Quadricentennial Celebration's three month run ended around March 1960.
10. Jack West has referred to the shape of the structures as an hourglass, similar to the shape of the Springs' basin when viewed as a vertical cross section. The building measures 225 feet long, which is the approximate depth of the Springs. The hourglass pattern was additionally referenced through the placement of glazed tiles in eight different locations around the spa building.
11. The structure is post and beam steel frame on what is believed to be isolated reinforced concrete pad footers with a floating concrete slab above.
12. Though the Spa Building has been changed over the decades, the seven main aspects of integrity as defined by the NRGP have been maintained.
13. These include: location, design, setting, materials, workmanship, feeling and association.
14. The spa building is believed to be a good example of Sarasota Modernism and exhibits tenets of architecture that were embraced by Jack West and other members of the Sarasota School of Architecture.
15. The Spa Building was a key part of the Quadricentennial celebration as exhibition space after which it has served in support of the Springs and associated activities.

16. Consultants Marion Almy, Chris Berger and Archeological Consultants, Inc. believe that the Spa Building is potentially eligible for listing within the National Registry of Historic Places (NRHP) both individually and as part of a Warm Mineral Springs Historic District. Eligibility stems from Criterion A in the areas of state history, local history and entertainment/recreation and under Criterion C, architecture.
17. ACI further concludes that the two resources, Warm Mineral Springs Spa building and Warm Mineral Springs Cyclorama that comprise the Complex Resource Group are historically and architecturally significant and should be retained.
18. They believe that the combination of rehabilitation of the Spa Building and restoration of the Cyclorama, Warm Mineral Springs and the Warm Mineral Springs Motel have the potential to be a heritage tourism draw for the City of North Port.

### **SUMMARY OF THE SWEET SPARKMAN EVALUATION (APPENDIX B)**

The Sweet Sparkman Evaluation contained common elements to those presented in the ACI Technical Memorandum. The following is an abbreviated summary of the Sweet Sparkman text eliminating many of the common references and notations.

1. The Warm Mineral Springs Spa and Cyclorama were constructed in the same period that the City of North Port was created as North Port Charlotte, being 1959.
2. Samuel Herron Jr., developed the Warm Mineral Springs property as part of a group of family members that purchased the 83 acre parcel in 1955.
3. The Warm Mineral Springs Project appears on Jack West's job list as being completed by the firms of West & Waters along with Smally, Wellford and Nalvin in 1959. The job list is part of the Jack West archival collection maintained at Sarasota County Department of Historical Resources.
4. Jack West formed a partnership with architect Beth Waters in 1956 and the firm practiced until 1960.
5. The structures are indicative of the Sarasota School of Architecture style of design which emerged in 40's and lasted until the mid 1960's with characteristics that are said to include: rectilinear forms, light plane surfaces that have been stripped of ornamentation, open interior spaces and a weightless quality engendered by the use of cantilever construction.
6. The 2013 Kimley Horn report on "building condition assessment" outlined cost impacts for various building alterations and repairs, but failed to assess the building from a historical perspective.
7. In Sarasota County, structures with an historic designation are exempt from specific building and zoning requirements including:
  - a. Federal Emergency Management Agency Ordinance, regarding flood zone related issues.
  - b. ad valorem taxes on qualified improvements for a period up to 10 years.
  - c. Florida Building Code requirements for accessibility.
  - d. Chapter 34 of the FBC regarding Existing Buildings.

8. In general, the Sparkman Evaluation opines that the Buildings are eligible for placement on the NHRP and if this became a formal determination, rehabilitation and reconstruction would be less involved and consequently less costly than bringing the construction to standards that are more current.

## **DEFINITIONS**

The following is a partial list of notable definitions that are used within the building codes and reference materials, which relate to future restoration, rehabilitation, repair and reconstruction of the Springs Facilities. These definitions are as follows:

1. **ADDITION.** An extension or increase in floor area, number of stories, or height of a building or structure.
2. **ALTERATION.** Any construction or renovation to an existing structure other than a *repair* or *addition*. Alterations are classified as Level 1, Level 2 and Level 3.
3. **CHANGE OF OCCUPANCY.** A change in the purpose or level of activity within a building that involves a change in application of the requirements of this code.
4. **EXISTING BUILDING.** A building erected prior to the date of adoption of the appropriate code, or one for which a legal building permit has been issued.
5. **FACILITY.** All or any portion of buildings, structures, site improvements, elements and pedestrian or vehicular routes located on a site.
6. **HISTORIC BUILDING.** See Florida Building Code 5<sup>th</sup> Edition (2014) Existing Building, Section 1202. Exception: If the program that designated the building as historic determines that it will continue to be an historic building after the proposed work is completed, then the proposed work is not considered to be substantial improvement. For the purposes of this exception, an historic building is
  - a. Individually listed in the National Register of Historic Places; or
  - b. A contributing resource within a National Register of Historic Places listed district; or
  - c. Designated as historic property under an official municipal, county, special district or state designation, law, ordinance or resolution either individually or as a contributing property in a district, provided the local program making the designation is approved by the Department of the Interior (the Florida state historic preservation officer maintains a list of approved local programs); or
  - d. Determined eligible by the Florida State Historic Preservation Officer for listing in the National Register of Historic Places, either individually or as a contributing property in a district.
7. **PRIMARY FUNCTION.** A *primary function* is a major activity for which the facility is intended. Areas that contain a *primary function* include, but are not limited to, the customer services lobby of a bank, the dining area of a cafeteria, the meeting rooms in a conference center, as well as offices and other work areas in which the activities of the public accommodation or other private entity using the facility are carried out. Mechanical rooms, boiler rooms, supply storage rooms, employee lounges or locker

rooms, janitorial closets, entrances, corridors and restrooms are not areas containing a *primary function*.

8. REHABILITATION. Any work, as described by the categories of work defined within the Florida Building Code – Existing, undertaken in an *existing building*.
9. RESTORATION. Returning a space to its original appearance, at least in terms of the interior architecture. (non code definition)
10. RETROFIT. The voluntary process of strengthening or improving buildings or structures, or individual components of buildings or structures, for the purpose of making existing conditions better serve the purpose for which they were originally intended or the purpose that current building codes intend.
11. REPAIR. The restoration to good or sound condition of any part of an *existing building* for the purpose of its maintenance.
12. SUBSTANTIAL IMPROVEMENT. Any *repair*, reconstruction, rehabilitation, alteration, *addition* or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or *repair* is started. If the structure has sustained *substantial damage*, any repairs are considered substantial improvement regardless of the actual *repair* work performed. The term does not, however, include either:
  - a. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the *building official* and that is the minimum necessary to ensure safe living conditions; or
  - b. Any *alteration* of a historic structure, provided that the *alteration* will not preclude the structure's continued designation as a historic structure.
13. SUBSTANTIAL STRUCTURAL DAMAGE. A condition where:
  - a. In any story, the vertical elements of the lateral force-resisting system have suffered damage such that the lateral load-carrying capacity of the structure in any horizontal direction has been reduced by more than 33 percent from its pre-damage condition; or
  - b. The capacity of any vertical gravity load-carrying component, or any group of such components, that supports more than 30 percent of the total area of the structure's floor(s) and roof(s) has been reduced more than 20 percent from its pre-damage condition and the remaining capacity of such affected elements, with respect to all dead and live loads, is less than 75 percent of that required by this code for new buildings of similar structure, purpose and location.
14. TECHNICALLY INFEASIBLE. An *alteration* of a facility that has little likelihood of being accomplished because the existing structural conditions require the removal or *alteration* of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.
15. UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "*Dangerous*," or that are otherwise *dangerous* to human life or the public

welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

16. VALUE. The estimated current replacement cost of the building in kind

## **SUMMARY**

Based upon the review of sub consultants Sweet Sparkman and ACI, Inc., the two buildings consisting of the Warm Mineral Springs Spa and Warm Mineral Springs Cyclorama are of historic value. Because of a consensus determination of NHRP eligibility, many aspects of the current Building Code may be varied or waived. Waivers of the current and existing building codes would only be possible with the agreement of the City's Chief Building Official. The historic designation would, most importantly, serve to waive requirements of substantial improvement that may engage the 50% rule requiring major elements of an improvement to be brought up to standards of the current code.

Information regarding restoration and rehabilitation of historical buildings is offered on the FL Dept. of State website at: (<http://dos.myflorida.com/historical/grants/special-category-grants/> and <http://dos.myflorida.com/historical/grants/small-matching-grants/>). Should the rehabilitation and restoration process for Warm Mineral Springs Structures move forward, this information may be beneficial in determining future steps by the City in receiving National Register eligibility, and consequently, grant assistance at both the design and construction phases.

Upon determination of National Register eligibility, grant opportunities should become available. The rules governing design and construction grants do not require NRHP listing prior to issuance, and instead encourage applicants to pursue NR eligibility first. During the application process for grant funding, the NR listing process may proceed simultaneously.

Upon receipt of eligibility, It may be the best option for the City to pursue a matching grant for planning purposes before applying for larger construction grant funds which may also be available. Planning grants may be developed by architects/engineers in coordination with the City in order to preserve the spring's structures. Grant funds are available up to \$50,000. A strong planning document may serve to guide the rehabilitation and restoration process in keeping with Secretary of the Interior's standards. The planning document may outline a detailed, staged approach for rehabilitation.

Each grant cycle's application may be slightly different. The NR listing application process is largely conducted on-line with supporting attachments submitted directly. According to ACI, hundreds of communities in Florida have been through this process and received funding in a competitive environment and there may be times, or grant cycles, when funding is not readily available. All funding will lead to a completed project meeting planning directives aimed at receiving NRHP listing.

The process for NRHP listing involves the preparation of a detailed application using National Park Service forms. An experienced consultant or City Staff Member would be capable of preparing and submitting an application using information provided within this initial authorization. Information as researched and produced by ACI, Inc. and Sweet Sparkman Architects will most likely be sufficient to make a determination of eligibility opening the door for future grant funding.

It is advised that the subconsultant reports, as attached hereto, be reviewed by City Staff and City Commission to generally agree or disagree with their findings. Should the findings of this report be accepted by the City, DMK is positioned to move forward with Task 2 services consisting of a more extensive structural investigation.

Should Authorization for completion of Task 2 be granted, the following objectives will be pursued:

- a. An attempt will be made to salvage, restore, reconstruct and renovate in accordance with notable requirements to remain "historic".
- b. Should safety issues arise, relative to vertical and horizontal loads on the existing structures, modifications will be suggested and then specified, if appropriate.
- c. Should the historic designation allow consideration of only the codes in effect at the time of original construction, reduced horizontal and vertical loads may be utilized to construct the necessary or desired restorations and renovations.
- d. Improvements related to electrical and mechanical work shall be brought to the most current standard, under any option, as reasonable and/or feasible.
- e. Interior space will be modified as necessary with the understanding that such modifications will maintain the historical significance of each individual structure and the overall complex.

This report has been prepared under a specific Authorization, Purpose and Scope. The findings within this Report are a combination of facts and opinions developed from a variety of sources, information and limited research. Opinions, written or expressed herein, are those of the individual authors as summarized. Opinions are subject to change upon the findings of additional facts or information leading to more informed conclusions. DMK Associates, Inc. makes no guarantees with respect to the use of the enclosed information.



## **APPENDIX A**

**ARCHITECTURAL CONSULTANTS, INC.**

**TECHNICAL MEMORANDUM HISTORIC STRUCTURE SURVEY**  
**WARM MINERAL SPRINGS AT 12200 SAN SERVANDO AVENUE NORTH PORT,**  
**FLORIDA, May 2016**

**TECHNICAL MEMORANDUM  
HISTORIC STRUCTURE SURVEY  
WARM MINERAL SPRINGS  
AT 12200 SAN SERVANDO AVENUE  
NORTH PORT, FLORIDA**

**Prepared for:**

**DMK Associates, Inc.  
421 Commercial Court, Suite C-D  
Venice, Florida 34292**

**By:**

**Archaeological Consultants, Inc.  
8110 Blaikie Court, Suite A  
Sarasota, Florida 34240**

**Marion Almy – Project Manager  
Chris Berger – Architectural Historian**

**May 2016**

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## EXECUTIVE SUMMARY

The subject property at 12200 San Servando Avenue in North Port, Florida, includes one building complex resource group (8SO7026) and two buildings (8SO06928 and 8SO06929).

It is the opinion of Archaeological Consultants Inc.'s (ACI) architectural historian that the two resources that comprise the Warm Mineral Springs Building Complex Resource Group (8SO7026) are potentially eligible for listing in the National Register of Historic Places (NRHP) as a historic district. The district is potentially eligible under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture. Further, the resource group's two buildings, the Warm Mineral Springs Spa Building (8SO06928) and the Warm Mineral Springs Cyclorama (8SO06929), are individually potentially eligible for NRHP listing under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture.

Jack West designed the Spa Building and Cyclorama. The architect was a notable member of the Sarasota School of Architecture, an acclaimed collection of designers who lived in Sarasota shortly after World War II and adapted the International Style to the Florida Gulf Coast landscape and climate. West subtly referenced the shape of the Warm Mineral Springs pool with the layout of the two buildings. The Spa Building is shaped like an hourglass, similar to the shape of the springs' basin when viewed as a vertical cross section. The building measures approximately 225 feet long, the approximate depth of the springs. The cylindrical Cyclorama mirrors the shape of the springs pool when viewed from above. The perimeter wall measures about 225 feet, perhaps another reference to the springs' depth.

The buildings were constructed to house exhibits for the Quadricentennial, a statewide celebration of the 400<sup>th</sup> anniversary of St. Augustine's founding. The Quadricentennial began in Pensacola in 1959 before it moved to Warm Mineral Springs later that year and concluded in St. Augustine in 1965. The Spa Building contained tourism, agriculture, and industry exhibits that promoted the potential of postwar Florida. The Cyclorama featured paintings, statues, and a narration that told the story of Spaniard Juan Ponce de Leon's 16<sup>th</sup> century explorations of Florida and his rumored quest for the Fountain of Youth. The story reflected 1950s viewpoints toward colonialism, slavery, and human rights. The Spa Building was converted into a bathhouse, restaurant, real estate office, and gift shop after the Quadricentennial. The Cyclorama remained in operation until about a decade ago. Only an estimated 30 other cycloramas exist in the world.

The Florida Gulf Coast region boasts a well-regarded collection of Midcentury Modern architecture, and visitors travel to the region to view the surviving Sarasota School of Architecture designed structures. Interest in the Sarasota School has increased in the past two decades. It is strong enough to support the Sarasota Architectural Foundation, a nonprofit dedicated to the region's signature architectural movement, and the Sarasota MOD Weekend, an annual architecture festival that includes tours, lectures, and gatherings.

It is of the opinion of ACI's architectural historian that the Spa Building should be rehabilitated, and the Cyclorama should be restored. The Spa Building and Cyclorama—combined with the Warm Mineral Springs pool and the Warm Mineral Springs Motel, both listed on the NRHP—have the potential to become a heritage tourist destination and economic generator for the City of North Port.

The Florida Division of Historical Resources awards grants annually ranging from \$50,000 to \$500,000 for the planning and restoration of historic resources. The buildings should be rehabilitated in accordance with the Secretary of the Interior's Standards in order to maintain as much historic integrity as possible. The buildings would be eligible for the 20 percent federal rehabilitation tax credit should they be listed on the NRHP and meet the Secretary of the Interior's rehabilitation requirements.

## INTRODUCTION

The City of North Port initiated this survey to evaluate the buildings significance in planning for the future of the property. This project was undertaken by ACI on behalf of DMK Associates, Inc. The purpose of this survey was to identify, document, and evaluate the structures and objects on the Warm Mineral Springs property and to assess their significance in terms of eligibility for listing in the NRHP and analyze the potential economic benefits of preservation, if any.

## PROJECT LOCATION

The subject property at 12200 San Servando Avenue, parcel number 0769070014, is located within the Warm Mineral Springs community in North Port, Florida. The subject resources, the Warm Mineral Springs Spa Building (8SO06928) and the Warm Mineral Springs Cyclorama (8SO06929), are located on a 21.6-acre parcel in Township 39 South, Range 20 East, and Section 25 (**Figure 1**). The property is zoned Activity Center – 7. The parcel description is:

Parcels A & B as described in UN 20110001, being same lands as defined as the "Premises" in the City of North Port Warm Mineral Springs Site Management Agreement with National and State Park Concessions Warm Mineral Springs, Inc, a document on file with the City of North Port Clerk's Office, also being part of vacated plats of Warm Mineral Springs Units 83, thru 88, Units 83 thru 87 & Unit 89 in Ords. 2011 R-16, 2011 R-17 & 2011 R-18, containing 21.6 C-Ac M/L<sup>1</sup>

## PROJECT DESCRIPTION AND METHODOLOGY

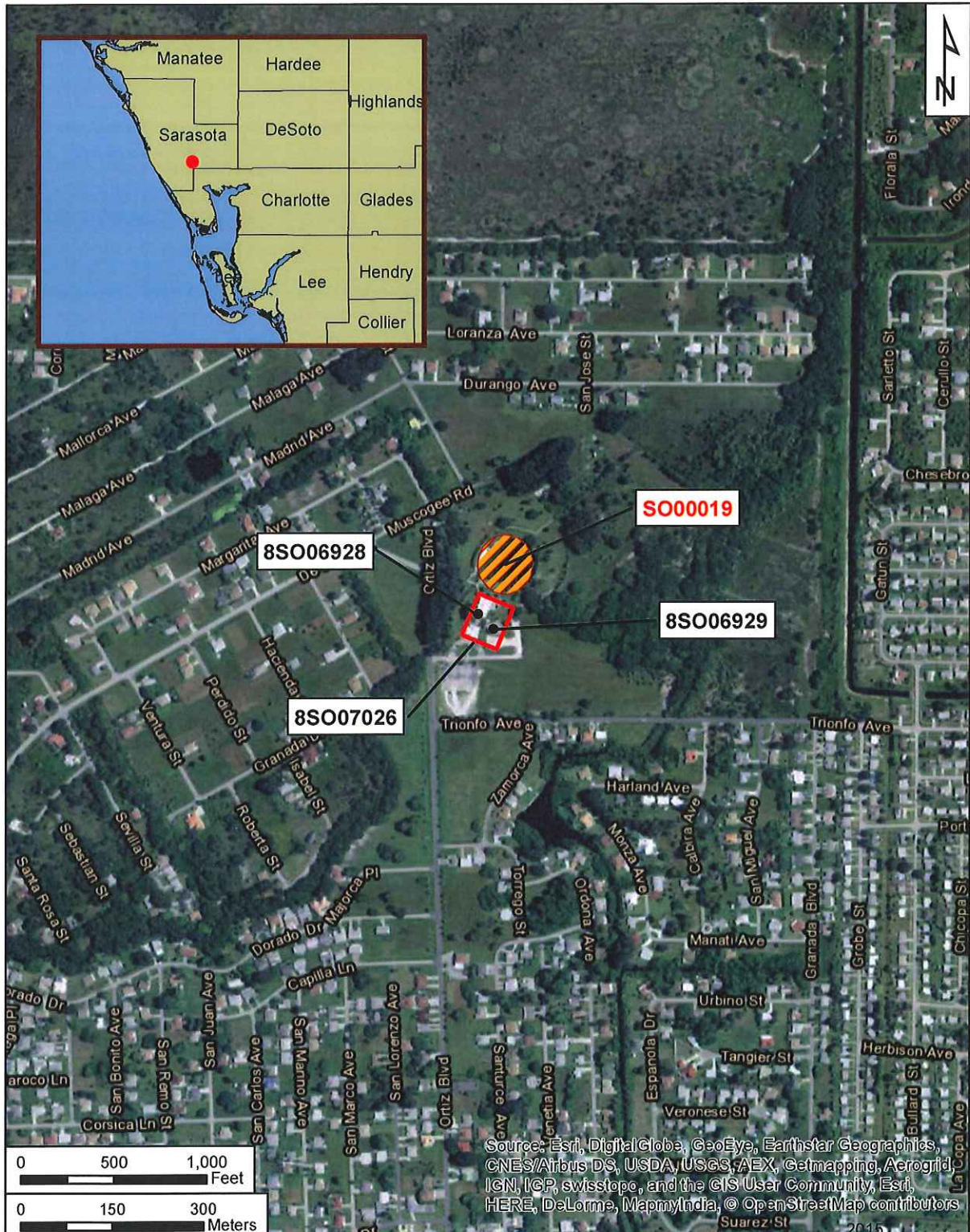
This project included research as well as written and photographic documentation of the two buildings constructed in 1959 at Warm Mineral Springs (8SO06928 and 8SO06929). On Monday, April 25, 2016, architectural historian Chris Berger toured the property and photographed and inspected the built resources. He conducted interviews with Sarasota School of Architecture scholar and architect Joseph King, longtime springs employee Mary Putnik, and Sarasota County Historical Commission member Bill Goetz.

Research focused on various period and modern periodical articles; materials available online within the FMSF; the University of Florida Map and Imagery Library; the State Archives of Florida; the Sarasota County Property Appraiser's website; the Venice Museum and Archives; and the Sarasota County History Center. Several Sarasota School of Architecture resources were referenced, including John Howey's book *The Sarasota School of Architecture, 1941-1966*; Christopher Domin and Joseph King's book *Paul Rudolph: The Florida Houses*; Jack West's book *The Lives of an Architect*; and Patty Jo Smith Rice and Carl Shivers' NRHP form for the Warm Mineral Springs Inn and Motel.

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<sup>1</sup> (Sarasota County Property Appraiser 2016)





**Figure 1.** Project location.



## PREVIOUS SURVEYS

The two subject buildings and the resource group they comprise were not previously recorded in the FMSF prior to this survey. Warm Mineral Springs (8SO00019), an archaeological site, was listed in the NRHP in 1977. The Warm Mineral Springs Motel (8SO02464) was listed in the NRHP in 2013 under Criterion C in the area of Architecture as part of the Architectural Resources of the Sarasota School of Architecture Multiple Property Submission.

