



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

**WEDNESDAY, MAY 15, 2013
10:00 AM**

AGENDA

- 1. Call to Order/Review of Affidavit of Publication**
- 2. Approval of 2/20/2013 Minutes**
- 3. Request to File Historic Designation**
 - A. HDC2012-00004 Over the Waterfront/Safety Harbor Club (Ferry Boat Captain's Bunk House) 44700 Escondido Lane, Captiva, FL 33924**
- 4. Update on the Preservation Plan for Whidden's Marina in Boca Grande**
- 5. Review and Recommendations for the Historic Preservation Grant Assistance Program**
- 6. Items by the Public; Committee Members; Staff**
- 7. Next Meeting Date: June 19, 2013**

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.



MINUTES REPORT
LEE COUNTY HISTORIC PRESERVATION BOARD
February 20, 2013

MEMBERS PRESENT:

Ruby Daniels	James Ink
Marsa Detscher (Vice Chair)	Kevin Williams (Chair)
Toni Ferrell	Rae Ann Wessel

MEMBERS ABSENT:

Theresa Schober

STAFF PRESENT:

Michael Jacob, 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

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

Agenda Item 2 – Approval of Meeting Minutes – January 16, 2013

Ms. Ferrell referred to the paragraph on the top of Page 3 of the January 16, 2013 meeting minutes and recommended changes to the first sentence as follows: "...to provide for construction of a new green, public, and handicapped accessible bathroom with a handicapped ramp, ***allowing the*** property owner ***the*** option to relocate the "River House" ***from*** the north side of the river to the south side of the river,..."

Ms. Ferrell made a motion to approve the January 16, 2013 meeting minutes with the above changes, seconded by Mr. Ink. The motion was called and passed 6-0.

Agenda Item 3 – Election of Officers

Dr. Detscher announced that she had served as Chair for two consecutive years and that Mr. Williams had served as Vice Chair for two consecutive years. She noted there was a two year limitation.

Ms. Sajgo clarified there was only a two year limitation on their current posts. Therefore, Dr. Detscher would be eligible to serve as Vice Chair and Mr. Williams as Chair.

Mr. Ink was in favor of this option and made a motion to nominate Mr. Williams as Chair and Dr. Detscher as Vice Chair, seconded by Ms. Ferrell. The motion was called and passed 6-0.

At this point, Mr. Williams took over as Chair for the remainder of the meeting.

Agenda Item 4 – Request to File Historic Designation

A. HDC2012-00004 Over the Waterfront/Safety Harbor Club (Ferry Boat Captain's Bunk House) 44700 Escondido Lane, Captiva, FL 33924

Ms. Sajgo reminded the LCHPB that they voted to have this case filed for designation in November. At that time, the property owner decided to talk further on this issue with the Safety Harbor Home Owners Association Board. Due to this, the time between the filing and public hearing lapsed. It is being brought forward today so that it can be re-filed. She referred them to a letter from the property owner requesting this course of action.

It was decided that a presentation from staff would not be required since this was already done previously.

Dr. Detscher expressed concern over there not being a consensus. For instance, the Safety Harbor Club may not agree with moving ahead. She did not want to see a situation where we go through this process only to have them shift their opinion afterwards.

Ms. Sajgo did not think there was necessarily a lack of consensus. She received a request to move forward by the Executive Director and President. They merely needed more time to discuss it further with their Board.

Ms. Ferrell stated she was comfortable with the fact that they had a vote and stated they are interested in investing in the building.

Ms. Sajgo stated the reason Dr. Detscher brought up this issue is because of a previous case from 2004 when this building had been filed for designation. It was a situation where the Safety Harbor Board made a motion to move forward. After it was designated, the balance of the Board challenged it through an appeal. The Hearing Examiner determined that the designation did not stand because it involved a submerged land lease and the County failed to notify DEP.

Due to a question by Ms. Wessel, staff clarified that the current use of the building is a restaurant.

Mr. Ink made a motion to file it for designation, seconded by Ms. Ferrell. The motion was called and passed 6-0.

Agenda Item 5 – Public Hearing on a Special Certificate of Appropriateness (COA)

A. COA2012-00159 Captiva Civic Association, 11550 Chapin Lane, Captiva, FL 33924

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

The Board had no questions of the applicant or staff.

Mr. Williams opened it for public comment.

Ms. Amy Nowacki, Architect, felt staff described the case well in her staff report. She noted the usage of the building would not change and that the proposed expansion would not necessarily increase the numbers of people or the types of events. It will merely provide extra space needed for events and programs. It will also accommodate the newly formed historic society in a new addition to the Library and the Community Center.

Ms. Daniels asked for specifics about the driveway.

Ms. Nowacki explained this was actually a patio area in the front, which is not for vehicles. It will be an area for the public and for use in events. There are plans to incorporate landscaping with shade trees.

Dr. Detscher stated the proposal was very appropriate and reflects sensitivity to the scale and proportions of the existing buildings. She commended them on this job.

Ms. Ferrell made a motion to approve the project as presented by the applicant and make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project as approved is in compliance with the Secretary of Interior Standards for Rehabilitation and Chapter 22 of the LDC, seconded by Dr. Detscher. The motion was called and passed 6-0.

Agenda Item 6 - Items by the Public; Committee Members; Staff

Public – None

Committee Members

Alva Schools

Ms. Daniels brought up the Alva Schools and the fact that the School Board consolidated the elementary and middle school effective July 1st. She noted both Alva School buildings were designated historic. Some renovations are needed. The new principal of the school is asking about the requirements for renovating the two historic buildings.

The Board recommended she contact staff for assistance.

Ms. Sajgo noted both buildings are listed on the National Register. Generally, the School Board has followed the Secretary of Interior's Standards.

Ms. Daniels reviewed some of the proposed renovations.

Ms. Ferrell stated she would encourage the new Principal to hire an architect with experience and to contact staff.

Mr. Williams stated there is a list of firms that have preservation experience. He suggested the new Principal be involved in the selection process and to also be vocal about looking for someone with preservation experience.

Ms. Ferrell suggested the Principal contact some of the schools that are already designated and have gone through renovations to see who they hired. In addition, she felt the Principal should be directed to a good website by the Department of Interior National Park Service – Technical Preservation Services as it is a great educational tool.

Dr. Detscher stated these links are listed on the Lee Trust for Historic Preservation website. If you click “resources,” the links are listed.

Ms. Wessel suggested the LCHPB may want to prepare a “white paper” or one page flyer to help debunk the myth that you cannot adjust historic buildings. It could focus on the accolades and benefits there have been. The above mentioned links could be listed on the bottom of the flyer.

Dr. Detscher suggested it be handled through Lee Trust and that the flyers be made available to the schools.

Ms. Wessel stated the flyer could have other uses as well. They could be used when presenting something before the Board of County Commissioners, the School Board, or different groups. It could be a useful tool when looking at funding/budget issues. The flyer could include comments from strong supporters on the difference it made in their school, what a difference it made in their community, and how it helped build community. Ms. Wessel suggested a story run in the Lee Trust newsletter that would list all the historic schools in Lee County.

Ms. Sajgo suggested discussing this with someone in the School District rather than just focusing on public outreach.

Mr. Williams suggested staff contact the Director of Construction and Maintenance Services, Reggie Snell.

Ms. Sajgo suggested preparing a letter for Dr. Detscher’s signature bringing to his attention all the schools listed on the National Register.

Ms. Wessel felt the letter should also indicate our desire to look at local designation as well. She felt a local designation brings it to a community level and would give us a chance to promote the fact that Lee County has designations and has done restorations and enhancements.

City of Fort Myers/Historic Preservation Council

Dr. Detscher brought up an issue where the City of Fort Myers changed a regulation, which enables applicants who received an unfavorable recommendation or action by the Historic Preservation Council to appeal their case to the City Council. There was recently an appeal, but the City Council did not overturn the Historic Preservation Council’s decision. Instead it was unanimously upheld. She reviewed the case with the Board.

Koreshan Historic Site

Ms. Ferrell attended a tour at the Koreshan State Historic Site; it was amazing and well done.

Dr. Detscher announced an upcoming event for Viva Florida.

Staff

Pine Island Book

Ms. Sajgo distributed a handout and showed the LCHPB Bill Marquardt's fourth book about Pineland. The cost is \$125.00, but for a limited time, it can be purchased for \$50.00. She noted that Calusa Heritage Day is on March 9th.

Lonely Planet Guide

Ms. Sajgo noted she had been working with Tamara Pigot, with the Visitor and Convention Bureau. She is applying for an award for Lee County. One of the criteria was cultural resources that were protected or preserved. Ms. Sajgo stated she had put together a list of public cultural resources that are either designated locally or in the National Register within Lee County. Ms. Sajgo stated she would forward this information to the Board and recognized that this list is most likely not all encompassing. The list includes all the schools including those used as Community Centers.

Agenda Item 7 – Next Meeting Date: To Be Determined - Adjournment

Ms. Sajgo stated she was uncertain as to whether there would be a meeting held in March. She did not currently have any projects pending.

Ms. Ferrell made a motion to adjourn, seconded by Dr. Detscher. The meeting adjourned at 10:55 a.m.

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: (Special) Certificate of Appropriateness (COA)

CASE NUMBER: COA 2012 00159 Captiva Civic Association 11550 Chapin Lane, Captiva Fl 33924

HEARING DATE: February 20, 2013

SUMMARY: The proposed project entails the renovation and expansion of the Captiva Community Center building which is owned by the Captiva Civic Association and which is a noncontributing structure associated with HD 91 01 01 Johnson House Captiva Island, a historic building on the site. The Captiva Community Center building straddles the two STRAP numbers that make up this subject site: 35 45 21 00 00007.0130 and 35 45 21 00 00006 1000. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation.

STAFF ANALYSIS:

EXISTING CONDITIONS: Please also refer to the "*Captiva Community Center Renovation and Expansion Project Overview*" provided by the applicant.

The Captiva Community Center building was built in 1961 and has had several renovations over the years. Currently the building is single story building with roughly 7,400 sq ft under A/C and an 875 sq ft covered porch area at the front. The wall material is painted stucco and the roof material is metal. The building has a long main hip roof with secondary hip roofs on the front and rear and a shed roof on the rear elevation. On the front elevation the building features a hip roofed entrance portico and an open porch incised along the facade.

This is a single story building roughly 23-ft from grade to roof peak. The building has roughly 150-ft frontage on Chapin Lane.

Generally the footprint of the building is L-shaped. The long leg of the L accommodates the library and the large central meeting hall. On the east the short leg of the L accommodates bathroom, offices and conference room.

PROPOSAL

The proposal calls for increasing the under A/C square footage of the building to 8,500 sq ft and that of the new entry veranda are to 1,700 sq ft. The applicant is keeping the mass of the new building in context with the surrounding properties as the expansion meets FEMA regulations and will not require elevating the building. The proposed height is roughly 23-ft.

The proposal calls for adding increasing square footage to the central part of the building and generally changing the foot print from an L-shape to a more rectangular shape.

The proposal calls for keeping a main metal hip roof, consolidating the smaller secondary hip roofs on the front under a larger hip roof and including new hip roofs on the rear elevation. The wall material will be painted stucco.

- On the west the library will be expanded and a new room will be created for the Captiva historic society/Captiva history museum.
- On the east there will be new expanded kitchen and new restrooms.
- The central area will be enlarged to accommodate an expanded multi-purpose meeting room and cultural exhibition hall. The hall will feature French Doors opening to the large new entry veranda. A set of steps will provide access from the veranda to the new large front courtyard.
- On the front elevation the existing small hip roofed entrance portico would be replaced by a larger gable roofed entrance area with an open gable end exposing the timber frame truss. A set of steps will provide access from the entrance area to the new large front courtyard.

A new handicap parking space will be installed west of the building. A handicap ramp will run west from the gable roofed entrance and connect the handicap space and the large front courtyard with the front entrance. Instead of exposed handicap railings the railings will be incorporated into a planter that will buffer the ramp from the courtyard.

Staff believes this is a well thought out project. The applicant has incorporated the additional square footage needed while minimizing the impact on the existing historic building and the subject Captiva Community Center building.

The Secretary of the Interior's Standards for Rehabilitation

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

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

No changes are proposed to the historic Johnson house. The proposal will allow the property to be continued to be as the Captiva Community Center building.

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

No changes are proposed to the historic Johnson house.

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

No changes are proposed to the historic Johnson house.

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

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

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

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

8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment

No changes are proposed to the historic Johnson house. By limiting the expansion of the Captiva Community Center to a scale that complies with FEMA requirements, the applicant is able to keep the expanded building at current grade and has avoided having to elevate the building. As a result the massing, scale and size of the building are very similar to that of the existing building and compatible with the property.

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

The essential form and integrity of the historic house will be maintained as there are no proposed changes to the Johnson House. Because the Captiva Community Center is a separate building if it is removed in the future the essential form and integrity of the historic property and its environment will be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Lee County Historic Preservation Board:

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

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



RECEIVED
FEB 01 2013

COMMUNITY DEVELOPMENT

SAFETY HARBOR CLUB

January 30, 2013

Ms. Gloria M. Sajgo, AICP, Principal Planner
Lee County Planning Division
P. O. Box 398
Ft. Myers, FL 33902

Re: Over the Waterfront Restaurant on North Captiva Island

Dear Gloria:

Please be advised that the Safety Harbor Club Board of Directors voted to move forward with the historical designation of the OTW during their Board of Directors meeting on January 19, 2013.

We appreciate your assistance with this matter. Please let us know if there is anything additional that we need to do to accomplish this objective.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Fox". The signature is stylized and includes a flourish at the end.

Rick Fox, General Manager, Safety Harbor Club



Lee County Property Appraiser

Tax Year

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

Property Data for Parcel 05-45-21-03-0000B.00CE

Owner Of Record

SAFETY HARBOR CLUB INC
PO BOX 2276
PINELAND FL 33945

Site Address

4470 ESCONDIDO LN
CAPTIVA FL 33924

Legal Description

VILLAGE AT SAFETY HARBOR
PB 36 PG 44 PT TR B
DESC OR 1922 PG 2368

Classification / DOR Code

RESTAURANTS, CAFETERIAS / 21

[\[Tax Map Viewer \]](#)



[\[Pictometry Aerial Viewer \]](#)

Image of Structure



[◀ Photo Date May of 2012 ▶](#)

Property Values (2012 Tax Roll)

Just	0
Assessed	0
Portability Applied	0
Cap Assessed	0
Taxable	0
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	5589.00
Frontage	6560
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	0 / 4.0
Total Living Area	881
1st Year Building on Tax Roll	1982
Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



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
2100	Restaurant	0	6560	5589.00	Square Feet
Land Features					

Description	Year Added	Units
PIER - RESIDENTIAL	1982	720
SEAWALL - CONCRETE	2001	255

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
56 - restaurant	4 - commercial	1.0	0	4.0	1982	1982

Building Subareas

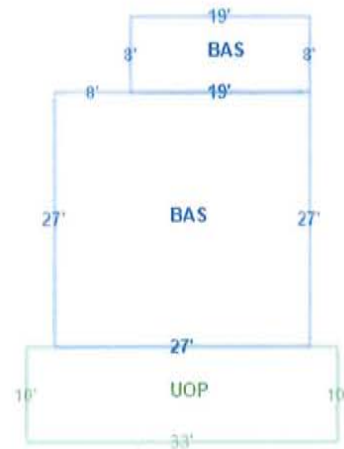
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	152
BAS - BASE	Y	729
UOP - UNFINISHED OPEN PORCH	N	330

Building Front Photo



Photo Date : May of 2012

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:	February 20, 2013	FSF No.	8LL1725	Designation No.	HD2012 –Over the waterfront/Safety Harbor Club (Ferry boat captain's bunkhouse)
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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.

Name of Property

Historic Name: Ferry boar captain's bunk house

Other Names/Site Number: Over the Waterfront/Safety Harbor Club; Judge Lamar Rose Guest House

Location

Street & Number: 4470 Escondido Lane

City, State, Zip: Captiva FI 33924

STRAP Number: 05-45-21-03-0000B.00CE

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)	X	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site	X	structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects		TOTAL	

Official Actions

Date of Petition for Designation: Feb 20, 2013

Date Designation Report filed with Historic Preservation Board: Feb 20, 2013

Date of Historic Preservation Board's written Resolution: _____

Resolution Number: _____

Date Designation was recorded: _____

Initiated by: Safety Harbor Club Inc.

Designation

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

Staff Recommendation:

Staff has reviewed the property and on the basis of the attached documentation recommends the LCHPB vote to file the subject designation (HD2012 –Over the waterfront/Safety Harbor Club (Ferry boat captain’s bunkhouse) , direct it to public hearing and then vote to designate it under Chapter 22 of the Lee County Land Development code

Statement Attached		ATTACHMENTS
YES	NO	
		Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation
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) 1 2 3 4 5
- Section 22-204(b) 1 2 3 4 5
- Section 22-204(c) 1 2 3 4 5
- Section 22-204(d) 1 2 3 4 5
- Section 22-204(e) 1 2 3 4 5

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

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

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

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

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

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

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

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

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

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

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

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

The subject building sits out over the water in Safety Harbor in Upper (North) Captiva Island. Upper (North) Captiva Island is a barrier island located just north of Captiva Island and south of Cayo Costa Island. Upper Captiva is approximately four miles long and one-half mile wide at its widest point.

Although the precise construction date is unknown, the subject building is an early twentieth century structure that was originally used as a bunkhouse for the ferryboat captains, who traveled to and from Sanibel prior to the construction of the Sanibel causeway. The building was originally located at Punta Rassa. Sometime after the construction of the Sanibel causeway in 1963 the building was relocated to its current location at Safety Harbor. The date of the actual relocation is uncertain. However, a review of aerial photographs indicates it happened after 1966.

The building sits over the water on pilings. It features board and batten vertical wood siding and a side gable metal roof with shed roof additions on the front (west) and side (south) and the rear (east). This is one of the few extant buildings located over the water on pilings. While this type of building was once relatively common in Lee County, today buildings like the subject structure are rare as a land based transportation system eliminated the water based transportation system and the need for this type of construction. In addition modern regulations made this type of construction obsolete by prohibiting the new construction of these buildings.

The STRAP number is 05 45 21 03 0000B 0000. The address is 4470 Escondido Lane Upper Captiva 33924.

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.

Historical Significance of the Over the Waterfront building

Originally this building was used as a bunkhouse for the ferryboat captains, who traveled to and from Sanibel. The bunkhouse consisted of a kitchen, dining area, bedroom and bathroom. Prior to the construction of the causeway only ferryboats brought visitors and automobiles from the mainland to Sanibel Island.

Once the causeway from Punta Rassa to Sanibel Island was built, the need for ferryboats was eliminated and the subject building's use as a bunkhouse was discontinued. The causeway produced a revolutionary change in the lifestyle at Sanibel. As the island became easily accessible, the population and concomitantly commercial and residential development increased dramatically. Soon Sanibel became a significant resort community attracting visitors and residents from all over the world. As a result the building's association with the time period before the causeway was built makes it historically significant, the building has a direct association with Lee County's history to the time when the county had a water based transportation system instead of the current land based transportation system.

The building is associated with distinctive elements of the cultural, social, and economic history that have contributed to the pattern of history in the county, southwest Florida and Florida. The building is associated in a significant way with the past ferryboat transportation system, which not only contributed to the life of the island community but actually set the pace of life at the island communities. The number

of persons, goods and materials arriving or leaving the island were entirely dependent on the availability and schedules of the ferryboats.

Judge Lamar Rose acquired the subject building after it was no longer used as a bunkhouse, had it barged from Punta Rassa to its current location at Safety Harbor and used it as a guesthouse. The date of the actual relocation is uncertain. However, a review of aerial photographs indicates it happened after 1966. At this time, staff has found no evidence that would corroborate the belief that the ferry boat captains' bunkhouse originally was located over the water on pilings.

However, since the building has been relocated to Safety Harbor, it has been located on pilings over the water. The building features board and batten vertical wood siding and a side gable metal roof with shed roof additions on the front (west) and side (south) and the rear (east). This one of the few extant buildings located on pilings over the water. As Lee County transitioned from a water based transportation system to a land base transportation system and tougher environmental regulations were enacted, these types of buildings became extremely rare. (Among the most well known buildings, which sit on pilings over the water, are the fish houses of Charlotte Harbor, which are listed on the National Register of Historic Places.) The building can be documented as sitting on pilings over the water from a period of time after 1966. While this is only 35-year period, staff believes that the building has historical significance because it sits on pilings over the water. A building of this type can no longer be built and a building of this type is one of the signature features of the water based transportation system that once was so prevalent in Lee County.

Judge Rose added the L-shaped shed roof addition to the side (south) and rear (east) elevations. At that time he also added a simple porch facing west or toward what today are the townhouses. This porch was enclosed in 1984 and made into an office.

Judge Lamar Rose

Judge Lamar Rose was a vocal supporter of the death penalty and known as the "hanging judge". In Florida he was known for politicizing the death penalty. When the U. S. Supreme Court temporarily overturned the death penalty in 1972, Judge Rose publicly protested the decision by slinging a noose over a tree limb on the courthouse lawn. When the death penalty came back to Florida he was handed the discretion to use the death penalty despite a jury's vote for life. He quickly moved to overturn a jury's life recommendation for Doug McCray, a former honor student and star athlete who suffered from alcohol induced blackouts. Judge Rose sentenced McCray to death, a decision later reversed by the Florida Supreme Court. Staff believes the subject structure is historically significant because it is associated with the life and activities of persons of local importance: namely, the ferryboat captains and Judge Lamar Rose.

Brief summary of the recent history of the building

In 1981, Safety Harbor Corporation, the developer of Safety Harbor Club, purchased the property and leased it to Shelby Creah and his wife, Glessie. Shelby and Glessie changed Judge Rose's guesthouse into a restaurant and added the deck facing east or toward the bay water. The restaurant was called *Island Store and Service Center* for about a year. The next year the restaurant's name was changed to *Over the Waterfront*.

In 1984 or 1985, Jane Creah and her husband, Scott Gilbert took over the management of *Over the Waterfront*. Reportedly, Scott had a knack for catching fish. If they needed fresh grouper for dinner, Scott would go fishing. It seemed as if he had his own private ice box full of fish. Boats full of stone crabs would pull up at the dock and Jane and Scott would pick the evening's dinner. Jane baked the pies and cakes and was well known for her key lime pie.

After litigation in 1986 the Creah family acquired the restaurant (which was also known as the Community Service Center for the Safety Harbor Club) from Safety Harbor Corporation. Ten years later, in 1996 the Safety Harbor Club acquired the structure from the Creah family. The purchase included the dock slips and a small piece of land, which provided riparian rights to the mainland.

Architectural Significance

The subject building sits out over the water in Safety Harbor Upper Captiva Island. It is an early to mid twentieth century structure that was originally used as a bunkhouse for the ferryboat captains, who traveled to and from Sanibel prior to the construction of the Sanibel causeway in 1963. The building was originally located at Punta Rassa. Sometime after the construction of the Sanibel causeway in 1963 the building was relocated to its current location at Safety Harbor. The date of the actual relocation is uncertain. However, a review of aerial photographs indicates it happened after 1966.

The building sits on pilings over the water. It features board and batten vertical wood siding and a side gable metal roof with shed roof additions on the front (west) and side (south) and the rear (east). This one of the few extant buildings located over pilings in the water. While these types of buildings were once relatively common in Lee County, today they are relatively rare as modern regulations prohibit this type of construction and many of the old, historic buildings that sat over the water have been demolished. As a result this building is a rare extant example of vernacular buildings that were constructed over the water. (Among the most well known buildings, which sit on pilings over the water, are the fish houses of Charlotte Harbor, which are listed on the National Register of Historic Places.) This vernacular building that sits on pilings over the water embodies the distinctive characteristics of the style and construction associated with a water based transportation system. This building portrays the built environment in an era of history that was characterized by utilitarian vernacular buildings, which sat on pilings over the water. This type of construction, in its time, was a successful adaptation to the South Florida environment.

SOURCES

Unpublished reports supplied by Glen Hedman to the Lee County Planning Division in 2001. Attached.

Florida Mater Site File number 8LL1725.

Dieter, Richard Esq. Executive Director, Death Penalty Information Center, "Killing for Votes: The Danger of Politicizing the Death Penalty Process."
(<http://www.deathpenaltyinfo.org/dpicrkfv.html>)

Seyler, Dorothy V. "Read, Reason, Write: Issue: Is Capital Punishment Bad Policy?" Yes: David Von Drehle No: Ernest van Den Haag.
(<http://www.dushkin.com/seylers/se04/capital.mhtml>)

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 existing condition of the building is good. However, a structural report found the building substructure in poor condition, mainly due to the excessive deterioration of the pilings at the waterline. Currently some members (Taffy Donnelly and Don Hoblit) have told staff that the Safety Harbor Board has decided to preserve the structure. However, other members (Glen Hedman) have expressed concern to staff about whether the structure will be preserved.

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

There is a group Safety Harbor Club members who are interested in putting their own money into restoring the subject building (known as the CSC or Community Service Center) into an operating restaurant and repairing the pilings.

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

Staff has reviewed the property and on the basis of the attached documentation recommends the LCHPB vote to file the subject designation (HD2012 –Over the waterfront/Safety Harbor Club (Ferry boat captain's bunkhouse) , direct it to public hearing and then vote to designate it under Chapter 22 of the Lee County Land Development code

MEMORANDUM

**FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DIVISION OF PLANNING**

DATE: May 3, 2013

TO: Lee County HPB

FROM: Gloria M. Sajgo, AICP
Principal Planner

RE: 2012/2013 Historic Preservation Grant cycle

\$76,000 -- Total amount available for the 2012/2013 grant assistance program.

- \$50,000 – budgeted by the Board of County Commissioners
- \$26,000 -- amount of unspent grant funds carried over from last year. Two 2011/2012 grant recipients encountered serious personal problems that prevented them from starting their grant projects. Staff had several conversations with them and it became apparent that even if their grants were extended it was uncertain if and when they could start on their preservation projects. As a result the contracts for both of these grants lapsed; the dollar amount of the contracts became unencumbered and was carried over to this year for a total of \$26,000. (The two subject grants are: 11/12 -5 Eells -- awarded \$25,000 and 11/12 -3 Johnson (Centurion House) awarded \$1,000)

Funding Request for FY 2012-2013 Lee County Historic Preservation Grant Program

Project Number	Project Name / Address	Location	Grant Application			Staff Recommendation
			Total Cost	Matching Share	Grant Request	
12/13 - 1	Island House - 14990 Binder Dr. Captiva, FL 33924	Captiva	66,725	33,363	33,363	11,375
12/13 - 2	Girl Scout House at Happehatchee- 8791 Corkscrew Rd. Estero 33928	Estero	130,546	101,046	29,500	29,500
12/13 - 3	Lewis House - 15751 N. River Rd. Alva, FL 33920	Alva (Telegraph Creek)	45,000	25,000	20,500	10,250
12/13 - 4	Reed House - 17260 Julia St. Alva, FL 33920	Alva	28,300	14,150	14,150	7,075
12/13 - 5	Minor Cottage at Reed's- 17260 Julia St. Alva, FL 33920	Alva	16,200	8,100	8,100	4,050
12/13 - 6	Shird - 23110 Roundtree Alva, FL 33920	Alva	incomplete - no information	incomplete - no information	incomplete - no information	incomplete - no information supplied
12/13 - 7	Sierra - 14891 Old Olga, Ft Myers 33905	Olga	15,500	7,500	8,000	7,750
12/13 - 8	Spicer Cottage 8146 Main St. Bokeelia, FL 33922	Bokeelia (Pine Island)	30,950	15,950	15,000	0
	Total		333,221	205,109	128,613	70,000

Project	Special Project Name / Address	Location	Grant Application			Staff Recommendation
			Total Cost	Matching Share	Grant Request	
Special Project	Whidden's Marina 190 First St. E. Boca Grande, FL 33921	Boca Grande	12,000	6,000	6,000	6,000

Grand Total	\$ 345,221.00	\$ 211,108.50	\$ 134,612.50	\$ 76,000.00
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**LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM
Project Evaluation Form**

Project No: 12/13 -1
Project Title: Island House
Location: 14990 Binder Dr. Captiva Fl 33924
 STRAP: 26 45 21 03 00078 0000
Date: May 15, 2013

I SUMMARY OF APPLICATION

Grant Funds Requested:	\$33,362.5
Applicant's Cost Share:	\$33,362.5
Total Project Cost:	\$66,725

Project Description: The siding of the building shows severe deterioration and has had water damage; the project is as follows: On the south elevation (\$49,611) remove and replace 16 windows, remove existing cypress siding and install new cypress wood siding and trim and paint it to match exiting, install insulation, rebuild stairs to the upper level, remove and replace tile on floor porch. On the north elevation (\$17,114.) remove and replace all 3 windows, remove existing cypress siding and install new cypress wood siding, trim and paint it to match exiting, and install insulation.

II GRANT AWARD RECOMMENDED BY STAFF

Grant Funds Recommended:	\$11,375
Applicant's Cost Share:	\$38,236
Total Project Cost:	\$49,611

The siding and the windows of the house need replacement – especially because the house is on a barrier island and exposed to extreme wind, rain and sun. The applicant prefers replace 2 sides of the house at once but also submitted proposals to replace one side at a time. Due to its degradation the applicant prefers to replace the windows and siding on the south elevation. Staff recommends funding assistance towards the cost of replacing the siding. The applicant will be responsible for the replacement of the windows and the balance of the project (including siding costs). Staff continues to encourage the applicant to phase this project and re-apply again.

III STAFF ANALYSIS OF GRANT REQUEST

The subject property is individually designated on Captiva Island. It was designated in 1992 as HD (Individual) 92-05-02 Baer House. This structure is a two-story frame vernacular residence with front facing gable roof. It features a one story enclosed front porch under a partial hip roof. The house is associated with the early to mid 20th century development patterns of Captiva Island.

Its mass, style and scale are typical of that period; it is one of the increasingly diminishing representative examples of that time period on Captiva Island. Continuing the siding replacement is critical to preserving the integrity of the house.

Lee County Historic Preservation Grants Awarded Previously			
Contract C- 5167	2009/2010	\$14,600	Foundation repair and or replacement.
Contract C-6002	20011/2012	\$9,000	Remove and replace siding on the front (east) elevation
Lee County HP Grant total		\$23,600	

IV STAFF RECOMMENDATION

Staff recommends \$11,375 for rehabilitation including siding replacement.

Lee County Map

12/13-1 Island House Captiva Island



274521

264521

354521

364521

Gulf of Mexico

Pine Island Sound



0 1500ft

subject property

- Legend**
- Selected Features
 - Block
 - Lot
 - Condo Block
 - Condo Lot
 - Condo Building
 - Parcels
 - Parcel Hooks
 - Road Center Line
 - Township Range Lines
 - Township Range Labels
 - Section Lines
 - Hydro Features
 - City Limits
 - Bonita Springs
 - Cape Coral
 - Fort Myers
 - Sanibel
 - Town of Fort Myers Beach

2012/2013 Application #1 Island House



Front (East) elevation

Rear (West) elevation



Side (South) elevation



2012/2013 Application #1 Island House

Side (North) elevation



**LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM
Project Evaluation Form**

Project No: 12/13 -2
Project Title: Girl Scout House at Happehatchee in Estero
Location: 8791 Corkscrew Rd Estero, Fl 33928
 STRAP: 33 46 25 00 00008 0000
Date: May 15, 2013

I SUMMARY OF APPLICATION

Grant Funds Requested:	\$29,500
Applicant's Cost Share:	\$101,046
Total Project Cost:	\$130,546

Project Description: The historic Girl Scout House currently houses the headquarters for the Happehatchee Center, established in 2006 by environmentalist Ellen Peterson. In 2012 the Center began pulling permits to bring the site into compliance with building, zoning and development standards codes applicable to public facilities. The Center has spent roughly

- \$43,513 for a public parking area by Corkscrew Rd, widening and repairing the driveway, installing ADA parking spaces, the roof over the Gazebo and safety alarm systems.
- \$18,733 on miscellaneous maintenance activities most significantly for the septic and the well.
- \$38,800 for the site: a new ADA bathroom, installation of fans and lighting in the gazebo -- and for the Girl Scout House: a new ADA bathroom and ADA railings for the handicap ramp.

\$29,500 is the current request for the rehabilitation of the Girl Scout House; task are: 1) rebuild the double French Doors, door surrounds using southern yellow pine, and rehabbing associated landings, 2) replace the single French Door and door surrounds using southern yellow pine and install an outdoor landing area with steps, 3) replace rotten fascia and roof decking 4) repair the front porch floor, the screening and the approach steps, 5) repair and re-support the entire floor system which is in poor condition.

II GRANT AWARD RECOMMENDED BY STAFF

Grant Funds Recommended:	\$29,500
Applicant's Cost Share:	\$101,046
Total Project Cost:	\$130,546

Staff recommends full funding for the request as it is in keeping with the goals of the grant program and there is an urgency to complete the repairs so the public can safely use the Girl Scout House and the Center can open and generate income once again.

III STAFF ANALYSIS OF GRANT REQUEST

The Happehatchee site and the Girl Scout House in particular are significant cultural resources designated as HDC2012 00005 Happehatchee (Girl Scout House) under Chapter 22 of the LDC. Both the site and the Girl Scout House had been neglected for years and functioned without compliance with codes. The current Center is rectifying this situation. But the construction activities are extensive and expensive. The Board has had to shut down the Center to conduct the improvements; since the Center closed, revenue has dropped substantially and the Board has had to borrow heavily against its endowment.

Lee County Historic Preservation Grants Awarded Previously	
Lee County HP Grant total	\$-0-

IV STAFF RECOMMENDATION

Staff recommends \$29,500 for rehabilitation activities including doors, floors, roofs and the porch.

Lee County Map

12/13-2 Girl Scout House at HAPPENATCHEE



SUBJECT PROPERTY

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

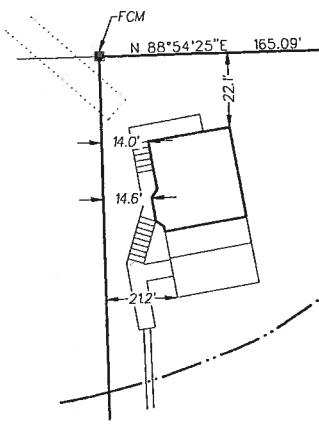
ADJACENT PARCEL 33-46-25-00-00003.0000
EARTH DRIVE
DECK AND STAIRS

ADJACENT PARCEL 33-46-25-00-00005.0000

ADJACENT PARCEL 33-46-25-00-00006.0000

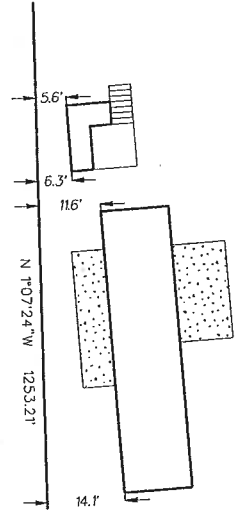
BOUNDARY SURVEY

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)

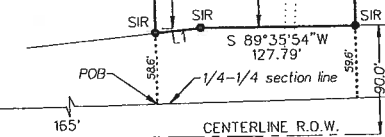
ADJACENT PARCEL 33-46-25-00-00009.0000



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
HAPPENHATCHEE CENTER INC.

BASIS FOR BEARINGS: EAST LOT LINE-ASSUMED BEARING
SCALE: 0 100 SURVEY DATE: 9/20/12

COMMUNITY NUMBER	MAP & PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	AE	BASE FLOOD ELEVATION
125124	12071C0591	F	8/28/08	AE		12

LEGEND	SYMBOL	DESCRIPTION
FR = FOUND IRON ROD	+	EXISTING ELEVATION
FP = FOUND IRON PIPE	□	UTILITY RISER
FH = FOUND DRILL HOLE	○	UTILITY POLE
FCM = FOUND CONCRETE MONUMENT	●	FIRE HYDRANT
SR = SET IRON ROD 1/2" LB #7075	○	CATCH BASIN
FUE = PUBLIC UTILITY EASEMENT	—	(P)=PLAT
FU & DE = PUBLIC UTILITY & DRAINAGE EASEMENT	—	(F)=FIELD
SRM = PERMANENT REFERENCE MONUMENT	○	(D)=DEED
FNBD = FOUND NAIL & DISK	○	(C)=COMPUTED
POB=POINT OF BEGINNING	○	—X— WIRE FENCE
FE, COR=FENCE CORNER	○	—W— WOOD FENCE
CONC=CONCRETE	—	NAVD=NORTH AMERICAN VERTICAL DATUM OF 1988
* = NOT FIELD MEASURED		
LINE=LAKE MAINTENANCE EASEMENT		
DE=DRAINAGE EASEMENT		

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 IS ANY & 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.

