



**BOCA GRANDE HISTORIC PRESERVATION BOARD
WOMAN'S CLUB ROOM
BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921**

WEDNESDAY, FEBRUARY 13, 2013

10:00 AM

AGENDA

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Election of Officers**
- 3. Public Hearing on Special Certificates of Appropriateness (COA) Cases**
(For public review, plans for the COA cases are available at the Reference Library, Boca Grande Community Center, 131 First Street West, Boca Grande, starting February 6, 2013.)

***Note:** A summary of the zoning relief requests is provided for informational purposes only. The Lee County Zoning Division will make a determination after the Historic Preservation Board renders its decision.*

A. COA2013-00010 Fust Library Stair Rehabilitation 1041 10th St W Boca Grande Fl 33921

The proposed project entails rehabilitation of the main entry stair to correct structural problems.

B. COA2013-00008 Johnson Residence 1300 13th St W Boca Grande Fl 33921

The proposed project entails additions to the existing historic home and construction of a new single family residence on the site.

The request for Zoning Relief in the RS-2 (Residential Single Family) zoning district from the Lee County Land Development Code is as follows:

1. Relief from LDC Section 34-695 and 34-2192 which requires the minimum required street setback of 25 feet on the north property line, to 19 feet 11 inches for the proposed additions (second floor master bedroom with bathroom) on the west lot.
2. Relief from LDC Section 34-695 and 34-2192 which requires the minimum required street setback of 25 feet on the north property line, to 23 feet 11 inches for a proposed addition (second floor balcony expansion) on the west lot.
3. Relief from LDC Section 34-695 which requires the minimum required rear setback of 20 feet on the south property line, to 10 feet 2 inches for a proposed single family residence on the east lot.

(OVER)

4. Relief from LDC Section 34-695 which requires the minimum required side setback of 10 feet on the east property line, to 0 feet for a proposed accessory structure (new wood trellis) on the west lot.
5. Relief from LDC Section 34-695 which requires the minimum required side setback of 10 feet on the west property line, to 0 feet for a proposed accessory structure (wood trellis) on the east lot.
6. Relief from LDC Section 34-695 which requires the minimum required side setback of 10 feet on the east property line, to 0 feet for an existing accessory structure (fountain and trellis) on the west lot.
7. Relief from LDC Section 34-695 which requires the minimum required side setback of 10 feet on the west property line, to 0 feet for an existing accessory structure (fountain and trellis) on the east lot.

4. Items by the Public; Committee Members; Staff

5. Adjournment – Next Meeting Date: to be determined

Any person appealing a decision made at this hearing must ensure a record of the proceedings is made. In accordance with the Americans with Disabilities Act, Reasonable Accommodations will be made upon request. If you are in need of a Reasonable Accommodation or would like additional information, please contact Janet Miller at 533-8583.

To receive agendas by e-mail, contact jmiller@leegov.com.

www.LeeCountyTownHall.com



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HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8319

COA No. <u>COA2013-00010</u>	Designation No. <u>HD90-05-01</u>	Date Filed: <u>Jan. 23, 2013</u>
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<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: Stair rehabilitation for the Johann Fust Community Library

Location: 1040 & 1041 West 10th Street, Boca Grande, Florida 33921

STRAP No.: #1443200100036.0010 and #1443200100035.0020

Name of Applicant or Agent*: Michael Epstein; Seibert Architects, PA

(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: 1373 5th Street

City, State, Zip: Sarasota, Florida 34236

Phone Number: (941) 366-9161 Fax Number: (941) 365-0902

Email Address: mepstein@seibertarchitects.com

Name of Historic District (if applicable): Boca Grande Historic District

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: Rehabilitation of the main entry stair in order to correct hazardous conditions caused by differential settlement of the stair and landing structures.

Change in Use: No Yes

If yes, explain. _____

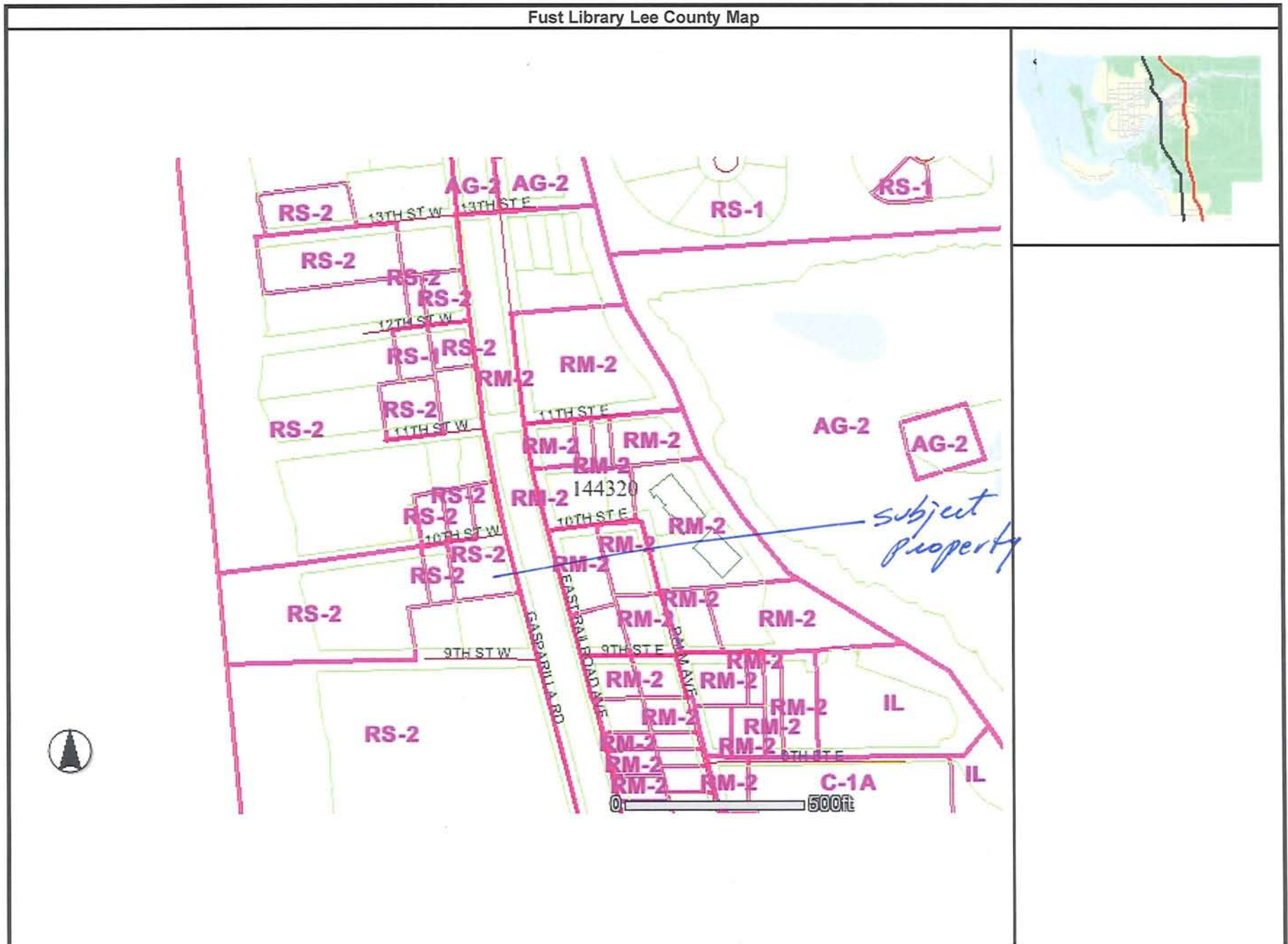
Does this use require a variance, special permit, or special exception under the Zoning Ordinance? No Yes

If yes, explain. _____

Has a development order or exemption been applied for prior to or concurrent with this application? No Yes

If yes, explain. _____

***** FOR STAFF USE ONLY *****	
Date Issued:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED*
Certified by:	
<i>*Explanation attached</i>	



BOCA GRANDE HISTORIC PRESERVATION BOARD

STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2013 00010-- Fust Library Rehabilitation of Front Steps, 1041 10th St W.,
Boca Grande Fl 33921

HEARING DATE: February 13, 2013

SUMMARY

The proposal calls for the rehabilitation of the front steps of the Fust Library which is a contributing property in the Boca Grande Historic District HD 90-05-01. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 14 43 20 01 00036 0010; the address is 1041 10th St W. in Boca Grande.

STAFF ANALYSIS

On April 11, 2012 the Boca Grande Historic Preservation Board approved COA 2012-00048 for the rehabilitation of the Johan Fust Library. As work began on the rehabilitation of the building, the architect identified significant structural problems with the current front stair; these problems are causing the stair to settle.

Because the stair and the landing are structurally separate structures the stairs are settling while the landing is not. A result the architect proposes to rehabilitate the main entry stair to correct the "hazardous conditions caused by the differential settlement of the stair and landing structures."

The attached photos show the extent of the damage to the stairs and how the whole stair system has settled creating a gap between the landing and the stairs. One photo shows how the top step has settled down from the landing and previous attempts to solve this problem involved patching the gap between the top step and the landing with cement. Other photos indicate that as a result of the gap created by the settling of the stairs the distance from the top step to the landing is roughly 1-inch more than the distance between steps. Ideally the distance from the top step to the landing should be the same as the distance between steps. In this case due to the settling the distance between the top step and the landing is roughly 6 ½ in and the distance between steps is 5 ½ -in.

Because the front coral steps are a signature feature of the Fust Library the proposal calls for the existing coral stone clad stair and substructure to be removed and replaced with new stone clad stairs and substructure. The existing coral stone will be salvaged and reused if possible; if not the existing stone will be replaced with new to match the existing.

Staff believes this is a well thought out project allowing for the preservation of the building's character.

The Secretary of the Interior's Standards for Rehabilitation

In evaluating the Secretary of the Interior's Standards also refer to the discussion above.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. N/A
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
As noted above the character of the property is being retained and preserved. The proposal calls for removing the existing coral steps and either re-using them or replacing them with the new steps that match the existing.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. N/A
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. N/A
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The original materials will be preserved or replaced in-kind.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
The proposal calls for removing the existing coral steps and either re-using them or replacing them with the new steps that match the existing.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. N/A
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment. N/A
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. N/A

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

- Approve the project as presented by the applicant
- Make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC.

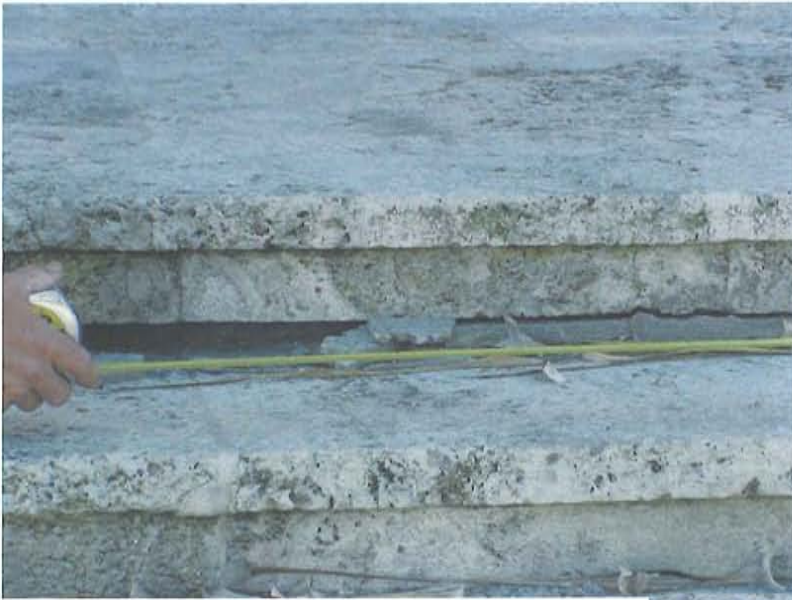
COA2013- Fust Library – 1040 10th St. W Boca Grande



Front façade of the Fust Library – front steps to be replaced



As steps have sunk a gap appeared between the top step and the landing. Note: over the years the gap was patched with cement



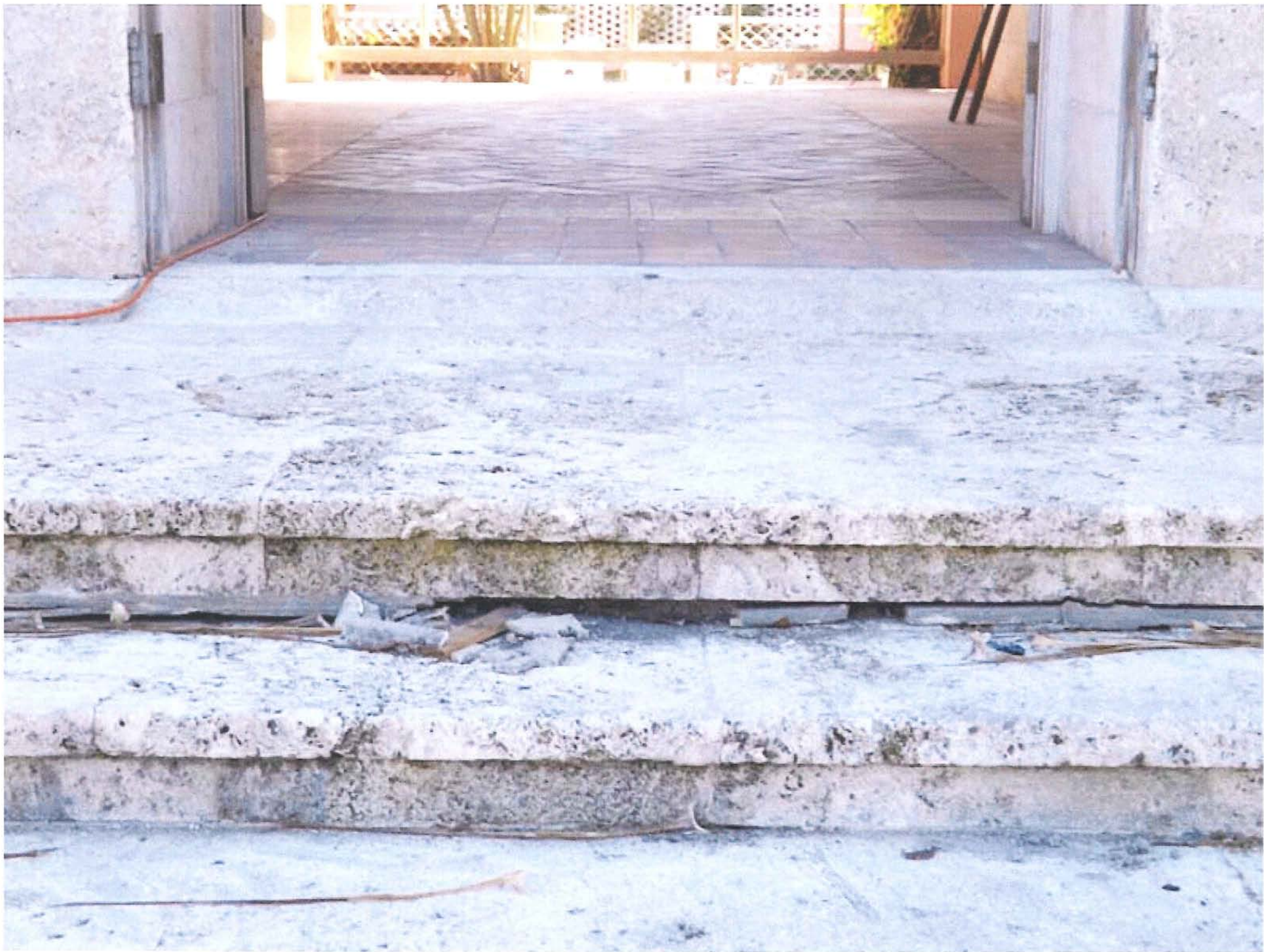
Detail of the gap

Distance from top step to landing (roughly $6\frac{1}{2}$ in) shows extent of the gap



Distance between steps (roughly $5\frac{1}{2}$ in)





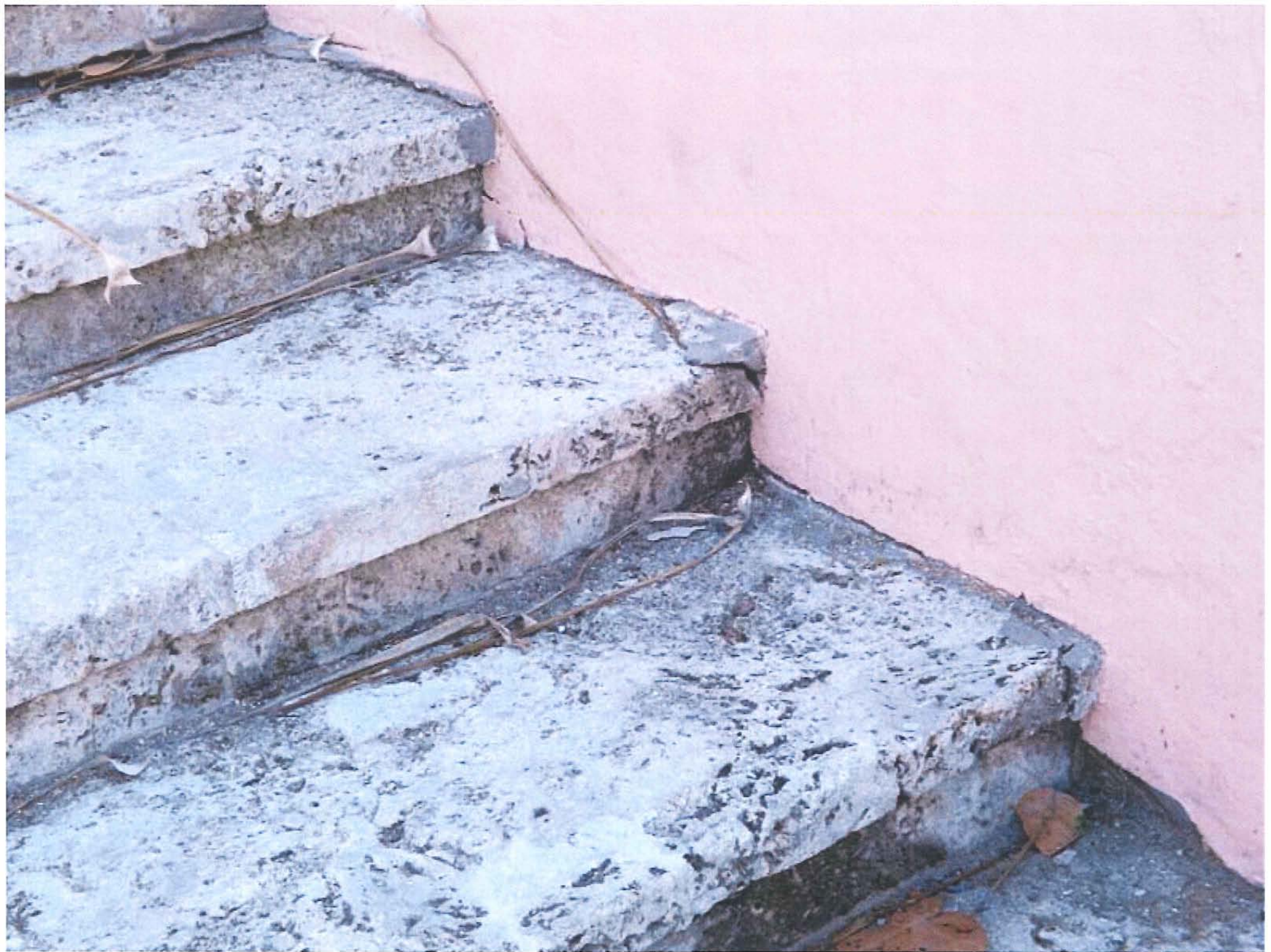




1950







8" POURED CONC. WALL, SEE 1/SK1.

TYP.



NEW HELICAL ANCHORS,
QUANTITY, DESIGN, AND
CONN. BY ANCHOR MANUF.

FOR REVIEW ONLY. NOT
FOR CONSTRUCTION

PARTIAL FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

NOTE: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION



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C.O.A. #27043

DRAWN BY: T.C.W.	DATE: 01/17/13	SCALE: 1/8" = 1'-0"
CHECKED BY: K.Hees	DATE: 01/17/13	CONTRACT NO.: 12HA020

TO THE BEST OF THE ENGINEER-OF-RECORD'S
KNOWLEDGE AND ABILITY, THE COMPLETED
STRUCTURE DEPICTED ON THESE DOCUMENTS
COMPLIES WITH THE APPLICABLE MINIMUM
BUILDING CODES.

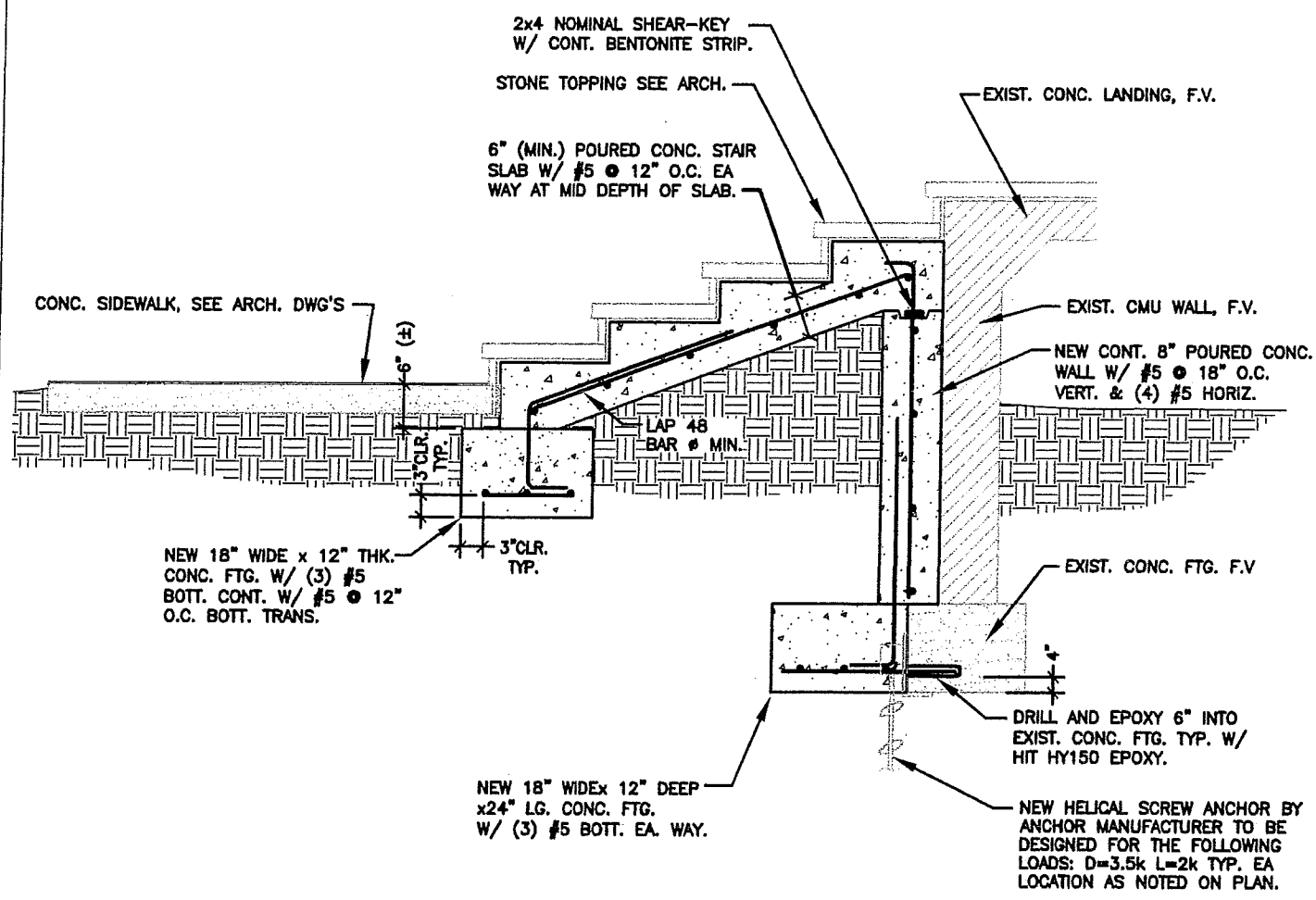
Johann Fust Community Library
Partail Foundation Plan

Boca Grande, FL

SHEET:

SK-1

FOR REVIEW ONLY, NOT FOR CONSTRUCTION



NOTE: SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REFERENCED DETAILS.

