

United States Department of the Interior
National Park Service



563411

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Siegmund and Marilyn Goldman House

other names/site number OR11043

2. Location

street & number 1670 Huron Trail N/A not for publication

city or town Maitland N/A vicinity

state Florida code FL county Orange code _____ zip code 32751

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Glissia Stone, Deputy SHPO 12/13/18
Signature of certifying official/Title Date
Bureau of Historic Preservation, Division of Historical Resources, Florida Dept. of State
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register See continuation sheet
 determined eligible for the National Register See continuation sheet.
 determined not eligible for the National Register See continuation sheet.
 removed from the National Register.
 other, (explain) _____

Signature of the Keeper Date of Action
Jan [Signature] 2-4-2019

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	2	structures
0	0	objects
1	2	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single residence

Current Functions

(Enter categories from instructions)

DOMESTIC: single residence

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT: Mid-Century Modern

Materials

(Enter categories from instructions)

foundation CONCRETE
walls CONCRETE
WOOD
roof BITUMINOUS
other GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1965

Significant Dates

1965

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Schweizer, Nils M., architect

Goldman, Siegmund and Marilyn, builders

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

University of Florida, Smathers Library, Architecture

10. Geographical Data

Acreage of Property .30 acres

UTM References

(Place additional references on a continuation sheet.)

1	1 7	4 6 5 9 7 7	3 1 6 7 5 1 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Christine Madrid French, Architectural Historian

organization date 8/16/2018

street & number 456 Piney Croft Lane telephone 321-439-6367

city or town Maitland state FL zip code 32751

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name John Kaiser

street & number 1670 Huron Trail telephone 407-929-5820

city or town Maitland state FL zip code 32751

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 7 Page 1

SUMMARY

The Siegmund and Marilyn Goldman House (Goldman House) is located at 1670 Huron Trail in Maitland, Florida. The Modernist-style two-story house is a series of intersecting, spatial geometries rendered in white-stuccoed concrete block and wood with layered, flat roofs defining the distinctive use areas of the structure. The house is one of the most significant works of Nils Schweizer and exhibits his innovative approach to Mid-century Modern residential design. Character-defining features of Schweizer's works include the incorporation of natural materials to highlight architectural details, reflecting pools and ponds, built-in concrete planters defining outdoor zones, large areas of glazing to blur the boundary between indoor and outdoor areas, layered rooflines over wings and projections of varying heights, and cantilevered overhangs. The house retains its integrity of workmanship, materials, design, feeling and association.

SETTING

The Goldman House is sited on a flat lot on the southwest corner of Arapahoe and Huron Trails in the Dommerich Woods subdivision of Dommerich Estates, less than two miles from Maitland City Hall. The main entry faces north to Huron Trail; the carport area opens to the east facing Arapahoe Trail. The neighborhood was first platted in 1960 and consists of medium-sized lots shaded by towering oaks and mature landscaping. The streets are primarily rectilinear, with perimeter roads curving along the nearby lakes. The Goldman lot is 12,859-square feet or .30 acres; the area is zoned single family RS-2. The other period homes in the area are predominantly one-story ranch style houses, constructed between 1960 and 1967.

PHYSICAL DESCRIPTION

This single-family house is composed primarily of concrete block, wood, and glass rendered in a modernist style by one of the most significant architects in Central Florida. Architect Nils Schweizer incorporated custom-designed details throughout the house, including wood cabinetry and cornice details, a poured concrete mantelpiece and hearth in the living room, and landscape elements that remain intact.

EXTERIOR

Summary

The house is 3,385 square feet on a .30-acre corner lot in Dommerich Woods, a mid-20th century residential development in Maitland, Florida, on the northern border of Orange County. The neighborhood consists of mid-sized houses from the same period, rendered in a vernacular ranch style, set along tree-lined streets in a modified grid pattern lining the eastern shore of Lake Minnehaha. Schweizer designed the residence as a series of intersecting, layered, spatial geometries (photos 1-14). The body of the Goldman House is concrete block covered in white-painted stucco supported by a concrete slab. The projecting second-floor pavilion is partially made of block with the two bedrooms on

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 7 Page 2

the south side of the house framed in wood with wood paneling. Redwood is utilized for the columns on the rear façade, and wood is used throughout the building for all paneling, dentil molding on the cornice, framing, and roof structure. The oversized windows bring light into the interior and promote the indoor-outdoor living spaces characteristic of mid-century modern design. Cantilevered corners in the living room and the upstairs bedrooms are highlighted with butt-jointed glazing, to add transparency and present wide views of the landscape and neighborhood. The front and back yards incorporate built-in concrete planters and water elements to further integrate the structure into the natural environment. The roof is bituminous, built up tar and gravel, over 2"-thick foam insulation. The insulation was added by the Goldmans post-construction to improve climate control within the structure.

Huron Trail/Main Facade (photos 1-2, 6-7)

The main façade is asymmetrically arranged with layered rooflines (planes) and projections (cubes) demarcating different spaces and uses inside the home. A carport wing (east) and den projection (west) frame a central entry courtyard leading to a two-story, glass-fronted entry foyer. The walkway leads from the driveway entrance on Huron Trail, past a series of built-in concrete planters. A cantilevered overhang projects seven-feet from the carport wing, supported by a series of 2" by 6" clear-heart redwood beams set 12-inches on center. There are custom-designed lighting elements in the overhang illuminating the entry walkway leading to the front door. The cornice line of the cantilever is decorated with a carved-wood dentil, a repeating element characteristic of Schweizer's designs and evident throughout his work at the residence. A reflecting pool and concrete planters frame the west side of the entryway and a second built-in planter runs along the eastern edge. The inset entry has seven rectangular, fixed windows (128-square feet) in wood frames, extending two stories to bring light into the double-height entry foyer inside. The windows surround a mahogany luan front door 1.75" thick. The front entryway was originally poured concrete; a travertine surface was added on top of the slab in 2002.

Arapahoe Trail/East Elevation (photos 7-8)

The flat-roofed, two-vehicle carport has a wide-span cantilevered opening with no internal structural supports. The current owner inserted a steel I-beam below the cornice of the one-story wing for stabilization and strength; the alteration does not affect the integrity of the structure. There are two large, double-door closets on the inside (west) wall. One of these closets was marked "workshop" on the original plans. Two recessed openings in the concrete floor are filled with gray gravel to catch oil drips or other fluids leaking from the parked automobiles. A door in the south-west inside corner leads to the breakfast area and kitchen. Outside of the carport is a glass door and a large sliding gate leading to an open outdoor storage area to the south. The poured-concrete driveway is configured in an "L" shape, to provide access to the streets on either side of the house. The remainder of the street facade is composed of a high concrete-block wall (painted white to match the main structure) enclosing the storage area as well as the southern edge of the backyard. The flat roof planes of the laundry wing, living room, and second-story bedroom projection are visible at differing heights above the perimeter wall.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 7 Page 3

Rear (South) Elevation (photos 11-14)

The south façade of the house is separated into three sections. The one-story master bedroom to the west and the dining room to the east frame a central living room that rises above the roofline of the adjacent areas, to approximately 1-1/2 stories. The master bedroom has a sliding glass door opening onto the hot-tub patio. The living room pavilion has a wide, overhanging eave, supported by a series of twelve tall redwood posts. There are a series of 10-foot tall doors below fixed windows that open onto the patio. A single glass door leads to the dining room projection on the east side of the house. The laundry wing, added by the Goldmans in the 1980s, is adjacent to the dining area with access from the backyard and the kitchen only.

The backyard was originally finished with lawn for the most part, with a small, paved patio area and built in planters and water features adjacent to the house. The larger paved patio, pool, and Asian-inspired garden with Moon Gate were added by the Goldmans in 1983, with the assistance of landscape architect Walt Freeman. The *Orlando Sentinel* featured the design in an article written by Thomas MacCubbin.¹ In “Gardens offer vistas reminiscent of Italy,” MacCubbin described the new features of the backyard improvement project, including a patio of square pavers running from the south facade of the house to and surrounding the pool, a “Chinese moon gate” and separate garden area, and a tall concrete-block perimeter wall with attached block planters originally equipped with white flowering azaleas and dogwoods. Water features include a fish pond adjacent to the south windows of the dining area, and a built-in hot tub on a patio next to and accessible from the first-floor master bedroom.

The moon gate measures 11-feet tall and 11-feet wide with a central, circular opening 7-feet wide. The gate leads to a secluded area in the southeast corner of the yard. This garden area was also landscaped. The path turns to the north and continues between the laundry wing and the perimeter wall parallel to Arapahoe Trail. The trail terminates at the open-air yard storage area.