## CULTURAL AND HISTORIC CONTEXT

### Sarasota School of Architecture

In 1925, circus moguls Charles and John Ringling began replacing their Sarasota bay-front cottages with mansions. John's house, Ca d'Zan, was designed by Dwight David Baum, who hired architect Ralph Twitchell to oversee its construction.<sup>2</sup> John Ringling and his wife, Mabel, established an art school and a museum that he left to the state of Florida when he died in 1936.<sup>3</sup>

Twitchell moved to Connecticut after Sarasota's housing boom ended in 1926, and over the next decade he designed and built traditional houses made out of natural, locally sourced materials. Twitchell returned to Sarasota each winter until he and his family moved back permanently in 1936. He formed Associated Builders, Inc., and attempted to adapt the Art Deco and Streamline Moderne styles to the Florida Gulf Coast climate.<sup>4</sup>

In 1940, Paul Rudolph graduated with a degree in architectural design from Alabama Polytechnic Institute, known today as Auburn University, and moved to Sarasota to work for Twitchell. Rudolph admired Frank Lloyd Wright, and Sarasota's proximity to the Wright-designed Florida Southern College, then under construction in Lakeland, appealed to Rudolph.<sup>5</sup> In fall 1941, Rudolph left Sarasota to study architecture at Harvard under former Bauhaus director Walter Gropius.<sup>6</sup> At the end of his first year of graduate school in 1942, Rudolph enlisted in the U.S. Naval Reserve.<sup>7</sup> After the war, Twitchell offered Rudolph a position with Associated Builders, and Rudolph, who was discharged in 1946, accepted. Upon leaving the Navy, Rudolph continued his graduate studies at Harvard while under Twitchell's employ. He graduated in 1947 and traveled in Europe from mid-1947 to mid-1948. Rudolph returned to Sarasota afterward, and Twitchell made him a full partner.<sup>8</sup>

Artists, actors, photographers, musicians, and writers had been drawn to the Sarasota's casual social atmosphere and natural beauty because of John and Mabel Ringling's efforts.<sup>9</sup> In 1950, the city had numerous galleries and nine art schools. Two years later, the *Sarasota Herald-Tribune* claimed the city had more artists per capita than anywhere in the United States.<sup>10</sup> Sarasota also attracted a number of wealthy, progressive seasonal residents who were drawn to Sarasota's culture and natural beauty. They sought unique homes that fit their lifestyles.<sup>11</sup>

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<sup>2</sup> (Howey 1995)

<sup>3</sup> (Lahurd 2004)

<sup>4</sup> (Weaving 2006)

<sup>5</sup> (Domin 2002)

<sup>6</sup> (Howey 1995)

<sup>7</sup> (Domin 2002)

<sup>8</sup> (Howey 1995)

<sup>9</sup> (Howey 1995)

<sup>10</sup> (Muldowney, Constructing Preservation: A Sarasota Model 2004)

<sup>11</sup> (Howey 1995)



Twitchell and Rudolph created and promoted a regional form of Modernism that reflected this transcendent period in Sarasota's history. Their unadorned, light designs and use of local materials such as cypress wood and Ocala concrete block sought to blend in with the landscape. They favored walls of glass and louvered windows. The open floor plans allowed a seamless transition between indoors and out.<sup>12</sup>

Rudolph laid out the partnership's design and construction tenets in 1947:

1. Clarity of construction
2. Maximum economy of means
3. Simple overall volumes penetrating vertically and horizontally
4. Clear geometry floating above the Florida landscape
5. Honesty in details and in structural connections.<sup>13</sup>

Young architects such as Victor Lundy, Gene Leedy, and Jack West moved to Sarasota and practiced their own forms of Modernism. Sarasota's distinctive homes, churches, public, and commercial buildings led architectural historian Henry Russell Hitchcock to write in 1952 that "the most exciting new architecture in the world is being done in Sarasota by a group of young architects."<sup>14</sup>

The movement reached its pinnacle with Sarasota County's innovative school construction program, which lasted from 1955 to 1960 and resulted in nine schools and additions.<sup>15</sup> The program was led by developer and writer Philip Hiss, who was elected to the Sarasota County Board of Public Instruction in 1952. He convinced his fellow board members of the importance of design in education, and in 1954 they awarded the Brookside Junior High School commission to Ralph and William Zimmerman. Hiss was reelected to the school board in 1956 and appointed chairman, thus assuring the program's survival.<sup>16</sup> *Architectural Forum* hailed the projects "as the most exciting and varied new group of schools in the U.S."<sup>17</sup> However, the schools' unconventional designs proved too radical for many locals, and the architectural movement's reputation was damaged.<sup>18</sup>

The early 1960s was a time of cultural, political, and economic transition in Sarasota. It was no longer a sleepy artists' haven, but an up-and-coming small city. Rudolph closed his Sarasota office in 1960, and Lundy followed suit three years later. Twitchell retired in 1965. Hiss wrote an article in 1967 that criticized Sarasota for not supporting talented architects such as Rudolph and Lundy and said the "Establishment" had succumbed to the money-driven development companies that did not care about quality architecture. A handful of Sarasota School architects—such as Tim Seibert, Frank Folsom Smith, and West—stayed in the area and continued to practice.<sup>19</sup>

Leedy first referred to the group of architects as the Sarasota School of Architecture at a 1982 American Institute of Architects event.<sup>20</sup> Howey is credited with reviving interest in Sarasota Modernism with the 1995 release of his book *The Sarasota School of Architecture, 1941-1966*. The book's corresponding exhibit toured the United States and was well received. In 2002, architects Domin and King published

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<sup>12</sup> (Domin 2002)

<sup>13</sup> (Howey 1995)

<sup>14</sup> (Zimny 2001)

<sup>15</sup> (Howey 1995)

<sup>16</sup> (Muldowney, Sarasota County's School Building Program 1955-1960 1999)

<sup>17</sup> (Hiss 1967)

<sup>18</sup> (Weaving 2006)

<sup>19</sup> (Howey 1995)

<sup>20</sup> (Florida Association American Institute of Architects 1982)

*Paul Rudolph: The Florida Houses*. The book also had a popular touring exhibit. Additional books, exhibits, films, and articles have brought further attention to Sarasota's midcentury architecture.<sup>21</sup>

### **Jack West**

West was born on August 8, 1922, in Galesburg, Illinois.<sup>22</sup> He graduated from the University of Illinois with a bachelor's degree in mechanical engineering in 1944 before he joined the Navy during World War II. When he was stationed in Hawaii, West was invited to the home of architect Bert Ives. "I found the house completely fascinating," West wrote decades later in *The Lives of an Architect*. "When I saw the small guest bedroom, simply decorated and with a small low bed, the scale of which transformed this small ordinary space into something quite special. I knew that I would become an architect."<sup>23</sup> His career goal was solidified after his ship was nearly struck by a Japanese kamikaze pilot during the Battle of Okinawa. "At that precise moment I resolved to practice architecture without compromise and without regard to money or fashion," he later wrote.<sup>24</sup>

After the war, West utilized the GI Bill to study architecture at Yale University. During West's time as a student, the School of Architecture began to teach a form of the International Style advocated by Gropius, the former Bauhaus director. West's instructors included significant architectural figures such as Vincent Scully, Louis Kahn, and Eero Saarinen.

Rudolph and Twitchell received much praise from the architectural press in the late 1940s, and West took notice. Upon completion of his bachelor's degree in architecture in 1949, West traveled to Sarasota to seek employment with the duo. Rudolph was in New York at the time, but Twitchell instantly hired West as a draftsman. The Rudolph-Twitchell partnership was undergoing financial difficulties, and Rudolph was not pleased to learn of West's hiring in his absence. However, Rudolph proved to be a mentor to the younger architect. West called this period under Rudolph's tutelage an "invaluable experience."<sup>25</sup>

West passed his Architectural Review Board exams and left Rudolph and Twitchell's firm in 1951. After a brief attempt to open his own office, he moved to Los Angeles to work for the large firm Pierra and Luckman. A year later, West returned to Sarasota where he remained based for the remainder of his career. He partnered with Twitchell from 1953 to 1954 and Elizabeth Boylston Waters from 1956 to 1960.<sup>26</sup> In 1966, West teamed with engineer Al Conyers, a collaboration that lasted until 1998.<sup>27</sup>

A number of West's best-known projects remain standing. The Nokomis Beach Plaza (1956) was his first commission for a public building. The airy locker room and covered walkway was perched on the sand at the Sarasota County beach. The Englewood Elementary School addition (1958) was the first of its kind designed for the team-teaching educational method favored by Hiss. The Hilton Leech Art Studio (1959) was a cylindrical building like the Cyclorama. Tuttle Elementary School (1960) was another school designed with a flexible interior layout to facilitate team teaching. Sarasota City Hall (1965) is perhaps West's best known project though budget cuts forced him to temper his original design. The Sarasota County Chamber of Commerce Building (1966) was built across from the Sarasota City Hall and matches its neighbor's materials. The Chamber's varied floor volumes draw attention to the relatively small, three-story office building.

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<sup>21</sup> (Berger 2010)

<sup>22</sup> (Bubil, Designer of Sarasota City Hall dies at 88 2010)

<sup>23</sup> (West, *The Lives of an Architect* 1988)

<sup>24</sup> (West, *The Lives of an Architect* 1988)

<sup>25</sup> (West, *The Lives of an Architect* 1988)

<sup>26</sup> (Howey 1995)

<sup>27</sup> (West, Jack West Project List n.d.)

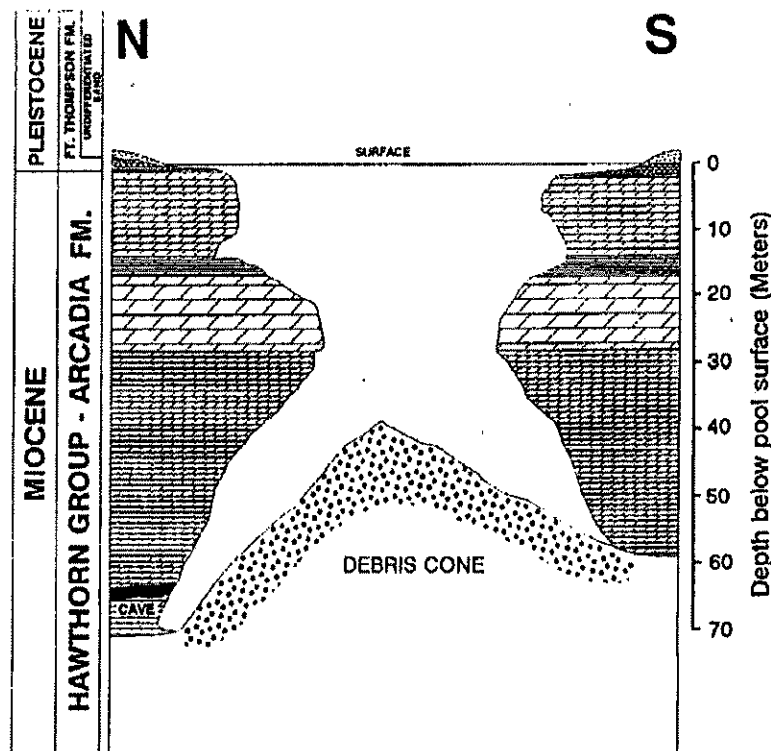
A number of West's most grandiose designs were never built. Main Street Revisited would have elevated a pedestrian plaza over U.S. 41 at the Sarasota Bayfront and included a mall, city hall, convention center, and concert hall. The Ringling School of Art Master Plan called for octagonal module buildings and retention of open spaces to allow the school to grow in the future. His design for a downtown Sarasota library was to be built to the west of City Hall, but a bank was constructed there instead. The Lido Key Resort Hotel team included actor Burt Reynolds and developer Donald Trump, but the project failed when Canadian investor John Basset dropped out.<sup>28</sup>

One of West's final projects was the rehabilitation of the Nokomis Beach Plaza, which had been his first public commission 50 years before.<sup>29</sup> The plaza reopened in 2008 after he converted the locker rooms into a meeting space and returned the plaza to its original appearance. West died on October 24, 2010, at the age of 88.<sup>30</sup>

## WARM MINERAL SPRINGS HISTORY

### Prehistoric

Warm Minerals Springs formed 20,000 years ago when a circular sinkhole formed during the Pleistocene Era. A debris cone formed at the bottom, and the basin filled with water (**Figure 2**). The water level may have been as much as 90 feet lower than it is today.



**Figure 2.** A cross section of Warm Mineral Springs.  
Source: Sarasota County/Jennifer Steadman Ryan

<sup>28</sup> (West, The Lives of an Architect 1988)

<sup>29</sup> (West, Jack West Project List n.d.)

<sup>30</sup> (Bubil, Designer of Sarasota City Hall dies at 88 2010)

Underwater archaeological excavations begun in the 1950s have uncovered various forms of ancient flora and fauna that has been preserved in an environment free of oxygen. The steep springs walls may have been a burial site, as evidenced by a Paleo-Indian skeleton dating to 11,000 years ago that was found in a small cave 43 feet below the water's surface. This was the earliest planned burial to be discovered in North America. Other significant discoveries include the skeletons of extinct animals such as saber-toothed cats and giant sloths, estimated to be 12,000 years old. Sea levels rose after the last Ice Age, when the water rose to its current level.<sup>31</sup>

### Early History

Warm Mineral Springs first was known to settlers as Big Salt Spring. Collectively with Little Salt Spring, another mineral water source located two miles to the northeast, the springs were known as Salt Springs. F. Trench Townsend wrote about Big Salt Spring in his 1875 book *Wild Life in Florida*. In addition to the outlet Salt Creek, Townsend described two creeks that flowed into the springs. The springs were occasionally visited by cattle ranchers during the late 18<sup>th</sup> and early 19<sup>th</sup> centuries.<sup>32</sup> In 1918, a road was completed from Englewood to Warm Mineral Springs.<sup>33</sup>

A 1925 newspaper article tells of the reported health benefits of the waters. The same article described a balloonist who landed in the water but never resurfaced despite an underwater search from Tarpon Springs sponge divers.<sup>34</sup> It was believed at the time that an underwater channel connected the springs to the Gulf of Mexico.<sup>35</sup> Also in 1925, John Ringling sought to purchase the springs from owners George K. and Lilly G. Brown for \$250,000. The Browns refused Ringling's offers.

In the meantime, the owners encouraged the infirmed to camp and swim at the springs for free (**Photos 1-2**).<sup>36</sup> A caretaker lived in a trailer on the property and collected 10 cents admission from the able bodied.<sup>37</sup> A "crude" bathhouse and a diving board served bathers. According to a retrospective article, "The only other attraction was the numerous Bluejays who would sit on a person's hand, head or shoulder for a morsel of food and a swimming cat which was owned by the caretaker."<sup>38</sup> A 1942 fire destroyed the bathhouse, then described as the only structure on the property.<sup>39</sup>

In 1945, the site was sold to Rochester, New York, developers F. W. Wagner and Nick Corbisello for \$60,000. The developers intended to develop the property into a health resort.<sup>40</sup> A rectangular, concrete block bathhouse was placed to the northwest of the springs.<sup>41</sup> It was the primary bathhouse until the Spa Building was converted after the Quadricentennial.<sup>42</sup> Entry to the bath house was through a gate that included painted relief sculptures of American Indians. A mural of mangroves and palm trees was painted on the bathhouse's west elevation.<sup>43</sup> Admission to bathe in the pool, renamed Warm Salt Springs, cost 50 cents for those who arrived in bathing suits and \$1 for those who needed to use the locker rooms. Trailers

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<sup>31</sup> (Skow 1986)

<sup>32</sup> (Goetz, Developing the Wells of Time: History of the Development of Warm Mineral Springs 2016)

<sup>33</sup> (Cortes 1960)

<sup>34</sup> (Goetz, Developing the Wells of Time: History of the Development of Warm Mineral Springs 2016)

<sup>35</sup> (Sarasota Herald-Tribune 1945)

<sup>36</sup> (Sarasota Herald-Tribune 1945)

<sup>37</sup> (Thayer n.d.)

<sup>38</sup> (Thayer n.d.)

<sup>39</sup> (Sarasota Herald-Tribune 1942)

<sup>40</sup> (Unknown 1945)

<sup>41</sup> (Miller ca. 1955)

<sup>42</sup> (Sarasota News 1960)

<sup>43</sup> (Miller ca. 1955)

could be parked at the new camp for \$10 a week.<sup>44</sup> Also after the war, two small concrete block service buildings were built along Ortiz Boulevard to the west of the springs.<sup>45</sup> One of these buildings served as a post office for the springs.<sup>46</sup> The two buildings are now vacant.

On May 5, 1954, the 700-acre tract around the springs were sold to another group of New York-based developers, led by H.C. O'Brien. They too intended to develop the springs into a health resort with a surrounding neighborhood. The purchase price was not disclosed.<sup>47</sup> Streets and home sites were planned (Photo 3).<sup>48</sup>



**Photo 1.** Undated photo of Warm Mineral Springs bathers.  
Courtesy Venice Museum and Archives

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<sup>44</sup> (Warm Salt Springs Advertisement 1946)

<sup>45</sup> (Goetz 2016)

<sup>46</sup> (Sarasota News 1959)

<sup>47</sup> (Mase 1954)

<sup>48</sup> (Advertisement 1954)

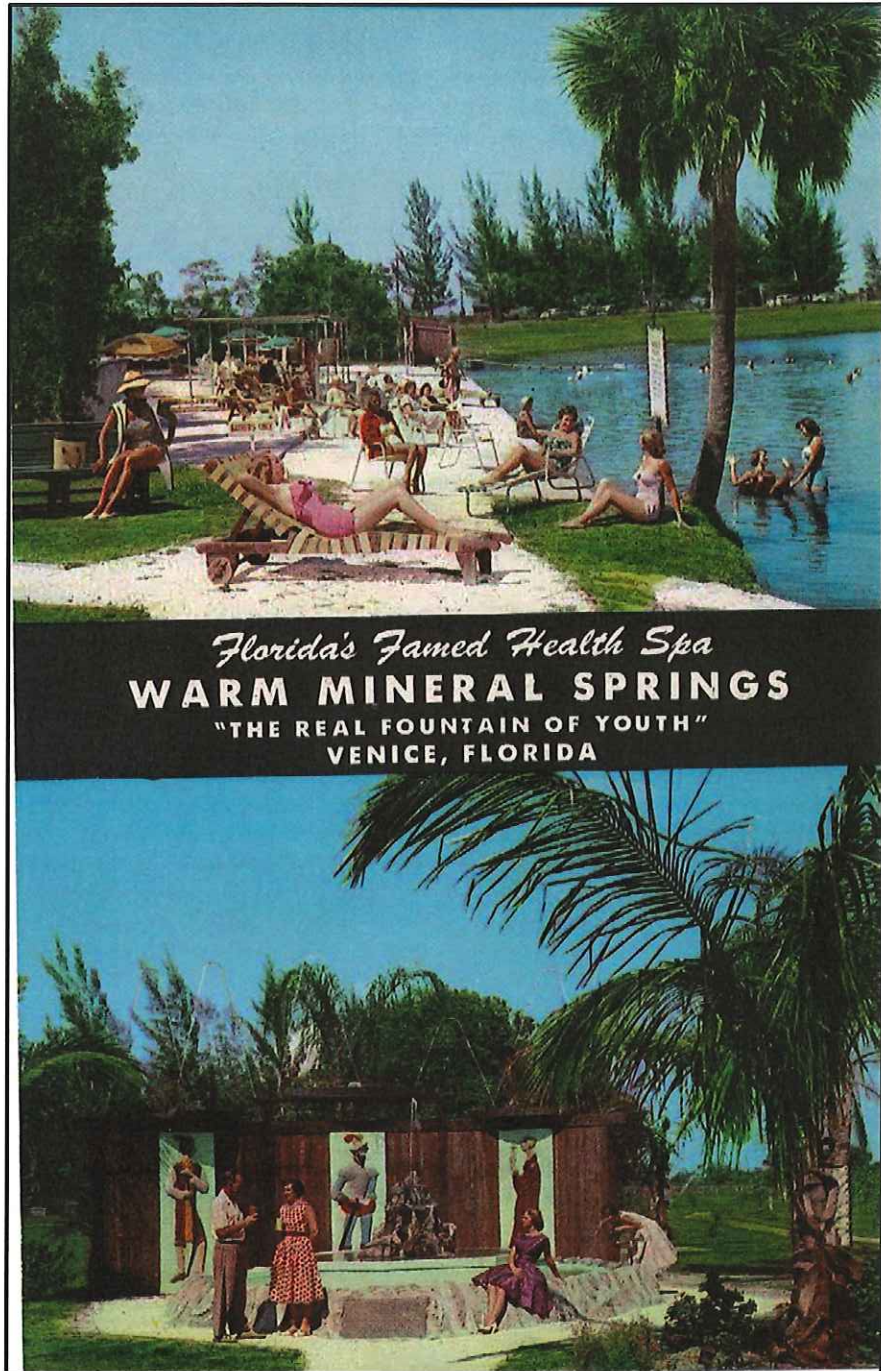


Photo 2. Pre-Quadricentennial advertisement for Warm Mineral Springs.  
Courtesy Venice Museum and Archives





**Photo 3.** Illustrator Russ Smiley created this map of the Warm Mineral Springs development.  
Courtesy Rick Kilby

### Fountain of Youth Myth

Juan Ponce de Leon was born to a prominent Castilla family in 1474. A military veteran, he joined Christopher Columbus on his second voyage to America in 1493. Ponce first was named governor of Hispaniola and then Puerto Rico in 1509. However, he lost the role when a court ruled that Columbus' son Diego should instead receive the title.

Ponce received a Spanish royal charter to explore Bimini in the Bahamas. He was the first known European to reach Florida when in 1513 he made landfall somewhere on the east coast. His ships sailed down the coast and had many conflicts with the natives before they returned to Puerto Rico. In 1521, Ponce returned to Florida with the intention of establishing a colony. After landing in San Carlos Bay on Florida's Gulf Coast, he was wounded by a poison-tipped arrow in battle with Indians. He and his crew departed to Cuba, where Ponce died from his wound.<sup>49</sup>

Ponce is best known today for his reputed quest for the Fountain of Youth, a water source rumored to provide eternal life to those who drink from it. However, no surviving letters or official documents reveal that he ever subscribed to the myth. In fact not many Spaniards in the 16<sup>th</sup> century actually believed in the Fountain of Youth. The first account to link Ponce and mythical waters was written by Gonzalo Fernández de Oviedo y Valdés in a book about the history of the Spanish colonies published 14 years after Ponce's death. Oviedo wrote that Ponce was tricked by the natives into searching for the waters to

<sup>49</sup> (Kilby 2013)

cure his impotence. Ovideo was not an impartial source; he was an ally of Ponce's political enemy Diego Columbus.<sup>50</sup> Nonetheless, Ovideo's tale caught on and gained a permanent place in the public psyche.

