



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

**WEDNESDAY, SEPTEMBER 3, 2014**

**10:00 AM**

**AGENDA**

For public review, back up materials for the cases are available at the Johann Fust Community Library, 1040 West 10<sup>th</sup> Street, Boca Grande, starting August 26, 2014

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of 6/18/2014 Minutes**
- 3. Request to File Historic Designations amending Boca Grande Historic Dist HD 90-05-01**  
**Change in status from contributing to non-contributing**
  - A. HDC2014-00003 16 Gilchrist LLC 271 Gilchrist Ave. (qualifies as noncontributing).
  - B. HDC2014-00004 Wagschal 460 4<sup>th</sup> St E (qualifies as noncontributing)**Change in status from non-contributing to contributing in HD 90-05-01 Boca Grande Historic Dist**
  - C. HDC2014-00005 Treece 342 Palm Ave (relocated historic house; qualifies as contributing)
  - D. HDC2014-00006 Regnery 1170 11<sup>th</sup> St (relocated historic house; qualifies as contributing)
  - E. HDC2014-00007 Joiner 381 Tarpon Ave. (historic house qualifies as contributing)
  - F. HDC2014-00008 870 East Railroad LLC 870 E. Railroad Ave (relocated historic house; qualifies as contributing)
  - G. HDC2014-00009 Ross 371 Gilchrist Ave (historic house qualifies as contributing)
  - H. HDC2014-00010 360 Park Ave LLC 360 Park Ave (historic building qualifies as contributing)**Amend STRAP number and legal description in HD 90-05-01 Boca Grande Historic District**
  - I. HDC2014-00011 Boca Commercial Partners, 354 Park Ave (continues as non-contributing)
- 4. Items by the Public; Committee Members; Staff**

Gilchrist Neighborhood Association presentation of the report "Historic Context Boca Grande Lee County Florida Gilchrist Ave" prepared by ACI August 2014.
- 5. Adjournment – Next Meeting Date: To be determined**

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Boca Grande Historic Preservation Board meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or [jmiller@leegov.com](mailto:jmiller@leegov.com)). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

The agenda can be accessed at the following link approximately 7 days prior to the meeting.

<http://www.leegov.com/dcd/calendar>

To receive agendas by e-mail, contact [jmiller@leegov.com](mailto:jmiller@leegov.com).



**MINUTES REPORT**  
**BOCA GRANDE HISTORIC PRESERVATION BOARD**  
**June 18, 2014**

**MEMBERS PRESENT:**

Bill Caldwell III, Chair  
Rebecca Paterson, Vice Chair  
Dana Robinette  
Tim Seibert

**STAFF PRESENT:**

Janet Miller, Recording Secretary  
Gloria Sajgo, Principal Planner, Planning

**MEMBERS ABSENT:**

Paul Eddy  
Richard Robb  
William Winterer

**Agenda Item 1 - Call to Order – 10:00 a.m./Review of Affidavit of Publication**

Mr. Caldwell, Chair, called the meeting to order.

Ms. Miller, Recording Secretary, noted she had gotten a response from the Attorney's office stating the ad for this meeting was legally sufficient.

A roll call was taken showing that Becky Paterson, Bill Caldwell, Dana Robinette, and Tim Seibert were present. Paul Eddy, Richard Robb, and William Winterer were absent.

**Agenda Item 2 – Approval of 5/14/14 Minutes**

**Ms. Paterson made a motion to approve the 5/14/14 meeting minutes, seconded by Mr. Seibert. The motion was called and passed 4-0.**

**Agenda Item 3 – Public Hearing on a Special Certificate of Appropriateness (COA)**

**A. COA2014-00082 Fishery 216 Harbor Drive, Boca Grande, FL 33921 – Addition to the front porch of an existing historic house.**

Before beginning the public hearing portion, Mr. Caldwell reviewed the procedural rules.

Ms. Sajgo reviewed the staff report and recommendation (attached).

Mr. Caldwell asked if the applicant's representative wished to add any comments.

Mr. Jim Scott from J. Scott Drafting stated he had been commissioned by the owner of the property to prepare drawings and the design for the porch addition. He confirmed staff's comment that it is merely a 3-foot addition to the front of the porch to give access to the north side of the property without stepping down into the yard. As far as a straight view from the property, it is almost impossible to tell it is being added. Therefore, it will keep the look of the building as it always has and be a low impact as far as the effect on the elevation and the view of the house.

The Board had no questions for Mr. Scott.

Mr. Caldwell opened this item for public comment. No public input was received.

The Board was in favor of the proposed project and did not see any problems with it.

Ms. Paterson stated she did not realize this property was in the historic district.

Ms. Sajgo stated this project was the end of the historic district.

Ms. Paterson asked for clarification that the historic district goes north from Whiddens all the way to this property.

Ms. Sajgo stated that was correct. Although the Millers Marina is not part of the historic district, the Fishery is included.

Ms. Paterson noted that the Fishery originally belonged to Sam Whidden.

**Mr. Seibert moved to approve the project as presented by the applicant and 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 as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC, seconded by Ms. Paterson. The motion was called and passed 4-0.**

#### **Agenda Item 4 – Items by the Public; Committee Members; Staff**

**Public** – None

#### **Committee Members**

##### **Town Hall Meeting**

Mr. Seibert stated the last Town Hall meeting had gone better than some in the past.

##### **Attendance**

Mr. Caldwell noted that in the past the Chair had to sign a letter for the Board of County Commissioners if members of the BGHPB missed a certain amount of meetings.

Ms. Sajgo stated none of the members were in that situation as of yet.

**Staff** – None

#### **Agenda Item 5 – Adjournment – Next Meeting Date**

Ms. Sajgo stated the next meeting was scheduled for Wednesday, July 9, 2014, at 10:00 a.m. in the Woman's Club Room. She believed there would be at least one item for the agenda. In addition she noted there would be some housekeeping items because there were a few buildings that need to have their status changed from contributing to non-contributing and vice versa. These buildings were moved in the past, but their status was never updated.

Ms. Paterson stated she might not be able to attend. She would know in a couple of days and would notify staff.

Ms. Sajgo stated that if staff cannot get a quorum from the Board for that date, an alternate date could be chosen or the items might be placed on the August agenda instead.

The meeting adjourned at 10:12 a.m.



**BOCA GRANDE HISTORIC PRESERVATION BOARD  
STAFF REPORT**

**TYPE OF CASE:** Special Certificate of Appropriateness

**CASE NUMBER:** COA2014-00082 Fishery 216 Harbor Drive, Boca Grande Fl 33921

**HEARING DATE:** June 18, 2014

**SUMMARY**

The proposal calls for the expansion of the front porch of an existing historic house. The subject property is a contributing property in the Boca Grande Historic District HD 90-05-01. The STRAP number is 14-43-20-02-00024.0090; the address is 216 Harbor Drive, Boca Grande, Fl 33921. The property is located between Harbor Dr and Charlotte Harbor. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation.

**STAFF ANALYSIS**

**Existing Conditions**

The existing contributing two-story residence fronts on Harbor Dr and the rear elevation is on the water by Charlotte Harbor. The house features a garage on the south side. There is a covered boat house on the property.

The two-story house is roughly 22 ½ ft high from grade to roof peak and has 30-ft frontage on Harbor Dr. It features a main, front facing metal gable roof that. On the front elevation toward the north side there is a two story tower that is roughly 21-ft high from grade to roof peak. It features a metal hip roof. The tower has a width of roughly 11-ft and a depth of roughly 8-ft. Nestled next to the tower and in front of the main house is a metal shed roofed front porch supported by three columns and accessed by front steps. The porch and stairs feature simple hand rails supported by standard vertical balusters.

On the north side elevation the house features a set of stairs with a landing to access the north side door. The landing is roughly 12-ft wide and 4-ft 9-in deep.

**The Proposal**

The proposal calls for installing front porch extension creating a new porch that would cover for the entire roughly 30-ft of the front façade plus another roughly 4-ft 6-in towards the north to connect and wrap into the north side landing. The proposed porch would have a total frontage of roughly 34-ft 6-in.

The depth of the porch expansion is roughly 3-ft 4-in. So the depth of the existing porch would be increased by roughly 3-ft 4-in and a new roughly 3-ft 4-in deep porch would be added in front of the tower linking the existing front porch with the north side landing.

The expanded porch would feature a shed roof with a partial hip roof in the area that wraps to the north side.

The new porch would be supported by a total of seven columns. The hand rails and supporting balusters would match the existing.

Staff believes this is a well thought out project that has minimal impact on the existing house.

### **The Secretary of the Interior's Standards for Rehabilitation**

In evaluating the project 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.

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 majority of the house's exterior fabric remains intact. The proposal avoids the removal of historic materials or alterations of features and spaces that characterize the 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. 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. N/A

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 new porch extension is easily differentiated from the old and is compatible with the massing, size, scale and architectural features of the original house.

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. If porch extension is removed the essential form and integrity of the historic house and its environment would 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.



# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00003 16 Gilchrist LLC 271 Gilchrist Ave Boca Grande -- Change in status from contributing to non- contributing and amend STRAP number and legal description in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: 16 Gilchrist LLC  
Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 271 Gilchrist Ave  
City, State, Zip: Boca Grande FL 33921  
STRAP Number: 14 43 20 01 00001 0160 (BOCA GRANDE BLK 1 PB7 PG 1 + 1A Lot 16)  
Folio ID: 10000435

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		building(s)	1
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects		TOTAL	1

## Official Actions

Date of Petition for Designation: September 3, 2014  
Date Designation Report filed with Historic Preservation Board: September 3, 2014  
Date of Historic Preservation Board's written Resolution: \_\_\_\_\_  
Resolution Number: \_\_\_\_\_  
Date Designation was recorded: \_\_\_\_\_  
Initiated by: The property owner 16 Gilchrist LLC

## Designation

- ☐ Individual Historic Resource
- ☐ Individual Archaeological Site
- ☒ Historic District **Change in status from contributing to non-contributing**
- ☐ Archaeological Zone
- ☐ Archaeological District

**Staff Recommendation:**

Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from contributing to non-contributing and change the STRAP number and legal description from ~~14 43 20 01 00001 0140 BOCA GRANDE BLK 1 PB 7 P1 Lots 14 +15 +16~~ to 14 43 20 01 00001 0160 (BOCA GRANDE BLK 1 PB7 PG 1 + 1A Lot 16) Folio ID 10000435

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

- Section 22-204(a)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(b)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(c)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(d)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(e)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5

**The subject property does not meet the criteria and staff recommends it be classified as non-contributing.**

**Lee County Land Development Code (LDC)**  
**Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological

significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time;  
or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is listed in the Boca Grande Historic District HD 90-05-01 and this designation report recommends changing its status from contributing to non-contributing.

When the Boca Grande Historic District was established in 1990, the subject parcel was listed as a contributing property under STRAP number 14 43 20 01 00001 0140 with legal description BOCA GRANDE BLK 1 PB 7 PG1 Lots 14 + 15 + 16 DESC OR 257 PG 122. At that time this parcel included three lots (lots: 14, 15 and 16) and two buildings:

- A main residence located on Lots 14 + 15 – This is a two story frame vernacular house which is clearly historic and architecturally significant and according to the Lee County Property Appraiser was built in 1924. It is rightly a contributing property.
- A residence on Lot 16 – This simple contemporary residence lacks historic or architectural significance. The house features horizontal vinyl siding and awning windows. According to the Lee County Property Appraiser the residence was built in 1965; it has roughly 988 sq ft of living area -- the enclosed area underneath the main living area is finished but has no HVAC. Reportedly this house was constructed as an accessory building to the adjoining historic house (located on lots 14 + 15). On the front elevation on Gilchrist Ave this house features a secondary metal, shed roofed wing (dense vegetation makes it difficult to see the front.) On this front elevation the house has a large screened porch with a knee wall. The main roof is a metal side gable roof; it is over west wing which has access to Whiskey Row.

After a transfer of title in 1995, Lot 16 was assigned its own STRAP number 14 43 20 01 00001 0160. On May 3, 2012 Lot 16 was granted a Minimum Use Determination (MUD2012-00013) by Lee County Florida for one single family residence.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The residence on Lot 16 lacks significance as defined by the criteria for designation established by Chapter 22 of the Lee County Land Development Code.

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The subject non historic house has been vacant and currently not habitable.

**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The current owner the subject of Lot 16 wishes to demolish the existing building and replace it with a new house that more adequately would meet his contemporary housing needs and be in compliance with the design guidelines for the Boca Grande Historic District. .

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

Staff has reviewed the property and on the basis of this designation report and attached documentation recommends that the BGHPB

- vote to file this designation to direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from contributing to non-contributing and change the STRAP number and legal description from 14 43 20 01 00001 0140 BOCA GRANDE BLK 1 PB 7 P1 Lots 14 +15 +16 to 14 43 20 01 00001 0160 (BOCA GRANDE BLK 1 PB7 PG 1 + 1A Lot 16) Folio ID 10000435



HDC2014-00003 - 271 Gilchrist Ave. Boca Grande, FL 33921

Subject Property  
271 Gilchrist Ave  
Lot 16

Adjoining Property  
251 Gilchrist Ave  
Lot 14 & 15

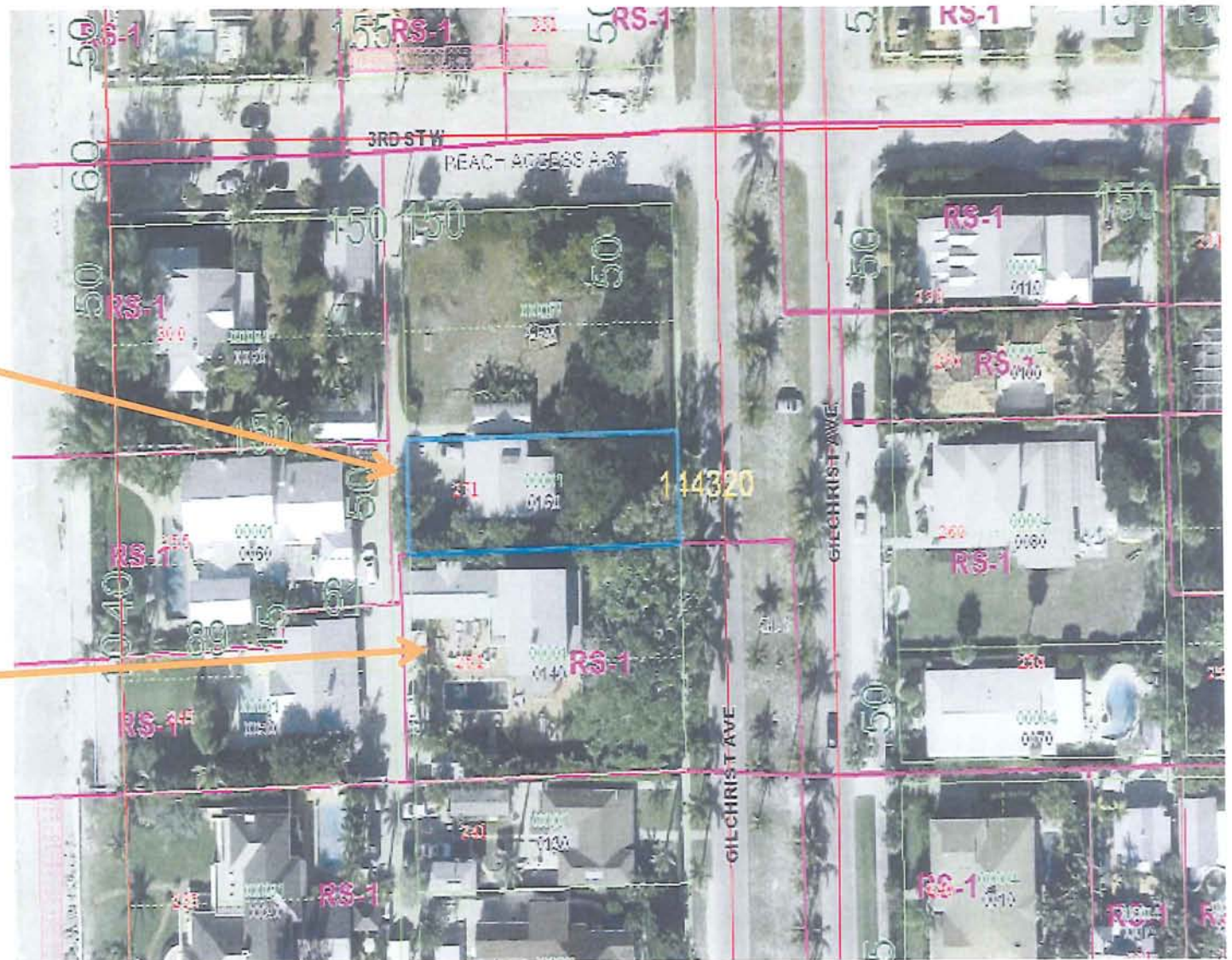




HDC2014-00003 - 271 Gilchrist Ave. Boca Grande, FL 33921

Subject Property  
271 Gilchrist Ave  
Lot 16

Adjoining Property  
251 Gilchrist Ave  
Lot 14 & 15





HDC2014-00003 - 271 Gilchrist Ave. BG FL 33921

Subject property on lot 16 – Strap #14-43-20-01-00001.0160



Elevation West fronting Whiskey Row



Elevation East (note second story porch facing East to Gilchrist)  
and partial North side elevation

HDC2014-00003 - 271 Gilchrist Ave. BG FL 33921

Subject property on lot 16 – Strap #14-43-20-01-00001.0160



North side elevation

North side  
elevation





HDC2014-00003 - 271 Gilchrist Ave. BG FL 33921

Adjoining Historic (contributing) house on Lots 14 and 15  
Strap # 14-43-20-01-00001.0140



Front East on Gilchrist Ave



West on Whiskey Row



# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00004 Wagschal 460 4 <sup>th</sup> St E Boca Grande -- Change in status from contributing to non-contributing in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: Rolf and Ingrun Wagschal  
Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 460 4<sup>th</sup> Street E  
City, State, Zip: Boca Grande FL 33921  
STRAP Number: 14 43 20 01 00012 0010 (BOCA GRANDE BLK 12 PB7 PG 1 Lot 1)  
Folio ID: 10000495

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		building(s)	1
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects		TOTAL	1

## Official Actions

Date of Petition for Designation: September 3, 2014  
Date Designation Report filed with Historic Preservation Board: September 3, 2014  
Date of Historic Preservation Board's written Resolution: \_\_\_\_\_  
Resolution Number: \_\_\_\_\_  
Date Designation was recorded: \_\_\_\_\_  
Initiated by: Lee County staff

## Designation

- ☐ Individual Historic Resource
- ☐ Individual Archaeological Site
- ☒ Historic District **Change in status from contributing to non-contributing**
- ☐ Archaeological Zone
- ☐ Archaeological District

## Staff Recommendation

Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from contributing to non-contributing

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

## Applicable Criteria (check all that apply)

Section 22-204(a) ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5  
 Section 22-204(b) ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5  
 Section 22-204(c) ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5  
 Section 22-204(d) ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5  
 Section 22-204(e) ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5

The subject property does not meet the criteria and staff recommends it be classified as non-contributing.

**Lee County Land Development Code (LDC)**  
**Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.



(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.



**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is located in the Boca Grande Historic District HD 90 05 01 and this designation report recommends changing its status from contributing to noncontributing. Physically, the house is located at the southeast corner of 4<sup>th</sup> St and Tarpon Avenue.

On November 30 2006 the Boca Grande Historic Preservation Board approved COA2006 00126 authorizing the demolition of the contributing house that was located on the subject property and its replacement with new house. That new house was built in 2007 in compliance with the guidelines for new construction in the Boca Grande District; it is not a historic building and qualifies as a non-contributing.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The new residence built on the subject parcel lacks significance as defined by the criteria for designation established by Chapter 22 of the Lee County Land Development Code. It was built in 2007 and qualifies as a non-contributing structure.

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The building on the subject parcel is a new building and is in excellent condition.

**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The building on the subject parcel will continue to be used as a residence.

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

Staff has reviewed the property and on the basis of this designation report and attached documentation recommends that the BGHPB

- vote to file this designation to direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from contributing to non-contributing

HDC2014-00004 – Wagschall 460 4<sup>th</sup> St. E. Boca Grande, FL 33921





HDC2014-00004 – Wagschall 460 4<sup>th</sup> St. E. Boca Grande, FL 33921



Subject Property  
460 4<sup>th</sup> St. E.



HDC2014-00004 – Wagschall 460 4<sup>th</sup> St. E. Boca Grande, FL 33921



West front elevation



West front elevation



HDC2014-00004 – Wagschall 460 4<sup>th</sup> St. E. Boca Grande, FL 33921



North side along 4<sup>th</sup> St.



South side and front (West) elevation



# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00005 Treece 342 Palm Ave Boca Grande -- Change in status from non-contributing to contributing in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: Ben C Treece

Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 342 Palm Ave

City, State, Zip: Boca Grande FL 33921

STRAP Number: 14 43 20 01 00013 0050 (BOCA GRANDE BLK 13 PB7 PG 1 Lot PT 5)

Folio ID 10000517

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	

## Official Actions

Date of Petition for Designation: September 3, 2014

Date Designation Report filed with Historic Preservation Board: September 3, 2014

Date of Historic Preservation Board's written Resolution: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

Date Designation was recorded: \_\_\_\_\_

Initiated by: Lee County staff

## Designation

☐ Individual Historic Resource

☐ Individual Archaeological Site

☒ Historic District **Change in status from non-contributing to contributing**

☐ Archaeological Zone

☐ Archaeological District

**Staff Recommendation:**

**Staff has reviewed property and on the basis of this designation report recommends the BGHPB:**

- **vote to file this designation and direct it to public hearing and**
- **at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing**

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but no limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

Section 22-204(a)   ☒ 1   ☒ 2   ☒ 3   ☒ 4   ☒ 5  
 Section 22-204(b)   ☒ 1   ☐ 2   ☐ 3   ☒ 4   ☐ 5  
 Section 22-204(c)   ☒ 1   ☒ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(d)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(e)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5

**Lee County Land Development Code (LDC)  
Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.



(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is located in the Boca Grande Historic District HD (District) 90 05 01 and this designation report recommends changing its status from non-contributing to contributing.