INTERIOR

The house is three bedrooms, three baths on two floors. The overall gross area is 3,385 square-feet, with 2,424 square-feet of living area. First-floor interior rooms include a two-story entry vestibule, living room, combined kitchen and breakfast nook, dining room, ground floor master suite, den, hall, and guest bathroom (photos 15-22). The second-floor rooms include bedrooms and a bath with a common hall (photos 23-26). Floor coverings include carpet and light-colored terrazzo. Grass-cloth wallpaper and mahogany-luan paneling are installed on the walls throughout the house. Original color ranges specified for the interior included yellows, gold, oranges, whites, and browns. There is a high-level of integrity within the interior.

¹ Thomas MacCubbin, “Gardens Offer Vistas Reminiscent of Italy,” *Orlando Sentinel*, May 14, 1983, E20-21.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 7 Page 4

FIRST STORY

Entry Foyer and Hall (photo 15)

The entry foyer is illuminated by fixed, heavy sheet glass (128-square feet) surrounding the entry door. The walls in the public areas of the first floor are covered in a dark-toned mahogany lauan panels. This surface is used on the storage closets running the length of the entry hall, the living room walls, and on the north wall of the dining area. The entry hall connects the private family spaces on the west side of the house with the public areas of kitchen, living, and dining on the east side. A small powder room with mirrored walls is located off the hallway.

Living Room (photos 16-18)

The living room is accessed by a few steps below the ground-level of the hallway and features a fireplace on the north wall and a series of doors leading to the backyard on the south side of the room. The dining room is accessed by a set of wide stairs to the east. The ceiling is popped-up adjacent to the glass doors and windows accessing the patio area, adding drama to the space and allowing for larger areas of glass facing the backyard. The fireplace hearth and floating mantel shelf are cast concrete. The mantel has a notched dentil edge, matching the pattern at the cornice line around the house. Above the mantel, the copper wall covering is hand-hammered, created by Marilyn Goldman at the request of the architect. Mahogany luan paneling covers the remainder of the wall. The living room currently has white carpeting. A built-in wall clock was added by the current owner. There are 10'-high doors exiting to the pool and backyard, made of clear-heart redwood. Fixed, heavy-sheet glass windows at the corner and above the doors (166-square feet) provide full illumination and views of the outdoors. The enormous corner window is butt-edged (no frame, with the roof cantilevering over the corner), to create a transparent connection with the backyard.

Dining Room (photo 19)

The dining area, located in the southeast corner of the house and connecting the kitchen with the living area, is paneled in mahogany lauan on the north wall, mirrored on the east wall, with floor-to-ceiling windows on the south wall overlooking the goldfish pond. The dining area leads to the sunken living room via a set of wide stairs.

Kitchen and Breakfast Area (photos 20-21)

The kitchen is a square-shaped room with doors to the dining room, the laundry room, and a counter separating the cooking area from the adjacent breakfast nook. The countertops are configured in L-shapes facing each other with a small, central island. The kitchen retains all of the original cabinetry. Handles were added to the doors by the current owner. The original island is intact but elevated on a podium by the current owner to add height to the counter surface. The white formica countertops were replaced with granite. The cabinets above the stove were removed and the original appliances replaced. Portholes were added to the swinging doors on both sides of the kitchen (hallway and dining room). An adjacent breakfast area has a large, sliding-glass door leading to an enclosed patio.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property

Orange County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 5

Laundry Room

The laundry room, accessible from a door in the eastern wall of the kitchen, was added in the 1980s by the Goldmans. The addition does not affect the integrity of the original Schweizer design for the home. Thomas Raymond Hurley was the architect, a former draftsman with the Schweizer firm. The interior is a functional, modern laundry space with closets, a wine closet, and bathroom. Additional exit doors lead to the north and south sides of the house from the laundry room.

Master Bedroom/Bath

There is a wide breezeway between the master bedroom and the living area with a door accessing the backyard. The master bedroom and bath are located at the western end of the house. The bathroom is accessed by a pocket door. The bathroom maintains a high degree of integrity. Original features include a medicine cabinet and custom-designed wood cabinetry for the sink base and closets (photograph 26). The cabinets are customized with carved wood handles replicating the notched/dentil pattern characteristic of Schweizer's designs. There are terrazzo floors in the bathroom. The bidet is original. Wall mirrors were added by the Goldmans during a later renovation. The master bedroom overlooks the backyard through a sliding glass door which leads to the built-in hot tub on the patio.

Den

The den, at the northwest corner of the house, was included in the original plan for the design by Schweizer. The walls are covered in mahogany luan paneling with terrazzo floors. One vertically-oriented, rectangular, fixed glass windows measuring 20" wide by 75" high and a sliding-glass patio door provide controlled illumination into the room and views to the outdoors.

SECOND STORY

The second story consists of two bedrooms, a hall, and a bathroom, contained in a projected, flat-roofed pavilion rising above the central area of the ground floor (photos 22-25). The second story is composed of a concrete block masonry mass at the north (containing the front door and double-height entry foyer) and wood frame construction for the bedrooms to the south. An enclosed stairway near the den on the first floor leads to the upstairs hallway. This second-story hall connects the rooms and floats above the entry area, overlooking the front doors below with views to the north through the full-height fixed windows. Widely-spaced wood slats fill the opening between the hallway balustrade and the ceiling. The walls of the stairway and hallway are covered with grasscloth wallpaper. Both of the bedrooms have butt-edge windows at the far corners (facing southwest and southeast) under a cantilevered overhang to provide expansive views into the neighborhood. In the bathroom at the end of the hall, contemporary artisans created a new, stained glass window for the current owner as a tribute to Schweizer, replicating the firm logo found on his blueprints for the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property

Orange County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Section number 7 Page 6

ALTERATIONS

A laundry room wing, added in the same period to the east side of the house and accessed by a door from the kitchen, is a non-contributing element that does not alter the integrity of the original design. The Schweizer design for the Goldman House maintains an overall very high level of integrity, with minimal changes to the exterior building envelope or interior rooms after the Goldman tenancy.

Non-Contributing Resources

The backyard pool and "moon gate," added by the original owners, the Goldmans, in the early 1980s, are non-contributing structures for the purposes of this nomination.

Integrity

The Goldman House is still in its original location set within the Dommerich Wood Subdivision. Hence, it retains its integrity of location, setting, and association. Although there have been a few changes over the course of its history, the building retains its distinctive geometrical design, concrete block and wood construction, its fixed glass fenestration, flat, layered roof, and cantilevered roof overhangs. The interior spaces, including the living room with its large fireplace and fixed glass windows, are still intact. The building therefore retains its integrity of materials, design, workmanship, and feeling.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property
Orange County, Florida

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 1

Summary

The Goldman House is nominated to the National Register under Criterion C at the local level in the area of Architecture. Its period of significance is 1965, the year of its construction. The home is one of the most prominent and best-preserved residential designs of Nils M. Schweizer (1925-1988), a significant mid-20th century architect who trained under and worked for internationally-renowned designer Frank Lloyd Wright.² Schweizer and his firm is credited with more than 100 designs in the state of Florida, primarily commercial and religious buildings, complemented by a smaller number of custom-designed residences.³

This home demonstrates defining features developed and utilized by Schweizer and is a locally significant example of Modern Movement Florida residential architecture. These features include an emphasis on horizontal planes, geometrically-defined spaces, an indoor-outdoor relationship between the building and the landscape, enormous windows, including “transparent” corners created by butt-edge glazing, and Schweizer-designed modernist “dentil” details appearing throughout the building (on the cornice line, the concrete mantelpiece, and in the cabinet hardware).

HISTORIC CONTEXT

History of Maitland

The City of Maitland is located in Orange County, Florida, approximately four miles north of Orlando. The city, named after Captain William Seton Maitland, is one of the oldest incorporated suburban municipalities in Central Florida. The town grew around the location of a small fort built in 1838 on the shores of Lake Maitland during the Second Seminole War.⁴ The town of Lake Maitland was first incorporated in 1885 and the name simplified to Maitland in 1959, when the area was incorporated as a city. Historically significant buildings in the city that are recognized include the Church of the Good Shepherd (built in 1880, listed on the National Register of Historic Places in 2011), the William Waterhouse Residence (built in 1884, listed on the NR in 1983) and the Research Studio (built between 1937 and 1955, now known as the Maitland Art Center and listed as a National Historic Landmark in 2014).⁵

The land where the Goldman House is sited was first developed in 1874 by Confederate Major Bolling Robertson Swoope. He arrived from Virginia and planted a grove along Lake Minnehaha, working as superintendent of the South Florida Railway. In 1890, he sold 400 acres to Louis Ferdinand Dommerich of New York. Dommerich, a wealthy textile manufacturer and head of Oelbermann, Dommerich, and Co., developed Hiawatha Grove and built a winter house on the site. The property was landscaped

² Adam Yeomans, “A Reputation That Counts: Architect Nils Schweizer Devoted to his Work and his Community,” *Orlando Sentinel*, *Central Florida Business*, March 31-April 6, 1986, 17.

