



**LEE COUNTY HISTORIC PRESERVATION BOARD  
OLD LEE COUNTY COURTHOUSE  
EAST ROOM (2<sup>ND</sup> FLOOR)  
2120 MAIN STREET, FORT MYERS, FL 33901**

**WEDNESDAY, NOVEMBER 28, 2012  
10:00 AM**

**AGENDA**

- 1. Call to Order/Review of Affidavit of Publication**
- 2. Approval of 9/19/2012 Minutes**
- 3. Request to File Historic Designations**
  - A. HDC2012-00003 Lewis 15751 N. River Road, Alva, FL 33920 (Back up materials available starting November 21, 2012 at the Riverdale Branch Library, 2421 Buckingham Road, Fort Myers, FL 33905.)**
  - B. HDC2012-00005 Happehatchee Center (historically a Girl Scout Camp) 8791 Corkscrew Road, Estero, FL 33928 (Back up materials available on November 21, 2012 at the South Regional Library, 21100 Three Oaks Parkway, Estero, FL 33928.)**
- 4. Items by the Public; Committee Members; Staff**
- 5. Next Meeting Date: December 19, 2012.**

Any person appealing a decision made at this hearing must ensure a record of the proceedings is made. In accordance with the Americans with Disabilities Act, Reasonable Accommodations will be made upon request. If you are in need of a Reasonable Accommodation or would like additional information, please contact Janet Miller at (239) 533-8583.

[www.LeeCountyTownHall.com](http://www.LeeCountyTownHall.com)



Share your ideas at Lee County  
Government's virtual public forum today!

**MINUTES REPORT**  
**LEE COUNTY HISTORIC PRESERVATION BOARD**  
**September 19, 2012**

**MEMBERS PRESENT:**

Marsa Detscher (Chair)	Theresa Schober
Ruby Daniels	Rae Ann Wessel
James Ink	Kevin Williams (Vice Chair)

**MEMBERS ABSENT:**

Toni Ferrell

**STAFF PRESENT:**

Scott Coovert, Asst. Cty. Atty.	Gloria Sajgo, Principal Planner
Janet Miller, Recording Secretary	

**Agenda Item 1 - Call to Order – 10:00 a.m./Review of Affidavit of Publication/Approval of 5/16/12 Minutes**

Dr. Detscher, Chair, called the meeting to order. Mr. Scott Coovert, Assistant County Attorney, certified the affidavit of publication and submitted it for the record.

**Ms. Wessel made a motion to approve the August 15, 2012 meeting minutes, seconded by Ms. Schober. The motion was called and passed 7-0.**

**Agenda Item 3 – Public Hearing on Historic Designations**

**A. HDC2012-00001 Old Fish House, 4520/4530 Pine Island Road, NW, Matlacha, FL 33993**

Ms. Sajgo stated the Designation Report was the same one they reviewed last month. She gave a brief overview (attached).

The Board had no questions of staff or the applicant.

Dr. Detscher opened this item for public comment.

Mr. Robert Sanford, representing the property owner, stated the owner fully supports this designation.

**Mr. Ink made a motion to designate HDC2012-00001 Old Fish House, as recommended by staff, seconded by Ms. Schober. The motion was called and passed 6-0.**

**B. HDC2012-00002 First Baptist Church of Matlacha, Inc., 3300 SW Pine Island Road, Cape Coral, FL 33991**

Ms. Sajgo noted this Designation Report changed in a minor way from what was reviewed last month for this project (attached). She distributed a pamphlet called “Images of America Pine Island” (attached). She reviewed it with the Board.

General questions and answers ensued.

Dr. Detscher opened this item for public comment.

Pastor Mark Holland, representing the property owner, stated they were excited to find out the history of their building.

**Mr. Williams made a motion to designate HDC2012-00002 First Baptist Church of Matlacha, as recommended by staff, seconded by Ms. Wessel. The motion was called and passed 6-0.**

### **Agenda Item 3 – Items by the Public; Board Members; Staff**

#### **Public**

There was no public input.

#### **Board**

Mr. Ink asked if there was any documentation of the WPA work on Captiva.

Ms. Wessel stated that a WPA guide was published a couple of decades ago. She noted that the Captiva Historic Society had gotten very organized. She suggested the LCHPB have a meeting with them or have them come to one of our meetings here to talk about some of the resources they have. She also noted there was a Chautauqua event being organized for Captiva. The Captiva Historic Society has developed two films (Captiva Memories Volume I and Captiva Island Historic Society Captiva Memories Volume II). There may be some good resources to assist Mr. Ink. One event takes place on November 29<sup>th</sup> and another on December 4<sup>th</sup> where Stanley Hanson will discuss “White Medicine in the Seminoles.” On Wednesday, December 5<sup>th</sup>, there will be a “1,000 Years of Fishing in Pine Island Boat Cruise.” Thursday, December 6<sup>th</sup> is the “Captiva Island Historic Society Captiva Memories Volume II.” On December 7<sup>th</sup> there will be an airing of “Americas Darling,” which is a film about Jay and Jim Darling. Saturday, December 8<sup>th</sup>, is the photographic sampler of the Captiva Memorial Library Collection. There is a free pick-up guide called “Captiva Holiday Village.”

Ms. Schober announced that the Roshenberg Estate is being developed into an artist residency. She suggested the LCHPB might want to reach out to them regarding designating their property as historic.

Mr. Ink stated they were a client of his and that he has discussed designating the property with his client. His client is convinced that if his property is designated “historic,” that he will have to open the property to the public regardless of what anyone has told him. As such, he has been unwilling to have his properties designated (4 structures).

Ms. Detscher stated the City of Fort Myers received four proposals for the restoration of the “Hall of 50 States.” The Selection Committee will hold its first meeting tomorrow, Thursday, September 20<sup>th</sup>, at 2:30 p.m. in the Commission Chambers to go over those proposals.

Ms. Schober stated she had recently found out that there was a “For Sale” sign on Mound Key (the privately owned parcel).

Ms. Detscher asked if anyone had information on the construction of the downtown library.

Mr. Coovert stated the contractor was Lodge Construction. They have a project with the Army Corp of Engineers, which is affecting their bonding. This may or may not affect them in what they are doing with the County.

Mr. Williams stated his firm was the architect for this project and the projected completion date would be July of 2013.

Mr. Ink stated that, according to Don Paight, McCollum Hall is completely funded for renovation. The City loaned them the money and they are bringing in Sylvia's Restaurant from Harlem. They are supposed to start construction on it in a couple of months.

Ms. Detscher brought up the budget hearing which would take place this evening. The LCHPB requested and supported not only the \$50,000 grant program, but an additional \$50,000 for the Estero Historic Society. This will be discussed at tonight's budget hearing.

### **Staff**

Ms. Sajgo gave a PowerPoint presentation that had also been given at the Florida Chapter of American Planning Association Conference in September 2012 regarding economic impacts on historic preservation.

She gave a brief update on historic designations that would be forthcoming: Lewis House in Alva and Over the Waterfront in North Captiva.

General discussion, questions, and answers ensued.

### **Agenda Item 5 – Adjournment**

The meeting adjourned at 11:05 a.m. The next meeting is scheduled for Wednesday, October 17<sup>th</sup>, at 10:00 a.m. in the East Room of the Old Lee County Courthouse, 2120 Main Street, Fort Myers, FL 33901.



# 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:	November 28, 2012	FSF No.	8LI02621	Designation No.	HDC2012 -0003 LEWIS
-------------	-------------------	---------	----------	-----------------	---------------------

*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**

Historic Name: Lewis House  
 Other Names/Site Number: \_\_\_\_\_

**Location**

Street & Number: 15751 N River Rd  
 City, State, Zip: Alva FL 33920  
 STRAP Number: 15 43 26 00 00004 0000

**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)	5
<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	

**Official Actions**

Date of Petition for Designation: November 28, 2012  
 Date Designation Report filed with Historic Preservation Board: November 28, 2012  
 Date of Historic Preservation Board's written Resolution: \_\_\_\_\_  
 Resolution Number: \_\_\_\_\_  
 Date Designation was recorded: \_\_\_\_\_  
 Initiated by: \_\_\_\_\_

**Designation**

- Individual Historic Resource
- Individual Archaeological Site
- Historic District
- Archaeological Zone
- Archaeological District

**Staff Recommendation:**

**Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation, direct it to public hearing and subsequently approve the designation of the subject property under Chapter 22 of the Land Development Code**

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.
X		Map attached
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)    x 1     2    x3    x4     5
- Section 22-204(b)     1    x2    x3    x4     5
- Section 22-204(c)    x1    X 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 site is located north of North River Road (SR 78) and east of Telegraph Creek, a tributary to the Caloosahatchee River. The property is roughly 1.64 acres and it has a quiet pastoral setting. Historically the property was used for farming and agriculture.

According to the Property Appraiser's web site, the first year the Lewis House was on the tax roll was 1925. However the owners believe the house is much older as they have an abstract of title for the property which dates back to an original land grant (US patent) signed by President Benjamin Harrison on August 12, 1891. It was granted to Jasper Pearce.

Since the applicants bought the house in 2001, they have conducted extensive rehabilitation on the house to make structurally sound and weather tight. This is single story frame vernacular house. The house retains much of its integrity—especially its mass, scale and design. As is the case with most vernacular houses it is additive in form.

The roof material is asphalt shingle and the walls are clad in horizontal aluminum siding. The front elevation features a main gable roof with a secondary, off-center gable roofed wing and an enclosed shed roofed porch with knee walls and supporting ribbons of awning windows. The porch wraps to the west side. The rear elevation features a large rear facing gable roof with an enclosed shed roof porch. There are secondary gable roofs on the west and east elevations. The house retains much of its integrity—especially its mass, scale and design.

Today the site has several outbuildings which are non-contributing including: three sheds, a pump house and a former chicken coop. There is no information about when these buildings were originally constructed; most of these outbuildings have been substantially altered or are in ruinous condition

In 2012 the owners were awarded a \$6,000 grant from the Lee County Historic Preservation Grant assistance program. A requirement of that program is that the house be designated under Chapter 22 – Historic Preservation of the Land Development Code.

**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 is an old vernacular house located in Alva in east Lee County, an area of the county with strong ties to agriculture. Like many of the early settlements, the subject house is near a waterway, Telegraph Creek. At the start of the 20<sup>th</sup> century, early settlers built their homesteads near waterways as most transportation was over water. There were few roads and many of those that existed were in poor condition. Also the lack of bridges spanning the waterways increased the reliance on over water transportation as a means to get from one area of the county to another. The subject property is typical of the small homesteads that dotted the Caloosahatchee and its tributaries. As the owners continue researching this property it is likely more information will be discovered on the history or even the prehistory of the property.

**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 owners report that the house was in poor condition when they purchased it and that they have done substantial work to stabilize the building. Currently the owners are working to rehabilitate the wraparound porch on the front elevation and the west side. Future projects include roof and exterior siding replacement.

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

The Lewis house is used as a residence and will continue to be used as such.

**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 the attached documentation recommends the LCHPB vote to file the attached designation, direct it to public hearing and subsequently approve the designation of the subject property under Chapter 22 of the Land Development Code

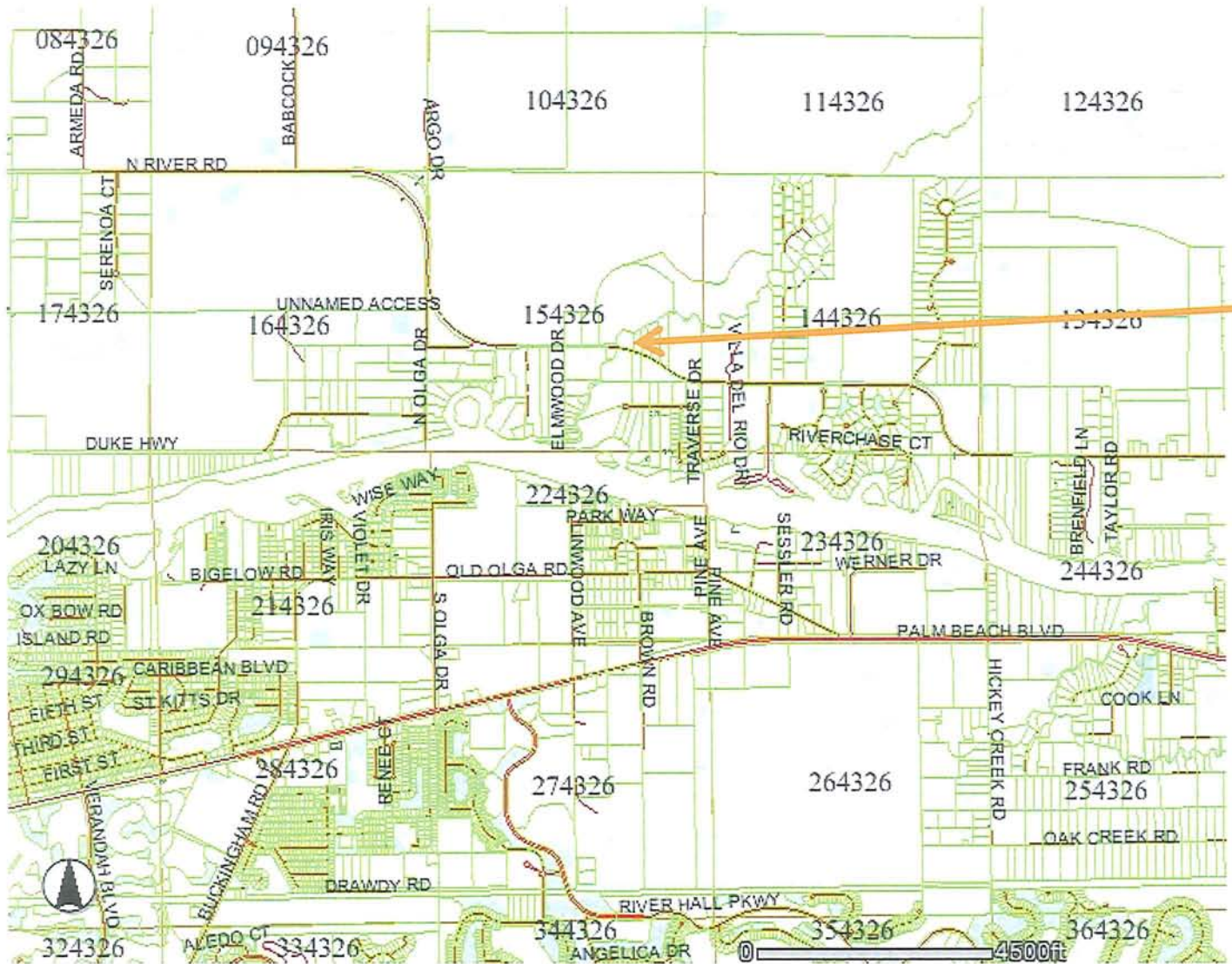
HDC2012-0003 – Lewis 15751 N. River Rd. Alva, FL



Subject Property  
15751 N. River Rd.