9/20/12

G.E. DAVIS, CERTIFICATE NO. 4839
—OR— ERIC C. DAVIS, PSM # 5544
LB #7075

DAVIS SURVEYING INC.
WWW.DAVISLANDSURVEYS.COM

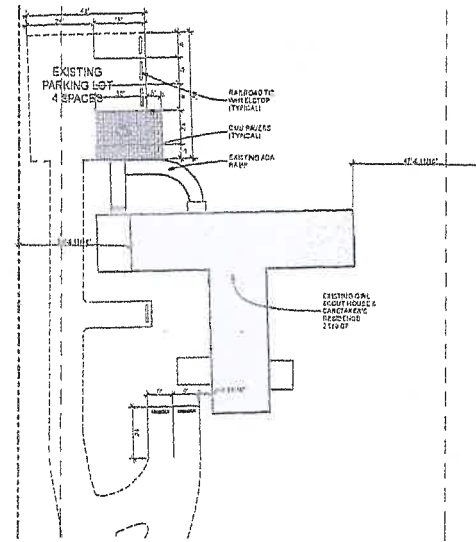
4536 SE 16th PLACE SUITE 3
CAPE CORAL, FLORIDA 33904
TEL (239)549-6454
FAX (239)549-2548
CONTACT@DAVISLANDSURVEYS.COM

JOB NUMBER:
12-0828

ron sebring, architect

3658 montalvo drive
kissimmee florida 34135
ph: 2281-0700 fax: 228-9483883

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3
A-002 GIRL SCOUT HOUSE SITE DETAIL

IMPROVEMENTS TO:

HAPPEHATCHEE
CENTER

8791 Corkscrew Road
ESTERO, FLORIDA

DESIGN DEVELOPMENT

project #: 12013
date: 02-10-12
revision date:

SHEET #:

A-002

OF 6 SHEETS

D(2)

GIRL SCOUT HOUSE

ron sebring, architect

2608 mountain view drive
tombula center, florida 32085
ph: 238.342.1620 fax: 238.548.7820

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IMPROVEMENTS TO:

HAPPEHATCHEE
CENTER

8791 Corkscrew Road
ESTERO, FLORIDA

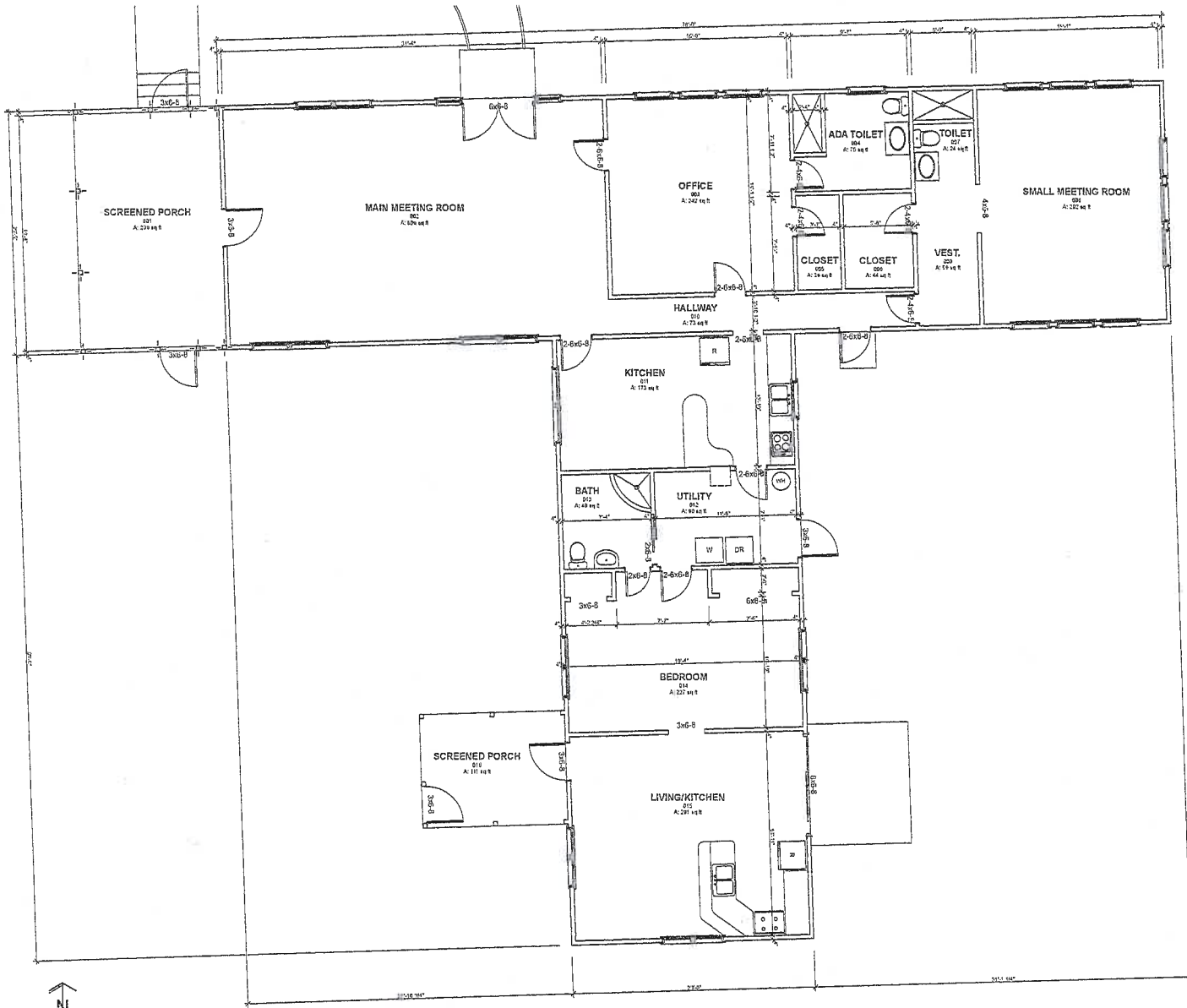
DESIGN DEVELOPMENT

project #: 12019
date: 02-10-12
revision date:

SHEET #:

A-101

OF 5 SHEETS



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



D(1)

2012/2013 Application #2 Girl Scout House at Happehatchee

NORTH FRENCH DOORS



Rebuild double French Doors



Door surrounds and approach (North)

2012/2013 Application #2 Girl Scout House at Happehatchee

SOUTH SINGLE FRENCH DOOR



Replace door and door surrounds.



install landing and steps



Repair Floor

2012/2013 Application #2 Girl Scout House at Happehatchee

REPLACE ROTTEN FASCIA AND ROOF DECKING



2012/2013 Application #2 Girl Scout House at Happehatchee

ENTRANCE PORCH



Northwest entrance porch



Detail



Porch (interior) to be rehabbed

Carpet covers rotting floors



Porch stairs to be removed



2012/2013 Application #2 Girl Scout House at Happehatchee

FLOORS REPAIRS

Years of leaf and soil accumulation built up the grade around the house obstructing air flow, substantial floor repair/rebuild needed.



LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM
Project Evaluation Form

Project No: 12/13 -3
Project Title: Lewis
Location: 15751 North River Rd., Alva, Fl 33920
 STRAP: 15 43 26 00 00004 0000
Date: May 15, 2013

I SUMMARY OF APPLICATION

Grant Funds Requested:	\$20,500
Applicant's Cost Share:	\$25,000
Total Project Cost:	\$45,500

Project Description: Replace the asphalt shingles on the main roof with metal. The main roof is rather complex; it is a large front facing gable roof with a secondary off-center gable roofed wing on the front. Towards the rear of the house, both the west and east sides feature small secondary gable roofed wings. The roof is in fair condition and should be replaced before it starts to leak.

II GRANT AWARD RECOMMENDED BY STAFF

Grant Funds Recommended:	\$10,250
Applicant's Cost Share:	\$10,250
Total Project Cost:	\$20,500

Grant funds are requested to replace the asphalt shingles on the main roof with metal; the estimated cost is \$20,500. The Lee County grant program has limited funds; staff recommends \$10,250 or half the cost. The applicants stated that they could manage the project with that assistance. Staff continues to encourage the applicant to phase this project and re-apply again.

III STAFF ANALYSIS OF GRANT REQUEST

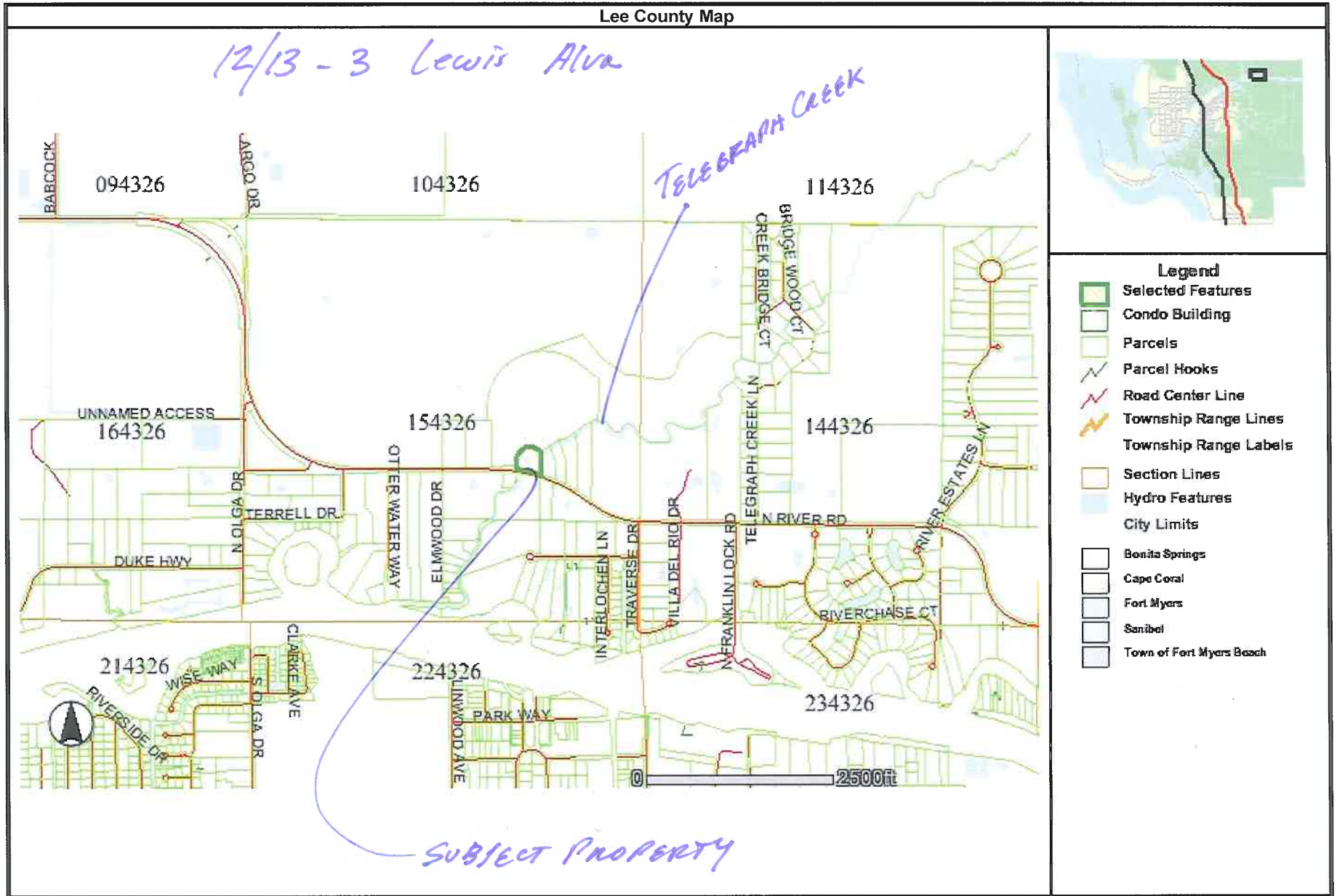
The subject property is a single story frame vernacular house that retains much of its integrity in mass, scale and design. It was individually designated on November 2012 as HDC2012-00003 Lewis. The house was first listed on the tax rolls in 1925 but the owners believe it is older; they have a title abstract dating to an original land grant (US patent) signed by President Benjamin Harrison in 1891. Since purchasing the house in 2001, the owners have conducted extensive rehabilitation.

In 2012 the owners received a \$6,000 grant to replace the roof on the wraparound porch on the front and west side. This project is still in progress – as there were a few delays. The owners were advised by roofers that the porch windows should be replaced before the roof. The initial window replacement quotes were roughly \$30,000; as the owners shopped around for better prices, they found many suppliers had a back log of orders due to the demand generated by Hurricane Sandy. As a result the windows have delayed the installation of the roof on the wraparound porch. However there are no unusual circumstances associated with the replacement of the main roof. The owners are eager to proceed to assure the house remains weather tight.

Lee County Historic Preservation Grants Awarded Previously			
Contract C- 6017	2011/2012	\$6,000	Roof replacement over wraparound porch
Lee County HP Grant total		\$6,000	

IV STAFF RECOMMENDATION

Staff recommends \$10,250 for rehabilitation including roof replacement.



2012/2013 Application #3 Lewis House

FRONT (SOUTH) ELEVATION



Note: Secondary gable roof and shed roofed wrap around porch

2012/2013 Application #3 Lewis House

SIDE (WEST) ELEVATION



Note: Wrap around porch and secondary gable roof towards the rear

2012/2013 Application #3 Lewis House

REAR (NORTH) ELEVATION



Rear elevation



Rear with partial view of secondary gable on the west side

2012/2013 Application #3 Lewis House

Rear with view of secondary gable on the east side



2012/2013 Application #3 Lewis House

SIDE (EAST) ELEVATION



INTERIOR REMODEL



LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM

Project Evaluation Form

Project No: 12/13 -4
Project Title: Reed House
Location: 17260 Julia St Alva Fl 33920
STRAP: 22 43 27 01 00006 0090
Date: May 15, 2013

I SUMMARY OF APPLICATION

Table with 2 columns: Category and Amount. Rows: Grant Funds Requested: \$14,150; Applicant's Cost Share: \$14,150; Total Project Cost: \$28,300

Project Description: Replace the existing metal roof with a new metal roof. This is a two story house with a hip roof on the second floor and a wraparound roof on the first floor porch. The roof is in fair condition and must be replaced before it leaks.

II GRANT AWARD RECOMMENDED BY STAFF

Table with 2 columns: Category and Amount. Rows: Grant Funds Recommended: \$7,075; Applicant's Cost Share: \$7,075; Total Project Cost: \$14,150

Grant funds are requested to replace the metal roofs on the house with new metal roofs: the estimated cost is \$14,150. The Lee County grant program has limited funds; staff recommends \$7,075 or half the cost. The applicant stated that they could manage the project with that assistance. Staff continues to encourage the applicant to phase this project and re-apply again.

III STAFF ANALYSIS OF GRANT REQUEST

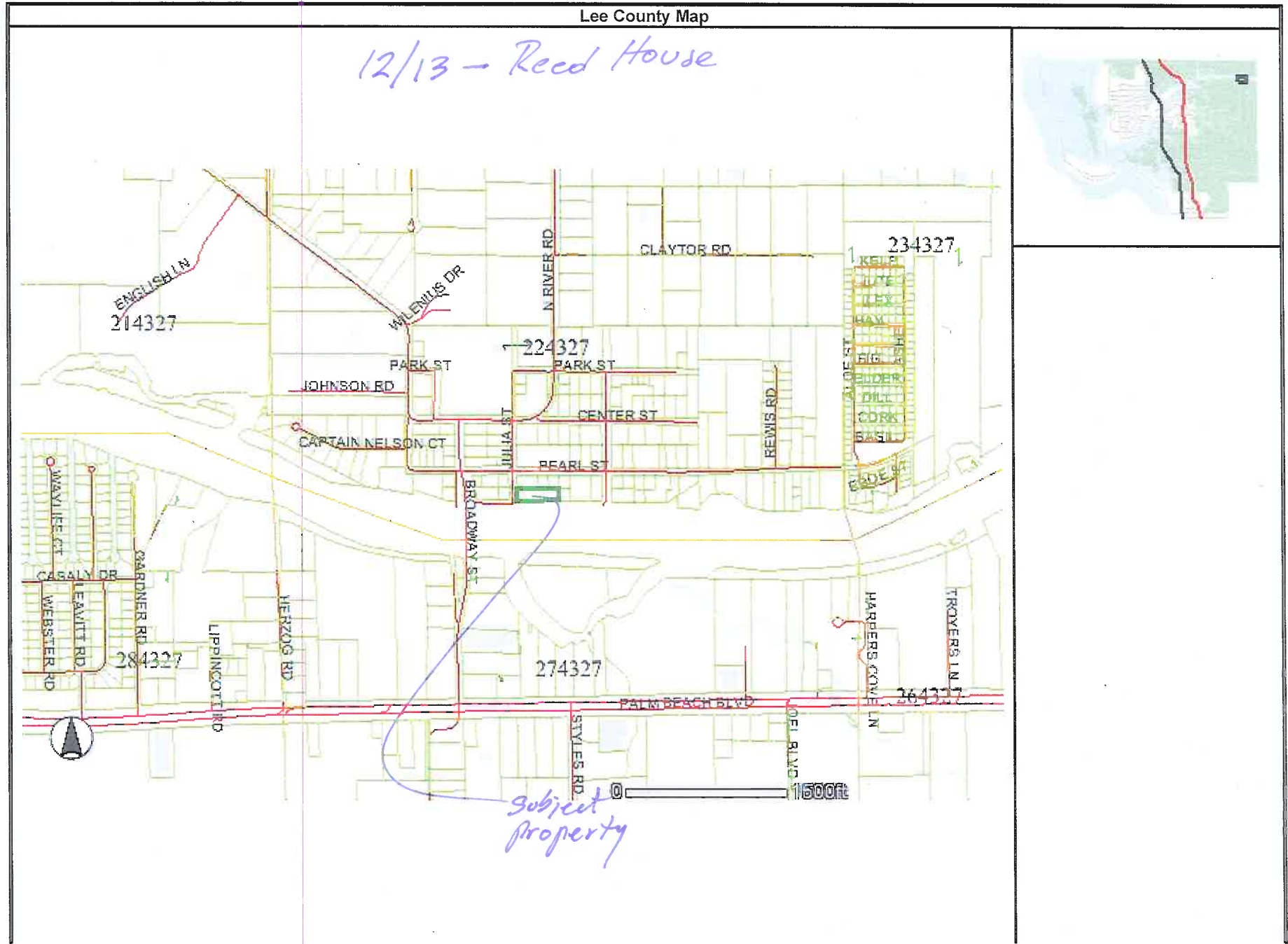
The subject property is a single story frame vernacular house that retains much of its integrity in mass, scale and design. It was individually designated on October 31, 2002 as HD (Individual) 2002-08-03 Reed/Philbert. The subject structure was first listed on the tax rolls in 1909 and is a two-story residence built in the American Four Square style. The house features a hip roof on the second story and a wraparound roof on the first floor porch. The building is associated with the early twentieth century history of Alva. When it was constructed, the house's front elevation was on High St but now that elevation fronts the Caloosahatchee River as the dredging of the river in the 1930s to create the Cross State Ship Channel obliterated High St. The construction of this channel is a historic event, which had significant effect upon the county, state and nation.

In 2007/08 the owners received a \$4,617 grant to repair the porch including repairing the porch floors and columns. This project was completed successfully.

Table titled 'Lee County Historic Preservation Grants Awarded Previously' with 4 columns: Contract ID, Year, Amount, and Description. Row 1: Contract C- 4357, 2007/2208, \$4,6170, Porch repairs including repairs to floor and columns. Row 2: Lee County HP Grant total, \$4,6170

IV STAFF RECOMMENDATION

Staff recommends \$7,075 for rehabilitation including roof replacement.



2012/2013 Application #4 Reed House



West elevation by Pearl St.



South elevation by the Caloosahatchee River

2012/2013 Application #4 Reed House



East elevation



North elevation

**LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM
Project Evaluation Form**

Project No: 12/13 -5
Project Title: Minor Cottage at Reed's
Location: 17260 Julia St Alva Fl 33920
 STRAP: 22 43 27 01 00006 0090
Date: May 15, 2013

I SUMMARY OF APPLICATION

Grant Funds Requested:	\$8,100
Applicant's Cost Share:	\$8,100
Total Project Cost:	\$16,200

Project Description: Replace the existing metal roof with a new metal roof. This is a single story early twentieth century bungalow with a metal side gable roof. The roof is in fair condition and must be replaced before it leaks.

II GRANT AWARD RECOMMENDED BY STAFF

Grant Funds Recommended:	\$4,050
Applicant's Cost Share:	\$4,050
Total Project Cost:	\$8,100

Grant funds are requested to replace the metal roof with a new metal roof: the estimated cost is \$8,100. The Lee County grant program has limited funds; staff recommends \$4,050 or half the cost. The applicant stated that they could manage the project with that assistance. Staff continues to encourage the applicant to phase this project and re-apply again.

III STAFF ANALYSIS OF GRANT REQUEST

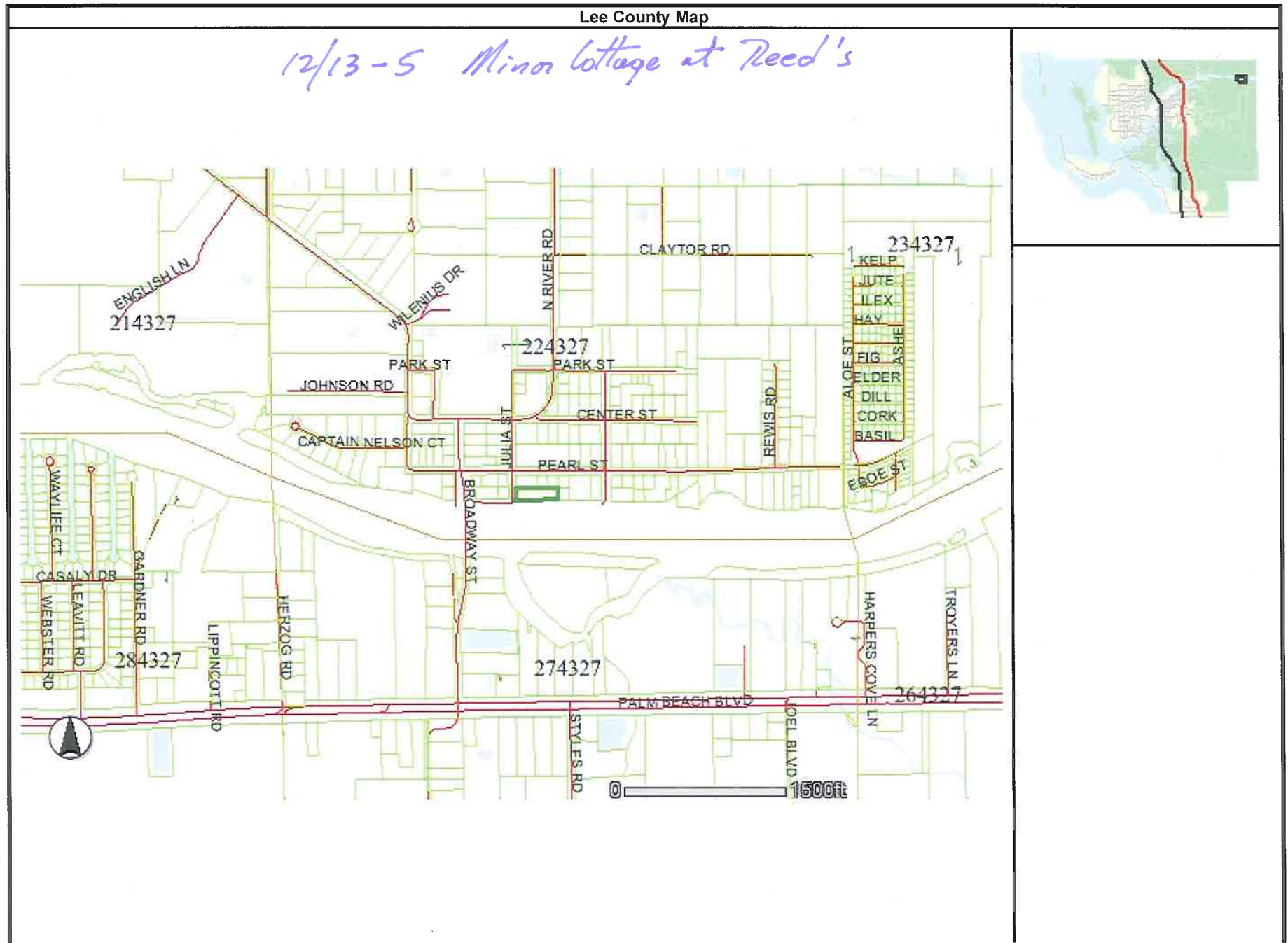
The subject property is an early twentieth century house. In 2006 the applicant acquired and relocated it to its current location to save it from demolition. The parcel to where the cottage was relocated is designated as HD (Individual) 2002-08-03 Reed/Philbert. The LCHPB reviewed and approved the relocation in 2006 under COA 2006-00130. Originally the subject house was on located Pearl St and then was relocated two blocks over to the parcel on Julia St. -- both parcels are in the heart of Alva's historic area. (The parcel on Julia St is made up of 5 lots and the applicant relocated this structure on one of those lots and for use as a studio.)

The subject structure is a small single story frame vernacular house -- roughly 700 sq ft of living space and a 210 sq ft porch. It features a metal side gable roof and horizontal wood siding. On the front elevation there is an open incised porch. Many of the original 2/2 wood sash windows remain. The house is on concrete pilings. It retains most of its architectural integrity -- especially its mass, scale and design.

Lee County Historic Preservation Grants Awarded Previously	
Lee County HP Grant total	\$0-

IV STAFF RECOMMENDATION

Staff recommends \$4,050 for rehabilitation including roof replacement.



2012/2013 Application #5 Minor Cottage at Reed's



South elevation by the Caloosahatchee River

West elevation



East elevation

2012/2013 Application #5 Minor Cottage at Reed's



Rear elevation and West side



Rear elevation and East side

**LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM
Project Evaluation Form**

Project No: 12/13 - 6
Project Title: Shird House
Location: 23110 Roundtree, Alva Fl 33920
 STRAP: 25 43 27 01 00007 0010
Date: May 15, 2013

I SUMMARY OF APPLICATION

Grant Funds Requested:	?
Applicant's Cost Share:	?
Total Project Cost:	?

Project Description: No project description was provided.

II GRANT AWARD RECOMMENDED BY STAFF

Grant Funds Recommended:	-0-
Applicant's Cost Share:	?
Total Project Cost:	?

The application did not include a project scope or estimated project costs. There was no back-up documentation from professionals (such as bids or cost estimates).

III STAFF ANALYSIS OF GRANT REQUEST

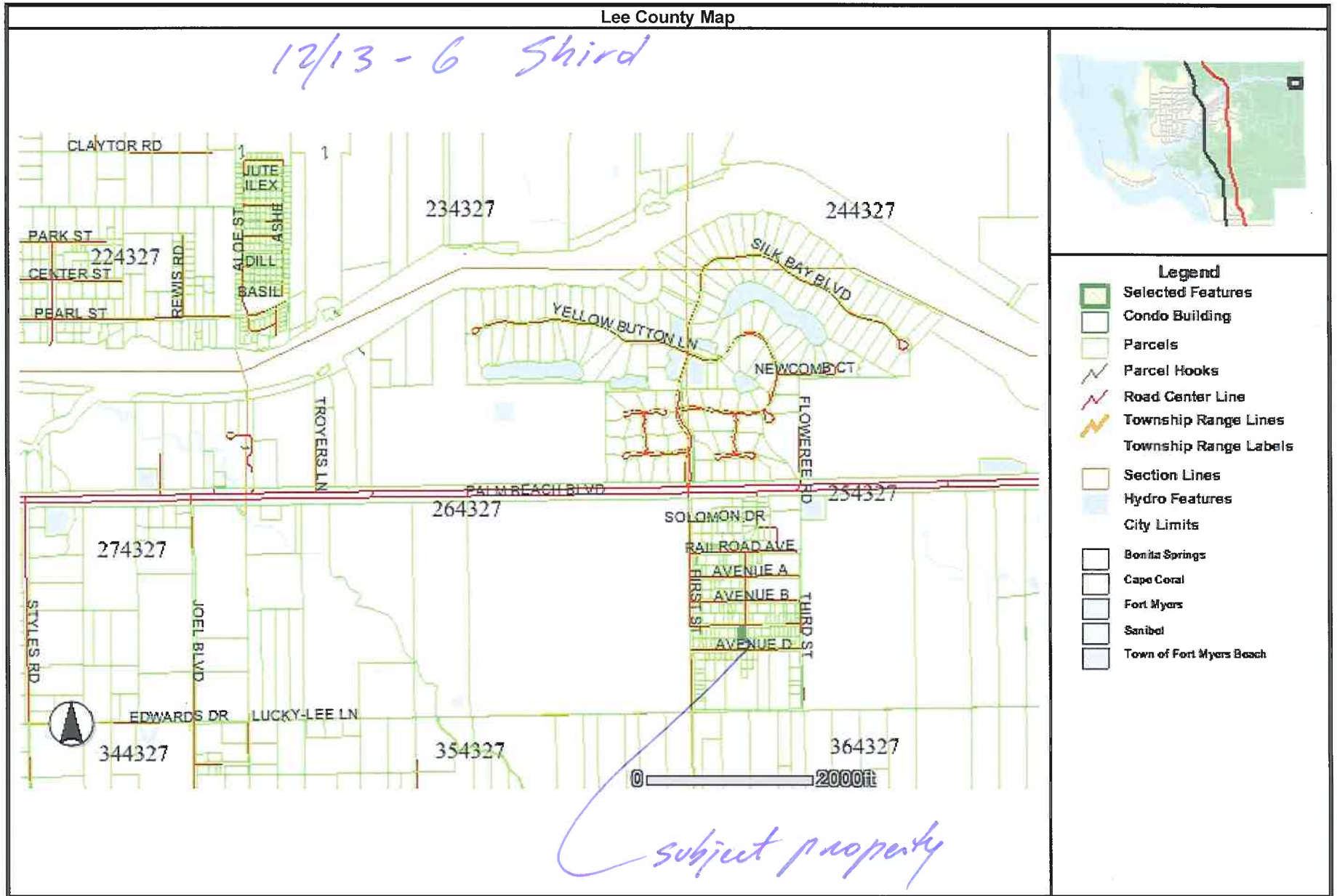
The subject house is located in the Alva area in the Charleston Park subdivision. According to the Property Appraiser's web site the first year the house was on the tax roll is 1941. Staff tried to contact the applicant but has not been contacted by the applicant.

This structure is not designated under Chapter 22 (Historic Preservation) of the Land Development Code.

Lee County Historic Preservation Grants Awarded Previously	
Lee County HP Grant total	\$-0-

IV STAFF RECOMMENDATION

Staff recommends no funding for this grant application.



2012/2013 Application #6 Shird House



LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM

Project Evaluation Form

Project No: 12/13 -8
Project Title: Spicer Cottage
Location: 8146 Main St Bokeelia, Fl 33922
STRAP: 25 43 21 01 00012 0010
Date: May 15, 2013

I SUMMARY OF APPLICATION

Grant Funds Requested:	\$15,000
Applicant's Cost Share:	\$15,950
Total Project Cost:	\$30,950

Project Description: The cottage shows signs of severe neglect funds are requested to rehabilitate it.

II GRANT AWARD RECOMMENDED BY STAFF

Grant Funds Recommended:	\$-0-
--------------------------	-------

Staff recommends no funding for the project. The proposed work includes roofing, siding, interior demolition etc. but no written bids or estimates are provided. The application explains the cottage has been vacant since the late 1990s and has sustained significant water damage from flooding. The application notes there is: "water damage and wood rot to the base of the structure; penetration of the exterior siding and peeling paint; detached and corroded galvanized steel gutters; encroaching vegetation intruding into the house; non-functional septic system and roof needs replacement."

The application does include a bid from a structural engineer for a minimal structural analysis (\$4,800). The work described is important as it would be the basis for deciding how to deal with structural problems (for example raise the building or leave on the existing slab.) Unfortunately for a building as damaged as this one, such a minimal structural analysis is not comprehensive enough make the grant application competitive. Staff recommends that owners re-apply in the future and consider a grant request for the development of a more comprehensive rehabilitation plan which might include a structural assessment, a plan for rehabilitation or reconstruction, schematics and design development drawings. Alternatively the owners may choose to pay for the rehabilitation plan themselves and then use that as a match when requesting funds for the actual construction activities.

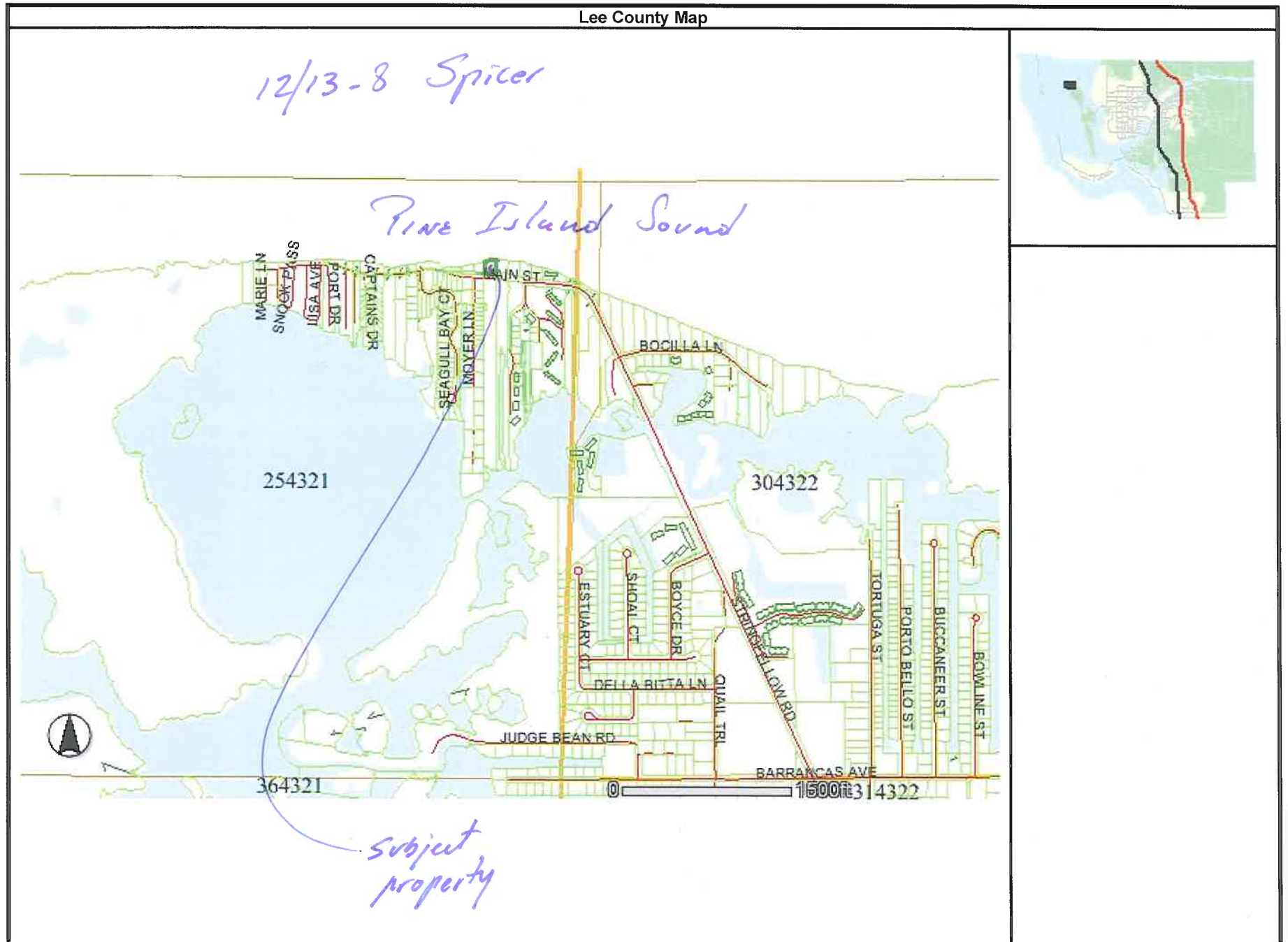
III STAFF ANALYSIS OF GRANT REQUEST

Without doubt this cottage -- a single story diminutive vernacular cottage in Bokeelia -- is a significant historic resource for Pine Island and Lee County. The application provides a very good description of the building condition and an excellent statement of the historical and architectural significance of this cottage. Briefly the building was built in 1940 as one room fisherman's cottage and the sunroom, bedroom and garage were later additions. The building retains its integrity as its mass, design and scale are virtually unchanged. Staff recommends the owners consider designating the cottage under Chapter 22 of the Land Development Code to facilitate build back of the cottage in case of severe damage to the building.