Roadside attractions began to draw the new automobile tourists during the Florida Land Boom in the 1920s and proliferated after World War II. Promoters concocted elaborate themes to draw visitors, and the Ovideo's Ponce tale proved it had staying power. Today no less than five locations in Florida claim to be the Fountain of Youth that Ponce was seeking.<sup>51</sup>

### **Warm Mineral Springs' Ponce story**

In 1943, Dr. Jonas Emerson Miller, who was part of a group that later owned the springs,<sup>52</sup> wrote an article for *Smithsonian* magazine that claimed Warm Mineral Springs was the water source Ponce sought. The basis for his claim was a 1511 letter from Friar Juan Ortiz to Ponce. According to Miller, Ortiz lived with Florida's natives after he was shipwrecked on Florida's west coast and was told of a magic healing spring that matches the description of Warm Mineral Springs. Ponce's proximity to the springs when he received his mortal wound boosted Miller's case.<sup>53</sup> "The Indians know of a warm spring, flowing from a seemingly bottomless crater, having wondrous powers of healing those who bathe herein and drink of these magic waters," Ortiz supposedly wrote to Ponce.<sup>54</sup> Miller's sources have never been substantiated.<sup>55</sup>

### **Warm Mineral Springs Development**

In 1955, former B.F. Goodrich executive Frederick M. Daley purchased the 1,040-acre Warm Mineral Springs tract with the intention of completing the health resort and neighborhood envisioned by the previous owners.<sup>56</sup> Sam Herron, Jr., Daley's son-in-law, managed the Warm Mineral Springs Company's development efforts along with wife Doris Daley Herron.<sup>57</sup> Miami-based promoter Thomas H. Ennis oversaw sales and advertising.<sup>58</sup> They predicted a community of up to 40,000 people when built out.<sup>59</sup>

Al McFayden, formerly director of public relations for Cypress Gardens in Winter Haven, sensationalized the springs' health qualities and hyped its reputed Ponce link in order to attract residents.<sup>60</sup> A 1958 travel article refers to the springs as "bottomless" before estimating the depth at 18,000 feet. "Its healthful properties exceed the most renowned spas in America and Germany," the unnamed writer said. The same article cites Miller's research on Ortiz and Ponce.<sup>61</sup>

By 1958 the development was well under way. The company paid \$20,589 to bring telephone service to the desolate location.<sup>62</sup> The Wynn-Warren Company, led by future baseball Hall of Fame pitcher Early Wynn, had paved 18 miles of the planned 32-mile road network. Ten-thousand feet of canals had been dug, and lakes were expected to be completed next.<sup>63</sup> Three-thousand lots were platted over 820 acres,

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<sup>50</sup> (Shaer 2013)

<sup>51</sup> (Kilby 2013)

<sup>52</sup> (Sarasota Herald-Tribune 1945)

<sup>53</sup> (Lord 1957)

<sup>54</sup> (St. Petersburg Florida Independent 1958)

<sup>55</sup> (Goetz, *Developing the Wells of Time: History of the Development of Warm Mineral Springs* 2016)

<sup>56</sup> (Stockbridge 1982)

<sup>57</sup> (Ocala Star-Banner 1958)

<sup>58</sup> (The Venice Gondolier 1955)

<sup>59</sup> (St. Petersburg Florida Independent 1958)

<sup>60</sup> (New Port Richey Press 1960)

<sup>61</sup> (Ocala Star-Banner 1958)

<sup>62</sup> (Sarasota Herald-Tribune 1958)

<sup>63</sup> (Herald-Tribune 1958)



and Herron's company had completed 25 homes.<sup>64</sup> The cheapest model cost \$9,950, and 100-by-60 foot lots could be purchased for as low as \$890.<sup>65</sup> Spear, Inc., a subsidiary of the Wynn-Warren Company, was the official builder. Sam Herron was on Spear's board.<sup>66</sup>

Meanwhile, Daley's daughter Alice Wheeler and her husband, George Wheeler, oversaw the construction of the spa's motel. They sought a design that would grab motorists' attention, and hired architect Victor Lundy, a member of the Sarasota School of Architecture and a classmate of Rudolph's at Harvard. The building's one-of-a-kind stepped roof featured concrete columns said to resemble umbrellas or giant cocktail glasses. Lundy's design received many accolades, and the motel was widely published in architectural journals. The Warm Mineral Springs Inn, located at the entrance to the springs along U.S. 41, held an open house on Sunday, March 16, 1958.<sup>67</sup> An estimated 10,000 people toured the motel that day, and traffic reached a standstill on U.S. 41.<sup>68</sup> The Three Graces Fountain, a lightweight aluminum sculpture located to the east of the entrance to the springs, was designed by local artist Sophie Johnstone and built at the same time.<sup>69</sup>

Registered guests in 1958 came from 29 states and nine countries.<sup>70</sup> The L-shaped motel originally had 18 rooms and gained its present U-shape form in 1959 after Lundy designed a nine-room addition. The motel (8SO02464) was listed on the National Register of Historic Places in 2013 under the Architectural Resources of the Sarasota School of Architecture Multiple Property Submission.<sup>71</sup>

In addition to the motel, Lundy also designed Sam and Doris Herron's house in Venice, known as the Herron House (8SO00462), and drew up plans for a pavilion next to the springs in 1957. The building was to contain concessions and administrative spaces. It would have featured an interior and exterior arcade to pay homage to the supposed Spanish connection to the site. The exterior walls would have featured Lundy's trademark laminated bent wood and walls of etched glass. It would have been positioned farther back from the springs than the existing buildings, and a separate building would have contained bathrooms.<sup>72</sup> It is unknown why Lundy's design never came to fruition.

### **Pensacola Quadricentennial**

In 1957, the State of Virginia celebrated the 350<sup>th</sup> anniversary of the Jamestown settlement. The Jamestown Festival was deemed a success and attracted an estimated 1.25 million additional visitors to the state who spent \$90 million.

St. Augustine was founded by the Spanish in 1565, and Florida sought to capitalize on the city's 400<sup>th</sup> anniversary of European settlement with a multiyear celebration in the years leading up.<sup>73</sup> In 1958, the Florida Cabinet appropriated \$50,000 to the nonprofit Florida Quadricentennial Commission to plan the events and acquire historical objects from Spain, France, and England.<sup>74</sup> Pensacola, which had been a Spanish colony from 1559 to 1561, was selected to host the first Quadricentennial stop in 1959.<sup>75</sup> The

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<sup>64</sup> (Sarasota Herald-Tribune 1958)

<sup>65</sup> (Sarasota News 1960)

<sup>66</sup> (Goetz, *Developing the Wells of Time: History of the Development of Warm Mineral Springs* 2016)

<sup>67</sup> (Rice and Shriver 2012)

<sup>68</sup> (Sarasota Herald-Tribune 1958)

<sup>69</sup> (Goetz, *Developing the Wells of Time: History of the Development of Warm Mineral Springs* 2016)

<sup>70</sup> (Sarasota Herald-Tribune 1959)

<sup>71</sup> (Rice and Shriver 2012)

<sup>72</sup> (Architectural Record 1958)

<sup>73</sup> (The All Florida Weekly Magazine 1959)

<sup>74</sup> (Powers, *So This Is Sarasota: A Most Discouraging Development* 1960)

<sup>75</sup> (Associated Press 1958)

original plan was for the showcase to travel to two Florida locations each year until it culminated in St. Augustine in 1965.<sup>76</sup> The Quadricentennial was expected to draw an additional 3.5 million visitors to the state who would spend an estimated \$500 million.<sup>77</sup>

Pensacola's Quadricentennial opened on May 13, 1959, and lasted four months.<sup>78</sup> Located on Santa Rosa Island, it was held in conjunction with the city's annual Fiesta of Five Flags event. It featured exhibits, wax figures of important Florida figures, and a reconstructed 18<sup>th</sup> century Spanish village.<sup>79</sup> The village consisted of 16 reconstructed buildings based on a 1743 map of the third settlement of Pensacola.<sup>80</sup>

Pensacola's Quadricentennial cost approximately \$1 million.<sup>81</sup> The state and local governments contributed \$90,000, the Florida Quadricentennial Commission floated a \$300,000 revenue bond, and a developer paid for the Spanish village.<sup>82</sup> The project resulted in the addition of 12,000 new parking spaces and 10 miles of roads on Santa Rosa Island. Tickets cost \$1.80 for adults and 80 cents for children aged 3 to 12. The well-advertised event mostly attracted tourists and lacked strong local support.<sup>83</sup>

Reactions to Pensacola's Quadricentennial were tepid at best. Two months after it concluded, it was called a "reasonable success."<sup>84</sup> One year later it was labeled a "flop."<sup>85</sup> By 1966, the vacant Quadricentennial site had been vandalized and remained \$288,000 in debt to the bondholders. Today a housing complex stands on the site, and no traces of the Spanish Village are evident.<sup>86</sup>

### **Warm Mineral Springs Quadricentennial**

As the Quadricentennial opened in Pensacola in May 1959, Warm Mineral Springs' development team sought to lure the event in an effort to bring attention to the fledgling development. McFayden, the springs' publicity director, emphasized the Fountain of Youth fable. The lobbying was successful, and Florida Quadricentennial Commission Chairman J. McHenry Jones announced that Warm Mineral Springs would be the next host should it demonstrate it had the money.<sup>87</sup> If funds could not be procured, the event would instead travel to Orlando.<sup>88</sup>

In July 1959, Herron announced that the Quadricentennial's second phase would open at Warm Mineral Springs in December 1959. It was to run at least four months.<sup>89</sup> The "little world's fair" was predicted to attract as many as 300,000 additional visitors and cost \$500,000.<sup>90</sup> Unlike Pensacola, the second phase

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<sup>76</sup> {Walker 1958}

<sup>77</sup> {The All Florida Weekly Magazine 1959}

<sup>78</sup> {Walker 1958}

<sup>79</sup> {The All Florida Weekly Magazine 1959}

<sup>80</sup> {Kaner 2012}

<sup>81</sup> {Sarasota Herald-Tribune 1959}

<sup>82</sup> {Sarasota Herald-Tribune 1959}

<sup>83</sup> {Kaner 2012}

<sup>84</sup> {Jacksonville Journal 1959}

<sup>85</sup> {Powers, So This Is Sarasota: A Most Discouraging Development 1960}

<sup>86</sup> {Kaner 2012}

<sup>87</sup> {Sarasota Herald-Tribune 1959}

<sup>88</sup> {Venice Area Chamber of Commerce Inc. 1959}

<sup>89</sup> {Sarasota Journal 1959}

<sup>90</sup> {Sarasota Herald-Tribune 1959}

was to be completely privately funded.<sup>91</sup> The money from the entry fee was expected to offset the costs.<sup>92</sup> Warm Mineral Springs' owners expected to break even.<sup>93</sup>

Work began in summer 1959. Land was cleared south of the springs for a parking lot and exhibition buildings.<sup>94</sup> Architectural firm West and Waters designed the exhibition building (8SO06928) and Cyclorama (8SO06929). The engineers were Smally, Wellford, and Nalven.<sup>95</sup> The buildings were erected in 100 days.<sup>96</sup>

Historical artifacts were housed in the motel addition along U.S. 41.<sup>97</sup> The historic artifacts were on loan from Great Britain, France, and Spain. Spain lent a rare 1767 map of Florida with the condition that it not be photographed. Great Britain loaned armor, flags, and paintings such as a portrait of King George III painted by Sir Joshua Reynolds.<sup>98</sup> The Spanish objects were valued at \$120,000.<sup>99</sup> They included a sword that belonged to St. Augustine founder Pedro Menendez and a headpiece worn by King Philip II when he sat for a portrait by Titian in 1560.<sup>100</sup> The Hall of Fame appears to have been in the same space. It consisted of 37 wax figures of people important to Florida history<sup>101</sup> such as Thomas Edison, John Ringling, and Potter Palmer.<sup>102</sup> A restaurant was located in the now vacant building at 305 Ortiz Boulevard.<sup>103</sup>

The Spa Building housed exhibits (**Photo 4**). Tourism exhibits were in the south structure, industry exhibits were in the north structure, and agricultural exhibits were in the connecting walkway.<sup>104</sup> Entities represented included the St. Regis Paper Company, Florida Flower Association, Florida Citrus Commission, Florida Sugar Corporation, Fruit and Vegetable Association, and Tampa cigar makers. Models of Jacksonville, Gainesville, Tallahassee and St. Augustine were on display. Tourism attractions with displays included Jungle Gardens, Ringling Museum, Silver Springs, and the Oaks, now known as Historic Spanish Point. The Chambers of Commerce from Bradenton, Punta Gorda, Lakeland, and Venice also were represented.<sup>105</sup>

Former NBC television newsman Charles Fuller recorded a narration for the temporary Spanish Pavilion, where the state's history played out on a 41-panel mural that measured 300 feet long.<sup>106</sup> A replica Seminole Indian village of chickee huts was built by Chief Billy Osceola to the west of the exhibition

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<sup>91</sup> (Sarasota Herald-Tribune 1959)

<sup>92</sup> (Sarasota Herald-Tribune 1959)

<sup>93</sup> (The Venice Gondolier 1959)

<sup>94</sup> (Sarasota Journal 1959)

<sup>95</sup> (West, Jack West Project List n.d.)

<sup>96</sup> (Edelson 1959)

<sup>97</sup> (1960 Quadricentennial Celebration and Official Opening Ceremonies at Historic Warm Mineral Springs Program 1959)

<sup>98</sup> (Carlton 1960)

<sup>99</sup> (Jacksonville Journal 1959)

<sup>100</sup> (Carlton 1960)

<sup>101</sup> (The Venice Gondolier 1959)

<sup>102</sup> (Sarasota Herald-Tribune 1959)

<sup>103</sup> (Sarasota News 1960)

<sup>104</sup> (1960 Quadricentennial Celebration and Official Opening Ceremonies at Historic Warm Mineral Springs Program 1959)

<sup>105</sup> (Bradenton Herald 1959)

<sup>106</sup> (Sarasota Journal 1960)

buildings along Salt Creek (**Photo 5**). Two dozen Seminoles lived on-site and entertained guests with arts and crafts demonstrations and alligator wrestling shows.<sup>107</sup>



**Photo 4.** Quadricentennial attendees enter the Warm Mineral Springs Spa Building (8SO06929).  
Source: State Archives of Florida/Karl E. Holland



**Photo 5.** The Seminole village at the Quadricentennial. Some of the chickees stood until circa 2010.  
Courtesy State Archives of Florida/Johnson

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<sup>107</sup> (Goetz, *Developing the Wells of Time: History of the Development of Warm Mineral Springs* 2016)

The Cyclorama was the centerpiece of the celebration. The cylindrical building contained nine paintings measuring 226 feet long and 13 feet tall that depicted Ponce de Leon's reputed quest for the Fountain of Youth. The showcase included dioramas placed in front of the paintings, lighting, and an about 20 minute long narration.<sup>108</sup>

At the springs, a floating concrete pool was the scene of four water ballet shows a day (**Photo 6**). The twelve female swimmers, known as the Aqua Maidens, were led by Mildred Frasier, director of the Vero Beach-based Dolphinettes.<sup>109</sup> The shows were held daily at 11 a.m., 1 p.m., 2:30 p.m., and 4:15 p.m.<sup>110</sup>



**Photo 6.** Women pose with Confederate, United States, British, Spanish, and French flags at the Quadricentennial. Source: State Archives of Florida/Karl E. Holland

### Opening

Warm Mineral Springs' Quadricentennial celebration opened at 2 p.m. on Sunday, December 14, 1959, with as many as 14,000 people in attendance (**Photos 7-8**). The ceremony began with a half-mile long procession from the Warm Mineral Springs Motel to the springs that included Seminole Indians, a Marines color guard, high school bands, and beauty queens.<sup>111</sup>

Flags representing Spain, France, England, the Confederacy, and the United States were raised one at a time before by the Marines color guard with assistance from Navy and Air Force color guards. The anthem of each was played as its respective flag was unfurled.<sup>112</sup> Then Merle Evans, the Ringling

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<sup>108</sup> (Delao 1959)

<sup>109</sup> (The Venice Gondolier 1959)

<sup>110</sup> (Sarasota Journal 1960)

<sup>111</sup> (Edelson 1959)

<sup>112</sup> (Aumann 1959)

Brothers Barnum and Bailey Circus bandleader, led the playing of the *Star-Spangled Banner*. Hernando de Soto impersonator Walter R. Talley cut a ribbon with his sword to officially open exhibits as Miss Florida 1959, Nancy Purvis of Bradenton, and Billy Osceola, chairman of the Seminole Tribe of Florida, stood by his side.<sup>113</sup>

Daley, the owner of Warm Mineral Springs and then chair of the state's Quadricentennial Commission, read a proclamation from Governor Collins, and state Senator Ed Price of Bradenton spoke on behalf of the governor. Venice Mayor Smyth D. Brohard delivered a telegraph message of well wishes from President Dwight Eisenhower.

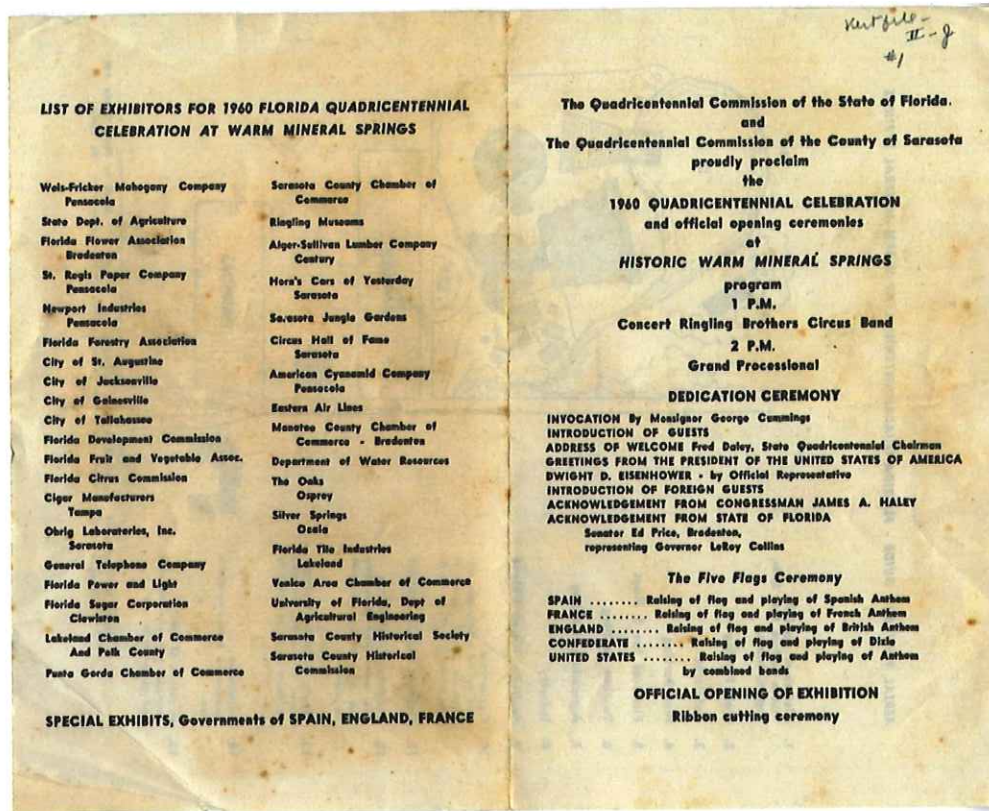


**Photo 7.** The opening of the Quadricentennial on December 14, 1959.  
Source State Archives of Florida/Johnson

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<sup>113</sup> (Edelson 1959)





**Photo 8.** Program from the Quadricentennial opening.  
Courtesy Venice Museum and Archives

Jose Louis Aparacio, consul-general of New Orleans, and Julio F. Guillen Cato, a Spanish admiral, represented Spain. D.G. Crichton, consul-general based in Miami, represented Great Britain. In his speech, U.S. Representative James A. Haley thanked the British and Spanish delegates for their attendance. A number of other local officials were on hand, including the mayors of Sarasota, Longboat Key, and Punta Gorda.<sup>114</sup> Adults paid \$2 and children 75 cents to see 9,000 items. Children under 6 were free.<sup>115</sup> Articles on the Quadricentennial's stop at Warm Minerals Springs appeared in major national newspapers such as the Washington Post<sup>116</sup> and the New York Times.<sup>117</sup>

### Governor's Visit

The spotlight returned to the Quadricentennial in early 1960 when state leaders decamped to Sarasota on January 8 and 9 as part of Legislative Weekend. The group of about 200 officials arrived at Warm Mineral Springs at 9:30 a.m. on Saturday, January 8, and stayed four hours. Future Florida Governor Farris Bryant, who was elected later in 1960, was among those in attendance. Collins toured the exhibits, ate a chicken picnic lunch near the water, and met with his festival-goers, including the county's oldest living pioneer A.B. Edwards.<sup>118</sup> The Vero Beach-based Dophinettes water ballet team, known for their take on "Rock Around the Clock," performed that day.<sup>119</sup>

<sup>114</sup> (Edelson 1959)

<sup>115</sup> (The Venice Gondolier 1959)

<sup>116</sup> (The Washington Post, Times Herald 1959)

<sup>117</sup> (Carlton 1960)

<sup>118</sup> (The Venice Gondolier 1960)

<sup>119</sup> (Vero Beach Press Journal 1960)

## **Conclusion**

Despite a strong opening, by late February the Quadricentennial attendance had not met the lofty expectations. The adult admission fee was dropped \$1 and was only charged to see the water ballet show and Cyclorama. All the other exhibits were free. Synchronized lights were added to the historical buildings, and fifteen more sculptures were added to the Cyclorama. More historic artifacts also were put on display.<sup>120</sup>

The changes were not enough to boost attendance. In March, Daley announced that the Quadricentennial would close on March 16. However, on March 15, Daley said that the celebration would end that day. Poor weather and road construction on U.S. 41 were cited as the main reasons why attendance failed to meet expectations.<sup>121</sup>

## **St. Augustine Quadricentennial**

The Quadricentennial was supposed to move on to other Florida cities in the first half of the 1960s, but those plans were nixed after the poor attendance in Pensacola and Warm Mineral Springs. Meanwhile, plans to celebrate St. Augustine's 400<sup>th</sup> anniversary in 1965 continued.