1 SECTION
SK2 SCALE: 1/2" = 1'-0"

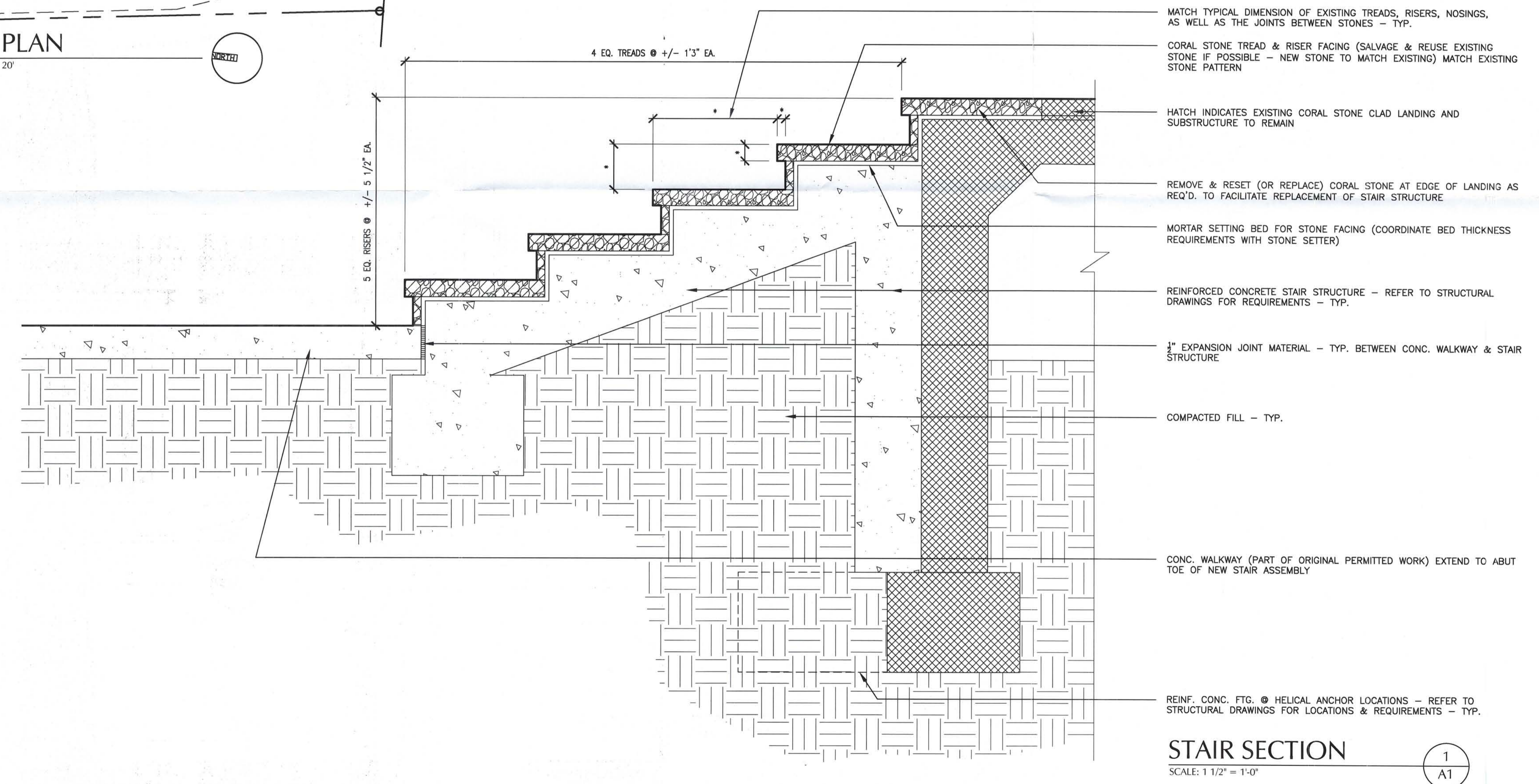
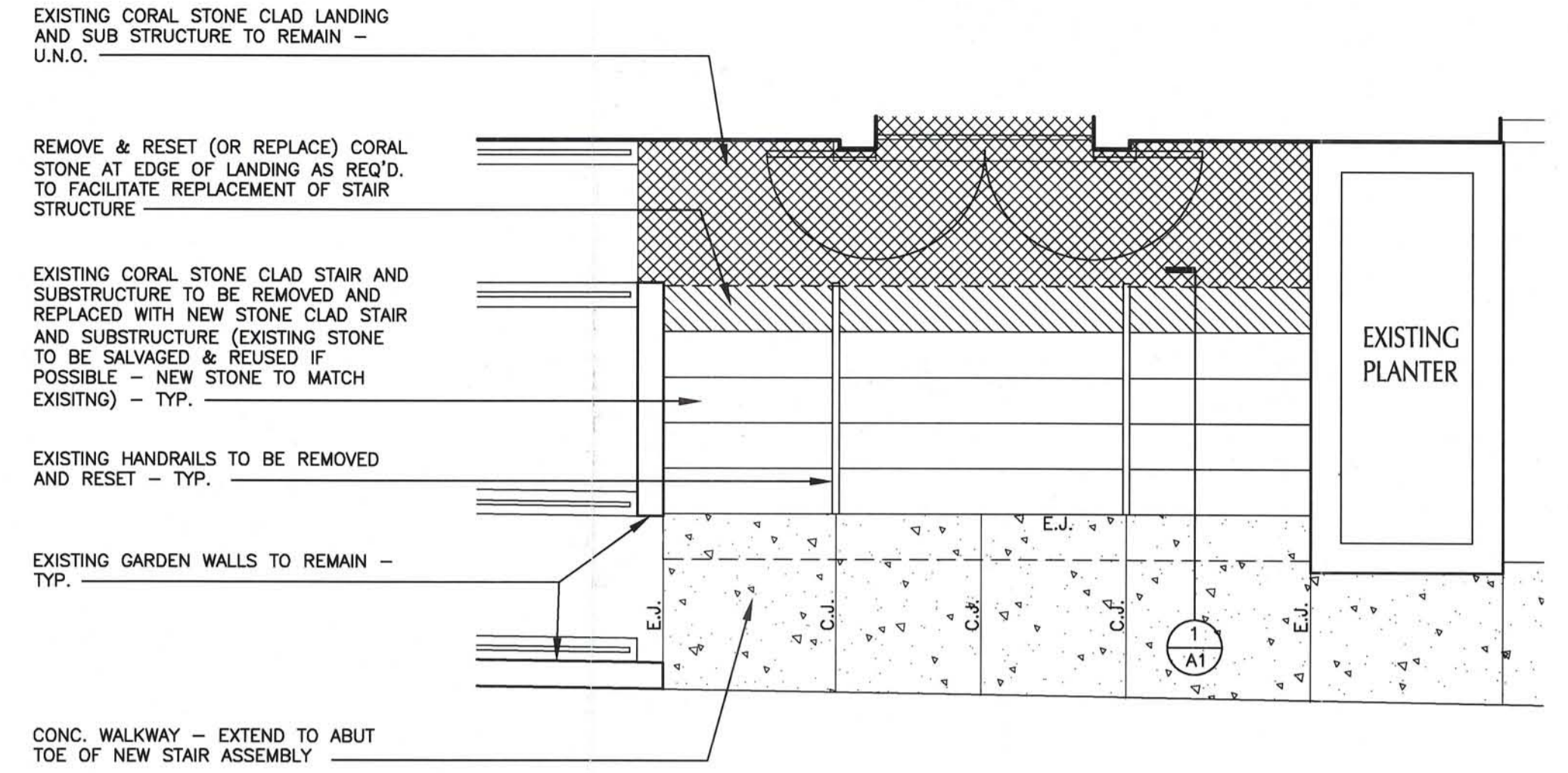
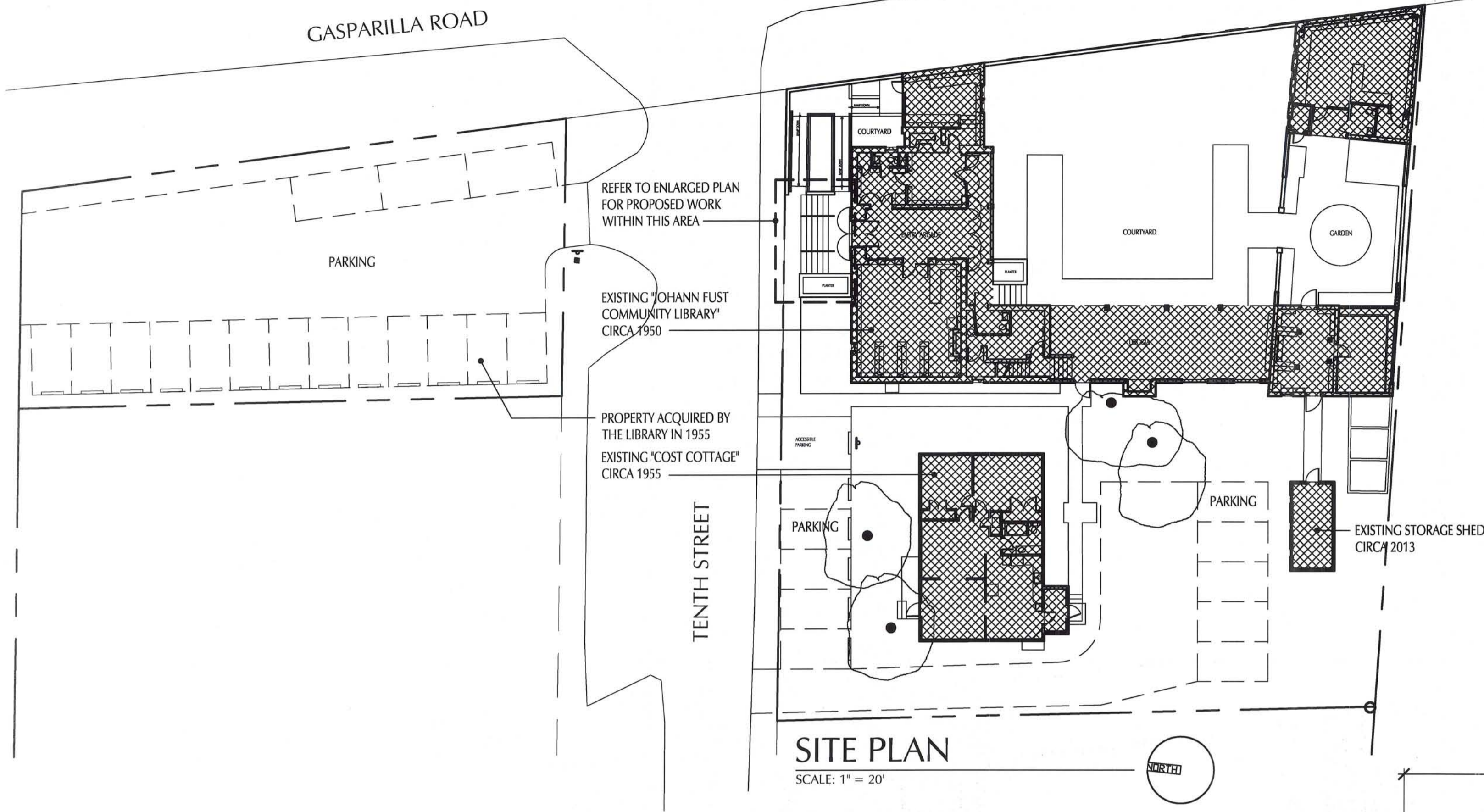


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C.O.A. #27043

DRAWN BY: T.C.W.	DATE: 01/17/13	SCALE: 1/2" = 1'-0"
CHECKED BY: K.Hees	DATE: 01/17/13	CONTRACT NO.: 12HA020
TO THE BEST OF THE ENGINEER-OF-RECORD'S KNOWLEDGE AND ABILITY, THE COMPLETED STRUCTURE DEPICTED ON THESE DOCUMENTS COMPLIES WITH THE APPLICABLE MINIMUM BUILDING CODES.		

Johann Fust Community Library
Stair Section
Boca Grande, FL

SHEET:
SK-2



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SeibertArchitects PA

325 Central Avenue Sarasota Florida 34236 www.seibertarchitects.com tel 941.366.9161 fax 941.365.0902 | AA-C000070

STAIR REHABILITATION FOR
The Johann Fust Community Library
Boca Grande, Florida

Date: JANUARY 23, 2013

Samuel C. Holladay AIA

A1

Sheet No.



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8344

COA No. <u>COA2013-00008</u>	Designation No. <u>HD90 05 01</u>	Date Filed:
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<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: Johnson Residence

Location: 1300 13th Street W Boca Grande Fl 33921

STRAP No.: 14-43-20-01-00038.0080

Name of Applicant or Agent*: Raymond F Fenton* Fenton Associates Architects

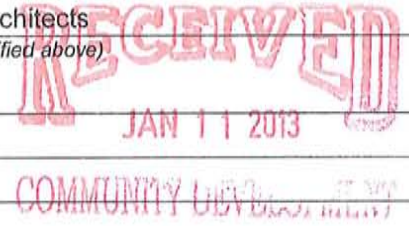
(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: 19512 Lost Creek Dr

City, State, Zip: Fort Myers Fl, 33967

Phone Number: 239 936 8336 Fax Number: _____

Email Address: RFFenton@fentonassociates.com



Name of Historic District (if applicable): Gasparilla Island

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Demolition New Construction Reconstruction Rehabilitation Relocation

Interior renovation, second floor minor addition, Add 2nd floor terrace, Add outdoor living

Narrative: Gazebo, enclose an existing porch to kitchen (all to existing principal structure),

Add a new structure on lots 8&10, w/ 4-5 Bedrooms 5/6 baths and common rooms, plus 2/3 car garage and

Change in Use: No Yes

If yes, explain. Convert existing contributing garage/storage building to habitable common room.

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? No Yes

If yes, explain. SET BACKS

Has a development order or exemption been applied for prior to or concurrent with this application? No Yes

If yes, explain. _____

***** FOR STAFF USE ONLY *****			
Date Issued:		<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED*
Certified by:			
<i>*Explanation attached</i>			

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Subject Property
1300 13th St.

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA2013-00008 Johnson Residence 1300 13th St W Boca Grande Fl 33921

HEARING DATE: February 13, 2013

SUMMARY

The proposal calls for small additions to an existing historic house and the construction of a new single family residence on the subject parcel. The subject property is a contributing property in the Boca Grande Historic District HD 90-05-01. Additionally on August 4, 2011 it was listed on the National Register of Historic Places as the Halstead and Emily Lindsley House. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 14-43-20-01-00038.0080; the address is 1300 13th St. W Boca Grande, Fl 33921.

STAFF ANALYSIS

Existing Conditions

The subject property is a large rectangular shaped parcel (roughly 125-ft by 282-ft) with roughly 282-ft frontage on 13th St W and 125-ft frontage on the Gulf of Mexico. The house was constructed in 1938 and designed by architect Burrell Hoffman, Jr. It has a total square footage on the first and second floors of roughly 4,000 sq ft. The house was built in the Mediterranean Revival style and has a complexity of design and variable roof heights. It is a roughly 26-ft high from grade to tallest roof peak.

The house has been carefully rehabilitated by its current owner to maintain its original architectural integrity. For a detailed description of the house please refer to the attached National Register listing document (which includes both a narrative and photographs). The house is considered an excellent example of the Mediterranean Revival style. According to the National Register listing no alterations to the exterior of the house, the garden wall or the garage have taken place and alterations to the interior are limited to a few changes in the floor plan, replacement of flooring in the kitchen and laundry room and replacement of some bathroom fixtures.

The subject historic house is a one and two story Mediterranean Revival structure featuring barrel clay tile gable and hip roofs with broad roof eaves. The exterior walls feature a painted brick veneer. The house features wood casement windows with both square and arched tops; the windows are arranged either as single windows or as part of a ribbon of windows. The south wall features a large window with a fanlight transom; a unique feature of this window is that it opens by being lowered into the wall. While the house fronts on 13th St the main entrance is to on east elevation and away from the street. A brick walkway bordered by hedges provides access from 13th St to the steps leading to the main entrance near the southeast corner. These steps feature a curved balustrade on one side.

The first floor of the west elevation features a Gulf fronting loggia accessed from the house by three pairs of French Doors. The second floor of the west elevation features two wood balconies: supported by brackets: one incised under the clay tile roof and the other open.

Nestled at the back and side of the house is an interior courtyard bounded (on the west and north) by the house, (on the south and north) by fence walls and (on the east) by a porch incised into the side of the garage building.

The Proposal

The proposal calls for adding roughly 441 sq ft to the existing house and for the adaptive re-use of the garage as a dayroom. To provide additional living space, the proposal also calls for the construction of a new house on the site; the new dwelling will include roughly 2,900 sq ft of first and second floor air conditioned space plus a garage with storage and a carport.

Main changes to the existing historic house

- Enlarge the kitchen on the first floor: On the northwest corner of the first floor is the existing kitchen with access to a screen porch (roughly 12-ft by 21-ft) to the east.
 - The proposal calls for enclosing the screen porch to accommodate a kitchen expansion. The wall material of the new enclosed area will feature a brick veneer to match that of the existing house; two original windows will be re-used.
 - On the west elevation by the Gulf one of the kitchen windows will be replaced by a pair of French Doors that will open to new 10-ft by 14-ft brick terrace.
 -
- New Master Bedroom and Bath. On the northwest corner on the second floor is the existing office which features a small open balcony on the west. The proposal calls for altering this space and increasing it by roughly 440 sq ft to create a new Master Bedroom and Bath. The wall material will feature a brick veneer to match that of the existing house; original windows will be re-used as feasible.
 - The existing open balcony is roughly 2 ½ -ft deep by 14-ft. The depth of this open balcony will be increased by roughly 7-ft to 9 ½ ft to accommodate a sitting area with a Gulf view. This new, larger balcony will be supported by columns instead of brackets.
 - On the north side the floor area will be expanded by demolishing the existing north wall and replacing it with a new wall located 3 ft to the north of the existing wall.
 - A new master bathroom area will be created in line with the new north wall and over the existing first floor screen porch (which will be enclosed for the kitchen expansion.)
 -
- Expanded brick terrace
 - The brick terrace in front of the west loggia will be expanded and the new addition will match the original terrace's design.
 -
- New Outdoor Living Area
 - A new outdoor living area will be constructed next to the (south side) of the Gulf fronting loggia.
 - The new outdoor living area will be roughly 20-ft by 24-ft. and feature a barrel tile hip roof and an outdoor fire place.

Adaptive re-use of the garage into a day room The existing historic garage building is a detached structure at the east end of the interior courtyard. The garage features a gable roof with barrel clay tiles and painted brick walls. The building was designed in the form of two back to back rectangular shaped wings: a long and narrow wing housing the open porch incised under the roof and facing the interior courtyard and the shorter and wider wing housing a garage accessed by a driveway from 13th St W. The building area is roughly 473 sq ft and has a height of roughly 13-ft from grade to roof peak.

- The mass, scale and materials of the building will would remain the same. The wall separating the porch and the garage will be removed to create one large day room. The open porch will be enclosed and two pairs of double French doors will open to a new brick walk and then to the interior courtyard. This design preserves the relationship between this small building and the interior courtyard. This design also provides an element of transition between the existing historic house and the proposed new house.

Construction of a new house: The subject parcel is large enough to accommodate two separate dwelling units: the existing historic house and a new house. By building another dwelling unit on the site, the applicant will gain the additional living space while minimizing the impact of the new construction on the historic house. The proposed new house will feature roughly 2,800 sq ft of first and second floor air conditioned space, a new garage with storage with roughly 900 sq ft and a proposed new carport with roughly 484 sq ft.

- The proposed new house
 - The new house will be located east of the historic house, the interior courtyard and the proposed day room. On the first floor it will include two bedrooms with bathrooms, a kitchen and living area. On the second floor it will include three bedrooms with bathrooms.
 - The building echoes the design of the historic house and features barrel clay tile roofs, painted brick veneer walls, casement windows and balconies. The house has a complexity of design and variable roof heights. It is a roughly 28-ft high from grade to tallest roof peak as this new house must meet FEMA regulations.
- The proposed garage and carport
 - A driveway will run from 13th St. W and terminate at the proposed house. On the way to the house the driveway will be flanked by a garage to the east and a carport to the west creating a symmetrical and complex approach to the proposed house. The garage will feature a hip roof with barrel clay tiles and walls to match the house and have a height of roughly 14-ft from grade to roof peak. It will be located in front of (north) of the proposed house and set back roughly 30-ft from 13th St W. Rather than front the street, the garage doors will be on the west side minimizing garage's impact on the streetscape and the site. As a single story structure the garage will provide a visual transition from the street to the proposed two-story house behind it.
 - The carport will feature a hip roof with barrel clay tiles supported by columns. It will have a height of roughly 14-ft from grade to roof peak. The carport will be located in front of (north) of the interior courtyard and setback roughly 32-ft from 13th St W. It will help buffer the interior courtyard from the street.

Staff believes this is a well thought out project. The applicant has incorporated the additional square footage needed while minimizing the impact on the existing historic house and preserving its integrity. The proposed new house is compatible in design, mass and form with the historic house and the district in general.

The Secretary of the Interior's Standards for Rehabilitation

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposal will allow the property to be continued to be used as a residence.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project retains and preserves the character of the historic house as the proposed changes are minimal and concentrated on the northwest corners of the first and second floors. The majority of the exterior fabric of the historic house remains intact.

The proposal avoids the removal of historic materials or alterations of features and spaces that characterize the property. By adding a second dwelling unit east of the existing interior courtyard and preserving the existing garage building and adaptively re-using it as a day room, the proposal avoids altering the interior courtyard space that is a signature feature of this property.

3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

There are no changes proposed that create a false sense of historical development.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. N/A

5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The design and the original materials, mass and scale of the building will be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence N/A

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. N/A

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment

The additions to the northwest corners on the first and second floors are not destroying materials that characterize the property. Generally the total area of the proposed addition to the historic house is quite small and is in keeping with the massing, size, scale and architectural features of the historic house. In the historic house the new outdoor living area and the new balcony to the master bedroom will easily be differentiated from the old. The proposed design preserves important historic features of the house including the interior courtyard and the garage, which will be adaptively re-used as a day room.

The bulk of the new addition will be constructed as part of a new dwelling unit on the site and as such it will be easily differentiated from the old. This new house will be compatible with the massing, size, scale and architectural features of the historic house. The proposal clearly protects the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The essential form and integrity of the historic house will be maintained. Because the bulk of the addition is constructed as a separate new dwelling unit, if this new dwelling unit were removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

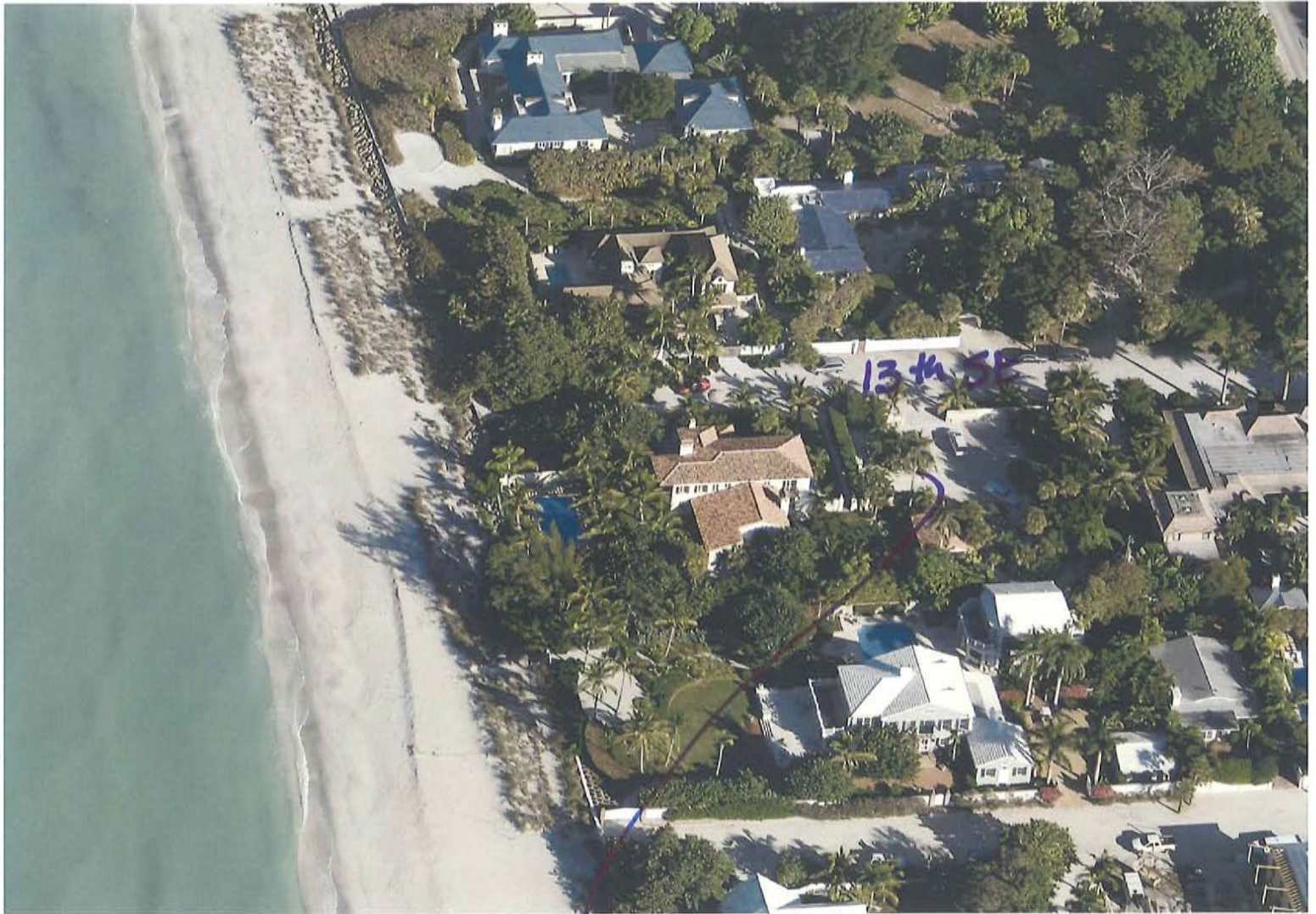
- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC.