Lee County Historic Preservation Grants Awarded Previously	
Lee County HP Grant total	\$-0-

IV STAFF RECOMMENDATION

Staff recommends no funding.







2012/2013 Application #8 Spicer Cottage

FRONT (SOUTH) ELEVATION



2012/2013 Application #8 Spicer Cottage

SIDE (WEST) ELEVATION



Detail of the Westside

2012/2013 Application #8 Spicer Cottage

REAR (NORTH) ELEVATION



Detail of the rear

2012/2013 Application #8 Spicer Cottage

SIDE (EAST) ELEVATION



Cistern

2012/2013 Application #8 Spicer Cottage

View looking North to Pine Island Sound



**LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM
Project Evaluation Form**

Project No: 12/13 -7
Project Title: Sierra House
Location: 14891 Old Olga Rd., Ft. Myers Fl 33905
 STRAP: 22 43 26 00 00012.0000
Date: May 15, 2013

I SUMMARY OF APPLICATION

Grant Funds Requested:	\$8,000
Applicant's Cost Share:	\$7,500
Total Project Cost:	\$15,500

Project Description: Replace the existing metal roof with a new metal roof. This is a single story house with a main front facing gable roof. On the front elevation the house features a partial hip roof over an open porch and a narrow wing on the east side. On the rear the house features a secondary partial hipped roof wing centered under the main gable roof. The roof is in fair condition and has been repaired several times; it must be replaced before it leaks.

II GRANT AWARD RECOMMENDED BY STAFF

Grant Funds Recommended:	\$7,750
Applicant's Cost Share:	\$7,750
Total Project Cost:	\$15,500

Grant funds are requested to replace the metal roofs on the house with new metal roofs: the estimated cost is \$15,500. The applicant request grant assistance for roughly half that amount; staff recommends half the amount -- \$7,750.

III STAFF ANALYSIS OF GRANT REQUEST

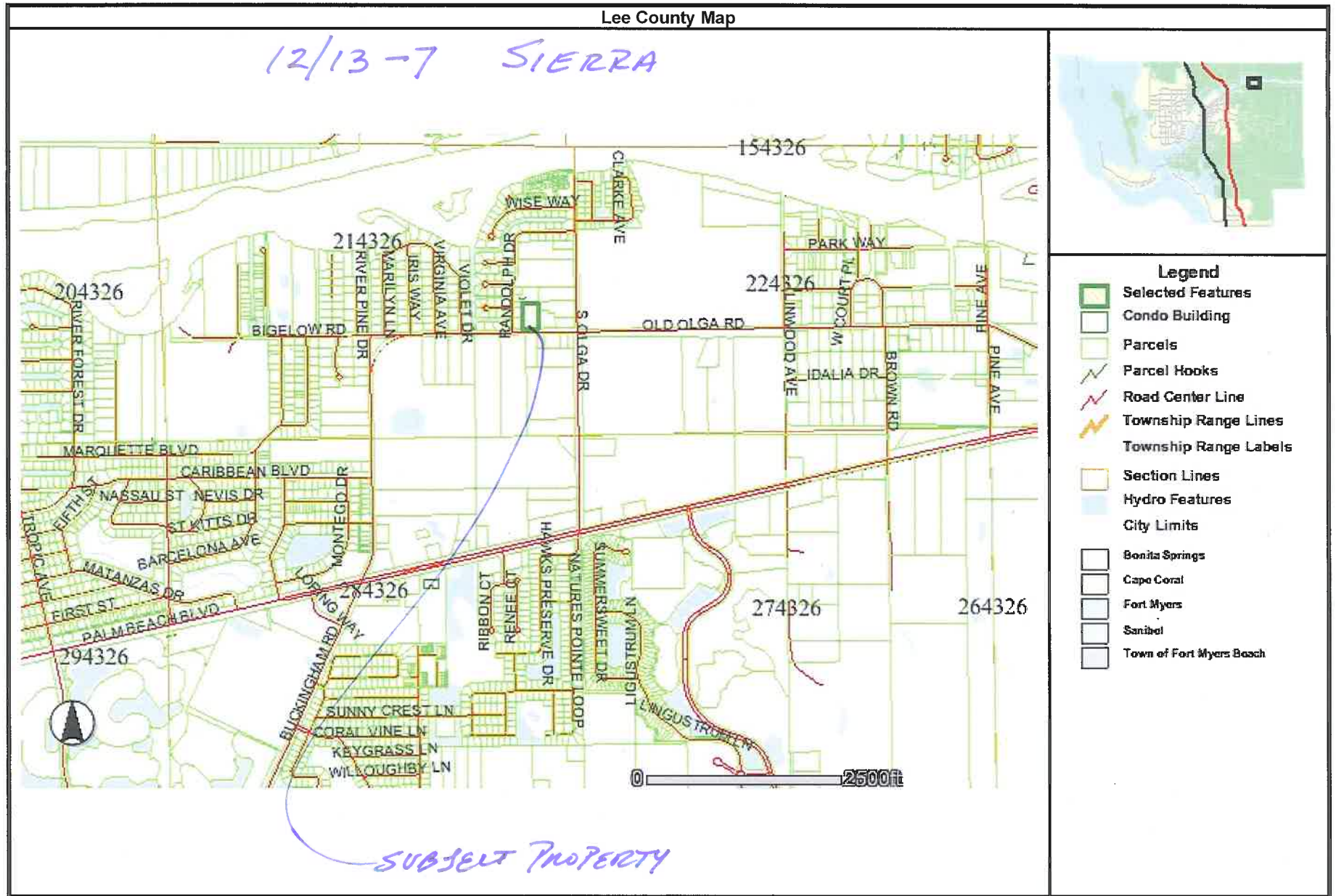
The subject property is a single story wood frame bungalow that retains much of its integrity in mass, scale and design. It was individually designated on May 5, 1994 as HD (Individual) 1994 04 02 Old Olga Bungalow. The subject structure was first listed on the tax rolls in 1924. The house retains a great deal of its architectural integrity and features horizontal wood siding and many of the original windows.

In 1993/1994 the owners of the house then received a \$2,400 grant to repair the roof and successfully completed that grant project. The roof has not been replaced since the repairs in 1994. The current owner continues to maintain the roof by repairing it. The owner is requesting grant assistance to replace the roof to assure the house remains weather tight.

Lee County Historic Preservation Grants Awarded Previously			
Contract C-940353	1993/1994	\$2,400	Roof repairs
Lee County HP Grant total		\$2,400	

IV STAFF RECOMMENDATION

Staff recommends \$7,750 for rehabilitation including roof replacement.



2012/2013 Application #7 Sierra House



Side West



Side West



Side East

2012/2013 Application #7 Sierra House



Front South



Rear North

LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM
Project Evaluation Form

Project No: SPECIAL PROJECT
Project Title: Whidden's Marina Preservation Plan Phase II – Western Area of the site
Location: 190 1st St E Boca Grande Fl 33921
STRAP 23 43 20 00 00005 0000
Date: May 15, 2012

I SUMMARY OF SPECIAL PROJECT

Grant Funds Requested:	\$6,000
Applicant's Cost Share:	\$6,000
Total Project Cost:	\$12,000

Project Description: Whidden's Marina Preservation Plan Phase II – Western Area of the site

Develop a preservation plan and report for the western section of Whidden's Marina property to include the maintenance/work building, work shed and the ancillary structures. The large the maintenance/work building has a footprint of over 250-ft and is listed as a contributing building on the Whidden's Marina National Register of Historic Places Registration Form (8LL863).

Project Background: Whidden's Marina Preservation Plan Phase I

Architect Linda Stevenson has completed a preservation plan for Whidden's Marina, and will present it to the LCHPB on May 15, 2013. This plan was partially funded by a historic preservation grant of \$12,000. While the grant assistance was critical, the plan was only possible thanks to the broad community support for this project. The match dollars for the county grant were provided by a benefactor (who will also provide the match for the proposed phase II.) The Gasparilla Island Maritime Museum Inc., (which leases space from Whidden's), sponsored a new and complete survey of the property. An attorney offered to resolve Whidden's Marina's submerged land lease issues and establish that Whidden's (not the State of Florida) owns the submerged lands associated with the site. A friend of the family spent hours organizing the site and exploring alternative revenue sources for Whidden's.

Project Analysis:

While Whidden's Marina Preservation Plan Phase I has adequately dealt with the main issues associated with the marina and accessory uses, in the course of the project it became evident that the western portion of the site needs its own preservation plan. Historically the western portion of the site was a marine industrial area where boats were maintained and repaired. However in the last few years these maintenance activities have declined. An additional use for this area is for a marine research facility. MOTE Marine Laboratory has expressed serious interest in partnering with Whidden's to conduct marine research operations. Currently MOTE leases an office in downtown Boca Grande. A preservation plan will help bring this western portion of the site into compliance with modern codes and establish the tasks to be undertaken to optimize the use of the buildings and assure the safety of the workers. .

Attachments:

1. Proposal for Whidden's Marina Preservation Plan Phase II – Western Area of the site
2. Whidden's Marina Site Plan from the National Register (note crosshatched buildings are contributing)
3. Aerial views of the property
4. A few pages from the Whidden's Marina Preservation Plan Phase I PowerPoint presentation that Linda Stevenson will make at the May 15, 2013 LCHPB meeting.

**PROPOSED SCOPE OF SERVICES FOR WHIDDEN'S MARINA:
(West side of Property)**

Project Description: Develop a preservation plan and report for the western section of Whidden's Marina property. Structures include the maintenance/work building, work shed, the contemporary kitchen, bath and storage sheds and ancillary structures.

SCOPE OF WORK:

Phase 1: Condition Assessment, Structural Analysis, Schematic Design, and Restoration Budget

- a.) Documentation of Existing Conditions: Provide a record of the property as it exists, which may include measured drawings, field notes, photographs or other means of documentation.
- b.) Structural Investigation: Investigate the structure of the building.
- c.) Historical, Archival and Literature Search: Locate, identify and assemble original drawings, historic photographs and written accounts or descriptions that will aid in tracing the development of the structure through its history.
- d.) Code, Regulations and Standards: Identify applicable codes and regulations. Describe how the codes apply to the building and site, and make recommendations for life safety, access for people with disabilities and regulatory compliance.
- e.) Conditions Assessment/Building Conservation: Investigate the building relative to changes in structure, materials and composition to minimize further deterioration. Recommend procedures to minimize further deterioration.
- f.) Conceptual Design Documents: The Architect shall prepare Conceptual Design Documents based on the agreed-upon program, schedule, and budget for the Cost of the Work. Documents shall include a conceptual site plan, if appropriate, and preliminary building floor plans, sections and elevations.
- g.) Restoration Budget: Establish a restoration budget for use in grant proposals, based on schematic design, to be included in the Preservation Plan Report.
- h.) Preservation Plan report: Produce written report on preservation plan including the restoration budget and the research and documentation included in Phase I scope of services.
- i.) Ongoing Project Coordination: Coordinate with Owner's representatives, and provide periodic project update reports.

DELIVERABLES

- 1. Preservation Plan Final Report
- 2. Conceptual Drawings

Whiddens Marina

SERVICES NOT INCLUDED:

Construction Documents (Future Phase of work)
Civil engineering services
Archaeological services

FEE PROPOSAL: \$12,000.00 (Twelve Thousand Dollars)

Billing Schedule: Invoices will be sent monthly for work completed with the following fee schedule for the tasks list.

- 1a. \$2,000.00
- b. \$2,000.00
- c. \$ 500.00
- d. \$ 500.00
- e. \$2,500.00
- f. \$2,500.00
- g. \$ 800.00
- h. \$1,200.00
- i. included

General Terms & Conditions

Payment Terms:

Invoices shall be submitted upon completion of each phase described above. Payment is due within 30 days from receipt of invoice. Net 30 days.

Additional Services:

Additional services can be provided as specifically requested and authorized based on time and materials in accordance with the following rate schedule.

Architectural Rate Schedule 2013

Principal	\$100.00/hr.
Project Manager	\$ 80.00/hr.
CADD/Technical	\$ 75.00/hr.
Clerical	\$ 45.00/hr.
Travel Time	\$ 60.00/hr

These hourly rates are for year 2013. These rates are subject to renegotiation after 12/31/2013.

Ownership of Documents:

In accepting and utilizing any drawings, reports and data on any form of electronic media generated and furnished by the Consultant, the Client agrees that all such electronic files are instruments of service of the Consultant, who shall be deemed the author, and shall retain all common law, statutory law and other rights, including copyright.

The Client agrees not to reuse these electronic files, in whole or in part for any purpose other than for the Project. The Client agrees not to transfer these electronic files to others without the prior written consent for the Consultant. The Client further agrees to waive all claims against the Consultant resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than the Consultant.

Whiddens Marina

Limit of Liability:

The Owner agrees to limit the Architect's liability to the Owner and all construction contractors and subcontractors, due to any claim of any nature arising out of or relating to the performance of professional services under this agreement to the extent allowed by Florida law.

Termination:

Either the Client or the Architect may terminate this agreement at any time with or without cause upon giving the other party seven (7) calendar days prior written notice. The Client shall within fifteen (15) calendar days of termination pay the Architect for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this contract.

We are looking forward to working with you on this project and bringing it to a successful completion. Please feel free to contact me if I can provide any additional information.

Respectfully submitted,

STEVENSON ARCHITECTS, INC.

ACCEPTED BY:

Linda D. Stevenson, AIA

Isabelle Joiner

President

Owner

Title

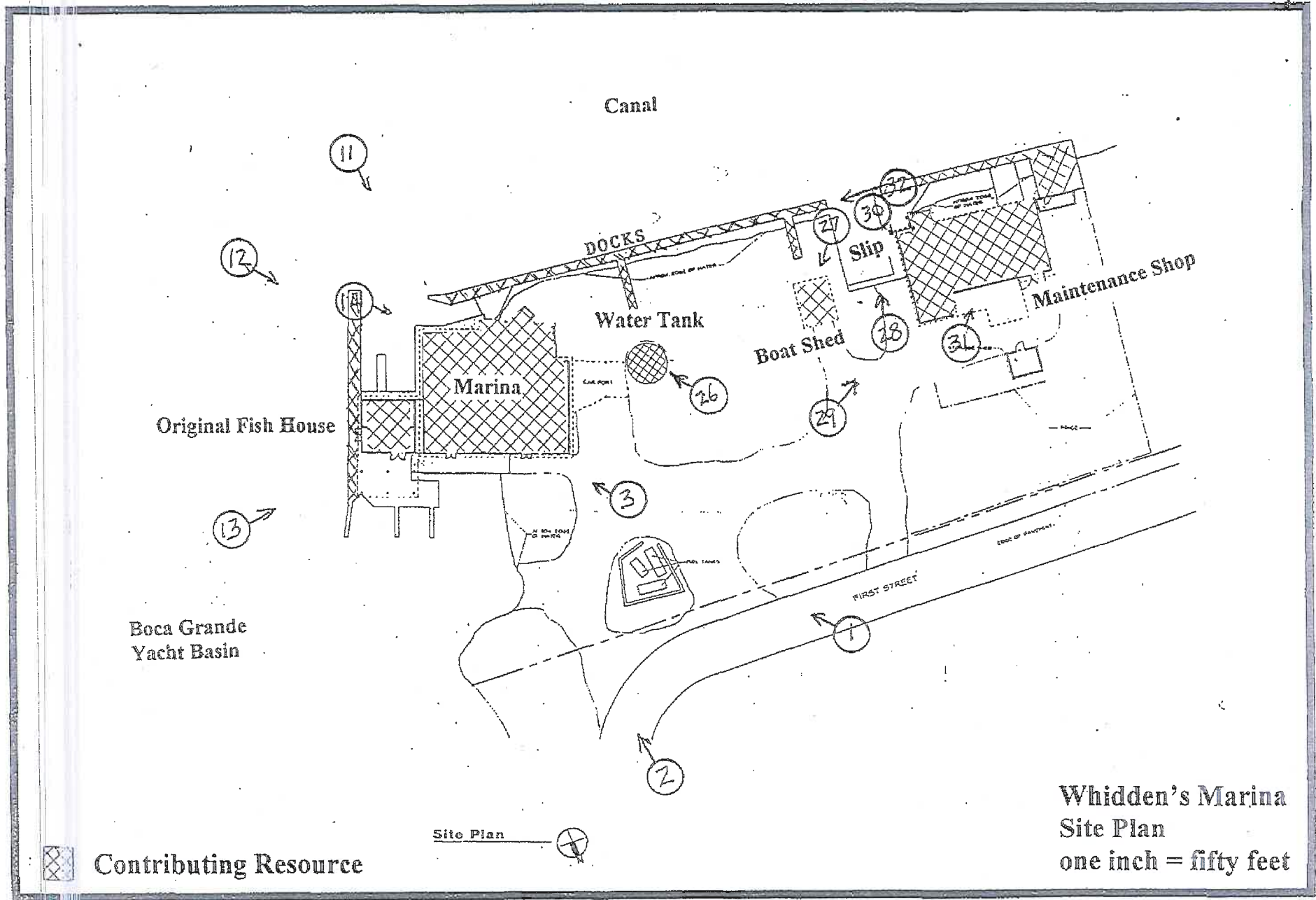
Title

Date

Date

Enclosure: (2) Letters of Agreement

(Please sign both copies, return one copy to Stevenson Architects, Inc., retain the other for your records).



Whidden's Marina
 Site Plan
 one inch = fifty feet

BOCA GRANDE, LEE COUNTY, FLORIDA

Aerial View of property



Marina accessory spaces
Maintenance, dock kitchen, dock bath,
storage and work room

Marina/
Residence

Fish House/
Museum

Future projects: West side of Property



Future projects: West side of Property



Presentation for Whidden's Marina Preservation Plan

For Property Owners and Board of the Gasparilla Island Maritime Museum

May 1, 2013

Stevenson Architects Inc.



Historic Photo from Owner's private collection

Whidden's Marina today



Project Activities

Preservation Plan Project

- Historical project research
- Field documentation
 - Historic Architectural features
 - **Site issues** research and resolution
 - Submerged lands lease resolution
 - (FDEP letter 08/20/10)
 - Property Survey update
 - Develop RFP for Property Survey work
 - Proposals and surveyor selection
 - Fundraising for Property Survey
 - Survey & Elevation Certificates completed (2/28/12)
- Conditions Assessment
- Preservation Plan Recommendations
- Preservation Plan Report
- Presentation to Museum Board and Lee County HPB

Zoning administrative action

- On site review and meetings with County staff
- Develop site use plan documents for Resolution for Administrative Action for relief for Historic Resources (Supplement F)

Preservation Plan Scope of Work

Historical, Archival and Literature Search.

Documentation of Existing Conditions: Measured drawings, field notes, photographs, Property Survey and clarification of submerged lands issue

Conditions Assessment/Building Conservation: Investigate the changes in structure, materials and composition that have occurred in the development history of the building.

Preservation recommendations: long-term treatment plan, preservation, rehabilitation .

Codes, Regulations and Standards: Identify codes, regulations and standards that apply to a historically designated property

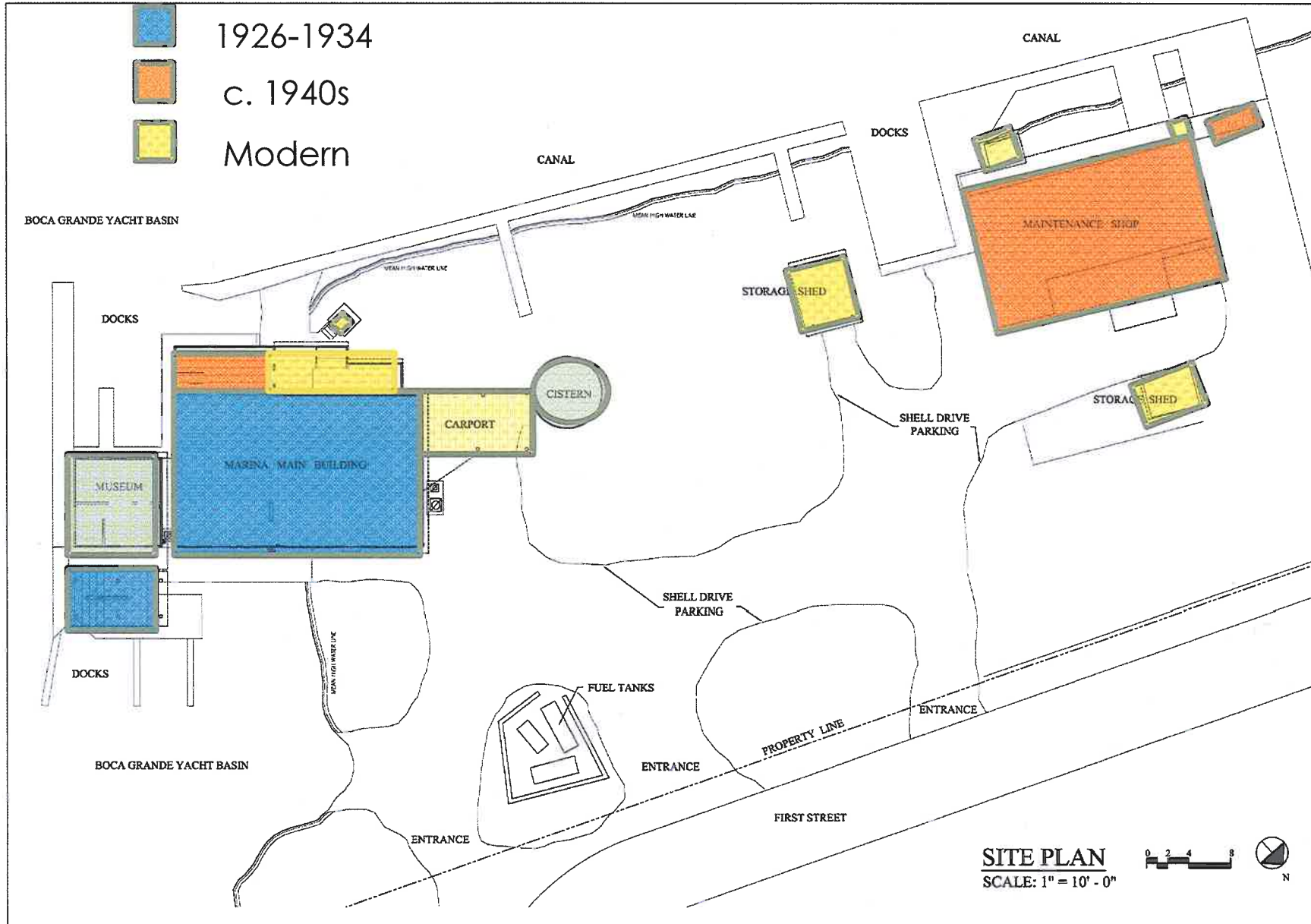
Zoning code and Application for Administrative Action for relief

Develop documents for Administrative Action for Relief for Designated Historic Resources

Preservation Plan Report and Implementation Plan: Develop options for phasing the project in order to implement the Preservation Plan.

Documentation – evolution of site and buildings

- Before 1925
- 1926-1934
- c. 1940s
- Modern



STEVENS ON
ARCHITECTS
INC.

Stamwood Arkansas, Inc.
417 Elm Street West
Stamwood, AR 72082
501-227-2222
Licenses # AR0027, 31

ARCHITECTURE
CONSULTING PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN

PROJECT: **09-001**

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REVISIONS:

DATE: 3/1/10

BY: [Signature]

FOR: [Signature]

WHIDDEN'S MARINA

PROJECT:

These documents are prepared by the architect and are subject to the terms and conditions set forth in the contract documents. The architect is not responsible for the accuracy of any information not contained in these documents.

DATE: 3/1/10

BY: [Signature]

FOR: [Signature]

FIRST FLOOR PLAN

PROJECT NO: XA1.00

DATE: 3/1/10

SCALE: 1" = 10' - 0"

SITE PLAN
SCALE: 1" = 10' - 0"

0 2 4 8

N

Setbacks: current setbacks on site

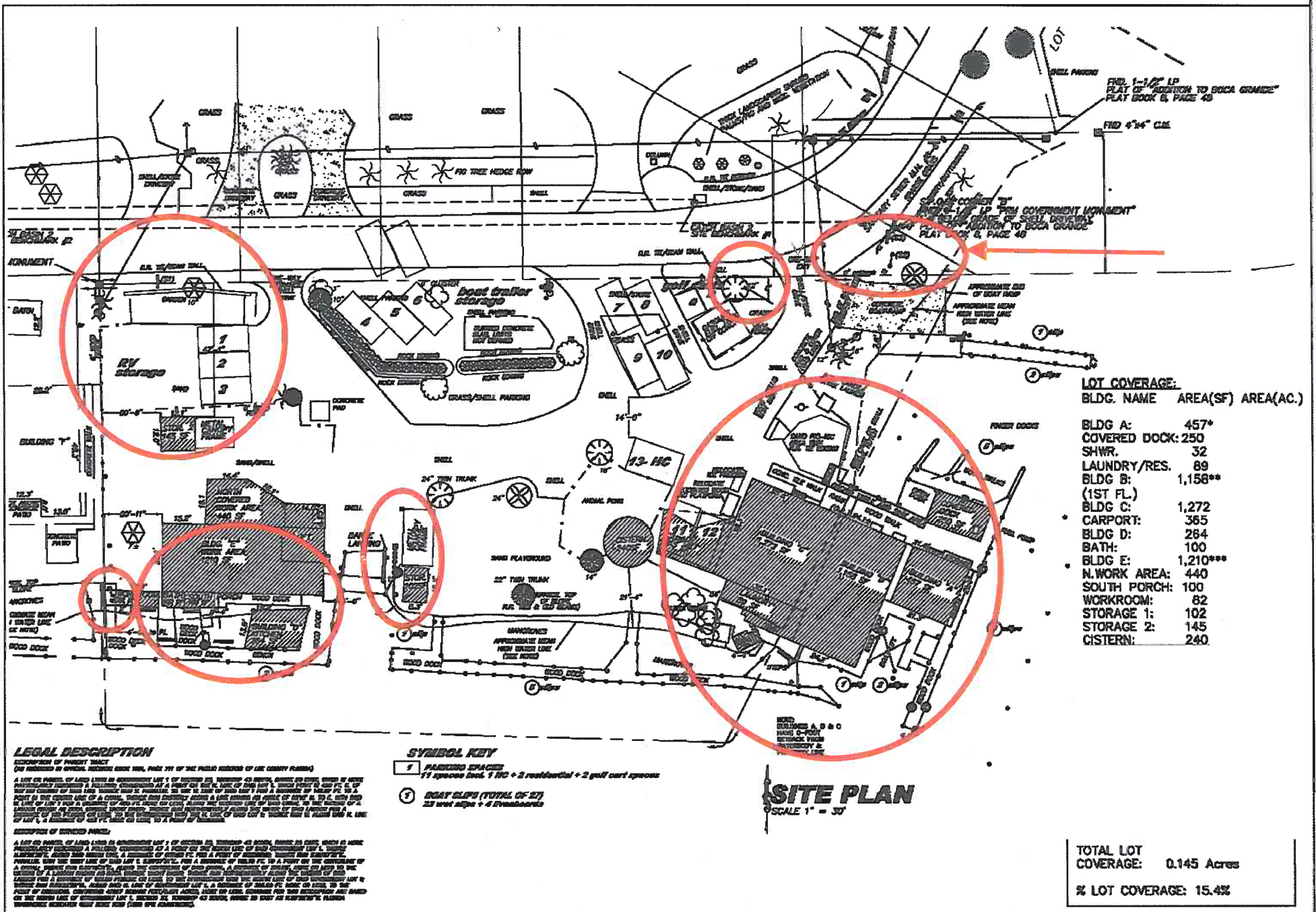


FIG. 1-1/2" LP
 PLAT OF "SECTION TO BOCA GRANDE"
 PLAT BOOK 6, PAGE 48

FIG. 4" 1/4" C.M.

SECTION CORNER TO "FOR GOVERNMENT LAYOUT"
 FIG. 1-1/2" LP PLAT OF "SECTION TO BOCA GRANDE"
 PLAT BOOK 6, PAGE 48

LOT COVERAGE:

BLDG. NAME	AREA(SF)	AREA(AC.)
BLDG A:	457*	
COVERED DOCK:	250	
SHWR.	32	
LAUNDRY/RES.	89	
BLDG B:	1,158**	
(1ST FL.)		
BLDG C:	1,272	
CARPORY:	365	
BLDG D:	264	
BATH:	100	
BLDG E:	1,210***	
N.WORK AREA:	440	
SOUTH PORCH:	100	
WORKROOM:	82	
STORAGE 1:	102	
STORAGE 2:	145	
CISTERN:	240	

LEGAL DESCRIPTION
 DESCRIPTION OF PARCEL TRACT
 (AS PROVIDED IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776 OF THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA)

A LOT OR PART OF LAND IN SECTION 14, TOWNSHIP 36 N., RANGE 21 W., CO. 12, FLA., WHICH IS THE SAME AS THE LOT OR PART OF LAND DESCRIBED AS A TRACT OF LAND IN THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776, AND IN THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776, AND IN THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776, AND IN THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776.

DESCRIPTION OF IMPROVED PARCEL:

A LOT OR PART OF LAND IN SECTION 14, TOWNSHIP 36 N., RANGE 21 W., CO. 12, FLA., WHICH IS THE SAME AS THE LOT OR PART OF LAND DESCRIBED AS A TRACT OF LAND IN THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776, AND IN THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776, AND IN THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA, IN OFFICIAL RECORDS BOOK NO. 1, PAGE 776.

SYMBOL KEY

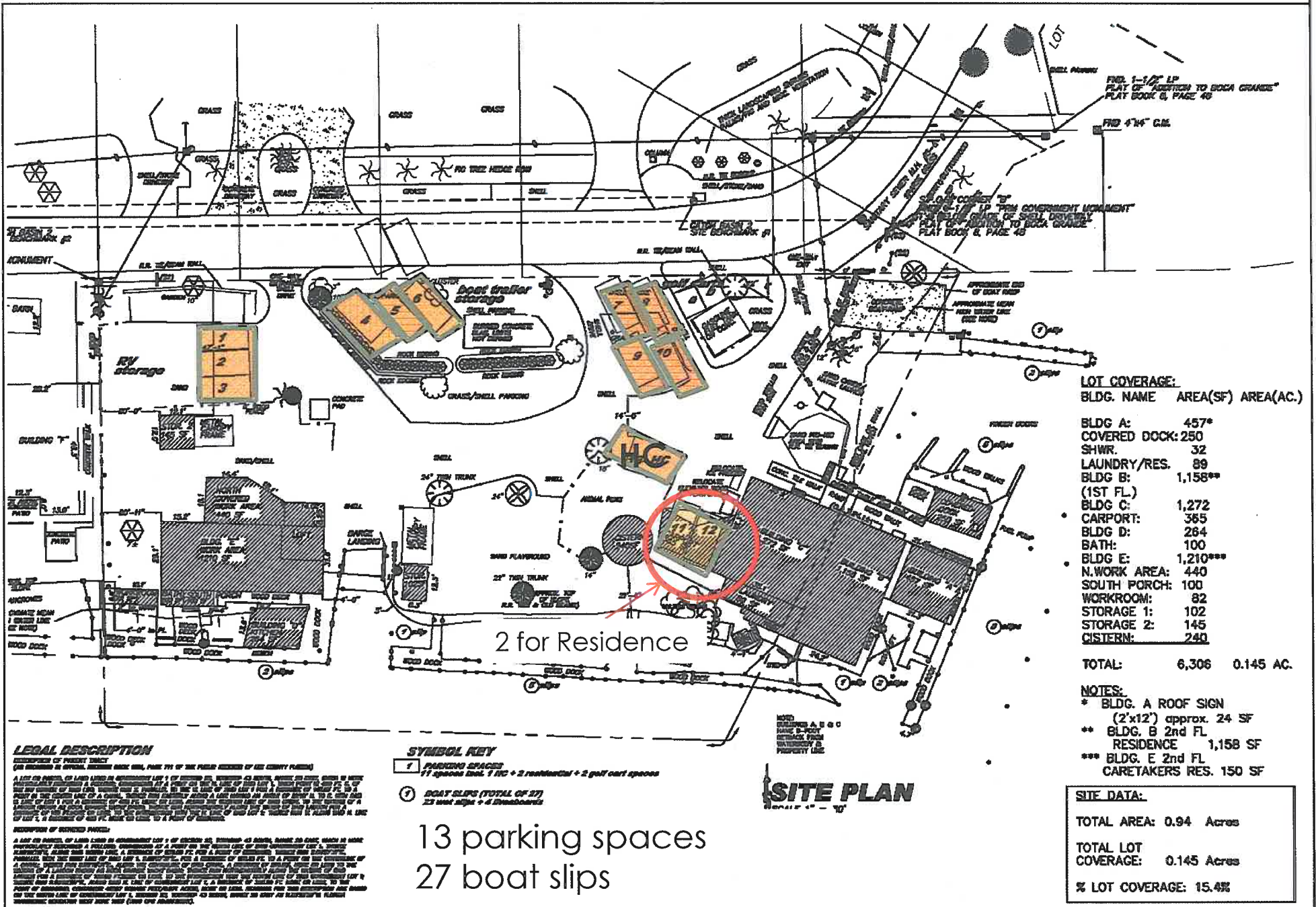
① PARKING SPACES
 13 spaces incl. 1 HC + 3 residential + 2 golf cart spaces

② BOAT SLIPS (TOTAL OF 27)
 23 wood slips + 4 floats

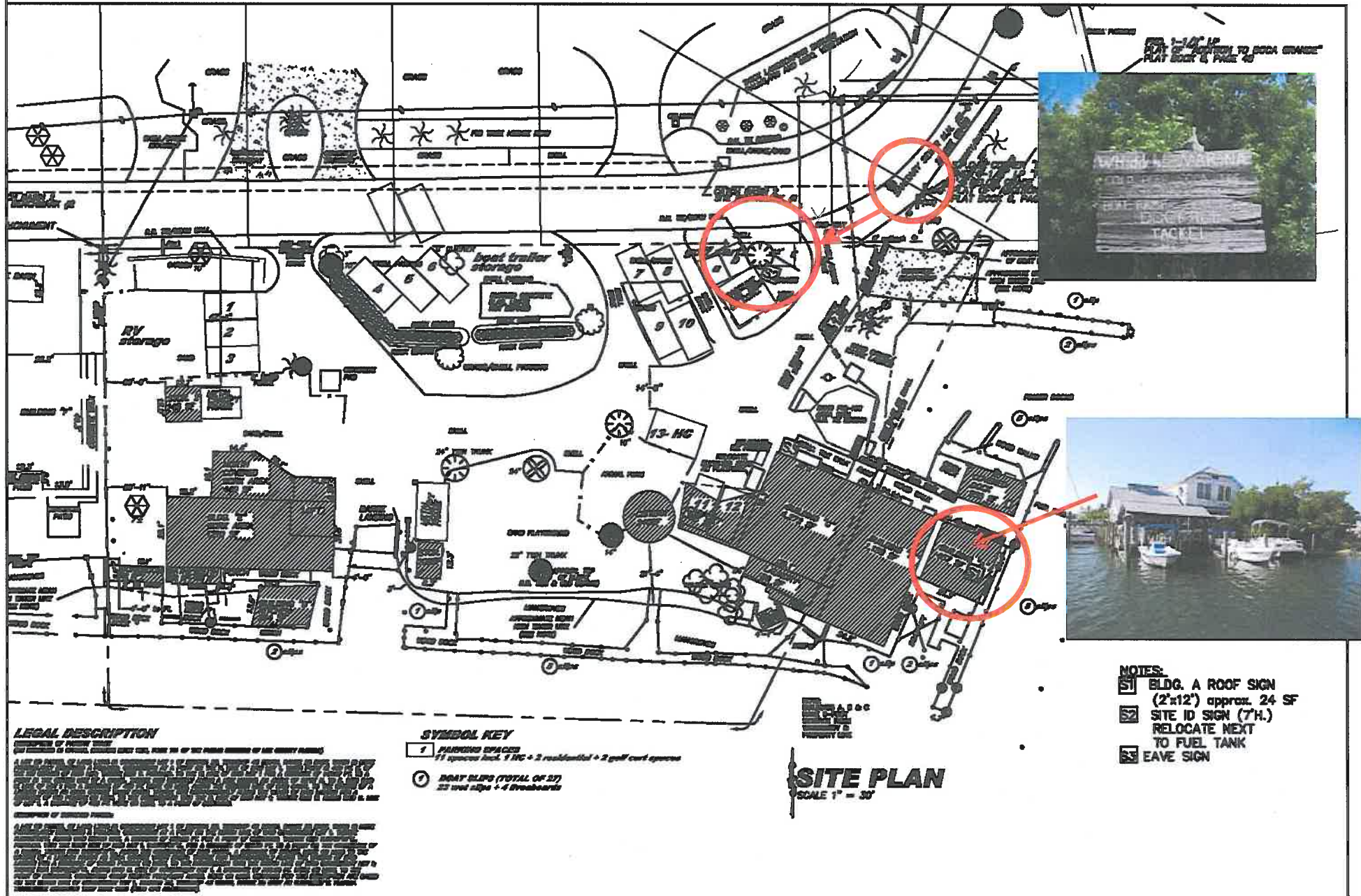
SITE PLAN
 SCALE 1" = 30'

TOTAL LOT
 COVERAGE: 0.145 Acres
 % LOT COVERAGE: 15.4%

Parking: sketch of current parking plan & boat slips



Signs: Preserve existing historic property signs



**2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA**

Submission Deadline: December 14, 2012

RECEIVED
DEC 03 2012
PLANNING DIVISION
SHIP / HISTORIC

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

Project No. 12/13-1 (to be assigned by staff)

- Project Title: Island House - 2013
- Location or Address of Project: 14990 Binder Drive
Captiva, FL 33924

STRAP Number (Property Tax Id Number) 26-45-21-03-000780000

- Applicant Name and Address:

Full Name of Applicant: Tom Terrill
Address: 363 E. Washington Ave. Lake Bluff, IL 60044

- Designated Project Contact:

Name: Jeff Good Benchmark General Contractors, Inc
Address: 16836 Mc Gregor Blvd FT. Myers, FL 33908
Daytime Telephone: 239-841-1052
Fax Number: 239-466-3563
E-Mail: JGood@Benchmark-gc.com

- | | <u>Project #1 Final</u> | <u>Project #2 Final</u> | <u>Combined Total</u> |
|----------------------------|-------------------------|-------------------------|-------------------------------------|
| 5. Funds Requested: \$ | <u>\$19,500</u> | <u>\$24,805.5</u> | <u>10,000 8,557 29,500 33,362.5</u> |
| Applicant's Cost Share: \$ | <u>19,500</u> | <u>\$24,805.5</u> | <u>10,000 8,557 29,500 33,362.5</u> |
| Total Project Cost: \$ | <u>\$39,000</u> | <u>\$49,611</u> | <u>20,000 17,114 59,000 66,725</u> |

Blue Ink: Final Figures based on attached estimates

These are estimates. Final bid will be provided shortly.