HDC2012-0003 – Lewis 15751 N. River Rd. Alva, FL



Subject Property  
15751 N. River Rd.

HDC2012-0003 Lewis – 15751 N. River Rd. Alva, FL 33920

FRONT NORTH



Front (North) elevation by N. River Rd



Front (North) elevation by N. River Rd



Front (North) elevation by N. River Rd

Front (North) elevation by N. River Rd



HDC2012-0003 Lewis – 15751 N. River Rd. Alva, FL 33920



Side (West) facing Telegraph Creek

Side (West) facing Telegraph Creek



Side (West) & partial of rear South

HDC2012-0003 Lewis – 15751 N. River Rd. Alva, FL 33920



Rear South



Rear South



Rear South and partial of side East

Rear South and partial of side East





HDC2012-0003 Lewis – 15751 N. River Rd. Alva, FL 33920

SIDE EAST



Side East and partial front North –  
note decorative fence wall

Side East



Side East

Side East



INTERIOR



Fire place by front room

Interior front room



Kitchen looking East

Front wrap around porch to be rehabbed



HDC2012-0003 Lewis – 15751 N. River Rd. Alva, FL 33920

PHOTOS OF THE SITE





Copyright ©2012 Pictometry International Corp.

N  
1

SUBJECT HOUSE

SUBJECT HOUSE

N. RIVER RD. SE (78)



Copyright ©2012 Pictometry International Corp.

↓  
N



Copyright ©2012 Pictometry International Corp.

SUBJECT HOUSE

N →

SUBSELT  
HOUSE



Copyright ©2012 Pictometry International Corp.

← N



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 15-43-26-00-00004.0000

Owner Of Record

LEWIS MICHAEL B + PAMELA D  
1248 MILANO DR  
NAPLES FL 34103

Site Address

15751 N RIVER RD  
ALVA FL 33920

Legal Description

E 1/2 OF NW 1/4 OF SE 1/4  
N OF SR 78 + S + E OF  
TELEGRAPH CRK

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[ Tax Map Viewer ]



[ Pictometry Aerial Viewer ]

Image of Structure



◀ Photo Date May of 2011 ▶

Property Values (2012 Tax Roll)

Exemptions

Attributes

Just	103,000	Homestead / Additional	0 / 0	Land Units Of Measure	AC
Assessed	103,000	Widow / Widower	0 / 0	Units	1.64
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	70,662	Wholly	0	Depth	0
Taxable	70,662	Senior	0	Total Number of Buildings	1
Cap Difference	32,338	Agriculture	0	Total Bedrooms / Bathrooms	3 / 1.0
				Total Living Area	1,443
				1st Year Building on Tax Roll	1925
				Historic District	No



Taxing Authorities



Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
100.00	07/11/2001	<a href="#">3461/709</a>	01	Sales disqualified as a result of examination of the deed Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	I
100.00	07/11/2001	<a href="#">3451/4405</a>	01	Sales disqualified as a result of examination of the deed	I



123,900.00	02/23/2001	<a href="#">3369/4024</a>	06	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	
0.00	01/01/1900	<a href="#">321/726</a>		<b>Sales qualified and included for sales ratio analysis</b> Qualified (Fair Market Value / Arms Length / One STRAP #)	I
				<b>Not Classified</b>	

**+ Solid Waste (Garbage) Roll Data**

**- Flood and Storm Information**

Storm Surge Zone	Evacuation Zone	Community	Flood Insurance [ FIRM Look-up ]			Date
			Panel	Version		
A	C	125124	0302	F		8/28/2008

**- Appraisal Details**

**Land**

**Land Tracts**

Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure
110	Single Family Residential, Rural - 6 Acres or Less	0	0	1.64	Acres

**Buildings**

**Building 1 of 1**

**Building Characteristics**

Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
97 - Cottage/Bungalow	1 - single family residential	1.0	3	1.0	1925	1967

**Building Subareas**

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,443
FEP - FINISHED ENCLOSED PORCH	N	96
FEP - FINISHED ENCLOSED PORCH	N	400
STP - STOOP	N	64

**Building Features**

Description	Year Added	Units
SHED - FRAME W/FLOOR	1940	392
BARN - WOOD (SOME FLOOR - FINISH)	1940	1,034
SHED - FRAME W/FLOOR	1940	72

SHED - FRAME W/FLOOR  
FIREPLACE - TYPE B

1958  
1967

576  
1

Building Front Photo



Photo Date : May of 2011

Building Footprint



TRIM (proposed tax) Notices are available for the following tax years  
[ [2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) ]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



# 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:	November 28, 2012	FSF No.	8LL02622	Designation No.	HDC 2012 0005 Happehatchee (Girl Scout Camp (Caloosa))
-------------	-------------------	---------	----------	-----------------	--

*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**

Historic Name: Girl Scout House in Estero – the former location of Camp Caloosa  
 Other Names/Site Number: Happehatchee Center

**Location**

Street & Number: 8791 Corkscrew Rd  
 City, State, Zip: Estero FL 33928  
 STRAP Number: 33 46 25 00 00008 0000

**Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	X building(s)	1	building(s)	4
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	1
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	5

**Official Actions**

Date of Petition for Designation: November 28, 2012  
 Date Designation Report filed with Historic Preservation Board: November 28, 2012  
 Date of Historic Preservation Board's written Resolution: \_\_\_\_\_  
 Resolution Number: \_\_\_\_\_  
 Date Designation was recorded: \_\_\_\_\_  
 Initiated by: \_\_\_\_\_

**Designation**

- Individual Historic Resource
- Individual Archaeological Site
- Historic District
- Archaeological Zone
- Archaeological District

**Staff Recommendation:**

**Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation, direct it to public hearing and subsequently approve the designation of the subject property under Chapter 22 of the Land Development Code**

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.
X		Map attached
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)    x 1    x 2    x3     4     5
- Section 22-204(b)    x 1    x2    x3    x4    X 5
- Section 22-204(c)    x1    x2     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 building, the Girl Scout House and the headquarters for the Happehatchee Center, is located on a long narrow parcel in the Estero Community of unincorporated Lee County. The parcel is rectangular in shape and has roughly 89-ft frontage on Corkscrew Rd and extends northward for roughly 1253 ft

While most of the parcel lies south of the Estero River, it also incorporates a small area north of the river. This area north of the River is accessed by a pedestrian swing bridge and is the location of Ellen Peterson's "River House" which was constructed circa 1980. (Both the swing bridge and the River House are considered non-contributing resources).

The site south of the river includes the contributing Girl Scout House and the non-contributing: large gazebo/meeting hall, composting toilet and shed.

The contributing building, the Girl Scout House (and the contemporary headquarters for the Happehatchee Center), consists of two long and narrow Army barracks buildings. These were originally located at the Buckingham Army Air Field and were probably constructed in approximately 1943. These two buildings were subsequently moved to the current location and joined together creating intersecting gable roofs resulting in a T-shaped building plan.

The building is a low, single story building featuring metal roofs, horizontal wood siding and awning windows. Maintaining the traditional design of the original barracks, the wings are long and narrow and many of the awning windows appear to be in their original locations – across from each other to maximize cross ventilation. The "top of the T" is the north wing; it is the larger of the two wings—measuring roughly 78-ft long and 20-ft wide. The "leg of the T" is the south wing; it is the smaller of the two wings – measuring roughly 50-ft long and 20-ft wide.

The "top of the T" is the north wing. It accommodates areas used by the Happehatchee Center and the Girl Scouts. It includes a screen porch, a large meeting room, bathrooms, an office, closets and a small meeting room. It is the larger of the two wings—measuring roughly 78-ft long and 20-ft wide.

- The front (west) gable end features an incised screen porch which is accessed from the building by a single front door.
- The rear (east) gable end features a ribbon of three awning windows (3 lights each).
- The long north side features a series of awning windows and roughly at the center of the north elevation is a pair of French doors which open to a handicap ramp. Starting from the east and going west, this north side features a pair of awning windows (2 lights each), a pair of French doors with side lights, a ribbon of three awning windows (3 lights each) a single awning window and a ribbon of three awning windows (3 lights each).
- The south side features two pairs of awning windows (3 lights each), the intersecting south wing and a door, and a ribbon of three awning windows (3 lights each).

The "leg of the T" is the south wing. It accommodates a kitchen used by the Happehatchee Center and the caretaker's residence which includes a living/kitchen area, a bedroom and a bathroom. It is the smaller of the two wings – measuring roughly 50-ft long and 20-ft wide.

- The front (west) side features a side gable roof with a front door and three pairs of awning windows (3 lights each). The front door opens to a non-historical flat roofed screen porch
- The rear (east) side features a pair of sliding glass doors, a pair of awning windows, a door and a single awning window.
- The south gable end features a pair of awning windows (3 lights each).

**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 contributing building, the Girl Scout House and the headquarters for the Happehatchee Center, is associated with two significant institutions that have had broad historical and cultural impacts in Lee County: the Buckingham Army Air Field and the Girl Scouts of the USA. It is also associated with a person who is significant to our past in Lee County: Ellen Peterson a well known advocate for the environment and in 2005 the founder of the Happehatchee Center, a contemporary eco-spiritual center.

### **Buckingham Army Air Field**

The current building originally was composed of two buildings that served as barracks at the Buckingham Army Air Field (BAAF) Base in Buckingham. In 1942 the federal government acquired large tracks of lands in the interior of Lee County which became the BAAF. This event had a huge impact on every facet of life in Lee County. During WWII more than 70,000 servicemen from around the country and their families were stationed in Lee County.

Because the United States military had no organized flexible gunnery training program prior to 1942, a unique aspect of the Buckingham Army Air Field was the establishment of a flexible gunnery training program. In 1942, Colonel Delmar T. Spivey was issued \$10 million to build a Flexible Gunnery Training School at the Buckingham Army Air Field. When it was established it was the fourth of a total of seven flexible gunnery training facilities in the United States, and the Buckingham AAF was the only facility to support an expanded instructor training program.

At the close of the war in 1945, the Buckingham Flexible Gunnery Training School had graduated over 50,000 gunners. "While the Buckingham AAF was an important training ground for WWII personnel, the establishment of the base also served as a turning point in the social and economic future of Lee County. The base not only brought thousands of military service personnel to the region, it also brought thousands of non-military jobs associated with the construction, service, and hospitality industries. Many new residents moved to Lee County to fill these positions. After the war and the decommissioning of the base, many military and non-military immigrants to Lee County remained, making the region their home." (Reconnaissance Level Cultural Resource Survey and WWII Feature Inventory for the Buckingham Trail Preserve Property, Lee County, Florida May 2011 Suncoast Archaeological Consultants, Inc-- FMSF report 18475-- page 47).

The BAAF base was meant to be a temporary operation and was dismantled at the end of the war. According to local Girl Scout representatives, two barracks were moved to the subject property in Estero. This would have been in keeping with the disposition of other buildings at the base. For example, "After Tommy Doyle was discharged from the army in 1949, he returned to the Fort Myers area. The old Buckingham AAF property was being dismantled and Doyle got into the business with Charlie Flint. Their new endeavor was moving buildings. They bid on contracts with the army and ended up transporting many of the base's buildings elsewhere." (Images of America Buckingham Army Air Field by Chris Wadsworth, Matt Johnson and the Southwest Florida Museum of History Arcadia Publishing 2010 Page 100).



## **Girl Scouts of the USA**

The subject parcel was acquired by the local Girl Scouts in 1947. This organization was part of the Girl Scouts of the USA, a national organization founded in 1912. Its mission is to empower girls to help teach values such as honesty, fairness, courage, compassion, character, sisterhood, confidence, and citizenship through activities including camping, community service, learning first aid, and earning badges by acquiring practical skills.

An entry from the Girl Scout Camp Caloosa Fort Myers Scrap Book # 2 1947 states: "Undated Article G.S. Week Opens Sunday, October 2<sup>nd</sup> Mrs. Carl Michael Commissioner: 'The Girl Scouts have recently acquired a camp site at Estero and have purchased two buildings from Buckingham which have already been moved to the camp. Funds are now needed to supply the camp with necessary equipment.'"

An entry from the same scrap book states "News Press September 3, 1947 'A camp is being made at Estero under the direction of Ernest P. Raymond, Camp Chairman, for those who enjoy camping and out-of-door life.'"

These two names referenced above: Michael and Raymond also appear on one of the early deeds which states that on November 1<sup>st</sup> 1954 Dorothy S. Michael and E. P. Raymond, as trustees for the Fort Myers Council of Girl Scouts, an unincorporated association of Fort Myers, deeded over the subject parcel to the Lee County Council of Girl Scouts, a non-profit Florida Corporation.

On February 26, 1960 the Lee County Council of Girl Scouts Inc. changed its name to the Caloosa Council of Girl Scouts, Inc.

On August 15, 1962 the Caloosa Council of Girl Scouts, Inc., as successor to the Lee County Council of Girl Scouts 2225 Broadway, City of Fort Myers, deeded over the parcel to the Gulfcoast Girl Scout Council Inc., a non-profit Florida corporation, 881 General Spatz, City of Sarasota.

Initially the facility was called a Girl Scout Camp but by 1950 it was known as Camp Caloosa. An entry from the Girl Scout Camp Caloosa Scrap Book #2 states the first reference to the Girl Scout Camp as Camp Caloosa in Estero was in a January 1950 article in the News Press. For years the girl scouts have camped and held meetings and ceremonies at the subject property. The Girl Scout House and the subject site have been linked to the Girl Scouts since it was moved there in 1947.

(However In 1963 the Gulfcoast Girl Scout Council Inc. sold the subject property to Herman and Catherine Polhamus. In 1971 the Gulfcoast Girl Scout Council Inc acquired 80 acres in near SR 31 in North Fort Myers and named that site Camp Caloosa.)

## **Ellen Person and Happehatchee Center**

In November 6, 1972 Ellen Peterson acquired the subject property from Herman and Catherine Polhamus and made it a private retreat used often by small groups, including the Girl Scouts.

Ellen Peterson (December 5, 1923 – October 14, 2011) was a person significant in our past in Lee County principally for her work as an advocate for the environment. Peterson served on several boards and advisory committees among them: the Agency on Bay Management, the Environmental Confederation of Southwest Florida, Save Our Creeks, the Responsible Growth Management Coalition, the Everglades Committee, the Environmental and Peace Education Center and the Calusa Group of the Sierra Club. She founded the Calusa Group in the 1980s and remained its chair until her death. In 2008 she received the John Kaber award from the Everglades Coalition. Also in 2008 Florida Wildlife Federation named her outstanding environmentalist. In 2066 she established the Happehatchee Center on the subject property as a non-profit eco-spiritual center for the Lee County community. In the Seminole language Happehatchee means happy river.