In preparing for the Quadricentennial, St. Augustine sought to regain its Spanish-era appearance as part of a campaign that resulted in the restoration of 36 colonial-era buildings and the reconstruction of about 40 additional buildings. The efforts also led to the placement of the 208-foot cross at Mission of Nombre de Dios and construction of the 2,000 seat St. Augustine Auditorium. A new play, "Cross and Sword," was created for the venue that told the story of the Spanish settlement of St. Augustine.<sup>122</sup>

The Quadricentennial took on geopolitical undertones in wake of the Cuban Revolution of 1959 as promoters sought to ally with Spanish-speaking countries in an initiative to block Communism in the Western Hemisphere. President John F. Kennedy in 1963 appointed members to the national Quadricentennial Commission to plan federally funded events for the anniversary. African-Americans were outraged they had no representation on the Commission despite the important role they had played throughout St. Augustine's history, and they launched protests of the Quadricentennial to show how they were treated in the segregated Southern city. Demonstrators were often shot at, beaten, and arrested by the local authorities.

Some media members were shocked by how the peaceful protesters were treated and noted the juxtaposition on how St. Augustine portrayed itself to the world and how it really treated some of its citizens. Dr. Martin Luther King Jr. led protests there in 1964 and said of St. Augustine, "We have worked in some difficult communities, but we have never worked in one as lawless as this." The negative publicity culminated in June 1964 when a segregationist motel owner poured acid into the motel's pool when protesters refused to leave the water. The images of his act and of police pulling the protestors out of the water were published throughout the world. The protests helped lead to the passage of the Civil Rights Act of 1964.

St. Augustine refused to desegregate public facilities, and the opening of the 10-day long Quadricentennial festivities on September 8, 1965, were marked by civil rights protests. The celebration continued with events such as a State of Florida Day, a Mexican Day, musical performances, fireworks, and a fashion show. The 32 distinguished guests came from 23 countries, including Spain's minister of the

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<sup>120</sup> (Sarasota Herald-Tribune 1960)

<sup>121</sup> (Sarasota Journal 1960)

<sup>122</sup> (Lane 2013)



interior and a descendant of the Spanish explorer Pedro Menendez, the founder of St. Augustine.<sup>123</sup> In its third and final stop, the Quadricentennial again had failed to meet expectations.

### **Warm Mineral Springs Post-Quadricentennial**

The Cyclorama reopened at Warm Mineral Springs in April 1960.<sup>124</sup> It played daily at 1 p.m.—or by request—until it was shuttered in the early 2000s. Since then, many of the Cyclorama’s elements have been removed.<sup>125</sup> The exhibits were removed in the Spa Building, and it was converted into its intended long-term use as a bathhouse, restaurant, gift shop, and offices.<sup>126</sup> The 1940s bathhouse remained in use as a secondary bathhouse until it was demolished in the mid-2000s.<sup>127</sup> The 300-foot-long painting that depicted Florida’s history was on display under the covered walkway between the north and south structures until circa 2000.<sup>128</sup> Some of the thatched chickee huts from the Seminole village stood until about 2010.<sup>129</sup>

Herron sold all the subdivided lots by the 1960s,<sup>130</sup> but the Warm Mineral Springs development failed to meet goals.<sup>131</sup> Many residential lots remain undeveloped to this day. The Daley family made multiple attempts to develop the land near the springs into a health resort in the 50 years after the Quadricentennial, but all efforts failed. They sold the springs property to Golden Springs, LLC, in 1999 for \$3.75 million.<sup>132</sup>

Sam Herron maintained a real estate office in the Spa Building after the sale until his death in 2005.<sup>133</sup> The springs property was annexed into the City of North Port in 2000, and the city and Sarasota County jointly purchased the property from Cypress Lending in 2010 for \$5.5 million.<sup>134</sup> In 2014 the city purchased the county’s share of the springs for \$2.75 million.<sup>135</sup> The Warm Mineral Springs pool has remained popular for bathers (**Photos 9-10**).

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<sup>123</sup> (Hillyer 2015)

<sup>124</sup> (Sarasota Herald-Tribune 1960)

<sup>125</sup> (Putnik 2016)

<sup>126</sup> (Sarasota News 1960)

<sup>127</sup> (Putnik 2016)

<sup>128</sup> (Putnik 2016)

<sup>129</sup> (Goetz 2016)

<sup>130</sup> (LePere 2003)

<sup>131</sup> (King 2016)

<sup>132</sup> (C. Womack 2014)

<sup>133</sup> (Klockenkemper 2005)

<sup>134</sup> (C. Womack 2014)

<sup>135</sup> (C. Womack 2014)

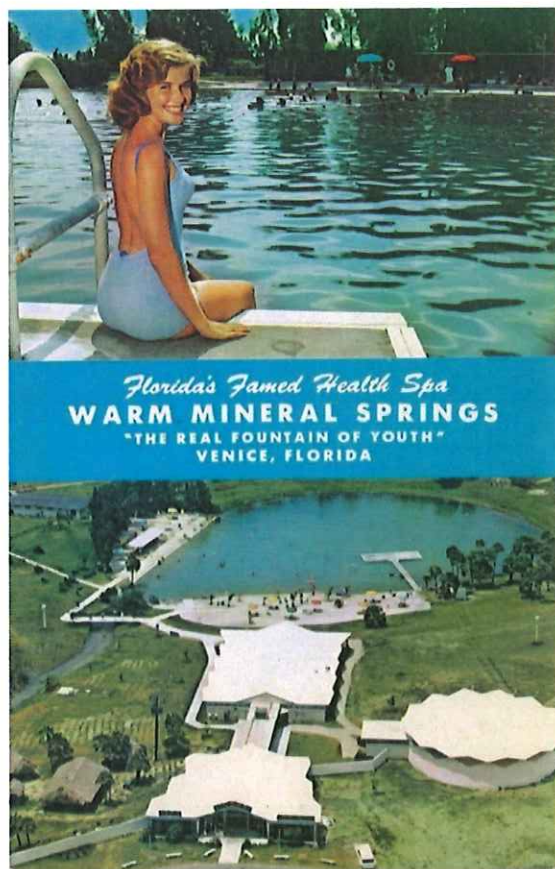


Photo 9. Advertisement from the 1960s.  
Courtesy Venice Museum and Archives

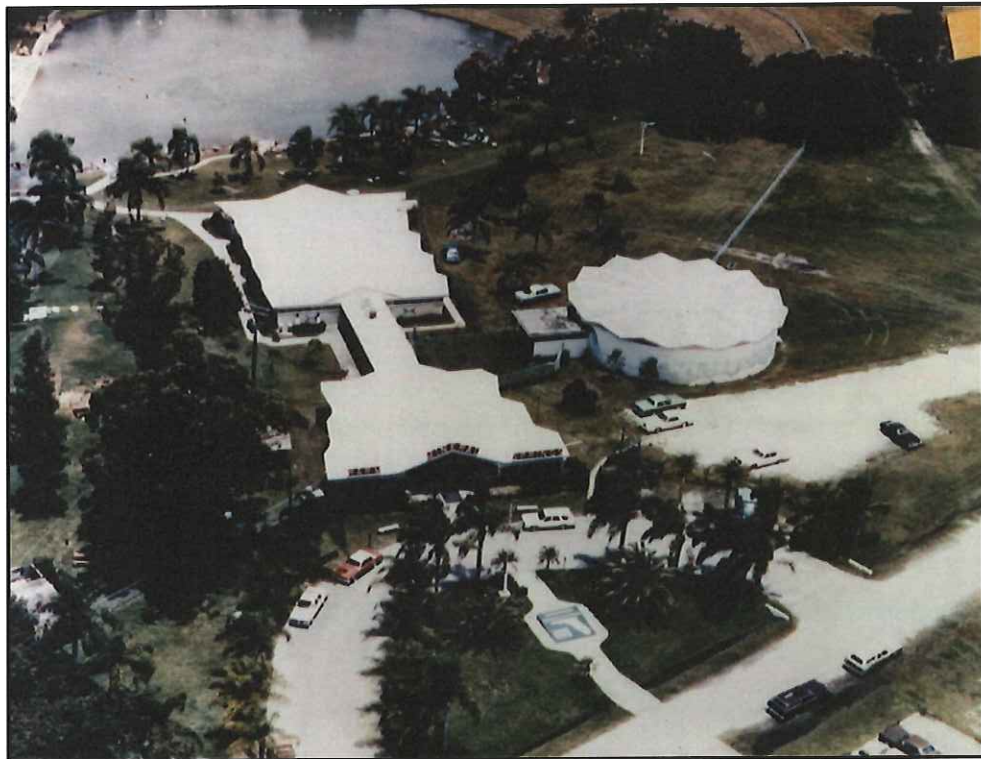


Photo 10. Post-Quadracentennial Warm Mineral Springs brochure.  
Courtesy Venice Museum and Archives

## HISTORIC RESOURCES

**8SO07026:** The Warm Mineral Springs Building Complex Resource Group consists of two buildings: the Warm Mineral Springs Spa Building (8SO06928) and Warm Mineral Springs Cyclorama (8SO06929) (**Photo 11**). Both were designed by architect West. The district is potentially eligible for NRHP listing under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture.

A detailed history and description follows of both the Spa Building and Cyclorama.



**Photo 11.** Circa 1980 aerial of the Spa Building, left, and Cyclorama.  
Courtesy Venice Museum and Archives

**8SO06928:** The Warm Mineral Springs Spa Building at 12200 San Servando Avenue was built in 1959 (**Photos 12-22**). It functions as a gift shop and bathhouse, though much of the building is currently vacant. The one-story building is an example of the Midcentury Modern style. The building, which consists of two structures connected by a walkway, measures 10,346 square feet.<sup>136</sup> It has undergone a number of alterations and repairs, mostly to the interiors.

The building was designed by West, a member of the Sarasota School of Architecture, to house tourism, agriculture, and industry exhibits space for the Quadricentennial.<sup>137</sup> The engineers were Smally, Wellford,

<sup>136</sup> (Sarasota County Property Appraiser 2016)

<sup>137</sup> (1960 Quadricentennial Celebration and Official Opening Ceremonies at Historic Warm Mineral Springs Program 1959)



and Nalven. It was converted into a bathhouse, restaurant, real estate office, and gift shop after the celebration's three-month run ended in March 1960. West subtly referenced the shape of the Warm Mineral Springs pool with the layout of Spa Building and the adjacent Cyclorama (8SO06929). The Spa Building is shaped like an hourglass, similar to the shape of the springs' basin when viewed as a vertical cross section. The building measures approximately 225 feet long, the approximate depth of the springs. He also referenced the springs' shape with an hourglass tile pattern that is present in eight different locations on the exterior walls.<sup>138</sup>

The centrally located north-south arcades form the spine of both structures. West's clients favored the use of arcades, a common layout in Spanish architecture, to pay homage to Ponce's reputed connection to the property.<sup>139</sup> The concrete slab foundation supports the post and beam steel frame. Most of the exterior walls are enclosed by concrete blocks covered in tiles. The exterior tiles are colored green and gray. The extreme north and south entrances to the building are enclosed by expanses of plate glass. Clerestory windows wrap around both the interior and exterior portions of the building, though the windows no longer operate and some clerestories have been blocked or replaced with glass blocks. Fixed glass windows are located in the gable peaks of the exterior walls. Some of these windows were enclosed when the cooling system was added after construction. The interior arcade walls also are covered with tile. The interior spaces off the arcade have been partitioned by wood-frame walls covered with drywall.

The roof is covered with built-up materials. A gable roof extends north-south over the central arcades, and a series of cross-gables emanate east-west from the central gable. These east-west gables extend a couple feet beyond the walls and form a wide roof overhang. The interior ceiling consists of exposed wood beams covered in plywood. Drop ceilings with tiles have been added to some interior spaces.

The south structure measures 3,215 square feet.<sup>140</sup> Three gable roofs are located on each side of the gable roof over the central arcade. An overhead metal door is located at the south end, and a recently added arched entry is located at the north end. A gift shop, storage rooms, and a utility room are located on the west side of the arcade. Three meeting rooms and a men's and women's restroom are located on the east side of the arcade.

The south end is the main entrance into the Spa Building. A sign that read "Warm Mineral Springs" was located on the roof there from about 1965 to 2005. The entrance is V-shaped to form a 181.5-square-foot open entry porch. It is covered by a wide roof overhang. A gable roof awning has been added to the elevation and extends to the looped driveway. A rock-lined pool with waterfalls and dense plantings have been added along the exterior glass walls.

Just beyond the entrance, an arched driveway loops from San Servando Avenue. A tiled marker in the grassy center of the loop measures approximately 12-by-12 feet and reads: "1960 Florida Quadricentennial Warm Mineral Springs" in red letters. A beige outline of the state of Florida is inset within the green tile background. West likely designed the marker.<sup>141</sup>

The north and south structures are linked by a 50-foot long concrete walkway that measures 700 square feet.<sup>142</sup> It was originally sheltered, but the cover has since been removed and only the steel beams remain. The 300-foot-long mural from the Quadricentennial was exhibited here up until about 2000.<sup>143</sup>

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<sup>138</sup> (King 2016)

<sup>139</sup> (Architectural Record 1958)

<sup>140</sup> (Sarasota County Property Appraiser 2016)

<sup>141</sup> (King 2016)

<sup>142</sup> (Sarasota County Property Appraiser 2016)

<sup>143</sup> (Putnik 2016)

The north structure measures 6,430 square feet.<sup>144</sup> Five gable roofs are located on each side of the gable roof over the central arcade. Arches have recently been added at both ends of the structure's arcade. Men's and women's restrooms are accessible from the exterior. An exercise room, women's locker room, health treatments and beauty care rooms are located on the west side of the arcade. Massage therapy rooms, a men's locker room, a kitchen, and a dining room area located on the east side of the arcade. The entryways to the rooms off the corridor are marked by arched doorways. The structure's north end is V-shaped to form a 160-square-foot inset porch.<sup>145</sup> It is covered by a wide roof overhang. Awnings cover the entryway and windows at the elevation.

To the north of the structure is a rock fountain and waterfall. A plaque at the fountain's foot is titled "The Original Fountain of Youth" and reads: "According to authentic historical documents, this warm salt spring is the Fountain of Youth vainly sought by Ponce de Leon. His search for it led to the discovery of Florida on Easter Sunday 1513 ... It is now known that for many centuries first Indians and later white men journeyed many miles in search of their health and well-being by bathing in and drinking these waters ... After many years of research studying documents and maps in this country and abroad, Jonas E. Miller of Washington D.C. was able to establish the above facts. He discovered this spring as the original fountain of youth in February 1942."

Though the Spa Building has undergone unsympathetic changes over the decades, it overall has maintained all seven aspects of NRHP integrity: location, design, setting, materials, workmanship, feeling, and association. Most of its character-defining features remain intact such as the multiple gable roofs, central arcades, tile walls, windows, and hourglass-footprint. The Spa Building is a good example of Sarasota Modernism and exhibits Rudolph's five tenets of architecture that were embraced by West and other members of the Sarasota School of Architecture. It was a key part of the Quadricentennial celebration in its role as exhibition space. After the Quadricentennial, it has served the springs and its associated activities. Thus, the Spa Building is potentially eligible for NRHP listing both individually and as part of a Warm Mineral Springs historic district (8SO07026) with the Cyclorama (8SO06929). It is eligible under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture.

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<sup>144</sup> (Sarasota County Property Appraiser 2016)

<sup>145</sup> (Sarasota County Property Appraiser 2016)



**Photo 12.** The Spa Building circa 1980.  
Courtesy Sarasota County History Center



**Photo 13.** The Spa Building entrance (April 2016).





**Photo 14.** Sam Herron's former office, now a meeting room (April 2016).



**Photo 15.** The south structure of the Spa Building (April 2016).



**Photo 16.** South structure of the Spa Building. Note the hourglass in tiles representing the shape of the springs' basin (April 2016).



**Photo 17.** The north structure of the Spa Building (April 2016).





**Photo 18.** The north structure of the Spa Building (April 2016).



**Photo 19.** One of the locker rooms in the Spa Building (April 2016).



**Photo 20.** The former restaurant space in the Spa Building (April 2016).



**Photo 21.** The springs as they appear when exiting the Spa Building.  
The arches were added recently (April 2016).





**Photo 22.** The north end of the Spa Building (April 2016).

**8SO06929:** The Warm Mineral Springs Cyclorama at 12200 San Servando Avenue was built in 1959 (**Photos 23-31**). It is now vacant. The one-story building is an example of the Midcentury Modern style. The cylindrical building measures 4,750 square feet.<sup>146</sup> West subtly referenced the shape of the Warm Mineral Springs pool with the layout of the Cyclorama and the Spa Building (8SO06928). The round building's footprint is the same as the nearby springs when viewed from above. Further, the length of the Cyclorama's perimeter, about 225 feet, is the approximate depth of the springs.

The Cyclorama was the focal point of the Quadricentennial celebration at Warm Mineral Springs. Cycloramas, also referred to as panoramas, were developed in Europe in the late 18<sup>th</sup> century as a form of entertainment that presented historical events and scenes to mass audiences.<sup>147</sup> The cylindrical paintings, often hundreds of feet long and up to 50 feet tall, traveled to various cities and were housed in circular spaces built to exhibit the art forms.<sup>148</sup> These precursors to movies evolved to include dramatic narrations, pyrotechnics, lighting, dioramas and scrolling canvases. War scenes were particularly popular, and a number of Civil War-themed cycloramas were painted in the late 1800s.<sup>149</sup> Cycloramas fell out of favor with the rise of the movies before World War II. An estimated 30 cycloramas remain in the world.<sup>150</sup>

McFadyen, the Warm Mineral Springs publicist, was the creative director of the Cyclorama at Warm Mineral Springs. He conceived the display over a two-year period and wrote the script for the narration. McFadyen originally intended to portray the battle that occurred between the Calusas and Ponce de Leon and the Spanish at Charlotte Harbor in 1521, but the project grew from there.

<sup>146</sup> (Sarasota County Property Appraiser 2016)

<sup>147</sup> (Cecchini 1998)

<sup>148</sup> (Kelly n.d.)

<sup>149</sup> (Cecchini 1998)

<sup>150</sup> (Kelly n.d.)

The building contained nine paintings measuring 226 feet long and 13 feet tall that depicted Ponce de Leon's reputed quest for the Fountain of Youth. The scenes are as follows: 1.) his landing at St. Augustine in 1513; 2.) exploration of the east and west coasts of Florida; 3.) attempted landing and battle with the Calusas at Charlotte Harbor in 1513; 4.) King Ferdinand of Spain proclaiming him governor of Florida; 5.) him with his love interest Donna Inez; 6.) his procession through Puerto Rican streets before leaving for an expedition to Florida; 7.) arrival at Charlotte Harbor; 8.) dedication of the first church in Florida; and 9.) battle scene with the Calusas in 1521 where he was fatally wounded.<sup>151</sup>

In all, 31 sculptures were placed in front of the paintings to give a three-dimensional effect.<sup>152</sup> Viewers entered the building from the west and walked through two scenes and onto a network of tiered, circular ramps. They stood in near darkness before a recording of the voice of radio broadcaster Lowell Thomas' began to play. His narration, accompanied by music, lasted 22 minutes and was underscored by an automatic electric and lighting system devised by former NBC television engineer Charles Hartman.<sup>153</sup> The display represented typical era perspectives on slavery, colonialism, and human rights.<sup>154</sup>

The paintings and sculptures were completed by local artist Don Putnam, known as "Putt." Born in Spokane, Washington, Putnam studied art on the GI Bill at Fresno State College and the Los Angeles Art Center. He traveled to Sarasota and formed a trampoline act with Tom Parris in the Ringling Brothers-Barnum and Bailey Circus. The act then joined the Rizzero Brothers, but that circus went bankrupt. Putnam returned to Sarasota and took jobs painting murals at the Rip Van Winkle Bowling Alley and Colony Restaurant before the Cyclorama commission.<sup>155</sup> The Cyclorama reopened shortly after the Quadricentennials's three-month run ended in March 1960 and ran until the early 2000s.<sup>156</sup>

The concrete slab foundation supports the concrete block walls that measure approximately 15 feet tall. Murals of Florida nature scenes have been painted on the exterior walls. The exterior originally was painted white with the exception of the gable peaks, which were painted different colors. Three of the relief sculptures of a conquistador, priest, and Indian have been attached to the exterior walls. The reliefs were once part of a decorative screen that stood behind the fountain at the springs' northwest entrance. The zigzag roof consists of 14 gables that taper as they radiate from the center. A 320-square-foot former vestibule is attached to the east.<sup>157</sup>

The vestibule features concrete block walls, clerestory windows, and a flat roof. Entry is through a pair of metal-framed glass doors. The space served a health-related use after the Cyclorama closed in the early 2000s. It is now used as storage.

The interior display space has a drop ceiling with ceiling tiles. Putnam's nine murals remain inside and appear to be in excellent condition. About 15 of his Plaster of Paris sculptures remain among some of the sand and shells placed on the floor among them. The concrete tiered ramps appear to be in good condition as well. The control room, located in the center of the ramp, has been damaged.

The Cyclorama is a rare surviving example of a form of both entertainment and promotion that operated for about 40 years. The subject matter is a reflection of viewpoints from that era. Though elements of the Cyclorama have been removed, the building and the display contained within have maintained all seven

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<sup>151</sup> (Sarasota Herald-Tribune 1960)

<sup>152</sup> (Delao 1959) (Sarasota Herald-Tribune 1960)

<sup>153</sup> (Sarasota Herald-Tribune 1960)

<sup>154</sup> (Goetz, *Developing the Wells of Time: History of the Development of Warm Mineral Springs* 2016)

<sup>155</sup> (Delao 1959)

<sup>156</sup> (Putnik 2016)

<sup>157</sup> (Sarasota County Property Appraiser 2016)



aspects of NRHP integrity: location, design, setting, materials, workmanship, feeling, and association. Though utilitarian, the building stands out due to its cylindrical design. Thus, the Cyclorama is potentially eligible for NRHP listing both individually and as part of a Warm Mineral Springs historic district (8SO07026) with the Spa Building (8SO06928). It is eligible under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture.