T. Terrill

2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA

Submission Deadline: December 14, 2012

RECEIVED

DEC 03 2012

PLANNING DIVISION
SHIP / HISTORIC

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

Project No. 12/13 (to be assigned by staff)

1. Project Title: Island House - 2013

2. Location or Address of Project: 14990 Binder Drive
Captiva, FL 33924

STRAP Number (Property Tax Id Number) 26-45-21-03-000780000

3. Applicant Name and Address:

Full Name of Applicant: Tom Terrill

Address: 363 E. Washington Ave. Lake Bluff, IL 60044

4. Designated Project Contact:

Name: Jeff Good Benchmark General Contractors, Inc

Address: 16836 Mc Gregor Blvd FT. Myers, FL 33908

Daytime Telephone: 239-841-1052

Fax Number: 239-466-3563

E-Mail: J Good @ Benchmark - gc.com

	<u>Project #1</u>	<u>Project #2</u>	<u>Combined Total</u>
5. Funds Requested: \$	<u>\$19,500</u>	<u>10,000</u>	<u>29,500</u>
Applicant's Cost Share: \$	<u>19,500</u>	<u>10,000</u>	<u>29,500</u>
Total Project Cost: \$	<u>\$39,000</u>	<u>20,000</u>	<u>59,000</u>

These are estimates. Final b.d will be provided shortly.

Tom Terrill

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

The project has two (2) parts. The request is for # 1 or the combination of # 1 and # 2.

Project # 1

Remove ^{and replace} rotten siding and windows on the Southside (Right) of the house

Project # 2

Remove and replace rotten siding and windows on the North Side (Left) of the house

Due to wood rot and general and general deterioration of the siding and windows this work is necessary

7. Photograph: Attach 3" x 5" or 4" x 6" photograph of the principal view of the property. This photograph should be of suitable quality and clarity for publication. If desired, include additional photographs as an attachment. (NOTE: This must be a current photograph of the property.)



8. Cost Estimate: Provide a detailed breakdown of estimated cost for each major work item for which assistance is requested. **Provide back-up documentation from professionals (such as bids or cost estimates).**

To be provided soon by General contractor.

9. Applicant's Cost Share: List the nature, sources and amount/value of:
- The applicant's resources that have directly contributed to the evaluation, preservation, stabilization or restoration of the property.
 - Other resources available to the property for the project for which assistance is being requested in this application.

NOTE: Provide documentation (such as receipts, letters of commitment for volunteer labor or donations etc.) for each item included in Applicant's Cost Share as an attachment.

1) I will pay for all costs out of savings held personally.

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment.

11. Age of Property: Indicate date of construction of property and dates of major alterations or additions.

- 1) 1918 estimate - original home
- 2) 1979 total rebuilding
- 3) 1985 Back porch enclosed
- 4) 2010 Perimeter footings replaced
- 5) 2012 Replace siding on East side of house - Windows replaced too.

12. Original Use and Significant Historic Uses:

Unknown

13. Present Use:

The house is used as a vacation home.

14. Proposed Use:

The house will continue as a vacation home

15. Statement of Significance: In the space below, explain why the property is historically significant.

The house is only one (1) of a few remaining homes on Captiva from this era. The charm of Florida's past comes alive and is a home that draws much attention from visitors to Captiva

16. Historic Designation: Which of the following, if any, is applicable to the property?

- Listed in the National Register either individually or as part of a district.
- Located in a designated historic district in Lee County.
- Designated an individual resource in Lee County.
- Application pending (explain below). If application is pending, please include letter of project review by the Lee County planning staff as an attachment.

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

- Review under LDC Chapter 22, Historic Preservation
- Preservation or conservation easement
- Protective covenants
- Other (specify) _____
- None of the above

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

The wood siding is full of rot subjecting the home to further decay. Replacement is mandatory to the future survival of the home. The age of the home requires upkeep and the siding and windows are the barrier to the inside. It is time to replace.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent Good Fair Poor

List any specific factors or problems that contribute to the present condition of the property.

The footings are in excellent shape as they were replaced in 2010.

The front of the house is in excellent shape due to the work in 2012.

The rest of the home is in poor shape and need replacing.

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion.

The property is owned by the Terrill family and actively maintained.

21. Project Planning: Indicate the highest level of project planning completed:

- Schematics
- Construction Documents
- Other (specify) _____

Please provide an explanation and description of the level of planning that is identified as completed.

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed with 9 to 12 months.

PROJECT ACTIVITY	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
A												
B												
C												
D												
E												
F												
G												
H												

Indicate any critical dates associated with the above timetable and explain why they are critical.

24. Attachment Checklist:

Please check the supporting documents that are attached to this application.

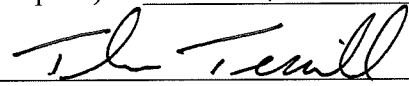
- Documentation of total project cost and applicant's share. **Include back up from professionals (such as bids or cost estimates).**
- Documentation for demonstrated financial hardship.
- Additional photographs describing the existing condition of the property.
- Letters of endorsement and support from community groups or civic leaders.
- Architectural project schematics or construction documents, if available.
- Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.
- If designation is pending letter of review by Lee County Planning staff.

CERTIFICATION

25. If you have received assistance under this program before, please provide the name, address, and the year the assistance was received.

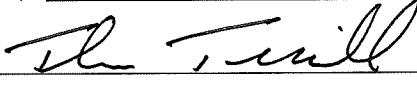
26. Applicant Certification: This certification must be signed by the duly authorized representative of the applicant, organization or agency.

I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.

Name (type or print): Tom Terrill
Signature:  Date: 11/27/2012
Agency or Organization: _____

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

I, the undersigned, am the owner of the property identified in Item 2 of this application and hereby acknowledge my support and full concurrence with this application.

Name (type or print): Tom Terrill
Signature:  Date: 11/27/2012
Address: 363 E. Washington Ave
City, State, Zip: Lake Bluff, IL 60044
Daytime Telephone: 847-295-0555 ext. 11

SHOULD YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION, PLEASE CONTACT GLORIA SAJGO (239) 533-8311 OR FAX (239) 485-8319

End of Application

Terrill Residence 14990 Binder Dr. Captiva, FL

Job Number:
 Job Name: Terrill North
 Project Manager: Jeff Good
 Superintendent: Aaron Kirkman

Customer: Tom Terrill
 Contact:
 Phone:
 Fax:

ITEM NO.	COST CODE - DESCRIPTION		Subcontractor Name	Totals
1	01100	General Requirements		200.00
2	01110	Architecture	Allowance for drafting & required engineering	200.00
6	01410	Permits	Building Permit	250.00
7	01560	Equipment Rental	scaffolding	200.00
8	01640	Demolition	removal of old siding & trim	1,200.00
9	01660	Construction Clean Rough	clear site of construction debris	750.00
16	01821	Supervision	on site supervision	300.00
32	06100	Carpentry Rough Labor	install new siding & trim	4,500.00
33	06110	Carpentry Material	lumber	1,600.00
35	06200	Carpentry Trim Labor	interior finish to windows	400.00
36	06210	Carpentry Trim Materials	lumber	150.00
43	07210	Insulation/Acoustical	r13 batt insulation	412.00
54	08520	Windows	(3) pgt impact glass & new 2'6"wide x 6'8" tall laundry door	1,950.00
66	09900	Painting / Caulking	prep & paint north side of house to match existing	2,150.00
Total				14,262.00
G.C. Fee 10% overhead 10% profit				2,852.40
Total with G.C.Fee				17,114.40

Terrill Residence 14990 Binder Dr. Captiva, FL

Job Number:
 Job Name: Terrill South Side
 Project Manager: Jeff Good
 Superintendent: Aaron Kirkman

Customer: Tom Terrill
 Contact:
 Phone:
 Fax:

ITEM NO.	COST CODE - DESCRIPTION		Subcontractor Name	Totals
1	01100	General Requirements		500.00
2	01110	Architecture	Allowance for drafting & required engineering	300.00
6	01410	Permits	Building permit	300.00
7	01560	Equipment Rental	scaffolding	200.00
8	01640	Demolition	removal of old siding, trim & insulation	2,250.00
9	01660	Construction Clean Rough	clear site of construction debris	900.00
16	01821	Supervision	on site supervision	500.00
32	06100	Carpentry Rough Labor	install new siding & trim	6,400.00
33	06110	Carpentry Material	wood	3,379.00
35	06200	Carpentry Trim Labor	interior finishes to windows	1,600.00
36	06210	Carpentry Trim Materials	wood	500.00
37	06430	Exterior Stairs	rebuild stairs to upper level	1,750.00
43	07210	Insulation/Acoustical	r13 batt insulation	824.00
54	08520	Windows	(16) pgt impact glass One thematru entry door w side lite	15,700.00
62	09310	Tile Floors	remove & replace tile on floor of porch	2,400.00
66	09900	Painting / Caulking	prep & paint southside of house to match existing	3,640.00
77	11010	Misc. Installations	blinds, etc.	200.00
Total				41,343.00
G.C. Fee 10% overhead 10% profit				8,268.60
Total with G.C.Fee				49,611.60

Sajgo, Gloria

From: Tom Terrill [tom@ttinsurance.com]
Sent: Friday, December 14, 2012 9:18 AM
To: Sajgo, Gloria; tom@ttinsurance.com
Subject: Terrill project
Attachments: SKMBT_C22012121013260.pdf

Hi Gloria:

Here are actual bids from Benchmark Construction.

Very Important!

The \$19,000 bid is for the second side that we only want to do if the Historic Board has very few applications this year. We would do this one after finishing the primary bid below.
(This is our 'secondary' choice)

The \$44,000 bid is our primary choice and the side of the house in the worst shape. We have water leaks from the siding even now and I fear mold or mildew from the rain accumulation.
This is really the work that needs to be done with the highest priority, and the primary request we make to the Historic Board.

Gloria, I know you've come out several times to see the house, and I trust you know you are always welcome to do so again.
While I will not be there until Mid March, if you want to come inspect the South Side of the house that is in such desperate need of work please let me know and I will arrange it.

Most Sincerely,

Tom Terrill
847-295-0555 ext. 11
847-295-0099 (fax)

Sajgo, Gloria

From: Tom Terrill [tom@ttinsurance.com]
Sent: Tuesday, November 27, 2012 3:23 PM
To: Sajgo, Gloria; 'Tom Terrill'
Subject: Terrill residence

Hi Gloria:

Today I am mailing to your attention our request for a project in 2013.

As discussed I will request it in two (2) phases:

1. Phase I-South side of the house (this is the most important side)
2. Phase II-South side and North side of the house

If the requests from others are such that funds are available I would prefer to do two (2) sides rather than 1.

Knowing this is unlikely we are prioritizing the side in the worst shape and that is the south side.

I do believe it is very important to do the South Side this year with the condition of the siding, but if the board can approve both, we would welcome that.

Look for my application to arrive later this week, or early next.

It is in the mail today.

Sincerely,

Tom Terrill

847-295-0555 ext. 11

Sajgo, Gloria

From: Tom Terrill [tom@ttinsurance.com]
Sent: Wednesday, December 19, 2012 1:31 PM
To: Sajgo, Gloria; tom@ttinsurance.com
Subject: Island House
Attachments: SKMBT_C22012121909160.pdf

Hi Gloria:

Here is the detailed cost for the work to be done on the Terrill House on Captiva.

Tom Terrill

847-295-0555 ext. 11

From: Aaron Kirkman [mailto:AKirkman@benchmark-gc.com]
Sent: Wednesday, December 19, 2012 8:14 AM
To: Tom Terrill
Subject: Repair proposals

Tom,

Attached are the proposals for the work requested to your house. Please let me know if you have any questions. Thanks for the opportunity. Merry Christmas!!

Aaron Kirkman
Benchmark General Contractors, Inc.
239-466-1590
www.benchmark-gc.com



2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA

Submission Deadline: December 14, 2012

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

Project No. 12/13-2 (to be assigned by staff)

1. **Project Title:** The Girl Scout House Project

2. **Location or Address of Project:**

8791 Corkscrew Road, Estero, Florida 33928

STRAP Number (Property Tax Id Number) strap# 33-46-25-00-00008.0000

3. **Applicant Name and Address:** Happehatchee Center Inc.

Full Name of Applicant: Happehatchee Center Inc.

Address: 8791 Corkscrew Road, Estero, Florida 33928

4. **Designated Project Contact:**

Name: Alberita Johnson

Address: 8791 Corkscrew Road, Estero, Florida 33928

Daytime Telephone: 239 992-5455

Fax Number: _____

E-Mail: albiestalk@gmail.com

5. Funds Requested: ~~\$25,000.00~~ \$29,500

Applicant's Cost Share: ~~\$50,756.00~~ \$101,046

Total Project Cost: ~~\$70,756.00~~ \$130,546

RECEIVED
DEC 14 2012
COMMUNITY DEVELOPMENT

2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA

Submission Deadline: December 14, 2012

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

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Address: 8791 Corkscrew Road, Estero, Florida 33928

4. **Designated Project Contact:**

Name: Alberita Johnson

Address: 8791 Corkscrew Road, Estero, Florida 33928

Daytime Telephone: 239 992-5455

Fax Number: _____

E-Mail: albiestalk@gmail.com

5. **Funds Requested:** \$25,000.00

Applicant's Cost Share: \$50,756.00

Total Project Cost: \$70,756.00

RECEIVED
DEC 14 2012
COMMUNITY DEVELOPMENT

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

The “Girl Scout Girl Scout House” located at the Happehatchee Center is the historical resource which is the subject of this project. It is currently being used for administrative offices of the Happehatchee Center and meeting rooms.

We intend to continue to use the building for administrative offices and for discussion groups, meetings and small classes. We plan to renovate and revitalize the Girl Scout House and bathroom to make them accessible in compliance with the Americans with Disabilities Act (ADA). We plan to work with the Estero Historical Society, Koreshan State Historic Park and the local Girl and Boy Scouts and make this historic building available for them and the community.

The work for which funding is requested includes:

- ADA compliant renovations for the Girl Scout House and bathrooms;
- Replacement of broken windows and doors;
- Replacement of rotting doors and door frames;
- Installation of required fire wall separation residential area and office space;
- Creation of a handicapped parking space for access to the Girl Scout House;
- Installation of battery Exit signs in Girl Scout House;
- Repair and replace rotten eaves and gutters on Girl Scout House

7. Photographs:

See Attachment A

8. Cost Estimate:

See Attachment B -\$75,756.00

9. Applicant’s Cost Share:

See Attachment C -\$50,756.00

a. Resources, which, during the past five years, have directly contributed to the evaluation, preservation, stabilization or restoration of the property. See Attachment C(a), for receipts totaling \$26,894.56

b. We are currently fund raising and seeking donations of materials and services. See Attachment C(b), for verification of demonstrated ability to pay applicants cost share if necessary.

10. Demonstration of Financial Hardship:

Since the death of the Center's owner, well known environmentalist Ellen Peterson, governmental agencies have identified many repairs, renovations and permits required in order for the Center to continue to operate. This will necessitate the expenditure of a great deal of money by the Center in order to open to the public and continue to operate.

These required expenditures will leave little for operating expenses, causing a financial hardship for the Center and could possibly threaten the Center's continued operation.

The closure of the Happehatchee Center to the public required by the County has caused a precipitous drop in income received by the Happehatchee Center from environmental and wellness workshops and classes previously offered by the Happehatchee Center. We have had no income for past 8 months.

This total loss of income has caused the Happehatchee Center financial hardship. The longer the Happehatchee Center has to remain closed because of lack of funds for the repairs, the more income is lost and the larger the threat to the continued operation of the Happehatchee Center.

11. Age of Property:

The building currently called the "Girl Scout Girl Scout House" was originally two buildings built as barracks on the Buckingham Army Air Field Base between 1942 and 1945.

The parcel of land now known as the Happehatchee Center was acquired by the local Girl Scouts in 1947 and the buildings were moved from Buckingham to the property that same year.

Two screened in porches and a handicapped ramp added to the structure.

12. Original use and significant historic use:

The Girl Scout Girl Scout House was originally built as barracks on the Buckingham Air Field between 1942 and 1945. It was moved from Buckingham to its present location in Estero in 1947 by the Girl Scouts.

After it was moved to Estero, it began its use in 1947 as Camp Caloosa for the Girl Scouts. The Girl Scout House was used as a bunkhouse. The Scouts also used the land for projects and nature and environmental learning. They held campfires, solar cooking contests, and bridging ceremonies on the land.

The property and buildings were owned by Dorothy S. Michael and E.P. Raymond as trustees for the Fort Myers Council of Girl Scouts, then by the Lee County Council of Girl Scouts and by the Caloosa Council of Girl Scouts.

In 1963 the Girl Scouts sold the property to Herman and Catherine Polhamus who sold the land to Ellen Peterson in 1972. Ms. Peterson made the land and Girl Scout House available to the Girl Scouts for their

ceremonies and activities. Many other community groups too numerous to mention used the Girl Scout House on a continuing basis.

Ms. Peterson was an advocate for the environment and social justice issues in Lee County and the State of Florida. She served on many boards and committees including: Save our Creeks, the Environmental and Peace Education Center, Responsible Growth Management Coalition, the Agency on Bay Management, the Environmental Confederation of Southwest Florida and the Everglades Committee. She founded the Calusa Group of the Sierra Club in the 1980s and was its chair until her death in 2011. The group often met at the Girl Scout House at the Happehatchee Center. Ms. Peterson received the 2008 Outstanding Environmental Award from the Florida Wildlife Federation.

In 2006, Ms. Peterson established the Happehatchee Center on her property at 8791 Corkscrew Rd in Estero. The Center was established as a non-profit eco-spirituality center. Groups continue to regularly meet at the Center.

13. Present Use:

Currently The Girl Scout House is used primarily as Administrative offices and meeting rooms for the Happehatchee Volunteers and Staff.

14. Proposed Use:

The proposed uses for the Girl Scout House include:

- Providing an ADA bathroom;
- Providing space for small meetings, meditations, small classes and other small events;
- Providing space for viewing documentaries;
- Providing space for group discussions;
- Housing a Girl Scout Exhibit;
- Providing Space for Webinars and Teleconferencing;
- Continue Use as Administrative Office and Welcome Center.

We plan to work with Koreshan State Historic Site, the Estero Historical Society and the Boy and Girl Scouts and collaborate with them in historic community events at the Girl Scout House.

The Proposed Uses for the Agriculture 2 zoned Happehatchee Center Campus are:

1. Preserving the 2012 building footprint so that the land will not be further developed;
2. Preserving our agricultural heritage through:
 - Gardening
 - Native Plant Propagation

- Growing Medicinal Plants
- Permaculture
- Edible Landscaping
- Butterfly gardens
- Worm farming
- Outdoor Classroom Facilities
- Art in Nature for Youth and Adults

3. Passive Recreation Opportunities such as:

- Picnic Areas
- Nature Walk
- Universe Walk
- Ecosystem Educational Walk

15. Statement of Significance:

The Girl Scout House and the Happehatchee Center grounds are historically significant for a number of reasons. The land was originally owned by the Koreshans. The Girl Scout House was built by the Army over 70 years ago in the 1940's for use as a barracks. As such it represents a valuable source of World War II History.

The Girl Scout House and the Happehatchee Center grounds are also significant because of their use by the Girl Scouts of SW Florida beginning in 1947 as Camp Caloosa and continuing to the present. The Girl Scouts held campfires, solar cooking contests, educational activities, rallies and overnight camping activities at the Happehatchee Center through the entire period.

The significance of the Happehatchee Center to the Girl Scouts is evidenced by the "Happehatchee Badge" that the Scouts can earn for work done at Happehatchee. The Girl Scouts are in the process of developing another badge for environmental awareness and education that will be earned at Happehatchee. Much of the history of the Girl Scouts in Lee County occurred at the Happehatchee Center. The Boy Scouts have also used the Happehatchee Center as a place to learn about nature, volunteer for clean ups, repair and environmental educational activities.

The Girl Scout House and the Happehatchee Center grounds were the home of Ellen Peterson, a well-known environmentalist and social justice advocate. Several environmental and social justice groups in Southwest Florida were born at the Happehatchee Center and held meetings on the property during her lifetime.

16. Historic Designation:

Designated as an individual resource in Lee County-Public Hearing Scheduled for 12/19/2012 by Lee County

17. Protection of the Property:

LDC Chapter 22 Historic Preservation Pending

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

The property is threatened by loss of structural integrity, encroaching development, and adverse environmental conditions.

The property is surrounded by land that has been approved for development. It is important that this oasis be preserved.

Village Partners, LLC owns approximately 70 acres surrounding the Happehatchee Center on three sides. That land is for sale and has been zoned for commercial development and for approximately 500 residential units.

The structural integrity of the Girl Scout House is threatened by the rotting window and door sills, broken windows and rotting floors and eaves.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent _____ Good _____ Fair Poor _____

List any specific factors or problems that contribute to the present condition of the property:

The condition of the property is fair and deteriorating. The structural integrity and weather-tight integrity are in jeopardy because of prolonged neglect. This is seen in the rotting sills, floor and eaves and broken and poorly fitting windows.

20. Maintenance/Protection/Curation:

The property will be maintained by the Happehatchee Center, a non-profit entity.

21. Project Planning: Indicate the highest level of project planning completed:

Schematics

Construction Documents

____ **Other (specify)**

Please provide an explanation and description of the level of planning that is identified as completed

See Attachment D-Architectural Schematics Drawings

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

All project work will be supervised by Scott Bartels, General Contractor and will be done in compliance with the Secretary of the Interior's Standards for Historic Preservation projects. All Project work listed below will be done on the Girl Scout House:

- Install two battery Exit signs and lights over French doors, hall door
- Build required fire wall between kitchen and laundry room
- Build a hard surfaced handicapped parking space next to ramp and tree
- Replace handicapped entry ramp handrail
- Widen office doors and main restroom door to accommodate wheel chairs
- Replace main restroom fixtures with ADA compliant commode and sink
- Replace broken rear restroom commode, remove shower and enclose room with wall and door
- Repair rotting back hallway door
- Build deck to connect two rear exit doors
- Repair front porch flooring, entry stairs and doorways where rotted
- Replace broken windows in kitchen and meeting rooms with tighter energy efficient windows
- Repair and replace rotten eaves and gutters

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed with 9 to 12 months.

PROJECT ACTIVITY	MONTH
------------------	-------

	1	2	3	4	5	6	8	9	10	11	12
A- Install two battery Exit signs and lights over French doors, hall door	X										
B- Build required fire wall between kitchen and laundry room		X									
C- Build a hard surfaced handicapped parking space next to ramp and tree			X								
D- Replace handicapped entry ramp handrail	X										
E- Widen office doors and main restroom door to accommodate wheel chairs				X							
F- Replace main restroom fixtures with ADA compliant commode and sink				X							
G- Replace broken rear restroom commode, remove shower and enclose room with wall and door				X							
H- Repair rotting back hallway door					X						
I- Build deck to connect two rear exit doors					X						
J- Replace broken windows in kitchen and meeting rooms with tighter energy efficient windows						X					
K- Repair front porch flooring, entry stairs and doorways where rotted								X			
L- Repair and replace rotten eaves and gutters							X				

Indicate any critical dates associated with the above timetable and explain why they are critical.

21. Attachment Checklist:

Please check the supporting documents that are attached to this application.

 X Documentation of total project cost and applicant's share.

Include back up from Professionals (such as bids or cost estimates).

See Attachment **B, C**

Documentation for demonstrated financial hardship.

 X Additional photographs describing the existing condition of the property.

See Attachment A

 X Letters of endorsement and support from community groups or civic leaders.

See Attachment E

 X Architectural project schematics or construction documents, if available.

See Attachment D

 X Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.

See Attachment F

 X If designation is pending letter of review by Lee County Planning staff.

See Answer to number 16

CERTIFICATION

25. If you have received assistance under this program before, please provide the name, address, and the year the assistance was received.

No previous assistance was received

26. Applicant Certification: This certification must be signed by the duly authorized representative of the applicant, organization or agency.

I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.

Name (type or print): Genelle Grant

Signature: *Genelle Grant* **Date:** 12-13-12

Agency or Organization: Hatchee Center, Inc.

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

The applicant owns the property (see attachment **F**)

I, the undersigned, am the owner of the property identified in Item 2 of this application and hereby acknowledge my support and full concurrence with this application.

Name (type or print): _____

Signature: _____ **Date:** _____

Address: _____

City, State, Zip: _____

Daytime Telephone: _____

SHOULD YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION,

PLEASE CONTACT GLORIA SAJGO (219) 533-8311 OR FAX (219) 485-8319

End of Application

ATTACHMENTS

A-Supporting Photos

B-Estimate/Bids

C-Supporting documents of Expenses paid

D-Schematics

E-Letters of Support

F-Support of Protection and Ownership



Side Entry off Handicapped Ramp



Handrails on Handicapped Ramp



Eaves

A



Rotting Window Sills



Rear Yard Exit Door and Proposed Space for Deck



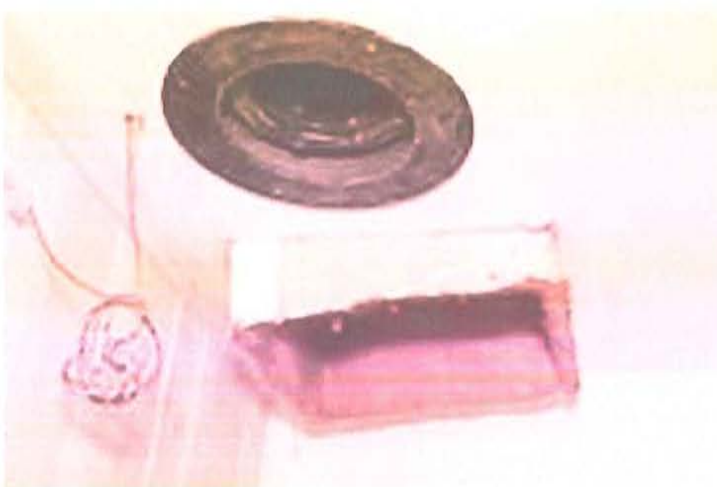
Utility Room Ceiling (Room for Fire Wall Construction)



Rotting Window Sills



Rear Yard Exit Door and Proposed Space for Deck



Utility Room Ceiling (Room for Fire Wall Construction)



5591 Halifax Ave. Ft. Myers Florida 33912
1-239-229-2952 CGC024691

Proposal for Historic Happehatchee House Repairs

- 1) Landscape removal and re-grading at foundation.

The repairs listed further below will require clear access to the roofs edge and only be effective if the plants are cleared back before this work begins. These overgrown plants are part of the problem that has caused the various parts of the building to stay wet causing rot and decay. Years of leaf accumulation have contributed to the buildup of the grade around the house and this must be removed to allow air circulation under the house to prevent further damage and termite infestation through the soil that is in contact with the floor system. This is a project that could well be done with volunteer labor through the Happehatchee friends. We at FABS will volunteer supervision for one day if Happehatchee organizes a volunteer labor force. NO Charge

NOTE: The following repairs are contingent upon the above volunteer work being completed prior to this work.

- 2) Rebuild Double French Door

Remove all rotten wood around and including door jamb and threshold. Replace with fir or #1 Southern Yellow Pine milled to fit and primed and painted on all sides before installation. This is the lumber that was originally used in this house and is more expensive than lumber typically used today. Repair both doors if possible or replace with similar style and type. Includes all necessary painting to complete. Materials \$1,800.00 Labor \$2,000.00.....Total \$ 3,800.00

- 3) Rebuild Single French Door at egress emergency exit

Remove all rotten wood around and including door jamb and threshold. Replace with fir or #1 Southern Yellow Pine milled to fit and primed and painted on all sides before installation. This is the lumber that was originally used in this house and is more expensive than lumber typically used today. The door is beyond repair so replacement with similar style and type will be necessary. Includes all necessary painting to complete. It will be necessary to provide a landing outside this door for code compliance of fire egress. This will be constructed with P.T lumber and is included in this price. Materials \$2,000,400.00 Labor \$2,250.00Total \$4,250.00

- 4) Replace Rotten Facia and Roof decking

Removal of all of the 2x4 facia and replace with Southern Yellow Pine that has been pre primed and painted before installation. This requires removing metal roof screws and lifting the roofing to provide clearance to remove the facia. The existing metal roof drip edge might have to be replaced at the same time and the roofing underlayment will have to be patched. There is one area that has been damaged by a falling limb and more roofing will be removed in this area so the damaged 1x4 roof decking can be replaced with like kind material and painted before the roofing is re-installed. Material \$ 750.00 Labor \$ 3,600.00.....Total \$ 4,350.00

B

(B1)

5) Repair Front Porch Flooring and Stairs

Removal of all rotten wood and replace with P.T. structure and decking that is similar to existing. New decking to be stained with waterproofing finish to simulate color and finish of existing. Old Concrete block stairs to be removed and replaced with P.T. wood stairs. Repair old screen enclosure due to this construction. Materials \$ 2,800.00 Labor \$ 4,300.00

..... Total \$7,100.00

6) Repair and re-support Floor

Repair of weak and failing finish flooring and floor joist structure below will need to be addressed on as needed basis once this work commences. It will be necessary to investigate various different areas of this situation and determine the proper repair as we discover it. Most of the work will be done from the underside of the house , trying not to disturb the finish flooring above but rather add secondary supports and attachment in the form of secondary P.T. joists added alongside existing ones. Further structural support in the way of girders and foundations may be considered. Should finish flooring need to be disturbed or replaced, effort will be made to locate vintage flooring that will closely resemble the existing. This work will be undertaken on a time and material basis. \$50.00 per man hour will provide skilled carpenters and all associated license and insurance requirements. Materials costs will be disclosed and 10% will be added for builders handling fees. A budget of \$ 10,000.00 should be considered at this time. Upon further discovery , this budget might be revised up or down.

Budget\$ 10,000.00

These estimates for Repairs are respectfully submitted for your consideration.

Thank you,

Scott Bartels Pres.

Florida Allternative Building Systems Inc.

Total \$29,500

Other Expenditures (this list of expenditures that was compiled by staff based on documentation provided by the applicant)

Work	Amount Paid
Septic Tank - Total	15,090.00
Painting (Porch & Bathroom)	450.00
Lowe's - Total	1,616.76
Well - Total	765.00
HVAC work - Total	309.00
Emergency lights - Total	353.00
Bathroom	150.00
	18,733.76

(c)



8791 Corkscrew Rd. Estero, FL

www.happehatchee.org

**Addendum to the Happehatchee Center Proposal
to Lee County Historic Preservation Board**

April 2013

A. Costs of improvements and ADA additions:

a. Expenses incurred and committed:

i. Architect Ron Sebring:	\$5,820
ii. Camp Rigby, Gazebo roof:	7,285
iii. Danny Gilman, parking area:	6,600
iv. Safety Signal Systems, fire alarms GSH:	5,852
v. Vegetation removal and grading around GSH:	1,000
vi. Electrician: wiring repair, exits, lighting	4,500
vii. Classic Pavers, Inc., ADA parking spaces:	5,000
viii. Driveway widening and repair	<u>7,456</u>

Total \$43,513

b. Expenses pending:

i. Girl Scout House:

1. ADA bathroom construction	\$ 8,000
2. Repair/replace French doors	Bartels
3. Fire exit signs installed	800
4. Rails on ramp installed	12,000
5. Soffits and fascia repaired around roof	Bartels
6. Front porch floor and entry stairs replaced	Bartels
7. All aluminum windows replaced	to be determined
8. Reinforce wood flooring in house	5,500 Bartels
ii. Construction of new ADA bathroom	\$ 15,000
iii. Fans, lighting for Gazebo	3,000

\$38,800

iv. Other projects to be determined

B. Sources of funding for the Happehatchee Center:

- a. **Classes and workshops.** Public classes ended in April 2012. For the past year, there has been no income from this stream.
- b. **Donations** from Ellen Peterson's friends and the public diminished by 80% in 2012 compared to 2011 (the year Ellen died).
- c. **Volunteer and in-kind support.** The Happehatchee Center's Board of Directors consists of five professional women, four of whom were friends of Ellen Peterson, three of whom are retired. They each contribute more than 20 hours a week of service and have so since October 2011 when Ellen died. One Board member is an accountant and one is an attorney, and they provide bookkeeping and legal advice to the Happehatchee Center for free. The accountant receives a small fee for preparing the taxes.