The subject historic house was built circa 1910 and is probably one of the oldest residences built in the Boca Grande Historic District. This building is listed as a contributing property in the Downtown Boca Grande Historic District which was listed on the National Register of Historic Places on August 24, 2011. It features a full two story side gable roof with shed roofed dormers on the front and rear elevations. The front elevation features a screened porch and the rear an enclosed porch. The building features horizontal wood siding and asphalt shingles as the roof material. There is an exterior brick chimney on the south side. Windows are individual and in ribbons of three windows.

The subject house known as the "Mama Dear" house was originally located at 1100 East Rail Road Ave. and built by Fred Thompson and his wife Mary Frances (Whidden) Thompson (member of the Whidden family in Boca Grande). Just north the subject house was the house at 1150 East Rail Road Ave built in 1941 by their son Pershing Thompson. Both houses fronted on East Railroad Ave. and had the former Waterfront Motel east of them. Pershing Thompson built the Waterfront Motel circa 1941.

In 1994 (Thompson was no longer associated with the Waterfront Motel) the Gasparilla Inn purchased the Waterfront Motel and renamed it The Innlet. Because the historic houses were not compatible with the plans for The Innlet, the Gasparilla Inn worked with staff to develop a suitable relocation plan which led to moving both houses.

On August 11, 1994 the Lee County Historic Preservation Board approved Special Certificate of Appropriateness SCA94-08-01 authorizing relocating subject historic house from 1100 East Railroad Ave to its current location at 342 Palm Ave. --which in 1994 was a vacant, non-contributing parcel in the Boca Grande Historic District. Due to its historical and architectural significance, at its original location, the house had been classified as a contributing property in the Boca Grande Historic District. At its current location the house also qualifies as a contributing property in the Boca Grande Historic District. The current site includes a marker commemorating the move of the "Mama Dear House" to its present location by the current owners Ben and Dolores Treece.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The subject historic house is known as the "Mama Dear" house. It was the home of the former Mary Frances (Whidden) Thompson, who was affectionately known in the Boca Grande community as "Mama Dear". She was extremely involved with the Boca Grande Methodist Church, which was chartered and organized by the local membership in 1910. Mary France Whidden married Fred Thompson in 1914. Fred Thompson moved to South Boca Grande in the early 1900s. He was appointed the first postmaster at South Boca Grande in 1906. He initially had a business selling general goods in south Boca Grande. After the village in central Boca Grande got underway, Thompson moved there and managed the Mercantile Store. (Today this building houses several establishments including the post office). Fred Thompson was a Lee County Commissioner (1923- 1927); he was the only resident of Boca Grande to have served as County Commissioner.

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The building is in excellent condition as it has been well maintained.

**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The building will continue to be used as a private residence.

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

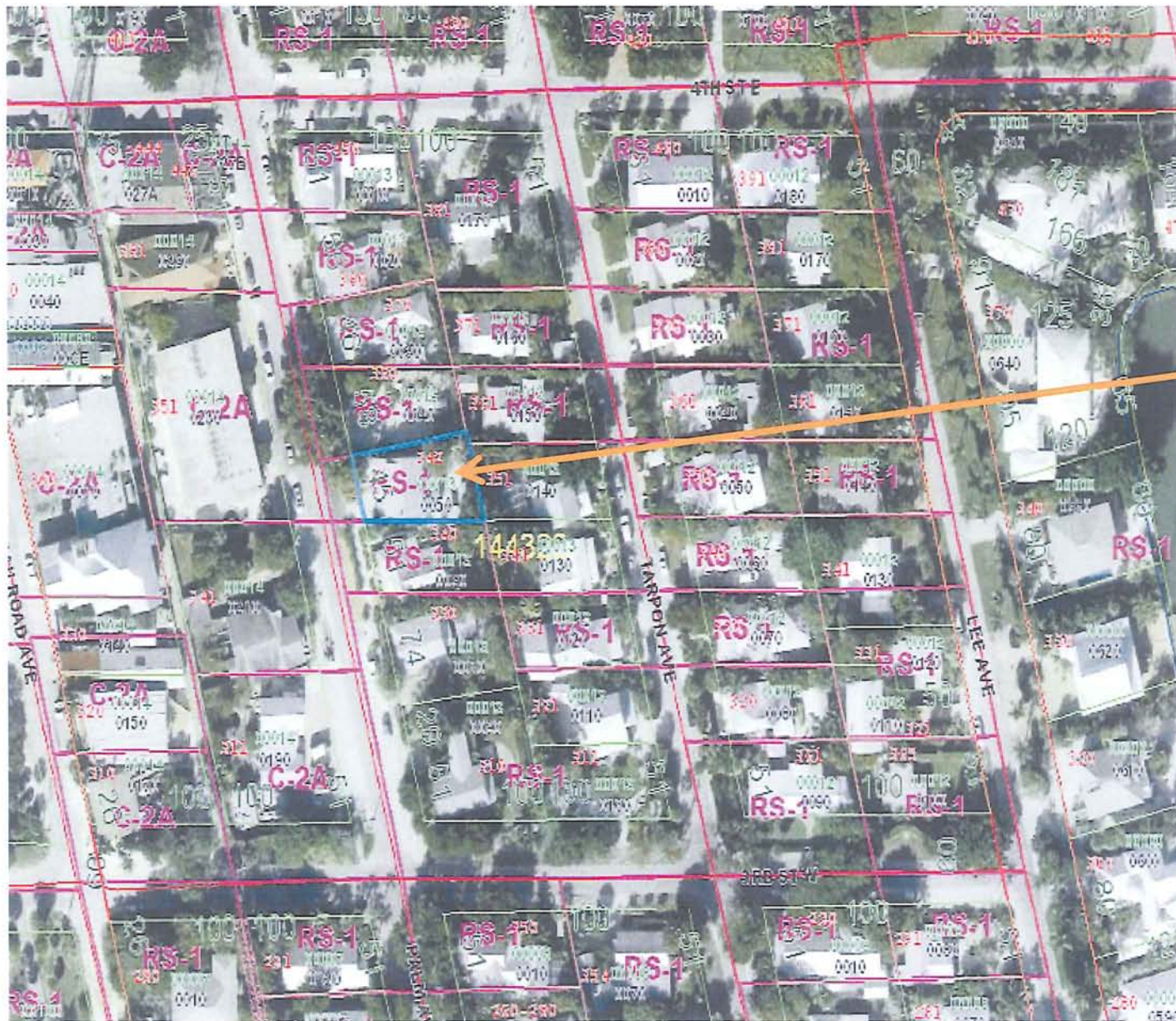
- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing

HDC2014-00005 – Treece 342 Palm Ave. Boca Grande, FL 33921





HDC2014-00005 – Treece 342 Palm Ave. Boca Grande, FL 33921



Subject Property  
342 Palm Ave



HDC2014-00005 – Treece 342 Palm Ave. Boca Grande, FL 33921



Front (West) elevation



Front (West) and side (North)

HDC2014-00005 – Treece 342 Palm Ave. Boca Grande, FL 33921



Front (West) and side (South)



Historic Marker





# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00006 Regnery 1170 11 <sup>th</sup> St E Boca Grande -- Change in status from non-contributing to contributing in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: Peter and Barbara Regnery

Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 1170 11<sup>th</sup> St E

City, State, Zip: Boca Grande FL 33921

STRAP Number: 14 43 20 01 00061 0080 (BOCA GRANDE BLK 61 PB7 PG 1A Lot 8)

Folio: 10000657

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	

## Official Actions

Date of Petition for Designation: September 3, 2014

Date Designation Report filed with Historic Preservation Board: September 3, 2014

Date of Historic Preservation Board's written Resolution: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

Date Designation was recorded: \_\_\_\_\_

Initiated by: Lee County Staff

## Designation

- ☐ Individual Historic Resource
- ☐ Individual Archaeological Site
- ☒ Historic District **Change in status from non-contributing to contributing**
- ☐ Archaeological Zone
- ☐ Archaeological District



**Staff Recommendation:**

**Staff has reviewed property and on the basis of this designation report recommends the BGHPB:**

- **vote to file this designation and direct it to public hearing and**
- **at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing**

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

- Section 22-204(a)   ☒ 1   ☒ 2   ☒ 3   ☐ 4   ☐ 5  
 Section 22-204(b)   ☒ 1   ☒ 2   ☒ 3   ☐ 4   ☐ 5  
 Section 22-204(c)   ☒ 1   ☒ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(d)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(e)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5

**Lee County Land Development Code (LDC)  
Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is listed in the Boca Grande Historic District HD (District) 90 05 01 and this designation report recommends changing its status from non-contributing to contributing.

The subject historic house was built circa 1941. The original house is clearly visible on the front elevation. It features a main side gable roof with a secondary side gable roof to the west. The main door is centrally located under the main side gable and flanked by a pair of double hung multiple light windows on either side. On the front elevation the secondary gable houses a screened porch that protrudes slightly. A two-story addition side gabled roof addition was added to the rear of the historic house in 1994 (it was approved by the Lee County Historic Preservation Board as SCA 2001-07-07). As a result the side elevation the house features the original single story side gable roof and staggered behind it the newer two story side gabled roof. The total sq footage of the addition was roughly 1,200 sq with each floor having a footprint of roughly 600 sq ft. The addition had minimal impact on the original historic house.

The subject house was originally located at 1150 East Rail Rd Ave. and built by Pershing Thompson. Just south of it was the house at 1100 East Rail Rd Ave built by his parents Fred and Mary Francis Thompson. Both houses fronted on East Railroad Ave. and had the former Waterfront Motel east of them. Pershing Thompson built the Waterfront Motel around 1941.

In 1994 (Thompson was no longer associated with the Waterfront Motel) the Gasparilla Inn purchased the Waterfront Motel and renamed it The Innlet. Because the historic houses were not compatible with the plans for The Innlet, the Gasparilla Inn worked with staff to develop a suitable relocation plan which led to moving both houses.

On August 11, 1994 the Lee County Historic Preservation Board approved Special Certificate of Appropriateness SCA94-08-02 (attached) authorizing relocating subject historic house from 1150 East Railroad Ave to its current location at 1170 11<sup>th</sup> St E—which in 1994 was a vacant non-contributing parcel in the Boca Grande Historic District. Due to its historical and architectural significance, at its original location, the house had been classified as a contributing property in the Boca Grande Historic District. At its current location the house also qualifies as a contributing property in the Boca Grande Historic District.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The subject historic house was built in 1941 by Pershing Thompson, who was the son of Fred Thompson and Mary Frances Thompson. Pershing Thompson built the Waterfront Motel in 1941 by the Boca Grande Bayou (east of the original location of the house 1150 East Rail Road). Pershing Thompson also owned the local hardware store and was the Standard Oil agent on the island. His father Fred Thompson was a Lee County Commissioner (1923-1927) he was the only resident of Boca Grande to have served as County Commissioner. His mother was Mary Frances (Whidden) Thompson, who was affectionately known in the Boca Grande community as "Mama Dear". She was extremely involved with the Boca Grande Methodist Church, which was chartered and organized by the local membership in 1910. Mary France Whidden married Fred Thompson in 1914.

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The building is in excellent condition as it has been well maintained.



**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

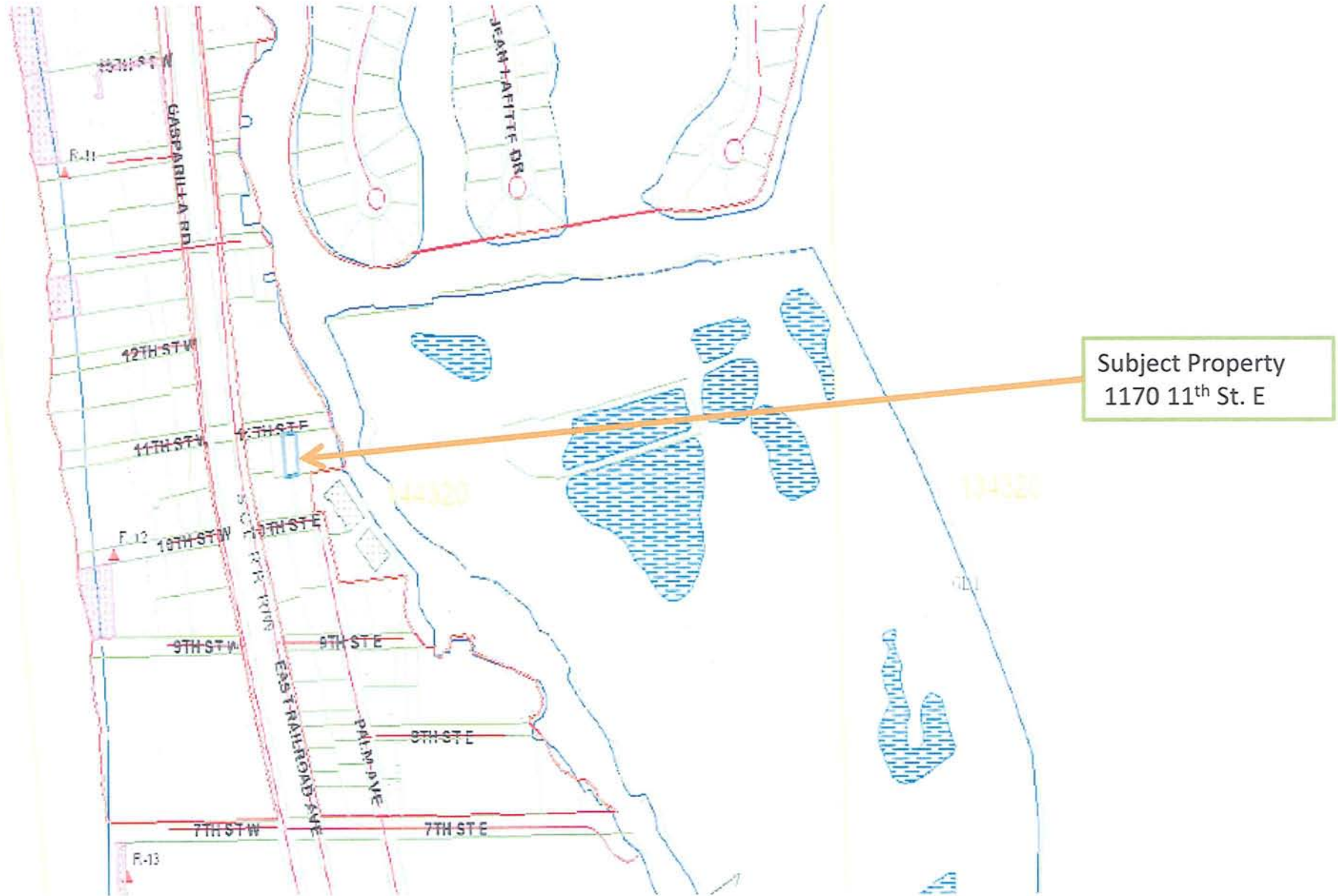
The building will continue to be used as a private residence

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

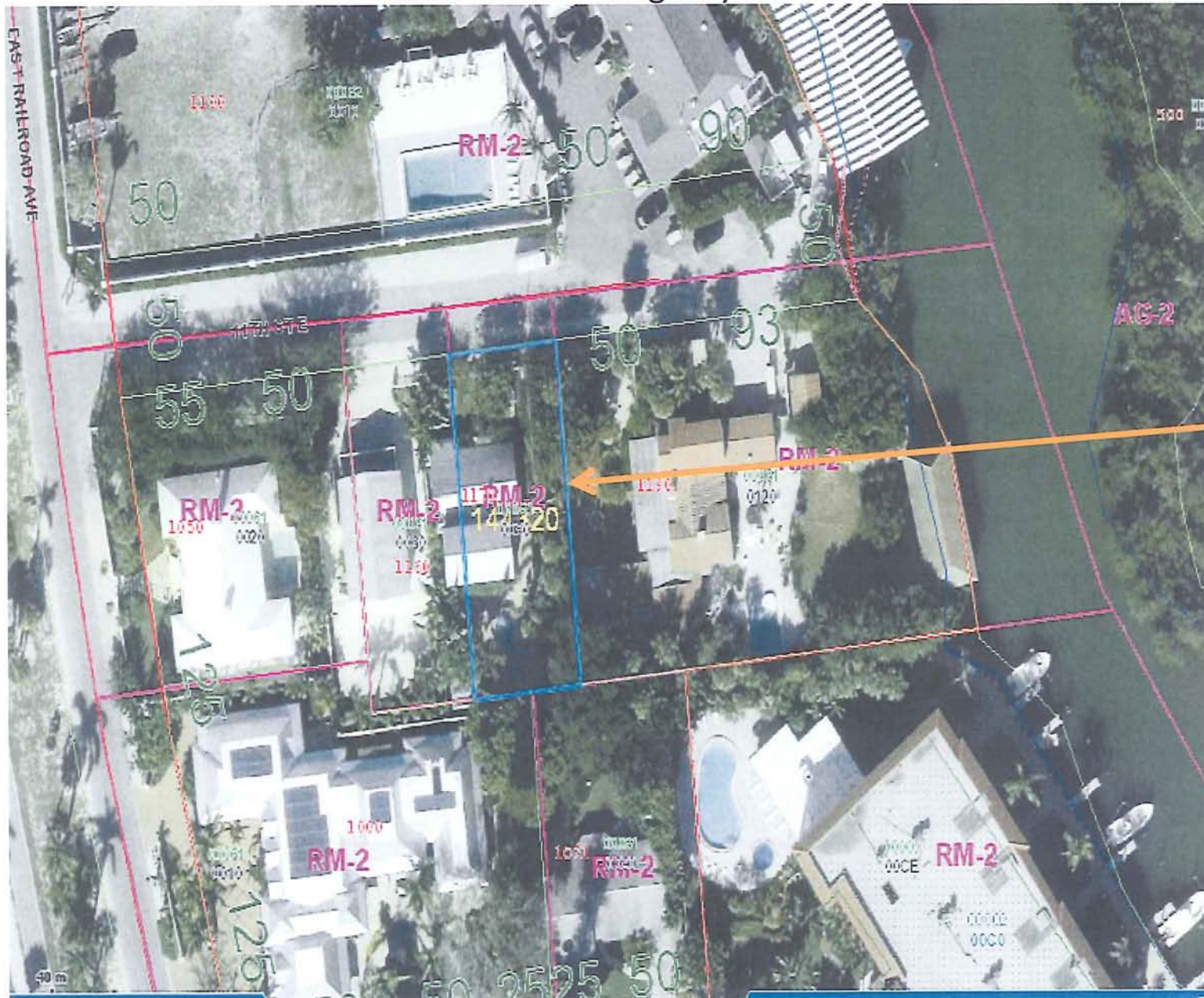
Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing

HDC2014-00006 – Regnery 1170 11<sup>th</sup> St. E. BG FL 33921



HDC2014-00006 – Regnery 1170 11<sup>th</sup> St. E. BG FL 33921



Subject Property  
1170 11<sup>th</sup> St. E



HDC2014-00006 – Regnery 1170 11<sup>th</sup> St. E. BG FL 33921



Front (North) elevation



Front (North) elevation



HDC2014-00006 – Regnery 1170 11<sup>th</sup> St. E. BG FL 33921



Front (North) detail



Front (North) and side (West)



# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00007 Elizabeth Joiner 381 Tarpon Ave Boca Grande --Change in status from non-contributing to contributing in the Boca Grande
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: Joiner Elizabeth F

Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 381 Tarpon Ave

City, State, Zip: Boca Grande FL 33921

STRAP Number: 14 43 20 01 00013 0170 (BOCA GRANDE BLK 13 PB7 PG 1 Lots 17 + 18)

Folio ID 10000528

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	

## Official Actions

Date of Petition for Designation: September 3, 2014

Date Designation Report filed with Historic Preservation Board: September 3, 2014

Date of Historic Preservation Board's written Resolution: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

Date Designation was recorded: \_\_\_\_\_

Initiated by: Lee County Staff

## Designation

- ☐ Individual Historic Resource
- ☐ Individual Archaeological Site
- ☒ Historic District **Change in status from non-contributing to contributing**
- ☐ Archaeological Zone
- ☐ Archaeological District



**Staff Recommendation:**

**Staff has reviewed property and on the basis of this designation report recommends the BGHPB:**

- **vote to file this designation and direct it to public hearing and**
- **at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing**

<b>Statement Attached</b>		<b>ATTACHMENTS</b>
<b>YES</b>	<b>NO</b>	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

Section 22-204(a)   ☒ 1   ☒ 2   ☒ 3   ☒ 4   ☐ 5  
 Section 22-204(b)   ☒ 1   ☐ 2   ☒ 3   ☐ 4   ☐ 5  
 Section 22-204(c)   ☒ 1   ☒ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(d)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(e)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5

**Lee County Land Development Code (LDC)  
Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is listed in the Boca Grande Historic District HD (District) 90 05 01. This designation report recommends changing its status from non-contributing to contributing.

The subject historic house originally was located at 320 Park Ave and built circa 1939. It was relocated to its current location in 1990. It house features metal roofs and horizontal wood siding. The house has a main front facing metal gable roof and three secondary roofs: a front facing gable roof over the screened front porch (located just below and directly in front of the main roof); a south side shed roof over the side screened porch and a rear shed roof over the rear porch. As one of the original vernacular houses in Boca Grande it retains its architectural integrity and has been well maintained. In 2007 the house underwent a major rehabilitation to repair water damage caused by Hurricane Charley; the Lee County historic preservation grant program awarded funds toward the project. In November 14, 2007 the Boca Grande Historic Preservation Board approved COA2007 00011 for the addition of a rear deck under the existing secondary rear roof to create a rear porch.