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SUBJECT PROPERTY





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SUBSEIT PROPERTY





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SUBJECT PROPERTY

→ 2

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Area of the proposed new dwelling unit wing



Area of the proposed new dwelling unit wing

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Existing garage to be turned into dayroom – North elevation

South elevation



West elevation

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Existing Kitchen to be expanded



Window to the left of the sink to be replaced with French door



North 1st floor screened porch to be enclosed for Kitchen expansion



COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande

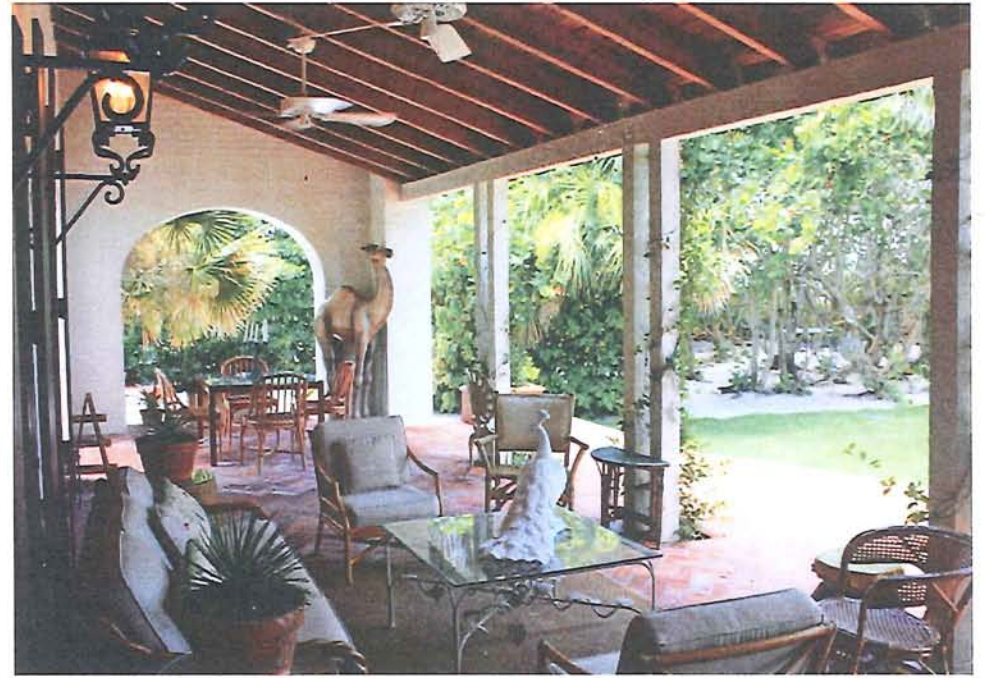


Second Floor master bedroom's to be expanded over first floor screen room which will be enclosed for the kitchen expansion.

Master bedroom's balcony to be enlarged



1st floor terrace area created by master bedroom expansion









FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

RECEIVED

AUG 18 2011

COMMISSIONER
FRANK MANN

August 12, 2011

The Honorable Frank Mann
Chair, Lee County Board of County Commissioners
2115 Second Street
Fort Myers, Florida 33901

Re: Halstead and Emily Lindsley House, 1300 13th Street, West, Boca Grande, Lee County, Florida

Dear Commissioner Mann:

It is a pleasure to advise you that the above referenced property was officially listed in the National Register of Historic Places on August 4, 2011.

The enclosed fact sheet outlines the results of listing in the National Register with reference to major Federal and State laws and regulations related to listed properties. Local planning agencies should be aware of the review requirements pertaining to any Federally or State assisted activities that may have an impact on listed properties. If you have any questions, please feel free to contact Historic Preservationist Carl Shiver at 850-245-6333 or 1-800-847-7278.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, PhD.
Deputy State Historic Preservation Officer
for Survey & Registration

BEM/ajw

Enclosure

RECEIVED
AUG 18 2011

*CC: Dist 1, 2, 3, 4
Karen Hous
Gloria Soyuz*

COMMUNITY DEVELOPMENT

500 S. Bronough Street • Tallahassee, FL 32399-0250 • <http://www.flheritage.com>

Director's Office
850.245.6300 • FAX: 850.245.6435

Archaeological Research
850.245.6444 • FAX: 850.245.6452

Historic Preservation
850. 245.6333 • FAX: 850.245.6437

United States Department of the Interior
National Park Service

**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 LINDSLEY, HALSTEAD AND EMILY, HOUSE

other names/site number Huger, Margaret, House; FMSF# 8LL00958

2. Location

street & number 1300 West 13th Street. N/A not for publication

city or town Boca Grande N/A vicinity

state FLORIDA code FL county Lee code 071 zip code 33921

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.)

Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
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:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain) _____	_____	_____

LINDSLEY, HALSTEAD AND EMILY, HOUSE

Name of Property

Lee Co., FL

County and State

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	
2	0	buildings
0	0	sites
1	2	structures
0	1	objects
3	3	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 Dwelling

DOMESTIC/Secondary Structure/Garage

LANDSCAPE/Wall

LANDSCAPE/Pergola

LANDSCAPE/Fountain

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure/Garage

LANDSCAPE/Wall

LANDSCAPE/Pergola

LANDSCAPE/Fountain

7. Description

Architectural Classification

(Enter categories from instructions)

19TH & 20TH CENTURY REVIVAL/Mediterranean Revival

Materials

(Enter categories from instructions)

foundation Brick

walls Brick

roof Clay Tile

other

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

1938

Significant Dates

1938

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Hoffman, F. Burrall, Jr.

Blder: Griffin Builders

Primary location of additional data:

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

Name of Repository

#

LINDSLEY, HALSTEAD AND EMILY, HOUSE
Name of Property

Lee Co., FL
County and State

10. Geographical Data

Acreeage of Property Less than 1

UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	7	4	2	2	0	2	9	6	0	3	0	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 Mikki Hartig, Consultant/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date March 2011

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

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 Dana Briscoe Robinette

street & number Post Office Box 2116 telephone (423) 626-4551

city or town Boca Grande state Florida zip code 33921

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

Section number 7 Page 1

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Halstead Lindsley House, located at 1300 West 13th Street in Boca Grande, Florida, is a one- and two-story Mediterranean Revival style single family dwelling that was constructed in c.1938. The house has a modified rectangular ground plan and rests on a continuous brick foundation. The building is covered with cross gable and hip roofs surfaced with barrel tile. The exterior walls, chimneys, and foundation are brick that has been painted white. Most of the windows are paired 3 and 4 light wood casements. French doors provide access to three second story balconies. Curved wood handrails and turned wood balustrades are found at the two main entrances to the house. The interior of the house displays original cypress doors, built-in cabinetry and both cypress and brick flooring. A historically associated one-story brick one-car garage and pavilion and a brick garden wall are also on the site. The garden enclosed by the brick wall contains a modern fountain sheltered by a contemporary pergola. The property also features a modern concrete privacy wall, and an iron fence that borders three sides of a modern swimming pool. The interior floor plan has been minimally altered and presently consists of first and second floor central halls, a kitchen, a living room, dining room, and three bedrooms, one downstairs guest bedroom and two upstairs bedrooms. A third second floor bedroom was converted into an office. There is also an upstairs library. The residence features three full bathrooms and two half baths. There is also a pantry off the kitchen, a laundry room, and a number of closets. The interior walls are surfaced with stucco. The house features both open and screened porches,

SETTING

Boca Grande is a town in Lee County, Florida, located on Gasparilla Island, a seven mile long island bordered by the Gulf of Mexico on the west and Charlotte Harbor on the east. Two thirds of the island is located in Lee County and one-third is located in Charlotte County. The island is one of a chain of islands lying between the gulf from the harbor. The closest major cities are Fort Myers to the south and Sarasota to the north. The population of the island varies from 600 to over 3,000 depending upon the season. The town is connected to the mainland by a narrow toll that crosses Charlotte Harbor. The town has been a tourist destination since the early 20th century. The elite visitors often stay at the first class Gasparilla Inn hotel located next to the downtown area.

The Halstead Lindsley House is located in a residential neighborhood approximately one-half mile north of the historic downtown commercial core of Boca Grande. Thirteenth Street runs east to west and is intersected by Gasparilla Road, the primary north to south road. The house is located on the south side of 13th Street an unpaved traffic artery (Photo 1) that ends at the public beach on the Gulf of Mexico. Most of the residences in vicinity of the Lindsley House were constructed in the post-World War II era, although one other residence also constructed c.1938 house stands immediately to the east of the Lindsley House. The property is 125 ft. wide and 303 feet deep encompassing 37,875 square feet on the south side of the street and abuts the Gulf of Mexico on the west. A non-historic masonry wall with wood entrance gates (Photos 2-4) that provide auto and pedestrian access to the property are found on the north property line facing the street.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 2

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

A historic brick garden wall is attached to the house on the east and southeast. The wall is stepped where it extends from the house and then levels and turns to attach to the north wall of the historic garage. The wall is also attached to the south wall of the garage continuing to the south and then turning to the west along the south property line before turning again to the north and again attaching to the house. (Photos 4-9) Pedestrian access to the garden is gained from the north (Photos 10-11) and west through wood and wrought iron gates as well as from the south side of the interior of the house. (Photos 12-14) The west gate exits from the garden to a paved walkway leading to a covered loggia and brick terrace on the west. At the edge of the west property line is a concrete seawall that borders the beach on the Gulf of Mexico. Trees and plantings remain on the property include cocconut and cabbage palms, Confederate Jasmine, and gardenia bushes.

DESCRIPTION

Residence Exterior

The Halstead House is a one- and two-story brick residence. The house has an irregular ground plan and rests on a continuous brick foundation wall. consisting of several building blocks with gable, cross-gable, hipped, and shed roof forms, of various heights, all surfaced in barrel tile. Exterior walls are clad in painted brick resting on a continuous brick foundation wall. The house retains all its original cypress windows, shutters, trim work, and exterior and interior cypress board on board doors. The main, first story block of the house is a modified rectangular shaped block. The narrow second story extends east and west. The two-story main block of the house is covered with a combination of a hip and gable roof forms surfaced with clay tile.

The design of the house does not strongly emphasize a primary facade. The main entrance to the residence (Photo 9) is found in the east wing at the end of the brick-paved walkway (Photo 4) bordered by mature hedges. Masonry steps ascend a high stoop that is bounded on the north by a curved wood balustrade with turned wood balusters and on the south by the brick garden wall. The doorway is set directly into the brick wall which is surmounted by lintel of vertical bricks. An original hammered copper wall sconce containing an electric candle is found immediately to the right of the entranceway. Beneath the light fixture is a small fleur-de-lis design copper plaque with a moveable ring that marks the location of the doorbell. The entrance contains a screen door which opens onto the cypress main door. The fenestration of this elevation (Photo 10) consists of two 3X3 wood casement windows on the first story, a single 3X3 casement window between the first and second stories that illuminated the stairs that connect the first and second floors, and two identical windows on the second story that provide natural light to the room now used as an office.

The south elevation of the east wing has a secondary entrance (Photos 10-11) that leads from the house to the walled garden. This doorway is also located at the top of a masonry stoop and is bounded on the outside by a curved wood balustrade and turned wood balusters. This entrance also has a light sconce similar to the one on the east elevation. French doors found at the top of the stoop open onto the same foyer as the door on the east elevation. Above the entrance is a second story wooden balcony supported by brackets. The balcony features a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

balustrade composed of a molded handrail and turned balusters. Paired 3-light French doors connect the balcony with the upstairs office. A small 3X3-light casement window found immediately north of the balcony illuminates the bathroom of the Office which had originally been a bedroom. Most of the historic windows and French doors are fitted with operable wooden shutters rather than louvered blinds. At the second level of this block is a wood balcony with a tiled shed roof supported by two square cypress posts. The balcony has a wood hand rail with turned balustrades, matching those seen on the entrance porches. Paired 3-light French doors pierce the wall to provide access to the balcony from the interior.

The one-story south elevation (Photos 10-11) of the house is covered by a tiled side gable roof exhibits a brick chimney and decorative exterior fireplace (Photo 12) The elevation faces the walled garden. Two 3X3-light wood casement windows flank the chimney (Photo 13). An arched double leaf gate (Photos 14-15) located where the brick garden wall abuts the east elevation of the house allows access to the south elevation of the house. The south wall is dominated by a single large 10-light single hung sash window with a fixed 6 light fanlight transom above. Massive hinged operational cypress arched louvered blinds flank the window The window opens by being lowered into the wall below from inside the house.***

A brick walkway runs east to west along the base of the house on the south. The walkway extends to four brick steps which ascend to a brick archway on the west. The archway accesses a five bay covered loggia and brick terrace facing the Gulf of Mexico. Brick steps also descend from the terrace to the lawn below on the west. The loggia is covered by a tiled shed roof with exposed cypress rafters with shaped rafter tails and a cypress ceiling. Four pairs of simple slender cypress posts support the roof on the west. A brick wall, with a full-height arched opening at center, supports the loggia roof on the south. The roof is attached to the house on the east and north. The east wall of the loggia (west wall of the one and one-half-story block) features three sets of paired 4 light French doors made of cypress with cypress screen doors and original door hardware. Each pair of doors is flanked by operational cypress shutters. A single wrought iron lantern wall sconce is located between each pair of doors. (Photos 21-25)

Facing the terrace on the north is the south wall of the west two-story block projection. A secondary entrance pierces the south wall of this block and provides an additional access to the loggia and terrace from inside the house. West of the entrance is a single pair of arched 4 light wood casement windows. At the second level are four matching 4 light paired wood casement windows placed independently, each with flanking cypress shutters. (Photo 21) Brick dentils project from the wall below a simple stucco cornice. The cornice and dentils extend along the perimeter on the west, north and east. Shaped cypress rafter tails and cypress knee braces also project under the eaves on all sides.

At the first level on the west wall of the two-story block projection there are three matching independently placed 4 light arched paired wood casement windows. A five bay wood balcony with a tiled shed roof is on the second level. Two square cypress posts with cypress knee brackets support the roof. The balcony has cypress railings with turned cypress balustrades, matching those on all the porch railings elsewhere on the house.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 4

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

(Photos 24 & 25)

At street level on the north wall of the same block, is a single 4 light arched pair of wood casement windows and an exterior brick chimney. At the second level there is a single matching window also placed independently. The north wall of the two-story projection intersects with the west wall of a north two-story project.

The west wall of the west projection displays two matching 2 light paired wood casement windows with flanking wood shutters at street level. A wood balcony with a wood handrail and turned balustrades and a tiled shed roof, supported by square cypress posts, projects from the second level. Paired cypress 5 light French doors access the balcony. A single 3 light paired casement window pierces the same wall to the right of the door. (Photos 26-29 & 30)

A one-story block, covered by a tiled hip roof, is attached to the north two-story projection on the north and east. Fenestration on the west wall of this block consists of two 1/1 double hung sash windows with decorative wood grills. A secondary entrance door and a single 1/1 wood double hung sash wood, with a matching decorative wood grill, are on the north wall. An eight-bay screened porch is on the east side of the block. Tiled brick stairs with shaped handrails and balustrades, again matching the others seen on the exterior; ascend from the porch on the east and north. East and of the screened porch is a section of the contemporary masonry privacy wall that is attached to the privacy wall on the north side of the property and the northeast corner of the main block forming an enclosed patio off the screened porch. (Photos 30-32)

Interior

A copy of the original architectural drawings does not indicate the planned use for most rooms in the house beyond a few handwritten notes. The floor plan has been minimally altered and presently consists of first and second floor central halls, a living room, dining room, one downstairs and three upstairs bedrooms, an upstairs library, a kitchen, butler's pantry, laundry room, three full and two half baths, and a number of closets. Interior walls are stucco.

Beyond the main entrance door on the east is a wide linear central hallway running east to west with rooms projecting from either side. The hall provides a clear view of the Gulf of Mexico from the main entrance to the back of the house. Original decorative wall sconces are on the north wall. Flooring is brick laid in a herringbone pattern. The same flooring extends into the powder room and bath on the north and the large living room to the south. (Photo 34)

The living room has an open cypress beamed cathedral ceiling with massive cypress beams. A simple fireplace, highlighted by a slab of coral stone and a tiled hearth, is on the east wall. French doors on the west wall access the loggia and terrace beyond. (Photos 35 & 36)

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5 LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

At the west end of the first floor hall is the dining room which features Zinethern™ on the floor, a material most often used on period dance floors. A simple fireplace with a coral block inset above is on the north wall. (Photo 37)

The kitchen is accessed from the hall on the north and from the dining room on the east. Original cypress cupboards in the kitchen remain. Two original Art Moderne Style ceiling light fixtures also remain. A butler's pantry, consisting of a large wall of original cypress cabinets, many with multi-light glass doors and a solid cypress countertop, separates the kitchen from the dining room on the west. (Photos 38 & 39) A short linear hallway is east of the kitchen. The hallway accesses a laundry room to the north. The northeast screened porch is also accessed from the east side of the kitchen. (Photo 49) Flooring in the kitchen, butler's pantry, and laundry room and screened porch is contemporary Mexican tile. .

There are two half-baths and one full bath downstairs. One half-bath is accessed through a powder room (former coat closet) that is entered from the north side of the hall. The other half bath is off the northeast screened porch to the west. The single downstairs full bath adjoins the single downstairs bedroom on the north.

The interior stairway is to the immediate right of the main entrance to the house from the east. The stairs, stair risers, and hand rail are made of cypress. A short string of stairs ascends north to a landing where the stairs turn to the west. At the top of the stairs on the second floor is an L-shaped hallway. There are three original wall sconces in the hall. (Photos 40, 41 & 43) All of the flooring on the second floor is cypress except in the baths which are tiled.

One former bedroom, presently used as a library, is at the top of the stairs. (Photo 42) The other ^{two} ~~three~~ bedrooms are located off the hallway to the east, west and north. The north bedroom features built in cypress bookshelves and cabinetry at either side of a small vestibule inside the entrance from the hall. The west bedroom has a simple fireplace highlighted by coral stone and a tiled hearth (Photos 46 & 47) Access to the hall bath is on the east. The east bedroom has a fireplace matching the west bedroom and is presently used as a home office. (Photo 45) It has an adjoining bathroom on the west. There are several upstairs closets. Some, including one in the master bath and two in the hall, have extensive built in storage and shelving made of cypress. Lumber used in building two of the upstairs closets displays the handwritten words "Burrall Hoffman Griffin Builders". (Photo 44)

There are two upstairs baths. One bathroom is accessible from both the hall on the south and the master bedroom from the west. The bath retains its original wall tile and bathtub. (Photo 49) The other upstairs bathroom is contemporary. It adjoins the north bedroom on the east.

Garage

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

A one-story two car garage is located slightly southeast of the residential structure. The garage is constructed of brick resting on a concrete slab. It has a tiled gable roof. On the west elevation, an inset porch is formed under the roof slope. This recessed porch overlooks the walled garden and fountain to the west. The floor of the porch is brick. The ceiling is cypress with exposed cypress rafters. Shaped rafter tails under the eaves match those found on the house. Pedestrian entrances to the garage are on the north and south walls of the porch. A single cloverleaf shaped wood ventilation vents pierce the west wall at either side of the inset porch. (Photos 6, 15 & 16)

Single auto bays, with paired cypress doors, are on the north and south end walls of the garage. The east wall features brick in an open basket weave pattern that allows for ventiltation. (Photos 4 & 5)

Noncontributing Resources

Fountain and Pergola

Centered within the walled garden is a non-historic masonry fountain surrounded by a brick deck. The fountain is an exact replica of an original fountain that was missing when the current owner purchased the property in 2008. The area where the fountain originally existed had been filled in. In 2009, the existing fountain was fabricated to exactly match the original and installed in the same precise location as the original based on a copy of the original architectural drawings. A contemporary pergola, with wood trellis and bracketed wood corner posts, was constructed in 2009 to shelter the fountain and deck. (Photos 11, 15, & 16-17)

Swimming Pool and Metal Pool Fencing

A c.1958 swimming pool and masonry pool deck is west of the house. The pool has been updated recently and the simple contemporary wrought iron fence enclosure was installed in 2008. (Photos 22, 24 & 33)

Masonry Privacy Wall

A contemporary masonry privacy wall, installed in 2009, extends along the property line on the north. A short matching section of wall is attached near midpoint on the south. That wall section attaches to the house and creates an enclosed a patio area on the east off the northeast screened porch

Depression Era Residential Architecture

Following an unparalleled period of construction in the early 1920s in the country and the collapse of the land and real estate boom and the stock market crash of 1929, residential construction came to a near standstill in the United States. Building construction finally increased in 1936 over the previous year and was encouraging in

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 7

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

many ways. It was one of the largest industries and employed more than 3 million workers in the trades, as well as millions in the production of building materials and equipment, according to period construction reports.

Period Houses

During the first third of the 20th century, the design of many houses showed allegiance to one or another design heritage. Collectively, their plans, site orientation and general scale were of a piece. Thus, they can be described by the general stylistic term "period house". Although they differed in style, all period houses identified with the decorative vocabulary of an earlier period. Styles were suggested by massing, proportions, materials, and a few architectural details that were appropriate to the style. Windows were wood, roofs had red clay tiles rather than slates, and chimneystacks were often elaborate.

Period houses were frequently built on large lots and incorporated many contemporary ideas of interior arrangement and planning. These houses were far more spacious than earlier revival structures. They had an intimate relationship with the landscape and setting often sprawling across the width of a lot. They had two yards, a formal front and informal back yard. They almost always had a rear terrace, porch or patio. Period houses were derived from historical precedents but were a distinctive architectural development that was basically American.¹

Mediterranean Revival Style

Spanish and other Mediterranean-influenced styles of architecture were most commonly constructed in California, Arizona, Texas and Florida reflecting a tradition of Spanish colonial architecture. The style was most popular during the 1920s and early 1930s and passed from favor during the 1940s. Mediterranean Revival or the Spanish Eclectic Style was derived from Italian Renaissance, Mission, and Spanish Colonial Revival Styles which were popularized at the 1915 Panama-California International Exposition at San Diego. Identifying features of Mediterranean influenced architecture include clay tile roofs, usually stucco exterior walls, straight or arched windows, arcades, ceramic tile decoration and ornate low-relief carvings highlighting arches, window surrounds, cornices and often parapets. Plans were usually irregular, Foundations were most often continuous. Doors leading to exterior patios and balconies are usually paired with multi-lights. Many examples of the style have one focal window. Other characteristics are tile-roofed chimney caps, fountains, and arcaded walkways.²

Alterations

¹ Poppeliers, John, Chambers, S. Allen, Jr, Schwartz, Nancy B., *What Style is It?*, Building Watchers Series, Historic American Buildings Survey, National Park Service, U.S. Department of the Interior, Preservation Press, 1983, pgs. 84-85.