The Caretaker lives in the apartment connected to the Girl Scout House, and works for the Center in exchange for living there free of charge.

Twelve Advisors and dozens of hearty Volunteers have donated thousands of hours of work to clean out, organize, reorganize, and help "Happe" forge forward.

d. Endowment from Ellen Peterson

- i. Ms. Peterson willed approximately \$300,000 to the Happehatchee Center.
- ii. For the survival of the Center, the Board of Directors has borrowed \$80,000 from the Happehatchee Center Endowment Fund, to finance the repairs and reconstructions necessary for compliance with Lee County, ADA, and Fire Department standards.

C. Sustainability Plans:

a. Low-impact land and facilities utilization.

- i. Happehatchee Center will be open to the public from 9AM to 5PM on Fridays and Saturdays. This two-day-a-week schedule honors the vulnerability of the natural environment of the grounds, as well

as the aging condition of the Girl Scout House and the other old wooden structures.

- ii. Preservation of current building footprint. After the ADA bathroom is completed, there will be no other construction on the property.
- iii. Worship Circles, Events, retreats and workshops that occur during and/or outside of office hours will be conducted with maximum consideration for the environment. This includes the materials used and their appropriate disposal.

b. Classes, retreats and workshops.

- i. Public programming will resume for Fridays and Saturdays, and income will stream in as the public enjoys a variety of eco-spiritual learning opportunities.
- ii. Regular and consistent worship circles, Girl Scout meetings and eco-spiritual programs and gatherings will fortify ongoing support.

c. Fundraising

- i. The Happe Sustainability Team is developing the "Friends of Happehatchee" Annual Membership Program.
- ii. Several volunteers are organizing a Happe Gift Shop
- iii. The Nursery Team is researching and propagating medicinal herbs to teach about and sell.
- iv. A group is organizing to offer Life Celebrations at Happehatchee, to provide a natural, outdoor setting for weddings, quinceñeras, and parties.
- v. The Finance Committee continues to research and write grant proposals.
- vi. Donations will flow in as Ellen's friends and the community see the safe and shining renewed Happehatchee Center.

Thank you very much.

ron sebring, architect

24508 mountain view drive
bonita springs, florida 34625
ph: 239.344.7601 fax: 239.348.7680

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IMPROVEMENTS TO:

HAPPEHATCHEE CENTER

8791 Corkscrew Road
ESTERO, FLORIDA

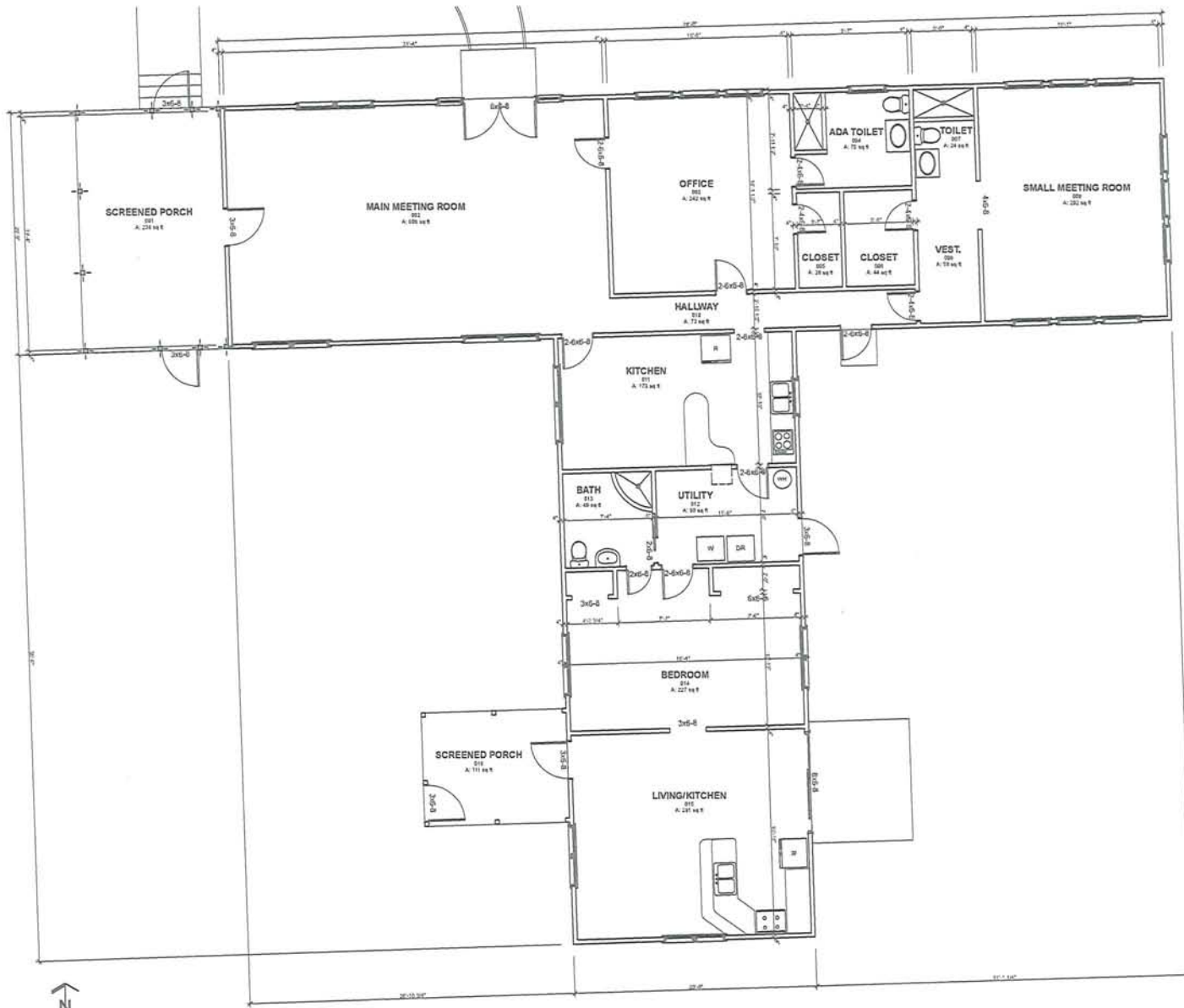
DESIGN DEVELOPMENT

project #: 0019
date: 12-11-12
revision date:

SHEET #:

A-101

OF 5 SHEETS



1 GIRL SCOUT HOUSE FLOOR PLAN
SCALE: 1/8" = 1'-0"



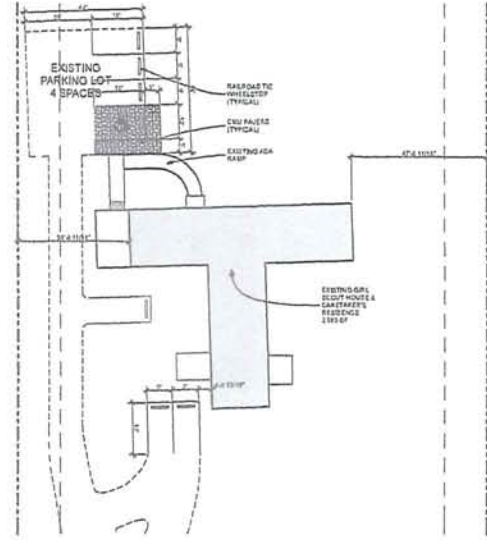
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D(1)

ron sebring, architect

24508 marshall way drive
tomba center, florida 32052
ph: 239.342.7550 fax: 239.342.7551

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3 GIRL SCOUT HOUSE SITE DETAIL
A-002 SCALE: 1" = 2'

IMPROVEMENTS TO:

HAPPEHATCHEE CENTER
8791 Carlscrew Road
ESTERO, FLORIDA

DESIGN DEVELOPMENT

project #: 2013
date: 12-11-12
revision date:

SHEET #:
A-002
OF 5 SHEETS

D(2)



The College of Life Foundation, Inc.

P.O. Box 97 ~ Estero, Florida 33928

Phone (941) 992-2184 Fax (941) 495-0201

December 11, 2012

Gloria M. Sajgo
Principal Planner
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902-0398

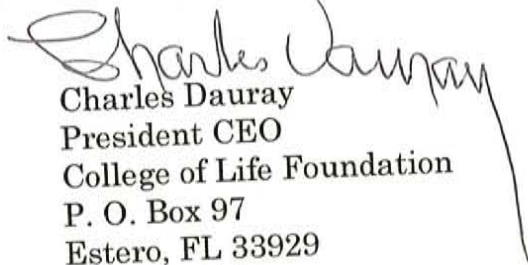
Dear Gloria:

Please accept this letter as an endorsement to the application from the Happehatchee Center for historic designation. As a prominent member of the Estero community, this popular center is widely recognized and appreciated.

In recent meetings, we have discussed the mission of the center going forward. The continued programs offered will be a positive addition to Estero community activities. The historic buildings located on the property have been used by the Girl Scouts for several decades and hold much historic significance.

Thank you for your consideration. The College of Life Foundation understands the rigorous application process that Lee County uses in historic designation. We believe that the historic significance of the buildings on the property warrant this designation.

Sincerely,


Charles Dauray
President CEO
College of Life Foundation
P. O. Box 97
Estero, FL 33929
239-992-2184

E

December 1, 2012

To Whom It May Concern,

I am writing this letter to support the application for a grant to refurbish the buildings that are located on the Happehatchee site. This location has a unique history. In 1947 Lee County Girl Scouts purchased the 5 acres to use as a camp. Shortly thereafter they had two barracks moved from Buckingham Airfield to the property to be used as sleeping quarters for those camping on the site. It was named Camp Caloosa after the local Indians.

Many leader-training sessions were held at Camp Caloosa and troops camped and learned how to cook using tin cans to make everything from fried eggs to a baked cake.

This property needs to be maintained so that future scouts can enjoy the out-of-doors as much as it was enjoyed in the past.

Sincerely,

Marti Shuster
Marsha Alleman
Daralene Jones (posthumously)

Girl Scouts of Gulfcoast Florida, Inc. History/Archives Committee

E

December 1, 2012

To Whom It May Concern,

I am writing this letter to support the application for a grant to refurbish the buildings that are located on the Happehatchee site. This location has a unique history. In 1947 Lee County Girl Scouts purchased the 5 acres to use as a camp. Shortly thereafter they had two barracks moved from Buckingham Airfield to the property to be used as sleeping quarters for those camping on the site. It was named Camp Caloosa after the local Indians.

Many leader-training sessions were held at Camp Caloosa and troops camped and learned how to cook using tin cans to make everything from fried eggs to a baked cake.

This property needs to be maintained so that future scouts can enjoy the out-of-doors as much as it was enjoyed in the past.

Sincerely,



Mari Shuster



Marsha Aleman

Darlene Jones (posthumously)

Girl Scouts of Gulfcoast Florida, Inc. History/Archives Committee

18.50 REC
.70
19.20

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 22nd 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.

F

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 HATKINS

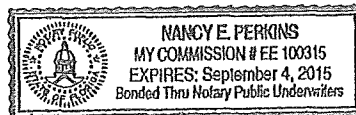
Nancy E. Perkins
Witness #2 Signature
Print Name: Nancy E. Perkins

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

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:



**2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA
Submission Deadline: December 14, 2012**

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

-
- Project No. 12-13/-3 (to be assigned by staff)
- LEWIS
1. Project Title: MAIN ROOF RESTORATION
 2. Location or Address of Project: 15751 NORTH RIVER RD.
ALVA, FL 33920
STRAP Number (Property Tax Id Number) 15-43-26-00-00004.0000
 3. Applicant Name and Address:
Full Name of Applicant: PAMELA DANA LEWIS
Address: 15751 NORTH RIVER RD. ALVA, FL 33920
 4. Designated Project Contact:
Name: PAMELA LEWIS
Address: SAME
Daytime Telephone: 239-597-4497 x3
Fax Number: 239-597-1648
E-Mail: PLEWIS@PELICANBAY.ORG
 5. Funds Requested: \$ 20,500.00
Applicant's Cost Share: \$ 25,000.00 +
Total Project Cost: \$ 45,500.00+

RECEIVED
DEC 14 2012
COMMUNITY DEVELOPMENT

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

FUNDING IS REQUESTED TO REPLACE THE ASPHALT SHINGLE MAIN ROOF WITH METAL (OF A HISTORICALLY CORRECT NATURE). THE HOUSE IS AN EXAMPLE OF FLORIDA CRACKER STYLE + THE ASPHALT SHINGLE ROOF IS INAPPROPRIATE. WE DESIRE TO RETURN THE ROOF TO A MORE APPROPRIATE METAL ROOF.

7. Photograph: Attach 3" x 5" or 4" x 6" photograph of the principal view of the property. This photograph should be of suitable quality and clarity for publication. If desired, include additional photographs as an attachment. (NOTE: This must be a current photograph of the property.)

8. Cost Estimate: Provide a detailed breakdown of estimated cost for each major work item for which assistance is requested. **Provide back-up documentation from professionals (such as bids or cost estimates).**

REPLACEMENT OF MAIN ASPHALT SHINGLE ROOF WITH METAL. SEE ATTACHED QUOTE. WHILE THE BID IS FOR \$20,500.00, IT CAN'T (DOESN'T) TAKE INTO ACCOUNT, REPAIRS FOR ANY DAMAGE TO THE ROOF'S SUBSTRUCTURE, PRIOR TO PUTTING ON THE METAL ROOF, SO ACTUAL COST MAY BE GREATER.

9. Applicant's Cost Share: List the nature, sources and amount/value of:
- The applicant's resources that have directly contributed to the evaluation, preservation, stabilization or restoration of the property.
 - Other resources available to the property for the project for which assistance is being requested in this application.

NOTE: Provide documentation (such as receipts, letters of commitment for volunteer labor or donations etc.) for each item included in Applicant's Cost Share as an attachment.

WE HAVE SPENT THE LAST 11 YEARS WORKING ON THE HOUSE, ALMOST EVERY WEEKEND. WE SPENT 8 MONTHS OF WEEKENDS REMOVING HEART PINE FROM A ONE HUNDRED YEAR OLD HOUSE ON OWANITA RD (OWNED BY MIKE + EBUFF DOVE). THE INTERIOR HAS COME A LONG WAY BUT THE EXTERIOR HAS REMAINED VIRTUALLY UNTOUCHED (OTHER THAN STABILIZING THE UNDERSTRUCTURE). WE JUST STARTED WORKING WITH THE HISTORIC PRESERVATION GRANT PROGRAM IN 2012, WITH THE EMPHASIS ON RESTORING THE EXTERIOR. NOT KNOWING WE WOULD NEED TO DOCUMENT COST FOR THE FIRST 10 YEARS, WE HAVEN'T. MY BEST GUESSTIMATE ON MONEY SPENT WOULD BE APPROXIMATELY \$30,000.00 WHICH DOESN'T INCLUDE OUR TIME. OTHER THAN ROOF, OUR NEXT/CURRENT LARGE EXPENDITURE IS WINDOWS + DOORS FOR THE 56 FT. LONG L SHAPED PORCH ON THE FRONT/SIDE OF THE HOUSE.

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment.

11. Age of Property: Indicate date of construction of property and dates of major alterations or additions.

WE HAVE THE ABSTRACT OF TITLE FOR THE PROPERTY WHICH DATES BACK TO AN ORIGINAL LAND GRANT (KIND OF CONVEYANCE: US PATENT) SIGNED BY PRESIDENT BENJAMIN HARRISON ON AUG. 12, 1891 (TO JASPER PEARCE)

12. Original Use and Significant Historic Uses:

UNKNOWN. WE HAVE NOT RESEARCHED THIS ASPECT OF THE PROPERTY. THE ASSUMPTION WOULD BE AGRICULTURAL.

13. Present Use: RESIDENTIAL

14. Proposed Use: RESIDENTIAL

15. Statement of Significance: In the space below, explain why the property is historically significant.

THE HOUSE IS AN EXAMPLE OF A FLORIDA CRACKER STYLE HOME, WHICH HAS HAD EXPANSIONS OVER THE PAST 116 YEARS. THERE ARE CLEAR EXAMPLES OF THE DIFFERENT AGES OF THE ADDITIONS. DESPITE 'MODERN' IMPROVEMENTS, MUCH OF THE ORIGINAL STRUCTURE LAY BENEATH THE LAYERS OF 'IMPROVEMENTS'!

WE HAVE THE ABSTRACT OF TITLE TRACING EVERY TRANSACTION OF THE HOUSE, TRACING IT BACK TO IT'S ORIGINAL LAND GRANT, SIGNED BY PRESIDENT BENJAMIN HARRISON IN 1891 (CONVEYANCE BY US PATENT). LEE COUNTY HISTORICAL SOCIETY INDICATED THAT A BUILDING NEEDED TO BE ON THE PROPERTY FOR 5 YEARS PRIOR TO A LAND GRANT.

16. Historic Designation: Which of the following, if any, is applicable to the property?

- Listed in the National Register either individually or as part of a district.
 Located in a designated historic district in Lee County.
 Designated an individual resource in Lee County.
 Application pending (explain below). If application is pending, please include letter of project review by the Lee County planning staff as an attachment.

FORGIVE ME, AS I'M NOT SURE OF THE STEPS + WHICH ONE THE PROPERTY IS (SEE ATTACHED). I BELIEVE THE PROPERTY HAS GONE THROUGH ONE STEP + IS NOW GOING TO THE LEE COUNTY HISTORIC PRESERVATION BOARD ON WED. DEC. 19TH AT 10:00AM.
HDC 2012-0003

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

- ? Review under LDC Chapter 22, Historic Preservation ON AGENDA FOR 12/19/12
 Preservation or conservation easement
 Protective covenants
 Other (specify) _____
 None of the above

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

THE PROPERTY SITS VERY CLOSE TO CR 78. WHEN THE TELEGRAPH CREEK BRIDGE WAS REBUILT IN 1994 THE ROAD FURTHER ENCRoACHED ONTO THE PROPERTY. ANY FURTHER WIDENING OF CR 78 WOULD DIRECTLY THREATEN THE PROPERTY.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent Good Fair Poor

List any specific factors or problems that contribute to the present condition of the property.

WHILE WE HAVE SPENT THE PAST 11 YEARS SHORING UP THE STRUCTURE, REMOVING PANELING, SHAG CARPETING, LINOLEUM, REPAIRING EXTENSIVE TERMITE DAMAGE, UNCOVERING ORIGINAL HEART PINE FLOORS, WALLS + CEILINGS... THERE REMAIN ISSUES WITH THE EXTERIOR WHICH WE'D LIKE TO RESOLVE + RETURN TO A MORE ORIGINAL (VERNACULAR) APPEARANCE. WE WOULD LIKE TO REMOVE THE ASPHALT SHINGLE ROOFS + REPLACE WITH METAL, REMOVE ALUMINUM WINDOWS + REPLACE WITH WOOD WINDOWS + REMOVE ALUMINUM SIDING. THERE IS ALSO AN UNSIGHTLY MUDROOM ADDITION ON THE NORTH SIDE WHICH WILL EVENTUALLY BE REMOVED + HOPEFULLY BE REPLACED WITH A SCREENED PORCH.

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion.

WE HAVE PUT HEART + SOUL + COUNTLESS HOURS INTO THIS HOUSE BECAUSE WE LOVE IT - THE CHARACTER + CHARM ARE IRREPLACABLE. WE HAVE DONE ALL THIS WORK, + WILL CONTINUE TO DO SO AS WE INTEND FOR THIS TO BE OUR HOME WHEN WE RETIRE. WE LIVE IN THE HOUSE 3 DAYS A WEEK (AS WE WORK IN NAPLES). WITH THE COMPLETION OF '75 WE WILL TRY IT AS OUR FULLTIME RESIDENCE.

21. Project Planning: Indicate the highest level of project planning completed:

Schematics

Construction Documents

Other (specify) ROOFING ESTIMATE FROM CROWTHER

Please provide an explanation and description of the level of planning that is identified as completed.

CROWTHER WILL BE DOING THE PORCH ROOF + 2 SUB ROOFS ON THE NORTH + EAST OF THE HOUSE WITH THE ASSISTANCE OF A 2012 HISTORIC GRANT + OUR OWN FUNDS. WE PLAN TO USE CROWTHER FOR THE MAIN ROOF AS WELL.

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

REMOVE ASPHALT SHINGLE ROOF + REPLACE WITH A HISTORICALLY CORRECT METAL ROOF (5V?). EXACT TYPE OF METAL TO BE DETERMINED WITH COUNTY INPUT AS TO THE MOST HISTORICALLY CORRECT OPTION.

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed with 9 to 12 months.

PROJECT ACTIVITY	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
A												
B												
C												
D												
E												
F												
G												
H												

Indicate any critical dates associated with the above timetable and explain why they are critical.

THIS PROJECT SHOULD BE ACCOMPLISHED VERY QUICKLY, ONCE IT BEGINS, AS IT IS THE REMOVAL OF AN ASPHALT ROOF + REPLACEMENT WITH METAL. THERE ARE NO ASSOCIATED ISSUES (OTHER THAN WEATHER) THAT SHOULD ADVERSELY EFFECT THE PROJECT.
I WOULD EXPECT IT WON'T TAKE MORE THAN 1 WEEK - 2 WEEKS (AT THE MOST).

24. Attachment Checklist:

Please check the supporting documents that are attached to this application.

- Documentation of total project cost and applicant's share. **Include back up from professionals (such as bids or cost estimates).**
- Documentation for demonstrated financial hardship.
- Additional photographs describing the existing condition of the property.
- Letters of endorsement and support from community groups or civic leaders.
- Architectural project schematics or construction documents, if available.
- Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.
- If designation is pending letter of review by Lee County Planning staff.

CERTIFICATION

25. If you have received assistance under this program before, please provide the name, address, and the year the assistance was received.

PAMELA DANA LEWIS, 15751 NORTH RIVER RD. ALVA, FL 33920
\$6000.00 PORCH ROOF - 2012

26. Applicant Certification: This certification must be signed by the duly authorized representative of the applicant, organization or agency.

I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.

Name (type or print): PAMELA DANA LEWIS

Signature:  Date: 12/12/12

Agency or Organization: OWNER

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

I, the undersigned, am the owner of the property identified in Item 2 of this application and hereby acknowledge my support and full concurrence with this application.

Name (type or print): PAMELA DANA LEWIS

Signature:  Date: 12/12/12

Address: 15751 NORTH RIVER RD.

City, State, Zip: ALVA, FL 33920

Daytime Telephone: 239-597-4497 x3

SHOULD YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION, PLEASE CONTACT GLORIA SAJGO (239) 533-8311 OR FAX (239) 485-8344

End of Application

Roof Replacement Proposal

Prepared for:

PAM LEWIS

RESOURCES TO DO THE JOB -- ANY JOB!



Crowther Roofing and Sheet Metal of Florida, Inc.

Ft. Myers: (239) 337-1600 ♦ Naples: (239) 649-5006 ♦ Port Charlotte: (941) 764-9800
Sarasota: (941) 343-9600 ♦ Jupiter (561) 624-9400

INITIALS _____

Roof Replacement Proposal

12/5/12

Crowther Roofing and Sheet Metal of Florida, Inc. (hereafter "Crowther") submits this proposal subject to the terms and conditions outlined on the reverse side:

**Owner / Agent
Address**

**PAM LEWIS
15751 N. RIVER ROAD.
ALVA, FL. 33920**

**Name of Building
Address**

SAME

**Contact Person
Phone #
Fax #
Email**

**PAM LEWIS
239-694-1294**

Crowther Roofing & Sheet Metal of Florida, Inc.

2543 Rockfill Road, Fort Myers, Florida 33916
Phone: (239) 337-1600 Fax: (239) 337-0878

2900 South Horseshoe Dr., S., Suite 1400, Naples, Florida 34104
Phone: (239) 649-5006 Fax: (239) 649-6006

7321 International PL., Sarasota, Florida 34240
Phone: (941) 343-9600 Fax: (941) 371-8969

15865 Assembly Loop Rd., Jupiter, Florida 33478
Phone: (561) 624-9400 Fax: (561) 624-9189

Toll Free: 1-800-741-3114
www.crowther.net ♦ www.roofcheck.net

Florida Contractors License Numbers:
CCC 039822
CMC057026

INITIALS _____



Roof Replacement Proposal

We hereby submit specifications and estimates for roofing and sheet metal work as follows:

Roof Section(s) / Building(s)

Square Feet

MAIN ROOF

APPROX. 2000 S.F.

Proposal Details, Specifications and Estimate:

Remove existing shingle roof down to wood deck.

Remove and replace any damaged decking. * see Qualifier A below.

Re-nail deck to meet current bldg. codes.

Install (1) ply of self adhered MTS high temperature metal underlayment.

Furnish and Install 1" insulation board.

Furnish and Install 24 gauge 5-V Mill finish Metal Roofing System using screws, per current code and manufacturers' recommendations.

Reinstall existing gutters.

Remove all roofing debris from area and dispose of in approved landfill.

Provide building permit and schedule all necessary inspections.

Provide (3) year workmanship warranty.

INITIALS _____

Safety and Insurance:

Crowther shall be responsible for initiating, maintaining and supervising safety precautions in connection with the performance of this proposal.

We will provide Fall Protection utilizing a Safety Monitoring System in accordance with current OSHA Standards.

If Fall Protection other than Safety Monitoring is imposed, the cost of the additional Fall Protection will be added to the above mentioned Contract Amounts.

Crowther shall provide proper insurance and provide Owner with a copy of the insurance certificate.

Acknowledgements:

- ◆ Agreements are contingent upon strikes, accidents or delays beyond our control.
- ◆ Workers are fully covered by Workman's Compensation General Liability Insurance. Owner to carry fire, tornado and other necessary insurance.

Qualifications:

- (a) Because the condition of the existing roof deck is hidden until the roof is removed, there may be some necessary repairs to the deck to ensure that we have a smooth, pliable surface to install the new roof systems. Any minor repairs to the roof deck will be completed at a \$75.00 per sheet of plywood basis. (Labor included)
- (b) There may be some necessary repairs to any area that is hidden or unforeseen such as but not limited to fascia, sub-fascia and soffit etc. Any repairs to these areas will be completed at \$7.50 per linear foot for standard (pine lumber). For Premium lumber such as cedar additional material charges may apply. (Labor included)
- (c) Materials specified and or quoted here may not be available at time of construction. The increase cost of alternate material or procurement methods will be added to the contract if implemented.
- (d) The color of the new metal flashings will need to be chosen from standard manufacturer's color selection and verified in writing prior to commencement of this work.
- (e) All sheet metal components to be lapped together or have underside expansion-plates installed in accordance with the installation guidelines of SMACNA (Sheet Metal and Air Conditioning Contractors' National Association, Inc.).
- (f) Submit a full specification/detail package detailing all related roof details for the owner's agent approval. This package will need to be accepted by the owner's agent and verified in writing prior to commencement of this work.
- (g) This includes all the proper roofing permits and inspections required for this project. This will require the owner/owner's representative to complete and notarize a Notice of Commencement to obtain the proper permits.
- (h) Crowther to have access next to the building. This may require traffic/parking considerations at the existing facility.
 - a. Crowther Roofing has not included any consideration for landscape repair and if we are directed to landscaped areas for roof access, all repairs to return this area to the previous condition has been excluded from the scope of work.
- (i) This project is to be completed during normal business hours of the day, which are approximately 6:30 a.m. to 5:00 p.m.
- (j) Normal construction debris and noise shall be expected.
- (k) Clean up and removal from premises of all debris caused by this work is included.
- (l) The scope of work described above will be completed by experienced mechanics fully covered with the proper amount of workers compensation and general liability insurance.
- (m) Any additional scopes of work or repairs will incur the time and materials rates as stated prior. Such additional work will require the issuance of a Change Order to amend the proposed value.
- (n) We reserve the right to negotiate the Terms and Conditions of a Subcontract Agreement.
- (o) During the time the lightning protection is removed, Crowther Roofing and its insurance company are not responsible for possible lightning strikes during the completed of this work.
- (p) All re-roofs when tile is removed and replaced with other than tile (metal, shingle, etc.) are subject to deck deflections.
- (q) Any existing siding that has to be removed during the re-roofing process will be handled with the utmost care. However, due to possible age and deterioration it may be damaged beyond re-use. Therefore additional material charges for replacing this siding may apply.
- (r) Stucco and soffit paint are not included.
- (s) Crowther excludes satellite dish and/or solar panel removal and replacement.

INITIALS _____

Payment:

Base bid for 24 guage 5-V Mill finish system

\$ 20,500.00

Terms: 100% Due Upon Completion

NOTIFICATION:

This proposal may be voided by Crowther if not accepted within 30 days.

THE ABOVE REFERENCED PROPOSAL IS MADE SUBJECT TO THE TERMS AND CONDITIONS AS LISTED HEREIN. PLEASE REVIEW, SIGN BELOW AND RETURN TO CROWTHER FOR FINAL AKNOWLEDGEMENT AND SIGNATURE. ONE COPY OF THIS FULLY EXECUTED PROPOSAL WILL BE RETURNED FOR YOUR FILE.

Acceptance of Proposal:

The undersigned also acknowledges acceptance of all terms and conditions contained on the reverse side hereof ("Terms and Conditions"), which are incorporated herein and made part of this proposal for the work to be performed. Performance of the contract will be in accordance with the terms and conditions set forth on the reverse side hereof, together with any modifications, changes or addition to this agreement, which are made in writing and signed by both Owner and an authorized representative of Crowther Roofing & Sheet Metal of Florida, Inc.

OWNER:

Signature

Print Name: _____
As agent and/or on behalf of Owner

Title: _____

Date: _____

Ask about our Investment Protection Programs:



CROWTHER:

Print Name: Mark Simpson

Title: SURVEYOR

Date: 12/5/12

A Crowther Roof Is A Quality Roof



INITIALS _____

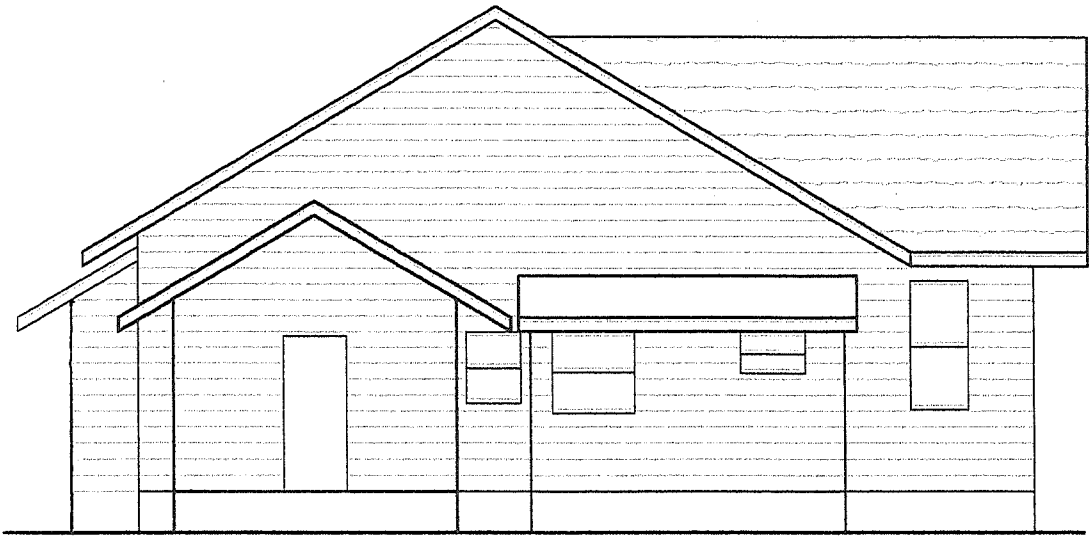
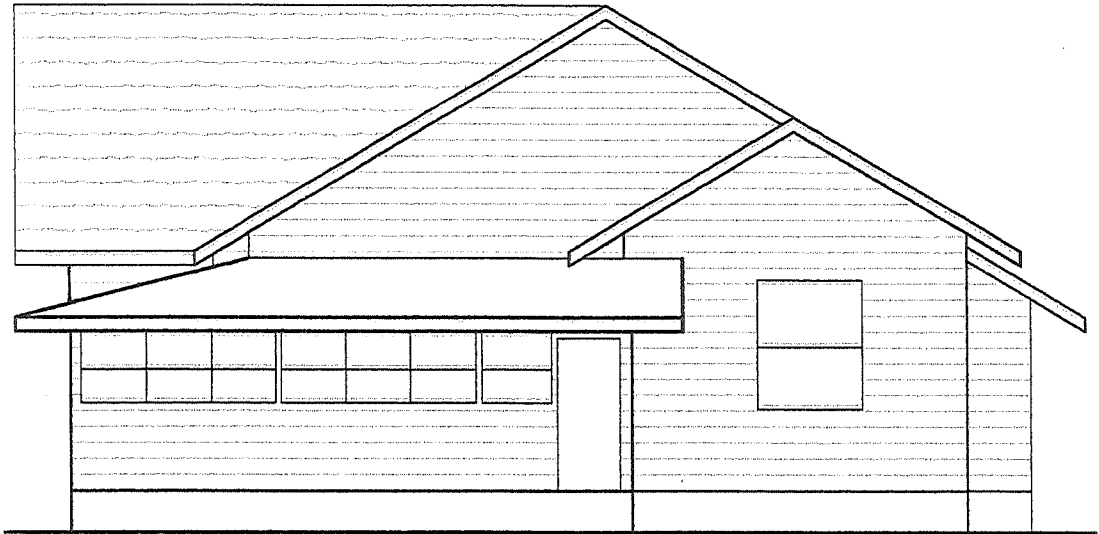
CROWTHER ROOFING & SHEET METAL OF FLORIDA, INC.