The subject house has been located at the southwest corner of Fourth St and Tarpon Ave since 1990 and retains its original historical and architectural integrity. It qualifies as a contributing property to the Boca Grande Historic District. The house sits on a large parcel encompassing two lots. According to the Property Appraiser the house has roughly 1056 sq ft of air conditioned space plus porch areas on the front side and rear.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The subject house was moved to its current location on January 1990 by Bowe Tractor Service and Johnson Pile Drivers. The subject house is deeply associated with the local history of the area. According to a statement by the current owner Betsy Joiner (provided in 2006 as part of the historic preservation grant application see excerpt below):

*"My house was built in 1939 by the Barnes Brothers, relatives of the Parkinson family, for Kingsmore Johnson Sr. It was located at 320 Park Ave., where the present Boca Grande Health Clinic is today.*

*During the years that Mr. Johnson owned the house, several island families lived in it: Jerome Fugate, Jr. family, Clyde Nabers Family and the Don Hargis Family. I remember playing in the house and even later babysitting for more of these families. The house was later owned by Jane B. Aughey who sold it to the Boca Grande Health Clinic in 1986. The Clinic housed their administrative director and family there prior to the transfer to me in 1989."*

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The building is in excellent condition as it has been well maintained.

**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The building will continue to be used as a private residence.

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing



HDC2014-00007 – Joiner 381 Tarpon Ave. BG FL 33921



HDC2014-00007 – Joiner 381 Tarpon Ave. BG FL 33921



Subject Property  
381 Tarpon Ave



HDC2014-00007 – Joiner 381 Tarpon Ave. BG FL 33921



Front (East) and side (North)



Front (West) and side (South)



# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902

Phone: (239) 533-8585 / FAX: (239) 485-8344

Date Filed:	September 3, 2014	FSF No.		Designation No.	HDC 2014-00008 870 East Railroad LLC 870 E Railroad Ave Boca Grande -- Change in status from non-contributing to contributing in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: 870 East Railroad LLC

Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 870 East Railroad

City, State, Zip: Boca Grande FL 33921

STRAP Number: 14 43 20 01 00056 0030 (BOCA GRANDE BLK 56 PB7 PG 1 Lot 3 + 4)

Folio ID 10000620

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	

## Official Actions

Date of Petition for Designation: September 3, 2014

Date Designation Report filed with Historic Preservation Board: September 3, 2014

Date of Historic Preservation Board's written Resolution: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

Date Designation was recorded: \_\_\_\_\_

Initiated by: Lee County Staff

## Designation

☐ Individual Historic Resource

☐ Individual Archaeological Site

☒ Historic District **Change in status from non-contributing to contributing**

☐ Archaeological Zone

☐ Archaeological District



**Staff Recommendation:**

**Staff has reviewed property and on the basis of this designation report recommends the BGHPB:**

- **vote to file this designation and direct it to public hearing and**
- **at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing**

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

- Section 22-204(a)   ☒ 1   ☐ 2   ☒ 3   ☐ 4   ☐ 5  
 Section 22-204(b)   ☐ 1   ☐ 2   ☐ 3   ☒ 4   ☐ 5  
 Section 22-204(c)   ☒ 1   ☒ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(d)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(e)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5

**Lee County Land Development Code (LDC)  
Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is listed in the Boca Grande Historic District HD (District) 90 05 01. This designation report recommends changing its status from non-contributing to contributing.

The subject historic house was built circa 1920 and is typical of frame vernacular construction of that period. The roofs are metal and the wall material is horizontal wood and vertical board and batten siding. The house signature feature of this house is its variable roof lines. The house also has had additions over time; all are clearly identifiable and if removed the form and integrity of the historic building would be maintained. All additions were reviewed and approved by the Lee County Historic Preservation Board and are in compliance with the Secretary of the Interior's Standards for Rehabilitation. The house retains its architectural integrity.

The original house features a narrow enclosed front porch with a shed roof; it is adjoined by a single story side gabled wing. This wing in turn is adjoined by another wing with an intersecting gable roof. At the rear of this intersecting gable roof, in 2000 the Lee County Historic Preservation Board approved (SCA 2000-01-04) the addition of side gable roofed wing with a small shed roofed screen porch.

On April 27, 2006 the Lee County Historic Preservation Board approved (COA 2006-00027) allowing the relocation of the house from 280 Palm Ave (corner of Palm Ave. and Waterways) to its current location at 870 East Railroad Ave. At its original location the house had been classified as contributing resource.

The orientation and the architecture of the house were unchanged as a result of the move. The house continues to face west with the same sequencing of roofs: shed roof over an enclosed porch, a single story side gable wing, an intersecting gable roofed wing and a side gable wing with a small shed roofed screened porch. As part of its approval for the relocation of the house the Lee County Historic Preservation Board also approved (COA 2006-00027) the addition of the existing south wing – consisting of a two story side gable connector with a larger adjoining side gable roofed garage with dormers.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The original house was built around 1920 and has had several additions since then. The house retains its architectural integrity.

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, or site**

The building is in excellent condition as it has been well maintained.

**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The building will continue to be used as a private residence.

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

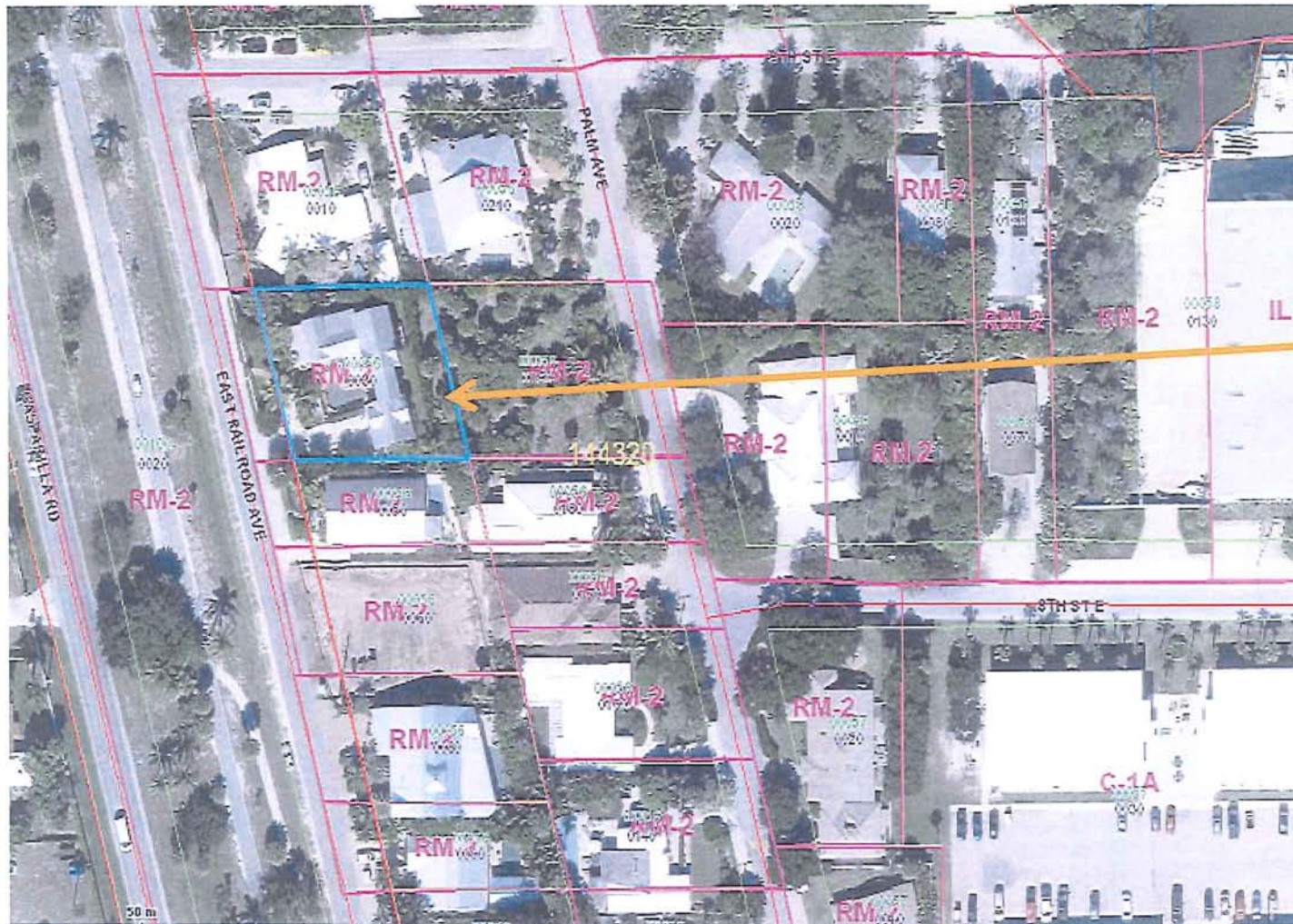
- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing



HDC2014-00008 – 870 East Railroad Ave. BG FL 33921



HDC2014-00008 – 870 East Railroad Ave. BG FL 33921



Subject Property  
870 East Railroad



HDC2014-00008 – 870 East Railroad Ave. BG FL 33921



Front (West) Elevation



Front (West) and side (South)

HDC2014-00008 – 870 East Railroad Ave. BG FL 33921

Side (South) with intersecting rear wing





HDC2014-00008 – 870 East Railroad Ave. BG FL 33921



Rear wing



New connector and garage addition to rear wing



# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902

Phone: (239) 533-8585 / FAX: (239) 485-8344

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00009 371 Gilchrist Ave Boca Grande -- Change in status from non-contributing to contributing in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: Dennis E Ross

Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 371 Gilchrist Ave

City, State, Zip: Boca Grande FL 33921

STRAP Number: 14 43 20 01 00017 0170 (BOCA GRANDE BLK 17 PB7 PG 1 Lots 17 +18)

Folio ID 10000569

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	

## Official Actions

Date of Petition for Designation: September 3, 2014

Date Designation Report filed with Historic Preservation Board: September 3, 2014

Date of Historic Preservation Board's written Resolution: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

Date Designation was recorded: \_\_\_\_\_

Initiated by: Lee County Staff

## Designation

☐ Individual Historic Resource

☐ Individual Archaeological Site

☒ Historic District **Change in status from non-contributing to contributing**

☐ Archaeological Zone

☐ Archaeological District

**Staff Recommendation:**

**Staff has reviewed property and on the basis of this designation report recommends the BGHPB:**

- **vote to file this designation and direct it to public hearing and**
- **at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing**

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

Section 22-204(a)   ☒ 1   ☒ 2   ☒ 3   ☒ 4   ☐ 5  
 Section 22-204(b)   ☐ 1   ☒ 2   ☒ 3   ☐ 4   ☐ 5  
 Section 22-204(c)   ☒ 1   ☒ 2   ☐ 3   ☒ 4   ☐ 5  
 Section 22-204(d)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5  
 Section 22-204(e)   ☐ 1   ☐ 2   ☐ 3   ☐ 4   ☐ 5



**Lee County Land Development Code (LDC)  
Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or

(4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is listed in the Boca Grande Historic District HD (District) 90 05 01. This designation report recommends changing its status from non-contributing to contributing.

The building is located at 371 Gilchrist Ave in Boca Grande at the southwest corner of the intersection of Gilchrist Ave and 4<sup>th</sup> St W. This is a two story single family house. According to the Property Appraiser's web site it has a total living area of roughly 3,603 sq ft. The house fronts on Gilchrist Ave and features horizontal siding and a metal roof. The house is a two story pyramidal (i.e. with a hip roof) house with a massed plan (i.e. more than one room deep). It features a front porch with a partial hip roof. This style of house was part of a dominant residential urban architectural form in the early 20<sup>th</sup> century. There are other contributing, historic houses in the Boca Grande Historic District built in a similar style. Overall the house retains a remarkable degree of architectural integrity. While the house has been maintained over the years, its original form and architectural features remain unchanged. In 2006 the Lee County historic preservation grant assistance program awarded funds toward its rehabilitation.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The Property Appraiser lists the first year of the building on the tax roll as 1926. In a 2013 Lee County historic preservation grant application, the current owner's statement of historic significance noted that the house was built around 1910 as the residence of L. M. Fouts, Vice President and Railroad General Manager of the Boca Grande Land Company. In the application the current owner also reported that the house has had a number of owners since 1910 and might have served as boarding house at some point. It is one of the oldest residences in Boca Grande and a picture of the house at the time of its construction hangs in the Port Boca Grande Lighthouse and Museum and can also be seen online in the Florida State Archives Florida Memory project. (See attachment). The house is clearly associated with the early development of Boca Grande.

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The building is in excellent condition as it has been well maintained.

**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The building will continue to be used as a private residence.

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

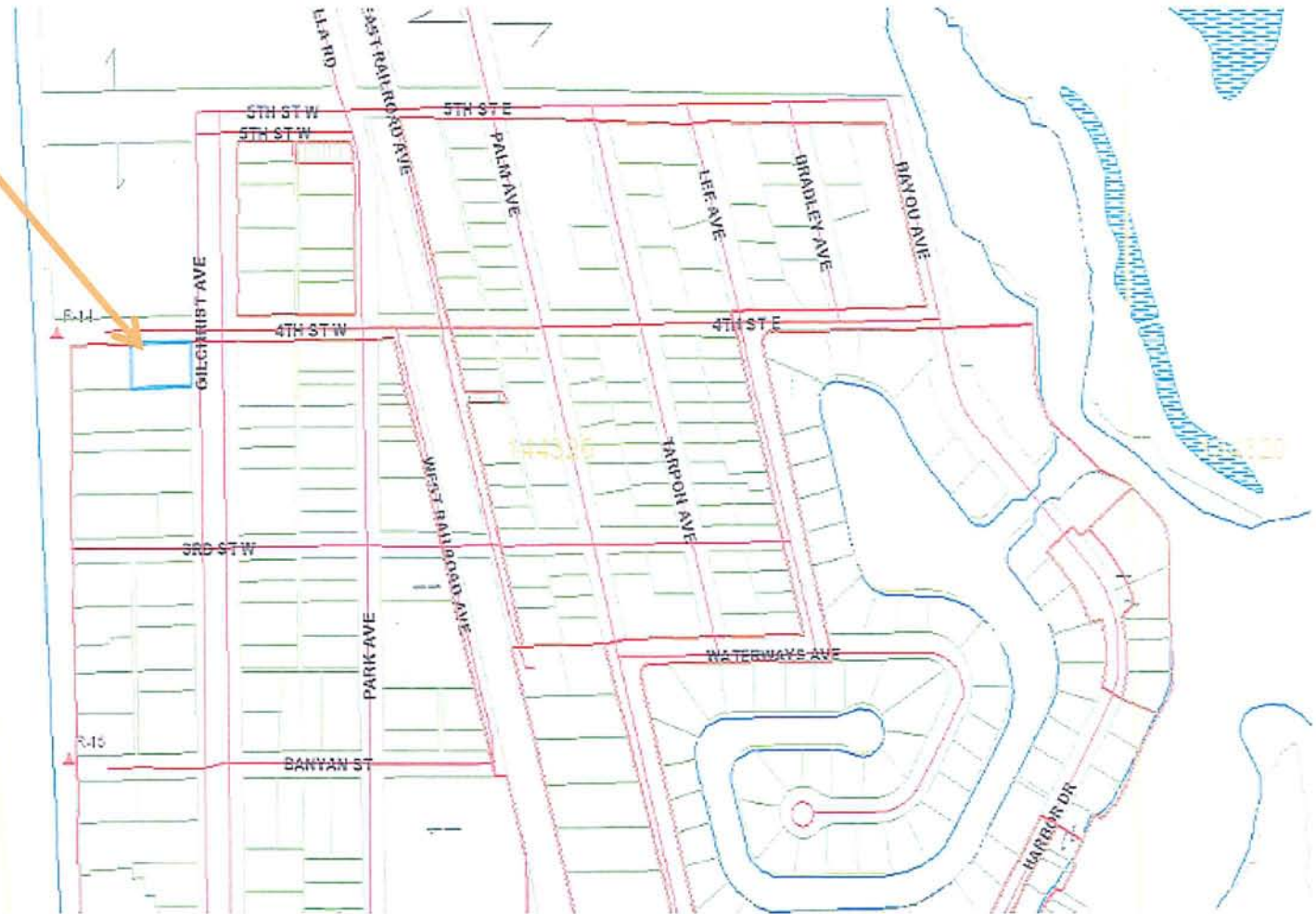
Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing



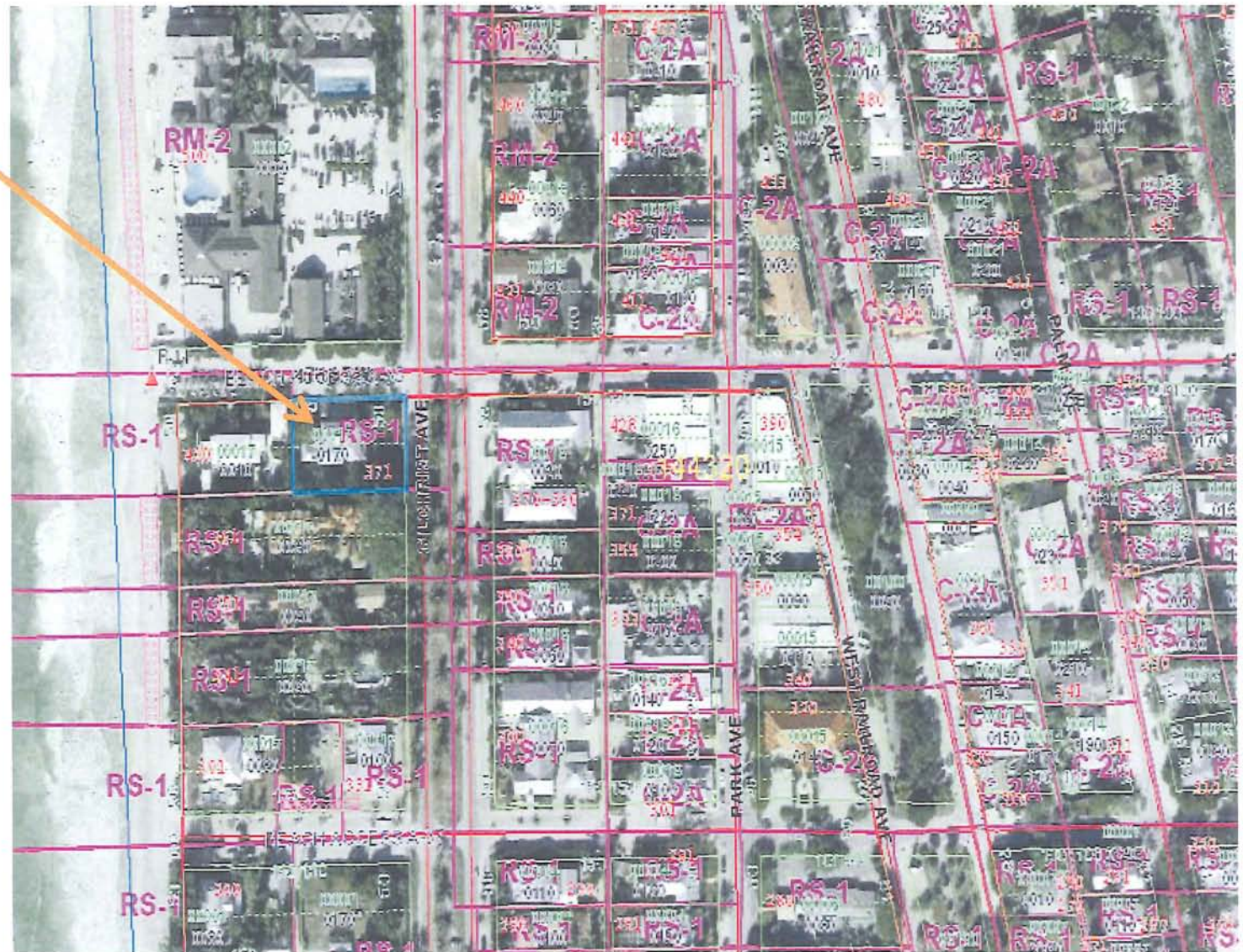
HDC2014-00009 – Ross 371 Gilchrist Ave. BG FL 33921

Subject Property  
371 Gilchrist Ave



HDC2014-00009 – Ross 371 Gilchrist Ave. BG FL 33921

Subject Property  
371 Gilchrist Ave





# L. M. Fouts in Boca Grande



Residence of Vice President L. M. Fouts,  
Boca Grande, Fla.



**Credit this photo:** State Archives of Florida, *Florida Memory*, <http://floridamemory.com/items/show/951>  
(please include photographer's name when noted).

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Title

L. M. Fouts in Boca Grande



HDC2014-00009 – Ross 371 Gilchrist Ave. BG FL 33921

Front (East) elevation along Gilchrist Ave.