**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 Girl Scout House is in good condition. The Happehatchee Center owns the house and is responsible for its maintenance. Members of the Happehatchee Center are eager to preserve its historic integrity and have retained an architect to improve handicap accessibility in its bathrooms.

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

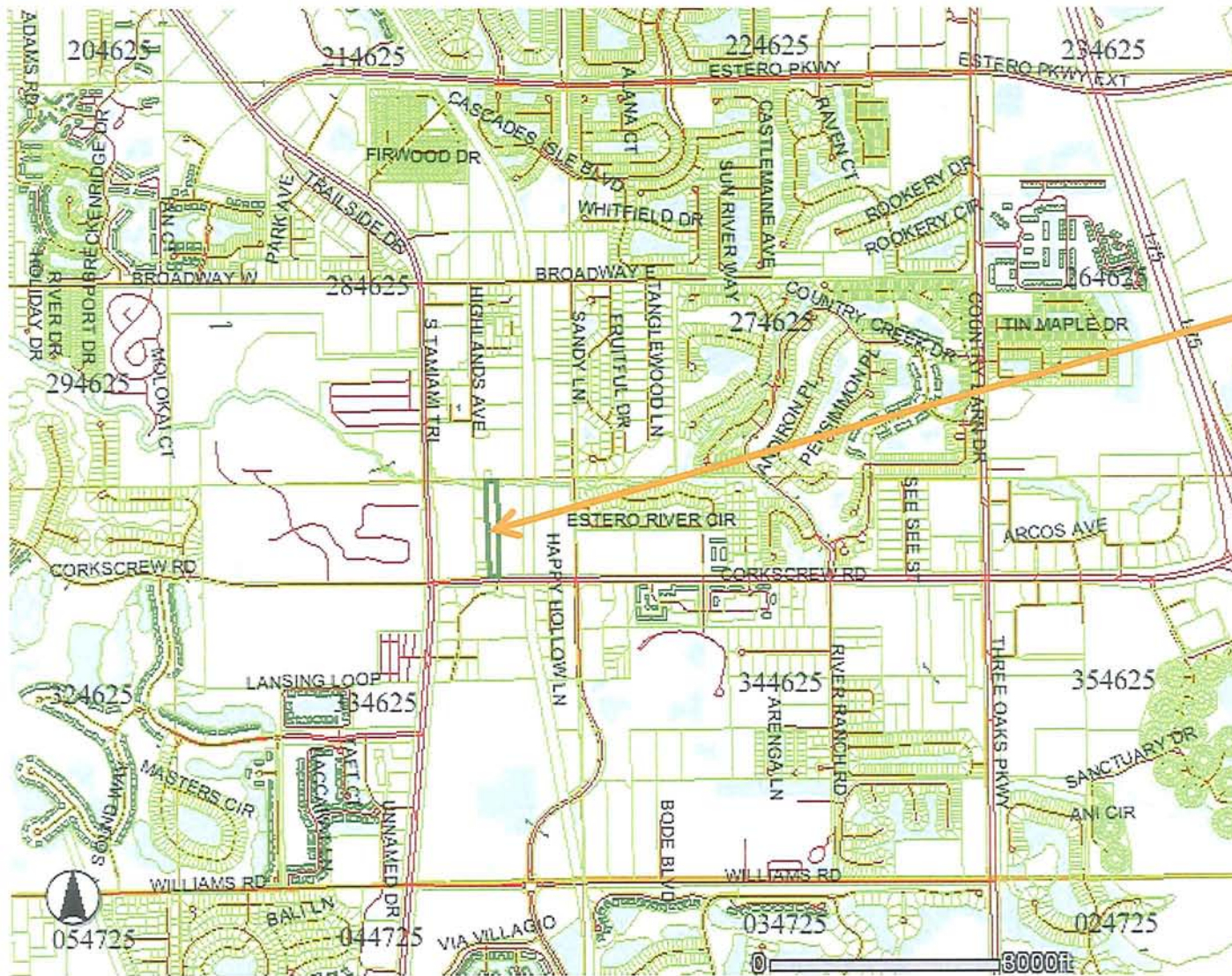
The Happehatchee Center plans to continue using the Girl Scout House as a meeting place for Girl Scouts and other organizations including the Happehatchee Center. Also the building will continue to house a caretaker's residence and the offices of the Happehatchee Center.

The Happehatchee Center has retained an architect to bring the entire site into compliance with Lee County regulations.

**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.**

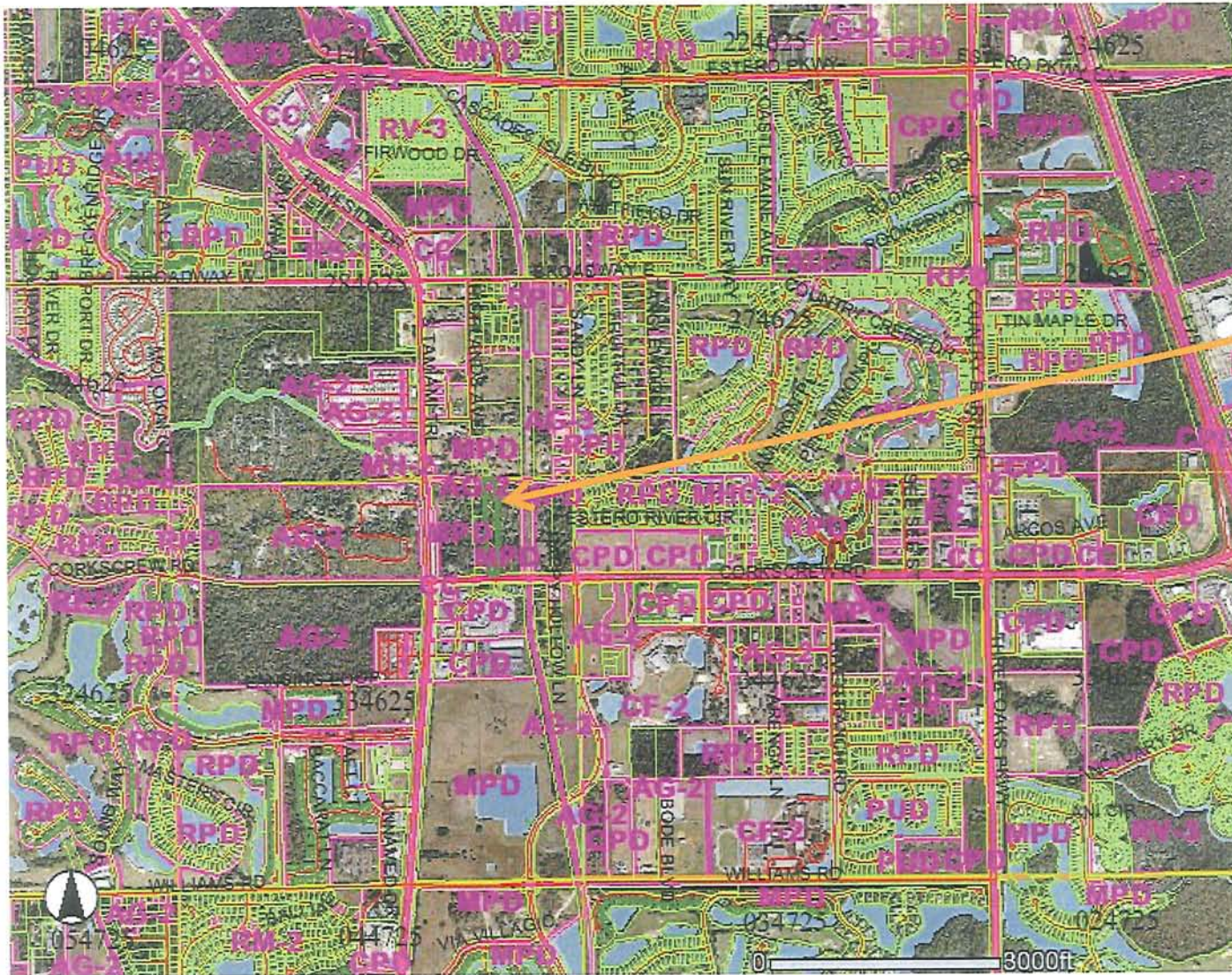
Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation, direct it to public hearing and subsequently approve the designation of the subject property under Chapter 22 of the Land Development Code

HDC2012-0005 – Happehatchee Center 8791 Corkscrew Rd. Estero, FL



Subject Property  
8791 Corkscrew Rd.

HDC2012-0005 – Happehatchee Center 8791 Corkscrew Rd. Estero, FL



Subject Property  
8791 Corkscrew Rd.

HDC2012-0005 – Happehatchee Center 8791 Corkscrew Rd. Estero, FL



Subject Property  
8791 Corkscrew Rd.



ADJACENT PARCEL 28-46-25-00-00016.0040 FCM N 88°54'25"E 165.09' FCM ADJACENT PARCEL 28-46-25-00-00016.0050

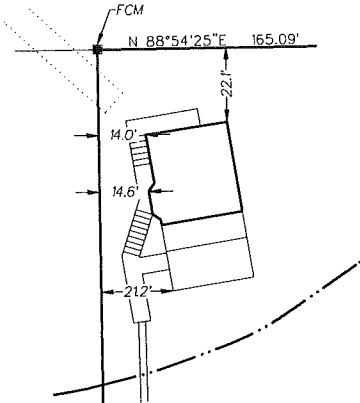
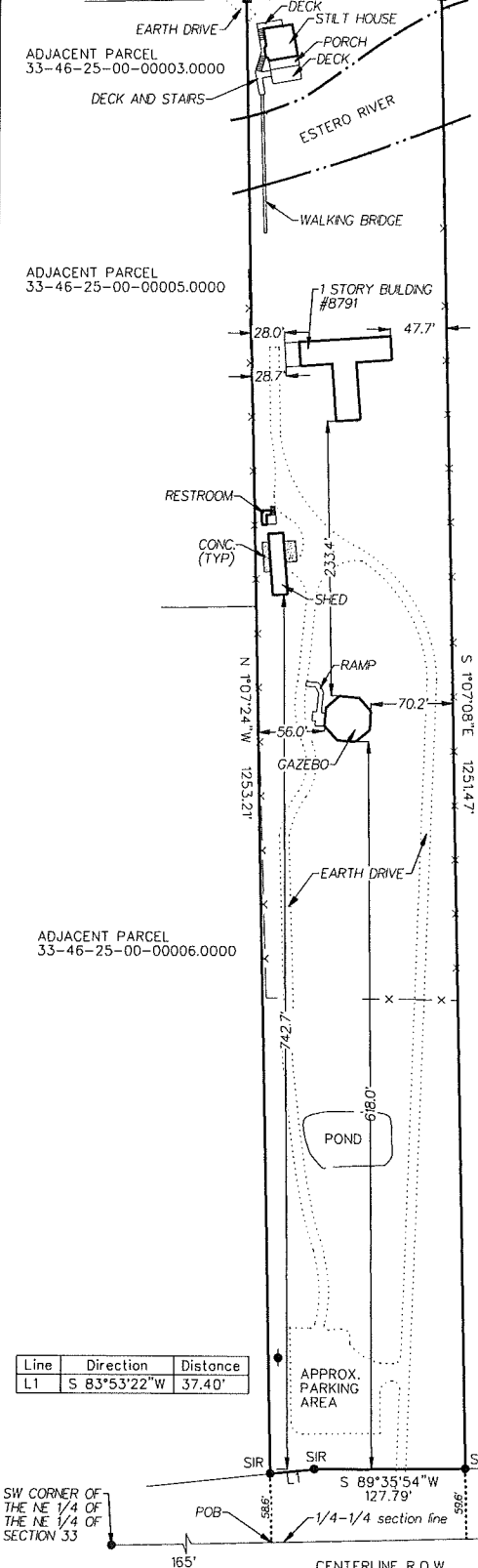
ADJACENT PARCEL 33-46-25-00-00003.0000

ADJACENT PARCEL 33-46-25-00-00005.0000

ADJACENT PARCEL 33-46-25-00-00006.0000

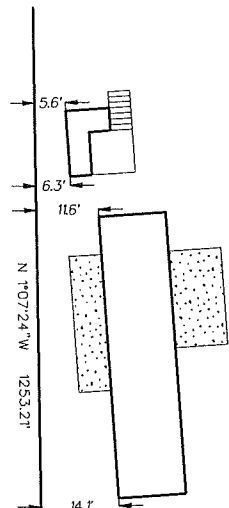
### BOUNDARY SURVEY

BEGIN AT A POINT 165 FEET EAST OF THE SOUTHWEST (SW) CORNER OF THE NORTHEAST (NE) QUARTER OF THE NORTHEAST (NE) QUARTER OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 25 EAST, THENCE EAST 165 FEET, THENCE NORTH 1320 FEET, THENCE WEST 165 FEET, THENCE SOUTH 1320 FEET TO THE POINT OF BEGINNING.



STILT HOUSE DETAIL (NOT TO SCALE)

ADJACENT PARCEL 33-46-25-00-00009.0000



SHED & RESTROOM DETAIL (NOT TO SCALE)

Line	Direction	Distance
L1	S 83°53'22"W	37.40'

SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33

CORKSCREW ROAD RIGHT OF WAY

CERTIFIED TO:  
MARK EBELLINI  
HAPPEHATCHEE CENTER INC.

BASIS FOR BEARINGS: EAST LOT LINE—ASSUMED BEARING

COMMUNITY NUMBER 125124

MAP & PANEL NUMBER 12071C0591

SUFFIX F

SCALE: 0 100 SURVEY DATE: 9/20/12

DATE OF FIRM INDEX 8/28/08 FIRM ZONE AE BASE FLOOD ELEVATION 12

- FR = FOUND IRON ROD
- FP = FOUND IRON PIPE
- FH = FOUND DRILL HOLE
- FCM = FOUND CONCRETE MONUMENT
- SRI = SET IRON ROD 1/2" LB#7075
- PUE = PUBLIC UTILITY EASEMENT
- PUE & DE = PUBLIC UTILITY & DRAINAGE EASEMENT
- SN&D = SET NAIL & DISK LB #7075
- PRM = PERMANENT REFERENCE MONUMENT
- FN&D = FOUND NAIL & DISK
- POB=POINT OF BEGINNING
- FC = FENCE CORNER
- CONC = CONCRETE
- \* = NOT FIELD MEASURED
- WE=4-ARE MAINTENANCE EASEMENT
- DE=DRAINAGE EASEMENT

- +0.0 = EXISTING ELEVATION
- U = UTILITY RISER
- U = UTILITY POLE
- FH = FIRE HYDRANT
- C = CATCH BASIN
- (P)=PLAT
- (F)=FIELD
- (D)=DEED
- (C)=COMPUTED
- = WIRE FENCE
- = WOOD FENCE
- NAVD=NORTH AMERICAN VERTICAL DATUM OF 1988

THIS SURVEY IS HEREBY CERTIFIED CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES.