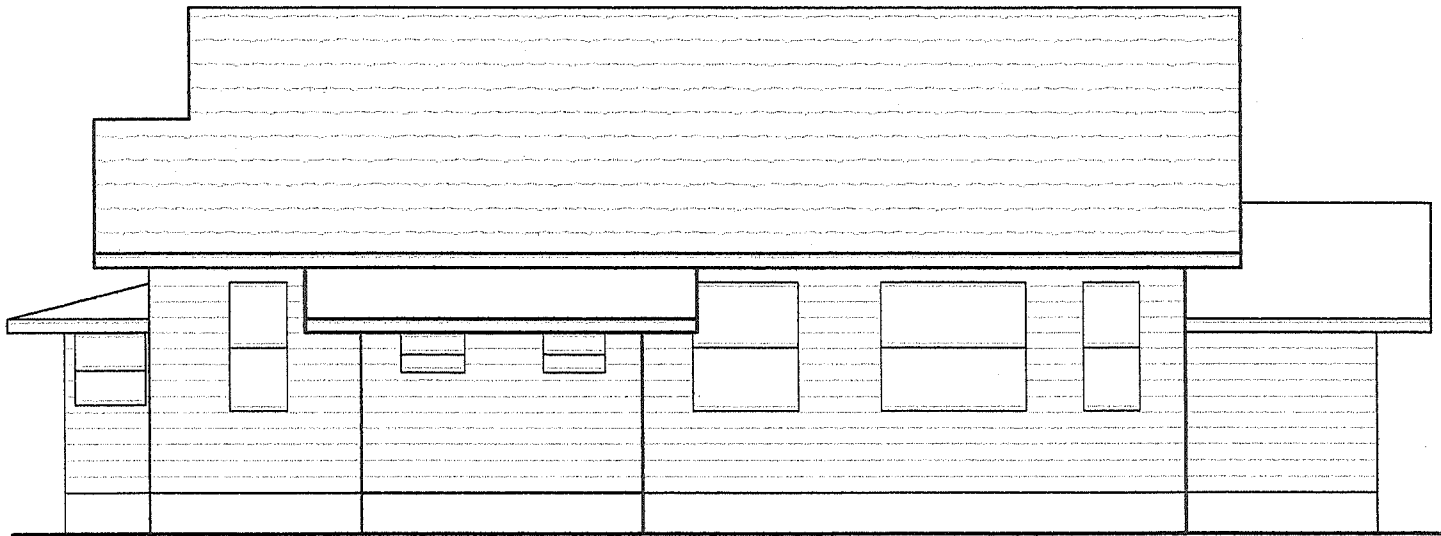
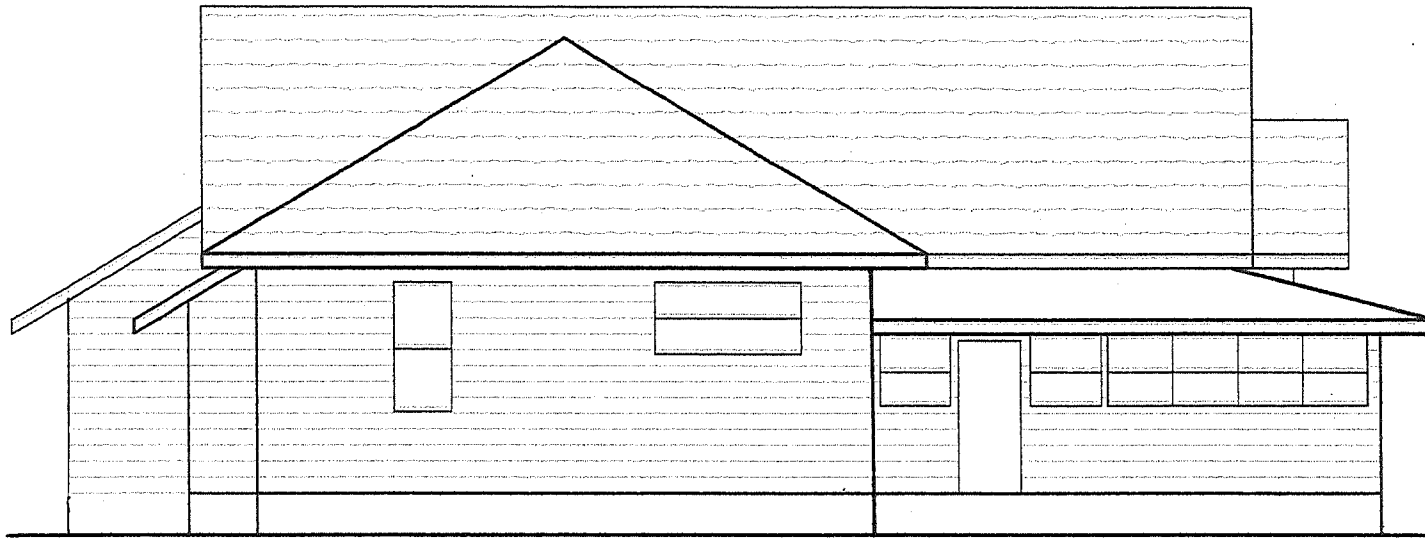
Terms and Conditions

1. All material is guaranteed as specified and the work to be performed in accordance to the terms and conditions as set forth on "Scope of Work" as mentioned above.
2. All work to be completed in a workmanlike manner according to generally accepted practices in the industry. Any alteration or deviation from the specifications set forth in this contract shall be set forth and agreed to in writing. All modifications to this contract will be performed upon written change order, which will require signature by Crowther Roofing & Sheet Metal of Florida, Inc. and Owner.
3. Owner to carry fire, wind, and other necessary insurance.
4. **Modification of Material Supply Pricing (if applicable):** It is understood and agreed that the building material market is currently in a very unstable situation which may result in increasing building material pricing for the performance of the work contained herein. The pricing for the building material to be supplied herein is specified on Page One. In the event that the building material market increases the costs of Crowther Roofing & Sheet Metal of Florida, Inc. under this Agreement, then in such event Crowther Roofing & Sheet Metal of Florida, Inc. will notify Owner of such increase and Owner will accept such increase not to exceed the sum of five percent (5%) of the total estimated building material costs plus reasonable overhead and profit on such cost increase to Crowther Roofing & Sheet Metal of Florida, Inc. not to exceed fifteen percent (15%) overhead and ten percent (10%) profit of such increased cost. In the event Crowther Roofing & Sheet Metal of Florida, Inc. notifies Owner of an increase in building materials which exceeds five percent (5%) of the original cost, then in such event Crowther Roofing & Sheet Metal of Florida, Inc. and Owner agree that either (a) Owner may cancel this contract, subject to Owner paying Crowther Roofing & Sheet Metal of Florida, Inc. for all materials supplied, ordered, or delivered to the job site and all work performed and installed on the job site, at which time both Crowther Roofing & Sheet Metal of Florida, Inc. and Owner shall have no further liabilities or any obligations under this contract, which will then be deemed to be cancelled and of no further force and effect, or (b) Owner will acknowledge the increase in price with such increase in price being passed along to the Owner in accordance with the increase in cost of such building material to Crowther Roofing & Sheet Metal of Florida, Inc. plus reasonable overhead and profit not to exceed fifteen percent (15%) overhead and ten percent (10%) profit of such increased cost based upon the current pricing for such building materials based upon the supply cost to Crowther Roofing & Sheet Metal of Florida, Inc. at the time of this proposal. Crowther's lien rights pursuant to Chapter 713, Florida Statutes, for labor and material furnished in performing the services shall not expire until 90 days after the expiration of the contract, together the amount due for additional work, on the day of completion. All amounts due to Crowther Roofing & Sheet Metal of Florida, Inc. shall bear interest at 1 1/2% per month from the date such amounts are due.
5. **Acceptance of Proposal:** Unless otherwise agreed to, Owner shall pay the entire unpaid balance of the contract, together the amount due for additional work, on the day of completion. All amounts due to Crowther Roofing & Sheet Metal of Florida, Inc. may either invoice the Owner for such work performed or, alternatively, the proposal contains a draw schedule for which Crowther Roofing & Sheet Metal of Florida, Inc. is to be paid. In either case, Crowther Roofing & Sheet Metal of Florida, Inc. shall be entitled to recover interest on all monies due and owing thirty (30) days from such time as the invoice is due or draws are due in accordance with the terms and conditions hereunder.
6. **Disclaimer of Incidental and Consequential Damages:** Owner expressly waives any and all claims for special, incidental or consequential damages that it may have against Crowther Roofing & Sheet Metal of Florida, Inc., including, without limitation, damages for loss of business and reputation, loss of use of the property, including any health problems or personal injury, including past, present or future water intrusion, mold, fungus, mildew or algae growth, together with a complete waiver of any and all claims as to damage to personal property or inventory. In addition thereto, Owner specifically excludes, waives and relinquishes any claims for structural deficiency, or damages that may occur during the re-roofing application, including, but not limited to, damages, cracking of interior ceilings or walls that may occur during the re-roofing process. As a mutual acknowledgment of consequential damages, Crowther Roofing & Sheet Metal of Florida, Inc. hereby waives and relinquishes all claims for consequential or incidental damages arising out of this contract and shall look only to receive the outstanding sums due and owing to Crowther Roofing & Sheet Metal of Florida, Inc. due hereunder, together with interest and attorney fees (if applicable), except as a result of any damage occurring to equipment, material or supplies which has been directly caused by the negligence of the Owner or the Owner's agents during the time period that Crowther Roofing & Sheet Metal of Florida, Inc. is performing its obligations hereunder.
7. **Disclaimer of Implied or Expressed Warranties:** Crowther Roofing & Sheet Metal of Florida, Inc. hereby specifically disclaims any and all warranties (incidental or otherwise) disclaims any and all liabilities for the painting required to be performed by Crowther Roofing & Sheet Metal of Florida, Inc., and all repairs for structural deficiency or damages which may occur during the re-roofing application, which includes but is not limited to damages, cracking to the interior ceilings or walls that may occur during the re-roofing process. Crowther Roofing & Sheet Metal of Florida, Inc. disclaims any and all liability or warranty for existing mechanical or electrical equipment, unless such mechanical or electrical equipment are addressed in Crowther Roofing & Sheet Metal of Florida, Inc.'s scope of work on Page One of this agreement as a separate line item of repair and responsibility. Crowther Roofing & Sheet Metal of Florida, Inc. excludes disconnect and re-connect of any existing antennas that may interfere with application of new roofing.
8. **Non Liability of Principals of Crowther Roofing & Sheet Metal of Florida, Inc. and Limitation of Liability to Insurance Coverage and Indemnification.**
 - a. **Non-Liability of Officers, Directors and Shareholders of Crowther Roofing & Sheet Metal of Florida, Inc.** The officers, directors or shareholders of Crowther Roofing & Sheet Metal of Florida, Inc. shall not be liable to Owner for any loss, injury or damage to Owner or to Owner's property, irrespective of the cause of such injury, damage or loss.
 - b. **Limitation of Liability of Crowther Roofing & Sheet Metal of Florida, Inc. to Current Insurance Policy Limits:** Crowther Roofing & Sheet Metal of Florida, Inc. and Owner acknowledge and agree that in the event of any claim by Owner or Owner's successors, heirs, or assigns arising out of or in any way related to this proposal, Crowther Roofing & Sheet Metal of Florida, Inc.'s liability there under is specifically limited to the amount of existing insurance policy of Crowther Roofing & Sheet Metal of Florida, Inc. Acceptance of such policy will be furnished upon request. This provision as to limitation of Crowther Roofing & Sheet Metal of Florida, Inc.'s liability shall survive the term of the contract proposal performance, whether such contract proposal is ended by the lapse of time or is voluntarily or involuntarily terminated.
9. **Alternate Dispute Resolution Provision.**
 - a. **Informal negotiation and settlement.** It is mutually agreed between Crowther Roofing & Sheet Metal of Florida, Inc. and Owner that in the event of a controversy, dispute or claim arising out of or in any way relating to this agreement, including any and all statutory or tort claims asserted by either party arising out of or in any way relating to this agreement, as well as any and all claims by either party as to claims for negligence inclusive of personal injury, death or damages to personal property Crowther Roofing & Sheet Metal of Florida, Inc. and Owner shall enter into good faith negotiation over this dispute within five (5) business days of such dispute. "Good faith negotiation", for purposes of this particular paragraph, is a bona fide effort made by Crowther Roofing & Sheet Metal of Florida, Inc. and Owner to meet or discuss via telephone conference and address their respective disputes for purposes of resolving same without further proceedings.
 - b. **Formal Non-Binding Mediation.** Crowther Roofing & Sheet Metal of Florida, Inc. and Owner further hereby agree that in the event they are unable to resolve their respective controversy, dispute or claim arising out of or in any way relating to this agreement, including any and all statutory or tort claims asserted by either party arising out of or in any way relating to this agreement, as well as any and all claims by either party as to claims for negligence inclusive of personal injury, death or damages to personal property, after good faith mediation takes place (as defined hereinabove), then in such event Crowther Roofing & Sheet Metal of Florida, Inc. and Owner shall submit, within ten (10) business days, to non-binding mediation in accordance with the general rules governing mediation as promulgated by the Office in the Judicial Circuit in and for Lee County, Florida with venue for mediation to be in Lee County, Florida.
 - c. **Arbitration.** In the event that formal non-binding mediation does not result in settlement of the respective parties' controversy, dispute or claim arising out of or in any way relating to this agreement, including any and all statutory or tort claims asserted by either party arising out of or in any way relating to this agreement, as well as any and all claims by either party as to claims for negligence inclusive of personal injury, death or damages to personal property, Crowther Roofing & Sheet Metal of Florida, Inc. and Owner acknowledge and agree that they shall thereafter submit all such disputes to arbitration pursuant to the arbitration provision as set forth herein below.
 - d. It is mutually agreed that any controversy, dispute or claim arising out of or in any way relating to this Agreement, the interpretation thereof, or the breach thereof, shall be settled by arbitration in accordance with the Florida Arbitration Code and to the extent they do not conflict with the arbitration provisions contained herein the parties agree to utilize the Commercial Arbitration Rules promulgated by the American Arbitration Association, although the American Arbitration Association will not be the arbitration administrator. The controversy or claim shall be submitted to a single arbitrator mutually agreed upon by the parties, having ten (10) years experience in construction and commercial litigation, within thirty (30) days of notice of intent to arbitrate any matter hereunder. If the parties cannot agree upon an arbitrator within such thirty (30) day period, such an arbitrator shall be selected in accordance with the Florida Arbitration Code through a court which has a site in Lee County, Florida. The arbitration of such dispute will be held in Lee County, Florida within thirty (30) days after completion of discovery. The award of the arbitrator will be final and binding on all parties to the arbitration and judgment may be entered upon it in accordance with law in any court of competent jurisdiction.
 - e. In the event of any arbitration between parties hereto to enforce any of the provisions of this Agreement or any right of either party hereunder (including appellate proceedings), the unsuccessful party to such proceeding agrees to pay to the successful party all costs and expenses, including all reasonable attorneys' fees, court costs and all other costs and expenses incurred therein by the successful party, all of which shall be included in and as a part of the arbitration award and/or judgment rendered upon such award.
10. **Acknowledgement of Waiver of Litigation and Jury Trial:** Owner and Crowther Roofing & Sheet Metal of Florida, Inc. acknowledge and agree that the contractual terms hereunder can best be determined by providing any disputes or interpretation of this contract (in the event negotiation or mediation is unsuccessful) for a decision to an arbitrator having experience in the area of construction litigation. Accordingly, Owner and Crowther Roofing & Sheet Metal of Florida, Inc. further specifically acknowledge and agree to waive any and all rights to a Jury Trial and any and all rights to litigation and specifically acknowledge the use of the Alternate Dispute Resolution provisions as set forth hereinabove, which include negotiation, non-binding mediation and binding arbitration.
11. **Attorneys Fees and Costs:** Without waiver of the Parties obligations to submit all claims or controversies to the Alternate Dispute Resolution set forth in Section 11, should proceedings or litigation, including appellate proceedings, be instituted between the parties to this agreement concerning this agreement or the rights, duties and obligations of either in relation thereto, the prevailing party in such litigation, shall be entitled, in addition to such relief as may be granted, a reasonable sum as and for its attorney fees in such litigation which shall be determined by the Court in such litigation or in separate action brought for that purpose.
12. **Governing Law:** The law of Florida shall govern the validity, interpretation, construction and performance of this Agreement and any litigation or arbitration proceedings relating to this Agreement shall only be determined judicially or by arbitration within the jurisdiction of the State of Florida with venue to be solely and exclusively in Lee County, Florida.
13. **Entire Agreement:** It is mutually agreed by and between the parties hereto that this instrument contains the whole agreement between them as of this date, and that the execution thereof has not been induced by either party by any representations, promises or understandings not expressed herein, and that there are no collateral agreements, stipulations, promises or undertakings whatsoever upon the respective parties in any way affecting the subject matter of this contract which are not expressly contained in this instrument.
14. **Severability:** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Agreement, but this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Agreement. If, moreover, any one or more of the provisions had never been contained in this Agreement, for any reason, be held to be excessively broad as to time, duration, geographical scope, activity or subject it shall be construed by limiting and reducing it so as to be enforceable to the extent compatible with the applicable law as it shall then appear.
15. **CHAPTER 558 NOTICE OF CLAIM:** CHAPTER 558, FLORIDA STATUTES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE, REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPORTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS AND TO CONSIDER MAKING AN OFFER TO REPAIR OR PAY FOR THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

INITIALS _____





















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
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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.

Name of Property

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	
		Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation
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 20th 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.

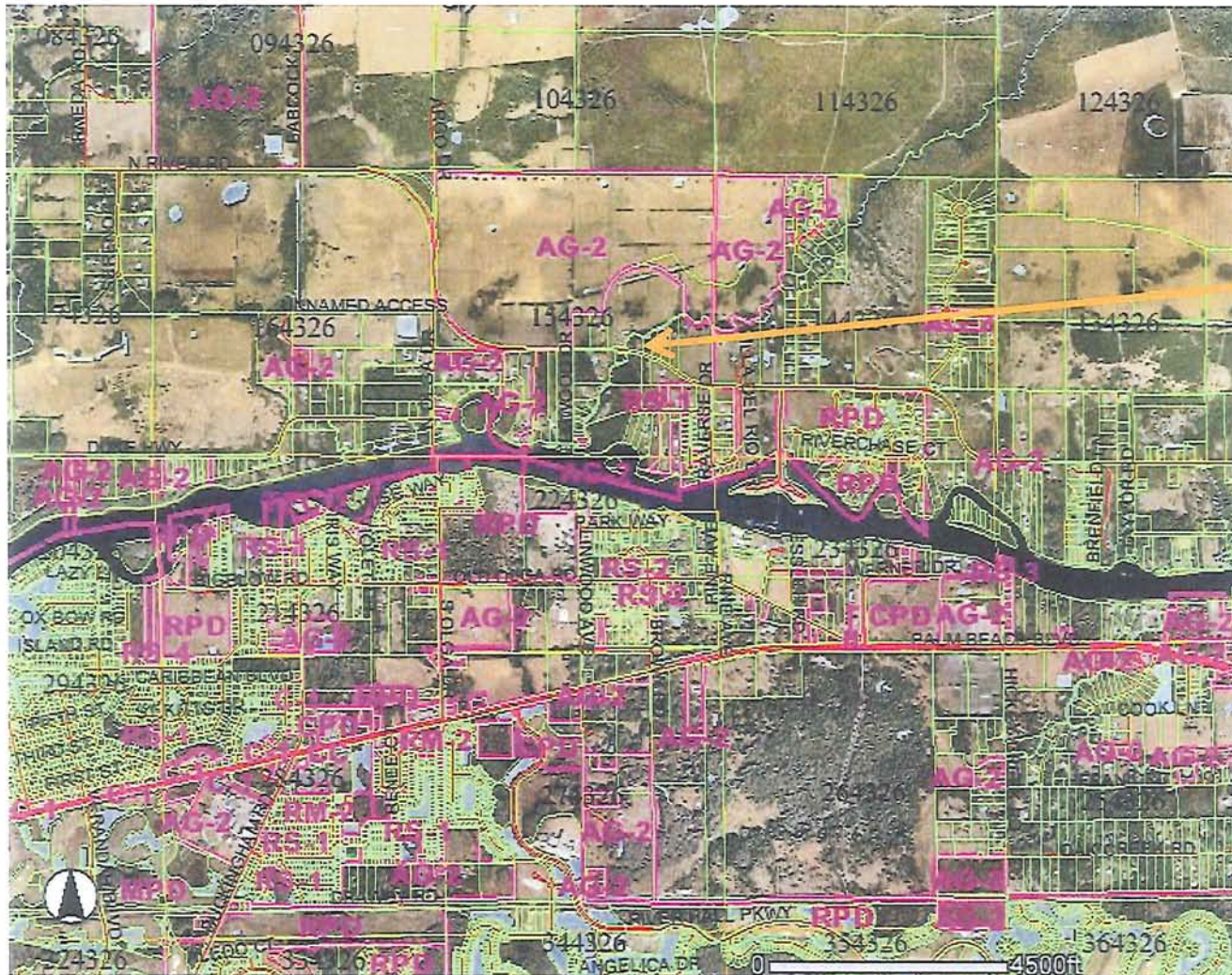
Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation, direct it to public hearing and subsequently approve the designation of the subject property under Chapter 22 of the Land Development Code

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



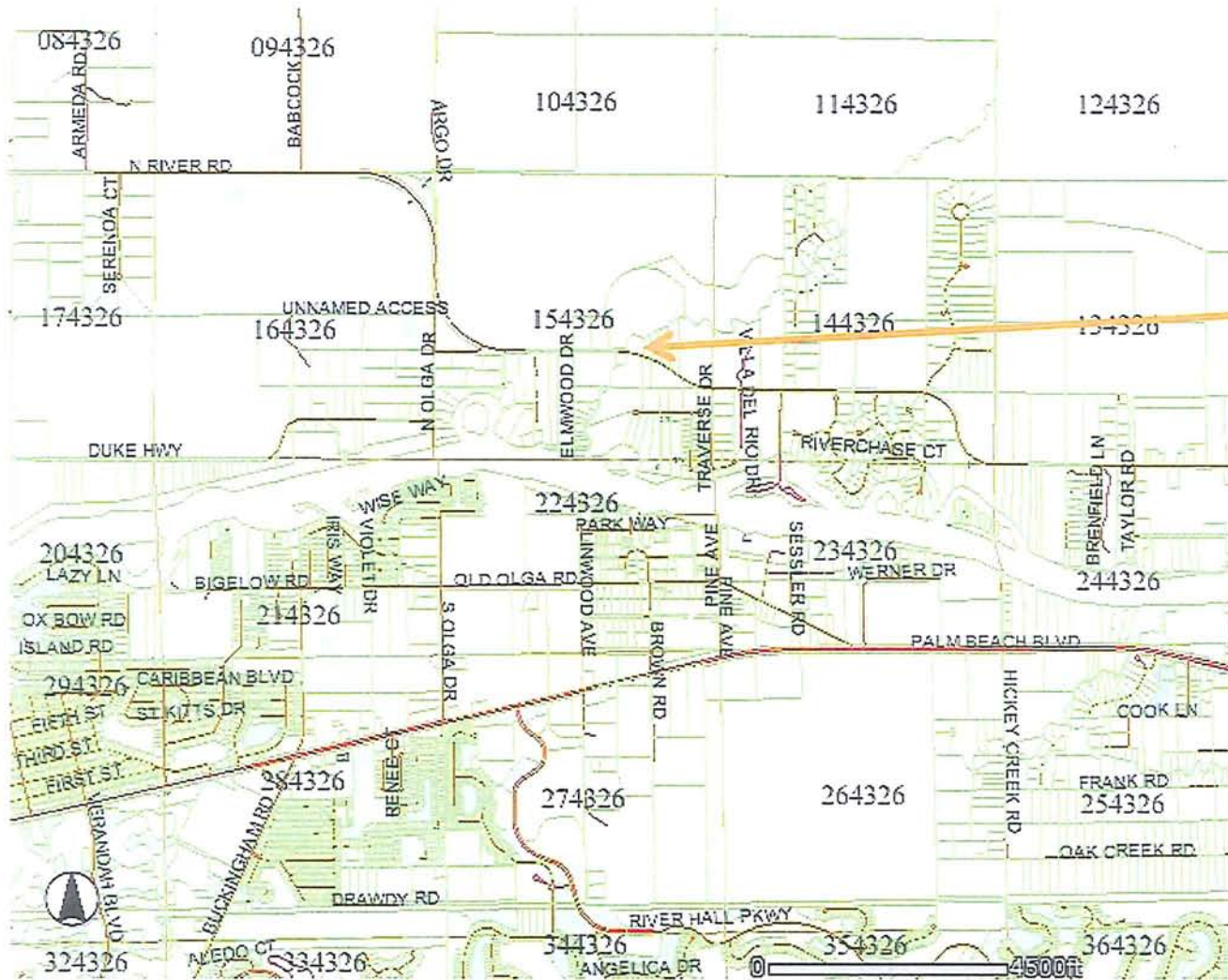
Subject Property
15751 N. River Rd.

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



Subject Property
15751 N. River Rd.

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



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

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

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





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SUBJECT HOUSE

SUBJECT HOUSE

N. RIVER RD. 52 (78)



Copyright ©2012 Pictometry International Corp.





Copyright ©2012 Pictometry International Corp.

SUBSELT HOUSE

N →

SUBSEIT
HOUSE



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← 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)

Just	103,000	Homestead / Additional
Assessed	103,000	Widow / Widower
Portability Applied	0	Disability
Cap Assessed	70,662	Wholly
Taxable	70,662	Senior
Cap Difference	32,338	Agriculture

Exemptions

0 / 0	Land Units Of Measure	AC
0 / 0	Units	1.64
0	Frontage	0
0	Depth	0
0	Total Number of Buildings	1
0	Total Bedrooms / Bathrooms	3 / 1.0
	Total Living Area	1,443
	1st Year Building on Tax Roll	1925
	Historic District	No

Attributes



Taxing Authorities



Sales / Transactions

Sale Price	Date	OR Number	Type	Description	Vacant/Improved
100.00	07/11/2001	3461/709	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	3451/4405	01	Sales disqualified as a result of examination of the deed	I

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



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](#)

**2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA
Submission Deadline: December 14, 2012**

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

-
- Project No. 12/13-4 (to be assigned by staff)
1. Project Title: Reed Roof Replacement
2. Location or Address of Project: 17260 Julia Street
Alva, FL 33920-5528
- STRAP Number (Property Tax Id Number) 22-43-27-01-00006.0090
3. Applicant Name and Address:
Full Name of Applicant: Mary Ellen Reed (husband-Gregory)
Address: 17260 Julia Street; Alva, FL 33920-5528
4. Designated Project Contact:
Name: Mary Reed
Address: 17260 Julia Street; Alva, FL 33920-5528
Daytime Telephone: 239-590-1050
Fax Number: 239-590-1059
E-Mail: mreed@fgcu.edu
5. Funds Requested: \$ 14,150.00
Applicant's Cost Share: \$ 14,150.00
Total Project Cost: \$ 28,300.00

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

Replace metal roof above 2nd floor, porch, and bay window.

7. Photograph: Attach 3" x 5" or 4" x 6" photograph of the principal view of the property.



8. Cost Estimate: Provide a detailed breakdown of estimated cost for each major work item for which assistance is requested. **Provide back-up documentation from professionals (such as bids or cost estimates).**

Labor and materials removing old roofing down to decking;
Re-nail deck to Code.
Install one (1) layer of self-adhering metal underlayment.
Install 26 gauge mill finish 5V metal roofing system using screws.
Install flashing, hip and ridge.
Includes the eyebrow over the bay window.
Clean and haul away roofing debris.
Total estimate \$14,150.00

9. Applicant's Cost Share: List the nature, sources and amount/value of:
- The applicant's resources that have directly contributed to the evaluation, preservation, stabilization or restoration of the property.
 - Other resources available to the property for the project for which assistance is being requested in this application.

NOTE: Provide documentation (such as receipts, letters of commitment for volunteer labor or donations etc.) for each item included in Applicant's Cost Share as an attachment.

Grant from 2009 - replaced porch floor & railing.
Refurbished columns (removed rotten wood & replaced bases).

Previously had house painted & it needs it again.
Updated bathroom (new low flow toilet, new shower stall, new vanity & sink, ceramic tiled the floor) Opened up window that had been boarded up. Replaced wood trim around windows & glazed windows.

Replaced all light bulbs with energy efficient light bulbs throughout the entire house

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment.

N/A

11. Age of Property: Indicate date of construction of property and dates of major alterations or additions.

Built - 1909
Bathroom added upstairs - 1930's ?
Half bath added downstairs - 1974
Part of east porch closed in for kitchen - 1930s or 1940s?
Car port replaced missing back porch - 1980s

12. Original Use and Significant Historic Uses: Family residence

Home was not originally on the Calosahatchee River. When river was widened for the Intercoastal Waterway, the block and street in front of the house were removed. Architecture - old Florida home (metal roof, partial wrap around porch).

13. Present Use: Family residence

14. Proposed Use: Family residence

15. Statement of Significance: In the space below, explain why the property is historically significant.

Rare example of old Florida architectural (four square venacular, wood foundations, heart pine interior walls throughout house, metal roof, exposed chimney).

16. Historic Designation: Which of the following, if any, is applicable to the property?

- Listed in the National Register either individually or as part of a district.
 Located in a designated historic district in Lee County.
 Designated an individual resource in Lee County.
 Application pending (explain below). If application is pending, please include letter of project review by the Lee County planning staff as an attachment.

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

- Review under LDC Chapter 22, Historic Preservation
 Preservation or conservation easement
 Protective covenants
 Other (specify) _____
 None of the above

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent Good Fair Poor

List any specific factors or problems that contribute to the present condition of the property.

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion.

Regular maintenance as required

21. Project Planning: Indicate the highest level of project planning completed:

Schematics

Construction Documents

Other (specify) estimates

Please provide an explanation and description of the level of planning that is identified as completed.

Estimates for project that can be completed in 2013.

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

Metal roof will be replaced with a metal roof to match existing one.

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed with 9 to 12 months.

PROJECT ACTIVITY	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
A Replace metal roof				XX								
B												
C												
D												
E												
F												
G												
H												

Indicate any critical dates associated with the above timetable and explain why they are critical.

Rainy season

24. Attachment Checklist:

Please check the supporting documents that are attached to this application.

Documentation of total project cost and applicant's share. **Include back up from professionals (such as bids or cost estimates).**

Documentation for demonstrated financial hardship.

Additional photographs describing the existing condition of the property.

Letters of endorsement and support from community groups or civic leaders.

Architectural project schematics or construction documents, if available.

Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.

If designation is pending letter of review by Lee County Planning staff.

CERTIFICATION

25. If you have received assistance under this program before, please provide the name, address, and the year the assistance was received.

Project No. 07/08-09 replace porch floor, repair columns, replace porch railing.

Mary Reed, 17260 Julia Street, Alva, FL 33920

26. Applicant Certification: This certification must be signed by the duly authorized representative of the applicant, organization or agency.

I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.

Name (type or print): Mary Reed

Signature: _____ Date: _____

Agency or Organization: owner

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

I, the undersigned, am the owner of the property identified in Item 2 of this application and hereby acknowledge my support and full concurrence with this application.

Name (type or print): Mary Reed

Signature: _____ Date: _____

Address: 17260 Julia Street

City, State, Zip: Alva, FL 33920-5528

Daytime Telephone: 239-590-1050

SHOULD YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION,
PLEASE CONTACT GLORIA SAJGO (239) 533-8311 OR FAX (239) 485-8319

End of Application



NOTICE OF ACTION ON PETITION TO DESIGNATE A HISTORIC RESOURCE

INST # 5643767 OR BK 03790 PG 1838 RECORDED 12/04/2002 12:56:41 PM
CHARLIE GREEN, CLERK OF COURT, LEE COUNTY
DEPUTY CLERK L Parent

YOU ARE HEREBY NOTIFIED that on October 31, 2002, the Lee County Historic Preservation Board voted to:

- Approve
- Approve with conditions stated below
- Deny

A Petition to Designate the individual historic resource described below as:

Reed/Philbert Property
HD (Individual) 2002-08-03

The designation is subject to the following conditions (if any):

NONE.

This historic resource is described as follows:

Address: 17260 Julia Street, Alva, FL. 33920
 STRAP No.: 22-43-27-01-00006.0090
 Legal Description: See Attachment A

This Notice of Action on Petition to Designate the Reed/Philbert Property HD (Individual) 2002-08-03 and the attached Resolution regarding this petition will be recorded in the public records of Lee County, Florida.

I HEREBY certify that a copy of this notice and the accompanying resolution has been furnished to the following persons or entities:

- Mary Philbert Reed and Roxie I Philbert, Property Owners
- Mary Gibbs - Director, Department of Community Development
- Bob Stewart - Building Official, Department of Community Development
- Pam Houck, Director, Zoning Division
- Paul O'Connor, Director, Planning Division
- Charlie Green - Clerk of Court
- Scott Gilbertson - Director, DOT
- Ken Wilkinson - Property Appraiser

Signature of Historic Preservation Board Chair or Vice-Chair

Designation No. HD (Individual) 2002-08-03

**RESOLUTION DESIGNATING
HISTORIC RESOURCE HD (Individual) 2002-08-03**

WHEREAS, the Lee County Historic Preservation Board is authorized by Lee County Land Development Code (LDC), Chapter 22, Historic Preservation, to consider requests to designate archaeological resources and buildings, and structures and sites and districts as historic resources in order to preserve these resources from uncontrolled alteration or destruction; and

WHEREAS, a request has been filed to designate this resource located at 17260 Julia Street, Alva, FL. 33920, unincorporated Lee County, Florida, as a historic resource; and

WHEREAS, a designation report meeting the requirements of LDC Chapter 22, was filed with the Board on August 22, 2002; and

WHEREAS, Notice of Intent to designate the Reed/Philbert Property as an historic resource was mailed by certified mail, return receipt requested, on October 9, 2002 to Mary Philbert Reed and Roxie I Philbert, the property owners, at 17260 Julia Street, Alva, FL 33920; and

WHEREAS, Notice of Intent to Designate was advertised on October 23, 2002 for a public hearing on October 31, 2002; and

WHEREAS, the Board has determined that the Reed/Philbert property meets the criteria for designation set forth in the Lee County LDC, Chapter 22.

NOW, THEREFORE, BE IT RESOLVED BY THE LEE COUNTY HISTORIC PRESERVATION BOARD THAT:

1. The Lee County Historic Preservation Board approves the petition to designate, as a historic resource, the Reed/Philbert Property HD (Individual) 2002-08-03.
2. All provisions of the Lee County LDC, Chapter 22, as may be hereafter amended, renumbered or replaced, applicable to a designated historic resource shall apply to this property the Reed/Philbert Property HD (Individual) 2002-08-03.
3. This Resolution and the Notice of Action on Petition to Designate the Reed/Philbert Property HD (Individual) 2002-08-03 shall be recorded in the Public Records of Lee County, Florida within twenty-five (25) days of the date the Resolution is signed, unless a timely appeal of the Board's decision as reflected in this Resolution, is filed.

Resolution Designating Historic Resource HD (Individual) 2002-08-03

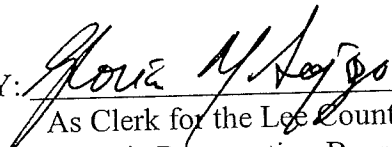
The foregoing Resolution was adopted by the Lee County Historic Preservation Board upon a motion by Kevin Williams, and seconded by Tom V. Economou, and, upon being put to a vote, the result was as follows:

Marsa B. Detscher	ABSENT
Toni Ferrell	AYE
Misty Nabers	AYE
Michael R. McDonald	ABSENT
Tom V. Economu	AYE
Mercedes Vergne	AYE
Kevin Williams	AYE

DULY PASSED AND ADOPTED this 31st day of October, A. D., 2002.

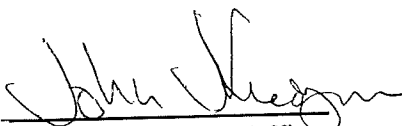
ATTEST:

LEE COUNTY
HISTORIC PRESERVATION BOARD

BY: 
As Clerk for the Lee County
Historic Preservation Board

BY: 
Chair

Approved as to form by:


County Attorney's Office

ATTACHMENT A

The Reed/Philbert Property HD Individual 2002-08-03

LEGAL DESCRIPTION

Lots 9, 10, 11, and 12 in Block 6, Town of Alva, as recorded in Plat Book 1, Page 10, Public Records of Lee County, Florida.

HD (INDIVIDUAL) 2002-08-03 Reed/Philbert
 17260 Julia St Alva

Lee County Designation No. _____
 Florida Site File No. _____

LEE COUNTY
 DESIGNATION REPORT

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.

1. Name of Property

Historic Name: _____
 Other Names/Site Number: Reed/Philbert

2. Location

Street & Number: 17260 Julia St.
 City, Town, Zip: Alva 33920
 STRAP Number: 22 43 27 01 00006 0090

3. Classification

Ownership of Property		Category of Property		Number of Resources Within Property		
				Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		building(s)			
<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"/> object		Total			

4. Official Actions

Date of Petition for Designation: 8/22/02
 Date the Designation Report was filed with the Historic Preservation Board: 8/22/02
 Date of Historic Preservation Board's written resolution: _____
 Resolution No.: _____
 Date Designation is recorded: _____
 Initiated by: _____
 (NOTE: If initiated by owner or owner's agent, attach notarized letter of authorization.)
 Other (as available): Variances, Special Exceptions or Rezonings granted pursuant to this application: _____

5. Designation

- Designated as an individual historic resource.
- Designated as an individual archaeological site.
- Designated as a historic district.
- Designated as an archaeological zone.

6. Individual Historic or Archaeological Buildings, Structures or Sites
(pursuant to LDC Chapter 22)

a. A physical description of the building, structure or site and its character-defining features, accompanied by photographs.

attached

Architectural Classification

Four square vernacular

Materials

foundations *wood*
walls *wood*
roof *metal*
other *building features exposed chimney*

Photographs attached: yes no (black and white glossy, 3x5 or larger)

b. Statement of Significance: A statement of the historical, cultural, architectural, archaeological or other significance of the building, structure or site as defined by the criteria for designation as established by LDC Chapter 22.