HDC2014-00009 – Ross 371 Gilchrist Ave. BG FL 33921

Side (North) elevation along 4<sup>th</sup> St. W







# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00010 360 Park Avenue LLC; 360 Park Ave Boca Grande -- Change in status from non-contributing to contributing and amend legal description in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: 360 Park Avenue LLC

Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 360 Park Ave

City, State, Zip: Boca Grande FL 33921

STRAP Number: 14 43 20 01 00015 0060 (BOCA GRANDE BLK 15 PB 7 PG 1 Lot 6)

Folio ID: 10000547

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	

## Official Actions

Date of Petition for Designation: September 3, 2014

Date Designation Report filed with Historic Preservation Board: September 3, 2014

Date of Historic Preservation Board's written Resolution: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

Date Designation was recorded: \_\_\_\_\_

Initiated by: Lee County Staff

## Designation

☐ Individual Historic Resource

☐ Individual Archaeological Site

☒ Historic District Change in status from **non-contributing to contributing and amend legal description**

☐ Archaeological Zone



☐ Archaeological District

**Staff Recommendation:**

**Staff has reviewed property and on the basis of this designation report recommends the BGHPB:**

- **vote to file this designation and direct it to public hearing and**
  - **at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing and amend the legal description for 14 43 20 01 00015 0060 (Folio ID 10000547) from BOCA GRANDE BLK 15 PB7 PG 4 Lots 6 thru 8 incl to BOCA GRANDE BLK 15 PB 7 PG 1 Lot 6.**

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

Section 22-204(a)	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> 4	<input checked="" type="checkbox"/> 5
Section 22-204(b)	<input type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Section 22-204(c)	<input checked="" type="checkbox"/> 1	<input checked="" type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Section 22-204(d)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5
Section 22-204(e)	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4	<input type="checkbox"/> 5

**Lee County Land Development Code (LDC)  
Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.



**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is listed in the Boca Grande Historic District HD (District) 90 05 01. This designation report recommends changing its status from non-contributing to contributing and amending the legal description so that it is current.

When the Boca Grande Historic District was established in 1990, the subject parcel was listed as a noncontributing property under STRAP number 14 43 20 01 00015 0060 with legal description BOCA GRANDE BLK 15 PB7 PG 1 Lots 6 thru 8. The parcel included three lots (lots: 6, 7 and 8) and then as now Lot 6 had a building on it; Lots 7 + 8 were vacant.

In 1998 (as a result of a transfer of title) vacant Lots 7 + 8 were assigned a new STRAP number with a new legal description. Lot 6 which has the building kept the original STRAP number of 14 43 20 01 00015 0060 but had a new legal description BOCA GRANDE BLK 15 PB 7 PG 1 Lot 6.

The commercial building located on Lot 6 has historic and architectural significance and should be listed as contributing instead of non-contributing –The building fronts on Park Ave and the rear adjoins the alley, West Railroad Ave. This building is listed as a contributing property in the Downtown Boca Grande Historic District which was listed on the National Register of Historic Places on August 24, 2011. This commercial building is similar to other mercantile buildings in Boca Grande built along Park Ave. in the early to mid 20<sup>th</sup> century. It is meant to be functional and is characterized by its simplicity of design. The subject building is a two-story masonry vernacular building featuring a flat roof with parapet. It is rectangular in shape with a zero lot line on the front (west) elevation on Park Ave and a shared party wall with the adjoining building to the north. The rear of the building is on West Railroad Ave which serves as an alley. The building features a central entrance on Park Ave. with large glass display windows on either side.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

The Property Appraiser lists the first year of the building on the tax roll as 1928. This building is part of the downtown commercial core which along with the Gasparilla Inn has been the center of life on the island. According to the National Register Downtown Boca Grande Historic District:

*The downtown Boca Grande Historic District qualifies for listing in the National Register of Historic Places under Criterion C for its architecture. The structures within the district embody distinctive characteristics of various types of historic commercial architecture and their period of construction. The buildings are surviving examples of early Florida commercial structures that were constructed to serve the needs of island residents and visitors. The district continues to relive its historic function as well as integrity in its location, design and setting, period of construction, materials, workmanship, historic association and feel, setting and materials. Combined the structures represent a distinguishable entity, the commercial center of the island. It retains a high degree of integrity. Although some of the contributing buildings have undergone some form of alteration, those alternations primarily consist of replacement display window framing, entrance doors and some windows, these alterations are generally reversible. Overall, the Downtown Boca Grande Historic District retains integrity and continues to relay its historic character to a high degree.*

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The building is in excellent condition as it has been well maintained.

**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The building will continue to be used as a commercial building.

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

- vote to file this designation and direct it to public hearing and
- at the public hearing vote to approve the change in status in the Boca Grande Historic District HD (District) 90-05-01 for the subject property from non-contributing to contributing amend the legal description for 14 43 20 01 00015 0060 (Folio ID 10000547) from ~~BOCA GRANDE BLK 15 PB 7 PG 1 Lots 6 thru 8 incl~~ to BOCA GRANDE BLK 15 PB 7 PG 1 Lot 6.

HDC2014-00010 –360 Park Avenue LLC, 360 Park Ave. BG FL 33921



Subject Property  
360 Park Ave



HDC2014-00010 – 360 Park Avenue LLC, 360 Park Ave. BG FL 33921

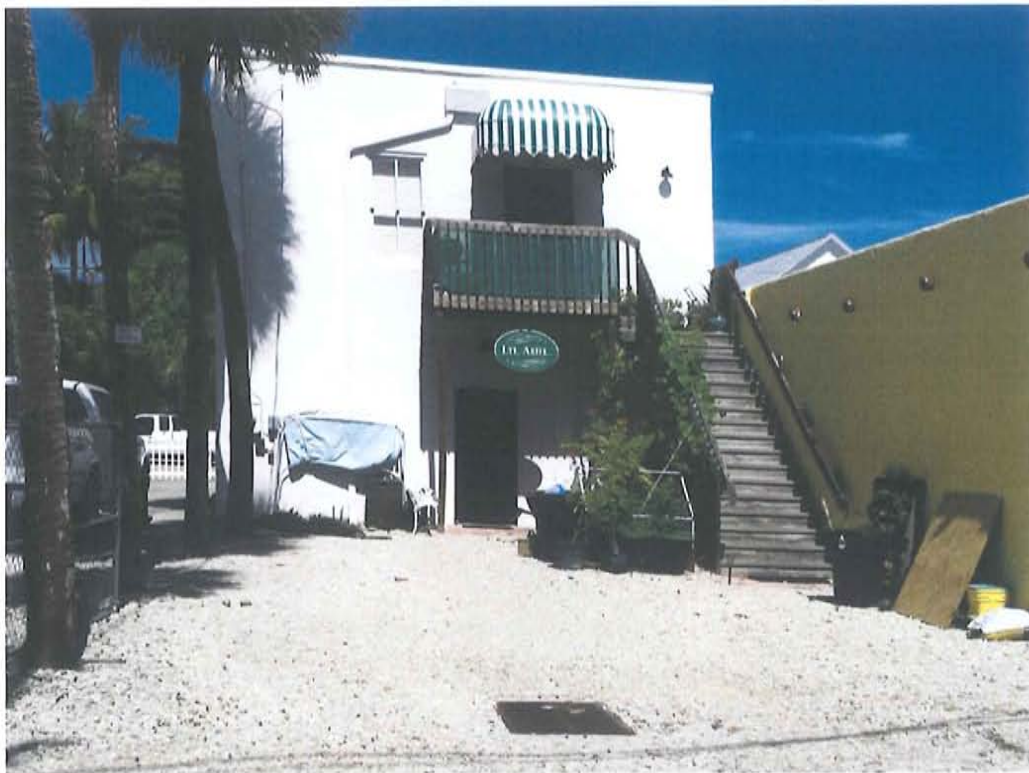
Subject Property  
360 Park Ave



HDC2014-00010 360 Park Avenue LLC 360 Park Ave. BG FL 33921



Front (West) on Park Ave.



Rear (East)



HDC2014-00010 360 Park Avenue LLC 360 Park Ave. BG FL 33921



Properties along Park Ave. (facing South)



Properties along Park Ave. (facing North)





# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	September 3, 2014	FSF No		Designation No.	HDC 2014-00011 Boca Commercial Partners 354 Park Ave -- Keep noncontributing status and amend STRAP number and legal description in the Boca Grande Historic District HD90-05-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

## Name of Property

Name: Boca Commercial Partners  
Other Names/Site Number: \_\_\_\_\_

## Location

Street & Number: 354 Park Ave  
City, State, Zip: Boca Grande FL 33921  
STRAP Number: 14 43 20 01 00015 0070 (BOCA GRANDE BLK 15 PB7 PG 1 Lot 7 + 8)  
Folio ID: 10441154

## Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	1
<input type="checkbox"/> public-state	<input checked="" type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects		TOTAL	1

## Official Actions

Date of Petition for Designation: September 3, 2014  
Date Designation Report filed with Historic Preservation Board: September 3, 2014  
Date of Historic Preservation Board's written Resolution: \_\_\_\_\_  
Resolution Number: \_\_\_\_\_  
Date Designation was recorded: \_\_\_\_\_  
Initiated by: Lee County Staff

## Designation

- ☐ Individual Historic Resource
- ☐ Individual Archaeological Site
- ☒ Historic District Change **Keep noncontributing status amend STRAP number and legal**
- ☐ Archaeological Zone
- ☐ Archaeological District

**Staff Recommendation:**

Staff has reviewed property and on the basis of this designation report recommends the BGHPB:

- vote to file this designation and direct it to public hearing and
- at the public hearing vote to keep the noncontributing status of the subject property and change the STRAP number and legal description from ~~14 43 20 01 00015 0060 BOCA GRANDE BLK 15 PB7 PG 1 Lots 6 thru 8 incl~~ to 14 43 20 01 00015 0070 (Folio ID 10441154) BOCA GRANDE BLK 15 PB7 PG 1 Lot 7 + 8 in the Boca Grande Historic District HD (District) 90-05-01.

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

- Section 22-204(a)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(b)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(c)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(d)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5  
 Section 22-204(e)    ☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5

**The subject property does not meet the criteria and staff recommends it continue to be classified as non-contributing.**

**Lee County Land Development Code (LDC)**  
**Chapter 22 - Sec. 22-204. Criteria for Designation.**

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

(1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;

(2) Are associated with the lives of persons significant in our past;

(3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;

(4) Have yielded or are likely to yield information on history or prehistory; or

(5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

(1) Associated with the life or activities of a person of importance in local, state, or national history;

(2) The site of a historic event with a significant effect upon the town, county, state, or nation;

(3) Associated in a significant way with a major historic event;

(4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or

(5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

(1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;

(2) Embodies the characteristics of an architectural style, period, or method of construction;

(3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or

(4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.



(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

HDC2014-00011 – Boca Commercial Partners 354 Park Ave. BG FL 33921



HDC2014-00011 – Boca Commercial Partners 354 Park Ave. BG FL 33921



Subject Property  
354 Park Ave





Subject vacant lot on Park Ave and adjoining property to the North

Subject vacant lot on Park Ave and adjoining property to the South




Subject vacant lot on West Railroad Ave. (the alley)

**MEMORANDUM  
FROM THE  
OFFICE OF COUNTY ATTORNEY**

**VIA E-MAIL ONLY**

**DATE:** September 5, 2013

**TO:** Mary Gibbs, Director  
Dept. of Community Development

**FROM:**   
John J. Fredyma  
Assistant County Attorney

**RE:** Designation of Gilchrist Avenue as a Historic Resource

---

**Question Presented:**

May the Boca Grande Historic Preservation Board ("BGHPB") designate Gilchrist Avenue on Gasparilla Island as a Historic Resource pursuant to Lee County Land Development Code ("LDC") Chapter 22?

**Short Answer:**

No, the BGHPB does not have the requisite legal authority under LDC Chapter 22 to designate Gilchrist Avenue as a Historic Resource.

**Background:**

Earlier this year an item was been placed on the agenda for the BGHPB to discuss (and ostensibly begin) the designation of Gilchrist Avenue, a publically maintained street on Gasparilla Island, as a Historic Resource pursuant to LDC Chapter 22.

**Legal Basis for Answer:**

As you know, LDC §22-201 allows the designation process to begin with either a request from a property owner to the respective Historic Preservation Board, or upon motion of either the HPB or BGHPB to County Staff to prepare a Designation Report. However, the plain reading of the provisions found in LDC Chapter 22 do not support the authority of the BGHPB to designate a public roadway as a "Historic Resource." This term is presently defined in LDC §22-3), Definitions, as follows:

*" . . . any prehistoric or historic district, **site, building, structure, object or other real or personal property of historical, architectural or archaeological value.** Historic resources may include but are not limited to **monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or***

***abandoned ships, engineering works or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government or culture of the county, the state or the United States.*** (Emphasis added.)

While Gilchrist Avenue is located within the Boca Grande Historic District, the type of property for which a designation report may be prepared does not include the use of the words "street," "road," "roadway" or a similar term. LDC §22-202, Designation report, only references "buildings, structures or sites" as the types of property that may be designated.

In further support of the opinion that streets or roads are not included nor contemplated by LDC Chapter 22 to be a Historic Resource, no street or road has ever been designated as a "historic resource." Additionally, no County project to maintain, improve or change a publicly maintained roadway within an established historic district has ever been required to obtain a Special Certificate of Appropriateness under LDC§22-103 before work could be commenced as would otherwise be required by this chapter of the LDC.

Over the years, the regulation coming closest to creating or establishing a "historic designation" of a (public) street or road is found in the Board of County Commissioner's 1978 adoption of LDC §34-2271, Designation as historic and scenic route. This section in LDC Chapter 34 identified a limited segment of McGregor Boulevard as follows:

*"McGregor Boulevard (State Road 867) extending from its intersection with U.S. 41 (State Road 45) south to its intersection with College Parkway is hereby designated as a County historic and scenic boulevard."*

LDC §34-2272 then set forth and imposed limitations on certain activities along this segment of McGregor Boulevard, but those limitations were primarily with respect to activities occurring outside of the roadway. Additionally, the provisions in this portion of LDC Chapter 34 preserved the County's right to remain responsible for determining and performing, without limitation, those matters related to the safety and operation of the roadway. This LDC section did not compromise the ultimate responsibility or ability of the County to make and implement any decision for the public's health or safety. LDC §34-2272 provided:

*"As to McGregor Boulevard, as defined and designated in this subdivision as a County historic and scenic boulevard, the following uses or activities are prohibited:*

***e. Any work that is necessary for the public health or safety, as determined by the agency having jurisdiction over the portion of the road involved, is permissible.*** (Emphasis added.)

Additionally, the designation of Gilchrist Avenue as a Historic Resource under the current provisions of LDC Chapter 22 would be inconsistent with Florida Statutes Chapter 336 with respect to the responsibility for the operation and maintenance of a County road. In particular, §336.02(1)(a), FS, provides as follows:



***"The commissioners are invested with the general superintendence and control of the county roads and structures within their respective counties, and they may establish new roads, change and discontinue old roads, and keep the roads in good repair in the manner herein provided. They are responsible for establishing the width and grade of such roads and structures in their respective counties."*** (Emphasis added.)

Also applicable are the requirements found in §336.045, FS, for road design, construction and maintenance of any road that is part of the County's road system. The statute places the responsibility for the public's (vehicular and pedestrian) safety on County streets or roads in the hands of qualified professionals employed by or otherwise directly responsible to the County's Department of Transportation. This statute, in pertinent part, provides as follows:

- "(1) The department shall develop and adopt uniform minimum standards and criteria for the design, construction, and maintenance of all public streets, roads, highways, bridges, sidewalks, curbs and curb ramps, crosswalks, where feasible, bicycle ways, underpasses, and overpasses used by the public for vehicular and pedestrian traffic. . . .***
- (2) An advisory committee of professional engineers employed by any city or any county in each transportation district to aid in the development of such standards shall be appointed by the head of the department. . . .***
- (4) All design and construction plans for projects that are to become part of the county road system and are required to conform with the design and construction standards established pursuant to subsection (1) must be certified to be in substantial conformance with the standards established pursuant to subsection (1) that are then in effect by a professional engineer who is registered in this state."*** (Emphasis added.)

If Gilchrist Avenue were to be designated as a Historic Resource, the designation would require the County's Department of Transportation to first submit any plan for an improvement or change to Gilchrist Avenue to the BGHPB for review and approval. Under the provisions of LDC Chapter 22, the request would have to go through a public hearing to obtain a Special Certificate of Appropriateness before any work could occur. Additionally, the BGHPB could attach conditions the County's Department of Transportation would have to comply with, or perform, as part of an approved Special Certificate of Appropriateness. These requirements are more than mildly problematic in terms of altering the County's responsibility under Florida Statutes Chapter 336 for the operation, maintenance and control of Gilchrist Avenue as a publicly maintained roadway.

The resulting designation as a Historic Resource under LDC Chapter 22 creates an inappropriate restriction on the County's ability to remain unfettered in its ability to maintain and operate a public road in a manner that advances public safety for both vehicles and pedestrians. Such a designation would be contrary to the provisions contained in Florida Statutes Chapter 336 and would impermissibly compromise the Board of County Commissioner's power and authority in this regard.

The Board of County Commissioners is legally required to remain responsible for the public's health and safety in the superintendence and control of Gilchrist Avenue as a publicly maintained road. Allowing Gilchrist Avenue to be designated as a Historic Resource under the current provisions of LDC Chapter 22 would be an inappropriate delegation of that authority.

JJF/mms

cc via e-mail only: District 1, Commissioner John Manning  
District 2, Commissioner Cecil L Pendergrass  
District 3, Commissioner Larry Kiker  
District 4, Commissioner Tammara Hall  
District 5, Commissioner Frank Mann  
Andrea Fraser, Interim County Attorney  
David Loveland, Director, Department of Transportation  
Paul O'Connor, Director, Planning  
Gloria Sajgo, Principal Planner, Planning  
Boca Grande Historic Preservation Board  
Lee County Historic Preservation Board

August 11, 2014

**RECEIVED**  
AUG 11 2014

**COMMUNITY DEVELOPMENT**

**VIA EMAIL & MESSENGER**

Gloria Sajgo  
Lee County, Division of Planning  
1500 Monroe Street  
Ft. Myers, FL 33901

Re: Historic Context, Boca Grande, Lee County, Florida Report

Dear Ms. Sajgo:

This is a request on behalf of Gilchrist Neighborhood Association to present this report to the Boca Grande Historic Preservation Board at its September meeting.

We are pleased and excited to present this information regarding the history of Gilchrist Avenue "Historic Context, Gilchrist Avenue, Boca Grande, Lee County, Florida". This report reveals how Gilchrist Avenue is an integral part of the County designated historic district of Boca Grande. The report was prepared by Archaeological Consultants, Inc. (ACI) to research the history of Gilchrist Avenue. In addition to the involvement of the only Governor from Southwest Florida in the original design, Albert Gilchrist, the report includes the discovery that Carl Rust Parker, renowned landscape architect, prepared the plat of Boca Grande including the Gilchrist Avenue with its median. Also, enclosed is the biography of Carl Rust Parker.

We believe the Boca Grande Historic Preservation Board and the County Community Development Department will find the report informative and valuable. It will be the basis for additional protection of the heritage and character of the village of Boca Grande. Gilchrist Avenue was protected and thrived for decades and now is in need of protection.

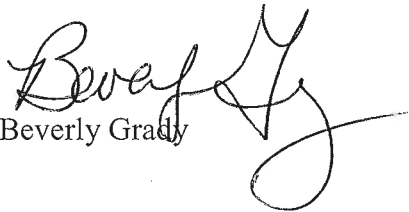
We look forward to presenting the report at the September meeting of the Boca Grande Historic Preservation Board.



August 11, 2014  
Page 2

Very truly yours,

ROETZEL & ANDRESS, LPA

  
Beverly Grady

BGdgo

Enclosures: Historic Context, Boca Grande, Lee County, Florida Report  
Brief Biography of Carl Rust Parker

cc: Janet Miller w/o enclosures  
Pam Houck w/enclosures


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5

1882 - 1966

## Biography of Carl Rust Parker

By Theresa Mattor  
Published May 15, 2009



Carl Rust Parker was born in Andover, Massachusetts, in 1882. An only child, he attended local public schools and graduated from Phillips Academy in 1901.

The academy's Scientific Department provided Parker's only training in landscape architecture, as he did not seek a college education. Instead, he began working for the Olmsted Brothers in Brookline, Massachusetts, in 1901, the same year that Henry Vincent Hubbard was hired. Parker remained until 1910, serving as a draftsman, planting designer, and supervisor of construction and planting. Other contemporaries at the Olmsted firm included James Frederick Dawson and Percival Gallagher.

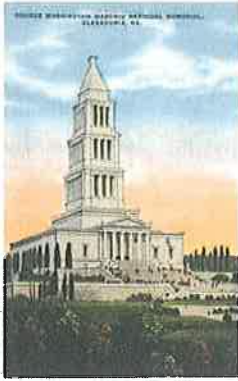
While working for the Olmsteds, Parker married Jessie Merrill of Yarmouth, Maine, in 1906. Their only child, Marjorie, was born in 1908. In 1910, Parker "voluntarily retired" to start his own firm in Portland, Maine. In 1911, he was listed as "the only practitioner of his profession in the state" in a local newspaper article.

Parker's relatively short but prolific career in Maine lasted until 1917. During that time he worked on several residential projects with John Calvin Stevens, one of Maine's most talented architects. One of the most significant was for John S. Hyde of shipbuilding fame, whose brick mansion was the largest house constructed in the state in 1913. Located in Bath, the property featured an Italian-style sunken garden, carriage drives throughout the 160-acre site, and a naturalistic pond with a stone footbridge.

A sampling of his nonresidential projects in the greater Portland region between 1911 and 1917 includes the Village Green in Yarmouth, Boulevard Park Subdivision in Portland, and the grounds of the Curtis Memorial Library in Brunswick. Parker also traveled to rural communities, designing the grounds of the Mount Kineo House resort on Moosehead Lake, the grounds of the Good-Will Hinckley Home & School for Boys & Girls in Fairfield, and a cemetery for the town of Gilead in Maine's western mountains.

While self-employed, Parker worked primarily in Maine, with the exception of his work for the Boca Grande Land Company on Gasparilla Island, Florida. In 1910, the land company began to develop a year-round resort in an area that was famous for sports fishing. After Parker's site visit in 1911, a newspaper article noted that he "is now at work upon plans for laying out streets and the grounds for an immense hotel which will be constructed immediately." The Gasparilla Inn was finished in time for the 1912-1913 season.