NO UNDERGROUND STRUCTURES HAVE BEEN LOCATED BY THIS SURVEY. ANY REFERENCE TO UNDERGROUND STRUCTURES IF ANY IS APPROXIMATE.

UNLESS OTHERWISE SHOWN ALL FIELD MEASURED DIRECTIONS AND DISTANCES ARE IN SUBSTANTIAL AGREEMENT WITH THE DIRECTIONS & DISTANCES OF RECORD FOR THE PARCEL SURVEYED.

THIS SURVEY MAY NOT BE USED BY OTHER THAN THE CERTIFIED TO PARTIES. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



**DAVIS SURVEYING INC.**  
WWW.DAVISLANDSURVEYS.COM

4536 SE 16th PLACE SUITE 3  
CAPE CORAL, FLORIDA 33904  
TEL (239) 549-6454  
FAX (239) 549-2548  
CONTACT@DAVISLANDSURVEYS.COM

JOB NUMBER:  
**12-0828**

**COPYRIGHT NOTICE**  
All instruments of service, their drawings and the inclusion  
property of Ron Sebring, Architect. Use of these documents  
is for the specific site, project, and Owner names indicated or  
indicated. Any other use of these documents without the  
written approval of Ron Sebring, Architect is prohibited, void  
and unlawful. Drawings are valid for permitting and/or  
execution only when accompanied by the permit and  
embossed seal, applicable date and signature of the  
Architect. All deviations to these documents must be  
approved in writing. Forcible acceptance of the work  
shall be deemed an acknowledgment that the work  
has been completed and the Architect held harmless for  
unauthorized use of these documents without written  
approval of the Architect. Reproduction (in whole or in part)  
© 2012, Ron Sebring, Architect

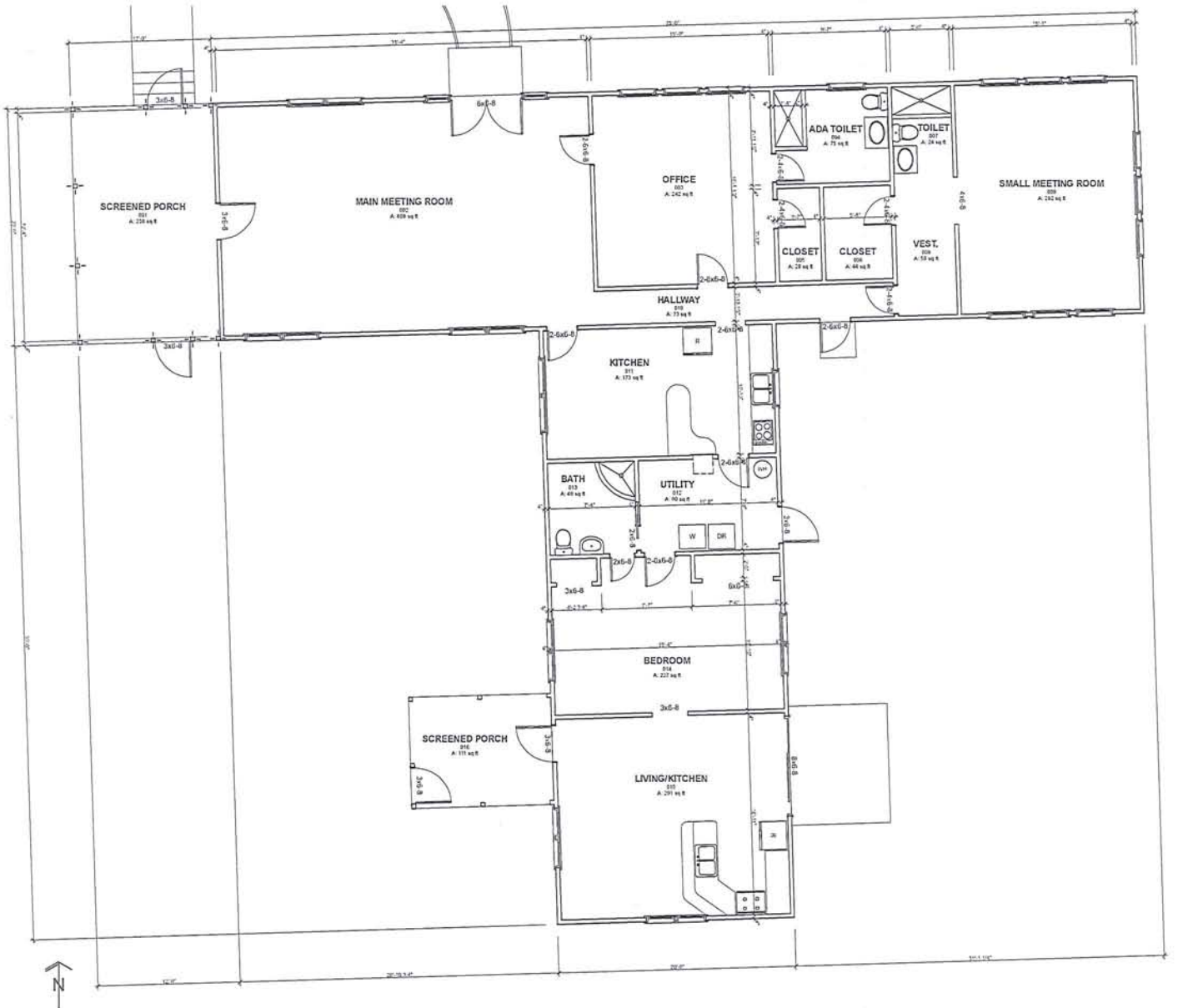
IMPROVEMENTS TO:

**HAPPEHATCHEE  
CENTER**  
8721 Carlscrew Road  
ESTERO, FLORIDA

DESIGN DEVELOPMENT

project #: 2018  
date: 11-05-12  
revision date:

SHEET #:  
**A-101**  
OF 5 SHEETS



1  
A-101 GIRL SCOUT HOUSE FLOOR PLAN  
SCALE: 1/4" = 1'-0"



HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL – Girl Scout House



North wing – front (west)  
screened porch incised under the  
main roof

North wing – north side  
elevation



North wing – north side elevation



HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL – Girl Scout House



North wing – front screened porch incised under the main roof

North wing – South side and front screened porch incised under the main roof



Intersection of North and South wings

HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL – Girl Scout House



South wing: west side elevation with flat roofed porch (caretaker's residence)



South wing – gable end

HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL – Girl Scout House



South wing: south gable end and east elevation

Visible T – intersection of North and South wings (east side)



North wing (south side)

North wing gable end, which is the east elevation



HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL – Girl Scout House



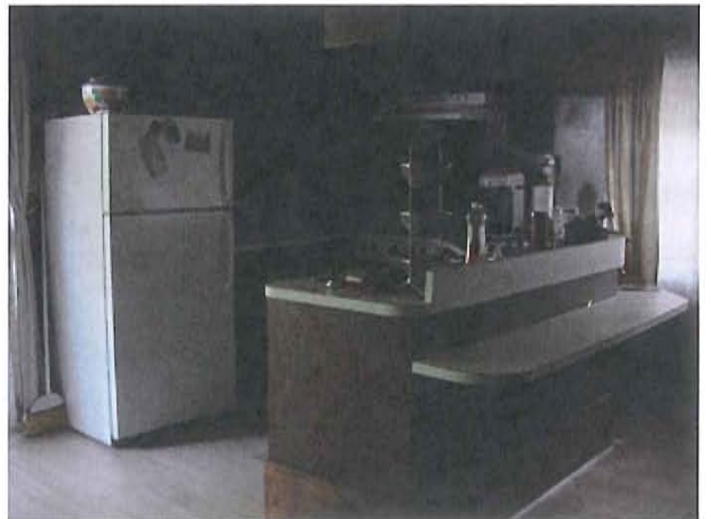
Interior – Large Meeting Room in the north wing

Interior – Small Meeting Room in the north wing



Interior – Kitchen in the south wing

Interior – Kitchen in the caretaker's residence south wing



HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL



Vegetation on the site

Outdoor plant nursery



Entrance from Corkscrew Rd

Parking area at the front near  
Corkscrew Rd



HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL  
Non-Contributing Structures



Composting toilet facility

Gazebo / Meeting Hall



Gazebo / Meeting Hall

Shed

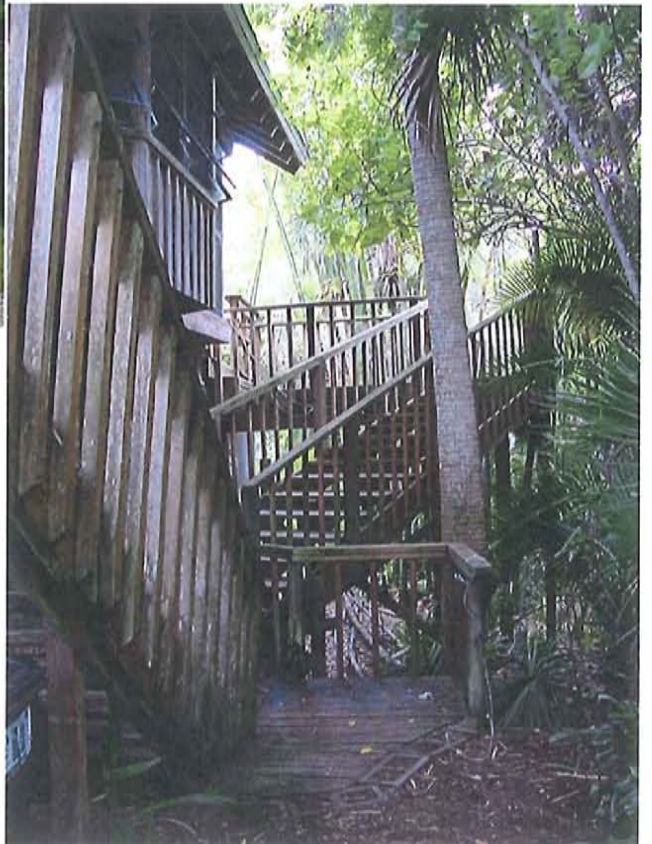


HDC2012-0005 Happehatchee (Girl Scout Camp)  
8791 Corkscrew Rd. Estero FL – Girl Scout House  
Non-Contributing Structures



Swinging pedestrian bridge across Estero River

“Ellen’s River House” - Single family house across and north of the Estero River





Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

**Property Data for Parcel 33-46-25-00-00008.0000**

**Owner Of Record**

HAPPEHATCHEE CENTER INC  
PO BOX 305  
ESTERO FL 33929

**Site Address**

8791 CORKSCREW RD  
ESTERO FL 33928

**Legal Description**

N 1320 FT OF E 165 FT OF W  
329 FT OF NE 1/4 OF NE 1/4  
LESS CORKSCREW RD

**Classification / DOR Code**

ORPHANAGES, NON-PROFIT SERVICE / 75

[ Tax Map Viewer ]



[ Pictometry Aerial Viewer ]

**Image of Structure**



← Photo Date April of 2012 →

**Property Values (2012 Tax Roll)**

**Exemptions**

**Attributes**

<b>Just</b>	300,004	<b>Homestead / Additional</b>	0 / 0	<b>Land Units Of Measure</b>	AC
<b>Assessed</b>	300,004	<b>Widow / Widower</b>	0 / 0	<b>Units</b>	4.82
<b>Portability Applied</b>	0	<b>Disability</b>	0	<b>Frontage</b>	0
<b>Cap Assessed</b>	300,004	<b>Wholly</b>	0	<b>Depth</b>	0
<b>Taxable</b>	0	<b>Senior</b>	0	<b>Total Number of Buildings</b>	2
<b>Cap Difference</b>	0	<b>Agriculture</b>	0	<b>Total Bedrooms / Bathrooms</b>	4 / 3.0
				<b>Total Living Area</b>	3,996
				<b>1st Year Building on Tax Roll</b>	1941
				<b>Historic District</b>	No



**Taxing Authorities**



**Sales / Transactions**



**Building/Construction Permit Data**



**+ Solid Waste (Garbage) Roll Data**

**+ Flood and Storm Information**

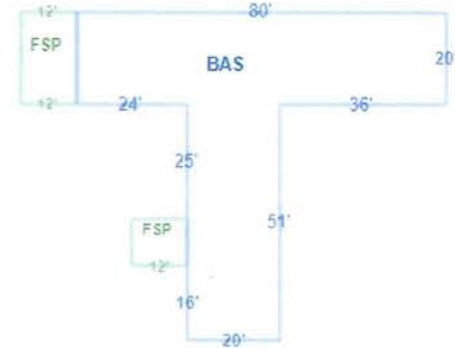
**- Appraisal Details**

Land					
Land Tracts					
Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure
800	Multi-Family, Less than 10 Units	0	0	4.82	Acres

Buildings						
Building 1 of 2						
Building Characteristics						
Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
97 - Cottage/Bungalow	1 - single family residential	1.0	2	2.0	1941	1941
Building Subareas						
Description		Heated / Under Air			Area (Sq Ft)	
BAS - BASE		Y			2,620	
FSP - FINISHED SCREEN PORCH		N			240	
FSP - FINISHED SCREEN PORCH		N			120	
Building Features						
Description		Year Added			Units	
SHED - POLE		2000			432	
<a href="#">Building Front Photo</a>				<a href="#">Building Footprint</a>		



Photo Date : April of 2012



**Building 2 of 2**  
**Building Characteristics**

Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
103 - Split Entry/Raised Ranch	1 - single family residential	1.8	2	1.0	1980	1980

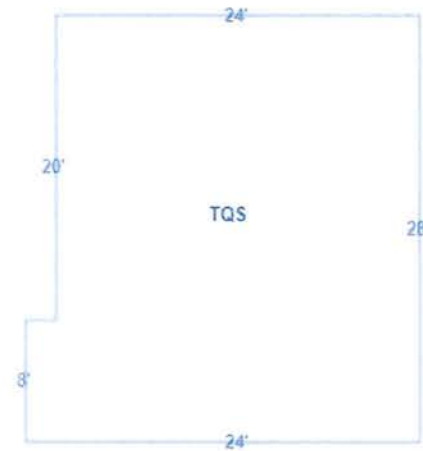
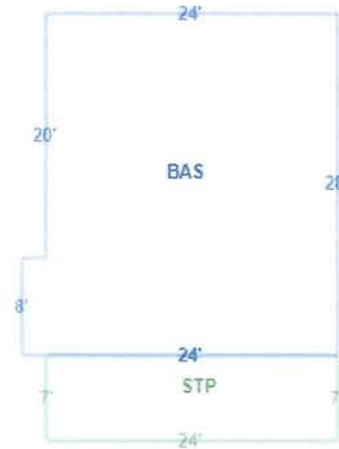
Building Subareas		Heated / Under Air	Area (Sq Ft)
BAS - BASE		Y	688
STP - STOOP		N	168
TQS - THREE QUARTER STORY		Y	688