² McAllister, Virginia & Lee, *Field Guide to American House*, Alfred A Kopf, 1988, pg. 417-418

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 8

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

In 2009, the current owner oversaw the reconstruction of wood stair railings at three entrances to the house. At some point in time, the originals railings and hand rails had been removed and replaced with non-historic metal railings. Those were removed and the existing railings were milled to exactly replicate the railings and installed as shown on a copy of the original architectural drawings in possession of the current owner. Beyond, a few replacement exterior light fixtures, no alterations to the exterior of the house, the garden wall or garage have taken place. The copy of the original architectural drawings calls for the brick exterior to be painted.

Alterations to the interior of the house are limited to a few changes in the floor plan, some replacement flooring in the kitchen and laundry room and the replacement of a few bathroom fixtures. The laundry room on the first floor was only accessible from the exterior of the house as built. In 2009, the current owner created an interior entrance to the laundry room from the kitchen by adding an entrance door on the south wall of the room. The original exterior door was not altered or sealed on the exterior. The size of the bedroom at the top of the stairs was reduced to allow for the enlargement of a bath in the adjoining bedroom. Lastly, a wall between two original servants' rooms on the first floor was removed to create the space for the addition of a full bath for the remaining adjoining room.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

The Halstead and Emily Lindsley House is significant on the local level under Criterion C in the area of Architecture as an excellent example of the Mediterranean Revival Style. The house and garage were designed by Florida architect F. Burrall Hoffman, Jr., who designed the Vizcaya National Historic Landmark in Miami, Florida. The residence is notable for the excellence and complexity of its design and elaborate details. Both the house and historic garage are well-preserved.

HISTORICAL CONTEXT

The earliest settlers to Gasparilla Island, on which Boca Grande is located, were Calusa Indians. During the later 1800s, fishermen and their families migrated to the area for the seafood bounty of Charlotte Harbor. By 1879, a successful fish ranch with permanent structures and 30 employees was in operation on the island. With no means of preserving their catch for shipping, fish were salted. In the later part of the century, an ice factory in Punta Gorda and ice stations houses, built along Charlotte Harbor, greatly improved the ability to send fish to northeastern markets.³ The United States government reserved the two northern miles of Cayo Costa, a nearby island, and the two southern miles of Gasparilla Island from general land sales on November 17, 1882.

The history of the island and Boca Grande is linked to the phosphate industry. In the 1880s, phosphate rock was discovered on the banks of the Peace River, north of Arcadia, Florida. Phosphate was barged down the Peace River to Port Boca Grande and loaded onto schooners. In 1890, a lighthouse was constructed at the southern tip of Gasparilla Island to help guide ships travelling between ports along the Gulf of Mexico. For over fifty years, Boca Grande, with one of the deepest natural ports on the coast of Florida, played a major role in the shipping of phosphate.⁴

The central section of Gasparilla Island was eventually available for homesteading. The homestead lands eventually were all acquired by either John Wall, a Tampa attorney, and by Albert Gilchrist, a Punta Gorda politician (who became governor of Florida in 1909).⁵ On January 29, 1897, Gilchrist filed a plat for "The Town of Boca Grande on Gasparilla Island." It consisted of six blocks along the Gulf front in the south central portion of Gasparilla Island which he envisioned as the most suitable part for residential development; however, for nearly a decade no streets were laid out nor any building lots sold.⁶ Boca Grande continued to consist of only the lighthouse and a "cluster of camps and a few rickety dwellings for fisherfolk."⁷

³ Hoeckel, Marilyn, and VanItallie, Theodore, *Boca Grande, Images of America*, Boca Grande, FL: Arcadia Publishing, 2000), p. 7.

⁴ Charles Blanchard, ed., *Boca Grande, Lives of an Island*, (The Boca Grande Historical Society), p. 139; Robert Lee Thompson, *Peace River Utopia*, np, nd.

⁵ History of Boca Grande," *Breeze* Newspapers, 2006, p. 9.

⁶ Plat Book 1, Page 7, Public Records of Lee County, Florida.

⁷ *Boca Grande, Images of America*, p.8; *Peace River Valley, The Puritan's Utopia*, p. 41.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

Around 1900, Peter Bradley, owner of the American Agricultural Chemical Company (AAC), determined that a railroad would be more efficient in transporting phosphate to the Boca Grande port rather than barges. Bradley and his senior associates formed the Alafia, Manatee and Gulf Coast Railway to link the port with the outside world. Construction of the rail line began in 1905 and was completed in 1907. The railroad company underwent a name change in July of that year, becoming The Charlotte Harbor and Northern (CH&N) Railroad. Trains began to arrive in early 1908.⁸ The first depot was a small wood frame building located at the corner of Park and Fourth Street. This depot was replaced in 1910 with a much grander brick Mediterranean Revival style terminal (National Register 12/13/79) that became the destination for both freight cars hauling phosphate and for passengers who began to come to Boca Grande as winter season tourists. When the railroad was very near completion, Bradley and his senior associate James Gifford reviewed Gilchrist's 1897 plat of Boca Grande and decided to develop the island as a "high class" winter resort.⁹

Bradley purchased Albert Gilchrist's and John Wall's land holdings for \$100,000 and authorized a new town plat, which was filed on January 9, 1908.¹⁰ In 1909, Bradley and his associates formed the Boca Grande Land Company and decided to build a hotel on the island. At first the hotel was small and intended only for the use of visiting officers of the ACC. In 1912 the hotel was enlarged and named the Hotel Boca Grande but soon it was renamed the Gasparilla Inn and catered. The railroad subsequently built half a dozen homes on Second Street and within a few years, more land on the island was sold for the construction of other homes to be built for wealthy buyers.¹¹ Some settlers began to construct a few commercial buildings in the center of the town to service the wealthy winter residents, railroad employees, and hotel's guests and employees.

In 1915, the Gasparilla Inn was almost doubled in size. The enlargement and resulting increase in visitors further spurred the growth of "downtown" Boca Grande, and the island and the Gasparilla Inn became a prime tourist destination for the wealthy.¹² By 1924, the land boom in Florida was at its height and the AAC was determined to capitalize on it and make greater efforts to sell property to the wealthy for winter homes. Despite great and high pressure sales efforts, land sales were unsuccessful.

After an unsuccessful attempt to auction off the Gasparilla Inn in 1925, the ACC sold the Gasparilla Inn to Barron G. Collier of New York City in March of 1930. Collier built a new golf course east of the Gasparilla Inn for its guests and opened a local bank. He purchased the telephone, lighting, and fire protection systems from the Boca Grande Corporation.¹³

Barron Collier died in 1939 and the Collier Corporation retained ownership of the Gasparilla Inn until 1963 when a group of investors purchased Collier's holdings. One year later, Bayard Sharp, who had visited in lived

⁸ Ibid. pg. 58.

⁹ VanItallie, Theodore, Peter Butler Bradley, Part I-Founding Father of Boca Grande, p. 8.

¹⁰ Plat Book 1, Page 37, Public Records of Lee County, Florida.

¹¹ Boca Grande, Lives of an Island, p. 12.

¹² Ibid., p. 52.

¹³ Ibid., pgs 11-12

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 3

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

on the island for many years and a party of that group, bought out the others and took it over. Bayard Sharp, along with others on the island, began a long campaign and worked hard to preserve the old way of life on the island. Nearly all of the property owners and several of the island's long-term guests put great effort into a fight against excessive development¹⁴ and were successful in limiting the amount and size of future development. Because of limited development that has taken place and the designation of a local historic district to protect the historic core of the island, Boca Grande retains its unique unspoiled natural feeling. A large number of wealthy winter residents and hotel guests intersperse with fishermen and together they have formed a year-round community.

Halstead and Emily Lindsley

The house 1300 West 13th Street was built in 1938 for Halstead and Emily Lindsley. Halstead Camp Lindsley was born in Yokohama, Japan on November 29, 1879.¹⁵ His father and mother were John Halstead Lindsley born in 1845 in Dorchester, Massachusetts, and Virginia Thayer Paine, born in Connecticut in 1856.¹⁶ Both John and Virginia were descendants from members of old New England families. Halstead's father was a senior partner of Frazar & Company, importers and exporters. He also represented the Canadian Pacific Steamship Company and was president of the American-Asiatic Association and Chamber of Commerce.¹⁷ John Lindsley worked and lived with his wife in Japan for twenty years. Their three children Halstead and his sister Maya and brother Thayer were born during that time.

Halstead and his siblings were educated in Japan and the United States.¹⁸ Halstead He entered Harvard University in 1898 and was graduated in 1902, the year the rest of the family moved permanently back to the U.S.¹⁹ Among his classmates was F. Burrall Hoffman, Jr., who would later design Halstead's a winter home in Boca Grande.

After completing his studies at Harvard, Halstead Lindsley joined the New England Exploration Co. in Boston.²⁰ Later in 1902, he went to Telluride San Miguel, Colorado to inspect the Smuggler's Union Mine Plant. He became superintendent of the mine, which closed in 1904. He then leased part of the mine and started his first mining company, Lindsley and Kind with Joe King. He began leasing other mines in partnership with Robert Livermore and Arthur Townsend under the name of Lindsley, Townsend and Livermore.

¹⁴ Island Reporter, February 17, 1978

¹⁵ Poole, Herbert Armstrong, The genealogy of John Lindsley (1845-1909) and his wife Virginia Thayer Payne (1856-1941) : of Boston, Massachusetts, (Milton, MA: unknown, 1950), p. 29.

¹⁶ Ibid., pg. 5.

¹⁷ Ibid.

¹⁸ Ibid., p. 8.

¹⁹ Harvard University, Harvard Alumni Directory, Boston, Massachusetts, 1913

²⁰ Ibid., p. 8.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 4 LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

On March 30 1909, Halstead married Margaret Lorna Ashton Stimson (1888-1955) in Boston.²¹ By 1913, Halstead and Margaret were living in Idaho Springs, Colorado.²² Their first child, Joan Ashton Lindsley, was born in Denver, Colorado on October 30, 1913.²³ The family soon moved back to Boston where Halstead built a house on the Charles River. A second daughter, Leonore Lindsley, was born on March 13, 1917.²⁴ That same year, Halstead joined the Army and served in France, Italy and England during World War I. He was discharged as a major in 1919.²⁵ After the war, he resumed his mining and engineering management and consulting career. In 1921, Halstead and Margaret divorced, and in 1923 he married Emily Low Bacon. Halstead and Emily had one child, Virginia, who was born in New York City on December 8, 1924.²⁶ In 1926, Lindsley transferred his business operations to Canada, maintaining offices in Toronto and New York.

In 1928, Lindsley built a residence in Lenox, Massachusetts. In 1938, Halstead Lindsley commissioned his former Harvard classmate F. Burrall Hoffman, Jr., who had established himself as a prominent society architect, to design a family winter vacation home in Boca Grande.²⁷ Except for a period that Halstead served in World War II, Halstead and Emily Lindsley used the property as a winter home with their main residence remaining in Lenox, Massachusetts.²⁸ Halstead, Emily, and their daughter Virginia the primary occupants of the vacation home until 1943 when Virginia married Jacque Gignoux in Lexox.²⁹ His children by his former wife also visited the Boca Grande house from time to time.³⁰

Emily Lindsley sold the family home in Lenox in 1948³¹ On June 1, 1951 she sold the Boca Grande winter home to Margaret Huger of New York City.³² Emily moved to New York where she died in c.1961.

Margaret (Crosby) Huger

Halstead Lindsley died on March 22, 1945, and was buried in Lenox.³³ Emily Lindsley sold the Boca Grande house in 1947 to Margaret Huger.³⁴ Emily moved to New York City where she died in 1961.³⁵ Huger had made visits to Boca Grande beginning in 1926.³⁶ Charles E. and Mary Kock purchased the property from

²¹ Ibid

²² Harvard Alumni Directory.

²³ Poole, p. 29.

²⁴ Ibid., p. 8

²⁵ Ibid.

²⁶ Poole, p. 29

²⁷ Boca Grande, *Lives of an Island*, p. 196.

²⁸ Family Search, http://www.familysearch.org/eng/Search/frameset_search.asp

²⁹ Gignoux, Reginald, grandson of Halstead and Emily Lindsley, telephone interview with Mikki Hartig on April 30 and May 1, 2010.

³⁰ Ibid

³¹ *New York Times*, June 1, 1948

³² Deed Books of Lee County, Florida, Deed Book 210, Page 195

³³ Poole, p. 8

³⁴ Gross, Robin Howe, granddaughter of Charles and Mary, Kock, email to Mikki Hartig, May 5, 2010

³⁵ Gignoux interview

³⁶ Huger, Margaret, Letter to Charles Kock, dated January 13, 1957.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 5 LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

Margaret Huger on January 11, 1957.³⁷ They would own the house for the next 29 years.³⁸

Charles Kock died in September of 1984,³⁹ and Mary Kock in October of 1985.⁴⁰ The Boca Grande house was inherited by their daughter Joan Kock Howe who had married William Frances Howe, Jr. in 1955. The Howes used the house as a winter home from 1985 until 1998 after which they made it their permanent residence. Joan Kock Howe died on December 30, 2000.⁴¹ William Howe lived in the Boca Grande house until he died on June 27, 2007.⁴² His children sold the property in to the present owner, Dana Robinette, in July of 2008.⁴³

F. Burrall Hoffman, Jr. Architect

Hoffman was educated and trained in classical design and the Beaux Arts tradition and had a career in New York, New England and Florida. His work in Florida spanned over sixty years. By the time he was thirty five, Hoffman was one of Florida's most successful architects.

Frances Burrall Hoffman Jr. was born on March 6, 1882. His boyhood was spent in New Orleans and Lenox, Massachusetts. He entered Harvard in 1899. aspired to be an architect. Harvard offered no architectural degree so he spent his senior year of college apprenticing with the Boston architectural firm Carrere and Hastings.⁴⁴ In 1902, he made a trip around the world with his brother, William, to further his architectural studies.

From 1903 to 1907, Hoffman attended the Ecole des Beaux-Arts in Paris and after receiving his diploma with honors, returned to the Carrere and Hastings office in 1907.⁴⁵ He left Carrere and Hastings in 1910 and opened his own office.⁴⁶ In the fall of 1910, Hoffman began an association with Harry Creighton Ingalls, also a former student at the Ecole des Beaux Arts who became a well-known theater designer.

In 1911, Ingalls and Hoffman received the commission for the Little Theater (known today as the Helen Hayes Theatre) in New York City. While associated with Ingalls, they completed two additional theaters on Broadway, the Neighborhood Playhouse (c.1912) and the Henry Miller Theater. They also designed three churches, St. Ann's Roman Catholic Church in Lenox, Massachusetts, The Queen of the Most Holy Rosary Church (1914) in Bridgehampton, New York, and St. Brigid's Roman Catholic Church in Westbury, New York

³⁷ Deed Books of Lee County, Florida, Deed Book 266, Page 165

³⁸ Gross email

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ New York Times, January 3, 2001

⁴² New York Times, April 21, 2010

⁴³ Document 200800194054, Lee County, Florida Public Records

⁴⁴ Ibid

⁴⁵ David Gray, Thomas Hastings, Architect: Collected Writings Together with a Memoir (Boston, 1933), 32-34.

⁴⁶ James Maher, Twilight of Splendor: Chronicles of the Age of American Places. (Boston, MA: Little, Brown and Company, 1975), pg. 180

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 6

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

One of Hoffman's major commissions was Vizcaya, the palatial home of James Deering in Miami. Hoffman was recommended for the commission by Deering's art advisor Paul Chalfin who had been selected to assist in choosing the art and furnishings for the mansion that Deering planned to build.⁴⁷ Hoffman's work for Deering was said to make it one of the finest houses built in the United States and that the complex is among the most brilliant achievements in the history of our national domestic architecture.

Hoffman received commissions for several houses in Boca Grande during the 1930s, among them the design and overseeing the construction of the Lindsley House. The Mediterranean Revival style Lindsley residence was among the most ambitious house designs of those built in Boca Grande houses built during that period.⁴⁸ After a long and successful career Hoffman died at the age of 98 on December 7, 1980.

Griffin Builders

Lumber used in the construction of two upstairs closets in the Lindsley House is marked with the wording "Burrall Hoffman and Griffin Builders." The company was among the most active on Gasparilla Island from the 1930s to the 1950s. The company was founded by Henry Griffin which was responsible for building a number homes and commercial buildings in Boca Grande and other parts of Gasparilla Island.

ARCHITECTURAL CONTEXT

The **Mediterranean Revival** was an eclectic design style movement that was first introduced in the United States around the turn of the nineteenth century, and came into prominence in the 1920s and 1930s. The style evolved from rekindled interest in the Italian Renaissance architecture of palaces and seaside villas dating from the sixteenth century, and can be found predominantly in California and Florida due to the popular association of these coastal regions with Mediterranean resorts.

Architects August Geiger and Addison Mizner did much to popularize this style in Florida; while Bertram Goodhue, Sumner Spaulding, and Paul Williams did likewise in California. Structures are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical primary facades. Mediterranean Revival is generally characterized by stuccoed wall surfaces, flat or low-pitched terra cotta and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds. Feature detailing is occasionally executed in keystone.

Balconies and window grilles are common, and are generally fabricated out of wrought iron or wood. Ornamentation can range from simple to dramatic, and may draw from a number of Mediterranean references. Classical, Spanish Renaissance, Spanish Colonial, and Beaux-Arts architecture details are often incorporated

⁴⁷Ibid

⁴⁸ James Maher, Twilight of Splendor, p. 180.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 7

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

into the design, as are lush gardens. The style was most commonly applied to hotels, apartment buildings, commercial structures, and even modest residences.

ARCHITECTURAL SIGNIFICANCE

The Halstead House qualifies for listing in the National Register of Historic Places under Criterion C for its architecture. The residence and the garage embody the distinctive characteristics of the Mediterranean Revival style, exhibiting a wide variety of forms and decorative features, including the use of arches, stucco-covered walls, casement windows, balconies, and other elements..

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
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Robin Howe Gross, granddaughter of Charles and Mary, Kock, email to Mikki Hartig, May 5, 2010

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 1

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 8, 10, 24, 25 and the N ½ of Lot 23 and SH adjacent to Lot 10, Block 38, Boca Grande

Boundary Justification

The boundaries encompass all of the property historically and presently associated with the historic structures.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2 LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

LIST OF PHOTOGRAPHS

1. Lindsley/Kock Winter Home
2. 1300 13th Street, W, Boca Grande, Lee, FL
3. Historical & Architectural Research Services, 2516 Webber Street, Sarasota, Florida 34239
4. April, 15, 2010
5. Historical & Architectural Research Services, 2516 Webber Street, Sarasota, Florida 34239.
6. 13th Street, W, Looking west
7. 1 of 49

Item #s 1-5 are the same for photographs 2-49

6. View of site, Looking southwest
7. 2 of 49

6. View of site, Looking southwest
7. 3 of 49

6. Partial view of site including garage and garden wall, Looking northwest
7. 4 of 49

6. Garage and garden wall, Looking southwest
7. 5 of 49

6. Garage, garden wall and primary entrance (east) facade, Looking southwest
7. 6 of 49

6. Primary (east) entrance and facade, Looking west
7. 7 of 49

6. Pedestrian entrance gate from street and brick walkway to main entrance, Looking north.
7. 8 of 49

6. Main entrance, Looking west
7. 9 of 49

6. View of primary facade and partial south elevation from enclosed garden, Looking northwest
7. 10 of 49

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3 LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 6. Fountain and pergola with east and south house elevations in background, Looking northwest
- 7. 11 of 49

- 6. East elevation of central two-story block, Looking north
- 7. 12 of 49

- 6. East elevation of one and one-half story block, Looking west
- 7. 13 of 49

- 6. Exterior fireplace on east elevation of one and one-half story block, Looking west
- 7. 14 of 49

- 6. Enclosed garden with pergola and fountain with west elevation of garage in background, Looking east
- 7. 15 of 49

- 6. Enclosed garden with fountain and pergola and west elevation of garage, Looking southeast
- 7. 16 of 48

- 6. Pergola and fountain, Looking west
- 7. 17 of 49

- 6. West exit from garden with walkway and east loggia entrance in background, Looking west
- 7. 18 of 49

- 6. Walkway from enclosed garden with partial view of north elevation of one and one-half story block, Looking east
- 7. 19 of 49

- 6. Focal window, south elevation of one and one-half story block, Looking north
- 7. 20 of 49

- 6. Loggia, Looking northeast
- 7. 21 of 49

- 6. View from loggia, Looking northwest
- 7. 22 of 49

- 6. View of loggia from interior, Looking south

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 4 LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 7. 23 of 49
- 6. West facade, Looking east
- 7. 24 of 49
- 6. West facade, Looking northeast
- 7. 25 of 48
- 6. South elevation of two-story central block, Looking north
- 7. 26 of 49
- 6. North and west elevations of two-story central block, Looking south
- 7. 27 of 49
- 6. North elevation of two-story central block and partial west elevation of two-story north projection, Looking southeast
- 7. 28 of 49
- 6. West elevation of two-story north projection, Looking east
- 7. 29 of 49
- 6. West elevation of two-story north projection and junction with one-story north block in foreground, Looking southeast
- 7. 30 of 49
- 6. West elevation of one-story north block, Looking east
- 7. 31 of 49
- 6. Northeast screen porch and enclosed patio, Looking northwest
- 7. 32 of 49
- 6. North elevation of two-story central block, Looking southwest
- 7. 33 of 49
- ~~6. View from loggia, Looking southwest~~
- ~~7. 34 of 49~~

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 5

LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 6. View from main entrance into downstairs hall, Looking west
- 7. 34 of 49

- ~~6. View into living room, Looking south~~
- ~~7. 35 of 49~~

- 6. Living room fireplace, Looking southeast
- 7. 35 of 49

- 6. Dining room, Looking northwest
- 7. 36 of 49

- 6. Kitchen, Looking east
- 7. 38 of 49

- 6. Kitchen, facing northeast
- 7. 39 of 49

- 6. Interior stairs, Looking north
- 7. 40 of 49

- 6. Interior stairs and landing, Looking west
- 7. 41 of 49

- 6. Library at top of stairs, Looking southwest
- 7. 42 of 49

- 6. Upstairs hall, Looking west
- 7. 43 of 49

- 6. Lumber in upstairs hall closet marked "Hoffman Griffin Builders", Looking south
- 7. 44 of 48

- 6. East upstairs bedroom (office), Looking southeast
- 7. 45 of 49

- 6. West upstairs bedroom, Looking northeast
- 7. 46 of 49

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 6 LINDSLEY, HALSTEAD AND EMILY HOUSE
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 6. West upstairs bedroom fireplace, Looking northeast
- 7. 47 of 49

- 6. Upstairs hall/master bath, Looking southwest
- 7. 48 of 49

- 6. Interior of northeast screened porch, Looking northeast
- 7. 49 of 49



PHOTO 1 OF 49



PHOTO 2 OF 49



PHOTO 3 OF 49



PHOTO 4 OF 49

PROPERTY INFORMATION
10000 S.W. 10TH AVE
MIAMI, FL 33150
OWNER: [REDACTED] UNIT # [REDACTED]
PROPERTY NO. [REDACTED]