**Photo 23.** The Cyclorama, facing north (April 2016).



**Photo 24.** The Cyclorama's vestibule (April 2016).



**Photo 25.** One of the relief statues affixed to the exterior of the Cyclorama.  
This statue was moved from elsewhere on the property (April 2016).



**Photo 26.** The interior of the Cyclorama (April 2016).





**Photo 27.** King Ferdinand makes Ponce governor of Florida (April 2016).



**Photo 28.** Florida exploration scene (April 2016).



**Photo 29.** Ponce and the Spanish battle the Calusas. (April 2016).



**Photo 30.** Ponce's arrival at Charlotte Harbor (April 2016).





**Photo 31.** Ponce's procession through Puerto Rico (April 2016).

## ECONOMICS HISTORIC PRESERVATION

According to a 2010 study conducted by the Florida Center for Governmental Responsibility, historic preservation was responsible for more than 100,000 jobs in the state. One aspect of historic preservation is heritage tourism, the travel to locations that authentically tell the stories of people and places from the past. Heritage tourists tend to be older, better educated, take longer trips, spend more money, and participate in more activities than other tourists. In a survey by Visit Florida, 61 percent of the respondents said they participated in a "history-based activity" while vacationing in Florida. Heritage tourism accounted for more than \$4 billion in spending in Florida in fiscal year 2008.<sup>158</sup>

A growing number of heritage tourists travel to places like Sarasota that have distinctive collections of Midcentury Modern style architecture. The annual Modernism Week in Palm Springs, California, draws nearly 50,000 people for 11 days of events that include tours, lectures, a furniture sale, car show, parties, and performances by 1950s and 1960s artists. The festival's economic contribution to the city is estimated at \$17 million.<sup>159</sup>

Florida communities have recognized the economic potential of midcentury architecture. Lakeland is home to Florida Southern College, the largest collection of Frank Lloyd Wright-designed architecture in the world. Florida's Special Category Grants (see **Appendix A**) have provided more than \$1 million toward restoration and rehabilitation of the buildings, and the college has become a world-class

<sup>158</sup> (McLendon 2010)

<sup>159</sup> (Lucas 2015)

destination for Wright devotees.<sup>160</sup> Fort Lauderdale debuted its Mod Weekend in 2013 with an antique fair, a car show, films, lectures, boat cruises, and tours on boats and double-decker buses.<sup>161</sup> Gainesville's Modern Weekend attracts over 500 participants to its annual midcentury home tour.<sup>162</sup>

Interest in the Sarasota School of Architecture has grown steadily since publication of Howey's *The Sarasota School of Architecture, 1941-1966* in 1995. The book has been followed by additional books, articles, and films on the subject. In 2001, about 1,000 people attended a symposium on Lido Key dedicated to the Sarasota School of Architecture. Events included lectures, receptions, exhibits, dinners, and bus and boat architectural tours. Sarasota School architects such as Lundy and West participated in the events. The symposium led to the formation of the Sarasota Architectural Foundation (SAF), a nonprofit that strives to raise awareness of the area's midcentury resources.<sup>163</sup> In 2013, the United States chapter of DOCOMOMO, an international organization dedicated to Modernism, held its inaugural conference in Sarasota and included a number of events related to the Sarasota School of Architecture in its program.

Interest in Sarasota Modern architecture is so strong that it is able to support an annual event of its own. Sarasota Mod Weekend, begun in 2014, is presented by SAF, local governments, and other organizations and includes lectures, dinners, parties, and walking and trolley tours. The feature of the 2015 weekend was the debut of the replica Walker Beach House, a Rudolph design.<sup>164</sup>

## CONCLUSION

It is the opinion of ACI's architectural historian that the two resources, the Warm Mineral Springs Spa Building (8SO6928) and the Warm Mineral Springs Cyclorama (8SO06929), that comprise the Warm Mineral Springs Building Complex Resource Group (8SO07026) are historically and architectural signification and should be retained.

The buildings are potentially eligible for listing in the NRHP both individually and as a historic district. They represent a unique event in Florida history and were designed by West, an important member of the famed Sarasota School of Architecture. The Spa Building in particular represents the tenets of the Sarasota School of Architecture set forth by its founder Rudolph. The Cyclorama signifies the boosterism employed to attract visitors to postwar roadside attractions and represents the era's viewpoints on social issues. The paintings found within appear to be in excellent condition despite at least a decade of neglect, and many of the original statues remain.

Rehabilitation of the Spa Building and restoration of the Cyclorama, combined with the Warm Mineral Springs and the Warm Mineral Springs Motel, have the potential to be a major heritage tourism draw for the City of North Port.

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<sup>160</sup> (White 2015)

<sup>161</sup> (Blather, Mod Weekend in Fort Lauderdale March 15-17th 2013)

<sup>162</sup> (Hylton 2016)

<sup>163</sup> (Berger 2010)

<sup>164</sup> (Bubil, Second Sarasota Mod Weekend Is Nov. 6-9 2015)



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## APPENDIX A: POTENTIAL FUNDING SOURCES

## **POTENTIAL FUNDING SOURCES**

Potential rehabilitation of the Warm Mineral Springs Spa Building and restoration of the Cyclorama would be a costly endeavor, but funding opportunities are available from national and state entities to offset the costs.

### **Federal Historic Preservation Tax (20 percent of qualified rehabilitation expenses)**

The Federal Historic Preservation Tax Incentives program encourages the rehabilitation and reuse of historic buildings. It creates jobs and is a proven community revitalization programs responsible for over \$78 billion in private investment to preserve 41,250 historic properties since its inception in 1976.

Eligibility: Income-producing buildings listed on the National Register of Historic Places (NRHP). The cost of rehabilitation must exceed the pre-rehabilitation cost of the building, and work must be done according to the Secretary of the Interior's Standards for Rehabilitation. Public agencies that do not pay federal tax may transfer the credit to a corporate investor, or in certain instances, individuals, who then use the tax credit to offset some of their own tax liability.

Review Process: The tax incentives program is administered by the National Park Service (NPS) and the Internal Revenue Service (IRS) in partnership with the State Historic Preservation Offices (SHPOs). The project must meet the requirements from all three. Applications are first reviewed by the Florida SHPO. Once approved, the SHPO forwards applications to the NPS with recommendations. The NPS determinations are then forwarded to the IRS.

Application Information: The Florida SHPO is the first point of contact and can provide application forms, regulations, information on appropriate treatments, and technical assistance. See <http://dos.myflorida.com/historical/preservation/architectural-preservation-services/rehabilitation-tax-credit/> for more information.

### **Florida Division of Historical Resources (\$50,000 - \$500,000)**

The State of Florida through the Secretary of State's (SOS) Division of Historical Resources (DHR) provides annual funding to assist municipalities and others in site planning, restoration, rehabilitation, structural analysis, and stabilization of historic properties. Owners can apply for either the small matching grants or special category grants each year.

**Small Matching Grants** of up to \$50,000 are awarded annually to assist in: acquisition of historic properties; restoration, rehabilitation, and structural analysis; stabilization of historic properties; specific planning for these activities; recordation of historic properties threatened with damage, etc. The Historic Grants Program utilizes an online grant application system.

Types of historic preservation projects that can be funded include development projects such as building restoration and rehabilitation, stabilization of historic properties, historic structure assessments, feasibility studies, and emergency repairs, among others.

Eligibility: State agencies including local governments, universities, cities, counties, and nonprofits.

Review Process: Small Matching grant applications are evaluated in the fall on a competitive basis by Grant Review Panels appointed by the SOS. The applications are evaluated on historic significance, endangerment, appropriateness of the preservation treatment proposed, administrative capability of the organization, adequacy of technical and financial resources, educational potential, economic benefits, and public good resulting from the project.

Grant Award/Requirement for Match: Small Matching grants provide assistance up to \$50,000. The grantee is required to provide a matching share equal to the grant award in any combination of in-kind services, volunteer labor, donated materials and travel, plus cash-on-hand which must constitute a minimum of 25 percent of the total match.



**Application Information:** The Small Matching grant application is available for completion once the grant cycle opens. Grant applications should include the following: documentation of confirmed financial match; letters of support, endorsement, or resolutions; representative photographs; architectural drawings; updated Florida Master Site File Form; documentation of threat to property, if any; local government protection of property; and owner concurrence letter. For guidelines, applications, and the most up-to-date information visit <http://dos.myflorida.com/historical/grants/small-matching-grants/>

**Special Category Grants** from \$50,000 to \$500,000 are awarded annually to assist in: acquisition of historic properties; development activities such as restoration, rehabilitation, preservation, and structural analysis; stabilization of historic properties; etc.

The Historic Preservation Grants Program utilizes an online grant application system. Grant applications are posted at [apply.flheritage.com](http://apply.flheritage.com) during announced grant solicitation periods. Applications from previous solicitation periods are available (for information only) at this site as well. Hard copy applications are available upon request.

Types of historic preservation projects that can be funded include acquisition of historical resources such as historic properties, or the moving of a historic building or structure that is under threat of demolition or destruction due to natural causes and development projects such as building restoration and rehabilitation, stabilization of historic properties, historic structure assessments, feasibility studies, emergency repairs, and preservation or management plans, among others.

**Eligibility:** State agencies including universities, local governments and units of local government and not-for-profit organizations.

**Review Process:** Special Category grant applications are evaluated at a public meeting in the fall each year by the Florida Historical Commission (FHC). The applications are evaluated, on a competitive basis, on historic significance, endangerment, appropriateness of the preservation treatment proposed, administrative capability of the organization, adequacy of technical and financial resources, educational potential, economic benefits, and public good resulting from the project.

**Grant Award/Requirement for Match:** Special Category grants provide assistance between \$50,000 and \$500,000. The grantee is required to provide a matching share of either \$50,000 or 50 percent of the award request, whichever is the higher amount. The match may be any combination of in-kind services, volunteer labor, donated materials and travel, plus cash-on-hand which must constitute a minimum of 25 percent of the total match.

**Application Information:** A downloadable PDF version of the How to Fill Out an Application webinar is available at the website. Grant applications should include the following: documentation of confirmed financial match; letters of support, endorsement, or resolutions; representative photographs; architectural drawings; updated Florida Master Site File Form; documentation of threat to property, if any; local government protection of property; and owner concurrence letter. For more information, go to <http://dos.myflorida.com/historical/grants/special-category-grants/>

## APPENDIX B: FMSF FORMS



☐ Original  
☐ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **SO06928**  
 Field Date 4-25-2016  
 Form Date 5-4-2016  
 Recorder # \_\_\_\_\_

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Warm Mineral Springs Spa Building Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name Historic Structure Survey Warm Mineral Springs Survey # (DHR only) \_\_\_\_\_  
 National Register Category (please check one) ☐ building ☐ structure ☐ district ☐ site ☐ object  
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Street Number 122200 Direction \_\_\_\_\_ Street Name San Servando Street Type Avenue Suffix Direction \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name MYAKKA RIVER USGS Date \_\_\_\_\_ Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) North Port In City Limits? ☐ yes ☐ no ☐ unknown County Sarasota  
 Township 39S Range 19E Section 25 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 0769070014 Landgrant \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 Subdivision Name Warm Mineral Springs \_\_\_\_\_  
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting        Northing         
 Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_

### HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use Art gallery/Museum/Planetarium From (year): 1959 To (year): 1960  
 Current Use Fitness center/Spa/Gym From (year): 1960 To (year): pres  
 Other Use Cafeteria/Restaurant/Diner From (year): 1960 To (year): 2010  
 Moves: ☐ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☐ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature see continuation sheet  
 Additions: ☐ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Architect (last name first): West, Jack Builder (last name first): \_\_\_\_\_  
 Ownership History (especially original owner, dates, profession, etc.) See continuation sheet

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☐ no ☐ unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 1  
 Exterior Fabric(s) 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. Tile  
 Roof Type(s) 1. Cross-gabled 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. Built-up  
 Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Windows (types, materials, etc.) Fixed, glass; awning, glass

Distinguishing Architectural Features (exterior or interior ornaments) See continuation sheet

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) See continuation sheet

#### DHR USE ONLY

#### OFFICIAL EVALUATION

#### DHR USE ONLY

NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info Date _____ Init. _____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no Date _____
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)

**DESCRIPTION (continued)**

Chimney: No. \_\_\_\_\_ Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Steel skeleton 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Poured Concrete Footing 2. \_\_\_\_\_  
 Main Entrance (stylistic details) See continuation sheet

Porch Descriptions (types, locations, roof types, etc.) See continuation sheet

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource See continuation sheet

Archaeological Remains \_\_\_\_\_ ☐ Check if Archaeological Form Completed

**RESEARCH METHODS (check all that apply)**

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☐ Sanborn maps  
☒ FL State Archives/photo collection ☐ city directory ☒ occupant/owner interview ☐ plat maps  
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)  
☐ cultural resource survey (CRAS) ☒ historic photos ☒ interior inspection ☐ HABS/HAER record search  
☐ other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? ☐ yes ☐ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☐ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) See continuation sheet

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Local 3. Entertainment/recreation 5. \_\_\_\_\_  
 2. Other 4. Architecture 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_  
 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Christopher Berger Affiliation \_\_\_\_\_  
 Recorder Contact Information 813-382-0588  
 (address / phone / fax / e-mail)

**Required Attachments**

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

## CONTINUATION SHEET

**Narrative Description**

The Warm Mineral Springs Spa Building at 12200 San Servando Avenue was built in 1959. It functions as a gift shop and bathhouse, though much of the building is currently vacant. The one-story building is an example of the Midcentury Modern style. The building, which consists of two structures connected by a walkway, measures 10,346 square feet.<sup>1</sup> It has undergone a number of alterations and repairs, mostly to the interiors.

The building was designed by Jack West, a member of the Sarasota School of Architecture, to house tourism, agriculture, and industry exhibits space for the Quadricentennial.<sup>2</sup> It was converted into a bathhouse, restaurant, real estate office, and gift shop after the celebration's three-month run ended in March 1960. West subtly referenced the shape of the Warm Mineral Springs pool with the layout of Spa Building and the adjacent Cyclorama (8SO6929). The Spa Building is shaped like an hourglass, similar to the shape of the springs' basin when viewed as a vertical cross section. The building measures approximately 225 feet long, the approximate depth of the springs. He also referenced the springs' shape with an hourglass tile pattern that is present in eight different locations on the exterior walls.<sup>3</sup> The engineers were Smally, Wellford, and Nalven.

The centrally located north-south arcades form the spine of both structures. West's clients favored the use of arcades, a common layout in Spanish architecture, to pay homage to Ponce's reputed connection to the property.<sup>4</sup> The concrete slab foundation supports the post and beam steel frame. Most of the exterior walls are enclosed by concrete blocks covered in tiles. The exterior tiles are colored green and gray. The extreme north and south entrances to the building are enclosed by expanses of plate glass. Clerestory windows wrap around both the interior and exterior portions of the building, though the windows no longer operate and some clerestories have been blocked or replaced with glass blocks. Fixed glass windows are located in the gable peaks of the exterior walls. Some of these windows were enclosed when the cooling system was added after construction. The interior arcade walls also are covered with tile. The interior spaces off the arcade have been partitioned by wood-frame walls covered with drywall.

The roof is covered with built-up materials. A gable roof extends north-south over the central arcades, and a series of cross-gables emanate east-west from the central gable. These east-west gables extend a couple feet beyond the walls and form a wide roof overhang. The interior ceiling consists of exposed wood beams covered in plywood. Drop ceilings with tiles have been added to some interior spaces.

The south structure measures 3,215 square feet.<sup>5</sup> Three gable roofs are located on each side of the gable roof over the central arcade. An overhead metal door is located at the south end, and a recently added arched entry is located at the north end. A gift shop, storage rooms, and a utility room are located on the west side of the arcade. Three meeting rooms and a men's and women's restroom are located on the east side of the arcade.

The south end is the main entrance into the Spa Building. A sign that read "Warm Mineral Springs" was located on the roof there from about 1965 to 2005. The entrance is V-shaped to form a 181.5-square-foot open entry porch. It is covered by a wide roof overhang. A gable roof awning has been added to the elevation and extends to the looped driveway. A rock-lined pool with waterfalls and dense plantings have been added along the exterior glass walls.

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<sup>1</sup> (Sarasota County Property Appraiser 2016)

<sup>2</sup> (1960 Quadricentennial Celebration and Official Opening Ceremonies at Historic Warm Mineral Springs Program 1959)

<sup>3</sup> (King 2016)

<sup>4</sup> (Architectural Record 1958)

<sup>5</sup> (Sarasota County Property Appraiser 2016)

Just beyond the entrance, an arched driveway loops from San Servando Avenue. A tiled marker in the grassy center of the loop measures approximately 12-by-12 feet and reads: "1960 Florida Quadricentennial Warm Mineral Springs" in red letters. A beige outline of the state of Florida is inset within the green tile background. West likely designed the marker.<sup>6</sup>

The north and south structures are linked by a 50-foot long concrete walkway that measures 700 square feet.<sup>7</sup> It was originally sheltered, but the cover has since been removed and only the steel beams remain. The 300-foot-long mural from the Quadricentennial was exhibited here up until about 2000.<sup>8</sup>

The north structure measures 6,430 square feet.<sup>9</sup> Five gable roofs are located on each side of the gable roof over the central arcade. Arches have recently been added at both ends of the structure's arcade. Men's and women's restrooms are accessible from the exterior. An exercise room, women's locker room, health treatments and beauty care rooms are located on the west side of the arcade. Massage therapy rooms, a men's locker room, a kitchen, and a dining room area located on the east side of the arcade. The entryways to the rooms off the corridor are marked by arched doorways. The structure's north end is V-shaped to form a 160-square-foot inset porch.<sup>10</sup> It is covered by a wide roof overhang. Awnings cover the entryway and windows at the elevation.

To the north of the structure is a rock fountain and waterfall. A plaque at the fountain's foot is titled "The Original Fountain of Youth" and reads: "According to authentic historical documents, this warm salt spring is the Fountain of Youth vainly sought by Ponce de Leon. His search for it led to the discovery of Florida on Easter Sunday 1513 ... It is now known that for many centuries first Indians and later white men journeyed many miles in search of their health and well being by bathing in and drinking these waters ... After many years of research studying documents and maps in this country and abroad, Jonas E. Miller of Washington D.C. was able to establish the above facts. He discovered this spring as the original fountain of youth in February 1942."

### **Explanation of Evaluation**

Though the Spa Building has undergone unsympathetic changes over the decades, it overall has maintained all seven aspects of NRHP integrity: location, design, setting, materials, workmanship, feeling, and association. Most of its character-defining features remain intact such as the multiple gable roofs, central arcades, tile walls, windows, and hourglass-footprint. The Spa Building is a good example of Sarasota Modernism and exhibits Rudolph's five tenets of architecture that were embraced by West and other members of the Sarasota School. It was a key part of the Quadricentennial celebration in its role as exhibition space. After the Quadricentennial, it has served the springs and its associated activities. Thus, the Spa Building is potentially eligible for NRHP listing both individually and as part of a Warm Mineral Springs historic district (8SO7026) with the Cyclorama (8SO6929). It is eligible under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture.

### **References**

1959. "1960 Quadricentennial Celebration and Official Opening Ceremonies at Historic Warm Mineral Springs Program." Program.  
Architectural Record. 1958. "Pavilion Symbolizes Fountain of Youth." *Architectural Record*, Mid-May.  
King, Joseph, interview by Chris Berger. 2016. (April 14).  
Putnik, Mary, interview by Chris Berger. 2016. (April 25).  
2016. *Sarasota County Property Appraiser*. <http://www.sc-pa.com/>.

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<sup>6</sup> (King 2016)

<sup>7</sup> (Sarasota County Property Appraiser 2016)

<sup>8</sup> (Putnik 2016)

<sup>9</sup> (Sarasota County Property Appraiser 2016)

<sup>10</sup> (Sarasota County Property Appraiser 2016)



☒ Original  
☐ Update



## HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 S006929

Field Date 4-25-2016

Form Date 5-4-2016

Recorder #

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Warm Mineral Springs Spa Cyclorama Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name Historic Structure Survey Warm Mineral Springs Survey # (DHR only) \_\_\_\_\_  
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object  
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☒ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

## LOCATION &amp; MAPPING

Street Number 122200 Direction \_\_\_\_\_ Street Name San Servando Street Type Avenue Suffix Direction \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name MYAKKA RIVER USGS Date \_\_\_\_\_ Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) North Port In City Limits? ☒ yes ☐ no ☐ unknown County Sarasota  
 Township 39S Range 19E Section 25 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 0769070014 Landgrant \_\_\_\_\_  
 Subdivision Name Warm Mineral Springs Block \_\_\_\_\_ Lot \_\_\_\_\_  
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting        Northing         
 Other Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_ Coordinate System & Datum \_\_\_\_\_  
 Name of Public Tract (e.g., park) \_\_\_\_\_

## HISTORY

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use Art gallery/Museum/Planetarium From (year): 1959 To (year): 2005  
 Current Use Abandoned/Vacant From (year): 2005 To (year): pres  
 Other Use Medical, general From (year): unk To (year): 2012  
 Moves: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Additions: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Nature \_\_\_\_\_  
 Architect (last name first): West, Jack Builder (last name first): \_\_\_\_\_  
 Ownership History (especially original owner, dates, profession, etc.) See continuation sheet

Is the Resource Affected by a Local Preservation Ordinance? ☐ yes ☒ no ☐ unknown Describe \_\_\_\_\_

## DESCRIPTION

Style Mid-Century Modern Exterior Plan Circular Number of Stories 1  
 Exterior Fabric(s) 1. Stucco 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Type(s) 1. Other 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. Built-up  
 Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Windows (types, materials, etc.) awning, glass

Distinguishing Architectural Features (exterior or interior ornaments) See continuation sheet

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) See continuation sheet

## DHR USE ONLY

## OFFICIAL EVALUATION

## DHR USE ONLY

NR List Date _____	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____	Init. _____
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____	
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)		



**DESCRIPTION (continued)**

Chimney: No. \_\_\_\_\_ Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_  
 Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Foundation Type(s): 1. Slab 2. \_\_\_\_\_  
 Foundation Material(s): 1. Poured Concrete Footing 2. \_\_\_\_\_  
 Main Entrance (stylistic details) See continuation sheet

Porch Descriptions (types, locations, roof types, etc.) See continuation sheet

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource See continuation sheet

Archaeological Remains \_\_\_\_\_ ☐ Check if Archaeological Form Completed

**RESEARCH METHODS (check all that apply)**

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☐ Sanborn maps  
☒ FL State Archives/photo collection ☐ city directory ☒ occupant/owner interview ☐ plat maps  
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)  
☐ cultural resource survey (CRAS) ☒ historic photos ☒ interior inspection ☐ HABS/HAER record search  
☐ other methods (describe) \_\_\_\_\_

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Appears to meet the criteria for National Register listing individually? ☒ yes ☐ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) See continuation sheet

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Local 3. Entertainment/recreation 5. \_\_\_\_\_  
 2. Other 4. Architecture 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_  
 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

Recorder Name Christopher Berger Affiliation \_\_\_\_\_  
 Recorder Contact Information 813-382-0588  
 (address / phone / fax / e-mail)

**Required Attachments**

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).  
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

## CONTINUATION SHEET

**Narrative Description**

The Warm Mineral Springs Cyclorama at 12200 San Servando Avenue was built in 1959. It is now vacant. The one-story building is an example of the Midcentury Modern style. The cylindrical building measures 4,750 square feet.<sup>1</sup> Architect Jack West subtly referenced the shape of the Warm Mineral Springs pool with the layout of the Cyclorama and the Spa Building (8SO6928). The round building's footprint is the same as the nearby springs when viewed from above. Further, the length of the Cyclorama's perimeter, about 225 feet, is the approximate depth of the springs. The engineers were Smally, Wellford, and Nalven.