Applicable Criteria (check all that apply)

Section 22-204(a)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Section 22-204(b)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Section 22-204(c)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Section 22-204(d)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Criteria consideration exceptions (check all that apply)

Section 22-204(e) 1 2 3 4 5 6

Areas of Significance (enter categories)

historic
architectural

Period of Significance

early to mid twentieth century

Significant Dates early to mid twentieth century
1930

Cultural Affiliation American

Architect/Builder N/A

Significant Person

State significance of property and justify criteria considerations and areas and periods of significance noted above.

Statement attached: yes no

c. Description of the existing condition of the building, structure or site including any potential threats, or other circumstances that may affect the integrity of the building, structure or site.
attached

d. A statement of rehabilitative or adaptive use proposals.
attached

e. A location map showing relevant zoning and land use information.

Map attached: yes no

f. Staff recommendation concerning the eligibility of the building, structure or site for designation pursuant to LDC Chapter 22 and a listing of those features of the building, structure or site which require specific historic preservation.
Staff recommends that the Historic Preservation Board designate the subject structure under Chapter 22 of the LDC.

Solid Waste (Garbage) Roll Data					
Solid Waste District	Roll Type	Category	Unit/Area	Tax Amount	
004 - Service Area 4 - North Fort Myers Area	R - Residential Category		1	192.50	

Land Tracts/Land Use		
Description	Use Code	Units
Single Family Residential, River	132	400.00 Frontage Feet

Storm Surge Category	Flood Insurance (FIRM)				
	Rate Code	Community	Panel	Version	Date
	C	125124	0250	B	091984

LEFT CLICK & HOLD WHILE MOVING THE MOUSE WILL PAN THE AERIAL IN ALL DIRECTIONS

LEFT CLICK & HOLD + RIGHT CLICK & HOLD WHILE MOVING THE MOUSE FORWARD AND BACKWARD WILL ZOOM THE AERIAL OUT AND IN.

AERIALS TAKEN ON OR ABOUT FEBRUARY 1998

PEARL ST

SOLIST

SUBJECT BUILDING

CALOOSA HATCHEE RIVER

ATL Composite Control

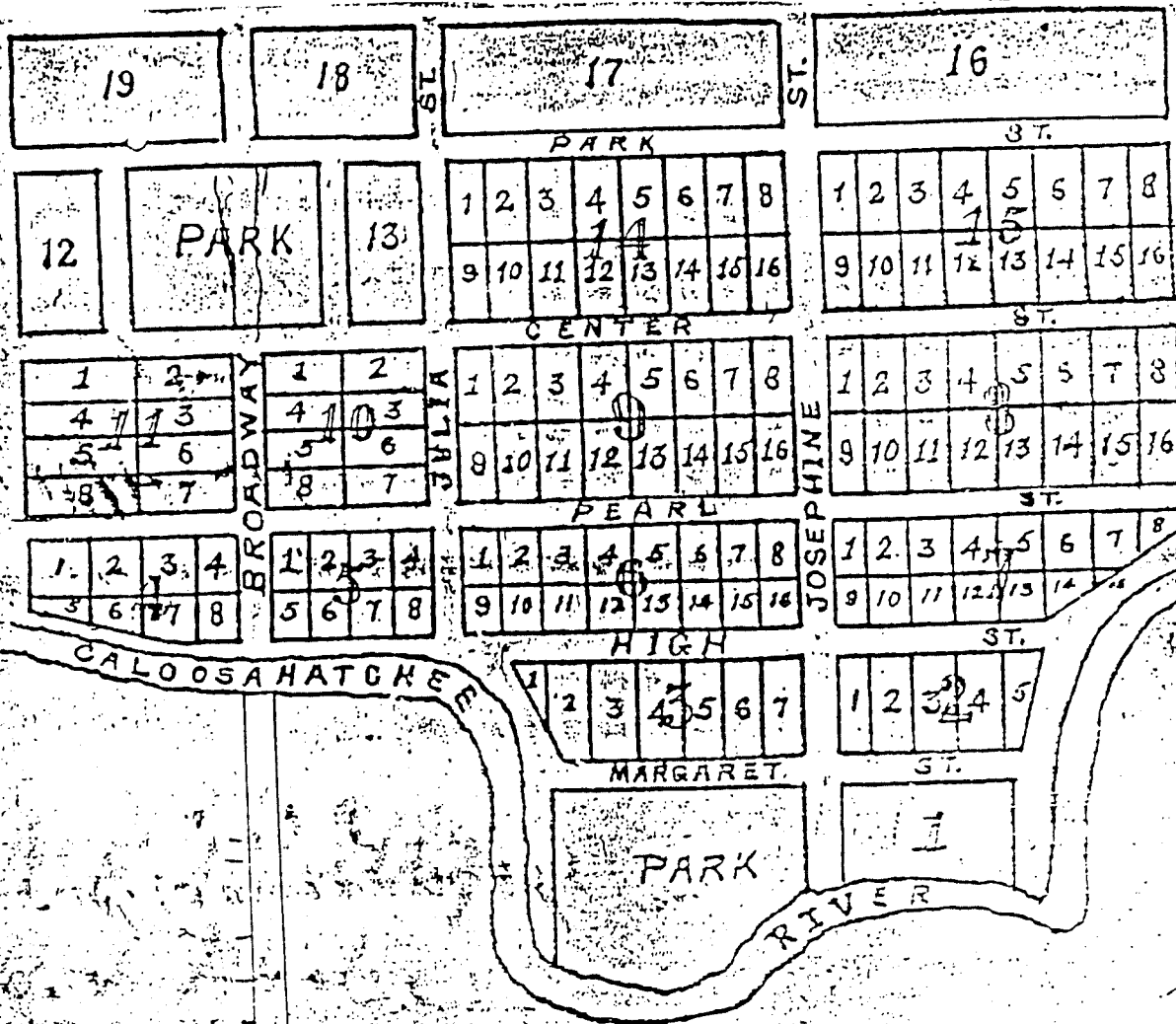
View Parcel Info

- [[View 2001 TRIM Notice](#)]
- [[View 2000 TRIM Notice](#)]
- [[Show Building Details](#)]
- [[Hide Aerial View](#)]
- [[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]
- [[New Query](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

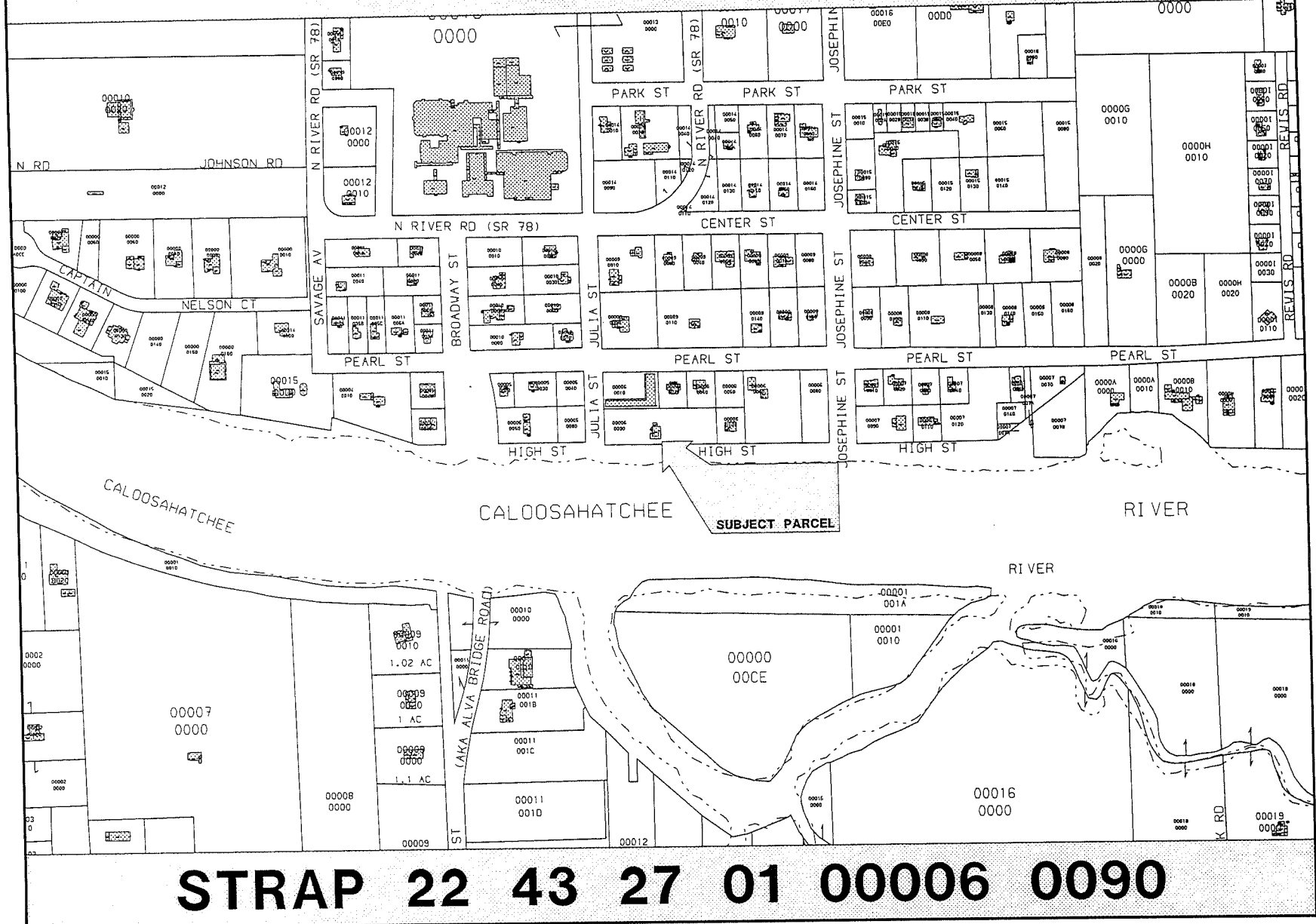
MAP 14

ORIGINAL PLAT OF THE TOWN OF ALVA

Map of Alva



17260 JULIA ST ALVA



STRAP 22 43 27 01 00006 0090

6. Individual Historic or Architectural Buildings, Structures or Sites
(Pursuant to LDC Chapter 22)

a. A physical description of the building, structure or site and its character-defining features accompanied by photographs.

The subject structure is a two-story residence built in the American Foursquare style. The original building is a two-story, symmetrical building with horizontal wood siding and a low-pitched metal hip roof with wide eaves. The original building features a four square plan: It is a two-story building with a rectangular plan in which the front and rear elevations clearly feature four units (most clearly visible on the front and rear elevations by the two windows at the ground level and the two windows on the second story). The house features a partial hip-roofed first story porch on the front (or south elevation) which wraps partially around the east and west elevations.

The front (south) elevation, which today faces the river, is the conspicuous focal point of the house. The wide hip roofed porch is accessed by a set of brick steps. The front door is centrally located and flanked by a window on either side. The second floor on the front façade features two single windows. The rear (north) elevation also features on the first floor a central door flanked by a window on either side and two single windows on the second floor. The rear elevation features a shed roofed carport, which is clearly subordinate to the two-story mass.

The east side elevation features an exposed brick chimney. This side has been altered by the inclusion of a bump out unit on the second floor; it features a very low-pitched shed roof. On the first floor as partial wrap around porch ends, there is shed roofed addition towards the north, which is exactly the width of the partial wrap around porch. The fenestration on this elevation has been altered, as it is asymmetrical in terms of the location and sizes of the windows.

150
The second story of the west side elevation features three single windows; this appears to be the most unaltered portion of the west side. The first floor features a partial asphalt shingle hip roofed bay window. The wrap around porch of this elevation features a front facing gable roof instead of the hip roof found on the east side and the front (south) elevation. The inclusion of the gable roof at the west side of the porch could have been an effort to dress up this side of the building, after the front of the building no longer could be accessed via High Street and the west side elevation became the only elevation with street access. (The front elevation could not be accessed via High Street because High Street became flooded as part of a massive flood control project that straightened out the winding Caloosahatchee River.) It would appear that both the bay window and the gable roof on the wrap around porch are alterations to the original house.

Today the subject structure can only be accessed by the rear (north) elevation and the west side elevation which fronts on Julia Street. As a result as one approaches house the first entrance one sees is the rear entrance. It is unlikely that the house was built to have its main access be the rear entrance. What is more likely is that the front (south) elevation, which today fronts on the Caloosahatchee River once fronted on High Street and that this street along with the area south of it was flooded during the 1930s dredging and straightening of the Caloosahatchee River. (The original plat of Alva shows that High Street was located two blocks north of the Caloosahatchee River. Although today the subject property actually fronts on the river, the Property Appraiser's maps still show the subject structure as fronting on High Street- which in actuality cannot be accessed.)

The STRAP number is 22 43 27 01 00006 0090. The address is 17260 Julia Street Alva 33920.

b. Statement of Significance: A statement of the historical, cultural, architectural, archaeological or other significance of the building, structure or site as defined by the criteria for designation as established by LDC Chapter 22.

Captain Peter Nelson, reputed son of the King of Denmark, founded and platted Alva in 1882 on the north bank of the Caloosahatchee River in northeastern Lee County. Today Alva is an unincorporated community and among the oldest communities in the county; it has retained much of its historic appearance. The town is accessed from State Road 80 by a historic drawbridge that spans the Caloosahatchee River and leads to Broadway, Alva's primary business street.

Captain Nelson reserved ground for a church, a school, and two parks. He also built a small library the first anywhere south of Tampa. It is thought that Captain Nelson named Alva after the white flowers he found there that reminded him of a similar flower from Denmark. Other families were living in the area before Captain Nelson arrived, some as early as 1868. These included the Daniels, Edwards, and English families. Prominent settlers in or near Alva in 1885 were H. G. Burnet, Capt. J. B. McKinney, Dr. James Kellum, Peter Fichter, Max von Erdmannsdorff, Paul G. Burnet and Edward Parkinson.

The town is centered on a commercial street with the schools at one end and the bridge and general store (now demolished) at the other. Houses are built on the side streets and on the main street as well. The original library, built in 1909 is still a public building, now serving as a museum. In 1903 the Alva United Methodist Church was built and has been in use ever since. Early school buildings, including the high school built in 1927, still in use, were built to accommodate the population growth. Several homes date to the turn of the century and provide a scale and character of the community.

Oranges and grapefruit were grown in Alva and provided the basis of the citrus industry, which flourished here in its early years. Several fruit packing plants and a shipyard were located there.

The Alva Consolidated Schools are the original Junior High and High School buildings in Alva and are listed on the National Register of Historic Places. The buildings are located next to each other at 21219 North River Road and are found on a campus that also includes three modern school buildings. The First Alva Junior High School is a two-story, red brick building constructed in 1914. It has a rectangular plan and a low-pitched hip roof surfaced with composition shingles. The First Alva High School is two-story Mediterranean Revival style building erected in 1927. Both buildings are now used for school offices and special education-related purposes.

After the 1928 hurricane Congress appropriated funds to construct the Hoover Dike around Lake Okeechobee in order to prevent future flooding. As part of the 1930 flood control project, the St. Lucie River and Caloosahatchee River were dredged and channelized creating the Cross-State Ship Channel. This channel now known as the Okeechobee Waterway links the Gulf of Mexico to the Atlantic Ocean. In the mid 1930s the channel created in the previous dredging was enlarged to a width of 250 ft and a dept of 8-ft. 1950s ended up being from 150ft to 1/4 mile

Dixie moved to 31.

The subject structure retains much of the architectural integrity associated with the four square style that was popular during the early twentieth century. It also retains the original materials. It embodies the distinctive characteristics of this style. This building portrays the built environment in an era of history that was characterized by utilitarian vernacular buildings, which through the use of wide eaved porches and windows placed across from each other helped keep the house cool during the hot

Florida summers. This type of construction, in its time, was a successful adaptation to the South Florida environment.

The building is associated with the early twentieth century history of Alva, which was described above. Also the fact that the house's front elevation no longer can be accessed by way of High Street but instead fronts on the Caloosahatchee River associates it directly with the 1930 dredging of the Caloosahatchee River and the process of creating the Cross-State Ship Channel. This channel, now known as the Okeechobee Waterway or C-43, links the Gulf of Mexico to the Atlantic Ocean. This is a historic event, which had significant effect upon the county, state and nation. It is exemplary of the historical, political cultural, economic and social trends in the history of Florida and the nation. This type of channelization project would not be permitted today. Indeed today large sums of money are being spent to reverse much of the man made channels in the Everglades in order to restore the natural water flows.

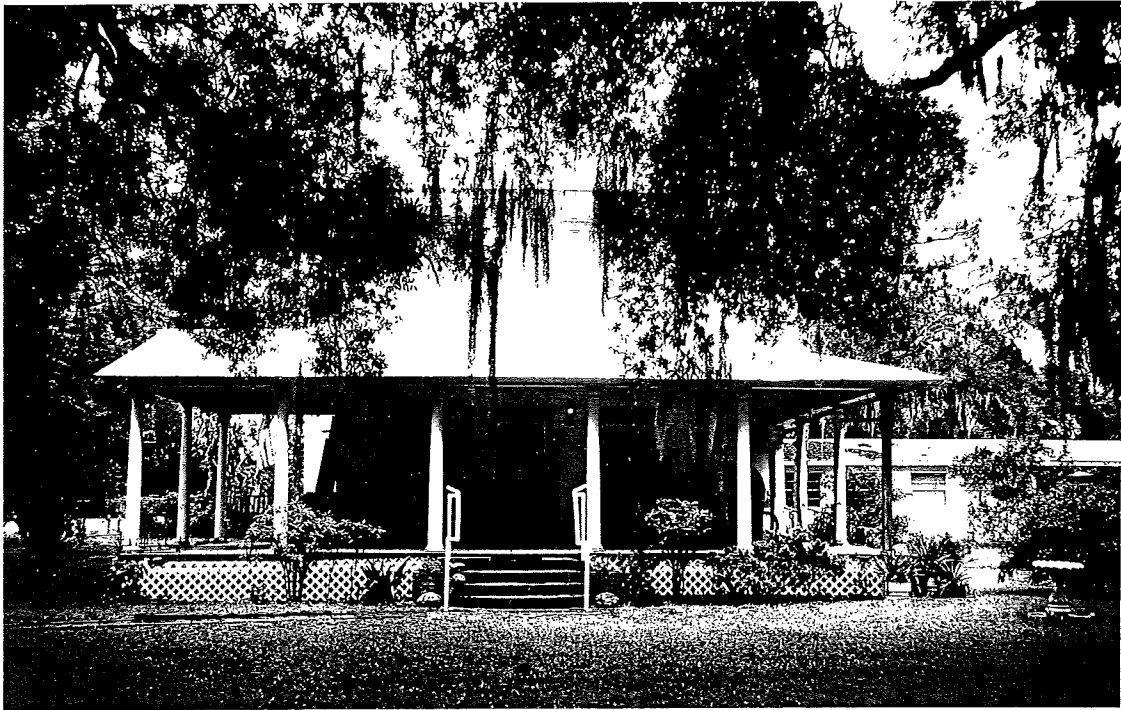
c. Description of the existing condition of the building, structure or site including any potential threats, or other circumstances that may affect the integrity of the building, structure or site.

The existing condition of the building is good.

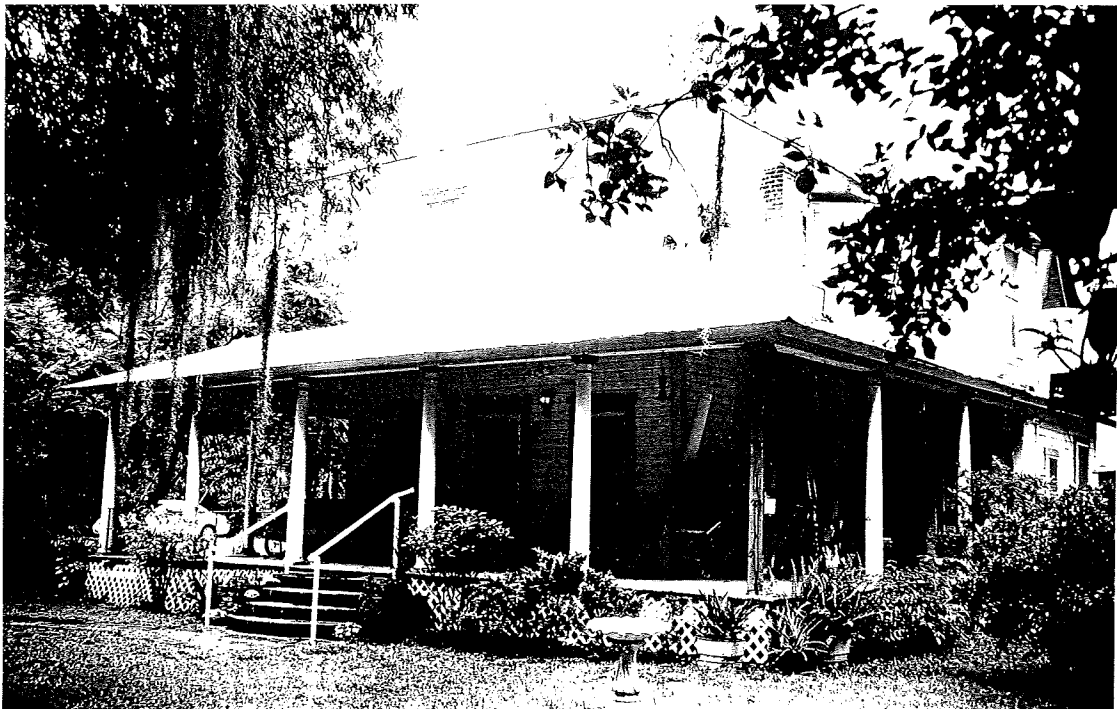
d. A statement of rehabilitative or adaptive use proposals.

The building will continue to be used as a residence.

17260 Julia St (STRAP 22 43 27 01 00066 0090)



South elevation Facing the river



South and east elevations note partial wrap around porch.

17260 Julia St (STRAP: 22 43 27 01 00006 0090)



South and west elevations note partial wrap
around porch



Riverview from south elevation of the house

17260 Julia St (STRAP: 22 43 27 01 00006 0090)



River view from south elevation of the house.



Detail of the south elevation's porch

17260 Julia St (STRAP: 22-43-27-01-00006 0090)



Detail of the south elevation's porch



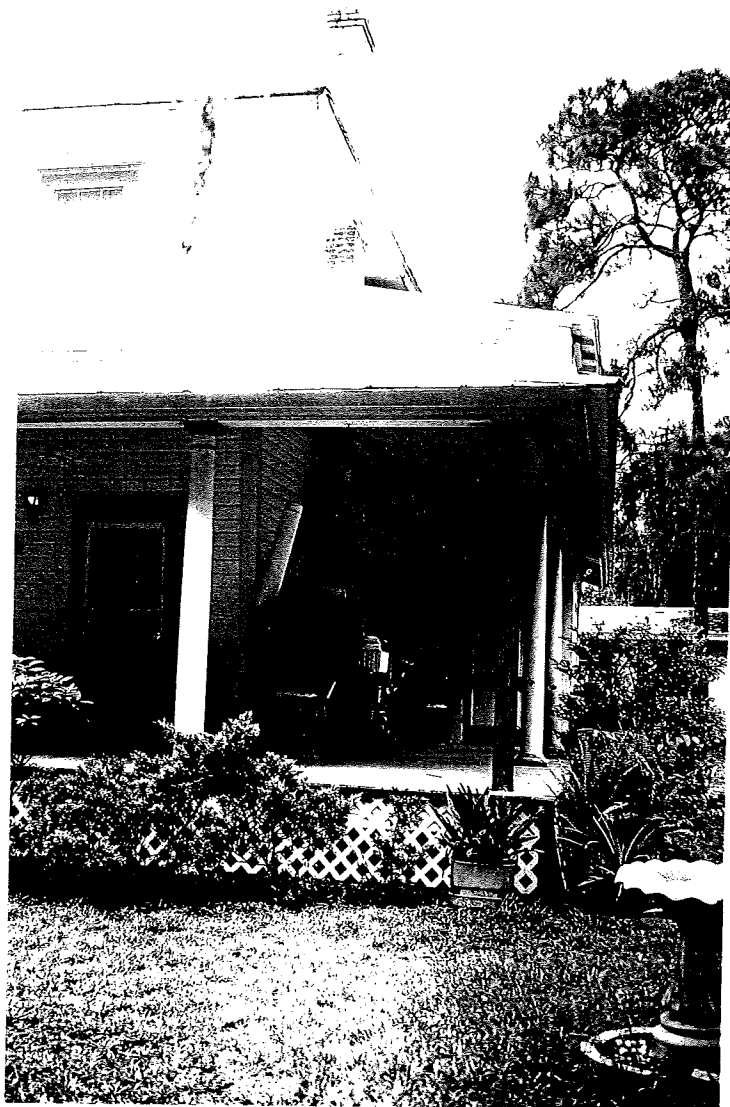
South elevation and east elevation note wrap around porch.

17260 Julie St (STCAP: 22-43-27-01-00006.0090)



South and east elevations

Detail of east elevation's porch →



17260 Julia St (STRAP: 22-43-27-01-00086.0090)



East and south elevations.



East and north elevations.

17260 Julia St. (STRAP: 22-43-27-01-00006.0090)



East and north elevations



North elevation

17260 Julia St (STRAP: 22 43 27 01 00006 0090)

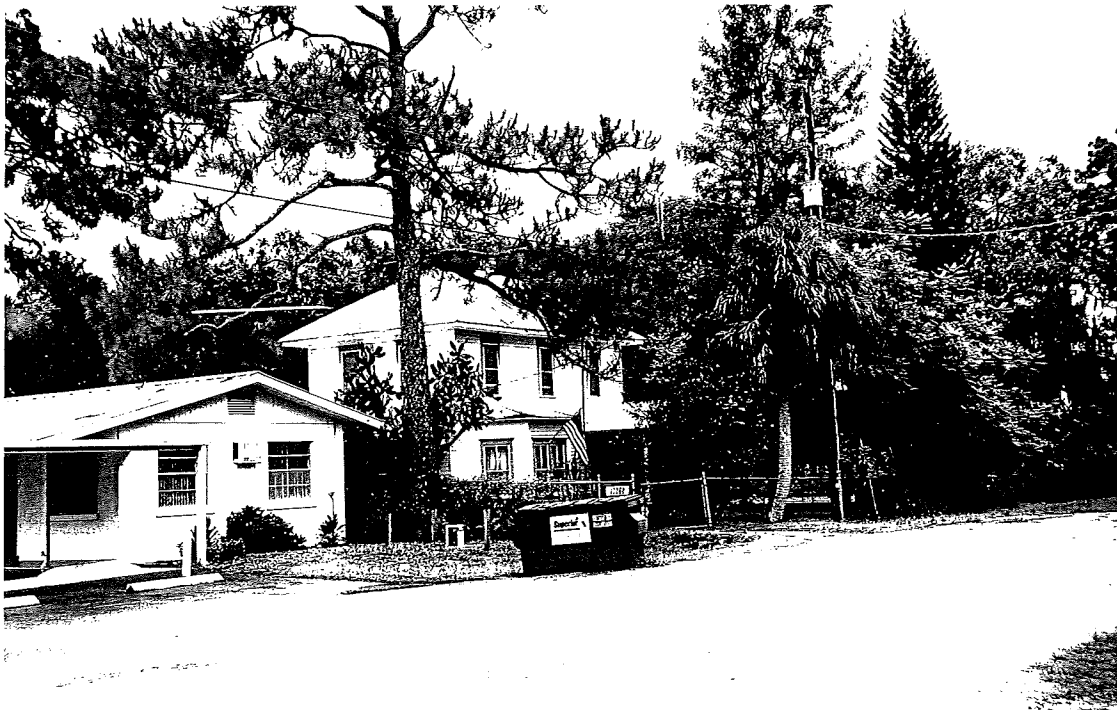


north and west elevations

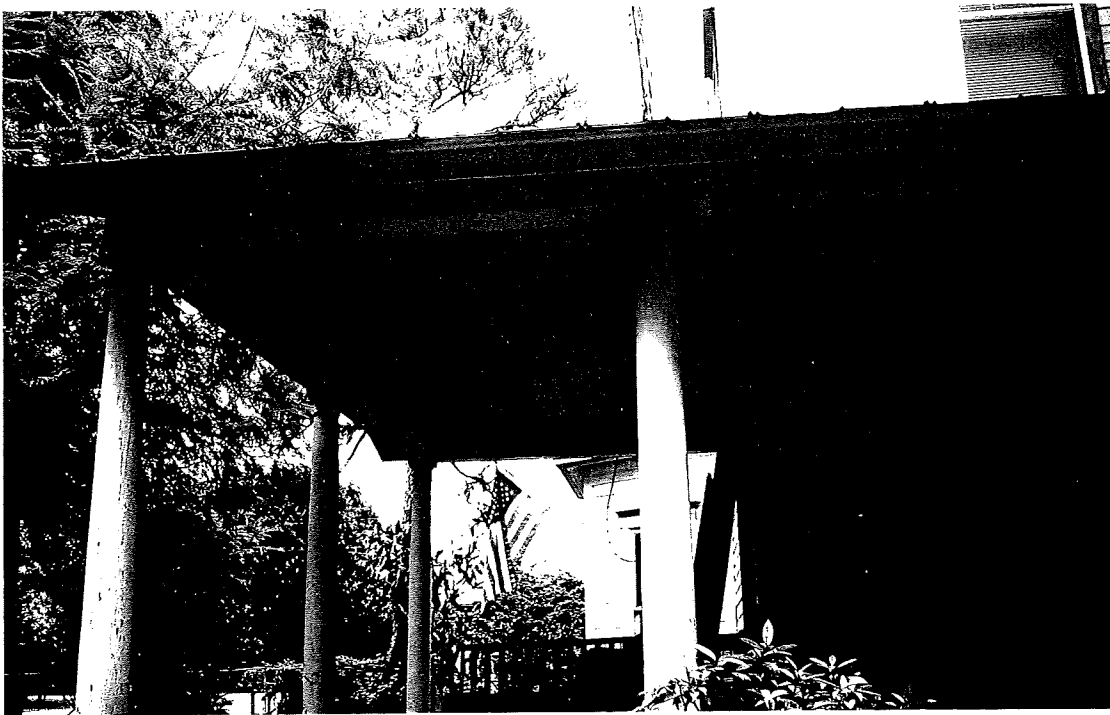


north and west elevations

17260 Julia St (STRAP: 22 43 27 01 00006 0090)



North elevation (2nd story) west elevation first and second stories fronting Julia St



Interior of west elevation wrap around porch

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was incorporated 1883

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*1890
platted it*

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MONTGOMERY WINSLOW
ROOFING ESTABLISHED 1949

Montgomery Winslow Roofing
Lic. No. CCC052474
PO Box 50338
Fort Myers, FL 33994

Phone: 239-694-1056
Fax: 239-694-3051
Email: info@montgomerywinslow.com
Web: www.thefloridaroofer.com

Estimate
1897

Printed 12/10/2012

Bill To:

Mary Reed
Attn: Mary Reed
17260 Julia St.
Alva, FL 33920

Mobile: (239) 728-2748
E-Mail: mreed@fgcu.edu

Work Location:

Primary
Mary Reed
Contact: Mary Reed
17260 Julia St.
Alva, FL 33920

Mobile: (239) 728-2748
E-Mail: mreed@fgcu.edu

Expected Service Date: 12/10/2012 Revsied Estimate to Reroof with 5V Mill Finish Metal
Expected Service Time: 9:00 am

Date	Product/Service	Description	Price	Qty	Amount
12/10/2012	Re-roof 5V with Self-adhering Underlayment	Labor and materials removing old roofing down to decking; Re-nail deck to Code. Install one (1) layer of self-adhering metal underlayment. Install 26 gauge mill finish 5V metal roofing system using screws. Install flashings, hip and ridge. Includes the eyebrow over the bay window. Clean and haul away roofing debris.	\$14,150.00		\$14,150.00

Subtotal: \$14,150.00
Total: \$14,150.00

Notes

* Not responsible for damage to plumbing, electrical, etc., or underside of roof decking.
* Not responsible for breakage of driveways that are undermined or fill that has settled under any surfaces allowing damages.

* ANY BAO WOOD OR DECK REPAIRS NECESSARY ARE EXTRA LABOR AND MATERIAL AT \$2.75 PER SQUARE FOOT.

All material is guaranteed to be as specified. All work to be completed in a workmanship manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

Authorized By: _____

ALL INVOICES ARE DUE AND PAYABLE UPON RECEIPT BY CUSTOMER.

* NOTE: Any account that is past due will be subject to 1-1/2% per month interest plus any and all collection costs.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Signature _____ Date _____

NOTE: This Estimate may be withdrawn by us if not accepted within 30 days.

THANK YOU FOR SHOPPING AT
VISION ACE LEHIGH
(239) 368-2430

NO RETURN OF XMAS ITEMS AFTER 12-24
RECEIPT REQUIRED FOR RETURN OF TOOLS
12/31/09 12:49PM ANAMARIER 599 SALE

74874	1	EA	12.49	EA *	
FIRE ANT KILL1# AMRO					12.49
43775	1	EA	9.99	EA	
QT CESSPOOL BACTERIAL CLEANER					9.99
HH10571	-1	EA	5.00	EA * R	
\$5 CERTIFICATEJ					-5.00
SUB-TOTAL:					17.48
TAX:					1.05
TOTAL:					18.53
BC AMT:					\$18.53

BK CARD#: XXXXXXXXXXXX6423
ID: 670121142299
AUTH: 046124 AMT: 18.53
Host reference #:156924 Bat#0711
SWIPED
CARD TYPE:VISA EXPR: XXXX

Trace # 000000



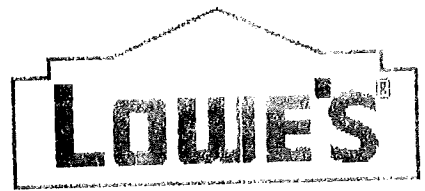
==>> JRNL#B56924 <<==
CUST # *5
ACE REWARDS ID # 19760216499

Mary E. Reed

Name: X _____

I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)

YOU SAVED \$ 5.00 AS A MEMBER OF
ACE REWARDS.
Customer Copy



LOVE'S HOME CENTERS, INC.
8040 DANF DRIVE
FORT MYERS, FL 33912 (239) 896-1940

- SALE -

SALES #: S2221UB1 1011931 01-19-10

23977	1	PKS 1/2" PVC PIPE PLAIN 4	1.77
3125	1	HP SHALLOW WELL JET PUM	237.00
89991		TOILET FLAPPER	5.00
23502	1	OZ PT JUMP W/TF	3 1.94
23858	1	1" SCH40 ADAPTER 436010	0.53
58180	1	1 1/4" X 1" SCH40 ADAPTER	1.68
23540	402	BLE PUR CENTER 308180	3.55

SUBTOTAL:	251.48
TAX:	15.09
INVOICE 14265 TOTAL:	266.57
VISA:	266.57
VISA XXXXXXXXXXXX1660	033125
AMOUNT:	266.57

Greg Reed

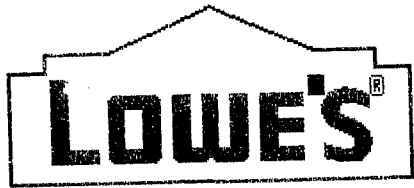
STORE: 2221 TERMINAL: 14 01/19/10 09:12:18
OF ITEMS PURCHASED: 7
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MGR: MICHAEL WAHLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
WWW.LOWES.COM/FEEDBACK
STORE CODE: 22210-11910-14265

WE HAVE THE LOWEST PRICES, GUARANTEED!
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
SEE STORE FOR DETAILS.