³ Janita Poe, “Central Florida Architect Nils Schweizer Dies at 62,” *Orlando Sentinel*, 21 Feb. 1988, B1.

⁴ R.G. Grassfield, “Maitland, the Majestic,” *Orlando Sentinel*, 15 May 1927, 21.

⁵ National Register of Historic Places, National Park Service, U.S. Department of the Interior, accessed May 17, 2018, <https://npgallery.nps.gov/nrhp>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 2

around the 30-room house. The property was lauded as a bird sanctuary.⁶ The organic groves were never sprayed with pesticides and the caretakers used techniques such as using snails to control scale and insect infestations.⁷

Dommerich Woods

In 1954, Orlando contractor J. Hilbert Sapp and his wife Bessie Sapp purchased 210 acres of the estate for \$420,000, the “largest single real estate sale” in the region at the time. The Sapps planned to develop “one of Central Florida’s largest and most exclusive residential areas” on the rolling landscape.⁸ The historic Dommerich home briefly served as the sales headquarters for the “Weir System,” operated by Bill Weir, Jr., and charged with selling the home lots. When the Dommerich’s home was demolished, the *Orlando Sentinel* noted that the “clumsy dignity,” of the mansion was soon to be replaced with “the glass sheets and bright concrete of modern architecture.”⁹

The Sapps commissioned leading landscape architect Eugene R. Martini of Atlanta to execute a master plan for the new subdivision, which included 470 home sites ranging in price from \$3,950 for standard lots to \$12,000 for lake frontage. Martini also created master plans for suburbs in Cocoa Beach and Tampa, Florida.¹⁰ The suburb of Dommerich Woods where the Goldman House is located is part of the larger Dommerich Estates Subdivision (Plat book Y, page 22). The streets names in the area are inspired by Native American history and places, including Huron Trail, Mohawk Trail, and Sequoia Trail. A number of regional developers (including Builders Realty, Inc., Kerr Builders, and P.K. Builders, Inc.) purchased lots and constructed homes for sale in the \$25,000 to \$30,000 range. The Dommerich Woods area was advertised as a “luxury room community,” featuring full-growth oak, magnolia, maple, camphor and palm trees. Lot buyers could build a “home individually designed for you by our staff of designers or by your architect” on streets 24 or 26-foot wide.¹¹

The new “atomic-age” neighborhood attracted families who moved to Florida to work within the expanding space industry. Engineer James A. Oberlin purchased a lot and constructed a one-story Ranch Style home in 1957 at Minnehaha Shores, a new development adjacent to Dommerich Estates. Oberlin completed Apollo activation work in the lunar excursion module control and computer rooms of the manned spacecraft operations building at the Atlas-Centaur Launch Complex 36A at Cape Kennedy.¹²

Historic Context – Goldman House

The Goldmans purchased the corner lot for \$4,864.00 on May 27, 1963, from Dommerich Woods, Inc.,

⁶ Jean Yothers, “On the Town,” *Orlando Sentinel*, 22 Aug. 1955, 14.

⁷ “Central Florida Citrus Men Say Snails Aid Their Groves,” *Tampa Tribune*, 22 May 1949, 55.

⁸ “210-Acre Maitland Estate Sold for Record \$420,000,” *Orlando Sentinel*, 19 Aug. 1954, 1.

⁹ Emily Bavar, “Famed Estate Makes Way for Homes,” *Orlando Sentinel*, 22 Aug. 1954, 34.

¹⁰ Yothers, “On the Town.”

¹¹ Builders Realty, Inc., “Come in Out of the Sun’s Glare and Heat: Live in Dommerich Woods,” *Orlando Sentinel*, 14 Aug. 1960, advertisement, Real Estate Section I-E.

¹² “Corps Awards NASA Job Contracts Totalling \$650,000,” *Orlando Sentinel*, 25 April 1965, 20.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property
Orange County, Florida

County and State
N/A

Name of multiple listing (if applicable)

Section number 8 Page 3

making three payments of approximately \$1700 each, including interest and principal.¹³ That initial mortgage was paid off by 1964,¹⁴ and a second mortgage of \$30,000 taken out for the construction of the house on June 29, 1964.¹⁵ A Notice of Commencement filed with Orange County registered the intent to construct a “New Residence,” with Siegmund and Marilyn Goldman listed as contractors.¹⁶ The couple was well equipped to act as their own general contractors. The couple owned and operated S.I. Goldman, Co., one of the largest plumbing, heating, and air-conditioning contractors in the region. NASA awarded S.I. Goldman, Co., a \$49,500 contract for Apollo activation work in four laboratory and control rooms in the manned spacecraft operations building and \$19,592 for electrical and structural work in the aeromedical laboratory at their Cape Canaveral facilities in 1965.¹⁷

Construction History

Sig and Marilyn Goldman acted as the general contractors during the entirety of the project, hiring the design architect and working directly with sub-contractors for construction of the house. Sig Goldman maintained professional relationships with a host of contractors through his business, which specialized in heating/cooling systems and plumbing. Schweizer’s contract dated May 1, 1963, specified a fee of 8% of the project construction cost with additional principal’s time charged at \$7.50 per hour. Schweizer sent out building specifications to selected local bidders in January 1964, including Robert C. Fortier (Altamonte Springs), Rodney Kincaid (Winter Park), Plietchwait Construction Company (Orlando), and RMS Construction Company (Orlando), but the Goldmans opted to perform their own general contracting. Al Cichra, a carpentry specialist, provided the materials and framing. A “Specifications” document from his company, dated 15 January 1964, dictated the different types of lumber including: #2 Cedar for studding, #2 Southern Pine for framing and all joists; clear Fir for Interior Trim; Clear Heart Redwood for the fascia; 3/8” Redwood Plywood for exterior siding; Clear Heart Redwood for battens and exterior trim; 3/4” Spruce for roof sheathing; 1/4” Luan Mahogany (no grooves), for interior paneling.¹⁸

Other original receipts in the hand of later Goldman House owner John Kaiser include the following details: Miami 350/358 Series Aluminum Sliding Windows, brown river gravel for exposed aggregate, “broom finish,” for the concrete pathways. Other contracting receipts and records include payments to the following: flooring by Italian Terrazo, Inc. \$670.00 (23 June 1965); furnishing and installing cabinet work by Vern’s Cabinet Shop \$2,195.96 (14 June 1965); framing and trim carpentry labor by Al Cichra Carpentry, \$3432.75 (14 April 1965); heavy-sheet glass and glass sliding doors by Pittsburgh Paint and Glass \$1015.60 (23 Nov. 1964); polished plate mirror by Pittsburgh Paint and Glass \$540.02 (9 March

¹³ Mortgage Deed, Siegmund I. Goldman and Marilyn S. Goldman to Dommerich Woods, Inc., 27 May 1963 (recorded 3 June 1963), Orange County, Florida, Number 890631, Book O.R. 1206, pages 521-22.

¹⁴ Satisfaction of Mortgage, Siegmund I. Goldman and Marilyn S. Goldman, to Dommerich Woods, Inc., 19 June 1964 (recorded 30 June 1964), Orange County, Florida, Number 957487, Book O.R. 1346, page 43.

¹⁵ Mortgage Deed, Siegmund I Goldman and Marilyn S. Goldman to the Colonial Bank of Orlando, 29 June 1964 (recorded 30 June 1964), Orange County, Florida, Number 957488, Book O.R. 1346, pages 44-46.

¹⁶ Notice of Commencement, Siegmund I. Goldman and Marilyn S. Goldman, 29 June 1964 (recorded 30 June 1964), Orange County, Florida, Number 957489, Book O.R. 1348, page 47.

¹⁷ “Corps Awards NASA Job Contracts Totalling \$650,000.”