Parker's writings and his service on public committees reflect his interest in community planning and civic duty. In 1912 he delivered a paper entitled "Possibilities for Civic Improvement in Maine" to the Board of Trade, of which he was a member. He promoted simple, pragmatic improvements as opposed to the "impractical and extravagant ideas" offered at the time in other locations. In 1913, Parker joined John Calvin Stevens and other community leaders in advocating for the creation of a planning department in Portland, Maine. The following year, he addressed the Yarmouth Village Improvement Society, urging the formation of a town civic center and social hall, among other improvements. In 1916, he served on the City Planning Committee of the Portland Chamber of Commerce, which sponsored an illustrated lecture on city planning by landscape architect Arthur Asahel Shurcliff.



George Washington Masonic Memorial in Alexandria, Virginia

Records in the Connecticut Valley Historical Museum confirm that Parker had offices in both Portland, Maine, and Springfield, Massachusetts, from 1916 to 1917, although no information is known about his Springfield association.

During World War I, Parker worked in Washington, D.C. He served six months as the principal civilian assistant for the Camp Planning Section, Construction Division of the War Department, and eighteen months as Assistant Manager and Manager, Town Planning Division, United States Housing Corporation, United States Department of Labor.

After the war, in 1919, Parker returned to the Olmsted Brothers, working for them in Maine on residential projects, Colby College, and the University of Maine, among others. Some of his major projects for the firm in the 1920s were in Augusta, including Capitol Park & Driving Grounds, the grounds of the Maine State House, and the grounds of the Governor's Mansion.

While working for the Olmsteds, Parker worked on private estates, industrial plants, land subdivisions, town and city plans, parks and recreation areas, and cemeteries. One of his major projects was at the George Washington Masonic Memorial in Alexandria, Virginia. In correspondence from 1931, Parker discussed bumps and low spots on the new road and stressed that he "was anxious to get this road one hundred percent perfect." In his characteristically practical manner, he suggested the type of machinery and method to best achieve his desired results.

In the 1940s and 1950s, Parker worked extensively at Kohler Village in Wisconsin, where he served as the key representative of Olmsted Brothers. Parker was involved in rethinking plans for expansion of the village residential area, re-landscaping the American Club, and landscaping the cemetery and several of the churches built during the period. However, due to World War II and a major Kohler strike in the 1950s, the residential projects were delayed until the 1960s, when the Olmsted firm was no longer involved.

Other projects attributed to Parker include those in New Jersey for the Bell Telephone Laboratories and for parks in Essex and Union counties. He also worked on the grounds of the National Cash Register Company in Dayton, Ohio, as well as at the University of Mississippi in Oxford.

In 1950, Parker became a partner of the Olmsted Brothers where he remained until his retirement in 1961 at age seventy-nine. He was involved with the American Society of Landscape Architects throughout his career, becoming a member in 1908 and a Fellow in 1915. He was an editor (with Bremer W. Pond and Theodora Kimball) of *Transactions of the American Society of Landscape Architects, 1909-21*, "a book of reference to the events and current thought of the A.S.L.A." He submitted "A Note from the Business Manager" to the 1930 issue of *Landscape Architecture*. In it, he summarized the first twenty years of the magazine and offered his thoughts for the future, expecting the magazine to "grow in wisdom and strength" with help from younger members of the profession.

Carl Rust Parker suffered a stroke on Thanksgiving Day in 1966 and died five days later in Boston at age eighty-four.

#### ABOUT THE AUTHOR

Theresa Mattor is a landscape architect, historian, and lecturer in Hollis, Maine, as well as co-author of the book, *Designing the Maine Landscape*.



**HISTORIC CONTEXT**  
**Boca Grande**  
**Lee County, Florida**  
  
**Gilchrist Avenue**

*Prepared for:*

**Gilchrist Neighborhood Association**  
**Boca Grande, Florida**

*Prepared by:*

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

Marion Almy – Project Manager  
Trish Slovinac – Senior Architectural Historian

**August 2014**

## Executive Summary

In 1990, the Lee County Historic Preservation Board recognized the significance of Boca Grande when it voted unanimously to designate the Boca Grande Historic District as a local historic resource. The entire four-block expanse of Gilchrist Avenue is included in the local district; as such, the road should be protected by the Lee County Historic Preservation Ordinance, No. 88-62. In addition, based on the research conducted by Archaeological Consultants, Inc. (ACI), as detailed in this report, Gilchrist Avenue is a significant historic resource in its own right, which has been listed in the Florida Master Site File (FMSF) and appears to be eligible for listing in the National Register of Historic Places (NRHP) for the following reasons:

- Gilchrist Avenue is included on the first plat of Boca Grande, filed with Lee County on January 29, 1897, by Albert W. Gilchrist, who served as governor of Florida from 1909-1913 and has been the only governor from southwest Florida;
- The current Gilchrist Avenue public right of way (120-foot width) reflects the original street width established by Gilchrist on his 1897 plat;
- The Avenue is one of the only streets in town that reflects the landscaping envisioned by Carl Rust Parker, a prominent landscape architect, in his July 1913 "Plan for Subdivision of Boca Grande." Parker spent almost his entire career with the Olmsted Brothers, one of America's most notable landscape architectural firms, with the exception of the years between 1910 and 1919. Research conducted as part of this survey also revealed that the Olmsted Brothers completed what appears to be a significant amount of planning and design work on Boca Grande in the 1920s (which bears further examination), during which they left Parker's design for Gilchrist Avenue intact;
- Gilchrist Avenue, in general, continues to illustrate the residential nature envisioned for the street by the Boca Grande Land Company (BGLC) in its 1908 plat;
- Several historical residents of Gilchrist Avenue, especially Louise duPont Crowninshield, directly impacted the overall development of Boca Grande and contributed to the well being of the community through the establishment of a school, health clinic, and other community amenities; and
- The homes along Gilchrist Avenue continue to reflect the idea of Boca Grande as a winter resort, which, according to A.B. Arnold, historian for the American Agricultural Chemical Company to which BGLC was a subsidiary company, was the intention of the BGLC.

Further, Gilchrist Avenue, its surrounding houses, and the locally designated historic district have significantly contributed to the unique historic character of the Boca Grande island community, a community that with careful planning and preservation will continue to reflect the

ambiance of an old Florida winter home and resort community and a charming local fishing village.

Gilchrist Avenue's median contains roughly two acres of land and is the largest open public area in the Boca Grande Historic District and thus has considerable visual impact relative to the surrounding community. It *is* highly unusual for a government to convert public green space into commercial parking in a residential historic district of this significance. As a pedestrian destination, it is accessible to all residents and provides green space relief in what is essentially a grid of urban-sized lots. As a winter home and resort community, Boca Grande has come to rely economically on its real estate market and the heritage traveler. Thus, the relatively new but expanding use of the Gilchrist Avenue median as a "de facto" parking lot and the resulting loss of the historic palms and landscape erode the historic character and economic base of the island community.



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## 1.0. Introduction

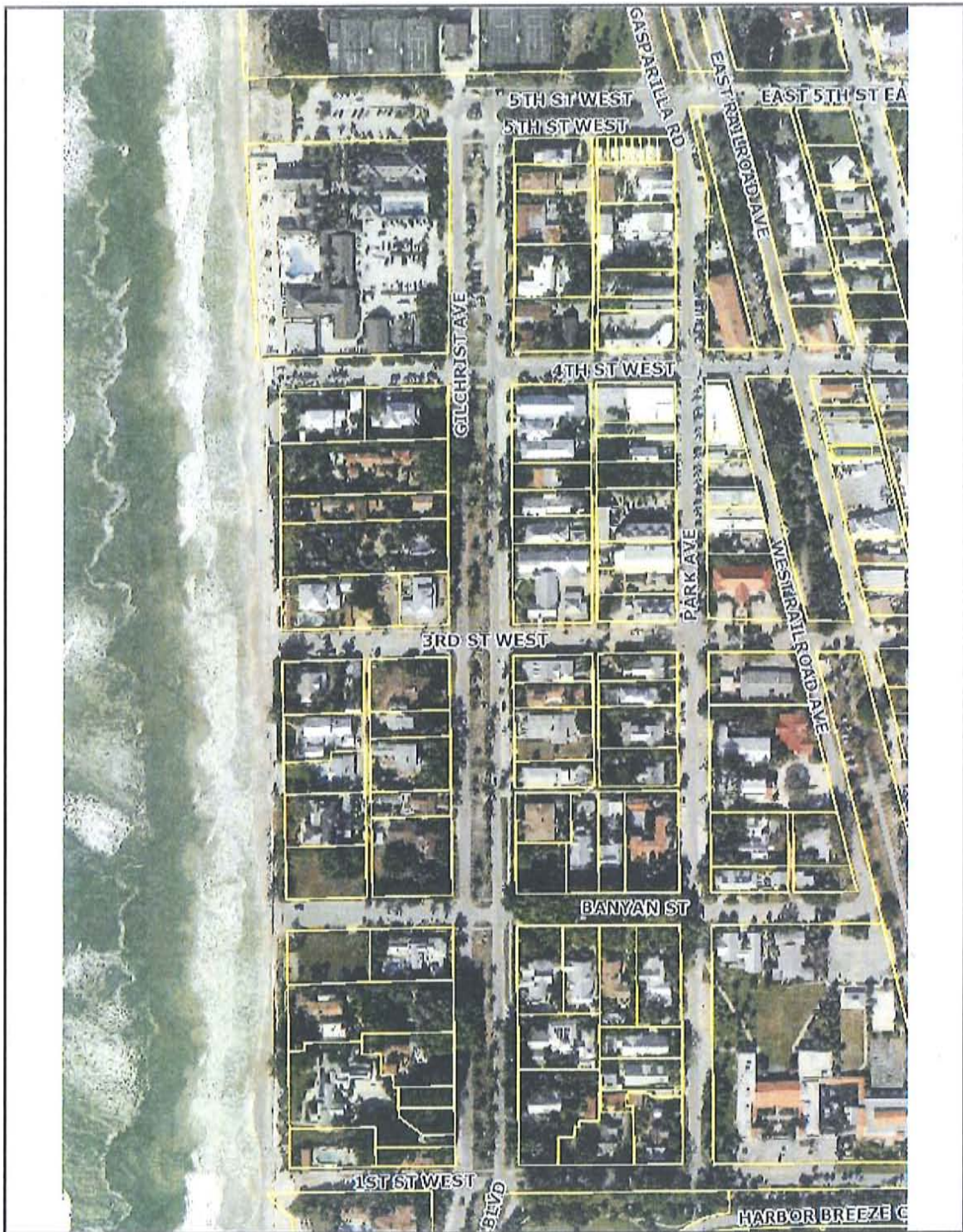
The Gilchrist Neighborhood Association contracted with Archaeological Consultants, Inc. (ACI) to prepare a historical report on Gilchrist Avenue to determine if its history would qualify it as a historical resource meriting preservation of its historic character. ACI conducted research at the Boca Grande Historical Society (BGHS) and Museum, the Florida State Archives, the State University Libraries of Florida's Publication of Archival and Museum Materials (PALMM), the Lee County Clerk of Courts (LCCC), and the Lee County Property Appraiser (LCPA). In addition, several local residents were interviewed. Also, ACI performed an on-site reconnaissance of the Gilchrist Avenue neighborhood to compare current and past conditions, and reviewed Lee County and Boca Grande historic preservation ordinances.

Gilchrist Avenue is a four-block residential roadway that extends between 1<sup>st</sup> Street and 5<sup>th</sup> Street (around 2,000 feet [ft]) in Boca Grande, Lee County, Florida (**Figure 1**). At present, there are a total of 37 tax parcels along the road, four of which are vacant. Gilchrist Avenue is centered in roughly 120 ft of public right of way. The roadway is approximately 80 ft in width, which includes two 20-ft automobile lanes separated by a roughly 40-ft median; to either side is a 20-ft shoulder with a 6-ft sidewalk and grass/gravel parking areas (**Figure 2; Photos 1 and 2**). Gilchrist Avenue's median contains about two acres of land, and after the six acre sports field at the end of Wheeler Street is the second largest commons owned by Lee County in Boca Grande.



**Photo 1.** Current image of Gilchrist Avenue at 1<sup>st</sup> Street during off-season, looking north.





**Figure 1.** Lee County GeoView aerial of Gilchrist Avenue.







**Figure 2.** Detail of Gilchrist Avenue showing the widths of the right of way, roadway, and median, as measured on the Lee County GeoView website.





**Photo 2.** Gilchrist Avenue in June 2014, looking southwest from 4<sup>th</sup> Street.  
Note gravel parking area at left (denoted by red arrow).

Based on this research and survey, ACI developed a historic context for Gilchrist Avenue, which includes a brief overview of the history of Boca Grande and Gasparilla Island, an individual discussion on the evolution of the Avenue and the role it played in the community's history and development. Finally, Section 3.0 details the significance of Gilchrist Avenue, and offers recommendations to the Gilchrist Neighborhood Association on actions that can be taken to help preserve the Avenue.

## **2.0. Historic Context**

### **2.1. Brief History of Gasparilla Island/Boca Grande**

The Calusa were the earliest inhabitants of Florida's southwest coast, and the islands of Charlotte Bay served as the northern boundary of their territory. The Spanish arrived in the 1500s, but the Spanish Crown never established a permanent European settlement in Charlotte Bay. By the early 1700s, however, Cuban fishermen began to harvest its rich waters, curing the fish and shipping it to Cuba and other Caribbean ports. These fishermen established numerous seasonal camps, known as Fishing Ranchos, along the southwest coast of Florida throughout the eighteenth century, which evolved into permanent settlements by the early nineteenth century. It is estimated that by the 1830s, a dozen such ranchos existed in the Bay, employing up to 600 people (Hoeckel and VanItallie 2000:7).

Fishing continued to fuel the development of Gasparilla Island in the nineteenth century. The first recorded permanent 'modern' pioneer settlement on the island was Peacon's Fish Ranch, which was established in the 1870s at the island's north end. This settlement functioned under the Fishing Rancho model, by catching fish, then salting and curing it for export. The economic model of the fishing village completely changed with the arrival of the Florida Southern Railway in Punta Gorda in 1886, and the construction of an ice-manufacturing plant by the Punta Gorda Ice and Power Company a few years later. The railroad, with its insulated boxcars, allowed for the speedy transport of iced fish to northeastern markets, effectively causing the process of salting and curing to become obsolete (Gibson 1982:55-57; Hoeckel and VanItallie 2000:8).

In 1881, prospectors discovered phosphate in Florida's Peace River Valley, which ultimately "would change the character of Gasparilla Island forever" (Hoeckel and VanItallie 2000:27). In the early years of the industry, phosphate was brought to Florida's gulf coast via rail into Punta Gorda or barge to Charlotte Harbor and the Boca Grande Pass at the southern tip of Gasparilla Island. At both locations, the phosphate was loaded onto ocean-going ships for delivery to American and European fertilizer plants. In response to the increased shipping traffic, the United States Congress appropriated \$35,000 for the construction of a lighthouse on the southern tip of Gasparilla Island, which was completed in 1890. A few years later, in 1895, a residence for the port's quarantine doctor was constructed nearby (Hoeckel and VanItallie 2000:17; Johnson 1990:16-17). In 1897, the rails into Punta Gorda were removed, causing the Boca Grande Pass to be the principle point of shipping for phosphate (Hoeckel and VanItallie 2000:27).

The economic development around the island prompted Albert Waller Gilchrist, an engineer and surveyor from Punta Gorda, to begin purchasing land in the middle of Gasparilla Island in 1889 (Ingram 1996:8). Although born in Greenwood, South Carolina, while his mother was visiting her parents, Gilchrist was a native of Quincy, Florida, where his father owned a large plantation. Gilchrist had attended the Carolina Military Institute in Charlotte, North Carolina, and then went on to attend the United States Military Academy at West Point, but never graduated. He returned to Florida, where he subsequently served in the state militia and then the Third United States Volunteer Infantry during the Spanish-American War. His non-military career included working as a surveyor for the Florida Southern Railroad, developing real estate (mostly around Punta Gorda), and planting some of the earliest orange groves in the Punta Gorda area. He was elected

to the Florida House of Representatives in 1893, and subsequently in 1895, 1903, and 1905, when he also served as speaker. In 1908, he was elected governor of Florida, serving between 1909 and 1913. During his term as governor, he focused on public health, endorsing legislation that produced a tuberculosis sanitarium, a pure food law, healthier conditions for state prisoners, and a hospital for impoverished crippled children. He was the only governor from the southwest area of Florida (Florida Historical Society 1909:55-59; Johnson 1990:44).

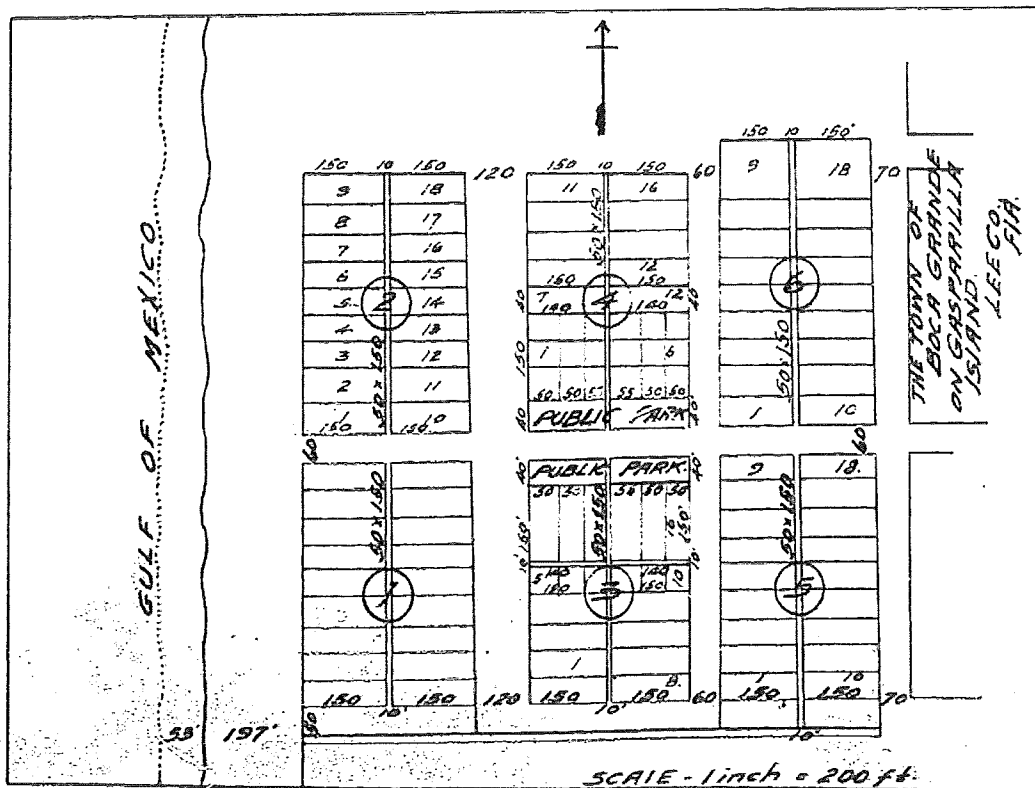
On January 29, 1897, Gilchrist filed the first plat for “The Town of Boca Grande on Gasparilla Island, Lee County, FL” with Lee County (**Figure 3**), officially establishing Boca Grande (LCCC 1897). The town was located just north of the U.S. Government’s military reserve and along the Gulf of Mexico, on the old Jacob Wotitzky homestead. Per the plat, Boca Grande consisted of six blocks bordered by the Gulf (west), and today’s 1<sup>st</sup> Street (south), Palm Avenue (east), and 3<sup>rd</sup> Street (north). Additionally, Gilchrist included two lots for public parks; these were located along today’s Banyan Street between Gilchrist and Park Avenues (LCCC 1897). Despite Gilchrist’s plan, no roads were laid and no lots sold for over a decade (Fischer 2004:29; Hoeckel and VanItallie 2000:51-53; LCPA 2014).

In 1905, the American Agricultural Chemical Company (AACCo) decided to extend its Peace River Phosphate Mining Company railroad (then between Hull and Liverpool) to the Boca Grande Pass. That year, the company purchased the un-built Alafia, Manatee & Gulf Coast Railway Company. In 1906, the Railway Company applied to the state for the right of way over the north portion of Gasparilla Island and secured the island interests of two other railroads, which provided accessibility to the military reserve and former homestead properties. On July 5, 1906, the company officially became the Charlotte Harbor & Northern Railway (CHNR), and later that year, began construction of the new railway line starting at the southern tip of Gasparilla Island; it reached Arcadia by the end of 1907, and trains began to arrive on the island in 1908. A small wooden-frame depot was constructed at today’s Park Avenue and 4<sup>th</sup> Street in 1907 to initially serve the island. It was replaced two years later with the larger, Mediterranean Revival style structure that is still extant (Fischer 2004:15, 25-26; Hoeckel and VanItallie 2000:27-28).

Around the same time, the AACCo hired John P. Wall, a lawyer based in Tampa, to begin acquiring the land needed for the railroad right of way. This led Wall to Gilchrist, who had accumulated roughly 512 acres of land on the island by 1905. On April 29, 1907, Gilchrist, Wall, Peter Bradley, president of the AACCo, and James M. Gifford, one of the company’s attorneys, established the Boca Grande Land Company (BGLC), the purpose of which was to buy, sell, and develop real estate on Gasparilla Island, with the ultimate goal of “developing Gasparilla Island as a high class winter resort” (Gibson 1982:122; Ingram 1996). Precedents for this type of development included Jekyll Island, Georgia, and the construction of high-end hotels in cities such as Tampa and Palm Beach by other railroad companies. While Bradley and Gifford served as directors, Gilchrist was named president, Louis M. Fouts vice president, and John P. Wall secretary and treasurer. At this time, the BGLC purchased Gilchrist’s land for \$100,000 in company stock. In November 1907, a tract of land to the east of the railroad was transferred from the CHNR to the BGLC, and in December 1908, the BLGC made its largest purchase when it acquired all of the federal land at the northern end of the island (Fischer 2004:30; Hoeckel and VanItallie 2000:51).