PHOTO 5 OF 49



PHOTO 6 OF 49



PHOTO 7 OF 49



PHOTO 8 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL

PHOTO 9 OF 49

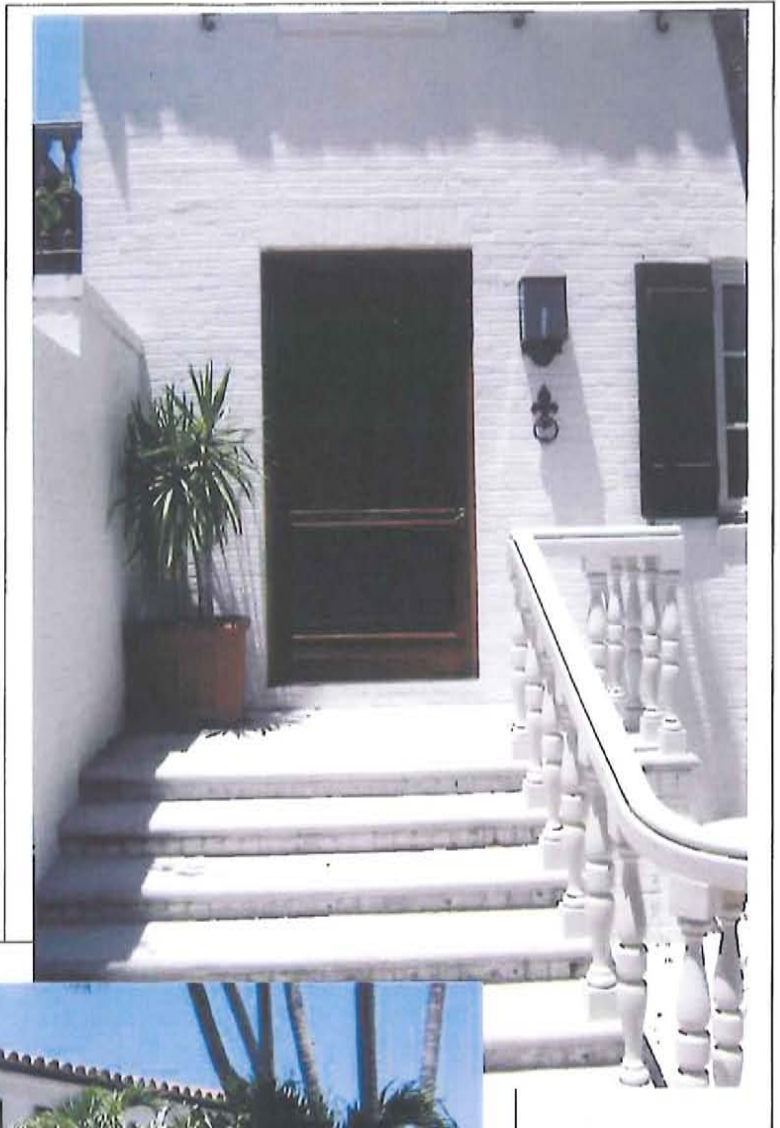


PHOTO 10 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 11 OF 49



PHOTO 12 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 13 OF 49



PHOTO 14 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 15 OF 49



PHOTO 16 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 17 OF 49

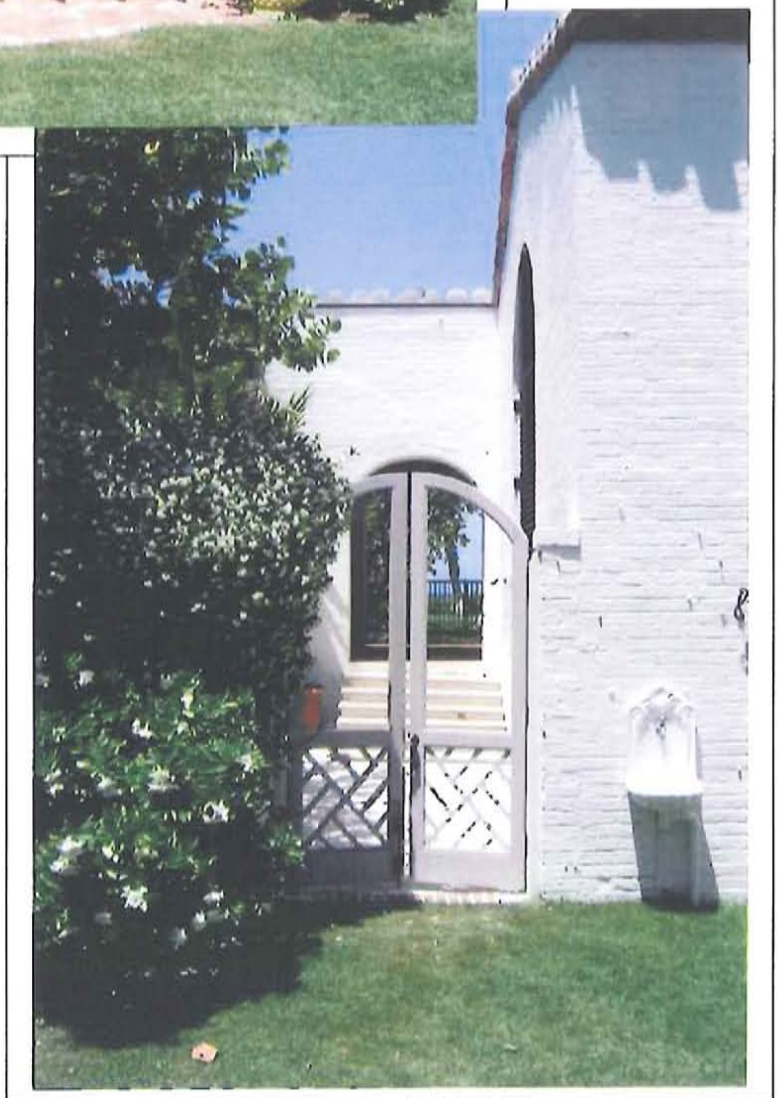


PHOTO 18 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL

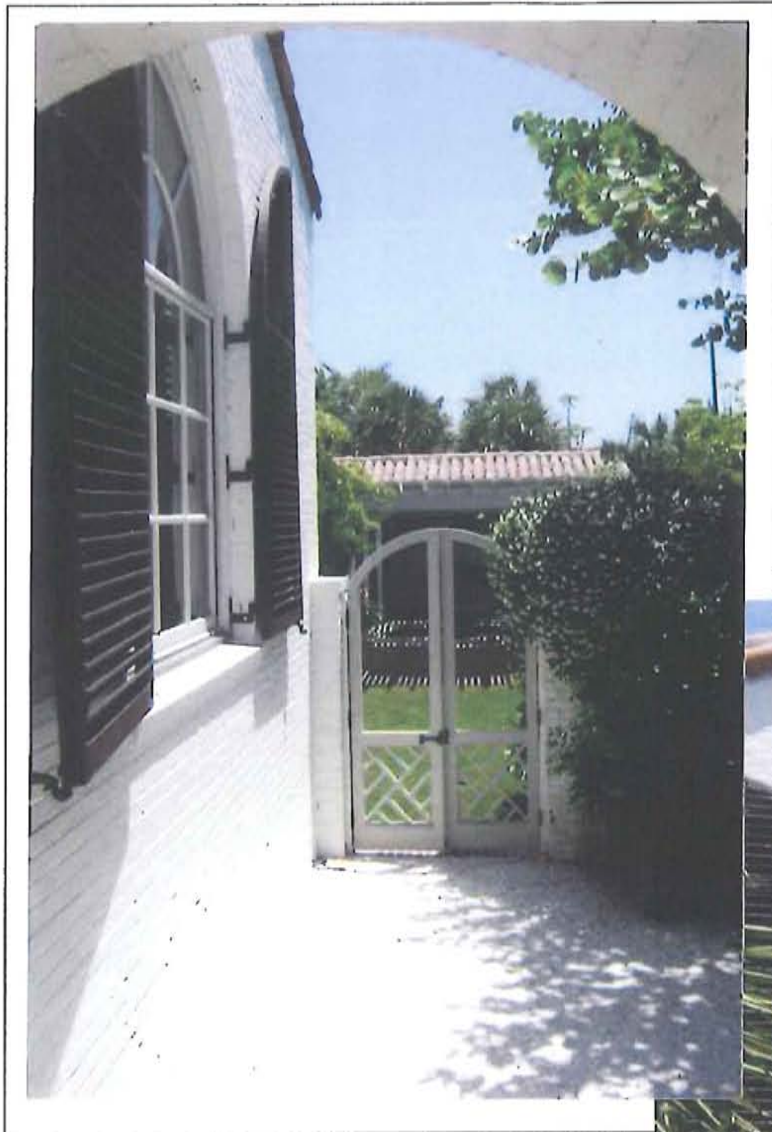


PHOTO 19 OF 49

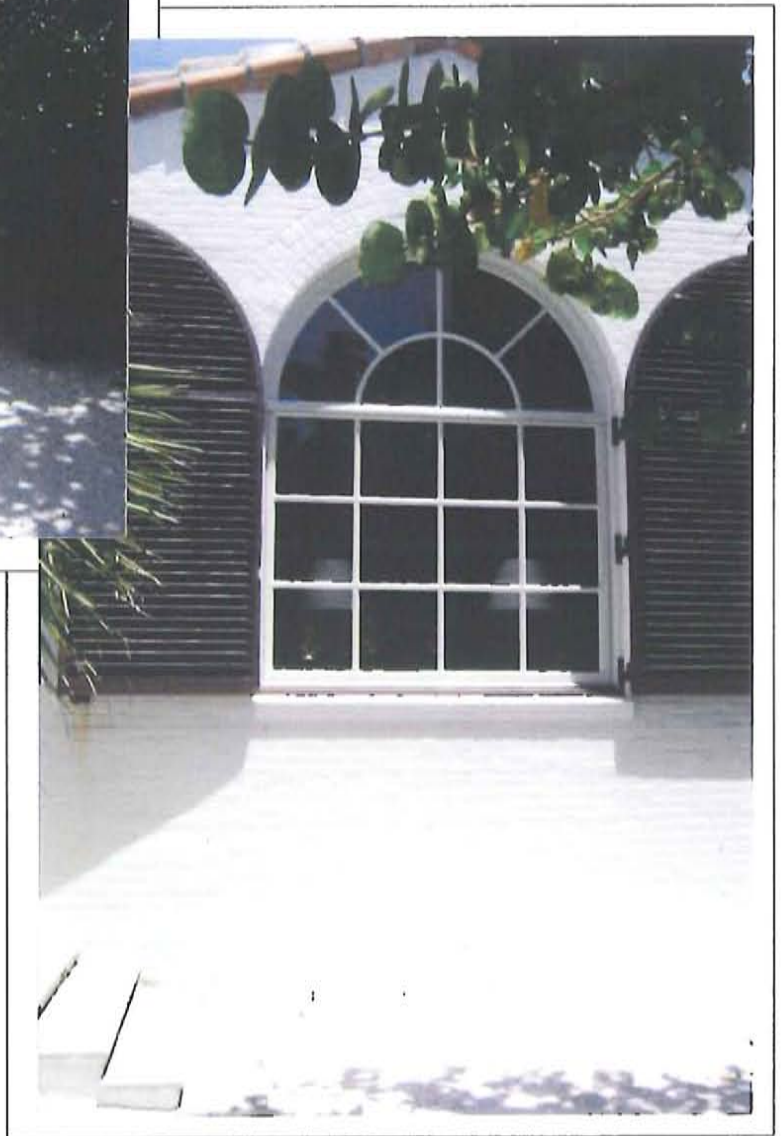


PHOTO 20 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 21 OF 49



PHOTO 22 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL

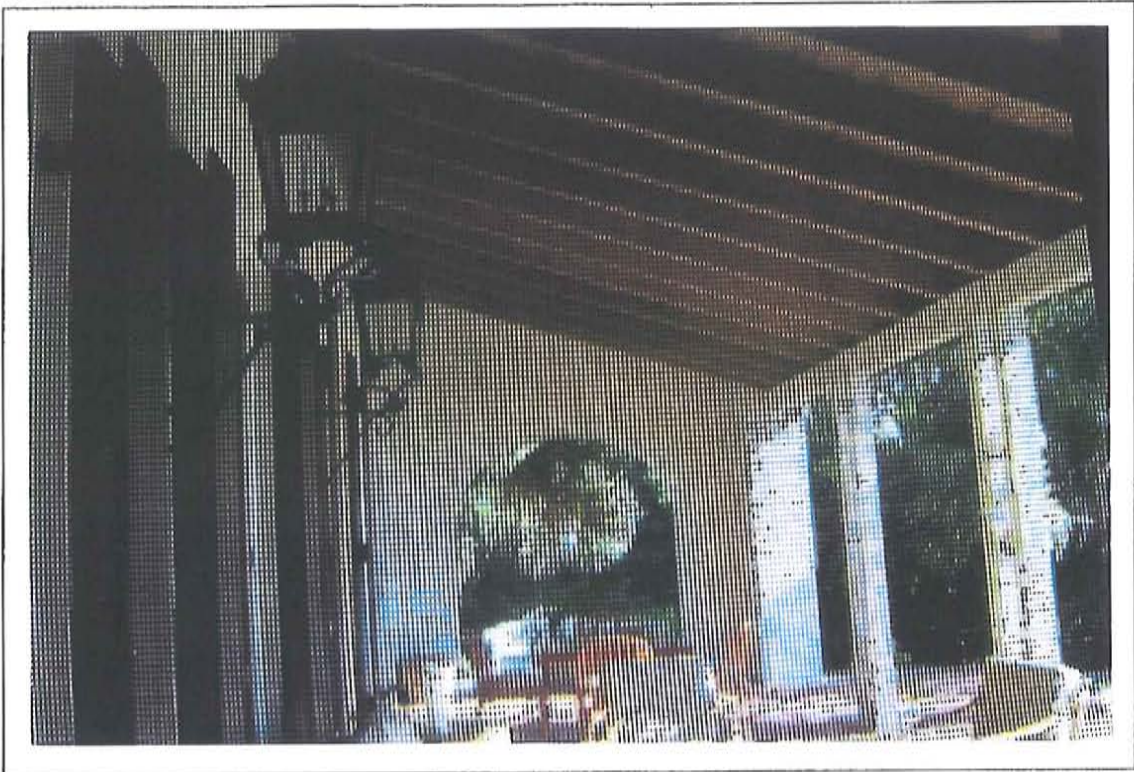


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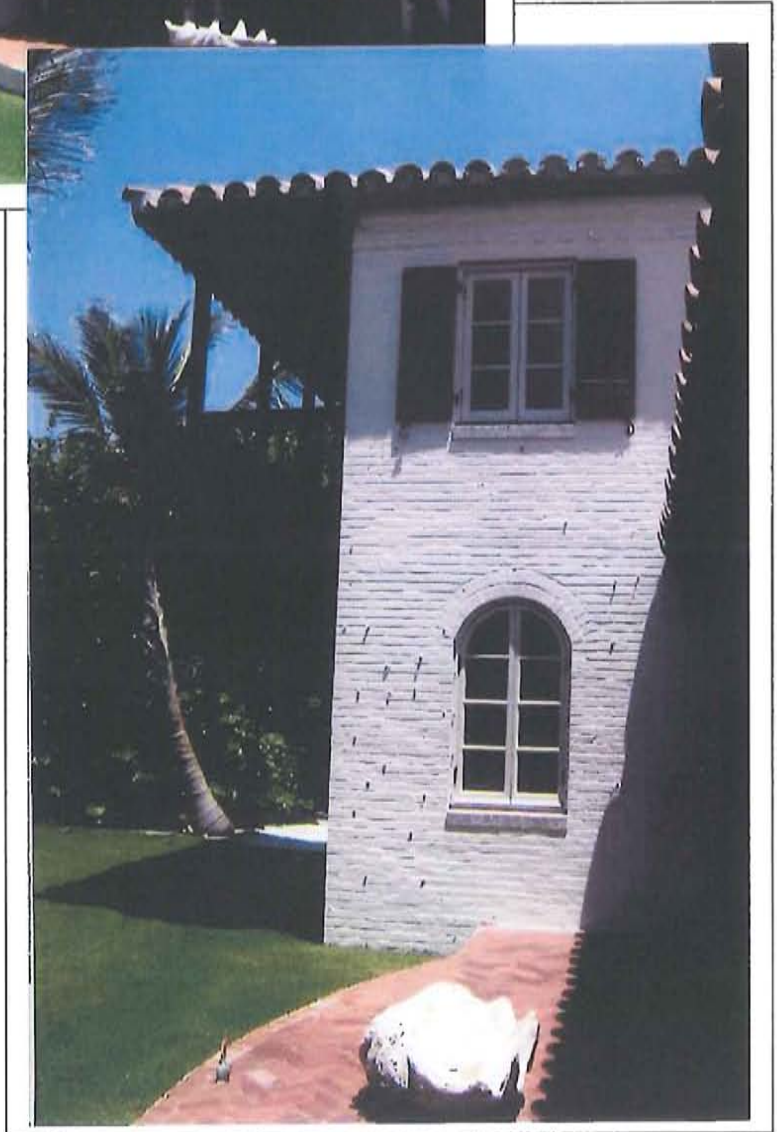
PHOTO 24 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 25 OF 49

PHOTO 26 OF 49



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL

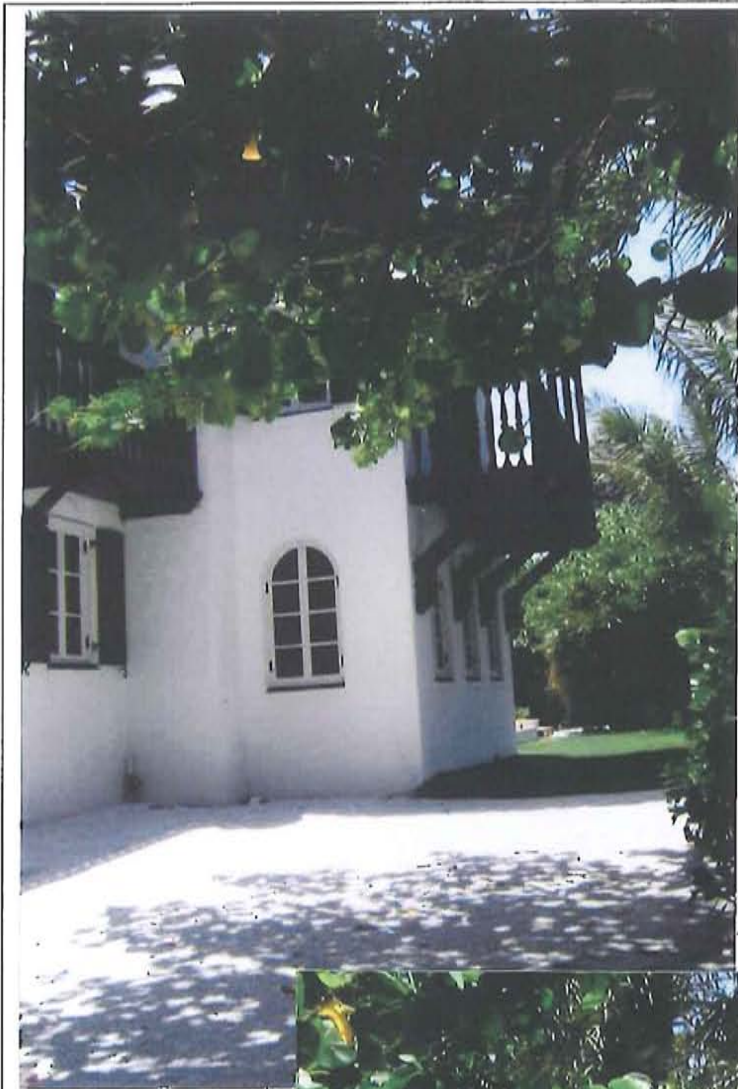


PHOTO 27 OF 49



PHOTO 28 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL

PHOTO 29 OF 49

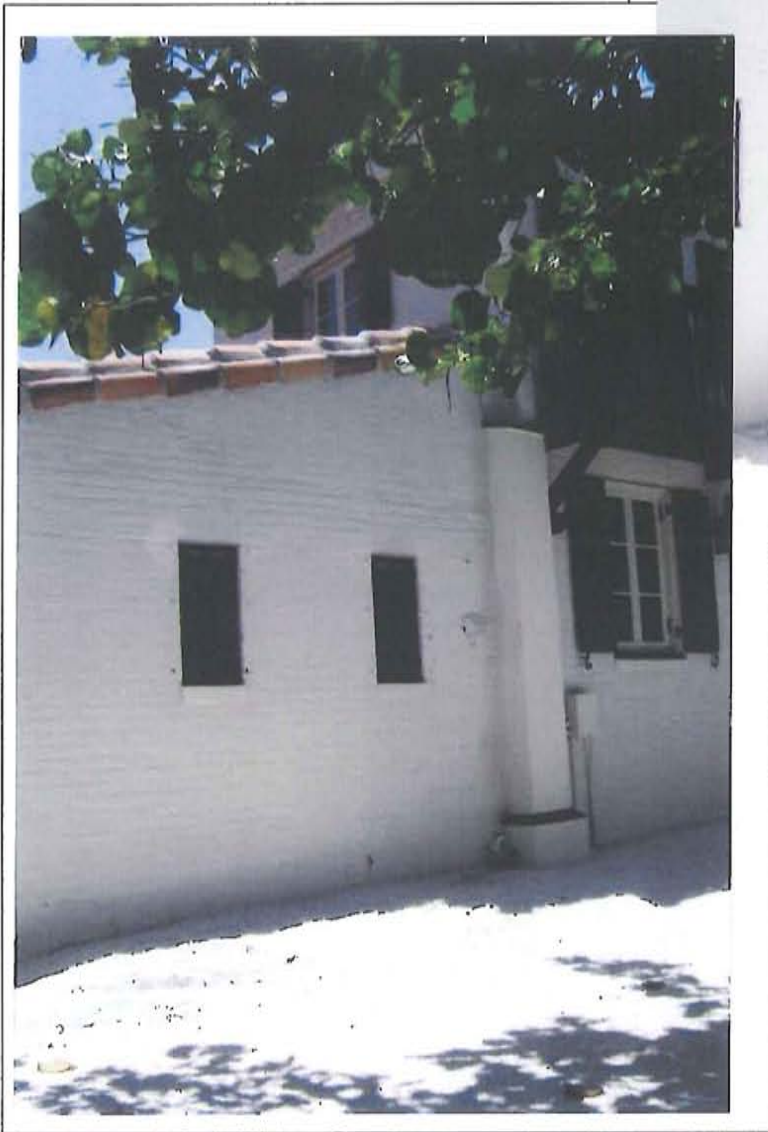
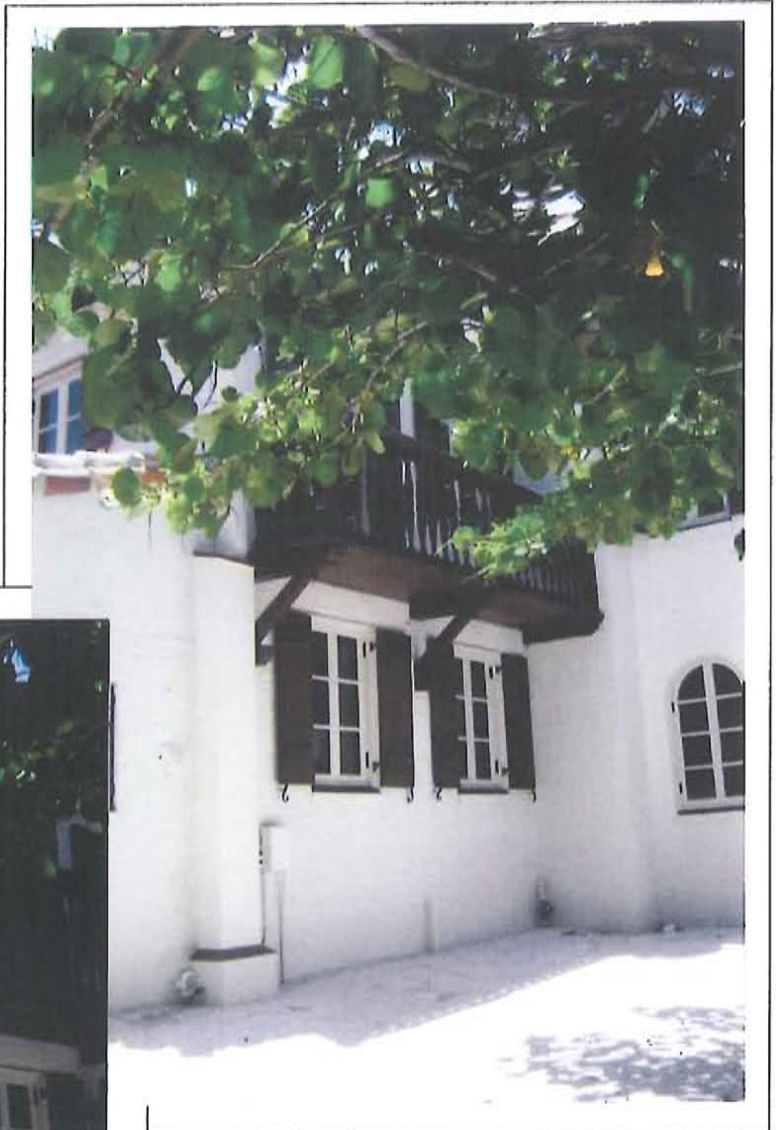