¹⁸ Original receipts and documents in the collection of John Kaiser, Maitland, Florida.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
----- Name of Property
Orange County, Florida
----- County and State
N/A
----- Name of multiple listing (if applicable)

Section number 8 Page 4

1964). The total cost of the house was \$35,000.¹⁹

No substantial changes have been made to the house since the period of the Goldmans tenancy, dating from 1965 to 2002. In 2002, the Goldmans sold the house to John and Dawn Kaiser, the second owners of the home.²⁰ In 2015 the deed was transferred to John Kaiser as sole owner.²¹

ARCHITECTURAL CONTEXT

The history of architects and architecture in Florida in the mid-20th century is marked by innovation, collaboration, and experimentation along with a significant shift in architectural design. This burst of creativity arose in tandem with a period of enormous economic growth, fueled by the return of veterans from war efforts, the standardization of air conditioning, developments in the space program, and the rise of resort culture. The adoption of modernism--as a movement and a lifestyle--occurred throughout the state, but key population centers such as Miami, Tampa, and Jacksonville grew exponentially and host the largest concentration of works from this period. Other cities with definitive collections of modernism (and an assemblage of practicing architects well-versed in the movement) include Ft. Lauderdale, Gainesville, Orlando, St. Petersburg, and Sarasota. Florida’s mid-century architects addressed climatic, geographic, and cultural concerns across the state, from the hilly pine forests of the north to the white sand beaches along the coast, to create distinctive designs unique to each area.²²

The idea of “modernism” in Florida was not limited to architectural design. Indeed, the period encompassed comprehensive lifestyle changes as well. Families looked to architects to accommodate an emphasis on indoor/outdoor living, recreation spaces, at home entertainment areas, and more casual spaces for family gatherings. Windows became larger, eventually becoming a key feature of many spaces while interior spaces opened up freely into one another, breaking the small room and hallway structure of previous eras. The architects chose to solve new problems with new forms, rather than rely on outdated patterns and traditional formats. The result was a true expression of the current time, not a revival or repurposing of the past. Throughout the period, the architects and patrons were inspired by the twin ideas of clarity and beauty, tangible in the structure, plan, and execution of the designs. In many mid-century works, the character of the materials and the connections between the relevant parts of the building are the decoration. However, many designers did incorporate natural materials, such as stone and wood, to add visual interest.²³

In 1950s Florida, there arose a distinctive movement in design created from professional collaborations, creative relationships with clients and patrons, and geographic proximity. The “Sarasota School” was

¹⁹ *Ibid.*

²⁰ Warranty Deed, Siegmund I. Goldman and Marilyn S. Goldman to John V. Kaiser and Dawn Kaiser, 17 September 2002 (recorded 25 September 2002), Orange County, Florida, Book O.R. 6624, page 2282.

²¹ Quit-Claim Deed, John V. Kaiser and Dawn Kaiser, to John Kaiser, 6 August 2013 (recorded 15 October 2015), Orange County, Florida, Number 20150537882, O.R. Book 10998, page 2280.

²² Christine Madrid French and Morris Hylton III, *Florida’s Mid-Century Modern Architecture, 1945-1975* (Gainesville: University of Florida, 2018), 26.

²³ *Ibid.*, 31.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 5

not a school in the traditional sense. Rather there was a confluence of events and people that led to a burst of innovation in design, analogous to the popularization of modernism in Los Angeles in the 1920s led by architects Richard Neutra and Rudolph Schindler, building upon the foundations set by Irving Gill and Frank Lloyd Wright. Indeed, Wright's presence in Central Florida factored in this genesis of Gulf Coast design as well. His involvement in the master planning and development of Florida Southern University (with architect Nils Schweizer) opened the field for Florida designers to experiment with the basic principles of Modernism and the tropical-area vernacular by embracing new materials and employing innovative—and inventive—approaches to design.²⁴

Architect Nils Mark Schweizer (1925-1988)

Nils Mark Schweizer was born in Baltimore, Maryland, on November 25, 1925. Schweizer attended the architecture program at the University of Georgia and was a member of the Sigma Alpha Epsilon fraternity. Like many other architects and young men in his generation, he served in World War II (1943-1946). After the war, he moved to Switzerland to continue his architectural education at the Eldgenossische Technische Hochschule (now known as ETH) in Zurich. He graduated in 1946 and learned German during his year in school. In 1947, he worked for Swiss architectural firm Hafeli, Moser and Steiger, founded by Max Ernst Haefeli, Werner Max Moser, and Rudolf Steiger in 1937. The firm, which closed in 1975, was considered one of the most important Swiss design firms of the 20th century.²⁵

Schweizer received a fellowship invitation from Frank Lloyd Wright to join him at the Taliesin Studio in Wisconsin in the late 1940s. He spent four years working with Wright before moving to Florida to become the project supervisor for Wright's projects in the state in 1952 and 1953. These projects included the 1954 Spring House near Tallahassee (the only Wright-designed home in Florida, also known as the Clifton and George Lewis II House), and the master plan and construction of Florida Southern College (home of the single largest collection of Wright works in the world), which is now a National Historic Landmark.²⁶

Attracted by the "potential for growth" in the area, Nils moved to Orlando in 1956.²⁷ He formed Schweizer Associates in 1960-61 with his brother Mark Schweizer, a civil engineer and architect who graduated from the University of Maryland. He later incorporated the firm in 1969.²⁸ In 1963, Nils worked as the regional associate for renowned modernist architect Harry Weese, designer of the Washington, D.C., Metro Stations, on the design for a music center and auditorium in Orlando, which was not built.²⁹ The firm completed about three to four houses per year. Associates of the firm included L. Duane Stark, Thomas R. Hurley, and Alan C. Helman. Over the next twenty years, Schweizer

²⁴ *Ibid*, 18.

²⁵ Poe, "Central Florida architect Nils Schweizer dies at 62."

²⁶ Laura Stewart, "Nils Schweizer: Designing for Life," *Orlando Sentinel*, May 23, 1985, E-1, 8.

²⁷ *Ibid*.

²⁸ Schweizer Associates Incorporated and the Environmental Design Group, *Schweizer Associates Incorporated/The Environmental Design Group: Architects, Engineers, Planners*. n.d. Brochure in the collection of Sharon Wilson, Orlando, Florida.

²⁹ Sumner Rand, "Music Hall-Theater Model Draws Praise," *Orlando Sentinel*, 1 June 1963, 5-B.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 6

Associates, which later included the Environmental Design Group (EDG), grew in size to 180 employees at its height. The business was recognized as “Central Florida’s largest and most influential” architectural firm and pioneered a new, multi-disciplinary approach, incorporating interior design, landscape architecture, environmental planning, and graphic design within the work of the studio. A number of prominent Orlando modernists began their architectural careers at EDG, including Lowell Lotspeich. The firm was recognized as the origin of approximately twenty other firms in the Orlando area, operated by former employees of Schweizer. In 1979, the recession caused a pulling back in the design and construction industry. As a result, EDG scaled down and opened an office below the C.N.A. Tower in downtown Orlando (1412 Dauphin Lane) and renamed the firm Schweizer Incorporated. The firm focused primarily on largescale, commercial projects after this transition.³⁰

Schweizer was active in the community throughout his career, participating in the Kairos Prison Ministry as well as the following organizations: Florida Hospital Foundation, chairman; President Loch Haven Art Center (1964-67); Florida Symphony Orchestra, vice president (1968-69); Mayors Action Committee, member, (1968-70); Florida Defenders of the Environment, trustee.³¹

Schweizer and his firm received a number of commendations over the course of his career. Described as the “Dean of Orlando Architecture” by the *Orlando Sentinel*, Schweizer was the first Central Florida architect to be named to the College of Fellows of the American Institute of Architects in 1972.³² In 1970, he received the Medal of Honor for Design. In 1982, Schweizer Associates received the FA/AIA Gold Medal for their work on the Orlando International Airport. Schweizer also received the Anthony L. Pullara Individual Award from the FA/AIA in 1973. He was well-respected within the architectural profession, being elected as president of the Mid-Florida Chapter of the AIA in 1970, president of the Guild of Religious Architecture in 1970, and president of the FAIA in 1976. Schweizer practiced architecture for 30 years in Central Florida. He died in 1988 at the age of 62.³³

Schweizer Design Principles

Schweizer focused on the intersection of spaces and the interactions of people to produce inspiring buildings. He believed that the “environments that we create are truly for people and must be tailored to human scale and needs.”³⁴ Schweizer was also a strong proponent of environmentally sensitive design, believing that Florida buildings should blend with and draw from the specific climate of the site, including vegetation, sun patterns, wind direction, and vistas. A brochure produced by his office in the 1980s described the overall approach of his team, which examined and articulated “the relationships of one material to another, the texture and finish of a particular species of wood, the combination of massing elements, the interface of mechanical systems to a sculptural system,” as “sensitive issues in a

³⁰ Stewart, “Nils Schweizer: Designing for Life.”

³¹ Ibid.

³² Dick Marlowe, “Schweizer Named AIA Fellow,” *Orlando Sentinel*, July 12, 1972.