In the office of the Surveyor General  
 of the Territory of Florida  
 this 22nd day of Jan.  
 1897.  
 I have caused to be  
 filed for record  
 the plat of  
 N. M. Hardy  
 Clerk Circuit Court  
 of the County of  
 G. M. Hardy



SUBDIVISION OF A PART OF LOT 5  
 SEC. 14. T. 43 S. R. 20 E.

Figure 3. Gilchrist's 1897 plat for "The Town of Boca Grande on Gasparilla Island" (LCCC 1897).



On June 9, 1908, the BGLC filed a new plat for Boca Grande (**Figure 4**). This plat included the six blocks as laid out by Gilchrist in 1897, almost completely as he had designed; the exception was the layout of Blocks 5 and 6 that had to be altered due to the recent construction of the CHNR tracks. This new plat included 13 east-west aligned streets: 1<sup>st</sup> Street as the south border to 13<sup>th</sup> Street at the north end, which roughly corresponds to today's 23<sup>rd</sup> Street. This new plat also added Gulf Boulevard along the Gulf shoreline (immediately west of Gilchrist's plat) and extended east to Lee Avenue. Four of the blocks between 5<sup>th</sup> and 6<sup>th</sup> Streets were designated as 'reserved,' "confirming plans to build a luxury hotel, as was the fashion of the day" (Ingram 1996:15; LCCC 1908). By the winter of 1911-12, Blocks 25 and 26 of this strip contained the "Hotel Boca Grande," a 20-room resort hotel designed by Augustus D. Shepard, a New York architect best known for his designs of private camps in the Adirondacks, and built by the BGLC. This hotel, which was renamed the Gasparilla Inn in 1913, was so popular that the BLGC hired architect Francis J. Kennard of Tampa to design two additions, one in 1912 and one in 1915, both of which doubled the Inn's size (Hoeckel and VanItallie 2000:27-28).

In September 1911, the BGLC hired Carl Rust Parker to further develop the plans for Boca Grande. Carl Rust Parker was a nationally-renowned landscape architect who went to work for the Olmsted Brothers (best known for their design of Central Park in New York) in 1901, following his graduation from the Phillips Academy in Andover, Massachusetts. He worked for the Olmsted Brothers for much of his career (1901-1910; 1919-1961), although he completed the design for Boca Grande while self-employed in Maine (1910-1917). Parker's resume includes several landscape designs for private estates, industrial plants, land subdivisions, town and city plans, parks and recreation areas, and cemeteries. Parker's design for Boca Grande is one of the few projects individually discussed in his biography by The Cultural Landscape Foundation (Mattor 2009). Some of his other notable projects include the design for the grounds of the University of Maine, Elmhurst; Maine's governor's mansion; and the George Washington Masonic Memorial in Alexandria, Virginia (Mattor 2009).

Parker was tasked with designing the grounds for the hotel (Gasparilla Inn) and to "line the principal (sic) streets of Boca Grande with trees and shrubs" (Gibson 1982:124). He visited Gasparilla Island in 1911, and soon after was reportedly working on the town's development; the plan was completed in July 1913 (Mattor 2009; LCCC 1914). On March 5, 1914, Parker's design (**Figure 5**) was officially filed with Lee County (LCCC 1914). His plan incorporated the 1908 plat, while extending the town across the Boca Grande Bayou to the eastern limits of the island and north to roughly today's 29<sup>th</sup> Street (Shore Drive per the design). The portion of the plan to the west of the Bayou retained the regular street grid and lot sizes from the earlier plats, including Gilchrist's six blocks at the southwest, and added two blocks with irregular lots at the northeast. Within the 'reserved' blocks from the 1908 plat, Parker included a planned building complex in Blocks 28 and 29 (where the Gasparilla Inn Tennis Club currently stands), a park in Block 27 (where Gasparilla Inn Cottages 41-45 are now located), and the Gasparilla Inn in Blocks 25 and 26. The new area east of the bayou featured a more suburban design with winding roads, varying lot sizes, and a large green space surrounding the lagoon (LCCC 1914).

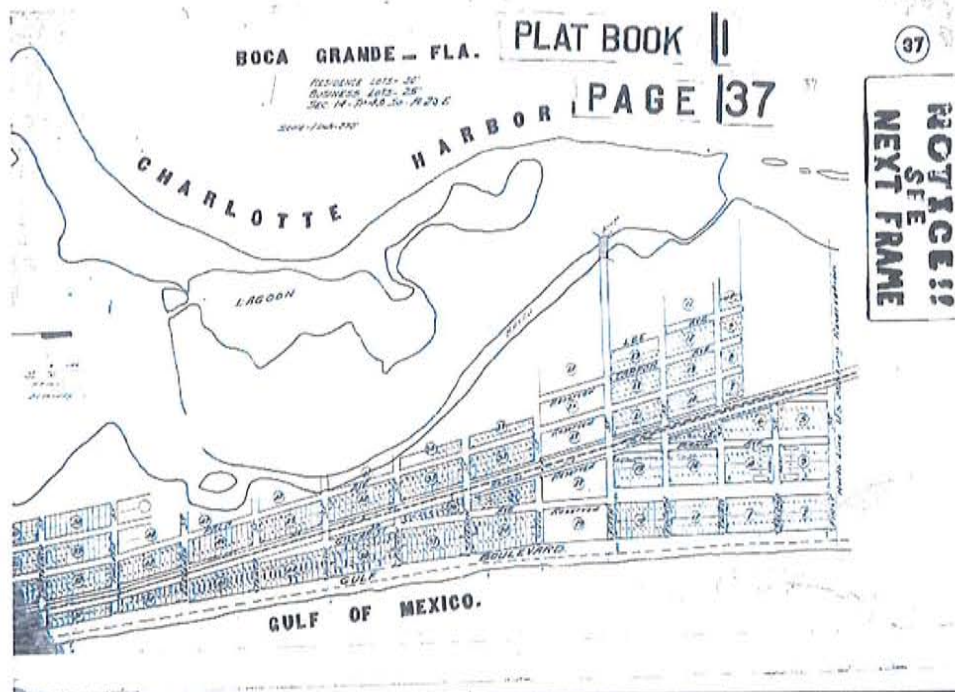
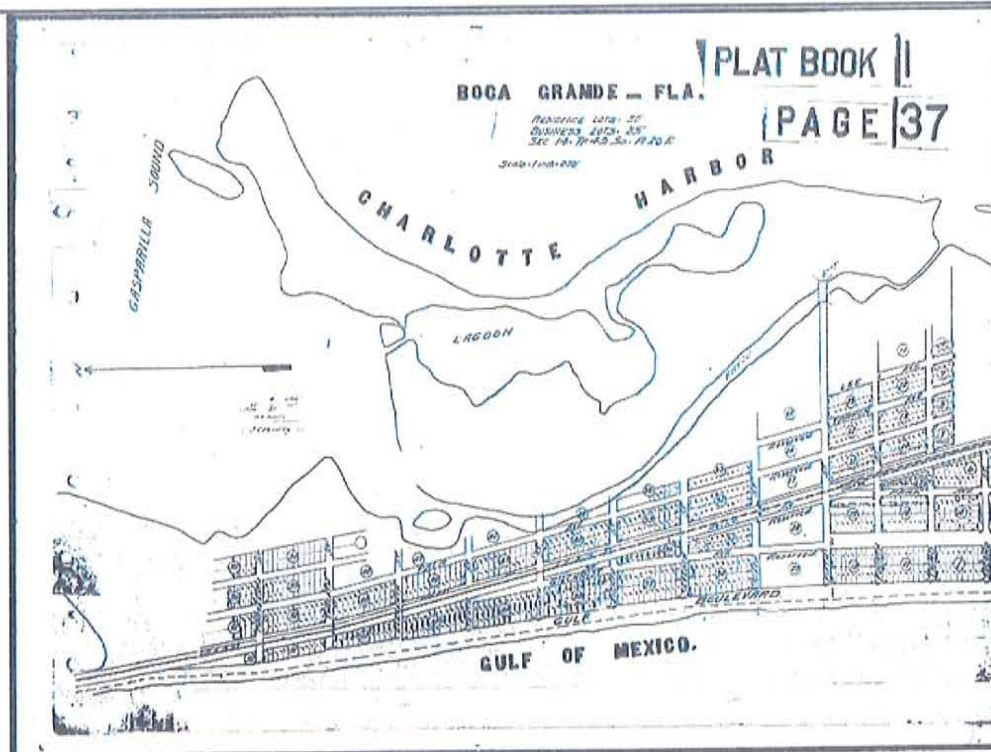


Figure 4. Boca Grande Land Company's 1908 plat for Boca Grande (LCCC 1908).





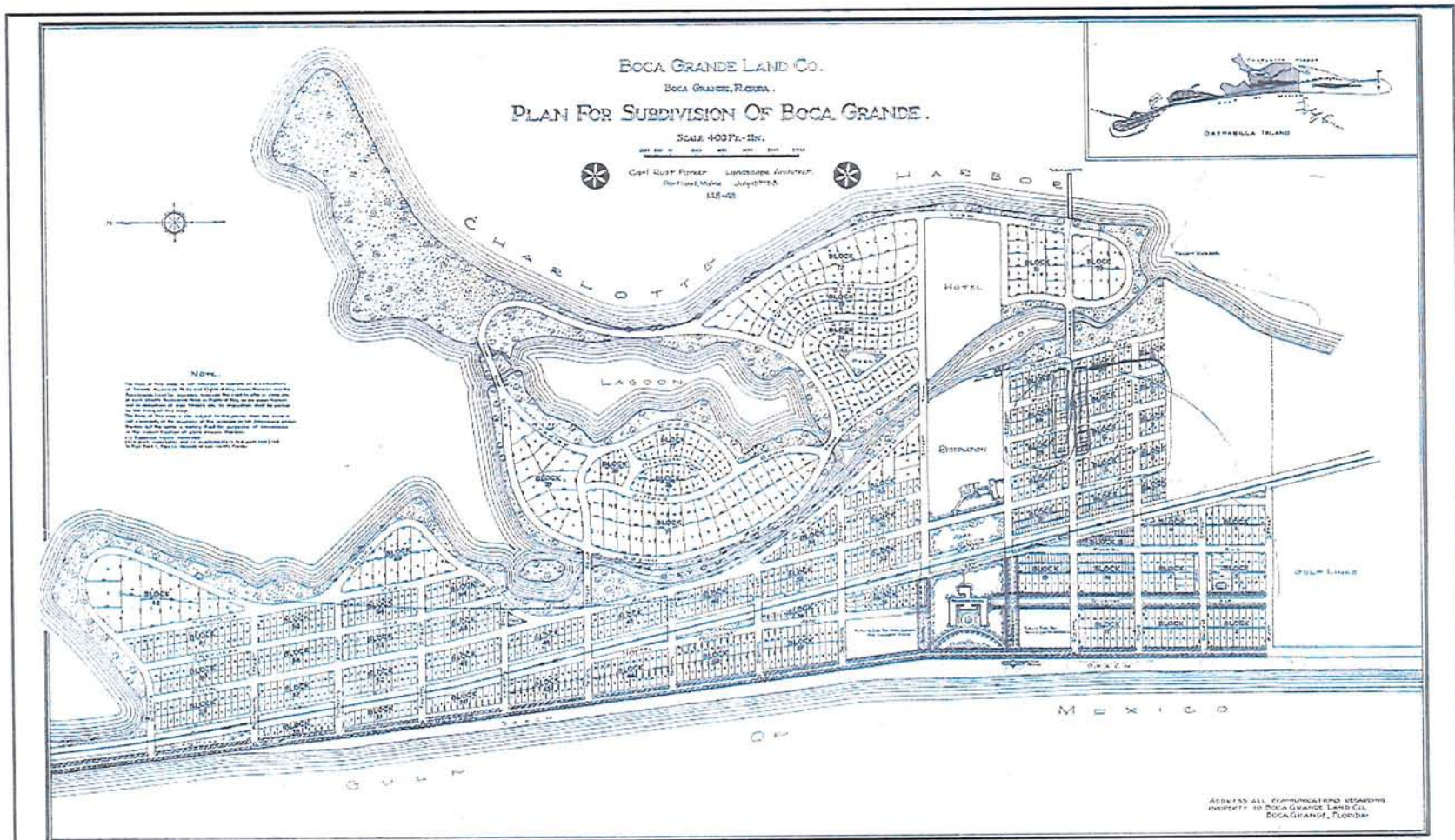


Figure 5. Carl Rust Parker's 1913 design for Boca Grande (Frederick Law Olmsted National Historic Site).





Parker's design for Boca Grande incorporated landscaped areas throughout the town. Gulf Boulevard was lined with trees for its entire extent from 1<sup>st</sup> Street to 15<sup>th</sup> Street; two blocks of 5<sup>th</sup> and 6<sup>th</sup> Streets (between the railroad and Gulf Boulevard) also were lined with trees. The four-block expanse of Gilchrist Avenue between 1<sup>st</sup> and 5<sup>th</sup> Streets was not only lined with trees, but also featured a grassed median (**Figure 6**). In addition to Block 27, park areas were shown on either side of 2<sup>nd</sup> Street between Gilchrist and Park Avenues; these had originally been included on the Gilchrist plan (LCCC 1914). Although the 2<sup>nd</sup> Street park land was eventually incorporated into the adjacent building lots, in 1915, the BGLC planted banyan trees within the public right of way along this block; later, the road was renamed Banyan Street.

Another aspect of Parker's design that drew from the 1908 plat was the different size of the lots designated for residential construction as opposed to commercial development. Per the layout, all commercial activity was to be concentrated within one or two blocks around the railroad depot. Specifically, this included the lots along Park Avenue between 3<sup>rd</sup> and 5<sup>th</sup> Streets and those along West Railroad Avenue from midway between 2<sup>nd</sup> and 3<sup>rd</sup> Streets to 5<sup>th</sup> Street. All other areas of the town, with the exception of the reserved blocks noted above, were designated for residential development, including the entirety of Gilchrist Avenue.

That same year, Burdett Loomis, Jr., originally from New England, replaced Fouts as Second Vice President and Manager of the BGLC. Loomis proceeded to have a casino built near the Gasparilla Inn, a boat house constructed on the bayou, a nine-hole golf course built south of 1<sup>st</sup> Street, and several cottages residences for African American workers near the commercial center of the town, where other white middle class workers were building (BGHS n.d.a; Hartig 2008; Arner 2010). In addition, Loomis oversaw the planting of coconut palms and hibiscus bushes along the Gilchrist Avenue median and shoulders, and Australian pines along 5<sup>th</sup> Street (Gibson 1982:125; Joyce 2002:2; Hammond 2014; Lord 2014).

In 1916, Francis B. Crowninshield, an artist from Marblehead, Massachusetts, and his wife, Louise duPont Crowninshield\*, purchased land on 2<sup>nd</sup> Street along Gilchrist and built a cottage. They were followed not long afterwards by her brother, Harry du Pont, who constructed a winter cottage along the same block. The Crowninshields and duPonts invited several guests and friends from the northeast to Boca Grande, and soon many purchased adjoining lots "to winter in warm weather and congenial society," creating a "cottage colony" (Ingram 1996:17). At first, the colony expanded north along Park Avenue, and then to the west and north along the beachfront. Locals dubbed this close-knit group of friends, the "beachfronters." These winter residents had close ties with Gilchrist, Wall, Loomis, and Frank Abbott (manager of the Gasparilla Inn); they continually encouraged friends to spend the winters on Boca Grande, directly leading to the success of Gasparilla Inn. In turn, the BGLC understood the colony "treasured the island for its unspoiled beauty," and did not want the island to turn into another Palm Beach (Ingram 1996:18).

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\*The National Trust for Historic Places' (NTHP) highest award for recognition in the field of preservation is the Louise I. DuPont Crowninshield Award. The award is only made to individuals who have demonstrated "superlative achievement over time in the preservation and interpretation of our cultural, architectural or maritime heritage, including buildings, architecture, districts, archeology, cultural landscapes, and objects of significance in the history and culture of the United States."

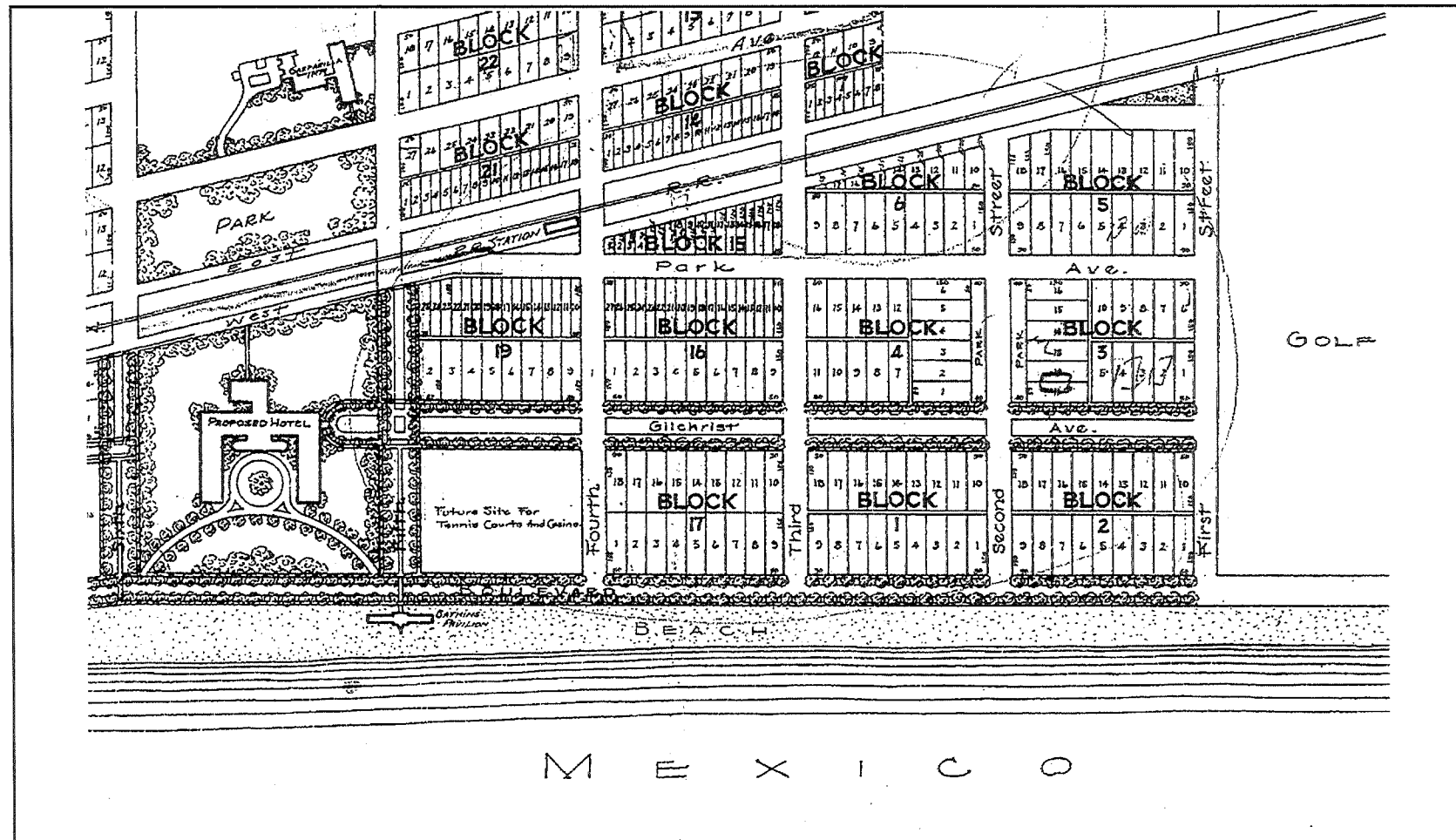


Figure 6. Detail of Parker's 1913 design showing Gilchrist Avenue (Frederick Law Olmsted National Historic Site).