PHOTO 30 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 31 OF 49



PHOTO 32 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 33 OF 49

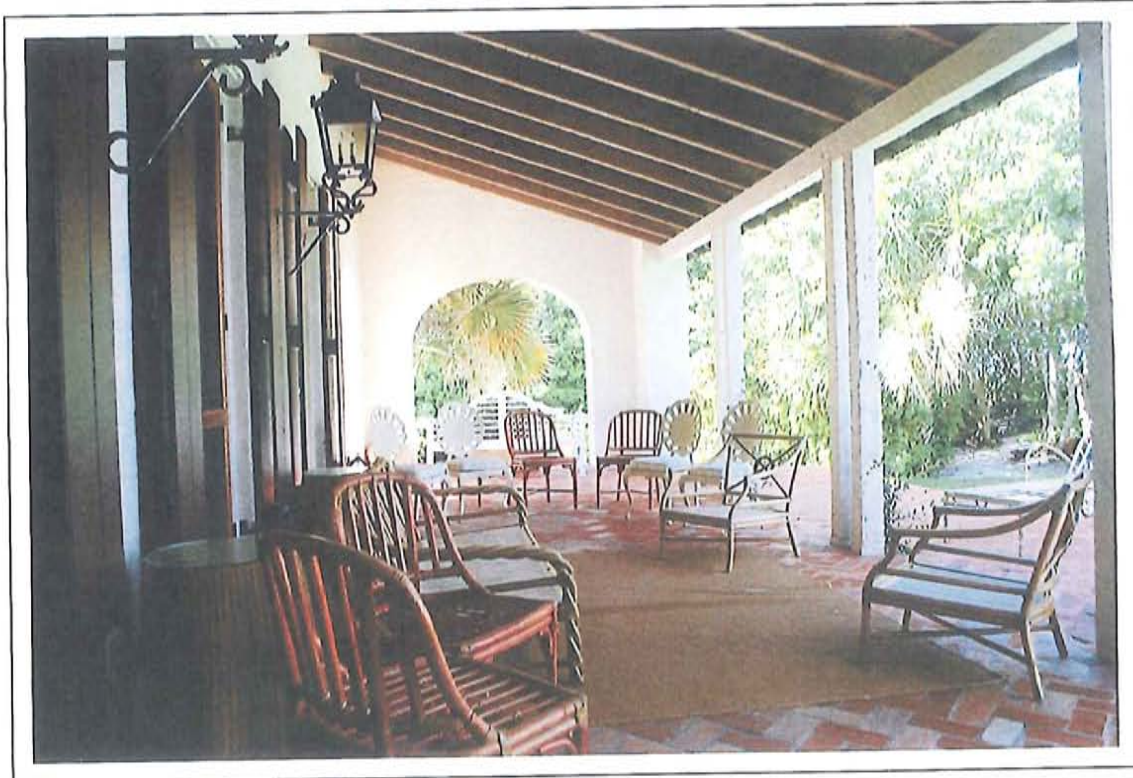


PHOTO 34 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 35 OF 49



PHOTO 36 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 37 OF 49



PHOTO 38 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 39 OF 49



PHOTO 40 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 41 OF 49

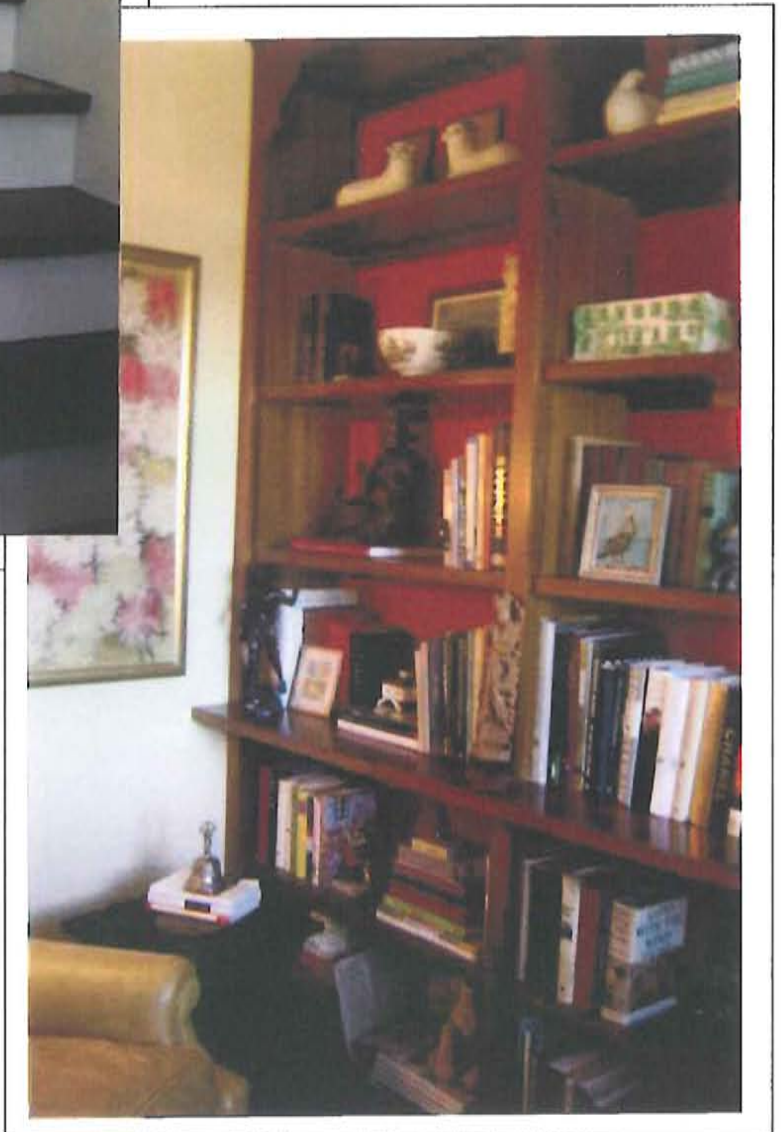


PHOTO 42 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL

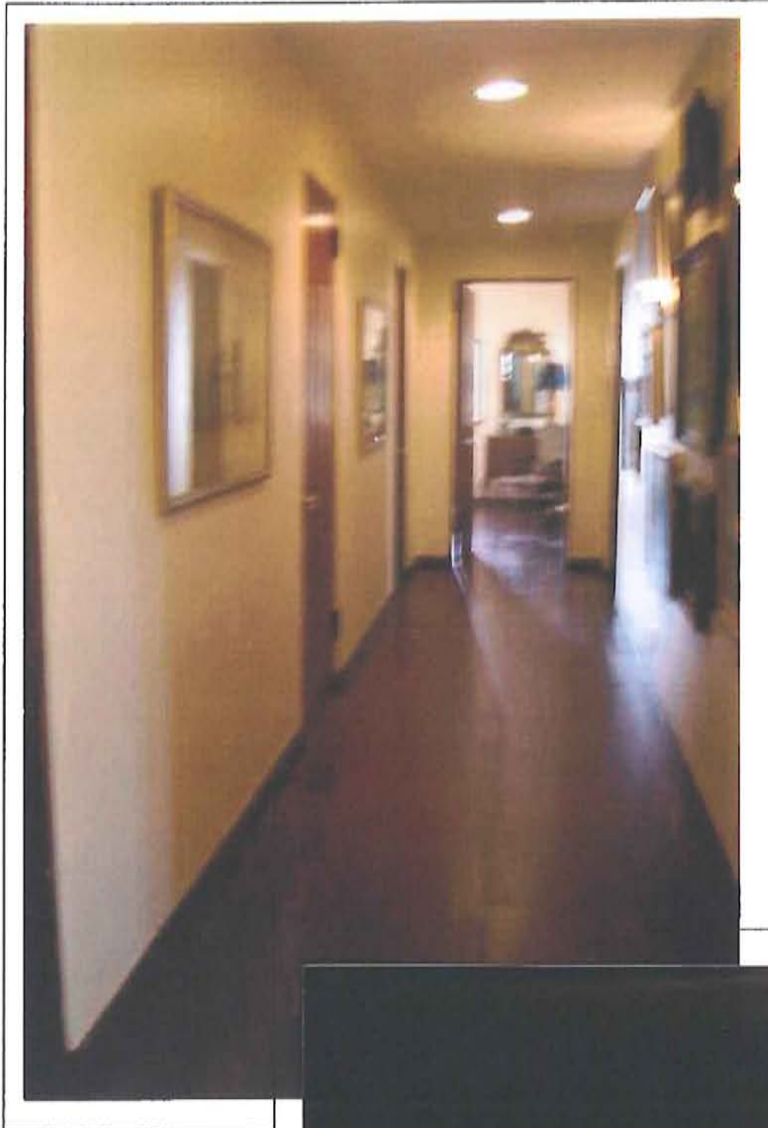


PHOTO 43 OF 49

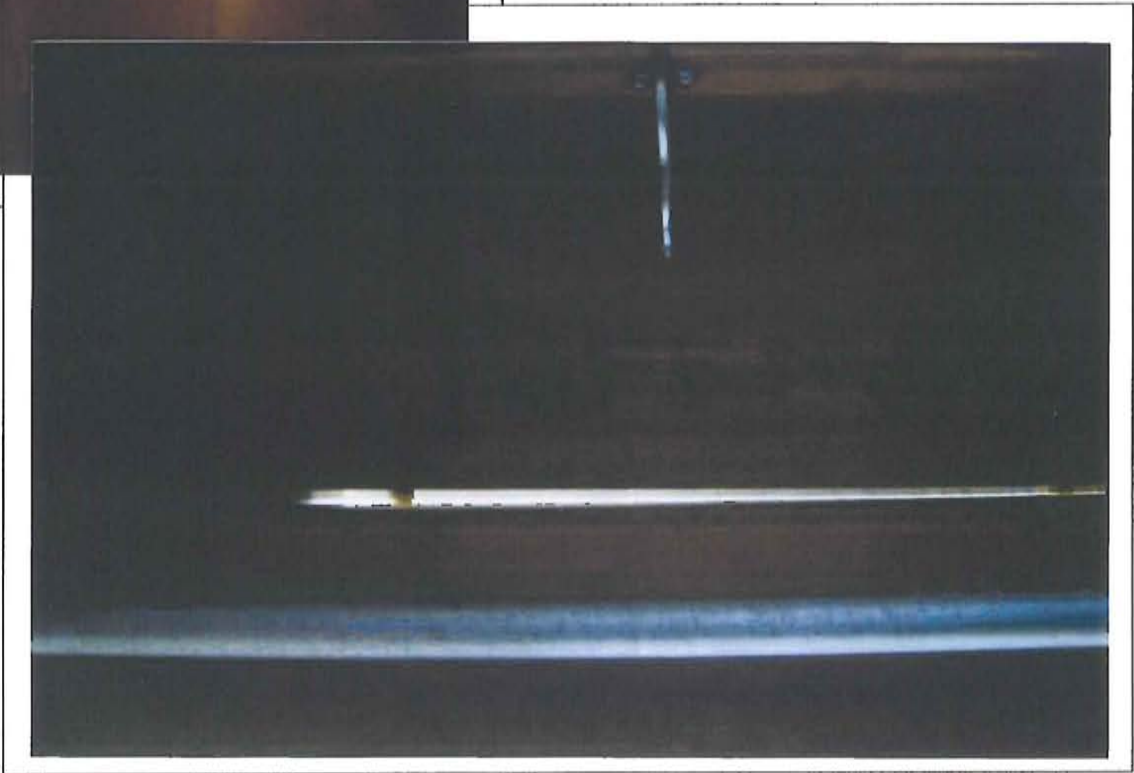


PHOTO 44 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 45 OF 49

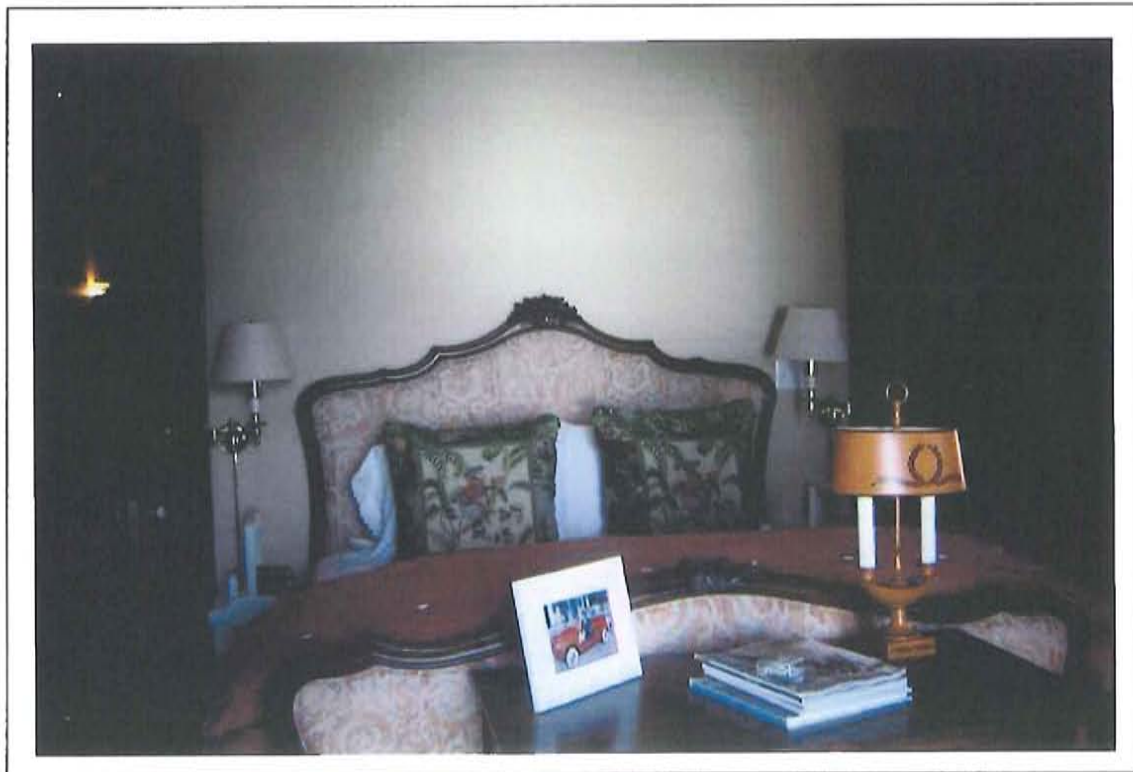


PHOTO 46 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL

PHOTO 47 OF 49

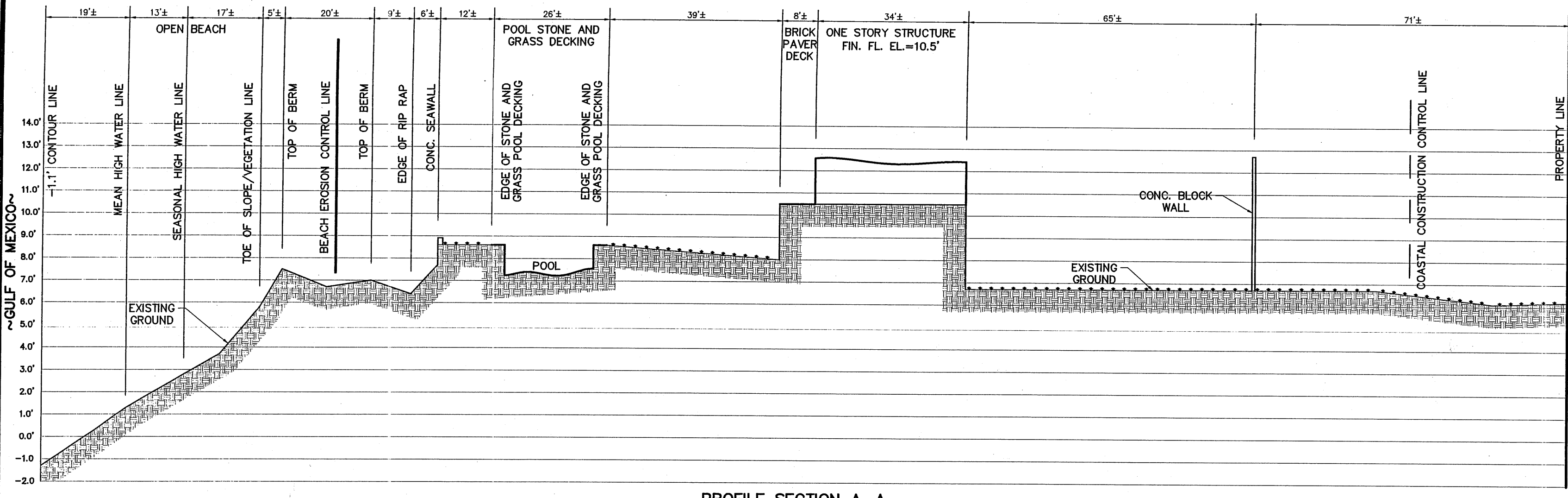


PHOTO 48 OF 49

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM FOR
LINDSLEY/KOCK WINTER HOME, BOCA GRANDE, FL



PHOTO 49 OF 49



PROFILE SECTION A-A
VERTICAL SCALE 1"=5'
HORIZONTAL SCALE 1"=20'

- ABBREVIATIONS:**
- A=Aluminum
 - Al=Aluminum
 - Appr.=Approximate
 - B.M.=Bench Mark
 - (C)=Calculated data
 - D=Diagonal dimension
 - D.B.=Ditch Bearing
 - C.M.=Concrete Monument
 - Conc.=Concrete
 - (D)=Deed data, Description data
 - D.E.P.=Department of Environmental Protection
 - D.N.R.=Department of Natural Resources
 - D.O.T.=Department of Transportation
 - Drain=Drainage
 - EI=Essential
 - Est.=Elevation
 - Fl.=Field data
 - Fl.=Finished Floor
 - Fnd.=Found
 - Gar.=Garage Floor
 - Inv.=Invert
 - L.S.=Land Surveying Business
 - L.S.=Land Surveyor
 - M=Measured data
 - M.H.W.L.=Mean High Water Line
 - M.P.=Metal Pipe
 - M.R.=Metal Rod
 - Mag.=Magnetic
 - N.A.V.D.=North American Vertical Datum 1988
 - N.G.V.D.=National Geodetic Vertical Datum 1929
 - N.O.=Official Records
 - (P)=Point data
 - P.C.=Point of Curvature
 - P.C.C.=Point of Compound Curvature
 - P.C.P.=Permanent Control Point
 - P.I.=Point of Intersection
 - P.K.=Point of Beginning
 - P.O.B.=Point of Beginning
 - P.O.C.=Point of Commencement
 - P.O.L.=Point on Line
 - P.R.C.=Point of Reverse Curvature
 - P.R.M.=Permanent Reference Monument
 - P.S.M.=Professional Surveyor and Mapper
 - P.T.=Point of Tangency
 - R=Radius
 - R/W=Right-of-way
 - S.F.=Square Feet
 - Sta.=Station
 - Struc.=Structure
 - T.B.M.=Temporary Bench Mark
 - Tie.=Tie
 - (U)=Unrecorded data
 - (U.S.S.)=United States Geodetic Survey
 - Util.=Utility
 - W.C.=Witness Corner
 - W.W.=Waterway
 - Wt. Cor.=Witness Corner
 - Wt. Cor.=Witness Corner
- LEGEND:**
- Found 4"x4" Concrete Monument (number noted if any)
 - Found No. 5 Rebar (D, noted if any)
 - Found P.K. Nail and Disc (D, noted if any)
 - Spot Elevation
 - Set 4"x4" Concrete Monument with Cap L.B. #3943
 - Set No. 5 Rebar with Cap L.B. #3943
 - Set Mag. Nail and Disc L.B. #3943
 - Utility Box
 - Utility Pole
 - Day Wire Anchor
 - Water Meter
 - Sewer Valve
 - Sewer Service
 - Fire Hydrant
 - Well/Monitor/Irrigation
 - Water Service
 - Sewer Cleanout
 - Sanitary Sewer Manhole
 - Storm Manhole
 - Miscellaneous Manhole
 - Electric Service
 - Electric Hand Hole/Manhole
 - Telephone Service
 - Telephone Riser/Hand Hole
 - Cable TV
 - Mail Box
 - Road Sign
 - Light Pole
 - Street Light Box
 - Ground Light
 - Backflow Preventer
 - Overhead Utility Line
 - Barbed Wire or Wire Fence
 - Chain Link Fence
 - Wooden Fence
 - Plastic Fence
 - Barbed Water Line
 - Barbed Telephone Line
 - Barbed Sanitary Sewer
 - Barbed Electric Line
 - Barbed Reuse Water Line
 - Barbed Gas Line
- Legend symbols are not to scale and are for graphic ID only.

GASPARILLA ISLAND, LEE COUNTY, FLORIDA BEACH EROSION CONTROL LINE (PLAT BOOK 73 PAGES 41 THROUGH 47, LEE COUNTY FLORIDA)

APPROX. 1/2" CONTOUR LINE (N.A.V.D. 1988)

APPROX. MEAN HIGH WATER LINE (N.A.V.D. 1988)

APPROX. SEASONAL HIGH WATER LINE (N.A.V.D. 1988)

APPROX. TOP OF BANK

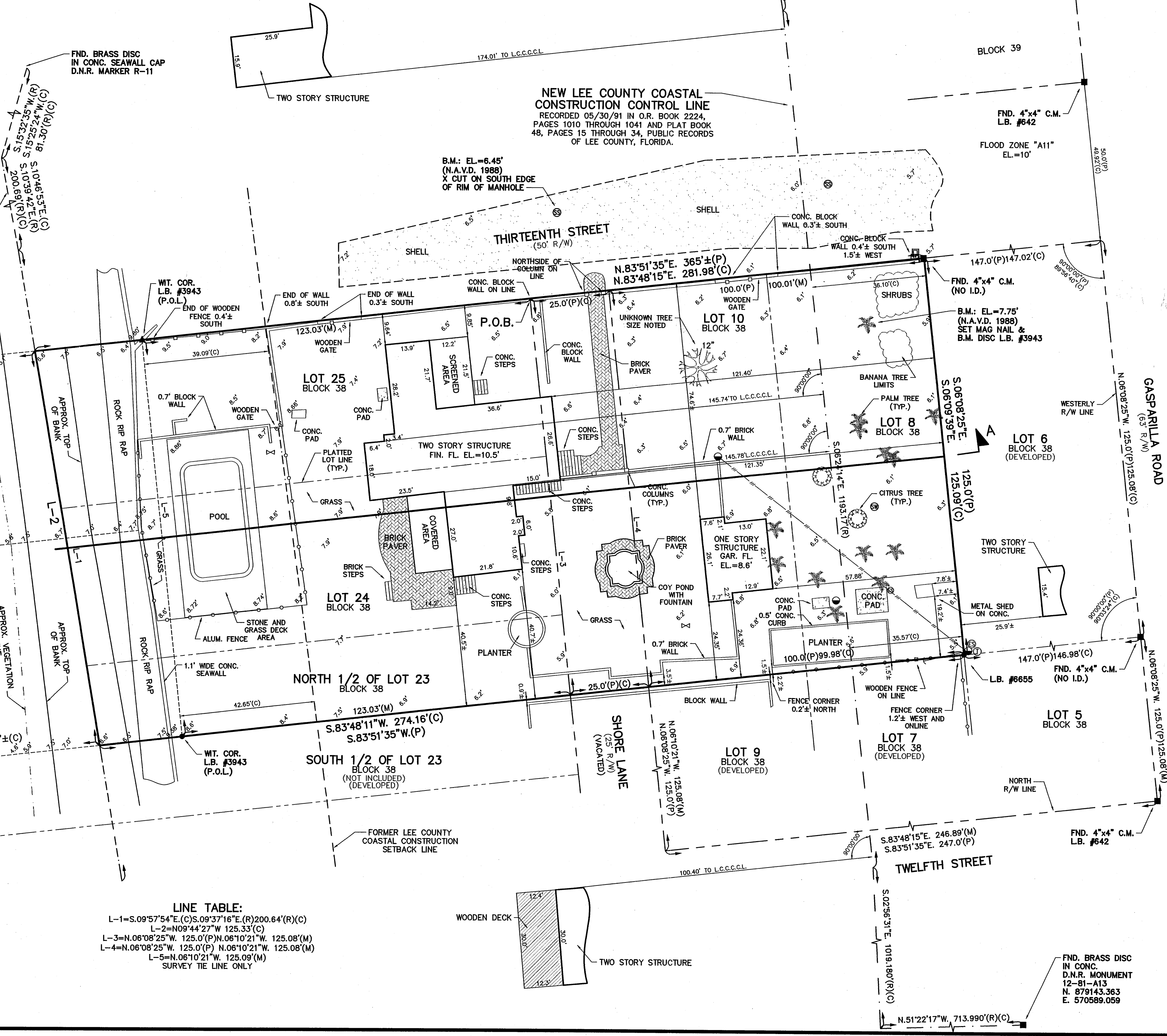
APPROX. VEGETATION

APPROX. TOP OF RIP RAP

APPROX. TOP OF BERM

LINE TABLE:

L-1-S.09°57'54"E.(C)S.09°37'16"E.(R)200.64'(R)(C)
L-2=N09°44'27"W.125.33'(C)
L-3=N.06°08'25"W.125.0'(P)N.06°10'21"W.125.08'(M)
L-4=N.06°08'25"W.125.0'(P)N.06°10'21"W.125.08'(M)
L-5=N.06°10'21"W.125.09'(M)
SURVEY TIE LINE ONLY



DESCRIPTION:
THE LOTS NUMBERED EIGHT, TEN, TWENTY-FOUR AND TWENTY-FIVE AND THE NORTHERLY ONE-HALF OF LOT NUMBERED TWENTY-THREE, IN BLOCK NUMBERED THIRTY-EIGHT IN THAT CERTAIN SUBDIVISION KNOWN AS "REVISED PLAT OF BOCA GRANDE, LEE COUNTY, FLORIDA", ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, IN PLAT BOOK 7, AT PAGES 1 AND 1A.