The Cyclorama was the focal point of the Quadricentennial celebration at Warm Mineral Springs. Cycloramas, also referred to as panoramas, were developed in Europe in the late 18<sup>th</sup> century as a form of entertainment that presented historical events and scenes to mass audiences.<sup>2</sup> The cylindrical paintings, often hundreds of feet long and up to 50 feet tall, traveled to various cities and were housed in circular spaces built to exhibit the art forms.<sup>3</sup> These precursors to movies evolved to include dramatic narrations, pyrotechnics, lighting, dioramas and scrolling canvases. War scenes were particularly popular, and a number of Civil War-themed cycloramas were painted in the late 1800s.<sup>4</sup> Cycloramas fell out of favor with the rise of the movies before World War II. An estimated 30 cycloramas remain in the world.<sup>5</sup>

McFadyen, the Warm Mineral Springs publicist, was the creative director of the Cyclorama at Warm Mineral Springs. He conceived the display over a two-year period and wrote the script for the narration. McFadyen originally intended to portray the battle that occurred between the Calusas and Ponce de Leon and the Spanish at Charlotte Harbor in 1521, but the project grew from there.

The building contained nine paintings measuring 226 feet long and 13 feet tall that depicted Ponce de Leon's reputed quest for the Fountain of Youth. The scenes are as follows: 1.) his landing at St. Augustine in 1513; 2.) exploration of the east and west coasts of Florida; 3.) attempted landing and battle with the Calusas at Charlotte Harbor in 1513; 4.) King Ferdinand of Spain proclaiming him governor of Florida; 5.) him with his love interest Donna Inez; 6.) his procession through Puerto Rican streets before leaving for an expedition to Florida; 7.) arrival at Charlotte Harbor; 8.) dedication of the first church in Florida; and 9.) battle scene with the Calusas in 1521 where he was fatally wounded.<sup>6</sup>

In all, 31 sculptures were placed in front of the paintings to give a three-dimensional effect.<sup>7</sup> Viewers entered the building from the west and walked through two scenes and onto a network of tiered, circular ramps. They stood in near darkness before a recording of the voice of radio broadcaster Lowell Thomas' began to play. His narration, accompanied by music, lasted 22 minutes and was underscored by an automatic electric and lighting system devised by former NBC television engineer Charles Hartman.<sup>8</sup> The display represented typical era perspectives on slavery, colonialism, and human rights.<sup>9</sup>

The paintings and sculptures were completed by local artist Don Putnam, known as "Putt." Born in Spokane, Washington, Putnam studied art on the GI Bill at Fresno State College and the Los Angeles Art Center. He traveled to Sarasota and formed a trampoline act with Tom Parris in the Ringling Brothers-Barnum and Bailey Circus. The act then joined the Rizzero Brothers, but that circus went bankrupt.

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<sup>1</sup> (Sarasota County Property Appraiser 2016)

<sup>2</sup> (Cecchini 1998)

<sup>3</sup> (Kelly n.d.)

<sup>4</sup> (Cecchini 1998)

<sup>5</sup> (Kelly n.d.)

<sup>6</sup> (Sarasota Herald-Tribune 1960)

<sup>7</sup> (Delao 1959) (Sarasota Herald-Tribune 1960)

<sup>8</sup> (Sarasota Herald-Tribune 1960)

<sup>9</sup> (Goetz, Developing the Wells of Time: History of the Development of Warm Mineral Springs 2016)

Putnam returned to Sarasota and took jobs painting murals at the Rip Van Winkle Bowling Alley and Colony Restaurant before the Cyclorama commission.<sup>10</sup> The Cyclorama reopened shortly after the Quadricentennials's three-month run ended in March 1960 and ran until the early 2000s.<sup>11</sup>

The concrete slab foundation supports the concrete block walls that measure approximately 15 feet tall. Murals of Florida nature scenes have been painted on the exterior walls. The exterior originally was painted white with the exception of the gable peaks, which were painted different colors. Three of the relief sculptures of a conquistador, priest, and Indian have been attached to the exterior walls. The reliefs were once part of a decorative screen that stood behind the fountain at the springs' northwest entrance. The zigzag roof is covered in built-up materials and consists of 14 gables that taper as they radiate from the center. A 320-square-foot former vestibule is attached to the east.<sup>12</sup>

The vestibule features concrete block walls, clerestory windows, and a flat roof. Entry is through a pair of metal-framed glass doors. The space served a health-related use after the Cyclorama closed in the early 2000s. It is now used as storage.

The interior display space has a drop ceiling with ceiling tiles. Putnam's nine murals remain inside and appear to be in excellent condition. About 15 of his Plaster of Paris sculptures remain among some of the sand and shells placed on the floor among them. The concrete tiered ramps appear to be in good condition as well. The control room, located in the center of the ramp, has been damaged.

### Explanation of Evaluation

The Cyclorama is a rare surviving example of a form of both entertainment and promotion that operated for about 40 years. The subject matter is a reflection of viewpoints from that era. Though elements of the Cyclorama have been removed, the building and the display contained within have maintained all seven aspects of NRHP integrity: location, design, setting, materials, workmanship, feeling, and association. Though utilitarian, the building stands out due to its cylindrical design. Thus, the Cyclorama is potentially eligible for NRHP listing both individually and as part of a Warm Mineral Springs historic district (8SO7026) with the Spa Building (8SO6928). It is eligible under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture.

### References

- Cecchini, Bridget T. 1998. *The Battle of Atlanta Cyclorama (1885-1886) as Narrative Indicator of a National Perspective on the Civil War*. Master's thesis, Houston: Rice University.
- Delao, Sam. 1959. "Roustabout Who Does Art on GI Bill Does Quad Murals." *The Venice Gondolier*, December 30: 9-10.
- Goetz, Bill. 2016. "Developing the Wells of Time: History of the Development of Warm Mineral Springs." *North Port Magazine*, January: 23-26.
- Kelly, Kate. n.d. "National Park Week Celebration Continues: The Movies 100 Years Ago." *America Comes Alive*. Accessed May 2, 2016. <http://americacomesalive.com/2012/04/25/national-park-week-cyclorama/#.VyfFIPkrIpt>.
- Putnik, Mary, interview by Chris Berger. 2016. (April 25).
2016. *Sarasota County Property Appraiser*. <http://www.sc-pa.com/>.
- Sarasota Herald-Tribune. 1960. "Cyclorama Joins Major Tourist Attractions." *Sarasota Herald-Tribune*, April 10: 14.

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<sup>10</sup> (Delao 1959)

<sup>11</sup> (Putnik 2016)

<sup>12</sup> (Sarasota County Property Appraiser 2016)

## References

1959. "1960 Quadricentennial Celebration and Official Opening Ceremonies at Historic Warm Mineral Springs Program." Program.
- Architectural Record. 1958. "Pavilion Symbolizes Fountain of Youth." *Architectural Record*, Mid-May.
- Cecchini, Bridget T. 1998. *The Battle of Atlanta Cyclorama (1885-1886) as Narrative Indicator of a National Perspective on the Civil War*. Master's thesis, Houston: Rice University.
- Delao, Sam. 1959. "Roustabout Who Does Art on GI Bill Does Quad Murals." *The Venice Gondolier*, December 30: 9-10.
- Goetz, Bill. 2016. "Developing the Wells of Time: History of the Development of Warm Mineral Springs." *North Port Magazine*, January: 23-26.
- Kelly, Kate. n.d. "National Park Week Celebration Continues: The Movies 100 Years Ago." *America Comes Alive*. Accessed May 2, 2016. <http://americacomesalive.com/2012/04/25/national-park-week-cyclorama/#.VyfFlPkrIpt>.
- King, Joseph, interview by Chris Berger. 2016. (April 14).
- Putnik, Mary, interview by Chris Berger. 2016. (April 25).
2016. *Sarasota County Property Appraiser*. <http://www.sc-pa.com/>.
- Sarasota Herald-Tribune. 1960. "Cyclorama Joins Major Tourist Attractions." *Sarasota Herald-Tribune*, April 10: 14.



# RESOURCE GROUP FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site # SO07026  
 Field Date 4-25-2016  
 Form Date 5-4-2016  
 Recorder# \_\_\_\_\_

☒ Original  
☐ Update

**NOTE: Use this form to document districts, landscapes, building complexes and linear resources** as described in the box below. Cultural resources contributing to the Resource Group should also be documented individually at the Site File. **Do not use this form for National Register multiple property submissions (MPSs).** National Register MPSs are treated as Site File manuscripts and are associated to the individual resources included under the MPS cover using the Site File manuscript number.

### Check ONE box that best describes the Resource Group:

- ☒ **Historic district** (NR category "district"): buildings and NR structures only: NO archaeological sites
- ☐ **Archaeological district** (NR category "district"): archaeological sites only: NO buildings or NR structures
- ☐ **Mixed district** (NR category "district"): includes more than one type of cultural resource (example: archaeological sites and buildings)
- ☐ **Building complex** (NR category usually "building(s)"): multiple buildings in close spatial and functional association
- ☐ **Designed historic landscape** (NR category usually "district" or "site"): can include multiple resources (see *National Register Bulletin #18*, page 2 for more detailed definition and examples: e.g. parks, golf courses, campuses, resorts, etc.)
- ☐ **Rural historic landscape** (NR category usually "district" or "site"): can include multiple resources and resources not formally designed (see *National Register Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes* for more detailed definition and examples: e.g. farmsteads, fish camps, lumber camps, traditional ceremonial sites, etc.)
- ☐ **Linear resource** (NR category usually "structure"): Linear resources are a special type of rural historic landscape and can include canals, railways, roads, etc.

Resource Group Name Warm Mineral Springs Building Complex Multiple Listing [DHR only] \_\_\_\_\_  
 Project Name Architectural Survey Warm Mineral Springs FMSF Survey # \_\_\_\_\_  
 National Register Category (please check one): ☐ building(s) ☐ structure ☒ district ☐ site ☐ object  
 Linear Resource Type (if applicable): ☐ canal ☐ railway ☐ road ☐ other (describe): \_\_\_\_\_  
 Ownership: ☐ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☒ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Address: 122200 San Servando Avenue North Port Sarasota  
 City/Town (within 3 miles) North Port In Current City Limits? ☒ yes ☐ no ☐ unknown  
 County or Counties (do not abbreviate) Sarasota  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 29S Range 20E Section 25 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE  
 USGS 7.5' Map(s) 1) Name \_\_\_\_\_ USGS Date \_\_\_\_\_  
 2) Name \_\_\_\_\_ USGS Date \_\_\_\_\_  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map) 8S06928 and 8S06929

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date	SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date		Init.	
<input type="checkbox"/> Owner Objection	KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin 15</i> , p. 2)				



**HISTORY & DESCRIPTION**

Construction Year: 1959 ☐ approximately ☐ year listed or earlier ☐ year listed or later  
 Architect/Designer(last name first): Jack West Builder(last name first): \_\_\_\_\_  
 Total number of individual resources included in this Resource Group: # of contributing 2 # of non-contributing 0  
 Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)  
 1. American 1821-present 3. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_  
 Narrative Description (*National Register Bulletin 16A* pp. 33-34; fit a summary into 3 lines or attach supplementary sheets if needed) See continuation sheet

**RESEARCH METHODS (check all that apply)**

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☐ Sanborn maps  
☐ FL State Archives/photo collection ☐ city directory ☒ occupant/owner interview ☐ plat maps  
☒ property appraiser / tax records ☒ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)  
☒ cultural resource survey ☒ historic photos ☒ interior inspection ☐ HABS/HAER record search  
☐ other methods (specify) \_\_\_\_\_

Bibliographic References (give FMSF Manuscript # if relevant) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**OPINION OF RESOURCE SIGNIFICANCE**

Potentially eligible individually for National Register of Historic Places? ☒ yes ☐ no ☐ insufficient information  
 Potentially eligible as contributor to a National Register district? ☐ yes ☒ no ☐ insufficient information  
 Explanation of Evaluation (required, see *National Register Bulletin 16A* p. 48-49. Attach longer statement, if needed, on separate sheet.) See continuation sheet

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)  
 1. Local 3. Entertainment/recreation 5. \_\_\_\_\_  
 2. Other 4. Architecture 6. \_\_\_\_\_

**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_  
 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

**RECORDER INFORMATION**

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**Required Attachments**

- ① PHOTOCOPY OF USGS 7.5' MAP WITH DISTRICT BOUNDARY CLEARLY MARKED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP WITH RESOURCES MAPPED & LABELED
- ③ TABULATION OF ALL INCLUDED RESOURCES (name, FMSF #, contributing? Y/N, resource category, street address or township-range-section if no address)
- ④ PHOTOS OF GENERAL STREETScape OR VIEWS (Optional: aerial photos, views of typical resources)  
 Photos may be archival B&W prints OR digital image files. If submitting digital image files, they must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital images must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

**CONTINUATION SHEET****Narrative Description**

**8SO6928:** The Warm Mineral Springs Spa Building at 12200 San Servando Avenue was built in 1959. It functions as a gift shop and bathhouse, though much of the building is currently vacant. The one-story building is an example of the Midcentury Modern style. The building, which consists of two structures connected by a walkway, measures 10,346 square feet.<sup>1</sup> It has undergone a number of alterations and repairs, mostly to the interiors.

The building was designed by Jack West, a member of the Sarasota School of Architecture, to house tourism, agriculture, and industry exhibits space for the Quadricentennial.<sup>2</sup> The engineers were Smally, Wellford, and Nalven. It was converted into a bathhouse, restaurant, real estate office, and gift shop after the celebration's three-month run ended in March 1960. West subtly referenced the shape of the Warm Mineral Springs pool with the layout of Spa Building and the adjacent Cyclorama (8SO6929). The Spa Building is shaped like an hourglass, similar to the shape of the springs' basin when viewed as a vertical cross section. The building measures approximately 225 feet long, the approximate depth of the springs. He also referenced the springs' shape with an hourglass tile pattern that is present in eight different locations on the exterior walls.<sup>3</sup>

The centrally located north-south arcades form the spine of both structures. West's clients favored the use of arcades, a common layout in Spanish architecture, to pay homage to Ponce's reputed connection to the property.<sup>4</sup> The concrete slab foundation supports the post and beam steel frame. Most of the exterior walls are enclosed by concrete blocks covered in tiles. The exterior tiles are colored green and gray. The extreme north and south entrances to the building are enclosed by expanses of plate glass. Clerestory windows wrap around both the interior and exterior portions of the building, though the windows no longer operate and some clerestories have been blocked or replaced with glass blocks. Fixed glass windows are located in the gable peaks of the exterior walls. Some of these windows were enclosed when the cooling system was added after construction. The interior arcade walls also are covered with tile. The interior spaces off the arcade have been partitioned by wood-frame walls covered with drywall.

The roof is covered with built-up materials. A gable roof extends north-south over the central arcades, and a series of cross-gables emanate east-west from the central gable. These east-west gables extend a couple feet beyond the walls and form a wide roof overhang. The interior ceiling consists of exposed wood beams covered in plywood. Drop ceilings with tiles have been added to some interior spaces.

The south structure measures 3,215 square feet.<sup>5</sup> Three gable roofs are located on each side of the gable roof over the central arcade. An overhead metal door is located at the south end, and a recently added arched entry is located at the north end. A gift shop, storage rooms, and a utility room are located on the west side of the arcade. Three meeting rooms and a men's and women's restroom are located on the east side of the arcade.

The south end is the main entrance into the Spa Building. A sign that read "Warm Mineral Springs" was located on the roof there from about 1965 to 2005. The entrance is V-shaped to form a 181.5-square-foot open entry porch. It is covered by a wide roof overhang. A gable roof awning has been added to the elevation and extends to the looped driveway. A rock-lined pool with waterfalls and dense plantings have been added along the exterior glass walls.

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<sup>1</sup> (Sarasota County Property Appraiser 2016)

<sup>2</sup> (1960 Quadricentennial Celebration and Official Opening Ceremonies at Historic Warm Mineral Springs Program 1959)

<sup>3</sup> (King 2016)

<sup>4</sup> (Architectural Record 1958)

<sup>5</sup> (Sarasota County Property Appraiser 2016)

Just beyond the entrance, an arched driveway loops from San Servando Avenue. A tiled marker in the grassy center of the loop measures approximately 12-by-12 feet and reads: "1960 Florida Quadricentennial Warm Mineral Springs" in red letters. A beige outline of the state of Florida is inset within the green tile background. West likely designed the marker.<sup>6</sup>

The north and south structures are linked by a 50-foot long concrete walkway that measures 700 square feet.<sup>7</sup> It was originally sheltered, but the cover has since been removed and only the steel beams remain. The 300-foot-long mural from the Quadricentennial was exhibited here up until about 2000.<sup>8</sup>

The north structure measures 6,430 square feet.<sup>9</sup> Five gable roofs are located on each side of the gable roof over the central arcade. Arches have recently been added at both ends of the structure's arcade. Men's and women's restrooms are accessible from the exterior. An exercise room, women's locker room, health treatments and beauty care rooms are located on the west side of the arcade. Massage therapy rooms, a men's locker room, a kitchen, and a dining room area located on the east side of the arcade. The entryways to the rooms off the corridor are marked by arched doorways. The structure's north end is V-shaped to form a 160-square-foot inset porch.<sup>10</sup> It is covered by a wide roof overhang. Awnings cover the entryway and windows at the elevation.

To the north of the structure is a rock fountain and waterfall. A plaque at the fountain's foot is titled "The Original Fountain of Youth" and reads: "According to authentic historical documents, this warm salt spring is the Fountain of Youth vainly sought by Ponce de Leon. His search for it led to the discovery of Florida on Easter Sunday 1513 ... It is now known that for many centuries first Indians and later white men journeyed many miles in search of their health and well being by bathing in and drinking these waters ... After many years of research studying documents and maps in this country and abroad, Jonas E. Miller of Washington D.C. was able to establish the above facts. He discovered this spring as the original fountain of youth in February 1942."

**8SO6929:** The Warm Mineral Springs Cyclorama at 12200 San Servando Avenue was built in 1959. It is now vacant. The one-story building is an example of the Midcentury Modern style. The cylindrical building measures 4,750 square feet.<sup>11</sup> Architect Jack West subtly referenced the shape of the Warm Mineral Springs pool with the layout of the Cyclorama and the Spa Building (8SO6928). The round building's footprint is the same as the nearby springs when viewed from above. Further, the length of the Cyclorama's perimeter, about 225 feet, is the approximate depth of the springs.

The Cyclorama was the focal point of the Quadricentennial celebration at Warm Mineral Springs. Cycloramas, also referred to as panoramas, were developed in Europe in the late 18<sup>th</sup> century as a form of entertainment that presented historical events and scenes to mass audiences.<sup>12</sup> The cylindrical paintings, often hundreds of feet long and up to 50 feet tall, traveled to various cities and were housed in circular spaces built to exhibit the art forms.<sup>13</sup> These precursors to movies evolved to include dramatic narrations, pyrotechnics, lighting, dioramas and scrolling canvases. War scenes were particularly popular, and a number of Civil War-themed cycloramas were painted in the late 1800s.<sup>14</sup> Cycloramas fell out of favor with the rise of the movies before World War II. An estimated 30 cycloramas remain in the world.<sup>15</sup>

McFadyen, the Warm Mineral Springs publicist, was the creative director of the Cyclorama at Warm Mineral Springs. He conceived the display over a two-year period and wrote the script for the narration.

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<sup>6</sup> (King 2016)

<sup>7</sup> (Sarasota County Property Appraiser 2016)

<sup>8</sup> (Putnik 2016)

<sup>9</sup> (Sarasota County Property Appraiser 2016)

<sup>10</sup> (Sarasota County Property Appraiser 2016)

<sup>11</sup> (Sarasota County Property Appraiser 2016)

<sup>12</sup> (Cecchini 1998)

<sup>13</sup> (Kelly n.d.)

<sup>14</sup> (Cecchini 1998)

<sup>15</sup> (Kelly n.d.)

McFadyen originally intended to portray the battle that occurred between the Calusas and Ponce de Leon and the Spanish at Charlotte Harbor in 1521, but the project grew from there.