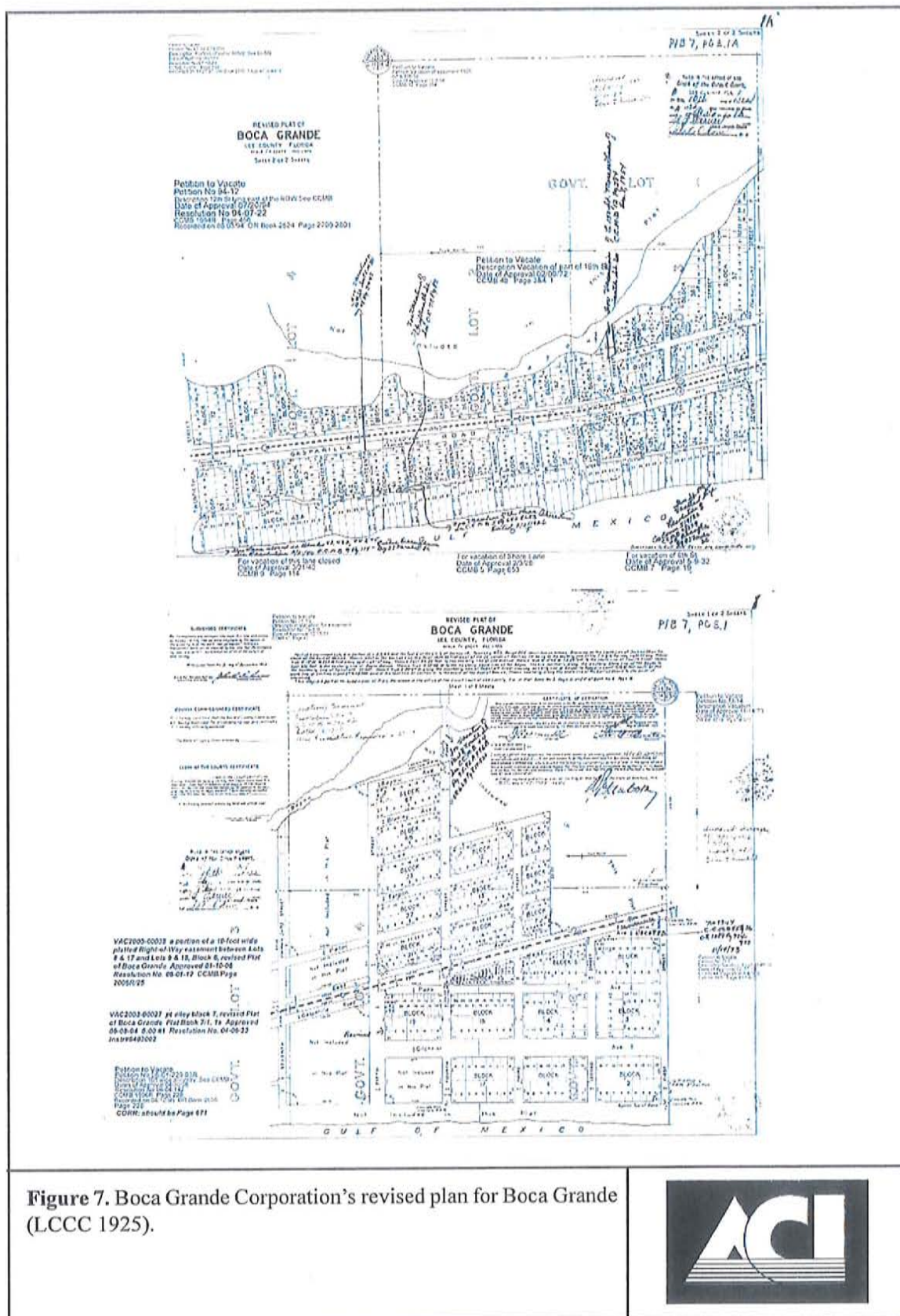


Aside from the beachfronters, few people bought land in this new town despite the growing job opportunities in town and at the port (BGHS n.d.a; Hartig 2008; Arner 2010). Following the death of Peter Bradley in 1924, his brother Robert succeeded him as president of the CHNR and BGLC. Almost immediately, he hired C.R. Peterkin, a real estate promoter, to replace Loomis and jumpstart land sales. Despite bringing in the Olmsted Brothers to complete additional design work for Boca Grande, Peterkin and his staff only sold a few lots during the 1924-25 season, and he succeeded in offending the Crowninshields, the “cottage colony,” and guests staying at the Gasparilla Inn (Gibson 1982:127; Ingram 1996:21; Frederick Law Olmsted National Historic Site). Peterkin was fired, and by the fall of 1925, was replaced by Joseph P. Day of New York, a “notorious land promoter and auctioneer,” much to the dismay of the beachfronters who preferred slower growth on the island (Ingram 1996:21, 23; Arner 2010; Gibson 1982:128). Day convinced the BGLC that a new plat was necessary as the Peterkin plat (submitted earlier in 1925) was “an impractical layout for auction purposes” (Gibson 1982:128). His ultimate intention was to hold an auction in Tampa early in 1926 to sell all remaining lots.

On December 10, 1925, a revised plat for Boca Grande was registered with Lee County (LCCC 1925). With this plat (**Figure 7**), the original 6<sup>th</sup> Street was renamed 7<sup>th</sup> Street and the area north of this street, with the exception of the land east of the bayou, was redesigned. Gulf Boulevard was entirely removed and replaced with beachfront lots (the previously paved section of the road already had been destroyed by beach erosion); a new road, Shore Lane, was inserted east of these lots. North Gilchrist Avenue, which had extended between 6<sup>th</sup> and 10<sup>th</sup> Streets, was removed, and a new street, Gasparilla Road, was laid out to the west of the CHNR tracks (it met Park Avenue at 5<sup>th</sup> Street). The area south of 5<sup>th</sup> Avenue essentially remained the same as the previous plats with the exceptions of the removal of the park land north and south of 2<sup>nd</sup> Street and Fouts Avenue (east of the tracks) became Bradley Avenue (LCCC 1925).

In the meantime, the beachfronters brought in Colonel L.J. Campbell, “who was charged with the mission of obtaining the right kind of buyers for the beachfront property” (Ingram 1996:23). By January 25, 1926, Campbell had made numerous sales, many for cash, including almost all of the 1.25-mile beachfront property (Ingram 1996:23; Gibson 1982:130; Arner 2010). On January 29 and 30, 1926, Day held his public auction in Tampa; according to the advertisements, his plan was to sell “Hotels, Residences and about 1,000 Buildings” (Arner 2010; Ingram 1996). The auction was a complete failure, with only six interior lots sold. Afterwards, the beachfronters and Campbell assumed control over the sale of land through the Gasparilla Island Association, Inc. Their new promotional material reflected their desire in preserving the island’s natural beauty and keeping Boca Grande small. However, relatively few lots were sold over the next two decades, likely due to the combination of a killer hurricane in 1927, the Great Depression, and World War II (Ingram 1996:23-24; Arner 2010).

Although few land sales occurred, Boca Grande continued experience some growth. The businesses in town that had been established continued to thrive as did the fishing community at the north end of the island and the deep water port at the south end of the island. By the end of the 1920s, Boca Grande boasted two hotels (Gasparilla Inn and the Boca Grande Hotel [built in 1929]), several stores and rooming houses, a telephone office, a movie theater, a car dealership, and a gas station (BGHS n.d.a; Hartig 2008:8.6). During this time, the BGLC made repeated





attempts to sell all its remaining property, focusing their efforts on the Beachfronters. Finally, in December 1945, H.L. Schwartz, a wealthy oil distributor from New York, purchased all of BGLC's remaining land, and subsequently formed the Sunset Realty Company to manage the land and all future sales (Hartig 2008).

In addition, Boca Grande experienced a large improvement in its quality of life during the three decades between 1920 and 1950, mostly due to the efforts of Louise Crowninshield. In the 1920s, Mrs. Crowninshield pushed for a new school for the children of the island. She exchanged 4 acres of her land for the new school, to be located on 1<sup>st</sup> Street east of Park Avenue, for the two lots on which the old school was located. She then helped raise the necessary funds to construct the school building, which was completed circa 1924. The building still stands and serves as the Community Center (LCPA 2014; Hartig 2008). In the later 1920s, the Crowninshields, duPonts, and other beachfronters helped establish the San Marco Theater on Park Avenue, which served as "a hub of local entertainment for many years" (Hartig 2008:7-5).

As early as 1938, Mrs. Crowninshield also appears to have been coordinating medical services for the island (Hendricks 1997:5). In 1947, she led the efforts to acquire a charter for a local clinic, which was granted in March. The first official board meeting of clinic was held on February 19, 1948, at the Crowninshield studio on Gilchrist Avenue, to begin the search for a full-time doctor. To help defray subsidy costs for the doctor, Mrs. Crowninshield offered one of her cottages on 1<sup>st</sup> Street for the doctor to take up residence. She then took charge in helping to raise additional funds, first contacting the members of the cottage colony and the managers of the Gasparilla Inn and Boca Grande Hotel. The first donation came from Roger Amory, the Board's secretary and then-owner of the San Marco Theatre, in the form of the entire stock of the theater, estimated at \$19,500 (Hendricks 1997:8-9). Another founding member of the clinic was H. Rodney Sharp, whose substantial donations to the clinic's cash flow kept it afloat for the first several years (Hendricks 1997:13). The clinic operated out of Fugate's on 4<sup>th</sup> Street from 1949 until 1963, when construction of a new clinic building was completed at the southeast corner of Park Avenue and 3<sup>rd</sup> Street (Hendricks 1997:25; LCPA 2014). From 1947 until her death in December 1958, Mrs. Crowninshield maintained an active role in the clinic's affairs, helping to raise additional funds as needed and participating in the hiring of the doctors (Hendricks 1997).

For several years following World War II, the Boca Grande community continued to thrive. In 1958, the Boca Grande Causeway opened, allowing island residents to drive to the mainland to purchase groceries and other goods and services. At this time, the old ferry service went out of business and the railroad, which had become part of the Seaboard Airline Railway in 1925, discontinued all passenger service to the island. Despite Florida Power and Light's new oil storage facility and port at the south end of the island and the continual presence of the phosphate industry, and because of the locals' increasing reliance on the mainland for goods and services, downtown Boca Grande began to decline. The African American community in town and the fishing community at the north end of the island were taken over for new development; the school was closed in 1963; and the Boca Grande Hotel was razed in 1972. In 1979, the phosphate industry abandoned Port Boca Grande in favor of new, more efficient facilities in Tampa. As such, the railroad tracks to Boca Grande also were abandoned (BGHS n.d.c).

During the 1970s and 1980s, local citizens began to realize the need to protect the natural beauty of the island and control development. One of the key players in this movement was Bayard

Sharp, who had purchased the Gasparilla Inn in 1963. In 1971, he played a part in the formation of the Gasparilla Island Conservation and Improvement Association (GICIA), “for the purpose of protecting and enhancing the quality of life” of residents on the island. This group directly inspired the Gasparilla Island Conservation District Act of 1980. Passed by the Florida Legislature, this act limits development in an effort to protect the natural environment and prevent an overburden on the island infrastructure (State of Florida 1980; Lee County 2014).

Despite the loss of the Boca Grande Hotel, the departure of the phosphate industry, and the abandonment of the railroad tracks, Boca Grande saw accelerated growth beginning in the 1980s. Floridians and people from elsewhere in the country began to purchase land on the island where they could construct second homes. Canals were dug along many of the lots to attract boaters, and several low-rise condominiums were constructed along or near the beaches. In addition, from the late 1980s through the 1990s, a gated community was built south of 1<sup>st</sup> Street (BGHS n.d.c). Gilchrist Avenue serves as the access point to the entire south end of Gasparilla Island; at 1<sup>st</sup> Street it meets Gulf Boulevard, which extends to the southern tip of the island.

In 1990, the Lee County Historic Preservation Board approved the designation of the Boca Grande Historic District as a local historic resource. Thus, the district, which extends from 1<sup>st</sup> Street north to 20<sup>th</sup> Street and for the entire width of the island, is subject to all the provisions of the Lee County Historic Preservation Ordinance (No. 88-62) and the guidelines for construction attached to the designation report (Lee County 1988, 1990). In 2009, the Downtown Boca Grande Historic District was listed in the NRHP. The boundaries of the district are centered around the historic commercial center, but also include two churches and a number of residences (Hartig 2008).

## **2.2. Gilchrist Avenue**

Although not formally designated as such on the plat Gilchrist filed with Lee County, according to A.B. Arnold, an employee of AACCo, referred to the “wide street” on the plat as Gilchrist Avenue in his contemporary history of Boca Grande (as printed in Gibson 1982:117-134). What Gilchrist’s plat does indicate, however, is that he meant for the first street east of the Gulf of Mexico to be wider than the rest; it was platted with a width of 120 ft while all of the other streets were only 60 to 70 ft wide (see **Figure 3**).

The first official plat to show Gilchrist Avenue was that submitted to Lee County in 1908 by the BGLC. On this plat (see **Figure 4**), Gilchrist Avenue extends between 1<sup>st</sup> Street and 10<sup>th</sup> Street; the section between 1<sup>st</sup> and 5<sup>th</sup> Streets maintained the 120-ft width as planned by Gilchrist. This section of Gilchrist Avenue was intended to be one of the two principle thoroughfares in the town. This objective was codified circa 1910 by The Boca Grande Land Company when it “restricted the lots on Gulf Boulevard [note: this refers to the original Gulf Boulevard that extended along the Gulf of Mexico between 1<sup>st</sup> and 5<sup>th</sup> Streets, not the present Gulf Boulevard south of Gilchrist Avenue] and Gilchrist Avenue to the building of residences only and at a minimum of \$4,000 and \$3,500 respectively” (Blanchard 2006:11). As depicted on the 1908 plat (see **Figure 4**), this section of Gilchrist Avenue is lined with residential lots, as indicated by their greater width when compared to the lots on Park Avenue between 3<sup>rd</sup> and 5<sup>th</sup> Streets, for example. This same objective of Gilchrist Avenue as a principle thoroughfare and restriction to

residential development was retained on Parker's 1913 plan for Boca Grande, which included landscaping along the four block expanse of Gilchrist Avenue south of 5<sup>th</sup> Street and the larger lot sizes (see **Figure 5**). The BGLC began planting coconut palms and hibiscus bushes along the Gilchrist Avenue median and shoulders around 1914 (Gibson 1982:125)

At present, there are 37 tax parcels adjacent to Gilchrist Avenue, four of which are vacant; thus, 33 of the parcels contain buildings. The first building constructed on Gilchrist Avenue is the Boca Grande United Methodist Church, located at the northeast corner of Gilchrist Avenue and 3<sup>rd</sup> Street. According to the LCPA, this Frame Vernacular structure was built in 1910. A few years later, the first residence along Gilchrist Avenue (**Photo 3**), for Louis M. Fouts, Vice President of the BGLC, was constructed at the southwest corner of the Gilchrist Avenue/4<sup>th</sup> Street intersection (VanItallie 2008; LCPA 2014). Both structures are still extant, although altered. The Crowninshields began to purchase land along Gilchrist Avenue in 1916; their first purchase was a cottage at 2<sup>nd</sup> Street (today's Banyan Street) and Gilchrist (LCCC 1916; Ingram 1996:17; Blanchard et al. 2010:97-98).

Residence of Vice President L. M. Fouts,  
Boca Grande, Fla.



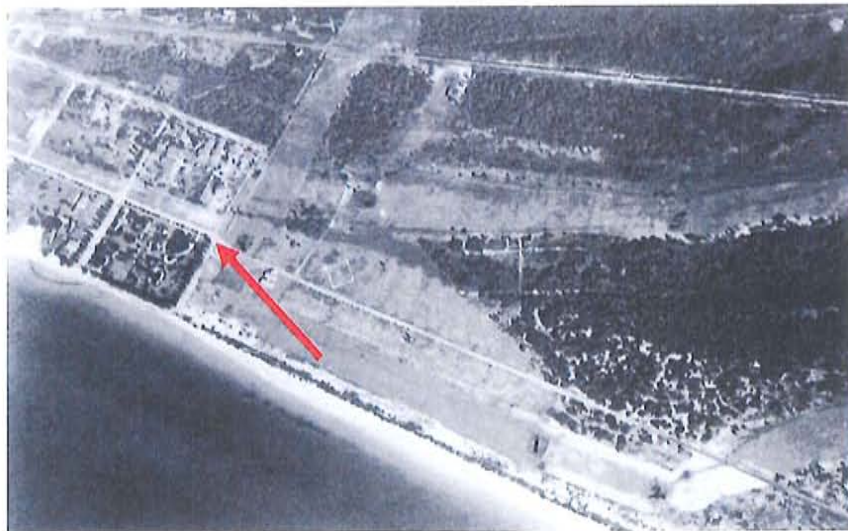
**Photo 3.** Residence of Louis M. Fouts, at the southwest corner of the Gilchrist Avenue/4<sup>th</sup> Street intersection.

State Archives of Florida, *Florida Memory*, <http://www.floridamemory.com/items/show/951>.

Information from the LCPA and available historic photographs indicate that by 1925, 11 of the extant buildings (nine residences and two churches) had been constructed along Gilchrist Avenue, and one church had been moved to the street. These images also show that by this time, Parker's tree-lined street and median had begun to take form. Palm trees lined the entire western side of Gilchrist Avenue and two-and-a-half blocks of the eastern side of the street; a handful also had been planted in the median between 4<sup>th</sup> and 5<sup>th</sup> Streets (**Photos 4 - 6**).

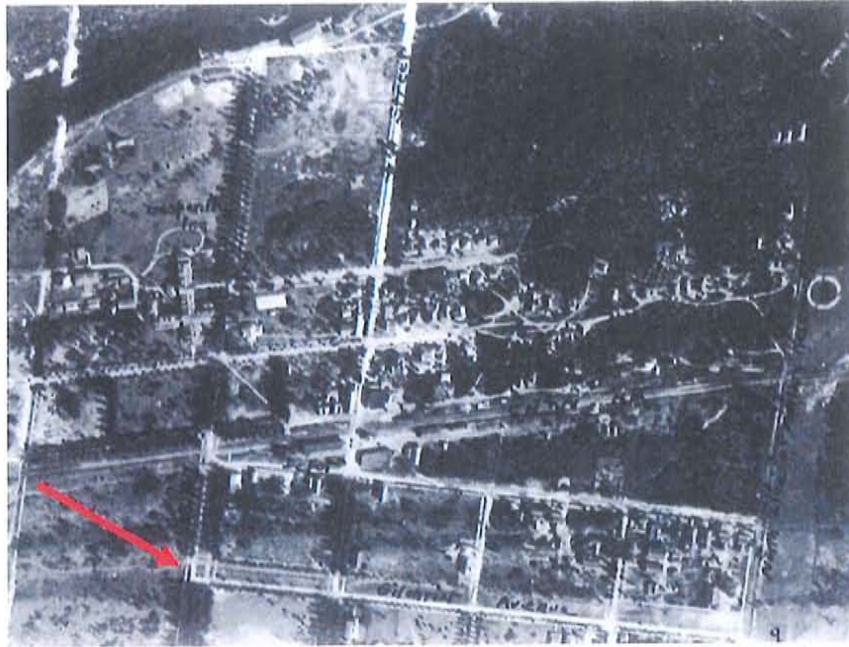


**Photo 4.** 1924 view of Gilchrist Avenue, looking southwest from 5<sup>th</sup> Street, coconut palms at right.  
Frederick Law Olmsted National Historic Site.



**Photo 5.** 1925 aerial view of Boca Grande; Gilchrist Avenue (denoted by red arrow) between 1<sup>st</sup> and 3<sup>rd</sup> Streets can be seen at the left. Photo courtesy of the BGHS.





**Photo 6.** 1925 aerial view of Boca Grande; Gilchrist Avenue (denoted by red arrow) is at the bottom. Note the layout of the median and the trees already planted along the residential lots and within the median. Photo courtesy of the BGHS.

In 1924, Henry DuPont purchased 210 Banyan Street, located at the southwest corner of Gilchrist Avenue and Banyan Street, and built himself a stately two-story cottage (**Photo 7**). In 1925, the Crowninshields purchased the property at 141 Gilchrist Avenue (**Photo 8**). Here, they built a studio for Francis circa 1926. Designed by Albert Ely Ives, the studio was Spanish in style and featured arched, diamond-paned leaded glass windows, a barrel-tile roof, and ornately tiled wainscoted interior walls. A second building on the property featured two small bedrooms, each containing a private bathroom and fireplace. The property also featured a courtyard and fountain, as well as a swimming pool, which Mrs. Crowninshield opened to the island children a few days each summer (Blanchard et al. 2010:98; VanItallie 2008:22-23).

The LCPA indicates that by 1940, four additional residences had been built along Gilchrist Avenue; thus, over half of the buildings along the street had been built prior to 1940. Photographs from the time show lush landscaping along Gilchrist Avenue, including coconut and royal palms and hibiscus bushes (**Photos 9 and 10**) (Gibson 1982:125). According to the LCPA, between 1940 and 1960, only one of the extant residences was constructed along Gilchrist Avenue. During these 20 years, Gilchrist Avenue retained its character-defining vegetation (**Photos 11 and 12**). As seen from the photographs, the close proximity of the trees and bushes would have prevented cars from parking on the median.



**Photo 7.** Henry duPont's residence at 210 Banyan Street, in 2014.



**Photo 8.** Francis B. Crowninshield studio at 140 Gilchrist Avenue, in 2011 (LCPA).





**Photo 9.** Circa 1936 image of Gilchrist Avenue.  
Photo courtesy of the BGHS.



**Photo 10.** 1940 image of Gilchrist Avenue.  
Photo courtesy of Waldrop Engineering.



**Photo 11.** Circa 1960 image of Gilchrist Avenue by Charles Barron.  
State Archives of Florida, *Florida Memory*, <http://floridamemory.com/items/show/77243>.



**Photo 12.** Circa 1960 image of Gilchrist Avenue by Charles Barron.  
State Archives of Florida, *Florida Memory*, <http://floridamemory.com/items/show/77249>.



During the 1960s, six of the extant buildings along Gilchrist Avenue were constructed, including five residences and the Gasparilla Inn Beach Club; one residence was built along the street in the 1970s. The remaining six buildings along Gilchrist Avenue were constructed after 1990. Within this time frame, Gilchrist Avenue began to lose its vegetation. Hurricane Donna in 1960 had taken down many of the Australian pines along 5th Street, and likely caused the loss of some of the palm trees along Gilchrist. Photographs taken around the 1990s show a severe depletion in the number of trees along the street, as well as the absence of hibiscus bushes (**Photos 13 and 14**). Currently, there are very few trees remaining along Gilchrist Avenue when compared to earlier years (**Photos 15 through 19**; compare to Photos 8 through 11). The street, however, has remained mostly residential as originally planned, with the exception of the Beach Club and the three churches. According to local residents, people began to sporadically but noticeably use the median as a parking lot circa 2000, on Sundays during the winter. Parking on the median began to increase with the construction of the addition to the United Methodist Church in 2005; at first, it occurred mainly on Sundays during church services, but has since extended into the weekdays because of events held at the three churches (Fletcher 2014; Hammond 2014; Lord 2014).