AND

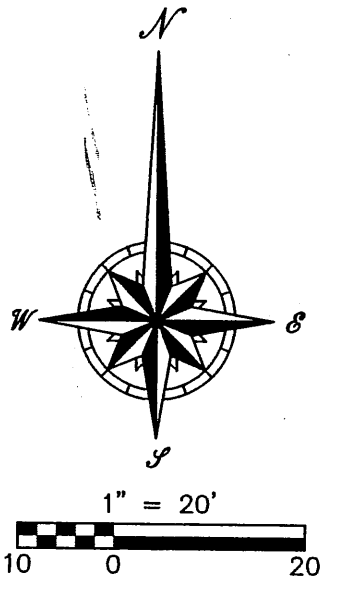
THE PART OF BLOCK 38 IN THAT CERTAIN SUBDIVISION KNOWN AS "REVISED PLAT OF BOCA GRANDE, LEE COUNTY, FLORIDA", AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 1 AND 1A IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 25 OF SAID BLOCK 38, THENCE EAST 25 FEET TO THE NORTHWEST CORNER OF LOT 10 OF SAID BLOCK; THENCE SOUTHERLY ALONG THE WESTERLY SIDE OF SAID LOT, 125 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE WEST 25 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 23 OF SAID BLOCK; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 23, 24 AND 25 TO THE POINT OF BEGINNING, SAME BEING THAT PORTION OF AN ABANDONED EASEMENT KNOWN AS "SHORE LANE" WHICH LIES IMMEDIATELY WEST OF SAID LOT 10 OF BLOCK 38.

SURVEYOR'S NOTATIONS:

- FLOOD ZONE: "A11", (EL.=10') PER FLOOD INSURANCE RATE MAPS, COMMUNITY NO. 125124, PANEL NO. 00138, DATED 05/05/03. (N.G.V.D. 1929)
- ELEVATIONS ARE BASED ON N.A.V.D. 1988, UNLESS OTHERWISE NOTED.
- BASE B.M.: D.N.R. MONUMENT 12-81-A11-2 AT EAST SIDE OF GASPARILLA ROAD & TWENTY-FIRST STREET, BEING EL. = 3.56'
- BEARINGS ARE BASED ON LEE COUNTY COASTAL CONSTRUCTION CONTROL LINE, AS REFERENCED TO THE WESTERLY R/W LINE OF GASPARILLA ROAD, BEING N.06°08'25"W.
- NO TITLE INFORMATION WAS PROVIDED REGARDING THE APPARENT VACATION OF SHORE LANE.
- THIS SURVEY REFLECTS A FIELD SURVEY WHICH COMPLIES WITH RULE 16B-33.0081 FLORIDA ADMINISTRATIVE CODE.
- THE APPROXIMATE MEAN HIGH WATER LINE SHOWN HEREON WAS NOT BASED ON A TIDAL STUDY BY THIS FIRM AND DOES NOT REPRESENT A BOUNDARY LINE AS DEFINED IN CHAPTER 177 PART II, OF THE FLORIDA STATUTES, AND IS APPROXIMATE IN ITS LOCATION FOR THE PURPOSE OF THIS SURVEY.
- COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES BASED ON THE FLORIDA WEST ZONE 83/90 ADJUSTMENT.

PREPARED FOR THE EXCLUSIVE USE OF:
CRAIG JOHNSON AND KATHY JOHNSON;
ICON BANK OF TEXAS, N.A.;
LANDMARK TITLE OF FLORIDA, INC.;
STEVEN L. CRAIG ESQ.;
FIDELITY NATIONAL TITLE INSURANCE COMPANY.



SURVEYOR'S CERTIFICATE:
This sketch of survey represents the results of a field survey prepared under my direction, and is true and correct to the best of my knowledge and belief and has only been prepared to comply with Minimum Technical Standards effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 472.027, Florida Statutes, pursuant to Chapter 1705, Florida Administrative Code. Subject to all notes and notations shown hereon.

DMK ASSOCIATES, INC.
01/18/13
DATE OF FIELD SURVEY

DATE OF SIGNATURE _____

BY: WARREN (BARRY) McLEOD
Professional Surveyor and Mapper
Florida Licensed Surveyor No. 4855
Land Surveying Business No. 3943
File No. 13-0010

DMK ASSOCIATES, INC.
ENGINEERS & SURVEYORS
4315 S. Access Road
Englewood, Florida 34224
TEL: (941) 475-6566 FAX: (941) 474-5860
Date: 01/28/13 Field Book: 12-08
Scale: NOTED Plot: 13-0010.dwg Drawn By: DMK Checked By: JRM

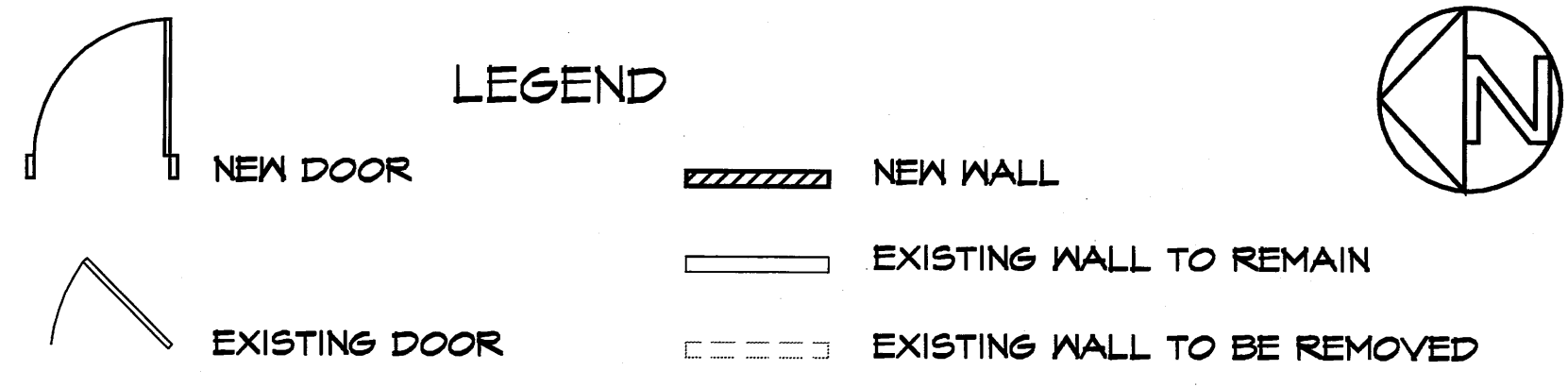
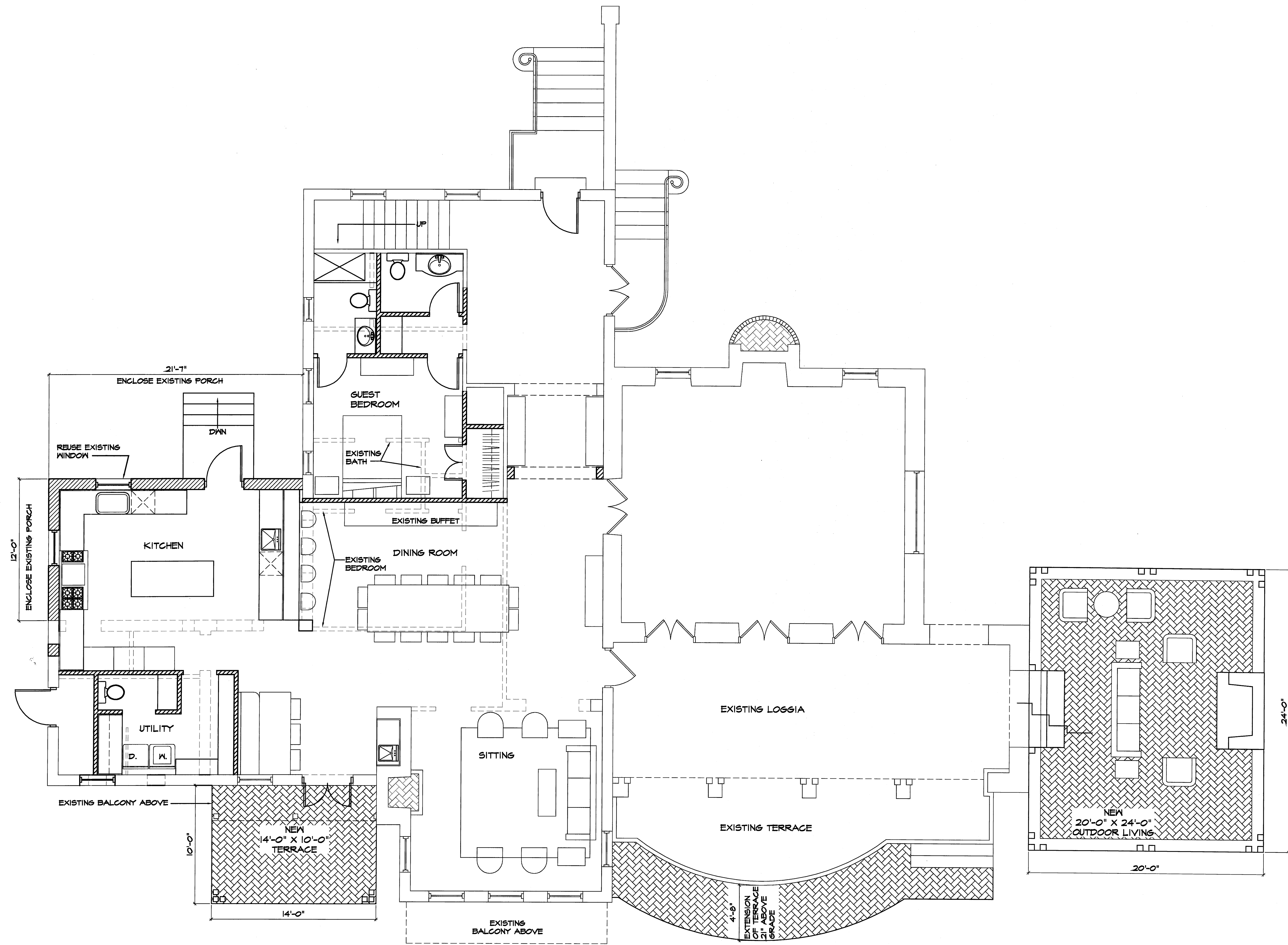
DMK

Job No. _____
Revision _____
Date _____
Drawn By _____
Checked By _____

NOTE: The undersigned and DMK Associates, Inc. do not guarantee or assume any liability for easements, flood zones, or similar matters which are not physically on-site, shown on record plat, or provided matters of title. Unless otherwise noted, this survey was prepared by the undersigned and the matters of title shown on record plat should be referred to the title commitment of Block 38, as shown on record plat, and the matters of title shown on record plat should be referred to the title commitment of Block 38, as shown on record plat.

Boundary and Topographic
Accuracy Standard:
Suburban
Expected Survey Use:
Construction

1 of 1



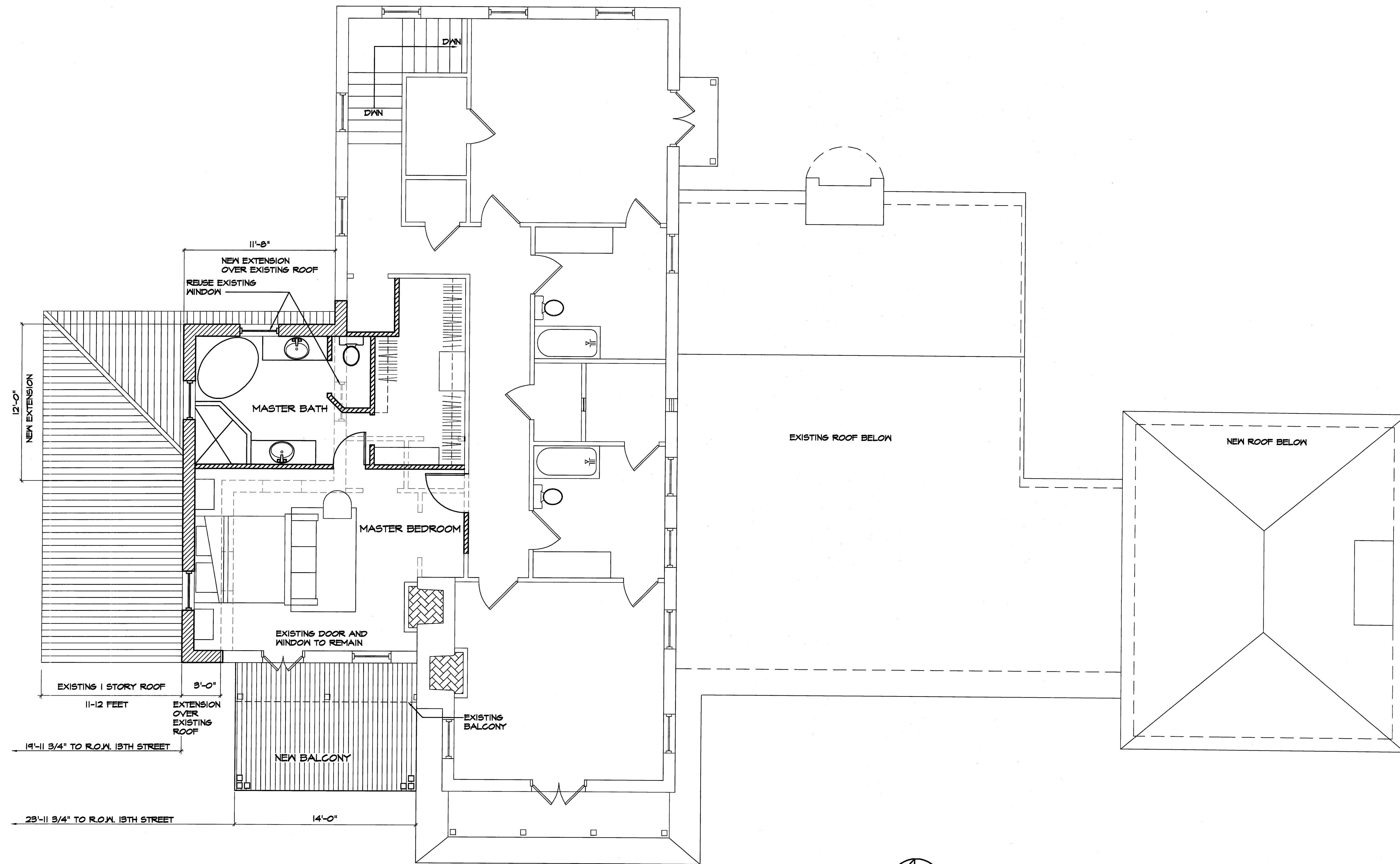
**EXISTING MAIN HOUSE
FIRST FLOOR PLAN**

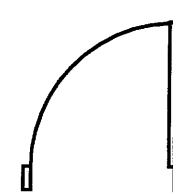




1/4" = 1'-0"
 EXISTING (FIRST & SECOND FLOOR) CONDITIONED SPACE: 4,085 S.F.
 PROPOSED (FIRST & SECOND FLOOR) ADDITION CONDITIONED SPACE: 441 S.F.
 TOTAL CONDITIONED SPACE: 4,526 S.F.

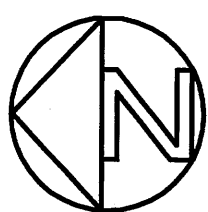
Johnson Residence Addition and New House
 1300 Thirteenth Street
 Boca Grande, FL 33921

**FENTON
ASSOCIATES
ARCHITECTS**
 ARCHITECTS, AIA, PLANNERS

A-1
 FLOOR PLAN
 FEB. 1, 2013



- LEGEND**
-  NEW DOOR
 -  EXISTING DOOR
 -  NEW WALL
 -  EXISTING WALL TO REMAIN
 -  EXISTING WALL TO BE REMOVED

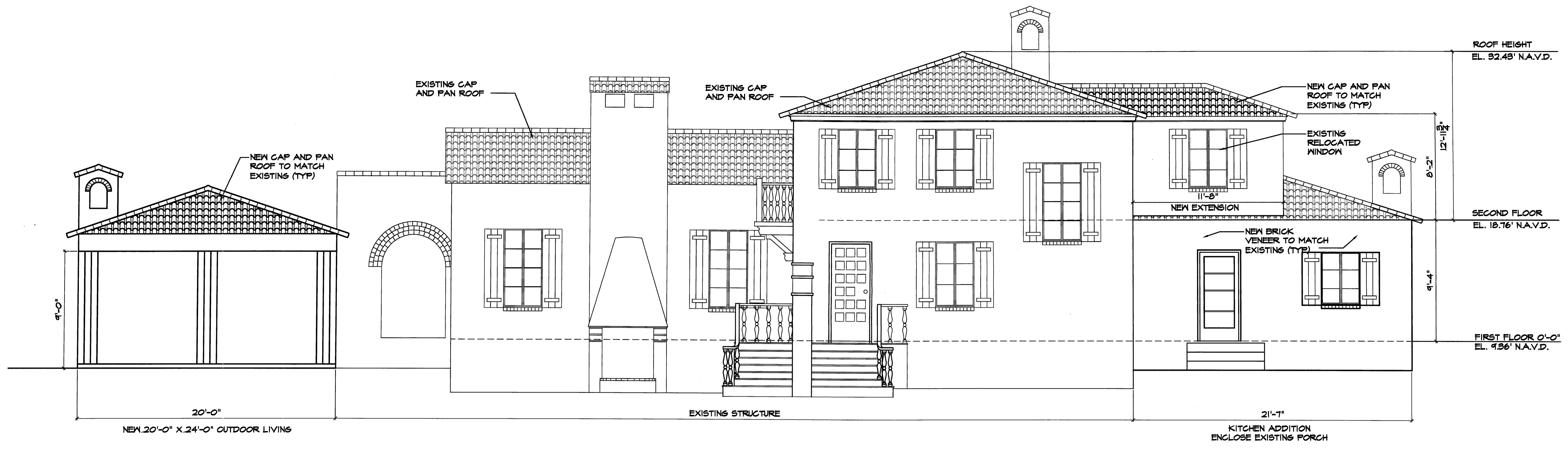


**EXISTING MAIN HOUSE
SECOND FLOOR PLAN**
1/4"=1'-0"

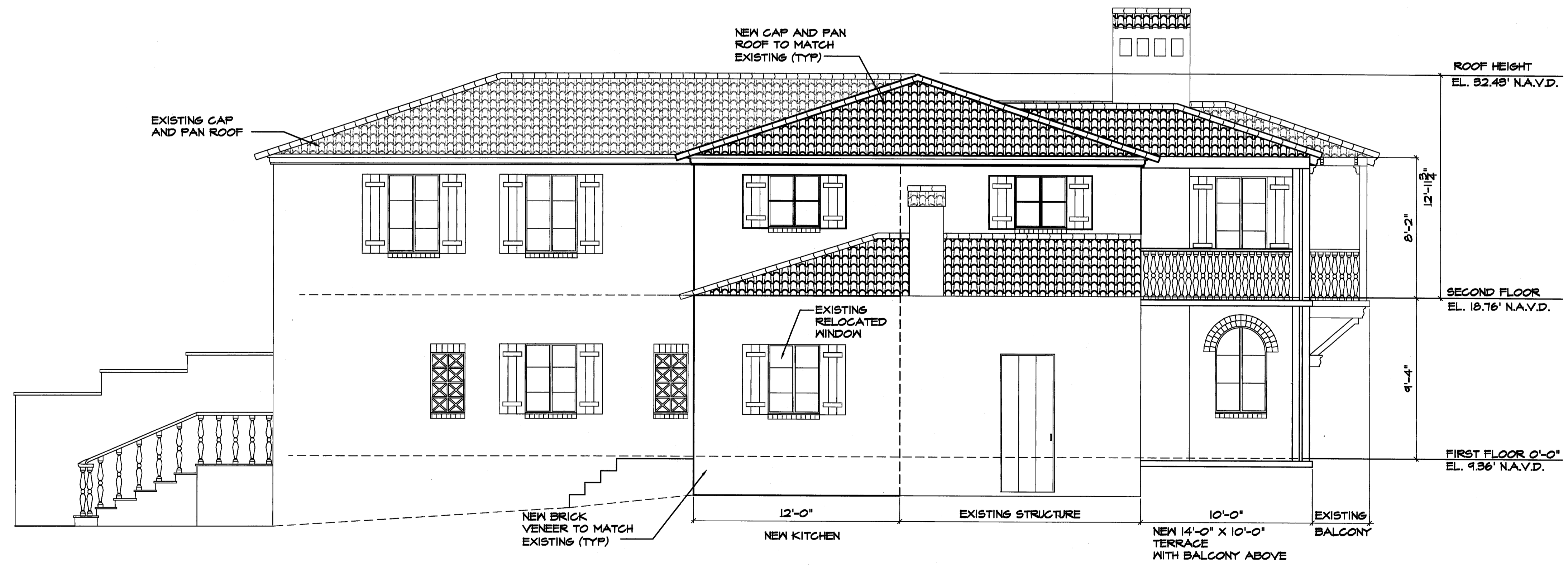
EXISTING (FIRST & SECOND FLOOR) CONDITIONED SPACE: 4,085 S.F.
PROPOSED (FIRST & SECOND FLOOR) ADDITION CONDITIONED SPACE: 441 S.F.
TOTAL CONDITIONED SPACE: 4,526 S.F.