Description	Building Front Photo	Building Footprint
BAS - BASE		
STP - STOOP		
TQS - THREE QUARTER STORY		

 Front Photo

Photo Date : April of 2012



TRIM (proposed tax) Notices are available for the following tax years  
[ [2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) ]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

# HAPPEHATCHEE CENTER Aerial 1953



# Bridging History

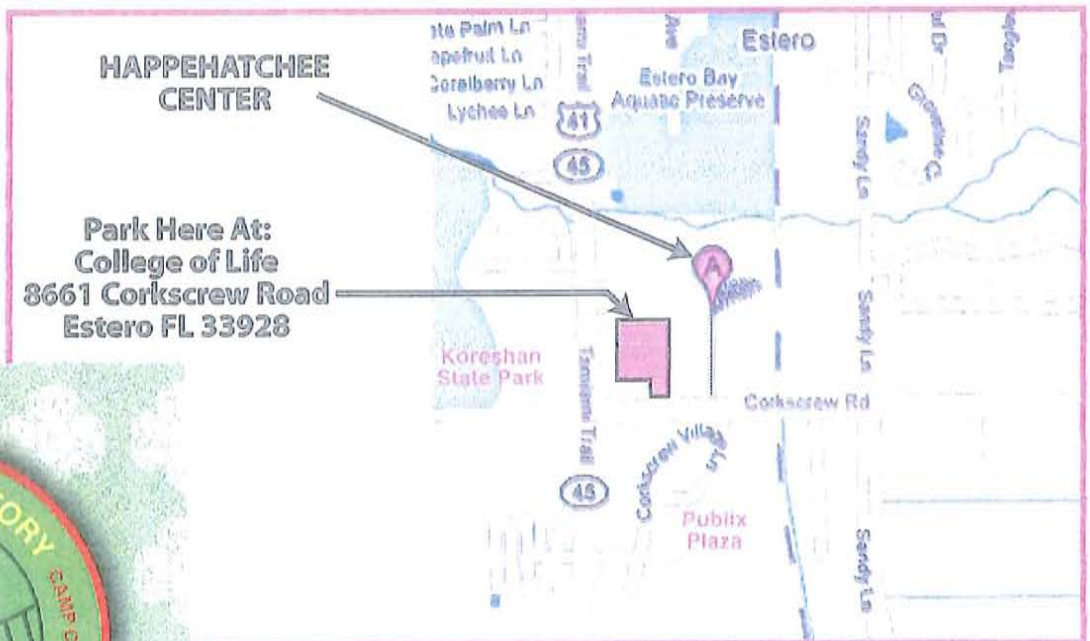
1947 - 2011



Yesterday .....



& Today .....



HAPPEHATCHEE  
CENTER

Park Here At:  
College of Life  
8661 Corkscrew Road  
Estero FL 33928



...Then

Girl Scouts...

# Camp Caloosa

NEWS PRESS

\* MARCH 11, 1956 \*



OUT OF DOORS. National Girl Scout Week will be observed today through Saturday in United States by more than two million members. Organization was founded 44 years ago. Here, practicing on buddy burners and tin can stoves for weekend camping trip to Camp Caloosa, Estero, are (left to right) Faye Johnson, Clara Johnson, Georgia Mae Williams and Barbara Daniels, Tice Troop 6.

Camp Caloosa

**Estero FMSB Denotes Fort Myers Scrap Book**

**FMSB #2**

**1947 Undated Article G.S. Week Opens Sunday, October 2nd**

Mrs. Carl Michael Commissioner

“The Girl Scouts have recently acquired a camp site at Estero and have purchased two buildings from Buckingham which have already been moved to the camp. Funds are now needed to supply the camp with necessary equipment.”

- G.S. Drive begins Sun. October 26<sup>th</sup>. First time the girl scouts have put on an independent drive. House to house canvas during the week and personal canvas booths set up by Senior Troop and Mariners.

**FMSB #2**

**1947 News Press – September 3, 1947**

A camp is being made at Estero under the direction of Ernest P. Raymond, Camp Chairman, for those who enjoy camping and out-of-door life.

**FMSB #2**

**Dec.**

**1947 First Troop to Visit Estero Campsite**

G.S. Troop 6 visited their new camp at Estero yesterday spending most of the day exploring the grounds and cooking their dinner.

G.S. attending: Betty Lou Bobbitt, Lyn Mary Cox, Marlene Ennis, Shirley Harden, Bonnie Holmes, Charlene Hopper, Trudy Mills, Nancy Wiltshire, Louise Wolcott, Nancy Young. Leaders: Mrs. Walter Ennis, Mrs. Wayne McKill, Margaret Tucker, 1<sup>st</sup> class scout helped.

**FMSB #2**

**Sept. 16**

**1948 News Press – Camp Training For Leaders**

27 leaders taking training. Today marks final day. “Tomorrow an all day session of camp training will be held at the Girl Scout Camp at Estero.”

**FMSB #2**  
**Dec. 5**  
**1948**            **News Press Fund Drive Article**

Budget for 1948  
\$600 Maintenance and equipment at 5 acre Estero camp.

**FMSB #2**  
**10/30**  
**1949**            **News Press – Girls Scout Week Activities**

Nov. 5, 1949 Camporee at Estero camp.

**FMSB #2**  
**Jan.**  
**1950**            **News Press**

1<sup>st</sup> Mention of Name: "Leaders will also enjoy outdoors at Camp Caloosa. The group will leave for Camp Caloosa at Estero."

**FMSB#2**  
**1950**  
**2/2/50**        **News Press**

The camp committee reported a successful camp licensing course at Camp Caloosa held last weekend. The camp is located at Estero River.

**FMSB#2**  
**1950**  
**3/12/50**      **News Press**

All troops in Lee County G.S. Council sold cookies. The money earned is to be used for the troop camp fund.



**FMSB#2****1950****12/9/50 News Press**

Miss Martha Kurtz, who acted as delegate for the council at the Juliette Low Regional Conference held in November in Miami, met with Miss Marion Barrett, National Camp Advisor, who made recommendations as to the use and development of the Scout Camp at Estero. Among them were the planting of the hedge along both property lines from road to river and the breakdown of the camp quarters into smaller units.

**FMSB#4****1953****1/30/53 News Press – Fri. Jan. 30, 1953**

At the G.S. Council dinner, President Charlotte Kinzie, presented certificates of appreciation from the council to Hugh Wilby for faithful service in taking care of Camp Caloosa.

**FMSB#3****1954 3/54 News Press – March 31, 1954 Board Meeting**

Mrs. Singleton, Camp Chairman, said about 100 girls had used the camp at Estero during the last month. Mrs. O'Kelley (Lee Staff) reported that the camp was now filled until the 2<sup>nd</sup> week in May. Extensive repairs to the building and purchase of four portable tables were voted by the board. Facilities for washing and showers are being improved.

**FMSB#3****1954 News Press – Aug. 1954 Kiwanis Club Aids Girl Scouts**

Kiwanis clubbers Wednesday built a new shower stall, mowed grass, cleared and cleaned up Camp Caloosa, the Lee County Council of Girl Scouts camp near Estero. Ray Tipton and Abbott Kagan were in charge of the work details.

**1954****Aug. 27**

The Scout Board voted to investigate the cost and possibility of further cleaning land around the Estero G.S. Camp which the Kiwanis Club cleaned up last week. The work will be attempted one acre at a time.

FMSB#3

1954 Oct.29 – News Press

At the fall meeting of Lee County G.S. Council, Dr. Abbott Kagan reported that a new area at the G.S. camp at Estero has been cleared and was ready for tent camping.

FMSB#3

1955 2/22 Estero 1955  
Camp Caloosa  
Open House

### Girl Scout Camp Has Open House

Children and adults gathered at the Girl Scout Camp on Sunday to spend a few happy hours on the banks of the Estero River. The occasion was the open house of the Girl Scout Camp Caloosa for leaders, board members and their families.

The fund drive now on covers among other things the expense of maintaining the camp and improvements. The building, which will house over 25 girls for overnight camping, and over 50 for day activities on the five acres owned by the council were shown to visitors.

Following the inspection and camp fire, refreshments were enjoyed. Those present were Mr. and Mrs. Wilburn Leonhardt and daughter Wendy, Mr. and Mrs. Robert Clapper and daughter Gail, Mr. and Mrs. Robert Whitehouse and daughter Janice, Mr. and Mrs. Leroy Zimmerman and children Barbey and Dick, Mr. and Mrs. G. Rose and Susan, Mr. and Mrs. L. S. Bohannon and Larry and Patty, Mrs. J. M. Ewton and daughter Judy, Mr. and Mrs. Z. F. Milsap and children Minna, Zack, Millinda and Marlett, Mrs. A. O'Kelly and sons Edward, Tommy and Jackie, and Mrs. C. L. Singleton and Sandy Pickering.

Feb  
22  
NEWS  
PRESS

FMSB#4

1956 3/11 News Press

1956

Camp Caloosa FMSB#4  
News Press



OUT OF DOORS. National Girl Scout Week will be observed today through Saturday in United States by more than two million members. Organization was founded 44 years ago. Here, practicing on buddy burners and tin can stoves for weekend camping trip to Camp Caloosa, Estero, are (left to right) Faye Johnson, Clara Johnson, Georgia Mae Williams and Barbara Daniels, Tice Troop 6

**FMSB#4**

**1957            News Press – April 19, 1957**

Troop #1 of Immokalee Girl Scouts went on a camping trip over the weekend at Camp Caloosa at Estero.

**Master File**

**BOD Minutes**

**1963            2/14/63**

An offer has been received for \$9,500, which in Mr. Ellis's opinion, should be accepted. Due to the lack of a quorum, no action was taken.

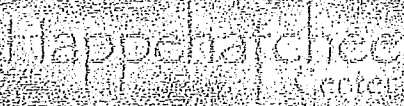
**Master File**

**BOD Minutes**

**4/11/63**

Mrs. Vernon Peoples read a resolution concerning the sale of the Estero property for \$9,500.  
Motion Passed.


## G.S. Camp at Estero



[www.happehatchee.org](http://www.happehatchee.org)

- [Home](#)
- [About Us](#)
- [History](#)
- [Classes & Circles](#)
- [Volunteers](#)
- [Happe Blog](#)
- [Online Community](#)
- [Photos](#)
- [Links We Love](#)
- [Donations](#)
- [Directions](#)
- [Contact Us](#)

### Happehatchee History



[About Happehatchee](#)

Happehatchee is a Seminole word for Happy River (hatchee—means “river.”) The land that Happehatchee occupies was originally part of the Koreshan settlement—a sect that arrived in Estero in the early 1900’s.

The Koreshan’s believed that the human population lived on the inside of a great sphere. The land was originally occupied with citrus groves situated along the river to take advantage of the possibility of shipping citrus crops through the Florida waterways to different markets.

The Koreshan’s were followed by a series of small farmers, and eventually the five acres were purchased by the Girl Scout Council in the 1940’s. When Page Field was dismantled at the end of WWII the Council purchased two barracks and moved them on to the land to establish the Girl Scout Camp.

*Buckingham  
Army  
Air*

### Nature Angels

Each season we honor people who have contributed their time and talents to the Happehatchee Center.

### Our Volunteers

### Contact Us

8791 Corkscrew Rd.  
Estero, FL 33928

Call 239 206 4393

[Email Us](#)  
[Map & Directions](#)

The Girl Scouts by commercial eventually sold the property in the 1960’s to move it to a larger location in North Ft Myers. The property was then purchased by a family from Key West who wanted to have a “northern retreat.” That family then sold the property to Ellen Peterson (pictured right) in 1972. It remained a private retreat used often by small groups for celebrations of nature.



In 2005 Ellen began to conceive of Happehatchee as being worthy of preservation for use by groups who were environmentally and spiritually friendly. It became apparent because of the intense development in the vicinity and the imminent danger of being swallowed up by those interests. The decision was made to gather like-minded people together to discuss the future use of the property, and decision was made to form a non-profit corporation designed to further eco-spiritual endeavors.

## Camp Caloosa

A Board was established which consists of five officers:

President: Ellen Peterson

First Vice President: Genelle Grant

Second Vice President: Ann Smith

Secretary: Ruth Fotovat

Treasurer: Lesa Hansen

Member: Bobbielee Gruninger

Member: Caroline Ravelo

It is organized exclusively for charitable, religious, literary, educational, and scientific purposes. Happehatchee's main focus is to establish and operate an educational and environmental conference center to achieve charitable aims.

Here at Happehatchee we will sponsor or host activities such as meditation and healing groups, instructional groups, workshops and seminars (like Native American sweat lodges, Gather the Women Groups, Magnificence of Circle Learning groups, research on environmental sustainability and healing methods, leadership training, educational and psychological counseling and training, and activities for children focused on nature.

In addition, Happehatchee Center plans cooperative involvements with organizations such as the Coalition of Immokalee Workers, interfaith alliances and other similar social justice activates.

No portion of the net earnings will go to benefit or be distributed to its Directors, Officers, or other private persons. It will be authorized to pay reasonable compensation for services rendered and make payments only to pursue our activities.

Click to find out more information [About Happehatchee.](#)



1.75  
.18

# This Indenture,

Made this 1st day of November, A. D. 1954,  
Between DOROTHY S. MICHAEL and E. P. RAYMOND, as trustees for  
the use and benefit of Fort Myers Council of Girl Scouts an unincor-  
porated association of Fort Myers,  
of the County of Lee, in the State of Florida  
parties of the first part, and THE LEE COUNTY COUNCIL OF GIRL SCOUTS, a  
non-profit Florida corporation,

of the County of Lee, in the State of Florida,  
party of the second part,

Witnesseth, that the said parties of the first part, for and in consideration  
of the sum of ten Dollars and other valuable consideration Dollars,  
to them in hand paid by the said party of the second part, the receipt  
whereof is hereby acknowledged, have granted, bargained and sold to the  
said party of the second part, its successors heirs and assigns  
forever, the following described land, situate, lying and being in the County of  
Lee, State of Florida, to wit:



beginning at a point 165 feet East of the Southwest corner  
of the Northeast quarter of the Northeast quarter of Section  
23 township 46 South Range 25 East and from thence run East  
165 feet thence North 1320 feet thence West 165 feet and  
South 1320 feet to the point of beginning.