³³ Poe, “Central Florida architect Nils Schweizer dies at 62”; Bailey, S. Keith, Diane D. Greer and John Howey, *Florida Architecture: The History of the Florida Association of Architects, AIA, 1912-2000* (Gainesville, Florida: Florida American Institute of Architects, 2000), p. 95-108, 123.

³⁴ Stewart, “Nils Schweizer: Designing for Life.”

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
----- Name of Property
Orange County, Florida
----- County and State
N/A
----- Name of multiple listing (if applicable)

Section number 8 Page 7

design process.”³⁵ A dedicated modernist, he described the mid-20th century as “an extremely challenging time to be an architect,” because it was the “first time in some 600 years--since the introduction of Gothic architecture,” that “buildings reflect their time” and structures express the “era in which in which [they are] built.”³⁶

Other Buildings by Schweizer

Schweizer designed a number of additional buildings at Florida Southern College, following up and complementing the structures previously erected under the eye of Frank Lloyd Wright at the campus. These buildings include the Branscomb Memorial Auditorium (1963), the Roux Library (which appeared on the cover of *The Florida Architect* in March 1969), and the Ludd M. Spivey Memorial Fine Arts Center (1971).³⁷

Schweizer Associates, Inc., also known as the Environmental Design Group (EDG), grew into a large firm offering architecture, engineering, planning, graphic design, interior design, and civil engineering services. A sampling of buildings designed by Schweizer and his firm in Florida include:

- Gwathmey Medical Center Addition, 1960
- Webb Residence, Orlando, 1960
- Schweizer Family Home, 107 W. Wood Lake Drive, Maitland, ca. 1960s
- Good Shepherd Lutheran Church and Office Building Sanford, 1961
- J.H. Sapp, Inc., Orlando, 1961
- Trinity Lutheran Church, Kissimmee, 1961
- Christ the King Episcopal Church, Orlando, 1961
- Edgerton Dental Clinic, Orlando, 1967
- Loch Haven Art Center, Orlando, 1968
- Oviedo High School, Seminole County, 1970
- Eastbrook Elementary School, Seminole County, 1970
- Mexico Pavilion EPCOT, Walt Disney World, 1982
- The Orlando Public Library addition, 1986.

ARCHITECTURAL SIGNIFICANCE

The Goldman House is one of the most prominent and best-preserved residential designs of architect Nils M. Schweizer (1925-1988), a leading modernist in the Central Florida region during the mid-20th century. The Goldman House is a rare example of a high-contrast composition by Schweizer, composed of block walls covered in white stucco. The 3385-square foot house has walls of concrete block set on a poured concrete slab. Clear-heart redwood is utilized for beams and columns as well as frames for the 10-foot high glass doors overlooking the backyard. The home demonstrates defining features characteristic of mid-century modern Florida residences, including an emphasis on horizontal planes,

³⁵ Schweizer Associates Incorporated and the Environmental Design Group, *Schweizer Profile: Architecture, Engineering, Planning*, n.d.. Brochure in the collection of Sharon Wilson, Orlando, Florida.

³⁶ Jack McDavitt, “Schweizer Brothers Design With Feeling,” *Orlando Sentinel*, 19 Nov. 1967, C2.

³⁷ *The Florida Architect*, March 1969, vol. 19, no. 3.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number 8 Page 8

geometrically-defined spaces, cantilevered openings and overhangs, and enormous windows with transparent corners created by butt-edge glazing. Schweizer incorporated custom features in the home. A distinctive notched dentil pattern repeats throughout the design: along the wooden cornice to accent the lines of the roof; as cabinet pulls in the bathrooms; and built into the poured-concrete mantle in the main room. Schweizer worked as supervising architect with Frank Lloyd Wright at Florida Southern University (the Florida Southern College Architectural District was placed on the National Register of Historic Places in 1975), and later designed the Mexican Pavilion at EPCOT as well as the all-concrete Brutalist addition to the John Johansen-designed Orlando Public Library in 1986.

Many of the homes designed by Schweizer promoted interactions between the residents and encouraged indoor-outdoor living with easy access to the surrounding environment. Modern materials, such as concrete block, were mixed with natural elements, water features, and large areas of glazing. According to Sharon Wilson, an associate and employee of Schweizer, the architect and his firm completed approximately forty residential commissions in Florida between 1955 and 1974.³⁸ In 1964, Schweizer authored an article entitled “Profiles of Two Houses,” for the *Tampa Tribune*. He argued that “a good house is probably the most difficult piece of architectural work to accomplish.” Schweizer embraced the challenge, calling home design “an adventure,” capturing a “delight of shifting light and shadow” for residents. He compared his own approach for the Tanenbaum Residence and another home for a “Dr. Smith,” who maintained anonymity. Mr. Tanenbaum, sales vice president at the Tupperware Corporation, called for a contemporary home with a semi-formal atmosphere focused on entertaining. The home for Dr. Smith and his family, by contrast, was a private retreat. Both home plans separated the master bedroom from the children’s areas, similar to the configuration at the Goldman House. Also similar is the clustering of the kitchen-dining-living areas with easy access to the outdoors. In these two designs, Schweizer selected materials different from those utilized at the Goldman site. The Smith House was composed of wood and stone while the Tanenbaum House is made from brick, stucco and wood.³⁹

Schweizer’s own family home is located in Maitland, at 107 Wood Lake Drive, and was designed at about the same period as the Goldman House. There are marked similarities and differences between the Schweizer House and the Goldman House. The two residences are composed of intersecting geometric planes, which define the living areas as well as the demarcation between private and public spaces. Both homes maintain a similar relationship with the street, featuring mostly windowless facades, pools of water adjacent to the front entry, and an open carport. But the Schweizer House differs in its siting and composition. The one-story building follows the natural grade of the sloping site, splitting into two levels at the back of the home facing a small lake. The Schweizer House also has a projecting roof pavilion over the main living area (similar to the Goldman House design), and large, fixed windows providing views into the backyard. Overall the two buildings exhibit the most contrast in the overall context of the structure: the Goldman House is bright-white and boldly stands apart from the neighborhood while the Schweizer House blends into the environment with an emphasis on a natural color scheme and modest street-side facade.

³⁸ “Schweizer Associates Project List,” revised 22 Feb 2017. Document in the collection of Sharon Wilson.

³⁹ Nils Schweizer, “Profiles of Two Houses,” *Tampa Tribune*, 10 May 1964, 10-16.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
----- Name of Property
Orange County, Florida
----- County and State
N/A
----- Name of multiple listing (if applicable)

Section number 8 Page 9

Within Maitland, there are a number of other modernist works from the mid-20th century period, exhibiting varieties in shape, form, and material. None are currently recognized on the National Register of Historic Places. Clifford Wright, a Winter Park architect who worked with Schweizer, designed a modernist A-frame home on Piney Croft Lane for William Meyer and his family in 1959. The \$40,000, four-bedroom home was “the first full-scale A-frame residence to be built in the Central Florida area.”⁴⁰ The pyramidal roof of the structure is covered with wood-shingles and has twenty square-shaped skylights to provide illumination to the interior. The building is supported by five pairs of glue-laminated beams, which meet at the peak of the 30-foot-high ceiling. Knotty pine paneling enhances the natural feel of the home. Each end of the A-frame is enclosed with fixed glass windows. Located in the “Manor Road” neighborhood, the A-frame is now one of the older buildings in the area and retains a high-degree of integrity. A nearby home was designed by Nils Schweizer in 1967. The two-story, wood-paneled structure faced Lake Maitland at the end of a peninsula, with a series of large windows at the waterside. The structure had a rectangular floor plan and featured the use of natural wood surfaces throughout, including a “floating” stairway with polished wood treads and open risers. The house, located at 534 Manor Road, was demolished in 2018.⁴¹

Near the Goldman House is a four-bedroom modernist home designed by architect Manfred Lopatka in 1961 for Dr. and Mrs. Castleberry. Although constructed of similar materials, the Castleberry House differs substantially from the Schweizer design for the Goldmans. Lopatka, a prolific architect, organized the Castleberry House on a tripartite plan, with matching pavilions framing a central entry. The flat-roofed, one-story house is set below the street level and adjacent to a stream. The front façade is marked by twin carports; the block walls provide privacy for the living spaces which are marked by enormous floor-to-ceiling windows and sliding glass doors. The concrete-block walls are left exposed and painted white on both the interior and the exterior of the home. The original terrazzo floors are covered in slate tile. The structure otherwise maintains a high level of integrity and includes a rare feature for Florida—a subterranean bomb shelter.⁴²

Within the architectural context of the area, the Goldman House is a significant representative of modern design during the mid-twentieth century in Central Florida. The Goldman House is one of the few designs in which Schweizer explored the utilization of stucco over the concrete block, rendered in a bright white, high-contrast finish. Organic materials, such as copper and redwood, appear in the details of the home, but in smaller proportions than utilized in other Schweizer designs. The house maintains an unusually high-degree of integrity and is a rare example of the residential work of prominent architect Nils M. Schweizer.