The building contained nine paintings measuring 226 feet long and 13 feet tall that depicted Ponce de Leon's reputed quest for the Fountain of Youth. The scenes are as follows: 1.) his landing at St. Augustine in 1513; 2.) exploration of the east and west coasts of Florida; 3.) attempted landing and battle with the Calusas at Charlotte Harbor in 1513; 4.) King Ferdinand of Spain proclaiming him governor of Florida; 5.) him with his love interest Donna Inez; 6.) his procession through Puerto Rican streets before leaving for an expedition to Florida; 7.) arrival at Charlotte Harbor; 8.) dedication of the first church in Florida; and 9.) battle scene with the Calusas in 1521 where he was fatally wounded.<sup>16</sup>

In all, 31 sculptures were placed in front of the paintings to give a three-dimensional effect.<sup>17</sup> Viewers entered the building from the west and walked through two scenes and onto a network of tiered, circular ramps. They stood in near darkness before a recording of the voice of radio broadcaster Lowell Thomas' began to play. His narration, accompanied by music, lasted 22 minutes and was underscored by an automatic electric and lighting system devised by former NBC television engineer Charles Hartman.<sup>18</sup> The display represented typical era perspectives on slavery, colonialism, and human rights.<sup>19</sup>

The paintings and sculptures were completed by local artist Don Putnam, known as "Putt." Born in Spokane, Washington, Putnam studied art on the GI Bill at Fresno State College and the Los Angeles Art Center. He traveled to Sarasota and formed a trampoline act with Tom Parris in the Ringling Brothers-Barnum and Bailey Circus. The act then joined the Rizzero Brothers, but that circus went bankrupt. Putnam returned to Sarasota and took jobs painting murals at the Rip Van Winkle Bowling Alley and Colony Restaurant before the Cyclorama commission.<sup>20</sup> The Cyclorama reopened shortly after the Quadricentennials's three-month run ended in March 1960 and ran until the early 2000s.<sup>21</sup>

The concrete slab foundation supports the concrete block walls that measure approximately 15 feet tall. Murals of Florida nature scenes have been painted on the exterior walls. The exterior originally was painted white with the exception of the gable peaks, which were painted different colors. Three of the relief sculptures of a conquistador, priest, and Indian have been attached to the exterior walls. The reliefs were once part of a decorative screen that stood behind the fountain at the springs' northwest entrance. The zigzag roof is covered with built-up materials and consists of 14 gables that taper as they radiate from the center. A 320-square-foot former vestibule is attached to the east.<sup>22</sup>

The vestibule features concrete block walls, clerestory windows, and a flat roof. Entry is through a pair of metal-framed glass doors. The space served a health-related use after the Cyclorama closed in the early 2000s. It is now used as storage.

The interior display space has a drop ceiling with ceiling tiles. Putnam's nine murals remain inside and appear to be in excellent condition. About 15 of his Plaster of Paris sculptures remain among some of the sand and shells placed on the floor among them. The concrete tiered ramps appear to be in good condition as well. The control room, located in the center of the ramp, has been damaged.

### **Explanation of Evaluation**

The Warm Mineral Springs Building Complex Resource Group is potentially eligible for listing in National Register of Historic Places (NRHP) listing as a historic district. The district is potentially eligible under Criterion A in the areas of state history, local history, and entertainment/recreation and under Criterion C in the area of architecture.

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<sup>16</sup> (Sarasota Herald-Tribune 1960)

<sup>17</sup> (Delao 1959) (Sarasota Herald-Tribune 1960)

<sup>18</sup> (Sarasota Herald-Tribune 1960)

<sup>19</sup> (Goetz, *Developing the Wells of Time: History of the Development of Warm Mineral Springs* 2016)

<sup>20</sup> (Delao 1959)

<sup>21</sup> (Putnik 2016)

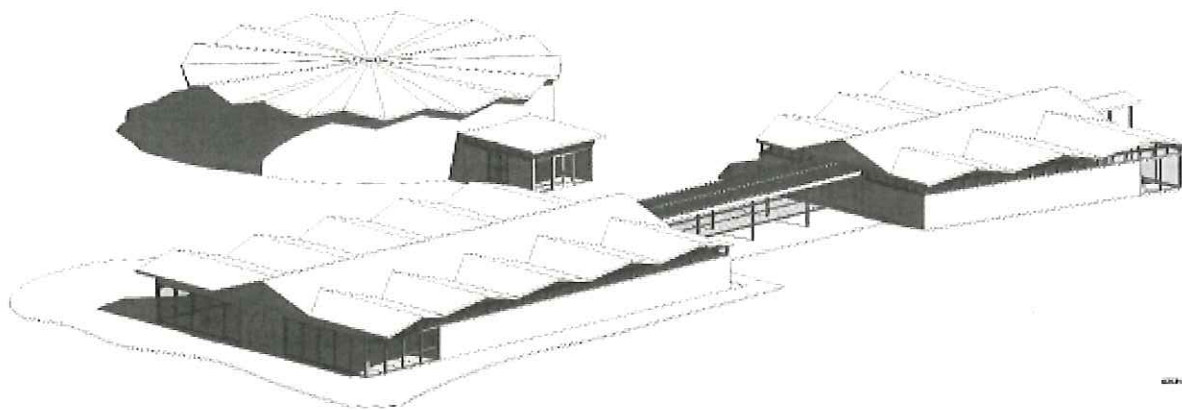
<sup>22</sup> (Sarasota County Property Appraiser 2016)

## **APPENDIX B**

**SWEET SPARKMAN ARCHITECTS**

**AN EVALUATION OF THE BUILDING AT THE WARM MINERAL SPRINGS RESORT**  
**MAY 18, 2016**

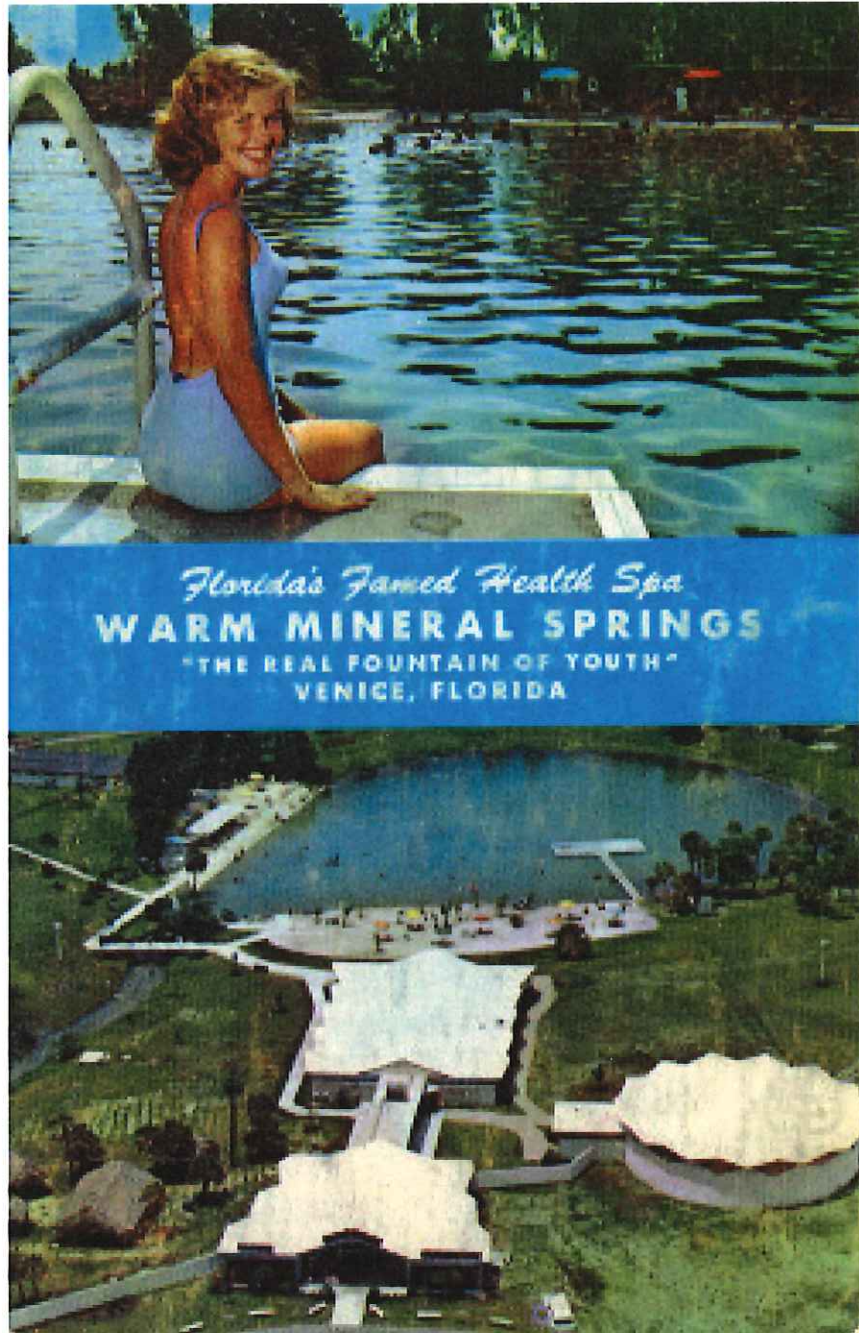




# AN EVALUATION OF THE BUILDING AT THE WARM MINERAL SPRINGS RESORT

North Port, Florida  
May 18, 2016

SWEET | SPARKMAN  
ARCHITECTS



Marketing brochure for Warm Mineral Springs, circa 1960

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## Overview

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Sweet Sparkman Architects were retained by DMK Associates to complete a scope of services (survey) related to an architectural and historical evaluation of the building at Warm Mineral Springs Resort at 12200 San Servando Avenue, North Port Florida with a Property Identification Number 0769070014.

The purpose of the survey was to evaluate the historical significance of the building, evaluate the eligibility of the building for listing in the National Register of Historic Places and to assess its condition. The following survey report is consistent with Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. The National Park Service has established minimum education and experience required to perform identification, evaluation, registration, and treatment activities. These requirements are published in 36 Code of Federal Regulations part 61. Lorrie Muldowney meets the minimum standards for Architectural History and Todd Sweet meets the minimum standards for architecture

More specifically the survey report represents the completion of the following tasks:

- Historical research to determine the significance of the Warm Mineral Springs building including verification of the building's architect if possible.
- Apply the National Register of Historic Places criteria to determine the building's eligibility for listing in the National Register of Historic Places.
- Conduct one (1) site visit to photograph, examine and assess the condition of the buildings to determine if it has retained its architectural integrity. Architectural integrity must be retained for a building to be eligible for listing in the National Register of Historic Places
- Review reports as prepared by Kimley Horn and Associates and Archaeological Consultants, Inc. to help assess the condition of the buildings.
- Prepare a report documenting the findings noted above



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## Field Methods

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In order to accomplish this evaluation a site visit was conducted on April 6, 2016 by representative of Sweet Sparkman Architects with Karl Kokomoor P.E. of DMK Associates and Lou Spurduto, Project Manager, City of North Port. At that time a complete tour of the building was conducted to carefully examine and photograph existing conditions. Public areas, locker rooms, the former restaurant and meeting rooms were examined and photographed as part of this evaluation. Based upon field observations a decision was made by Sweet Sparkman Architects to address the structures as a single structure because of the dependency of uses, physical proximity to one another, and integrated design.

The following pages contain photographs of the interior and exterior of the Warm Mineral Springs building to support the conclusions made at the end of the report.

## Interior photos



View inside locker areas



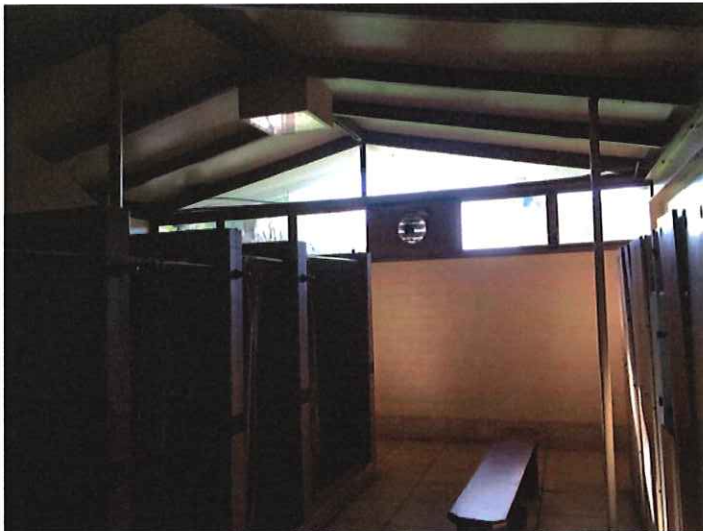
Storefront system at meeting room looking beyond at entry



View at central spine between the gift shop and meeting room



View of steel post and beam construction



View inside the locker area with natural light



View showing continuous clerestory glass introducing natural light into the building interiors





Interior view-gift shop with clerestory awning and fixed windows



View into the spa area showing folded plate roof configuration



Storefront system into gift shop



Clerestory awning windows above structural tile masonry walls



Interior of meeting room showing folded plate roof configuration with non-bearing walls and clerestory glass



Interior of spa building



## Exterior photos



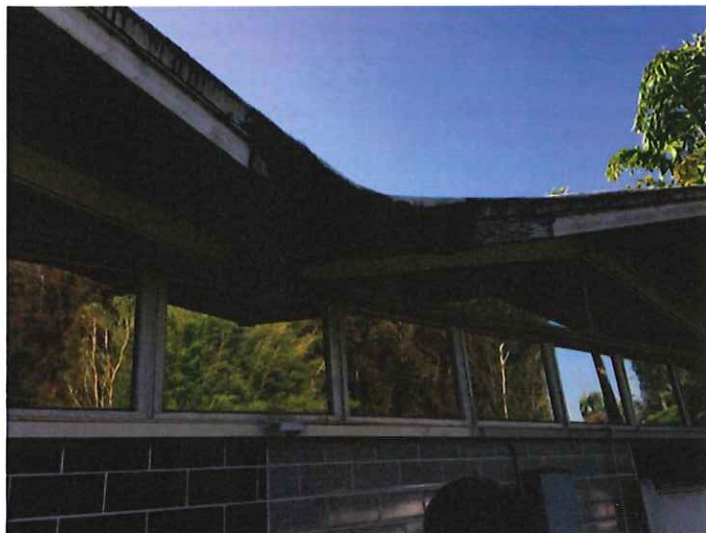
View from the central spine looking back toward the promenade



Steel beams at central promenade with deferred maintenance



Central promenade looking north. Wood sunscreen has been removed



Folding plate roof configuration at the exterior edge



Central promenade looking south. Wood sunscreen has been removed



Exterior view of clerestory glass and extension of roof overhang





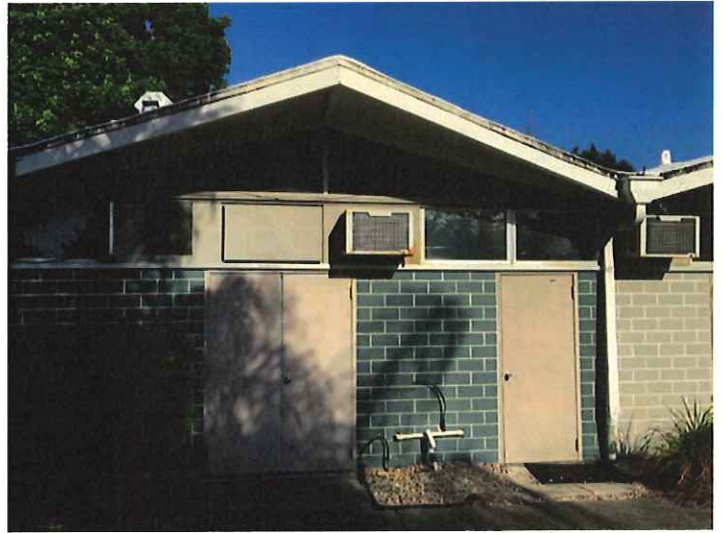
Steel columns at central promenade with deferred maintenance



Building entry



Exterior view of clerestory glass and extension of roof overhang



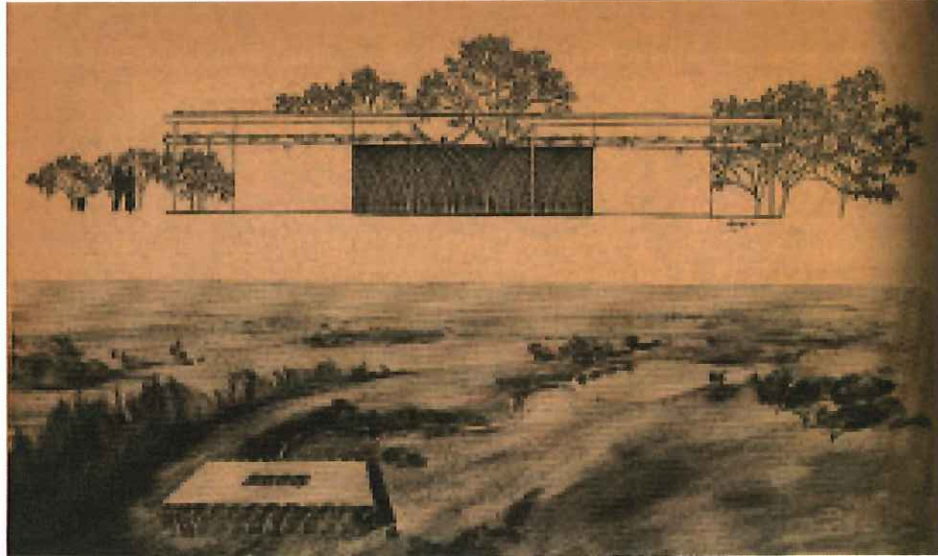
View at east elevation with wall mounted air-conditioners



Storefront system into gift shop



Exterior view of the east elevation with full-height glass at the restaurant



Victor Lundy's original design for a building at Warm Mineral Springs  
*Architectural Record* 1958

## Background Research

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Research was conducted to supplement the field work and provide historical context for the buildings at Warm Mineral Springs Resort. Records at Sarasota County Historical Resources related to Warm Mineral Springs Resort were examined as well as records from the Jack West Archival Collection located at Historical Resources. Period articles from a variety of architectural journals were also consulted to determine if the buildings at Warm Mineral Springs Resort were ever published. Although an article on Warm Mineral Springs resort was discovered from Architectural Record, January of 1958 it describes an unbuilt project at Warm Mineral Springs by Victor Lundy that was proposed for a different location than the existing building.

Michelle Norton of the City of North Port Planning Department was consulted to determine if the City has a program for designating local historical resources within the city. In conversation with Ms. Norton, it was determined that although the city has a process for the protection of significant historical and archaeological resources that was fashioned after Sarasota County's program, they do not have regulations in place that allow them to locally historically designate historic and archaeological resources.

Kevin Oatman with Sarasota County Development Services was consulted to determine if original plans for the resort were available. He reported that all of the historic plans maintained by his department has been removed for digitizing and were expected back sometime in June of 2016.

Architect Joseph King who inventoried and cataloged the West materials for Sarasota County Historical Resources and curated the accompanying exhibit J. West : 60 Years of Sarasota Design was consulted and generously shared his extensive collection of archival materials that were primarily gathered from Sarasota County Historical Resources related to both Warm Mineral Springs Resort and architect Jack West. King has studied the building at Warm Mineral Springs along with many other Jack West buildings and expressed his belief, based upon the similarity of the architecture that the buildings at WMS resort were designed by Jack West while in partnership with Beth Waters.

The autobiographies of Jack West, architect and Don Smally, engineer were consulted as well as *Out of the Wilderness North Port the First Fifty Years* and the *North Port Sun* and *Sarasota Herald Tribune* on line archives

Reports prepared by Kimley Horn and Associates and Archaeological Consultants Inc. were also reviewed in accordance with the agreed upon scope of services.





Photo of Samuel Herron's real estate office at Warm Mineral, circa 1960

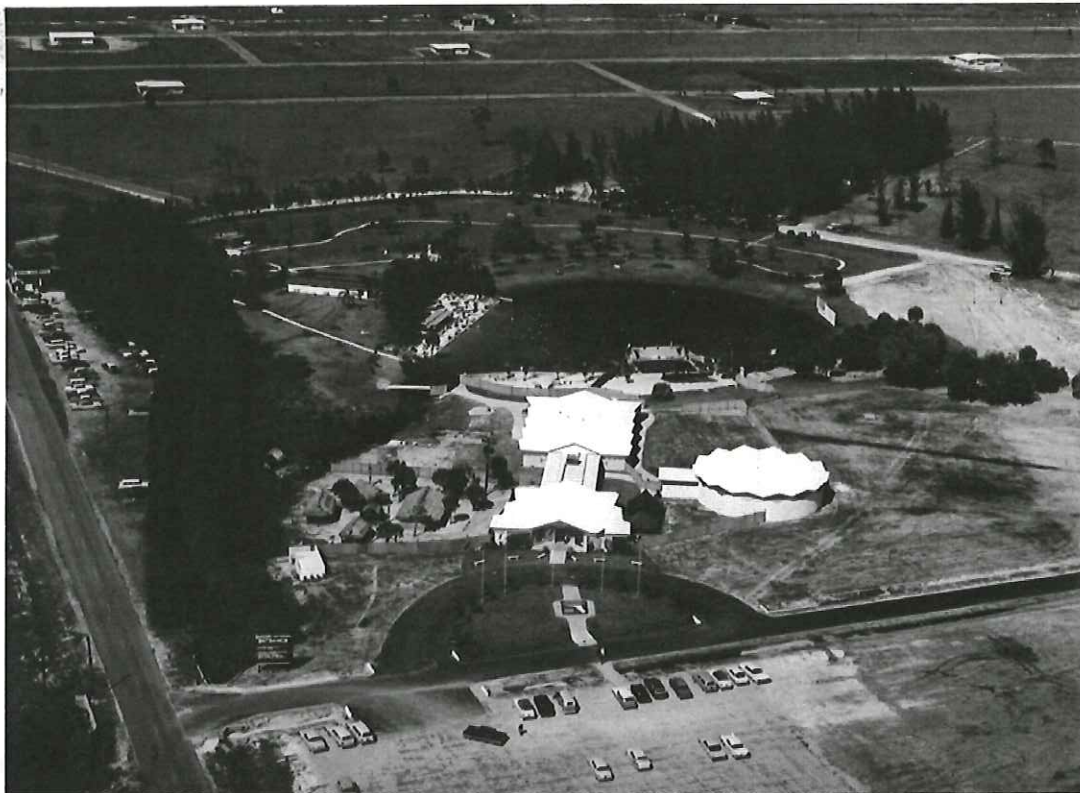


Photo at the time of the Quadricentennial 1960.