This conveyance is made pursuant to a certain deed by  
which the grantors herein hold title, as designated and set  
forth in a certain deed dated July 16, 1947, and recorded  
in Deed Book 181 at page 540 in the office of the Clerk  
of the Circuit Court, Lee County, Florida.

\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*  
\*

And the said parties of the first part do hereby fully warrant the title to said  
land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto  
set their hands and seals the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*[Handwritten signatures: Dorothy S. Michael, E. P. Raymond, Ruth M. Kaler, and Cliff Gay]*

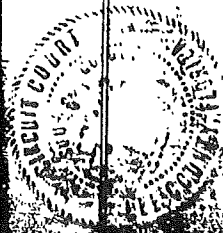
*[Handwritten signature: Dorothy S. Michael]*  
*[Handwritten signature: E. P. Raymond]*

State of Florida,  
County of Lee,

I HEREBY CERTIFY, That on this day personally appeared before me, an  
officer duly authorized to administer oaths and take acknowledgments,

DOROTHY S. MICHAEL and E. P. RAYMOND,  
to me well known and known to me to be the individuals described in and who  
executed the foregoing deed, and they have acknowledged before me that  
each executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Fort Myers,  
County of Lee, and State of Florida, this 1st  
day of November, A. D. 1954.



STATE OF FLORIDA, COUNTY OF LEE  
FILED FOR RECORD  
THIS 7th DAY OF Nov 1955  
RECORD IN Deed BOOK 247  
PAGE 195 AND RECORD VERIFIED  
B. T. FARABEL, CLERK CIRCUIT COURT  
DEPUTY CLERK

*[Handwritten signature: T. A. Graham]*  
Notary Public  
My Commission Expires NOVEMBER 16, 1957  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES NOVEMBER 16, 1957

State of Florida

County of LEE

I HENRY CHERRY, That on this 15th day of August, A. D. 1967, before me personally appeared EDITH MARTIN and HARRIETTE ROSSER, President and Secretary respectively of CALOOSA COUNCIL OF GIRL SCOUTS, INC., a non-profit Florida corporation, to me known to be the persons described in and who executed the foregoing conveyance to GULFCOAST GIRL SCOUT COUNCIL, INC.; a non-profit Florida corporation

and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seal at Fort Myers in the County of Lee and State of Florida, this day and year last aforesaid.

*James H. Clark*  
Notary Public,  
State of Florida At Large.

My Commission Expires  
Notary Public, State of Florida at Large  
Exp. 11/15/68

**Document**

TO CORPORATION  
CALOOSA COUNCIL OF GIRL SCOUTS, INC.

GULFCOAST GIRL SCOUTS COUNCIL, INC.  
Date August 15, 1967  
ABSTRACT OF DESCRIPTION

TRAVIS A. GREENHALL, JR.  
ATTORNEY AT LAW  
P. O. BOX 1328  
FORT MYERS, FLORIDA

*1000 W. Broadway  
3-135 Broadway  
Fort Myers, Fla.*

STATE OF FLORIDA, COUNTY OF LEE  
FILED FOR RECORD  
This 16th day of Sept. 1967, Record in 22  
Book 1228 Page 176 and listed in  
G. T. FARRAR By *J. H. [Signature]*



299282

# Quit Indenture

Made this 15th day of August A. D. 1962

200  
300

Between CALOUSA COUNCIL OF GIRL SCOUTS, INC., a non-profit Florida corporation, as successor to THE LEE COUNTY COUNCIL OF GIRL SCOUTS, a non-profit Florida corporation, of 2225 Broadway, City of Fort Myers, of the County of Lee and State of Florida party of the first part, and GULFCOAST GIRL SCOUT COUNCIL, INC., a non-profit Florida corporation, of 861 General Spatz, City of Sarasota, a corporation existing under the laws of the State of Florida, having its principal place of business in the County of Sarasota and State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, executed, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of the second part and its successors and assigns forever, all that certain parcel of land lying and being in the County of Lee and State of Florida, more particularly described as follows:

Beginning at a point 165 feet East of the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 46 South, Range 25 East, and from thence run East 165 feet; thence North 1320 feet; thence West 165 feet and South 1320 feet to the point of beginning.

This conveyance is made pursuant to a certain Final Decree dated August 15, 1962, Lee County Chancery Case No. 15134.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

To Have and to Hold the same in fee simple forever. And the said party of the first part does covenant with the said party of the second part that it is lawfully seized of the said premises, that they are free of all incumbrance, and that it has good right and lawful authority to sell the same, and that said party of the first part doth hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal, the day and year above written.

Signed, Sealed and Delivered in Our Presence:  
(Corporate Seal) CALOUSA COUNCIL OF GIRL SCOUTS, INC.

Attest: *[Signature]* Secretary, BY: *[Signature]* as its President.

*[Handwritten signatures and notes]*



# This Indenture,

Made this 30th day of April, A. D. 19 63,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders.

Between GULF COAST GIRL SCOUT COUNCIL, INC., a non-profit corporation existing under the laws of the State of Florida having its principal place of business in the County of Sarasota State of Florida party of the first part, and

HERMAN T. POLHAMUS and CATHERINE B. POLHAMUS, husband and wife, 1600 Riverview Drive, Melbourne of the County of Brevard and State of Florida party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of NINE THOUSAND FIVE HUNDRED (\$9500.00) Dollars, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Lee State of Florida, to wit:

Beginning at a point 165 feet East of the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 33, Township 46 South, Range 25 East, and from thence run East 165 feet; thence North 1320 feet; thence West 165 feet to the point of beginning.

FILED FOR RECORD

This 13th Day of May 1963 Record in CR Book 190 Page 297 and Rec'd Verified: D. T. FARABEE By: D. B. G. [Signature] Clerk Circuit Court Deputy Clerk

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

Treasurer

(Corporate Seal)

Attest: Francis B. Letson Secretary

By: [Signature] as its President

Signed, Sealed and Delivered in Our Presence:

By: [Signature] as its Treasurer

State of Florida, County of SARASOTA

I HEREBY CERTIFY, That on this 30th day of April A. D. 19 63, before me personally appeared ALICE E. HERRALD, STEPHEN B. SPARKMAN and FRANCES B. LETSON, President, Treasurer and Secretary respectively of GULF COAST GIRL SCOUT COUNCIL, INC., a non-profit corporation under the laws of the State of Florida to me known to be the persons described in and who executed the foregoing conveyance to HERMAN T. POLHAMUS and CATHERINE B. POLHAMUS, husband and wife;

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Sarasota in the County of Sarasota and State of Florida, the day and year last aforesaid.

Notary Public My Commission Expires Jan. 1, 1966

1.75  
19.00  
P. 10.45  
FLORIDA  
\$1000  
FLORIDA  
\$300  
FLORIDA  
\$300  
FLORIDA  
\$300  
DOCUMENTARY  
DOCUMENTARY  
DOCUMENTARY

1-418  
105100  
3822

693418

WARRANTY DEED — Moseley Title & Abstract Co., 1802 Broadway, Fort Myers, FL 33901 OFF. 881 42528 DP FORM RE.1

This Indenture, Made this 6th day of November A. D. 1972

between Herman T. Polhamus and Catherine B. Polhamus, his wife

part 1es of the first part and Ellen W. Peterson  
whose address is C/O Edison Community College, Ft. Myers, Fl. 33901  
part y of the second part.

Witnesseth, That the said part 1es of the first part, for and in consideration of the sum of TEN DOLLARS and O.G.V.C.

to them in hand paid by the said party of the second part the receipt where of is hereby acknowledged do es. by these presents Grant, Bargain, Sell, Remise, Release and Convey unto the said part y of the second part, and to her heirs and assigns, forever, all the following described land situated in the County of Lee, State of Florida and known and described as follows, to wit:

Begin at a point 165 feet East of the Southwest corner of the Northeast (NE) quarter of the Northeast Quarter (NE 1/4) of Section 33, Township 46 South, Range 25 East, thence east 165 feet, Thence north 1320 feet, thence west 165 feet, thence South 1320 feet to the Point of Beginning.

PLACE STAMP HERE



DOCUMENTARY SUR TAX 38.50  
FLORIDA AMP. TAX 199.00  
FLORIDA AMP. TAX 6.00

This instrument prepared by GEORGE F. HOLDEN, Moseley Title and Abstract Co., 1802 Broadway, Fort Myers, FL 33901

To Have and to Hold the Same, together with all the hereditaments and appurtenances thereto belonging or in anywise appertaining, to the said part y of the second part, her heirs and assigns forever, and the said part 1es of the first part do es hereby fully warrant the title to said land and will defend the same against the lawful claim of all persons whomsoever.

In Witness Whereof, The said part 1es of the first part have hereunto set their hand and seal the day and year above written.

Signed, sealed and delivered in the presence of  
Herman T. Polhamus (SEAL)  
Catherine B. Polhamus (SEAL)

State of FLORIDA County of LEE

I Hereby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments Herman T. Polhamus and Catherine B. Polhamus, his wife

to me well known to be the person or persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal this 6 day of November A. D. 1972  
Notary Public  
My Commission expires July 6, 1976

Address:

This Instrument Prepared by: Ellen W. Peterson  
P O Box 345  
Address: Estero, Fl. 33928

Property Appraiser's Parcel Identification (Folio Number(s)):

Grantee(s) S.S. # (s)

Continental Paper & Printing Co., Inc., 1987

4435240

OR2989 ERO 067

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

6.000

This Warranty Deed, Made the 20th day of JULY, 19 98 by Ellen W. Peterson

hereinafter called the Grantor, to Ellen W. Peterson Revocable Trust  
whose post office address is P O Box 345  
hereinafter called the Grantee, Estero, Fl. 33928

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in LEE County, State of Florida, viz:

Begin at a point 165 feet East of the Southwest (SW) Corner of the Northeast (NE) Quarter of the Northeast (NE) quarter of Section 33, Township 46 South, Range 25 East, thence east 165 feet, Thence north 1320 feet, thence west 165 feet, thence 1320 feet to the Point of Beginning  
33-46-25-00-00008.0000

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to First Grantor)  
Printed Name: Lynn K. Talore

Grantor Signature: Ellen W. Peterson  
Printed Name: Ellen W. Peterson

Witness Signature (as to First Grantor)  
Printed Name: Kay Tanner

Post Office Address

Witness Signature (as to Co-Grantor, if any)  
Printed Name: KAY TANNER

Co-Grantor Signature, if any  
Printed Name

Witness Signature (as to Co-Grantor, if any)  
Printed Name

Post Office Address

STATE OF Florida )  
COUNTY OF Lee )

Ellen W. Peterson known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one:  Said person(s) is/are personally known to me.  Said person(s) provided the following type of identification: Personally known

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 20th day of July, A.D. 19 98

OFFICIAL NOTARY SEAL  
KAREN C DELISLE  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC62347  
MY COMMISSION EXP. FEB. 19, 2001

Notary Signature: Karen C DeLisle  
Printed Notary Signature: Karen C DeLisle

RECORDED BY TRUDY SHERWOOD, D.C.

CHARLE GREEN, CLERK  
LEE COUNTY, FL  
88 JUL 21 AM 9 24

18.50 REC  
.75  
-----  
19.25

This Document Prepared By and Return to:  
WITHOUT TITLE EXAMINATION BY  
John Jay Watkins, Esquire  
P.O. Box 250  
LaBelle, Florida 33975  
ACTUAL CONSIDERATION: \$1.00

Parcel ID Number: 33-46-25-00-00008.0000

# Quitclaim Deed

This Quitclaim Deed, Made this 22<sup>nd</sup> day of December, 2011 A.D., Between  
BRENDA J. ANDERSON, AS SUCCESSOR TRUSTEE OF THE ELLEN W. PETERSON  
REVOCABLE TRUST AGREEMENT DATED FEBRUARY 3, 2009  
of the County of LEE, State of Florida, grantors, and  
HAPPEHATCHEE CENTER, INC.\*

whose address is: P.O. BOX 345, ESTERO, FL 33929

of the County of LEE, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEEES, the receipt whereof is hereby acknowledged, have  
granted, bargained and quitclaimed to the said GRANTEEES and GRANTEEES' heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of LEE, State of Florida to wit:

Begin at a point 165 feet East of the Southwest (SW) corner of the  
Northeast (NE) quarter of the Northeast (NE) quarter of Section 33,  
Township 46 South, Range 25 East, Lee County, Florida, thence East 165  
feet, thence North 1320 feet, thence West 165 feet, thence South 1320  
feet to the Point of Beginning.

\*As long as the land and buildings are used for the purposes stated  
in the By-laws. If the land and buildings are not used for the  
purpose stated in the By-laws, then the property shall be sold and  
proceeds given to Save Our Creeks, Inc. Kevin Mouchou and Mitchell  
Jacobs may reside on the property as long as it is used or owned by  
Happehatchee Center, Inc., as stated above.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise  
appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for  
the use, benefit and profit of the said grantees forever.

# Quitclaim Deed - Page 2

Parcel ID Number: 33-46-25-00-00008.0000

In Witness Whereof, the grantors have hereunto set her hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature  
Print Name: JOHN JAY WATKINS

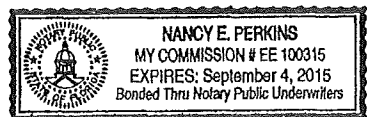
Brenda J. Anderson (Seal)  
**BRENDA J. ANDERSON, AS TRUSTEE**  
P.O. Address: P.O. Box 247  
Pineland, FL 33945

Nancy E. Perkins  
Witness #2 Signature  
Print Name: Nancy E. Perkins

STATE OF Florida  
COUNTY OF Hendry

The foregoing instrument was acknowledged before me this 22nd day of December, 2011 by  
**BRENDA J. ANDERSON, AS SUCCESSOR TRUSTEE OF THE ELLEN W. PETERSON  
REVOCABLE TRUST AGREEMENT DATED FEBRUARY 3, 2009**  
who is personally known to me or who has produced her **FLORIDA DRIVER'S LICENSE** as identification.

Nancy E. Perkins  
Printed Name: Nancy E. Perkins  
Notary Public  
My Commission Expires:



**ELLEN SALISBURY PETERSON**

ELLEN SALISBURY PETERSON

October 14, 2011

Ellen Peterson nee Salisbury 87, of Estero, Florida passed away on Friday, October 14, 2011. She was born in Georgia on December 5, 1923. She is survived by a niece, Rhonda Romano (Thomas) of St. Petersburg, Florida, a nephew, James Davis (Barb) of Grand Rapids Michigan, and Grand nieces Megan and Michelle. She was predeceased by a sister Mary Alice Davis.

She graduated from the [University of Georgia](#) in 1945 with a degree in Chemistry and she received her Masters in counseling in 1963 from Appalachia State. She came to Southwest Florida shortly afterwards, and served as the Director of the Counseling Center at Edison College for many years. She also became a fierce advocate for our wildlife and wild places.