**Photo 13.** Circa 1990 image of Gilchrist Avenue.

State Archives of Florida, *Florida Memory*, <http://floridamemory.com/items/show/242221>.



**Photo 14.** Circa 1990 image of Gilchrist Avenue (First Baptist Church at left).  
State Archives of Florida, *Florida Memory*, <http://floridamemory.com/items/show/242231>.



**Photo 15.** Current image of Gilchrist Avenue at 3<sup>rd</sup> Street during off-season, looking north.





**Photo 16.** Current image of Gilchrist Avenue during season, looking northwest.



**Photo 17.** Current image of Gilchrist Avenue near 3<sup>rd</sup> Street during season, looking northwest.



**Photo 18.** Current image of Gilchrist Avenue during season, looking southeast.



**Photo 19.** Current image of Gilchrist Avenue during season, looking northeast.



### 3.0. Conclusions and Recommendations

Gilchrist Avenue appears on the earliest plat for the Town of Boca Grande as a wide, monumental, residential street. Through all subsequent plats, Gilchrist Avenue maintained its original 120-ft width and residential nature. With Carl Rust Parker's 1913 landscaping plan for Boca Grande, Gilchrist Avenue gained a line of trees on each side as well as a wide, tree-lined median. As seen in the photographs included in this report, the median and palm trees were in place along Gilchrist Avenue by the 1920s; it is likely the trees were planted at the same time as the banyans along today's Banyan Street, in 1915. Thus, for nearly 100 years, Gilchrist Avenue has maintained the facets of its historic design, which has made it a unique resource within Boca Grande.

Based on the research outlined within this report, Gilchrist Avenue is a significant historic resource that appears to be eligible for the NRHP for its design and its associations with Carl Rust Parker (NRHP Criterion C), its role in the development of Boca Grande (NRHP Criterion A), and for its association with Albert W. Gilchrist (NRHP Criterion B). Gilchrist Avenue is one of the streets featured on the first plat of Boca Grande, filed with Lee County on January 29, 1897, by Albert W. Gilchrist, who later served as a governor of Florida between 1909 and 1913 and has been the only governor from southwest Florida. On this plat, the width of Gilchrist Avenue was shown as 120 ft, a dimension that was maintained on all subsequent plats and matches the width of the current public right of way. Gilchrist Avenue also is one of the only two streets in town (the other being Banyan Street) that continue to reflect the landscaping envisioned by Carl Rust Parker, a prominent landscape architect who worked for the Olmsted Brothers, and continues to illustrate the residential nature envisioned for the street by the BGLC. Further, the homes along Gilchrist Avenue continue to reflect the idea of Boca Grande as a winter resort, which was the intention of the BGLC, according to A.B. Arnold, historian for the AACCo to which BGLC was a subsidiary company.

Due to the historic character of Gilchrist Avenue, ACI prepared a Florida Master Site File (FMSF) form for the avenue (**Appendix A**). The FMSF is an active inventory of Florida's historical cultural resources that are over 50 years old maintained by the Florida Division of Historical Resources (FDHR); it differs from the NRHP because it contains only Florida resources and includes those resources that are listed in or eligible for listing in the NRHP, as well as those that are merely historic (50 years of age or older). ACI is submitting the FMSF form for Gilchrist Avenue and the report to the FDHR for their records.

ACI also recommends that the Gilchrist Neighborhood Association approach the owner of Gilchrist Avenue, Lee County, to recommend that the avenue be formally submitted for listing in the NRHP. The process requires the completion of a NRHP nomination form and submittal of the form to the FDHR Survey and Registration section for review and approval by the Florida National Register Review Board. Should the Review Board approve the nomination, it will then be forwarded to the Keeper of the NRHP for acceptance. The Downtown Boca Grande Historic District and nine properties within Boca Grande already have been listed in the NRHP.

Florida currently has five roadways listed in the National Register of Historic Places: Florida State Road No. 1 in Santa Rosa County (listed in 1994), the First American Road in Florida in

Santa Rosa County (listed in 1998), a portion of the Dixie Highway in Flagler and St. Johns Counties (listed in 2005), the Jungle Trail in Indian River County (listed in 2003), and North Meridian Road in Leon County (listed in 2013). In addition, there are several other roadways recorded in the Florida Master Site File that have had portions determined eligible for the NRHP by the SHPO, such as McGregor Boulevard and Pine Island Road in Lee County, US 41/Tamiami Trail in Collier and Miami-Dade Counties, and Old State Road 18/Mahon Avenue in DeSoto County. Typically, roadways are eligible for the NRHP in the areas of transportation and engineering. However, Gilchrist Avenue, like McGregor Boulevard, also is important for its landscaping and the role it played in the development of the Boca Grande community.

While this report and the nomination of Gilchrist Avenue to the NRHP will increase the public knowledge of this significant historical resource, true protection of the street rests in local ordinances and regulations. As noted in the report, Gilchrist Avenue is included in the Lee County-designated Boca Grande Historic District, which is subject to all the provisions of the Lee County Historic Preservation Ordinance, No. 88-62. This ordinance was established to “identify, evaluate, preserve and protect historical and archaeological sites and districts, and to promote the cultural, health, moral, economic, educational, aesthetic, and general welfare of the public” (Lee County 1988). The tree-lined Gilchrist Avenue is integral to the character of the locally-designated historic district; it continues to reflect the landscaping envisioned by Carl Rust Parker and left intact by the Olmsted Brothers, as well as the residential nature of the street as envisioned by BGLC. Maintaining the landscaping along the median and shoulders preserves the historic context of the homes along Gilchrist Avenue, and the Boca Grande Historic District. Because of this significance, ACI recommends that the Gilchrist Neighborhood Association recommend that Gilchrist Avenue be designated by Lee County as a historic resource per Ordinance No. 88-62. Also, it is recommended that the Olmsted Brother’s work in Boca Grande be further explored.

In closing, studies have shown that historic preservation leads to a higher quality of life and attracts heritage tourists, who spent roughly \$4.13 billion in Florida in 2007-2008 (McLendon et al. 2006; McLendon et al. 2010). In other words, residents and tourists can benefit from the protection of Gilchrist Avenue in many ways. The street’s wide median and palm trees are a distinctive characteristic of the town that helps attract visitors and future residents. Studies have shown that such landscaping not only helps to beautify a community, but also leads to more stable residential areas because of lower turnover rates. In addition, landscaping helps reduce air pollution and ambient air temperatures (Steed and Fischer 2007:2, 11). Further, because it has been found that landscaping helps reduce stormwater runoff, the grassed median and palm trees along Gilchrist Avenue likely help protect the local watershed by absorbing rain and helping to prevent flooding (Steed and Fischer 2007:10). Finally, street trees in general “have been further found to lower traffic speeds in residential neighborhoods resulting in safer driving and fewer serious auto accidents” (Steed and Fischer 2007:1-2). All of this improves the quality of life for the residents and tourists by promoting cleaner, safer, more pleasant environments. With regards to heritage tourism, people visit places for the “distinctive aspects of the locale” (McLendon et al. 2006:21).

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n.d.c. "A Period of Decline, 1958-1979," museum display.  
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**APPENDIX A: Florida Master Site File Form: Gilchrist Avenue (8LL2640)**



# RESOURCE GROUP FORM

## FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 LL02640  
 Field Date 6-4-2014  
 Form Date 7-1-2014  
 Recorder# \_\_\_\_\_

☒ Original  
☐ Update

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

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

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

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

### LOCATION & MAPPING

Street Number \_\_\_\_\_ Direction \_\_\_\_\_ Street Name Gilchrist Street Type Avenue Suffix Direction \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/Town (within 3 miles) Boca Grande In Current City Limits? ☐ yes ☐ no ☐ unknown  
 County or Counties (do not abbreviate) Lee  
 Name of Public Tract (e.g., park) \_\_\_\_\_  
 1) Township 43S Range 20E Section 14 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: \_\_\_\_\_  
 2) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE  
 3) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE  
 4) Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE  
 USGS 7.5' Map(s) 1) Name PLACIDA USGS Date 1957  
 2) Name PORT BOCA GRANDE USGS Date 1957  
 Plat, Aerial, or Other Map (map's name, originating office with location) \_\_\_\_\_  
 Landgrant \_\_\_\_\_  
 Verbal Description of Boundaries (description does not replace required map) The entire four blocks of Gilchrist Avenue, which extends between 1st Street and 5th Street in Boca Grande, Florida.

### DHR USE ONLY

### OFFICIAL EVALUATION

### DHR USE ONLY

NR List Date \_\_\_\_\_ SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date \_\_\_\_\_ Init. \_\_\_\_\_  
 KEEPER – Determined eligible: ☐ yes ☐ no Date \_\_\_\_\_  
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)



## HISTORY &amp; DESCRIPTION

Construction Year: 1910 ☒ approximately ☐ year listed or earlier ☐ year listed or later  
 Architect/Designer (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
 Total number of individual resources included in this Resource Group: # of contributing 1 # of non-contributing \_\_\_\_\_  
 Time period(s) of significance (choose a period from the list or type in date range(s), e.g. 1895-1925)  
 1. Twentieth C American 3. \_\_\_\_\_  
 2. \_\_\_\_\_ 4. \_\_\_\_\_  
 Narrative Description (*National Register Bulletin 16A* pp. 33-34; fit a summary into 3 lines or attach supplementary sheets if needed) see continuation sheet

## RESEARCH METHODS (check all that apply)

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

## OPINION OF RESOURCE SIGNIFICANCE

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

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

1. Landscape architecture 3. Other 5. \_\_\_\_\_  
 2. Community planning & development 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization Archaeological Consultants Inc  
 Document description \_\_\_\_\_ File or accession #'s P14066  
 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
 Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name Slovinac, Trish Affiliation Archaeological Consultants Inc  
 Recorder Contact Information 8110 Blaikie Court, St A, Sarasota, FL 34240/941-379-6206/ACIFlorida@comcast.net  
 (address / phone / fax / e-mail)

## Required Attachments

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



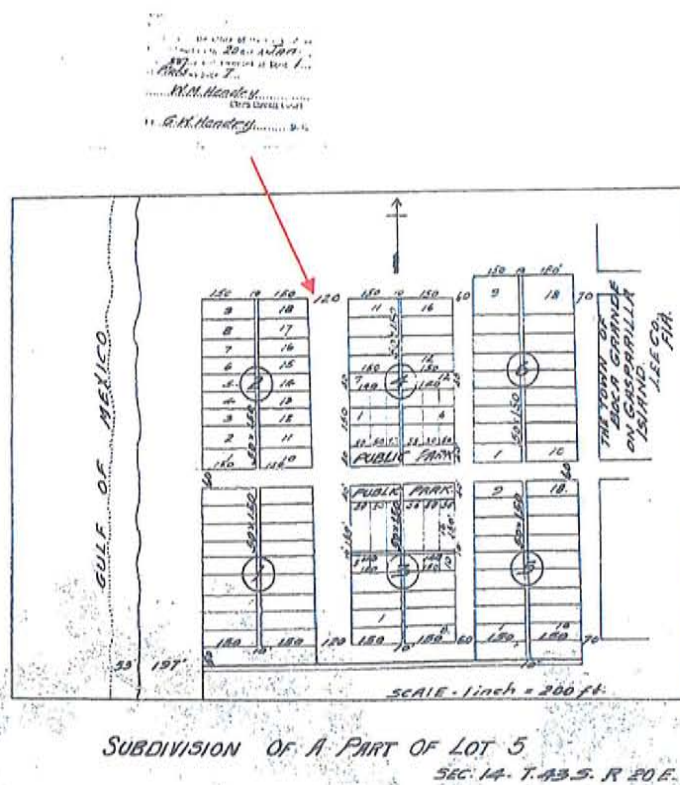
## CONTINUATION SHEET

## Narrative Description

Gilchrist Avenue is a four-block residential roadway that extends between 1<sup>st</sup> Street and 5<sup>th</sup> Street (around 2,000 feet [ft]) in Boca Grande, Lee County, Florida. Gilchrist Avenue is centered in roughly 120 ft of public right of way. The roadway is approximately 80 ft in width, which includes two 20-ft automobile lanes separated by a roughly 40-ft median; to either side is a 20-ft shoulder with a 6-ft sidewalk and grass/gravel parking areas. At present, there are a total of 37 tax parcels along the road, four of which are vacant.

## History

Although not formally designated as such on the plat Gilchrist filed with Lee County, according to A.B. Arnold, an employee of American Agricultural Chemical Company (AACCo), referred to the "wide street" on the plat as Gilchrist Avenue in his contemporary history of Boca Grande (as printed in Gibson 1982:117-134). What Gilchrist's plat does indicate, however, is that he meant for the first street east of the Gulf of Mexico to be wider than the rest; it was platted with a width of 120 ft while all of the other streets were only 60 to 70 ft wide (**Photo 1**).

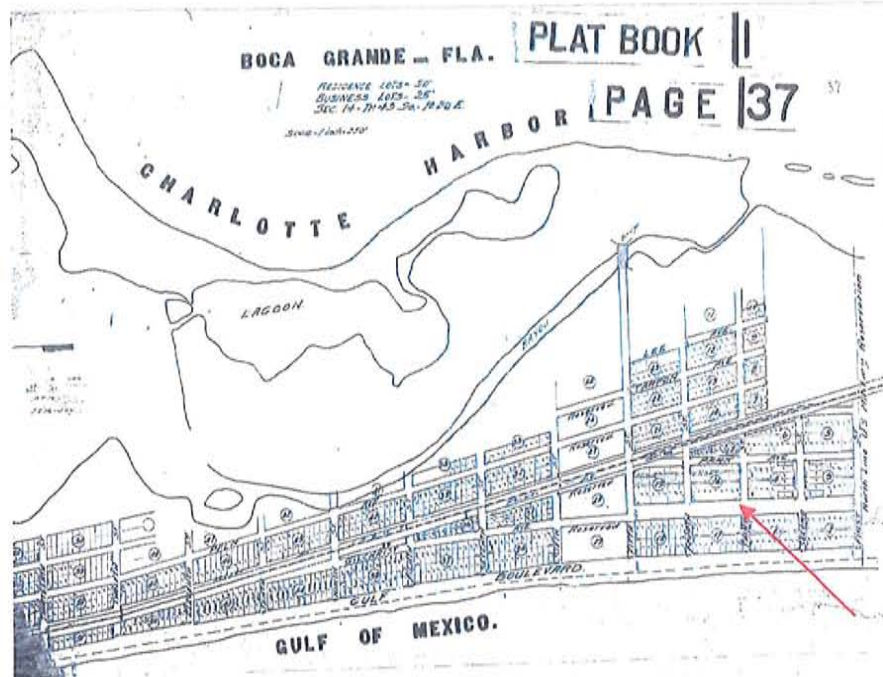


**Photo 1.** Gilchrist's 1897 plat for "The Town of Boca Grande on Gasparilla Island;" today's Gilchrist Avenue denoted with a red arrow (LCCC 1897).

The first official plat to show Gilchrist Avenue was that submitted to Lee County in 1908 by the Boca Grande Land Company (BGLC). On this plat (**Photo 2**), Gilchrist Avenue extends between 1<sup>st</sup> Street and 10<sup>th</sup> Street; the section between 1<sup>st</sup> and 5<sup>th</sup> Streets maintained the 120-ft width as planned by Gilchrist. On the 1908 plat, this section of Gilchrist Avenue is lined with residential lots, as indicated by their greater

## CONTINUATION SHEET

width when compared to the lots on Park Avenue between 3<sup>rd</sup> and 5<sup>th</sup> Streets, for example. This same pattern was retained on Parker's 1913 plan for Boca Grande, which included landscaping along the four block expanse of Gilchrist Avenue south of 5<sup>th</sup> Street.



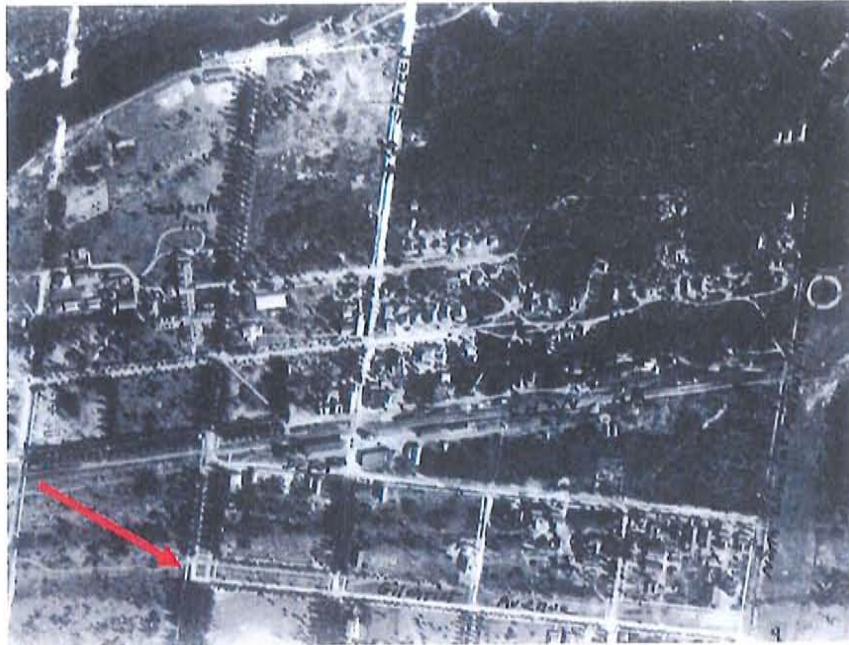
**Photo 2.** Boca Grande Land Company's 1908 plat for Boca Grande; Gilchrist Avenue denoted with red arrow (LCCC 1908).

At present, there are 37 tax parcels adjacent Gilchrist Avenue, four of which are vacant; thus, 33 of the parcels contain buildings. The first building constructed on Gilchrist Avenue is the Boca Grande United Methodist Church, located at the northeast corner of Gilchrist Avenue and 3<sup>rd</sup> Street. According to the Lee County Property Appraiser, this Frame Vernacular structure was built in 1910. A few years later, the first residence along Gilchrist Avenue, for Louis M. Fouts, Vice President of the BGLC, was constructed at the southwest corner of the Gilchrist Avenue/4<sup>th</sup> Street intersection (VanItallie 2008; LCPA 2014). Both structures are still extant, although altered.

Information from the Lee County Property Appraiser (LCPA) and available historic photographs indicate that by 1925, 11 of the extant buildings (nine residences and two churches) had been constructed along Gilchrist Avenue, and one church had been moved to the street. These images also show that by this time, Parker's tree-lined street and median had begun to take form. Palm trees lined the entire western side of Gilchrist Avenue and two-and-a-half blocks of the eastern side of the street; a handful also had been planted in the median between 4<sup>th</sup> and 5<sup>th</sup> Streets (Photo 3).



## CONTINUATION SHEET



**Photo 3.** 1925 aerial view of Boca Grande; Gilchrist Avenue (denoted by red arrow) is at the bottom. Note the layout of the median and the trees already planted along the residential lots and within the median. Photo courtesy of the BGHS.

The LCPA indicates that by 1940, five additional residences had been built along Gilchrist Avenue; thus, over half of the buildings along the street had been built prior to 1940. Photographs from the time show lush landscaping along Gilchrist Avenue, including coconut and royal palms and hibiscus bushes (**Photo 4**) (Hammond 2014; Lord 2014). According to the LCPA, between 1940 and 1960, only one of the extant residences was constructed along Gilchrist Avenue. During these 20 years, Gilchrist Avenue retained its character-defining vegetation (**Photo 5**).



**Photo 4.** Circa 1936 image of Gilchrist Avenue. Photo courtesy of the BGHS.

## CONTINUATION SHEET



**Photo 5.** Circa 1960 image of Gilchrist Avenue by Charles Barron.  
State Archives of Florida, *Florida Memory*, <http://floridamemory.com/items/show/77243>.

During the 1960s, six of the extant buildings along Gilchrist Avenue were constructed, including five residences and the Gasparilla Inn Beach Club; one residence was built along the street in the 1970s. The remaining six buildings along Gilchrist Avenue were constructed after 1990. Within this time frame, Gilchrist Avenue began to lose its vegetation. Hurricane Donna in 1960 had taken down many of the Australian pines along 5<sup>th</sup> Street, and likely caused the loss of some of the palm trees along Gilchrist. Currently, there are very few trees remaining along Gilchrist Avenue when compared to earlier years. The street, however, has remained mostly residential as originally planned, with the exception of the Beach Club and the three churches.

#### **Explanation of Evaluation**

Gilchrist Avenue is a significant historic resource that appears to be eligible for the National Register of Historic Places, under Criterion C in the area of Landscape Architecture and for its associations with Carl Rust Parker, under Criterion A in the area of Community Planning and Development, and under Criterion B for its association with Albert W. Gilchrist. Gilchrist Avenue is one of the streets featured on the first plat of Boca Grande, filed with Lee County on January 29, 1897, by Albert W. Gilchrist, who later served as a governor of Florida between 1909 and 1913. On this plat, the width of Gilchrist Avenue was shown as 120 ft, a dimension that was maintained on all subsequent plats and matches the width of the current public right of way. Gilchrist Avenue also is one of the only two streets in town (the other being Banyan Street) that continue to reflect the landscaping envisioned by Carl Rust Parker, a prominent landscape architect who worked for the Olmsted Brothers, and continues to illustrate the residential nature envisioned for the street by the BGLC. Further, the homes along Gilchrist Avenue continue to reflect the idea of Boca Grande as "a high class winter resort," which was the intention of the BGLC, according to A.B. Arnold, historian for the AACCo to which BGLC was a subsidiary company.



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PHOTOGRAPH



AERIAL MAP



ESRI 2014 - Basemap: Transportation and Imagery





**RESOURCE GROUP FORM**  
**PHOTOGRAPH**

Site # **8LL2640**







PHOTOGRAPH