⁴⁰ Karl Wickstrom, “New Home Will Offer Refreshing Taste in Design,” *Orlando Sentinel*, 4 Oct. 1959, 3.

⁴¹ “534 Manor Road, Maitland, Florida.” Zillow. https://www.zillow.com/homedetails/534-Manor-Rd-Maitland-FL-32751/46231725_zpid/ (accessed October 2018).

⁴² “Castleberry House.” Central Florida Modern/Nils Schweizer Fellows. <https://www.centralfloridamodern.com/castleberry-house> (accessed October 2018).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
----- Name of Property
Orange County, Florida
----- County and State
N/A
----- Name of multiple listing (if applicable)

Section number 9 Page 1

BIBLIOGRAPHICAL REFERENCES

Newspaper Articles

“Architect’s Building: Beauty and Function in Restrictive Space.” *Orlando Sentinel*, July 30, 1967, C1-2.

Bavar, Emily. “Famed Estate Makes Way for Homes.” *Orlando Sentinel*, Aug. 22, 1954, 34.

Benbow, Charles. “Light-Worshippers and Cave-Dwellers.” *St. Petersburg Times*, Nov. 23, 1969, 118.

_____. “Dynamo: Nils Schweizer Sparks Minds of Design Team.” *St. Petersburg Times*, April 11, 1971, 104.

_____. “The Multipurpose Church.” *Tampa Bay Times*, Sep. 25, 1971, 62.

“Florida Architects Elect New Officers.” Fort Walton Beach *Playground Daily News*, Oct. 10, 1975, 17.

MacCubbin, Thomas. “Gardens offer vistas reminiscent of Italy.” *Orlando Sentinel*, May 14, 1983, E20-21.

McDavitt, Jack. “Schweizer Brothers Design With Feeling.” *Orlando Sentinel*, Nov. 19, 1967, C1.

Marlow, Dick. “Schweizer Associates Gearing Up for Rebirth.” *Orlando Sentinel Star*, April 26, 1978, 47.

Poe, Janita. “Central Florida Architect Nils Schweizer Dies at 62.” *Orlando Sentinel*, Feb. 21, 1988, B1.

Schweizer, Nils. “Profiles of Two Houses.” *Tampa Tribune*, May 10, 1964, 10-16.

Stewart, Laura. “Nils Schweizer: Designing for Life.” *Orlando Sentinel*, May 23, 1985, 53.

Yeomans, Adam. “A Reputation that Counts: Architect Nils Schweizer devoted to his work and his community.” *Central Florida Business*, March 31-April 6, 1986, 17.

Yothers, Jean. “On the Town,” *Orlando Sentinel*, Aug. 22, 1955, 14.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property

Orange County, Florida

County and State

N/A

Name of multiple listing (if applicable)

Section number 9 Page 2

Books and Documents

Bailey, S. Keith, Diane D. Greer and John Howey. *Florida Architecture: The History of the Florida Association of Architects, AIA, 1912-2000*. Gainesville, Florida: Florida American Institute of Architects, 2000.

French, Christine Madrid French and Morris Hylton III, *Florida's Mid-Century Modern Architecture, 1945-1975*. Gainesville: University of Florida, 2018.

Gyure, Dale Allen. *Frank Lloyd Wright's Florida Southern College*. Gainesville, Florida: University Press of Florida, 2010.

Hochstim, Jan. *Florida Modern: Residential Architecture 1945-1970*. New York: Rizzoli, 2005.

MacDonald, Randall M., Nora E. Galbraith and James G. Rogers, Jr. *The Buildings of Frank Lloyd Wright at Florida Southern College*. Charleston, South Carolina: Arcadia Publishing, 2007.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property
Orange County, Florida

County and State
N/A

Name of multiple listing (if applicable)

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The boundary encompasses all of the following parcel:

DOMMERICH WOODS Y/22 LOT 10 & E 3 FT of LOT 9 BLK G

DOMMERICH WOODS according to the Plan thereof as recorded in Plat Book "Y", Page 22, Orange County, Florida.

BOUNDARY JUSTIFICATION

The boundary includes the property historically associated with the Goldman House.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property

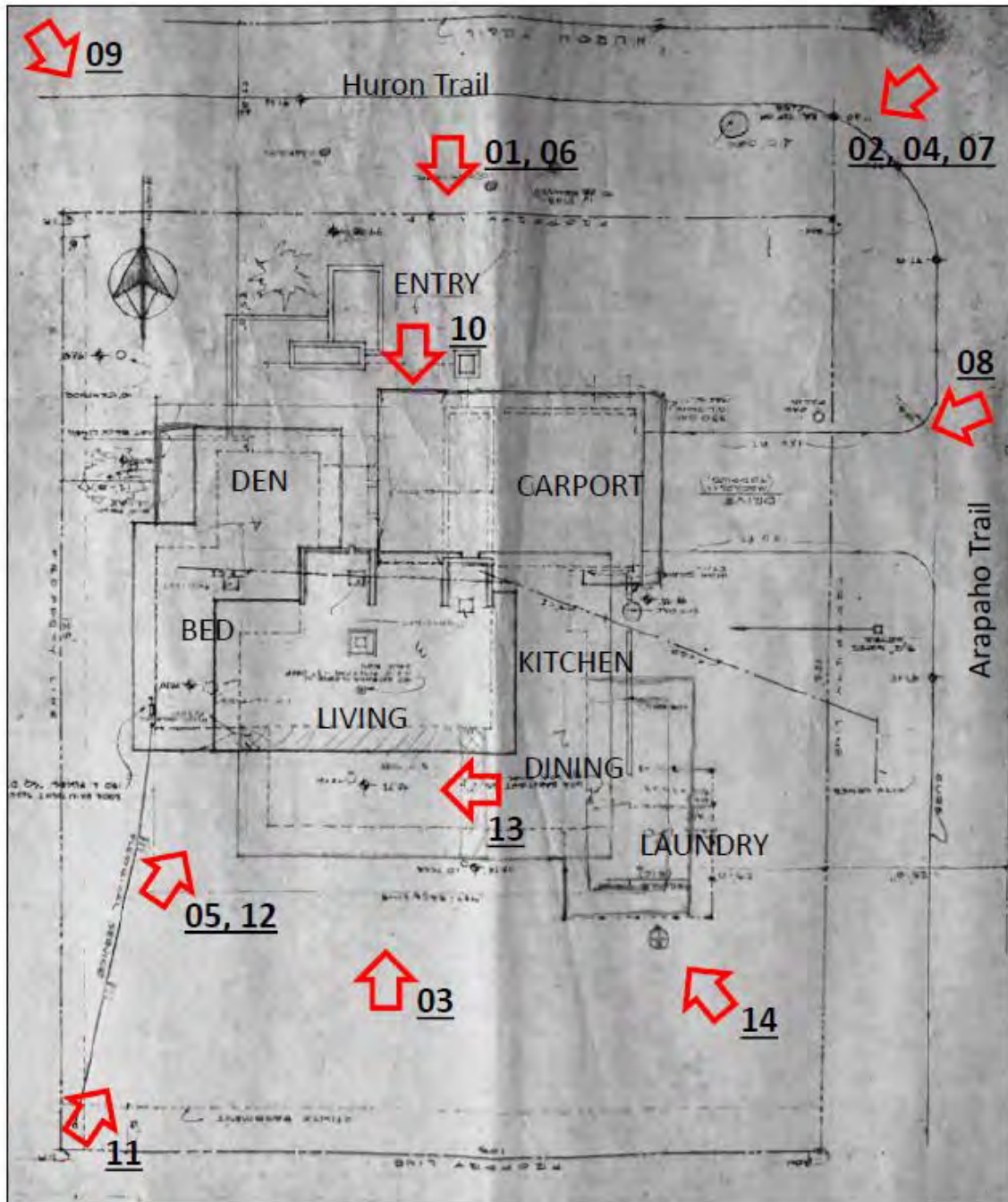
Orange County, Florida

County and State

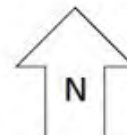
N/A

Name of multiple listing (if applicable)