Ellen was a warrior when it came to the environment; she cared deeply and devoted her life to saving the planet and protecting Mother Earth. She served on many boards and advisory committees such as: the Agency for Bay Management, the Environmental Confederation of Southwest Florida, Save Our Creeks, the Responsible Growth Management Coalition, The Everglades Committee, the Environmental Peace and Education Center and the Sierra Club's Calusa Group. Ellen founded the Calusa group over 30 years ago and remained the chairperson until her death.

The Agency for Bay Management was formed as a result of a lawsuit about where FGCU would be built; Ellen was the only member who refused to sign off on the settlement agreement.

Ellen spoke at countless county commission hearings, and her presence was powerful, always intelligently informed, and unrelenting. She was responsible for saving one of the most beautiful places in all of Southwest Florida, Fisheating Creek. At a Water Management District annual meeting, after a video about the creek and Ellen's speech, there was not a dry eye in the audience.

Ellen fought to save the Florida panther, heritage trees, and many other listed and endangered species. She succeeded in obtaining outstanding Florida waterways designations for many of our local rivers and streams, providing them higher levels of protection. With the help of several environmental groups, Ellen fought and won the battle to stop a coal-fired power plant from going into Glades County.

She protested and picketed against nuclear plants and was arrested for civil disobedience. She created a presentation to save the Imperial River and was successful in preventing the Water Management District from eliminating the oxbows, an action which could have destroyed much of the river, such as killing off fish hatcheries during flood events.

Ellen fearlessly attended meetings to speak out against those who threatened the Big Cypress National Preserve, even when her opponents showed up on swamp buggies and carrying guns.

Ellen herself was threatened on many occasions, and at least one attempt was made on her life. Even so she pressed forward and continued her good works. She continually fought to protect several of our local beaches and islands. With the backing of several local environmental groups, Ellen filed suit against the developers who wanted to overbuild and destroy our density-reduction ground water resource area. She was responsible for involving a scientist whom Lee County would later hire to do water quality testing. This scientist discovered that our red tides were directly linked to the releases from the Caloosahatchee River and Lake Okechobee.

Ellen led the efforts to investigate the minimum flows and levels for our ground water, and the research showed a sustained level of harm. She also sat on a Committee for the Route 951 Extension, because some of the proposed alignments invaded listed and endangered species habitat.

Ellen received the 2008 John Kaber award from the Everglades Coalition and the Florida Wildlife Federation named Ellen outstanding environmentalist of 2008, and she has received numerous other grateful recognitions. Ellen lived to see her biggest goal realized: the creation of the Happehatchee center in Estero. Ellen turned her beautiful property and home into an eco-spiritual center for all in the community to enjoy. The center offers many different types of classes and workshops. Happehatchee is a sacred place, a place where anyone in the community can come to find personal growth by attending some of the seminars featured there, or to just get in touch with nature while enjoying the beautiful natural setting. Anyone who enters through the gates immediately feels the peace and energy of this very special place.

Ellen Peterson was a fierce, protective voice for all living creatures on Earth: human, animal, and plant. She championed many social causes, such as equal rights for women and fair wages for farm workers. She advocated for those who could not speak for themselves. Her absence is profound. She will be grieved for and missed. While the environmental community has suffered a great loss with her passing, we are inspired by her courage, her bright sense of humor, her compassion and her absolute dedication to service. Ellen is our hero!

Ellen wanted two going-away celebrations to be held: one in Estero and one at Fisheating Creek. Public invitations to these celebrations will be announced as soon as all of the arrangements have been made.

In lieu of flowers, donations may be made to Happehatchee Center, P.O. Box 345 Estero, Florida 33929-0345 or Save Our Creeks, P.O. Box 135, Palmdale, Florida 33944.

**Published in The News-Press on October 16, 2011**

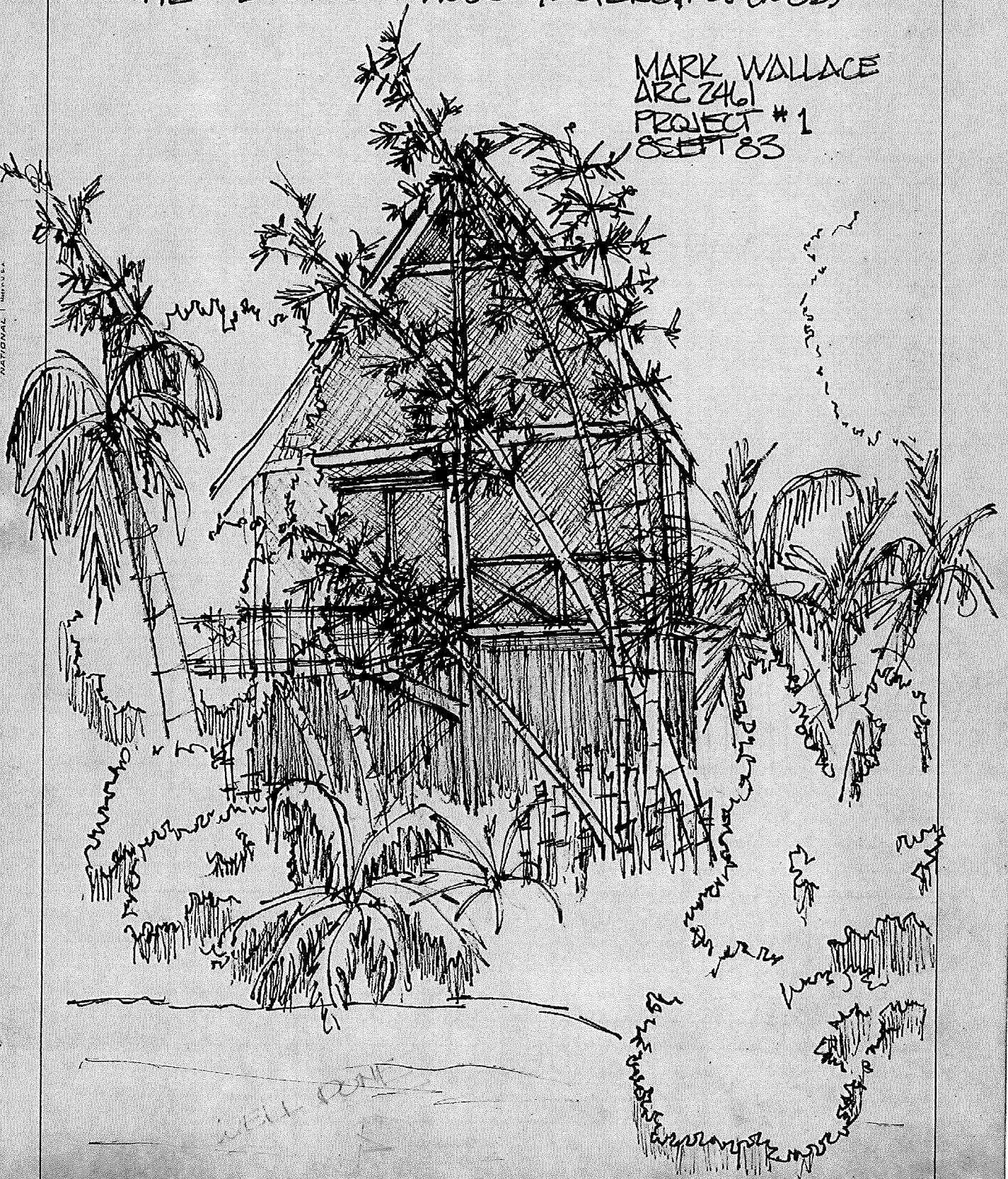


Descriptive Plan for "Ellen's River House" on the North Side of the River built in 1980  
(non-contributing) and accessed by a pedestrian swing bridge.

THE PETERSON HOUSE, ESTERO, FL. (1983)

MARK WALLACE  
ARC 2461  
PROJECT # 1  
OCT 83

42-381 50 SHEETS 3 SQUARE  
42-382 100 SHEETS 3 SQUARE  
42-383 200 SHEETS 3 SQUARE  
NATIONAL



WELL DONE

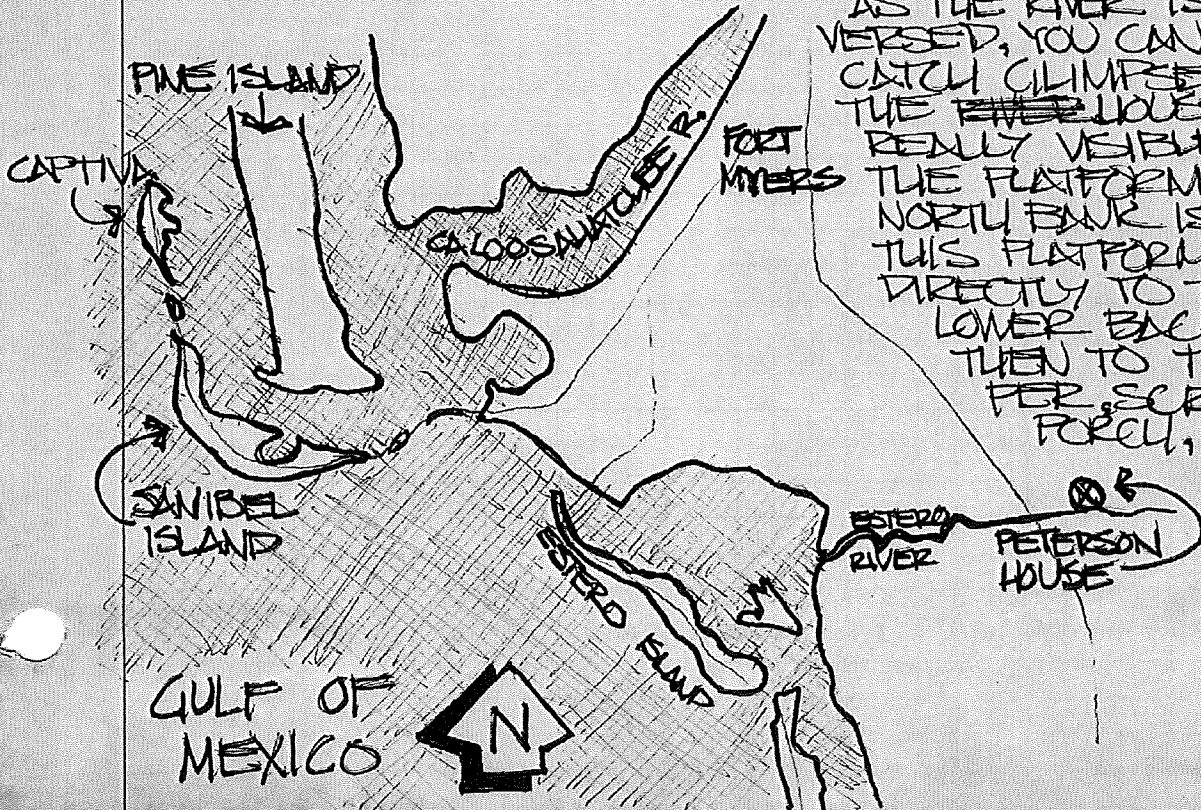
HIDDEN AMONG BAMBOO AND OAK TREES, THE PETERSON HOUSE STANDS ON THE NORTH BANK OF THE ESTERO RIVER. ALTHOUGH IT IS A HYBRID OF SORTS, IT IS BEST DESCRIBED AS A CROSS BETWEEN A FLORIDA VERNACULAR AND A POLE HOUSE. IT IS BASICALLY RECTANGULAR IN PLAN, SETTING AN AVERAGE OF FIFTEEN FEET OFF THE GROUND WITH A STEEPLY PITCHED TIN ROOF.



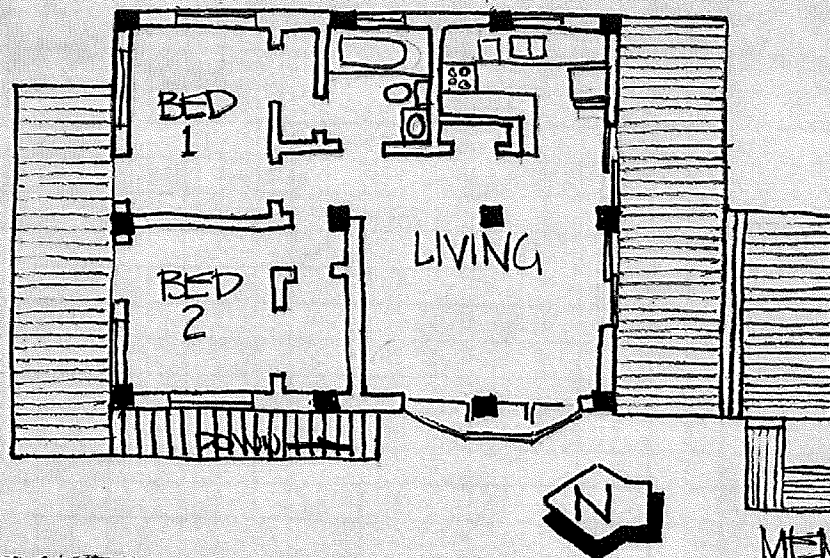
ORIGINALLY THERE WERE TWO APPROACHES TO THE HOUSE BUT FRONT ACCESS WAS ELIMINATED BY THE NEIGHBORING FARMER HE ILLEGALLY FENCED IN HIS PROPERTY LINE AND CLOSED IN THE ROAD. ACTUALLY, THIS QUITE FORTUNATE BECAUSE IT REQUIRES ONE TO DRIVE AROUND TO THE SOUTH SIDE OF THE RIVER AND CROSS THE OWNER'S HAND BUILT SUSPENSION BRIDGE.

THE BRIDGE WAS CONSTRUCTED BY STRETCHING STEEL CABLE OVER EIGHT PINE POLES (FOUR ON EACH SIDE OF THE RIVER). THE TOP TWO CABLES ACT AS LIND RAILS WHILE THE BOTTOM TWO ARE CONNECTED BY FIVE 2X6'S. THE 2X6'S ARE REPLACED AS THEY ROT OUT.