# History

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## Historical Context - City of North Port, Florida

The city of North Port was incorporated in 1959 as North Port Charlotte. The original town was 5.5 square miles in size and was incorporated by General Development Corporation employees who had hastily established residency there. Through annexation of company owned land, the new city's boundaries would rapidly increase to more than 100 square miles. In 1974 by referendum, the city's residents approved a change to simply North Port to proclaim its separate identity. Warm Mineral Springs is located in the western portion of North Port, Florida.

## History of the Building

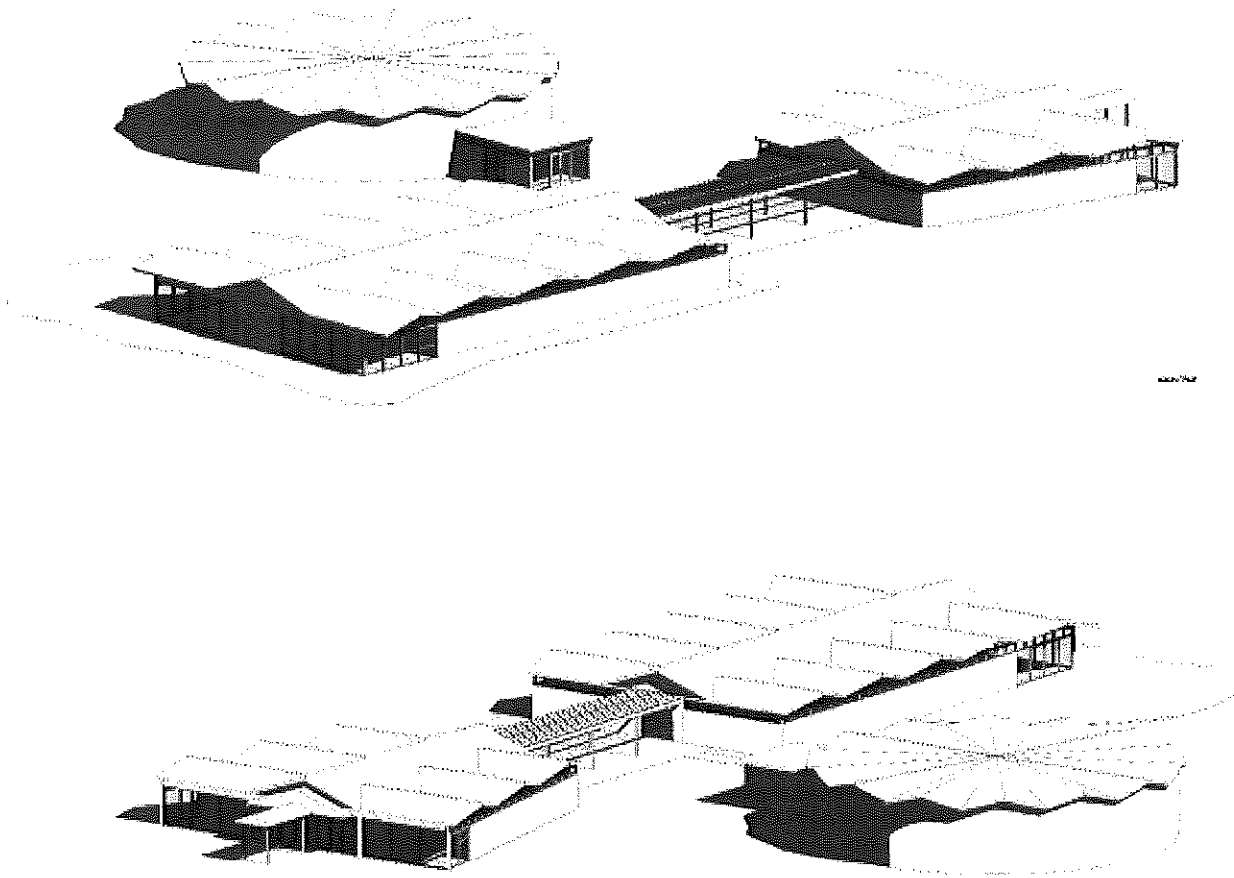
Samuel Herron Jr., developed the Warm Mineral Springs resort as part of a group of family members that purchased an 83-acre site around Warm Mineral Springs in 1955. Herron is credited with creating an internationally known spa there out of a warm water lake. Herron operated a real estate office at the Springs for a number of years.

According to an original listing of projects that was included as part of the Jack West archival collection, the project at Warm Mineral Springs was built in 1959. It was designed by the firm of West and Waters with assistance from engineers associated with Smally, Wellford and Nalvin Inc. West formed a partnership with architect Beth Waters in 1956 and the firm of West and Waters lasted until 1960. Smally Wellford and Nalvin, Inc. was a well-respected engineering firm that was established in Sarasota in 1956 and maintained a local office until 1993 after it was purchased by Wilson Miller Barton and Peek.

Although a search for building plans was unsuccessful, it is known that Smally Wellford and Nalvin collaborated with West and Waters on other local projects notably the additions to Englewood Elementary School and Fruitville Elementary School at around the same time that the building at Warm Mineral Springs was completed.

In 1960 Warm Mineral Springs hosted activities in celebration of Florida's Quadricentennial. In addition to the Warm Mineral Springs building that is the focus of this survey a publication entitled "Aerial View and Guide – Florida Quadricentennial at Warm Mineral Springs" published at the time lists a Cyclorama, Outdoor Aquatheater, bathhouse, cafeteria and Seminole Indian Village as some of the amenities on the site. At present only the Springs building and the Cyclorama are visually apparent on the site.





Axonometric views of the Springs building with Cyclorama showing the architectural tenants of the Sarasota School of Architecture

## Architectural Context - The Sarasota School of Architecture

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In 2007, a National Register of Historic Places Multiple Property listing entitled Architectural Resources of the Sarasota School of Architecture was approved by Barbara Mattick, the Deputy State Historic Preservation Officer for Florida. Subsequently it was approved by the Keeper of the National Register of Historic Places. Sarasota County funded the preparation of the Multiple Property Documentation Form to document the significance of the Sarasota School of Architecture and promote the nomination of individual resources. Nonresidential resources are determined eligible for nomination under the Multiple Property Documentation Form if they have retained their historic integrity and have architectural significance. The Multiple Property documentation form identifies associated historic contexts and architects as well as qualifying property types.

Under the statement of historic contexts, the documentation form describes the architectural tenets of the Sarasota School as follow:

*The architectural concepts or tenets of the Sarasota School had their basis in three areas: the design styles of the modern movement (i.e., the International style), the characteristics of regional Southern architecture, and the architects' own original ideas. From the International style Sarasota School architects took an understanding of the concept of borrowed space, the logical use and expression of structure, the separation of structure and enclosure, simple building form and detail, and honest use and expression of materials. From earlier Southern regional designs, they took modular construction, a raised floor, and efficient environmental control systems. To these the architects added the use of low maintenance materials, a play of light and shadow, and a desire to humanize International style environments. It is the successful blending of these elements that creates the Sarasota School style.*

The building at Warm Mineral Springs exhibits many of these tenets, for instance the open space in the middle exhibits a separation of structure and enclosure and the concrete tile walls show an honest expression of low maintenance materials. Later in this same section of the Multiple Property Documentation Form the goals of the architects from the Sarasota School are described as follows:

*Each building bears the distinct imprint of the personal vision of each architect belonging to the Sarasota School, but important attitudes regarding design permeate the group as a whole. These issues include the importance of the relationship of the building to the site and its environment, the aim of creating a sense of simplicity and conciseness of architectural form, the relationship between exterior and interior planning, the continuity of spatial flow, and the appropriateness of the methods of construction and use of building materials.*

The location and orientation of the building at Warm Mineral Springs literally frames the springs and creates a sense of arrival in its delivery of visitors to the site. The open plan creates both visual and spatial flow and takes advantage of the indoor/outdoor lifestyle precipitated by the Florida climate.

Under Section III; *The Influence of New Architects, 1953-1959*, the documentation form identifies Jack West as one of the talented young architects who gravitated to Sarasota to either work with Paul Rudolph or to participate in the unique Sarasota experience.

Born in Illinois in 1922, Jack West served in the Navy in the Pacific during World War II. Afterwards he attended Yale University School of Architecture, where he was awarded his Bachelor of Architecture degree in 1949. After graduating from Yale, Jack West travelled to Sarasota to find out more about the sleek, modern buildings that were being designed here by the architectural firm of Rudolph and Twitchell. West worked periodically with Ralph Twitchell and Paul Rudolph, first as draftsman and then later after passing the Florida Architectural Board exams in 1950 as an architect. In 1951 West resigned from the firm of Twitchell and Rudolph to open his new firm.

After a brief period of time working in southern California, Jack West returned to Sarasota and his own practice. From 1953 – 1954, after Paul Rudolph opened his own practice, Jack West formed a partnership with Ralph Twitchell.

In 1956 West formed a partnership with architect Beth Waters, the firm of West and Waters lasted until 1960. West designed the Englewood Elementary School Addition and the Fruitville Elementary School Addition with Bolton McBride. Sarasota County's School Building program was published extensively and received national acclaim for its excellence in architecture and academic programming. West's contribution to this success was significant.

Working with Terry Rowe, a local interior designer, West designed the Courtyard House on Bird Key which won the Homes for Better Living Award. In 1965 West designed Sarasota City Hall and formed an association with Rolland W. Sellew to complete U.S. Department of Housing and Urban development work. In 1966 West formed an architecture and engineering partnership with Al Conyers. The firm of West and Conyers Architects and Engineers lasted well into the 1990's.

West's Sarasota career spanned more than 60 years in the Sarasota region and included over 550 projects. It concluded with his involvement of the award winning rehabilitation and adaptive use of the Nokomis Beach Pavilion in 2009. West designed the pavilion in 1954 as the first public building to be designed by an architect associated with the Sarasota School of Architecture movement. Up to this point in time, commissions to this group of young architects had been limited to residential structures. In addition to designing the buildings at Warm Mineral Springs he designed structures and buildings throughout Florida and entered international design competitions in Paris, France and Kyoto, Japan amongst others.

His projects covered the full range of building types including single family homes, multi-story condominium towers, subsidized housing complexes, shopping centers, government buildings, yacht clubs and recreational structures. Notable buildings in the area include Sarasota City Hall, Gateway Bank at U.S. 41 and Bahia Vista Street, the Myrtle West Home on Siesta Key which has been historically designated by the Sarasota Board of County Commissioners as well as the Nokomis Beach Pavilion. West also had a keen interest in urban design, completing Sarasota's first downtown pedestrian mall at Lemon Avenue and preparing extensive plans for connecting the Sarasota Bayfront to the downtown.

Fortunately, West wrote an autobiography which provides information about his career and donated his architectural archives to the Sarasota County Historical Resources Department thereby making them available for public research. The Florida Trust for Historic Preservation recognized the significance of Jack West to

the Sarasota community by awarding his collection with an outstanding achievement award for preservation education/media in 2012.

Section F of the Multiple Property Documentation form describes building types and the significance and registration requirements for the nomination of buildings to the National Register of Historic Places using the Multiple Property Documentation Form. It states in part that; "For buildings to be eligible for listing under this multiple property cover they must be located in the state of Florida and have been constructed between 1941 and 1977. They should reflect characteristics of the stylistic principles of Sarasota School of Architecture and have been designed by one of the fifteen architects associated with that movement or an architect that followed their stylistic principles".

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## Building Description

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The Warm Mineral Springs buildings(s) includes a welcome center/gift shop connected to a separate building which is connected with a 60'-0" trellised promenade. The latter building contains restrooms, locker rooms, spa and treatment rooms as well as a restaurant and kitchen. The building dates back to 1959 and predates building codes.

The structural system consists of steel beams supported on steel columns with a secondary roof framing system of wood joists in a folding plate configuration. The 60'-0" promenade that connects the two buildings is comprised of steel beams and steel columns. Wood joists run perpendicular to the steel beams and serve as a horizontal sunshade trellis. The wood trellis has been recently removed and only the steel beams and columns remain.

Exterior and interior walls are a combination of non load-bearing tile masonry units and storefront glass. The vertical loads are carried by the steel beams supported on steel columns. This allows the walls to remain free of the structural system as an independent system. The building foundations, although not visible at the time of our observation, likely consist of point-load footers set below a floating concrete slab on grade. The roof covering is spray applied, polyurethane foam over a base sheet and insulation board or plywood. This roof system is likely not original to the building and installed when wall mounted air-conditioning units were located in locations of several clerestory window openings to provide additional insulation.

The architecture of the buildings are indicative of the Sarasota School of Architecture style of design which has its roots in the International style of Architecture. This style of architecture is said to have emerged in the 1920s and 1930s, the formative decades of modern architecture. The most common characteristics of International Style buildings are said to be:

- Rectilinear forms
- Light, taut plane surfaces that have been completely stripped of applied ornamentation and decoration
- Open interior spaces
- Visually weightless quality engendered by the use of cantilever construction

Glass and steel, in combination with usually less visible reinforced concrete, are the characteristic materials of the construction.

Although the Warm Mineral Springs buildings are in poor condition, they remain serviceable. This is mainly the result of deferred maintenance and lack of funding to provide proper commercial grade improvements. The buildings, however, have retained their architectural significance due, primarily, to the lack of reconstruction. For these reasons, the original architecture has remained, relatively intact.

In 2013, Kimley-Horn and Associates prepared a "Building Condition Assessment" with associated cost impacts for various building alterations and repairs. Although the report is very detailed in listing the building deficiencies, it fails to assess the building from a historical perspective and the significance this particular building has on the built environment. In Sarasota County structures historically designated are exempt from certain building and zoning code requirements. These include the following:

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## **Code exceptions for historically designated resources in Sarasota County**

### **Federal Emergency Management Agency (FEMA) Ordinance:**

- Exempted from the substantial improvement requirement

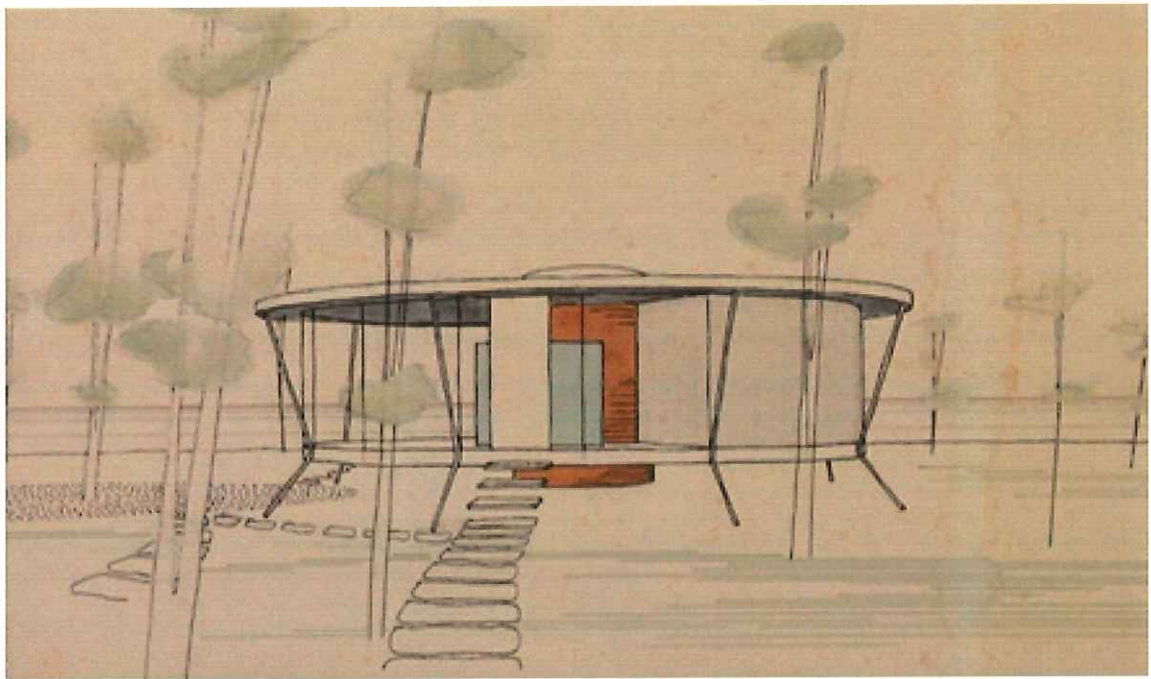
### **Ad-Valorem Tax Exemption**

- Chapter 66 of the Sarasota County Code exempts the owners of historically designated properties from paying Sarasota County Ad-Valorem Taxes on qualifying improvements to locally historically designated resources for a period up to 10 years.

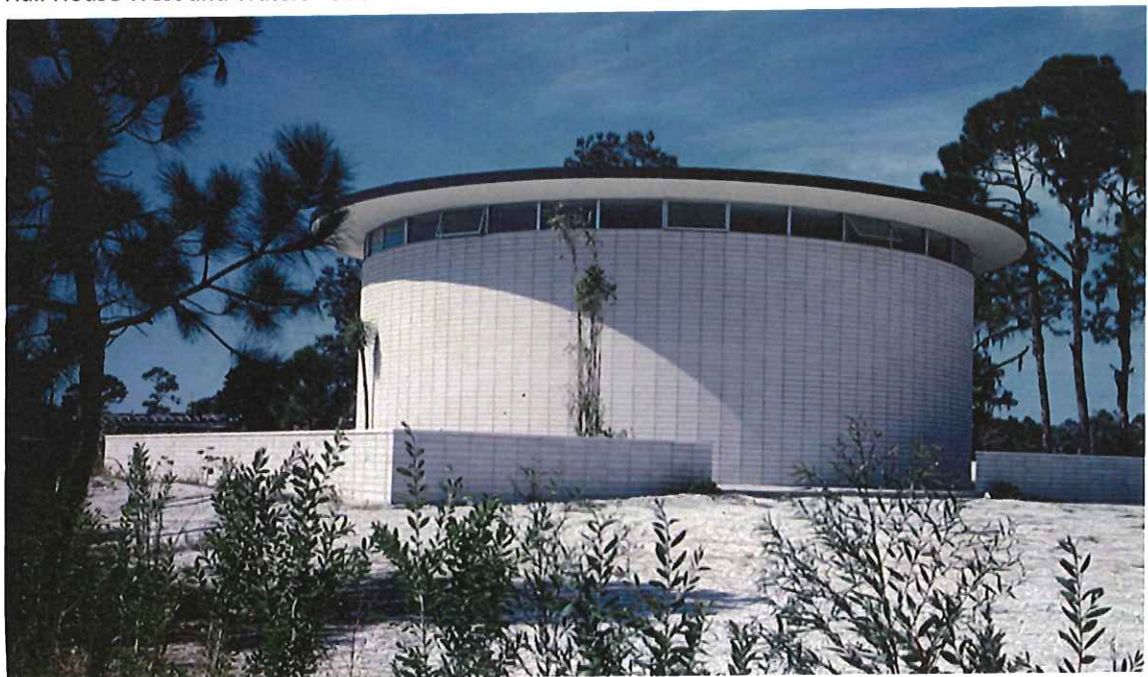
### **New Florida Building Code**

- 11-4.17 Florida Accessibility Code provides special considerations for historic structures
- Chapter 34 Existing Buildings

If the building at Warm Mineral Springs was listed in the National Register of Historic Places, it is fair to say that the structure would be exempt from certain building and zoning code requirements which could make the renovation less costly than previously anticipated.



Hall House West and Waters 1958



Hilton Leech Studio 1959

## Conclusions

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In order to be eligible for listing in the National Register of Historic Places a historic resource must be significant as well as possess several attributes of historic integrity. The National Register has identified seven aspects of integrity and the steps necessary for determining their presence or absence. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling and association. At the building at Warm Mineral Springs Resort the open plan, honesty and simplicity of materials and integration of indoor and outdoor spaces are the essential physical features that must be present for the property to convey its significance.

The building at Warm Mineral Springs has retained its open plan as exhibited by the open central hallway in the building, its honest and simplicity of materials by the retention of its glazed tile walls that are intact and visible from both the interior and exterior of the building, by the retention of its broad overhangs and glass storefronts at either end of the building and its integration of indoor and outdoor spaces and soften this transition.

Because original plans have not been located for the building evidence of its association with architect Jack West, a prominent member of the Sarasota School of Architecture, is important in establishing its eligibility for listing in the National Register of Historic Places.

A comparison of the buildings being designed by West around the time of the construction of the buildings at Warm Mineral Springs reveals his interest in the design of circular structures. Two structures similar in design to the Cyclorama building at Warm Mineral Springs resort are the Hall House completed in 1958 and the Hilton Leech Studio the following year.

In the late 1950's West was also working on a number of public projects including additions to two elementary schools: Englewood Elementary and Fruitville Elementary, and the Nokomis Beach pavilion. All three of these structures incorporate extensive indoor outdoor spaces into their designs in the form of covered areas with open sides similar to the building at Warm Mineral Springs Resort.

Because the design of the building at Warm Mineral Springs is integral to its proximity to the spring and its use of low maintenance materials and incorporation of indoor and outdoor spaces essential to its design, retaining integrity of location, design, setting and materials are critical to its eligibility for listing in the National Register of Historic Places.

Integrity of location has been retained as evidenced by the buildings continued proximity to the springs, integrity of design by the retention of the relationship of indoor and outdoor spaces and the open central hallway, integrity of setting by the relatively limited new development in the surrounding area in the nearly sixty years since its development and integrity of materials as evidenced by the continued presence of the original glazed tile walls, clerestory windows and open storefronts at the east and west entrances.

For the above stated reasons, it is the opinion of Sweet Sparkman Architects that the building at Warm Mineral Springs is eligible for listing in the National Register of Historic Places for its architecture under the Multiple Property Documentation Form (Property Type F.5) and its association with architect Jack West.

Specifically, it exhibits many tenets of the style including separation of structure and enclosure and an honest expression of low maintenance materials. The location and orientation of the building at Warm Mineral Springs literally frames the springs and creates a sense of arrival in its delivery of visitors to the site. The open plan creates both visual and spatial flow and takes advantage of the indoor/outdoor lifestyle precipitated by the Florida climate and promoted by the architects associated with the Sarasota School of Architecture. The building was designed by architect Jack West as evidenced by its inclusion in his list of projects and its stylistic similarity to other buildings designed by him at the time.





Aerial view of Warm Mineral Springs

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