Section number Add. Doc. Page 1



Photograph Locations – Overall Site and Exterior Views
Photographs 1-14

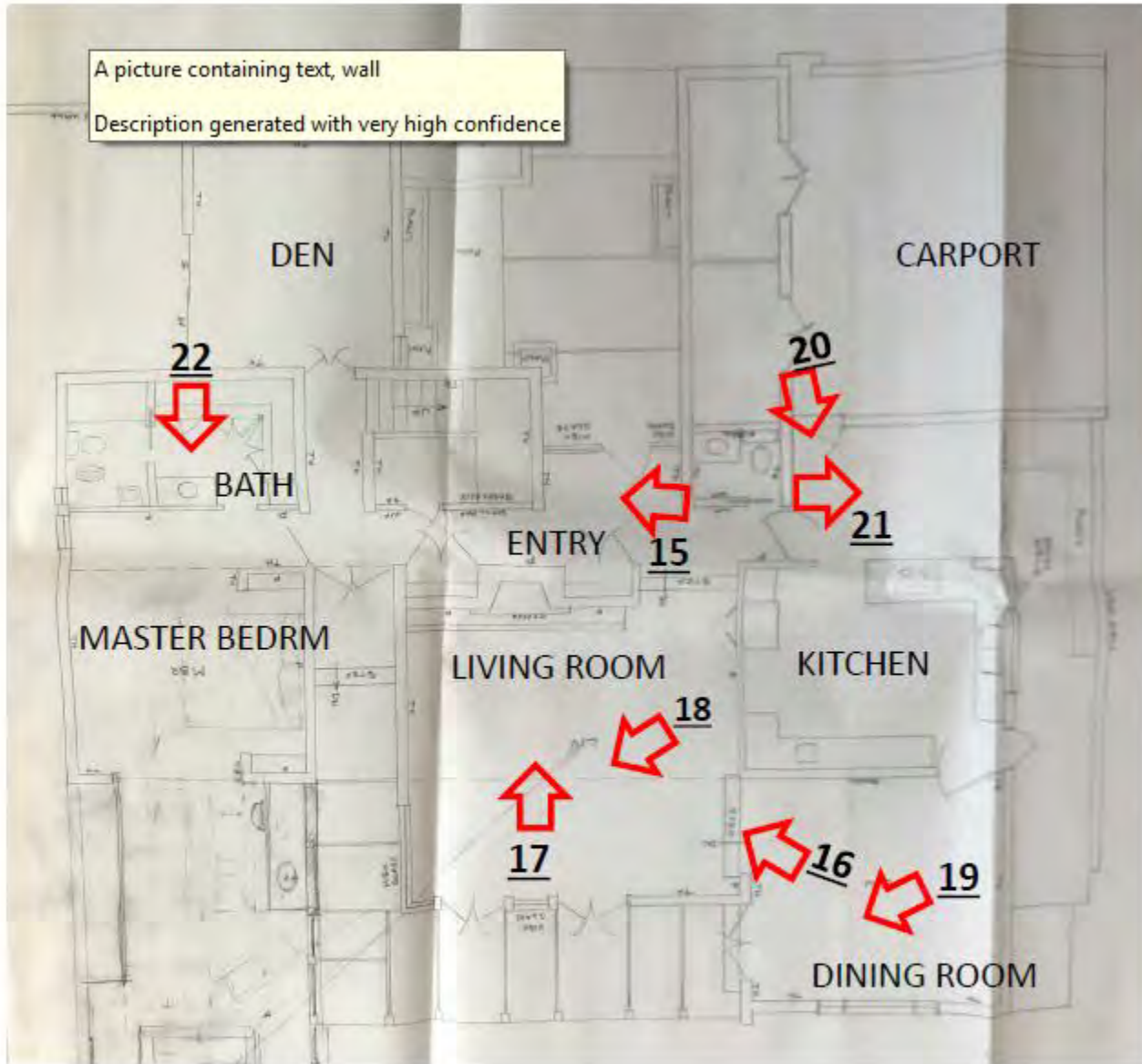


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

Section number Add. Doc. Page 2



Photograph Locations – First Floor Floor Plan
Photographs 15-22



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property

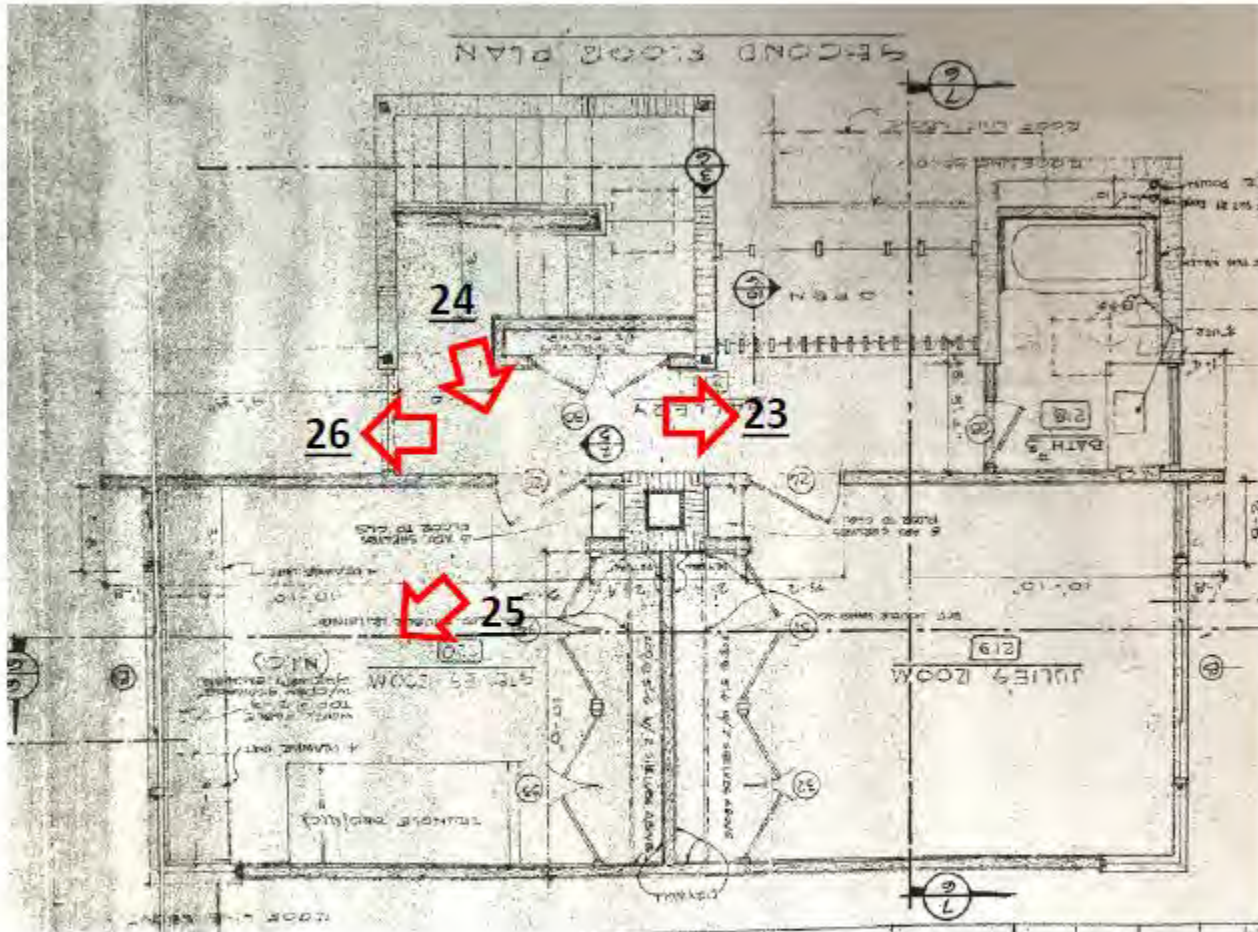
Orange County, Florida

County and State

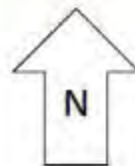
N/A

Name of multiple listing (if applicable)

Section number Add. Doc. Page 3



Photograph Locations – Second Floor
Photographs 23-26



United States Department of the Interior
National Park Service

Siegmund and Marilyn Goldman House
Name of Property
Orange County, Florida
County and State
N/A
Name of multiple listing (if applicable)

National Register of Historic Places
Continuation Sheet

Section number Photos Page 1

PHOTOGRAPHS

Name of Property: Siegmund and Marilyn Goldman House

City or Vicinity: Maitland County: Orange State: Florida

Photographer: Unknown, collection of Steve Goldman Date Photographed: 1965

Description of Photographs and number, including description of view indicating direction of camera

1. Historic view of north façade looking south from Huron Trail.
2. Historic view of north and east facades looking southwest from corner of Arapaho and Huron trails.
3. Historic view of south (rear) elevation, looking north.
4. Historic construction photograph of north façade, looking southwest.
5. Historic construction photograph of south (rear) elevation, looking northeast.