Johnson Residence Addition and New House
 1300 Thirteenth Street
 Boca Grande, FL 33921

**FENTON
ASSOCIATES
ARCHITECTS**
 ARCHITECTS, AIA, PLANNERS
A-2
 FLOOR PLAN
 FEB. 1, 2013



EAST ELEVATION
1/4"=1'-0"

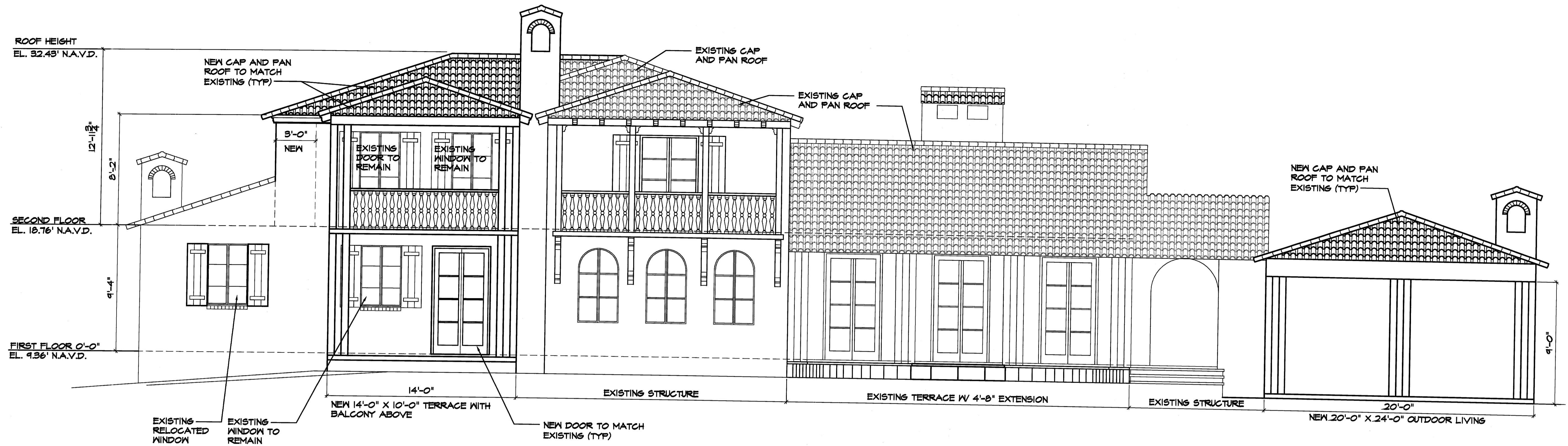


NORTH SIDE ELEVATION
1/4"=1'-0"

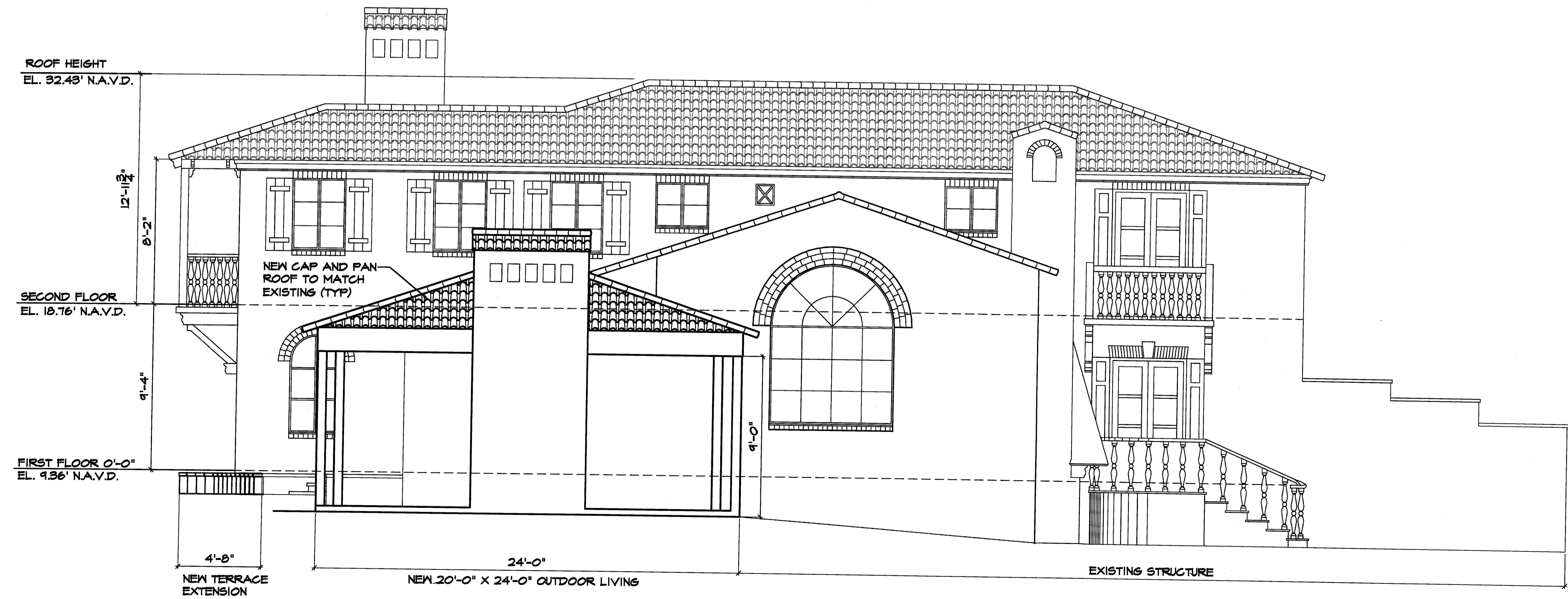
Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA PLANNERS

A-3 BUILDING ELEVATIONS
FEB. 1, 2013



WEST ELEVATION
1/4"=1'-0"

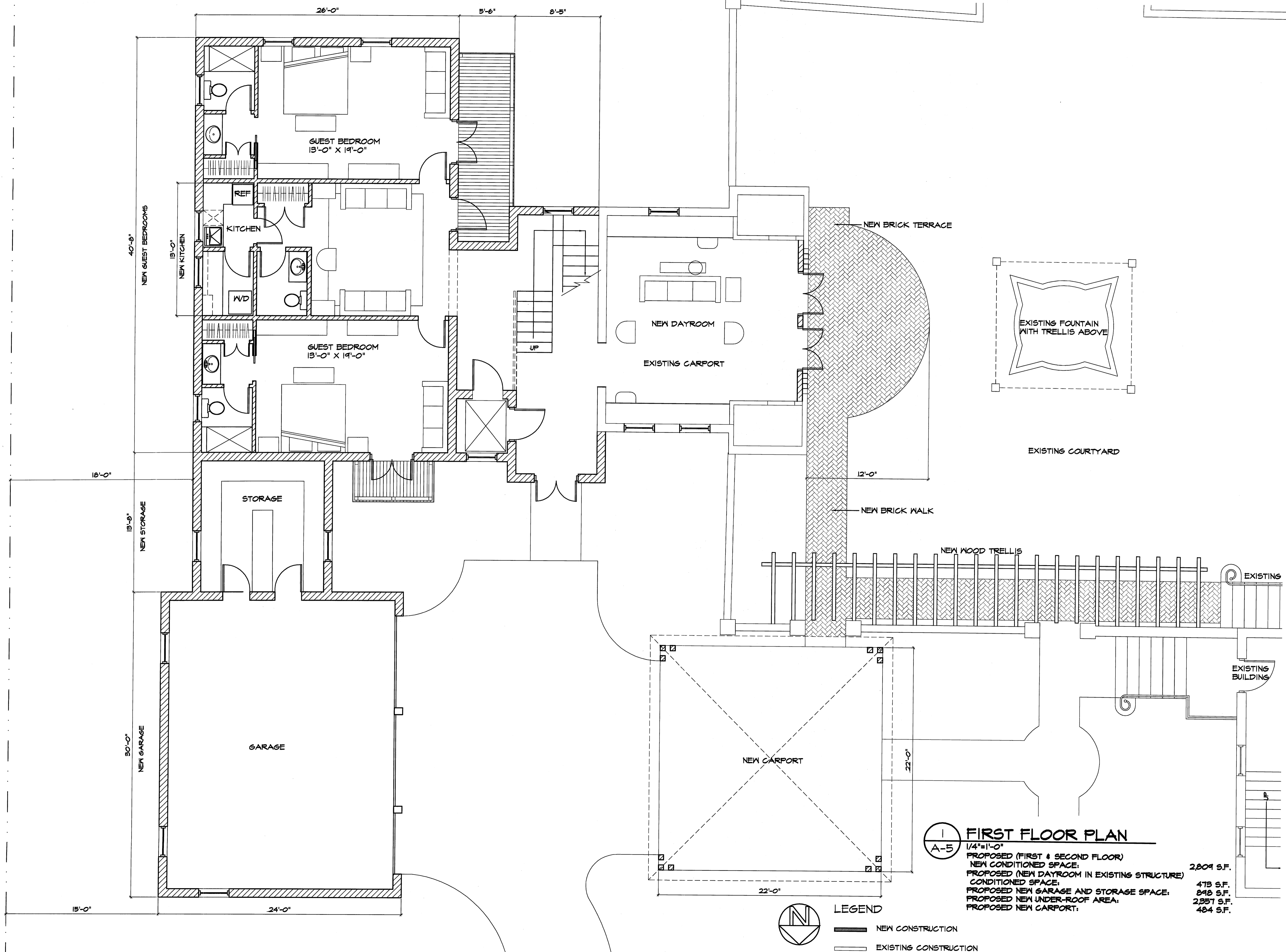


SOUTH SIDE ELEVATION
1/4"=1'-0"

Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921


FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA, PLANNERS

A-4
BUILDING ELEVATIONS
FEB. 1, 2018



1 FIRST FLOOR PLAN

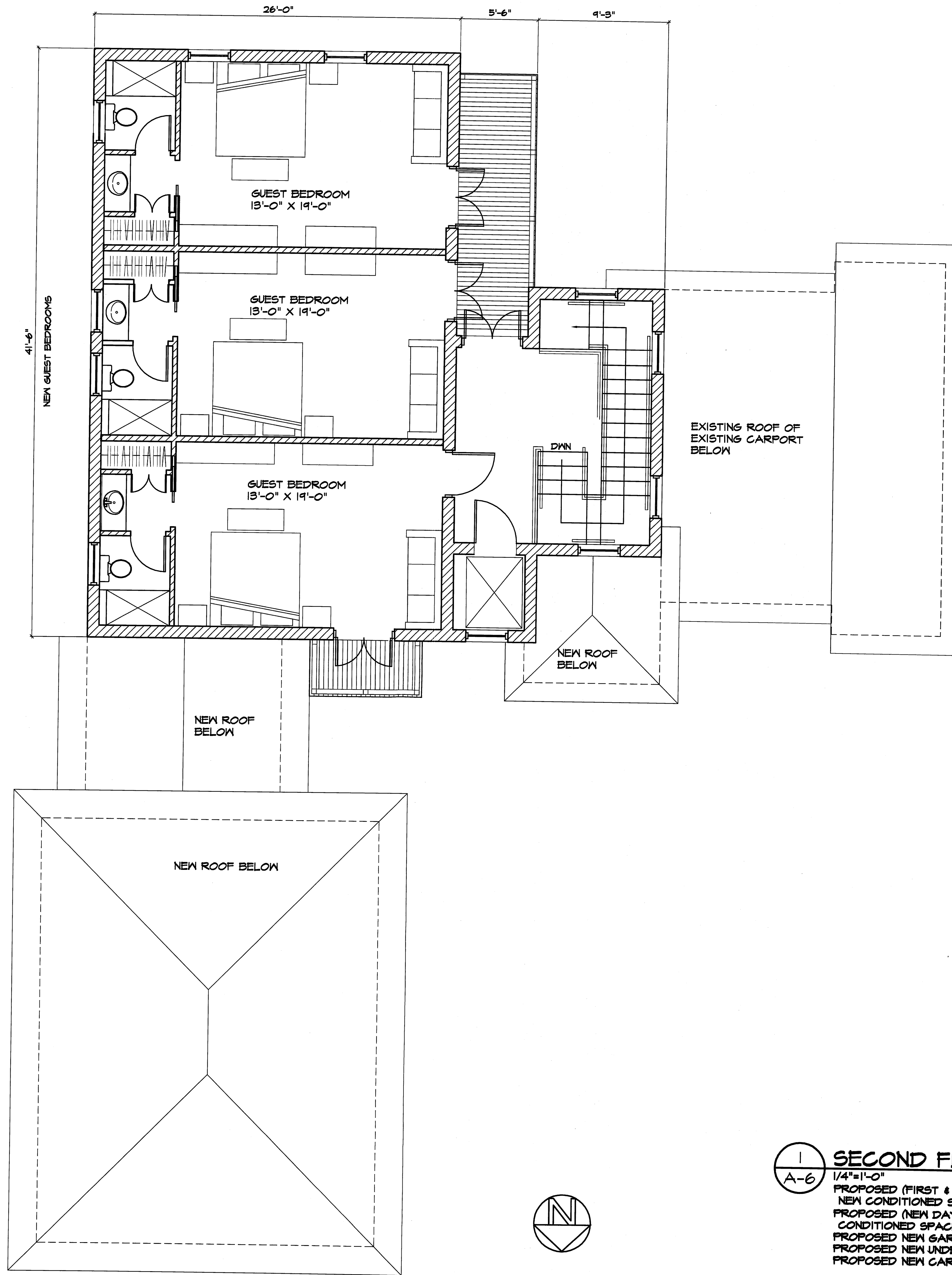
1/4"=1'-0"
 PROPOSED (FIRST & SECOND FLOOR)
 NEW CONDITIONED SPACE: 2,804 S.F.
 PROPOSED (NEW DAYROOM IN EXISTING STRUCTURE)
 CONDITIONED SPACE: 475 S.F.
 PROPOSED NEW GARAGE AND STORAGE SPACE: 848 S.F.
 PROPOSED NEW UNDER-ROOF AREA: 2,357 S.F.
 PROPOSED NEW CARPORT: 484 S.F.

LEGEND
 NEW CONSTRUCTION
 EXISTING CONSTRUCTION

Johnson Residence Addition and New House
 1300 Thirteenth Street
 Boca Grande, FL 33921

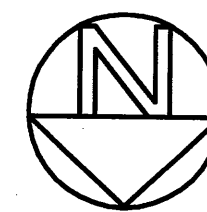
FENTON ASSOCIATES ARCHITECTS
 ARCHITECTS, AIA, PLANNERS

A-5 FLOOR PLAN
 FEB. 1, 2013



1
A-6 **SECOND FLOOR PLAN**
1/4"=1'-0"

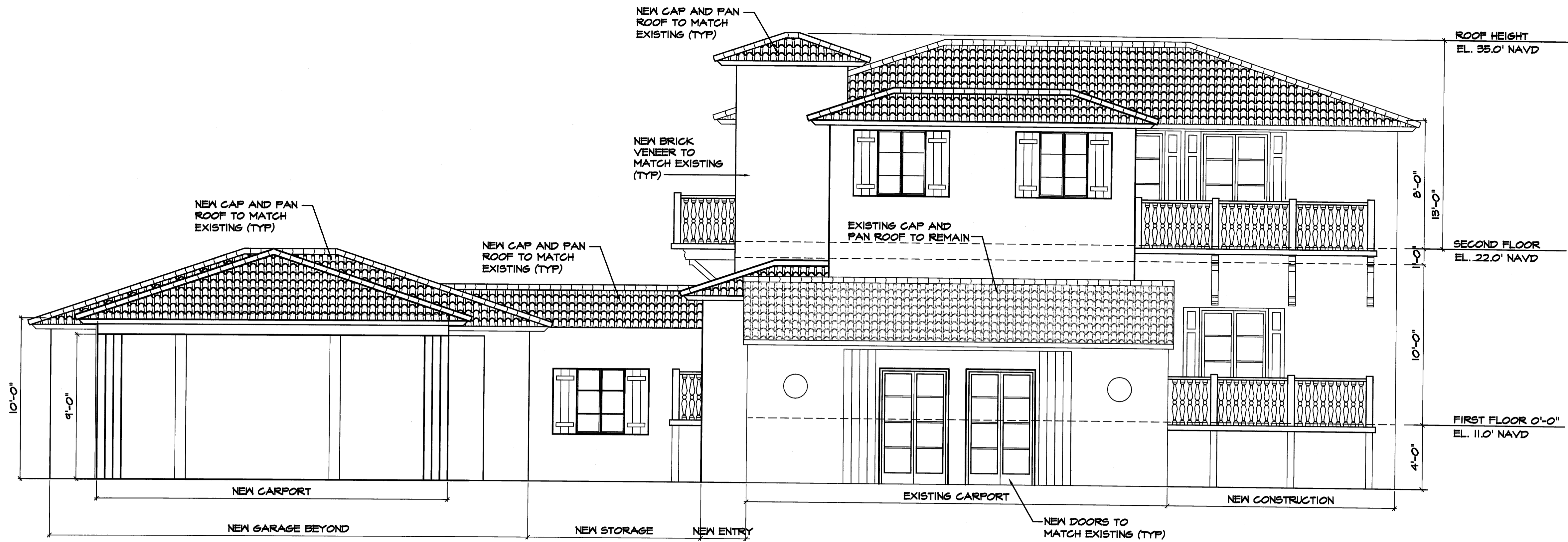
PROPOSED (FIRST & SECOND FLOOR)
NEW CONDITIONED SPACE: 2809 S.F.
PROPOSED (NEW DAYROOM IN EXISTING STRUCTURE)
CONDITIONED SPACE: 478 S.F.
PROPOSED NEW GARAGE AND STORAGE SPACE: 848 S.F.
PROPOSED NEW UNDER-ROOF AREA: 2,957 S.F.
PROPOSED NEW GARPORT: 484 S.F.



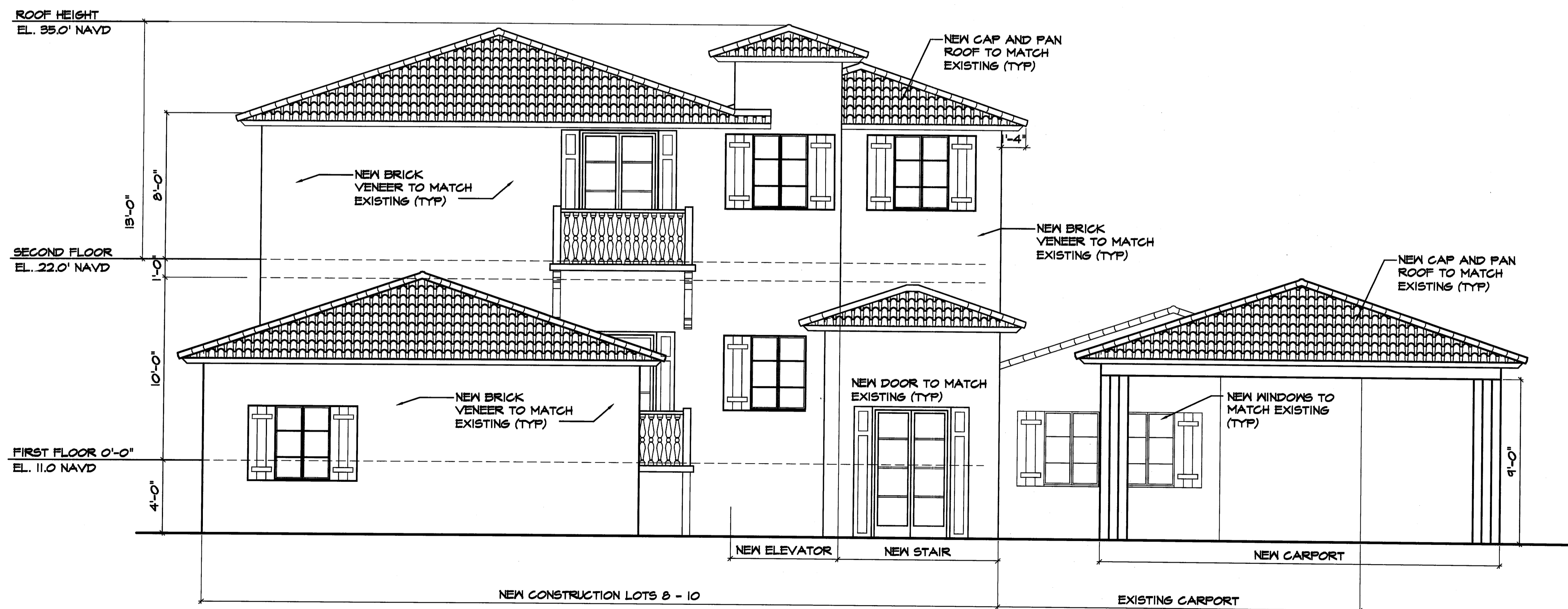
Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA, PLANNERS

A-6
FLOOR PLAN
FEB. 1, 2013



WEST ELEVATION
1/4"=1'-0"

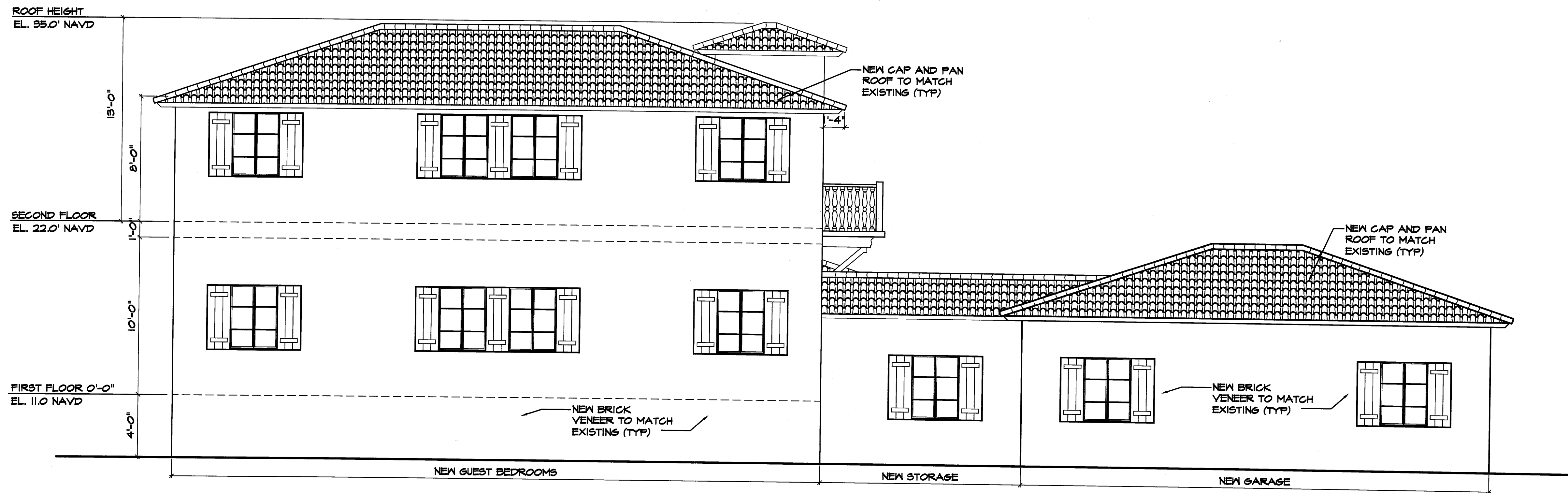


NORTH ELEVATION
1/4"=1'-0"

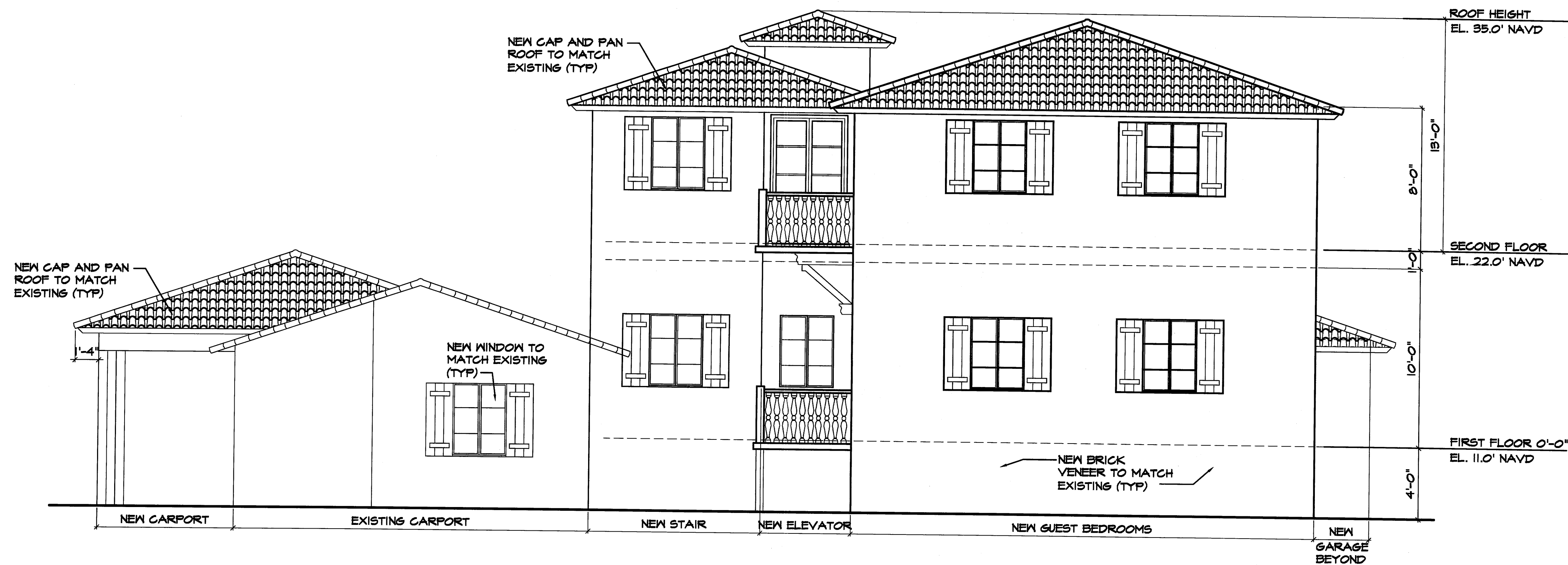
Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA, PLANNERS

A-7 BUILDING ELEVATIONS
FEB. 1, 2013



EAST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"

Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA, PLANNERS

A-8 BUILDING ELEVATIONS
FEB. 1, 2013