AS THE RIVER IS TRANSVERSED, YOU CAN ONLY CATCH GLIMPSES OF THE HOUSE. IT ISN'T REALLY VISIBLE TILL THE PLATFORM ON THE NORTH BANK IS REACHED THIS PLATFORM CONNECTS DIRECTLY TO THE LOWER BACK PORCH, THEN TO THE UPPER SCREENED PORCH, THEN



10 SHEETS 130 SQUARE  
 10 SHEETS 130 SQUARE  
 22 SHEETS 200 SQUARE  
 NATIONAL



INTO THE HOUSE. THE LIVING AREA IS ABOUT 20 X 20 WITH A BAY WINDOW ON THE WEST AND KITCHEN ENTRANCE ON THE EAST. THE AREA EXTENDS ALL THE WAY TO THE ROOF WHERE THE STRUCTURAL MEMBERS ARE

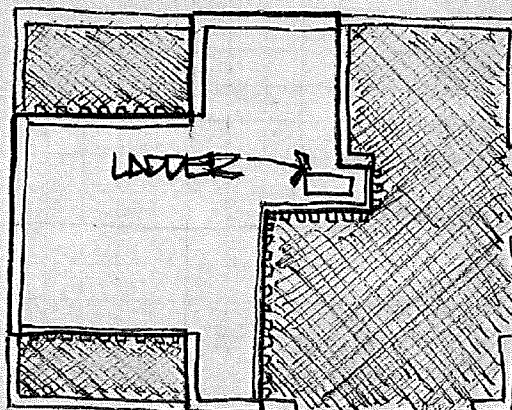
EXPOSED.

THE KITCHEN IS QUITE SMALL AND CRAMPED, BUT SINCE IT IS ONLY MEANT FOR ONE PERSON, IT IS FAIRLY AD-EQUATE. IN ORDER THAT CORNER SPACE MAY BE USED, LAZY SUSAN'S WERE PUT NEXT TO THE REFRIGERATOR AND STOVE. ALSO, TO ALLOW CORNER CABINETS TO OPEN, THEY ARE HINGED IN THE MIDDLE. THE COUNTER TOP IS A BEAUTIFUL, DEEP RED CERAMIC TILE.

SINCE MISS PETERSON IS A RATHER TALL LADY, THE BATHROOM IS FITTED WITH A SLIGHTLY HIGHER COUNTER SO SHE WOULDN'T HAVE TO BEND OVER AS FAR TO WASH HER FACE. ANOTHER FEATURE OF THE BATHROOM IS THE REACH-THRU CLOSET. IT IS FITTED WITH SHELVES WHICH CAN BE REACHED FROM BEDROOM 1 AS WELL AS THE BATH. A SIMILAR ARRANGEMENT IS FOUND IN BEDROOM 2.

ALSO INTERESTING ABOUT THE HOUSE IS THAT EACH BEDROOM HAS A FRONT DOOR. IF MISS PETERSON IS TO TAKE ON A TENANT, THEY WOULDN'T BOTHER EACH OTHER AT NIGHT.

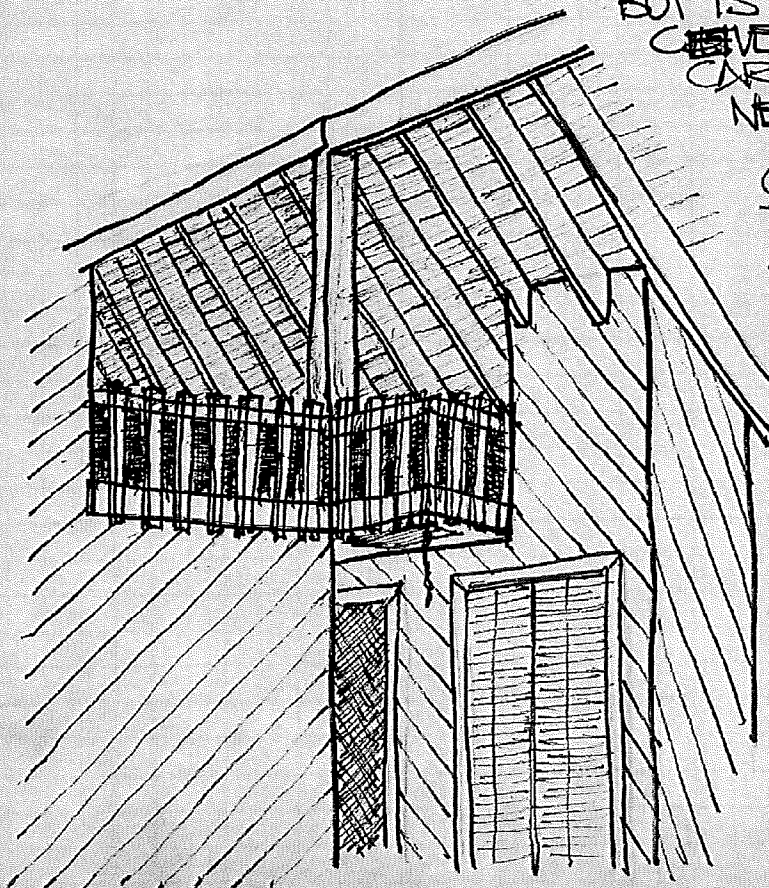
ENTERED BY WAY OF A FULL DOWN LADDER IN THE HALLWAY, THE LOFT RESIDES ABOVE THE TWO BEDROOMS AND IS BORDERED ON THE SOUTH BY A HALF RAILING AT THE LIVING ROOM WALL. LOOKING OVER THIS RAIL, YOU CAN SEE THE RIVER THROUGH A GREAT PICTURE WINDOW



IN THE ROOF PITCH. WITH TWO 8'-0" SLIDING GLASS DOORS BELOW, THE SOUTH ELEVATION IS ALMOST ENTIRELY GLASS. THROUGH THE FRONT DOORS LIES THE FRONT PORCH, WHICH EXTENDS OFF THE END FOR THE STAIRCASE - PRESENTLY THE ONLY ACCESS TO THE GROUND.

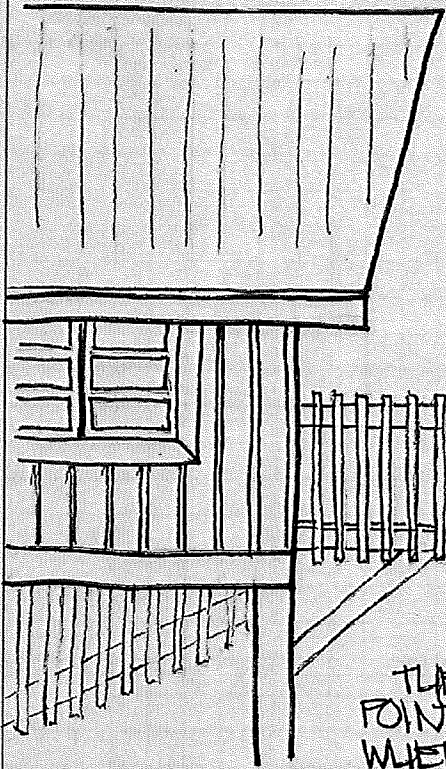
STARTING FROM GROUND UP, THE HOUSE IS BUILT ON TWELVE 8x8 SQUARE POLES TO WHICH 2x8 PINE FLOOR BRACING IS BOLTED AND NAILED @ 16" O.C. UN-LIKE MOST POLE HOUSES, THE POLES STOP HERE RATHER THAN CONTINUING UP TO THE ROOF. SO, LIKE THE FLORIDA VERNACULAR STYLE, THE PETERSON HOUSE HAS LOAD BEARING WALLS, THE ROOF BEING HELD BY PINE 2x4'S @ 16" O.C. THE ROOF IS PITCHED AT 12 AND IS TIN COVERED.

10 ABOVE THE JOISTS LIES THE ROUGH FLOOR OF 1/2" PLYWOOD. THIS IS COVERED BY ANOTHER 1/2" OF PLYWOOD FOR THE FINISHED FLOOR. AT PRESENT, DUE TO LACK OF FUNDS, THE FLOOR IS NOT COVERED, BUT IS EXPECTED TO RECEIVE SHORT-SHAAG CARPETTING IN THE NEAR FUTURE.



AS YOU MAY HAVE GUESSED BY NOW, THE HOUSE IS BUILT ALMOST COMPLETELY OF GLASS AND WOOD - MY TWO FAVORITE MATERIALS. EXCEPT WHERE IT IS PURELY STRUCTURAL AND UNSEEN (SUCH AS THE FLOORING) THIS WOOD IS CYPRESS. THE EXTERIOR OF THE HOUSE IS CHARACTERIZED BY VERTICAL SIDING - 1x10 CYPRESS WITH 1x3'S OVER EACH SEAM.

42-381 50 SHEETS 5 SQUARE  
42-382 100 SHEETS 5 SQUARE  
42-383 200 SHEETS 5 SQUARE  
NATIONAL



THIS IS CURRENTLY A BROWNISH COLOR, BUT WILL SOON TURN GRAY WITH WEATHERING.

THE INTERIOR WALLS ARE OF 1X5 DIAGONAL SHEATHING, BUT THESE WALLS ARE LIGHTLY STAINED.

THE PORCHES, BOTH FRONT AND BACK, ARE UNIQUE IN THAT ALL OF THE RAILINGS AND POSTS ARE OF ROUGH CUT CYPRESS - I.E., THE 2X4'S ARE A FULL 2" BY 4", NOT 1 1/2" BY 3 1/2". IF YOU'VE NEVER SEEN THIS, I MUST SAY IT MAKES A VERY IMPRESSIVE STATEMENT. IT GIVES YOU A FEELING OF MASSIVENESS AND STRUCTURAL SOUNDNESS - MUCH THE SAME THAT COREY PRODUCED BY RUSTICATING HIS PILOTES.

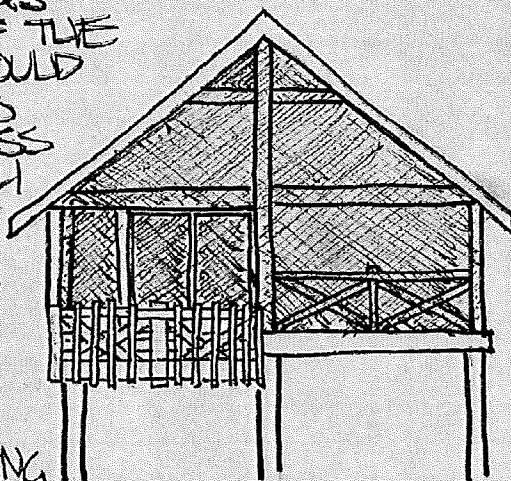
THERE ARE A COUPLE OF INTERESTING POINTS CONCERNING THE BACK PORCH: WHEN THE BUILDING INSPECTOR CHECKED THE HOUSE HE SAID THAT THREE FEET

OF THE BACK PORCH WOULD HAVE TO COME OFF BECAUSE IT WAS TOO CLOSE TO THE RIVERBANK. HE ALSO SAID THAT PICKETS MUST BE ADDED TO THE PORCH RAILINGS NO GREATER THAN SIX INCHES APART. IN COMPLIANCE WITH THE INSPECTOR'S WORDS, MISS PETERSON IMMEDIATELY ADDED THREE FEET OF FILL AND SOIL TO THE BANK AT THE POINT IN QUESTION, AND ALSO ADDED THE PICKETS - IN THIS CASE, ROUGH CUT CYPRESS 2X2'S.

THE INSPECTOR WAS ~~THE~~ SUMMONED AGAIN (LUCKILY A DIFFERENT ONE) AND THE HOUSE WAS OK'ED. LATER, MISS PETERSON DECIDED TO SCREEN IN THE UPPER BACK PORCH, AND THOUGH I STRONGLY ADVISED AGAINST IT (BECAUSE (1) IT WOULD BREAK THE VOID SPACE AND THE FLOWING PLAN, (2) I WOULD BE THE ONE WHO HAD TO DO IT), SHE PREVAILED AND IT WAS SCREENED. DURING THIS PROJECT, THE PICKETS WERE REMOVED.

DUE TO THE HEIGHT IN THE PITCH OF THE ROOF, AS WELL AS THE HEIGHT FROM THE GROUND, IN MOST PLACES IT WAS IMPOSSIBLE TO USE A LADDER TO DO THE SCREENING. THE ONLY OPTION WAS TO CLIMB INTO THE RAFTERS WITH THE SCREENING AND STAPLES GUN. IT WAS A TWO MAN JOB. ONE PERSON HAD TO HOLD THE SCREENING WITH ONE HAND WHILE HOLDING ONTO THE RAFTERS WITH THE OTHER. SIMILARLY, THE OTHER

PERSON HAD TO STAPLE AND HOLD ON. THE BIGGEST PROBLEM WAS PUTTING THE MOULDING FOR THE SCREEN ON. SINCE THE SCREEN WAS STAPLED TO THE OUTSIDE OF THE CROSS MEMBERS, THERE WOULD BE NO PLACE TO STAND TO PUT THE MOULDING UP, UNLESS YOU PUT YOUR FEET THROUGH THE SCREEN. SO WE HAD TO WORK OUR WAY DOWN, STAPLING IN SCREEN AND HAMMERING MOULDING AS WE WENT. AFTER THE ROOF PITCH WAS IN, THE REST WAS RELATIVELY EASY. THE ONLY PROBLEM WAS PUTTING IN THE BOTTOM MOULDING WHICH WAS ACCOMPLISHED BY THE GROUND WITH A LADDER AGAINST THE BASE BOARD. HANGING THE SCREEN DOOR PROVED EQUALLY AS INTERESTING BECAUSE IT MISSED IN HEIGHT BY ONLY  $1/4"$ . AFTER ATTEMPTING TO POUND DOWN AND SAND FLOORBOARDS, WE FINALLY CUT A PIECE OF WOOD WHICH WAS  $3/8"$  TOO TALL AND POUNDED IT IN, RAISING THE BEAM UP. THIS ALSO SERVED AS THE BACK DOOR JAMB. SINCE THE SCREEN WAS GRAY, IT MATCHED PRETTY WELL WITH THE WEATHERED CYPRESS.



THOUGH I LIKE THE HOUSE A LOT, THERE ARE STILL SEVERAL THINGS I WOULD CHANGE IF IT WERE MINE. FIRST, I'D PUT A STAIRWELL ON THE BACK PORCH FOR ACCESS TO THE GROUND. SECOND, I'D PUT A STAIRWELL ALONG THE LIVING ROOM WALL TO THE LOFT. THIRD, THE KITCHEN WOULD JUST HAVE TO BE BIGGER. I'M ONE WHO REALLY LIKES TO COOK AND THEN SIT AROUND THE KITCHEN TALKING AND EATING. LAST, OF COURSE, I WOULD NOT SCREEN THE BACK PORCH. BUT I MUST SAY, FOR A HOUSE DESIGNED BY THE HEAD COUNSELOR AT A COMMUNITY COLLEGE, IT'S NOT TOO BAD.

IN THE END HOWEVER, MORE THAN I LIKE THE MATERIALS, THE DESIGN, AND THE CONSTRUCTION, I LIKE TO SIT ON THE BACK PORCH AND LOOK OVER THE RIVER WITH THE SMELL OF CYPRESS IN THE AIR AND A GENTLE SWAY OF THE HOUSE IN THE WIND.