The name of property, city, county, and state are the same for the following photographs:

Photographer: Paul Privette Date Photographed: 2018

6. View of north façade looking south.

Photographer: Christine Madrid French Date Photographed: April 2018

7. View of northeast façade looking southwest from corner of Arapahoe and Huron Trails.
8. View of east façade looking west, showing driveway entry on Arapahoe Trail and second story projection (east bedroom and bathroom).
9. View of northeast corner of house looking southwest, showing sliding glass door in den and second story projection (west bedroom).
10. Detail view of north façade main entry, showing water feature and planters adjacent to den to the west (right) and carport wing with cantilevered eave to the east (left).

Photographer: Paul Privette Date Photographed: 2018

11. View of south façade and backyard pool, looking northeast.

Photographer: Christine Madrid French Date Photographed: April 2018

12. View of south façade looking northeast, at outside corner of living room and master bedroom.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Siegmund and Marilyn Goldman House

Name of Property
Orange County, Florida

County and State
N/A

Name of multiple listing (if applicable)

Section number Photos Page 2

13. Detail view of south façade patio ceiling looking west, doors to living room to the north (right), and swimming pool to the south (left, not in photo).
14. View of laundry room addition (non-contributing) added to eastern side of house, looking north.
15. View towards ceiling of two-story entry foyer, entry door surrounded by fixed floor-to-ceiling glass windows to the north (right) and second floor hallway overlook to the south (left).
16. View of Living Room looking west (standing on stairs leading to dining room). Entry foyer to the north (right), pool and patio through doors to the south (left).
17. View of living room fireplace and sitting area, looking north.
18. Detail view of floor-to-ceiling glass at southwest corner of living room and redwood-framed glass doors and fixed windows.
19. View of dining room looking southwest towards pool and backyard.
20. View of kitchen, looking south.
21. View of breakfast nook, looking east.
22. Detail view of custom-designed cabinetry in master bathroom, showing dentil pattern handles.
23. View of second floor hallway with two bedrooms to the south (right), bathroom to the east (at center), and view over the entry foyer to the north (left).
24. View of second floor southwest bedroom door and wood paneling in hallway, looking south.
25. View of southwest bedroom ribbon windows, looking southwest.
26. View of roof from second floor hallway glass door, looking west.

Siegmund and Marilyn Goldman House

1670 Huron Trail
Maitland, Orange County
Florida 32751

UTM:
17R 465977 3167510

Datum: WGS84

Legend

 Goldman House

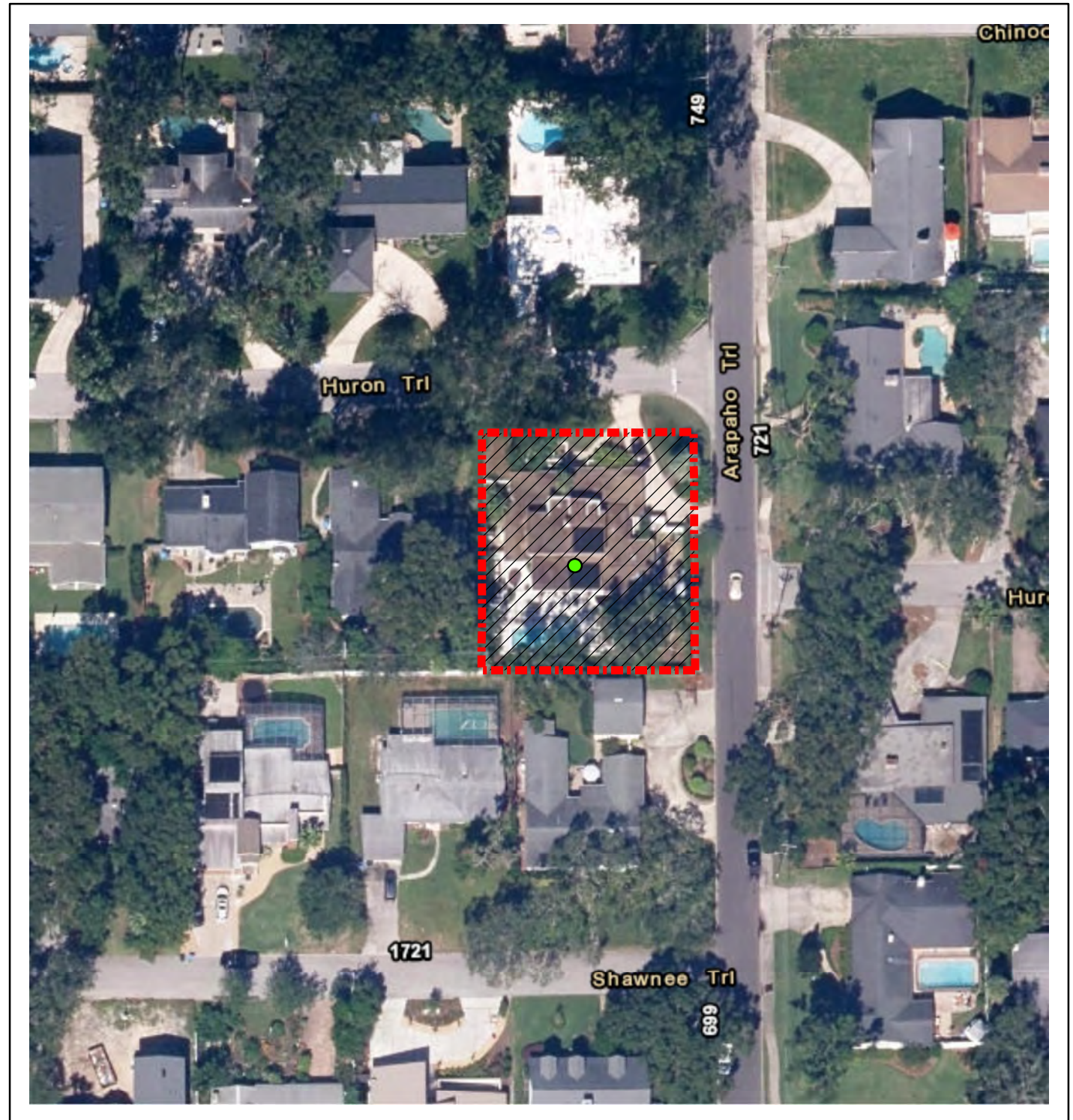
Date: 10/17/2018

1:1,000

0 40 80 160 Feet

0 10 20 40 Meters

Source: Esri, DigitalGlobe, GeoEye,
Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AEX, Getmapping,
Aerogrid, IGN, IGP, swisstopo, and
the GIS User Community



Siegmund and Marilyn Goldman House

1670 Huron Trail
Maitland, Orange County
Florida 32751

UTM:
17R 465977 3167510

USGS Quad: Casselberry, FL
Datum: WGS84

Legend

 Goldman House

Date: 10/17/2018

1:12,000



0 500 1,000 2,000
Feet

0 125 250 500
Meters

Source: © 2013 National Geographic
Society, i-cubed







101 W
KARAPAKHO





AL CICHRA
CONSEJO CIVIL
TEL: 71 6 33 80





670

LAVE



HURON
ARAPAHO TR







































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Goldman, Siegmund and Marilyn, House

Multiple Name: _____

State & County: FLORIDA, Orange

Date Received: 12/21/2018 Date of Pending List: _____ Date of 16th Day: _____ Date of 45th Day: 2/4/2019 Date of Weekly List: _____

Reference number: SG10003411

Nominator: _____

Reason For Review: _____

X Accept Return Reject 2/4/2019 Date

Abstract/Summary Comments: Locally important example of Modernist design, executed by a protege of F L Wright, Nils Schweitzer. Schweitzer came to Florida to oversee Wright's Florida Southern University campus project and stayed to become a prominent designer in his own right.

Recommendation/ Criteria: Accept / C

Reviewer Jim Gabbert Discipline Historian

Telephone (202)354-2275 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor



KEN DETZNER
Secretary of State

December 13, 2018

Dr. Julie Ernstein, Deputy Keeper and Chief,
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

Dear Dr. Ernstein:

The enclosed disks contain the true and correct copy of the nomination for the **Siegmund and Marilyn Goldman House (FMSF#: 8OR11043) in Orange County**, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Ruben A. Acosta
Supervisor, Survey & Registration
Bureau of Historic Preservation

RAA/raa

Enclosures