LOWE'S HOME CENTERS, INC.
1651 NE PINE ISLAND RD.
CAPE CORAL, FL 33909 (239) 573-6377

- SALE -

SALES #: S0592MD1 125317 05-05-10

93582 13 OZ AFRICAN VIOLET 2.99
50081 WHIRLPOOL DISHWASHER EL80 3.78
99628 6" HUMMINGBIRD INSTANT NE 1.58

SUBTOTAL: 8.35

TAX: 0.51

INVOICE 13553 TOTAL: 8.86

VISA: 8.86

VISA:#6423 AMOUNT:8.86 AUTHCD:068291

REFID:804007245 05/05/10 18:58:07

Mary E. Reed

STORE: 0592 TERMINAL: 13 05/05/10 18:58:25

OF ITEMS PURCHASED: 3

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: JOHNATHON FILLENWORTH

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:

WWW.LOWES.COM/FEEDBACK

STORE CODE: 05920-50510-13553

WE HAVE THE LOWEST PRICES, GUARANTEED!
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
SEE STORE FOR DETAILS.

LOWE'S
LOWE'S HOME CENTERS, INC.
8040 DANIEL DRIVE
FORT MYERS, FL 33912 (239) 896-1940

- SALE -

SALES #: FSTLANE3 13 06-08-10

272031 19PK ANNUALS PREMIUM LAND 14.38
15.98 DISCOUNT EACH -1.60
20055 GL VALSPAR EXT S/G BSE 4 45.84
25.47 DISCOUNT EACH -2.55
2 @ 22.92
35496 JH QUICKTE MICROBAN IRN-H 5.40
6.00 DISCOUNT EACH -0.60
5563 3" GENERAL PURPOSE BRUSH 5.82
6.47 DISCOUNT EACH -0.65
5502 2" GENERAL PURPOSE BRUSH 4.47
4.97 DISCOUNT EACH -0.50
93582 13 OZ AFRICAN VIOLET 2.69
2.99 DISCOUNT EACH -0.30

SUBTOTAL: 78.60

TAX: 4.72

INVOICE 06820 TOTAL: 83.32

VISA: 83.32

TOTAL DISCOUNT: 8.75

VISA #6423 AMOUNT:83.32 AUTHCD:066647

REFID:804007373 06/08/10 18:30:45

STORE: 2221 TERMINAL: 06 06/08/10 18:30:58

OF ITEMS PURCHASED: 7

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:

WWW.LOWES.COM/FEEDBACK

STORE CODE: 22210-60810-06820

WE HAVE THE LOWEST PRICES, GUARANTEED!
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
SEE STORE FOR DETAILS.



More saving.
More doing.™

3402 OMNI BLVD FT MYERS, FL 33916
239-278-5201

8444 00005 95686 08/27/20 09:54 PM
CASHIER KAREN - KAM327

762148105282 R30 DAY 2PK <A
2012 7

MAX REFUND VALUE \$2.08

010306101370 ECON TROWEL <A

MAX REFUND VALUE \$2.40

075378670018 O/DCKPTADHIG <A

MAX REFUND VALUE \$11.67

813576004380 FIRE ANT 2# <A

MAX REFUND VALUE \$17.08

-----Cust. Satisfaction-----

59.15 10.00 Percent Off -5.92

MUST RETURN ALL ITEMS FOR A FULL REFUND

SUBTOTAL 53.23

TOTAL TAX 3.20

TOTAL \$56.43

XXXXXXXXXXXX042 VISA 56.43

AUTH CODE 078949 5526 TA



8444 05 95686 08/27/20 3673

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXP RES ON
A 1 90 11/25/2010

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

WE HAVE THE LOWEST PRICES
GUARANTEED!
IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
SEE STORE FOR DETAILS.

THANK YOU FOR SHOPPING AT
 PARKER-FRENCH ACE HARDWARE
 14308 PALM BEACH BLVD
 FT MYERS, FL 33905
 (239) 694-3958

7/26/10. 2:12PM KLS 552 SALE

10922	1	EA	8.99	EA
GLAZE COMPOD WHT QT ACE				8.99
72676	2	EA	2.99	EA S
WASP & HORNET ACE 14 OZ				5.98
<hr/>				
SUB-TOTAL:	14.97	TAX:		.90
		TOTAL:		15.87
		BC AMT:		\$15.87

BK CARD#: XXXXXXXXXXXX0194
 ID: 670120107799
 AUTH: 050727 AMT: 15.87
 Host reference #:335811 Bat#1133
 SWIPED
 CARD TYPE:VISA EXPR: XXXX
 Trace # 000000

==>> JRNL#D35811/1 <<==
 CUST # *5
 THANK YOU GREGORY REED
 FOR YOUR PATRONAGE

I agree to pay above total amount
 according to card issuer agreement
 (merchant agreement if credit voucher)

YOU SAVED \$ 3.80 BY SHOPPING AT
 PARKER-FRENCH ACE HARDWARE
 Customer Copy

LOWE'S
 LOWE'S HOME CENTERS, INC.
 8040 DANF DRIVE
 FORT MYERS, FL 33912 (239) 896-1940
 -- SALE --
 SALES #: FSTLANE2 13 09-03-10

316995 6 OUT ENERGY SAVER 2160J	20.96	
29.96 DISCOUNT EACH		3.00
<hr/>		
SUBTOTAL:	26.96	
TAX:	1.62	
INVOICE 05150 TOTAL:	28.58	
CASH:	20.00	
MERCH/GIFT CARDS:	20.53	
CHANGE:	11.95	
TOTAL DISCOUNT:		3.00
MERCH/GIFT CARD 8313 AUTHCODE 000000		
BEGIN BAL	TRANSACTION AMT	ENDING BAL
20.53	20.53	0.00

STORE: 2221 TERMINAL: 05 09/03/10 16:06:08
 # OF ITEMS PURCHASED: 1
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
WWW.LOWES.COM/FEEDBACK
 STORE CODE: 22210-90310-05150

WE HAVE THE LOWEST PRICES, GUARANTEED!
 IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
 SEE STORE FOR DETAILS.

LOWE'S
 LOWE'S HOME CENTERS, INC.
 8040 DANF DRIVE
 FORT MYERS, FL 33912 (239) 896-1940
 -- SALE --
 SALES #: FSTLANE3 13 09-20-10

49817			
		DISCOUNT EACH	-2.49
47139		SS FOGGER	84
		DISCOUNT EACH	35
		2 @	9.42
<hr/>			
SLBTOTAL:			24
TAX:			2.48
INVOICE 06183 TOTAL:			43.72
VISA:			43.72
DISCOUNT:			4.59

INVOICE 06183 AUTHCD:071311
 09/20/10 19:48:30
 09/20/10 19:48:52
 PURCHASED: 3
 AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
WWW.LOWES.COM/FEEDBACK
 STORE CODE: 22210-90310-05150

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3402 OMNI BLVD FT MYERS, FL 33916
239-278-5201

8444 00004 70070 10/05/10 06:18 PM
CASHIER IRENE - IXD0171

033051002570 SEPTIC CLNER <A> 14.98
MAX REFUND VALUE \$13.48
-----Competitor Adjustment-----
14.98 10.00 Percent Off -1.50
MUST RETURN ALL ITEMS FOR A FULL REFUND

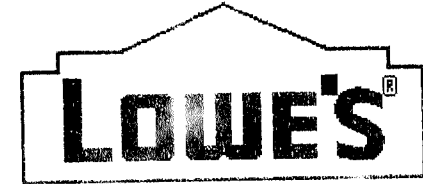
SUBTOTAL 13.48
SALES TAX 0.81
TOTAL \$14.29
XXXXXXXXXXXX6423 VISA 14.29
AUTH CODE 065999/2048720 TA



RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 01/03/2011

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

GUARANTEED LOW PRICES
LOOK FOR HUNDREDS OF
LOWER PRICES STOREWIDE



LOWE'S HOME CENTERS, INC.
8040 DANI DRIVE
FORT MYERS, FL 33912 (239) 896-1940

SALE
SALES #: S2221UB1 1011931 12-28-10

LOWE'S
LOWE'S HOME CENTERS, INC.
8040 DANI DRIVE
FORT MYERS, FL 33912 (239) 896-1940

SALE
SALES #: FSTLANE2 13 10-22-10

316996 8 OUT ENERGY SAVER 3600J 49.97
SUBTOTAL: 49.97
TAX: 3.00
INVOICE 05510 TOTAL: 52.97
VISA: 52.97

VISA:XXXXXXXXXXXX6423 AMOUNT:52.97 AUTHCD:079325
REFID:803999293 10/22/10 22:02:04
STORE: 2221 TERMINAL: 05 10/22/10 22:02:19
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
WWW.LOWES.COM/FEEDBACK
STORE CODE: 22211-02210-05510

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~~394330 110 EXTRA~~ 4.99
162417 1500/3490 9.98
* 140# SUPER SAVER II PELLET BURTON 2 @ 4.98

* ITEMS MUST BE PICKED UP TODAY

SUBTOTAL: 14.96
TAX: 0.90
INVOICE 14465 TOTAL: 15.86
VISA: 15.86

VISA:XXXXXXXXXXXX6423 AMOUNT:15.86 AUTHCD:056386
REFID:803996221 12/28/10 15:39:47

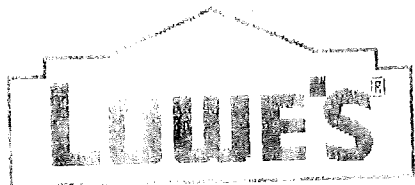
Mary E Rad
STORE: 2221 TERMINAL: 14 12/28/10 15:39:59
OF ITEMS PURCHASED: 3
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
WWW.LOWES.COM/FEEDBACK
STORE CODE: 22211-22810-14465

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SEE STORE FOR DETAILS.



LOWE'S HOME CENTERS, INC.
 1000 W. ...
 FORT MYERS, FL 33901 (239) 433-8255



LOWE'S HOME CENTERS, INC.
 8040 DANI DRIVE
 FORT MYERS, FL 33912 (239) 896-1940

- SALE -

SALES #: S2221EH2 126E082 03-26-11

93423 5/8 & 3/4" REPAIR HENDER- 6.96
 2 @ 3.48
 93156 5/8 & 3/4" REPAIR HENDER- 6.96
 2 @ 3.48
 93124 5/8 & 3/4" METAL CLAMP HO 3.68
 242043 8' 16/3 LANDSCAPE CORD GR 5.97
 27908 15A 125V BLACK 3 WIRE PLU 2.67
 44665 60W REP BUG LIGHT CFL 5.64
 203304 BLK TRDTNAL MTN ACTIVATE 59.00

SUBTOTAL: 90.88
 TAX: 5.46
 INVOICE 12845 TOTAL: 96.34
 DEBIT: 96.34

DEBIT:XXXXXXXXXX0194 AMOUNT:96.34 AUTHCD:173045
 SWIPED REFID:803995997 03/26/11 16:11:02
 TRACE:009:9876
 PURCHASE CASH BACK TOTAL DEBIT
 96.34 0.00 96.34

STORE: 2221 TERMINAL: 12 03/26/11 16:11:05
 # OF ITEMS PURCHASED: 9
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Greg Reed

STORE: 0582 TERMINAL: 38 07/23/11 14:37:37
 # OF ITEMS PURCHASED: 17
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: RUD WOTRING

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
 WWW.LOWES.COM/FEEDBACK
 STORE (PHN) 800-20-72311-38428

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 IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
 SEE STORE FOR DETAILS.



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
 WWW.LOWES.COM/FEEDBACK
 STORE CODE: 22210-32611-12845

WE HAVE THE LOWEST PRICES, GUARANTEED!
 IF YOU FIND A LOWER PRICE, WE WILL BEAT IT BY 10%.
 SEE STORE FOR DETAILS.

LOWE'S
 LOWE'S HOME CENTERS, INC.
 8040 DANI DRIVE
 FORT MYERS, FL 33912 (239) 896-1940

-- SALE --
 SALES #: FSTLANE1 13 02-03-11

3491 640Z ROEBIC SEPTIC SYSTEM	26.86
14.99 DISCOUNT EACH	-1.56
2 @ 13.43	
308863 5" GRAY WEDGE DOOR HOLDER	4.46
4.98 DISCOUNT EACH	-0.52
165219 6L VALSPAR EXT LTX PRIME	17.95
19.98 DISCOUNT EACH	-2.03
211635 DIM'N GLOW 3W DL KNB DNG-	11.19
12.50 DISCOUNT EACH	-1.31
314825 MOUNTING SCREWS	2.04
2.28 DISCOUNT EACH	-0.24
173001 BLUM FRAME FACEMOUNT 1 3/	12.48
6.97 DISCOUNT EACH	-0.73
2 @ 6.24	
66758 BLK/GOLD NUMBERS 2" PKG	0.44
162417 40SYSTEM SAVER II PELLET	10.72
5.99 DISCOUNT EACH	-0.63
2 @ 5.36	

SUBTOTAL: 86.14
 TAX: 5.17
 INVOICE 04444 TOTAL: 91.31
 VISA: 91.31

TOTAL DISCOUNT: 9.94

VISA:XXXXXXXXXX6423 AMOUNT:91.31 AUTHCD:073004
 SWIPED REFID:803996205 02/03/11 20:16:41
 STORE: 2221 TERMINAL: 04 02/03/11 20:16:54
OF ITEMS PURCHASED: 11
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
WWW.LOWES.COM/FEEDBACK
 STORE CODE: 22210-20311-04444

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14655 S. TAMiami TR. (NOW HIRING)
 FT. MYERS, FL 33912 (239) 437-6333

0276 00059 56156 03/27/11 06:53 PM
 CASHIER SELF CHECK OUT - SCOT59

046335840478 3HD POST LTR <A>	119.00
NLP Savings	\$20.00
039208984171 PHOTO EYE <A>	12.93
NLP Savings	\$0.00

SUBTOTAL 131.93
 SALES TAX 7.92
 TOTAL \$139.85
 XXXXXXXXXXXXX0194 DEBIT 139.85
 AUTH CODE 130715

NEW LOWER PRICE (NLP) SAVINGS \$20.00



0276 59 56156 03/27/2011 7426

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 1 90 06/25/2011

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 RETURN POLICY SIGN IN STORES FOR
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GUARANTEED LOW PRICES
 LOOK FOR HUNDREDS OF
 LOWER PRICES STOREWIDE



LOWE'S HOME CENTERS, INC.
 8040 DANI DRIVE
 FORT MYERS, FL 33912 (239) 896-1940

-- SALE --
 SALES #: S2221DD2 1466003 05-13-11

3491 640Z ROEBIC SEPTIC SYSTEM	14.99
97947 2.0 GAL DECORATIVE CONTAI	29.98

SUBTOTAL: 44.97
 TAX: 2.70
 INVOICE 19860 TOTAL: 47.67
 VISA: 47.67

VISA:XXXXXXXXXX6423 AMOUNT:47.67 AUTHCD:059726
 SWIPED REFID:803910429 05/13/11 16:35:23

May E Reed

STORE: 2221 TERMINAL: 19 05/13/11 16:35:34
OF ITEMS PURCHASED: 2
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
 SEE REVERSE SIDE FOR RETURN POLICY.
 STORE MANAGER: MICHAEL WAMPLER

HAVE A COMMENT OR FEEDBACK? LET US KNOW AT:
WWW.LOWES.COM/FEEDBACK
 STORE CODE: 22210-51311-19860

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(239) 437-1880

MANAGER CHRISTINE BRICK
14821 BEN PRATT/76 MILE CYPRE
FORT MYERS FL 33912

ST# 0987 OP# 00008677 TEN# 03 TEN# 07844
COKE 004900001178 F 6.98 X
COKE 004990001178 F 6.98 X
18PK X-LARGE 060538800120 F 2.48 0
TILAPIA 004440018650 F 4.17 0
CAJUN FILLET 004440017600 F 3.38 0
18PK X-LARGE 060538800120 F 2.48 0
INSOLE 001101740553 7.97 X
BANANAS 000000004011KI 2.05 N
3.48 1b @ 1.1b / 0.59 1.18 N
STAX ORIG 002840005509 F 9.88 X
LIGHTBULBS 004316816083 9.88 X
LIGHTBULBS 004316816083 9.88 X
LIGHTBULBS 004316816083 9.88 X
COUPON 11017 051101743000 2.00-0
SUBTOTAL 65.31
TAX 1 6.00 \$ 3.10
TOTAL 68.41
WALMART CREDIT TEND 68.41
WALMART CREDIT CASH BACK 60.00
TOTAL WM CREDIT PURCHASE 128.41

ACCOUNT # **** * 4686 S
68.41 PURCHASE
60.00 CASH BACK
128.41 TOTAL PURCHASE
APPROVAL # 022520
REF # 220400631862
TERMINAL # 34003204

07/22/12 11:47:01

CHANGE DUE 60.00

ITEMS SOLD 12

TC# 7745 3712 5414 5327 9110



"Like" Walmart on Facebook
www.facebook.com/Walmart
07/22/12 11:47:01

CUSTOMER COPY

LOWE'S
LOWE'S HOME CENTERS, INC.
8040 DANI DRIVE
FORT MYERS, FL 33912 (239) 896-1940

- SALE -

SALESH: FSTLANE3 13 TRANSH: 6489202 06-23-12

45908 QT POLYSHADE GLS-ANTQ WAL 12.87

SUBTOTAL: 12.87
TAX: 0.78
INVOICE 06687 TOTAL: 13.65
MERCH/GIFT CARDS: 13.65
SWIPED MERCH/GIFT CARD 2703 AUTHCODE 003635
BEGIN BAL TRANSACTION AMT ENDING BAL
50.00 13.65 36.35

STORE: 2221 TERMINAL: 06 06/23/12 18:07:27
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: MICHAEL WAMPLER

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YOUR OPINIONS COUNT!
* REGISTER TO WIN A \$5,000 LOWE'S GIFT CARD! *
* ¡REGISTRESE PARA GANAR UNA TARJETA DE REGALO LOWE'S! *
* REGISTER BY COMPLETING A GUEST SATISFACTION SURVEY *
* WITHIN ONE WEEK AT: www.lowes.com/survey *
* YOUR ID # 06687 2221 175 *
* NO PURCHASE NECESSARY TO ENTER OR WIN. *
* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. *
* OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *

STORE: 2221 TERMINAL: 06 06/23/12 18:07:27



LOWE'S HOME CENTERS, INC.
8040 DANI DRIVE
FL 33912 (239) 896-1940

- SALE -

SALESH: S22210001192539 TRANSH: 14561488 06-24-12

47140 QT POLYSHADE HTSSTON OAK 12.87
275729 1200Z SAF WIRE THINNER 7.98

SUBTOTAL: 20.85

TAX: 1.26

INVOICE TOTAL: 22.11

MERCH/GIFT CARDS: 13.65

SWIPED MERCH/GIFT CARDS: 8.46

SWIPED MERCH/GIFT CARD 9027 AUTHCODE 000000

TRANSACTION AMT ENDING BAL

13.65 0.00

SWIPED MERCH/GIFT CARD 2703 AUTHCODE 002789
BEGIN BAL TRANSACTION AMT ENDING BAL
36.35 8.46 27.89

STORE: 2221 TERMINAL: 14 06/24/12 14:12:00
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.
SEE REVERSE SIDE FOR RETURN POLICY.
STORE MANAGER: MICHAEL WAMPLER

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**2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA
Submission Deadline: December 14, 2012**

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

-
- Project No. 12/13-5 (to be assigned by staff)
Mina Cottage at Reed's
1. Project Title: Cottage Roof Replacement
 2. Location or Address of Project: 17260 Julia Street
Alva, FL 33920-5528
STRAP Number (Property Tax Id Number) 22-43-27-01-00006.0090
 3. Applicant Name and Address:
Full Name of Applicant: Mary Ellen Reed (husband Gregory)
Address: 17260 Julia Street; Alva, FL 33920-5528
 4. Designated Project Contact:
Name: Mary Reed
Address: 17260 Julia Street; Alva, FL 33920-5528
Daytime Telephone: 239-590-1050
Fax Number: 239-590-1059
E-Mail: mreed@fgcu.edu
 5. Funds Requested: \$ 8,100.00
Applicant's Cost Share: \$ 8,100.00
Total Project Cost: \$ 16,200.00

RECEIVED
DEC 14 2012
COMMUNITY DEVELOPMENT

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

Replace metal roof on cottage.

7. Photograph: Attach 3" x 5" or 4" x 6" photograph of the principal view of the property.



S:HI

8. Cost Estimate: Provide a detailed breakdown of estimated cost for each major work item for which assistance is requested. **Provide back-up documentation from professionals (such as bids or cost estimates).**

Labor and materials removing old roofing down to decking
Re-nail deck to Code
Install one (1) layer of self-adhering metal underlayment
Install 26 gauge mill finish 5V metal roofing system using screws
Clean and haul away roofing debris

9. Applicant's Cost Share: List the nature, sources and amount/value of:
- a. The applicant's resources that have directly contributed to the evaluation, preservation, stabilization or restoration of the property.
 - b. Other resources available to the property for the project for which assistance is being requested in this application.

N/A

NOTE: Provide documentation (such as receipts, letters of commitment for volunteer labor or donations etc.) for each item included in Applicant's Cost Share as an attachment.

- a. Purchased house and had it moved to our property. Believed that if the property was sold, the house would be torn down.

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment.

N/A

11. Age of Property: Indicate date of construction of property and dates of major alterations or additions.

Built - 1930

Part of porch was closed in to make a second bedroom - date unknown

12. Original Use and Significant Historic Uses: Family residence

13. Present Use: Art studio

14. Proposed Use: Art studio

15. Statement of Significance: In the space below, explain why the property is historically significant.

Cracker style bungalow with metal roof, wood frame, wood siding and front porch

16. Historic Designation: Which of the following, if any, is applicable to the property?

- Listed in the National Register either individually or as part of a district.
 Located in a designated historic district in Lee County.
 Designated an individual resource in Lee County.
 Application pending (explain below). If application is pending, please include letter of project review by the Lee County planning staff as an attachment.

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

- Review under LDC Chapter 22, Historic Preservation
 Preservation or conservation easement
 Protective covenants
 Other (specify) _____
 None of the above

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent Good Fair Poor

List any specific factors or problems that contribute to the present condition of the property.

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion.

Regular maintenance as required

21. Project Planning: Indicate the highest level of project planning completed:

Schematics

Construction Documents

Other (specify) estimates

Please provide an explanation and description of the level of planning that is identified as completed.

Estimates for project that can be completed in 2013.

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

Metal roof will be replaced with a metal roof to match existing one.

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed with 9 to 12 months.

PROJECT ACTIVITY	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
A										XX		
B												
C												
D												
E												
F												
G												
H												

Indicate any critical dates associated with the above timetable and explain why they are critical.

None

24. Attachment Checklist:

Please check the supporting documents that are attached to this application.

- Documentation of total project cost and applicant's share. **Include back up from professionals (such as bids or cost estimates).**
- Documentation for demonstrated financial hardship.
- Additional photographs describing the existing condition of the property.
- Letters of endorsement and support from community groups or civic leaders.
- Architectural project schematics or construction documents, if available.
- Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.
- If designation is pending letter of review by Lee County Planning staff.

CERTIFICATION

25. If you have received assistance under this program before, please provide the name, address, and the year the assistance was received.

Project No. 07/08-09 replace porch floor, repair columns, replace porch railing on two story home on same property as cottage.

26. Applicant Certification: This certification must be signed by the duly authorized representative of the applicant, organization or agency.

I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.

Name (type or print): Mary Reed

Signature: _____ Date: _____

Agency or Organization: owner

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

I, the undersigned, am the owner of the property identified in Item 2 of this application and hereby acknowledge my support and full concurrence with this application.

Name (type or print): Mary Reed

Signature: _____ Date: _____

Address: 17260 Julia Street

City, State, Zip: Alva, FL 33920-5528

Daytime Telephone: 239-590-1050

SHOULD YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION, PLEASE CONTACT GLORIA SAJGO (239) 533-8311 OR FAX (239) 485-8319

End of Application

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN:					
		1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> CONV. UNINS.	4. <input type="checkbox"/> VA	5. <input type="checkbox"/> CONV. INS.	
		6. FILE NUMBER: 0002-070			7. LOAN NUMBER:		
		8. MORTGAGE INS CASE NUMBER:					
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals. 1.0 3/98 (0002-070 PFD/0002-070/3)							
D. NAME AND ADDRESS OF BUYER: Mary E. Reed		E. NAME AND ADDRESS OF SELLER: Mary Ellen Futch PO Box 384 Newberry, FL 32669		F. NAME AND ADDRESS OF LENDER:			
G. PROPERTY LOCATION: 21380 Pearl Street Alva, FL 33920 Lee County, Florida		H. SETTLEMENT AGENT: 20-3130815 OmniOne Title Services, LLC PLACE OF SETTLEMENT 4707 SE 9th Place Cape Coral, FL 33904		I. SETTLEMENT DATE: January 5, 2007			
J. SUMMARY OF BUYER'S TRANSACTION			K. SUMMARY OF SELLER'S TRANSACTION				
100. GROSS AMOUNT DUE FROM BUYER:			400. GROSS AMOUNT DUE TO SELLER:				
101. Contract Sales Price	7,500.00		401. Contract Sales Price	7,500.00			
102. Personal Property			402. Personal Property				
103. Settlement Charges to Buyer (Line 1400)	750.00		403.				
104.			404.				
105.			405.				
<i>Adjustments For Items Paid By Seller in advance</i>			<i>Adjustments For Items Paid By Seller in advance</i>				
106. City/Town Taxes	to		406. City/Town Taxes	to			
107. County Taxes	to		407. County Taxes	to			
108. Assessments	to		408. Assessments	to			
109.			409.				
110.			410.				
111.			411.				
112.			412.				
120. GROSS AMOUNT DUE FROM BUYER	8,250.00		420. GROSS AMOUNT DUE TO SELLER	7,500.00			
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:			500. REDUCTIONS IN AMOUNT DUE TO SELLER:				
201. Deposit or earnest money	500.00		501. Excess Deposit (See Instructions)				
202. Principal Amount of New Loan(s)			502. Settlement Charges to Seller (Line 1400)				
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to				
204.			504. Payoff First Mortgage				
205.			505. Payoff Second Mortgage				
206.			506.				
207.			507. (Deposit disb. as proceeds)				
208.			508.				
209.			509.				
<i>Adjustments For Items Unpaid By Seller</i>			<i>Adjustments For Items Unpaid By Seller</i>				
210. City/Town Taxes	to		510. City/Town Taxes	to			
211. County Taxes	to		511. County Taxes	to			
212. Assessments	to		512. Assessments	to			
213.			513.				
214.			514.				
215.			515.				
216.			516.				
217.			517.				
218.			518.				
219.			519.				
220. TOTAL PAID BY/FOR BUYER	500.00		520. TOTAL REDUCTION AMOUNT DUE SELLER				
300. CASH AT SETTLEMENT FROM/TO BUYER:			600. CASH AT SETTLEMENT TO/FROM SELLER:				
301. Gross Amount Due From Buyer (Line 120)	8,250.00		601. Gross Amount Due To Seller (Line 420)	7,500.00			
302. Less Amount Paid By/For Buyer (Line 220)	(500.00)		602. Less Reductions Due Seller (Line 520)	()			
303. CASH (X FROM) (TO) BUYER	7,750.00		603. CASH (X TO) (FROM) SELLER	7,500.00			

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein. I HAVE CAREFULLY REVIEWED THE HUD-1 SETTLEMENT STATEMENT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT IS A TRUE AND ACCURATE STATEMENT OF ALL RECEIPTS AND DISBURSEMENTS MADE ON MY ACCOUNT OR BY ME IN THIS TRANSACTION. I FURTHER CERTIFY THAT I HAVE RECEIVED A COPY OF THE HUD-1 SETTLEMENT STATEMENT.

Buyer Mary E. Reed

Seller Mary Ellen Futch

BY: _____

BY: _____

TO THE BEST OF MY KNOWLEDGE, THE HUD-1 SETTLEMENT STATEMENT WHICH I HAVE PREPARED IS A TRUE AND ACCURATE ACCOUNT OF THE FUNDS WHICH WERE RECEIVED AND HAVE BEEN OR WILL BE DISBURSED BY THE UNDERSIGNED AS PART OF THE SETTLEMENT OF THIS TRANSACTION.

Joe Hall
Settlement Agent

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE: TITLE 18 U.S. CODE SECTION 1001 & SECTION 1010.

L. SETTLEMENT CHARGES

700. TOTAL COMMISSION Based on Price		\$ 7,500.00 @ 6.0000 %	450.00		
<i>Division of Commission (line 700) as Follows:</i>					
701. \$ 450.00	to	Sellstate Premier			
702. \$	to	Sellstate Premier			
703. Commission Paid at Settlement				450.00	
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	1.0000 %	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Mortgage Ins. App. Fee		to			
807. Assumption Fee		to			
808.					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day (days %)		
902. MIP Totlins. for LifeOfLoan	for	months to			
903. Hazard Insurance Premium for	1.0 years to				
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	months @ \$	per month			
1002. Mortgage Insurance	months @ \$	per month			
1003. City/Town Taxes	months @ \$	per month			
1004. County Taxes	months @ \$	per month			
1005. Assessments	months @ \$	per month			
1006.	months @ \$	per month			
1007.	months @ \$	per month			
1008.	months @ \$	per month			
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to	OmniOne Title Services, LLC		300.00	
1102. Abstract or Title Search	to				
1103. Title Examination	to	OmniOne Title Services, LLC			
1104. Title Insurance Binder	to	OmniOne Title Services, LLC			
1105. Document Preparation	to				
1106. Notary Fees	to				
1107. Attorney's Fees	to				
<i>(includes above item numbers:)</i>					
1108. Title Insurance	to	Ticor Title Insurance			
<i>(includes above item numbers:)</i>					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$				
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$; Mortgage \$		Releases \$		
1202. City/County Tax/Stamps: Deed		; Mortgage			
1203. State Tax/Stamps: Deed		; Mortgage			
1204. Intangible Tax					
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303. Document Retrieval					
1304. Courier Fee/Fax Fee					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				750.00	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement

Joe Hall, Settlement Agent

Certified to be a true copy.

Buyer (s): Mary E. Reed

Seller(s): Mary Ellen Futch
PO Box 384
Newberry, FL 32669

Settlement Agent: OmniOne Title Services, LLC
(239)549-3087

Place of Settlement: 4707 SE 9th Place
Cape Coral, FL 33904

Settlement Date: January 5, 2007
Property Location: 21380 Pearl Street
Alva, FL 33920
Lee County, Florida

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Mary E. Reed

Mary Ellen Futch

BY: _____

BY: _____

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Joe Hall
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

FDSM
FLINT AND DOYLE STRUCTURAL MOVER INC.
PROPOSAL

November 30, 2006

This proposal is submitted to: Marry Reed

FDSM proposes to relocate the Historical House at 31380 Pearl St in Alva to 17260 Julia St. sum of Twenty-Three Thousand Seven Hundred Dollars (\$23,700.00).

This proposal includes:

1. **Lee County building permit**
2. **Engineered Foundation Plan**
3. Labor and equipment to relocate historic house
4. Labor and Materials to construct New foundation

This proposal does not include:

1. **Lee County Impact Fees**
2. **Removing and replacing trees along the route**
3. **Site prep at new location**
4. **Surveys and Stake out of new site**
5. **Site clean up after the move**
6. **New stairs and railings**
7. **Septic permit and installation**
8. **Any plumbing, electrical or A/C work**

The OWNER shall make progress payment as follows:

1. \$2500.00 is due upon acceptance of this agreement
2. \$2500.00 is due when building permits are ready to purchase.
3. \$5000.00 is dues when work commences at site
4. \$5000.00 is due after house is move to new site
5. The balance is due when supportive steel is removed from house

Authorized Signature: _____

Acceptance of Proposal—*The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature* _____

Date _____

* Building Moving and Elevating * State Certified General Contractors (CGC025671)

P.O. Box 1172 * Ft. Myers, FL 33902 * 239-334-2192 * 800-334-2192 * Fax: 239-334-0667



Community Development/ Public Works

www.lee-county.com/econnect
Permitting Information Line 239-479-8329

Receipt #: 220060000000030302

Date: 10/18/2006

Case No.	Description	Amount Due	Amount Paid
ADD2006-00199	Hist. Dist. Admin. Relief	500.00	500.00
Total Amount:		500.00	500.00

Method	Payer/ Exp. Date	Check #/Auth #	How Received	Amount Paid
Check	MARY E REED	2069	In Person	500.00
Payment Total:				\$500.00



Fee History

Case #: ADD2006-00199

Case #: ADD2006-00199
Property Owner REED MARY E
Property Address 17260 JULIA ST ALVA 33920
Contractor
License Number
Fax Number

Permit Description APPLICATION FOR administrative historic relief

Description	Revenue Account Number	Fees	Paid	Date Paid	Due
Hist. Dist. Admin. Relief	LC5150015500.341900.9010	500.00			500.00
		Total Fees: \$500.00	Paid: \$ 0.00	TOTAL REMAINING DUE:	\$500.00

Documents Required for Pick-up:

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: January 11, 2007

TO: WHOM IT MAY CONCERN

FROM: Donna Hock
Administrative Assistant

RE: Administrative Amendment

<u>Case Number</u>	<u>Case Name</u>
ADD2006-00199	Minor Move

cc: Applicant (care of agent)
Gloria Sajgo

ADMINISTRATIVE APPROVAL (HD) ADD2006-00199

ADMINISTRATIVE APPROVAL
HISTORIC DISTRICT
LEE COUNTY, FLORIDA

WHEREAS, Mary Ellen Reed filed an application for administrative approval for administrative relief on a project known as Minor Move requesting a reduction in the minimum lot width requirement; and

WHEREAS, the subject property is located at 17260 Julia Street, described more particularly as:

LEGAL DESCRIPTION: In Section 22, Township 43 South, Range 27 East, Lee County, Florida:

LOTS 9 THROUGH 12, BLOCK 6, TOWN OF ALVA, AS RECORDED IN
PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF LEE COUNTY,
FLORIDA.

WHEREAS, the applicant has indicated the property's current STRAP number is 22-43-27-01-00006.0090; and

WHEREAS, the subject property is located in the Urban Community Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the property is zoned Residential Two-Family Conservation (TFC-2); and

WHEREAS, the property is located in Alva, and was designated a historic resource in HD 2002-08-03 Reed/Philbert under Chapter 22 of the Land Development Code (Historic Preservation) ; and

WHEREAS, an application for administrative relief for designated historic resources has been filed pursuant to the Lee County Land Development Code Section 22-174; and

WHEREAS, the Lee County Land Development Code provides for administrative relief from the Zoning Regulations for matters involving setbacks, lot width, depth, area requirements, land development regulations, height limitations, open space requirements, parking requirements, and other similar zoning relief not related to a change in use of the property in question; and

WHEREAS, the applicant owns lot 9, 10, 11, 12, of Block 6 and intends to relocate an existing 1930 bungalow from 21380 Pearl Street, in Alva to Lot 11, as shown on the attached site plan as Attachment A; and

WHEREAS, a single-family residence, built in 1909 is located on Lot 9, while lots 10, 11 and 12 are vacant; and

WHEREAS; all 4 lots were created and platted with road access in 1892 on High Street however, today the lots fronts directly on the Caloosahatchee River with no street access. The river being dredged and straightened in the 1930's created this situation; and

WHEREAS, access to the subject structure is on the westerly side of the property via Julia Street; and

WHEREAS, the proposed housing details and location were reviewed and approved by the Historic Preservation Board on November 29, 2006 under COA2006-00130 as outlined in Attachment "B"; and

WHEREAS, relief is requested in the Residential Two-Family Conservation (TFC-2) zoning district, as provided by the Lee County Land Development Code, as follows:

- a) Relief from the required minimum lot width of 75 feet per Land Development Code(LDC) Section 34-695, to allow a lot with a width of 0 feet along Julia Avenue providing access.

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, the following findings of fact are offered:

- A. The relief will be in harmony with the general appearance and character of the community.
- B. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- C. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner(s) a reasonable use of their land.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the Residential Two-Family Conservation (TFC-2) zoning district from the Lee County Land Development Code, from:

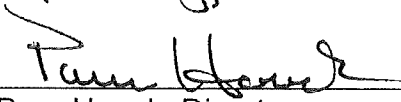
- a) Relief from the required minimum lot width of 75 feet per Land Development Code(LDC) Section 34-695, to allow a lot with a width of 0 feet along Julia Avenue providing access.

is **APPROVED**. Site Plan ADD2006-00199 is hereby APPROVED and adopted. A reduced copy is attached hereto.

Approval is subject to the following conditions:

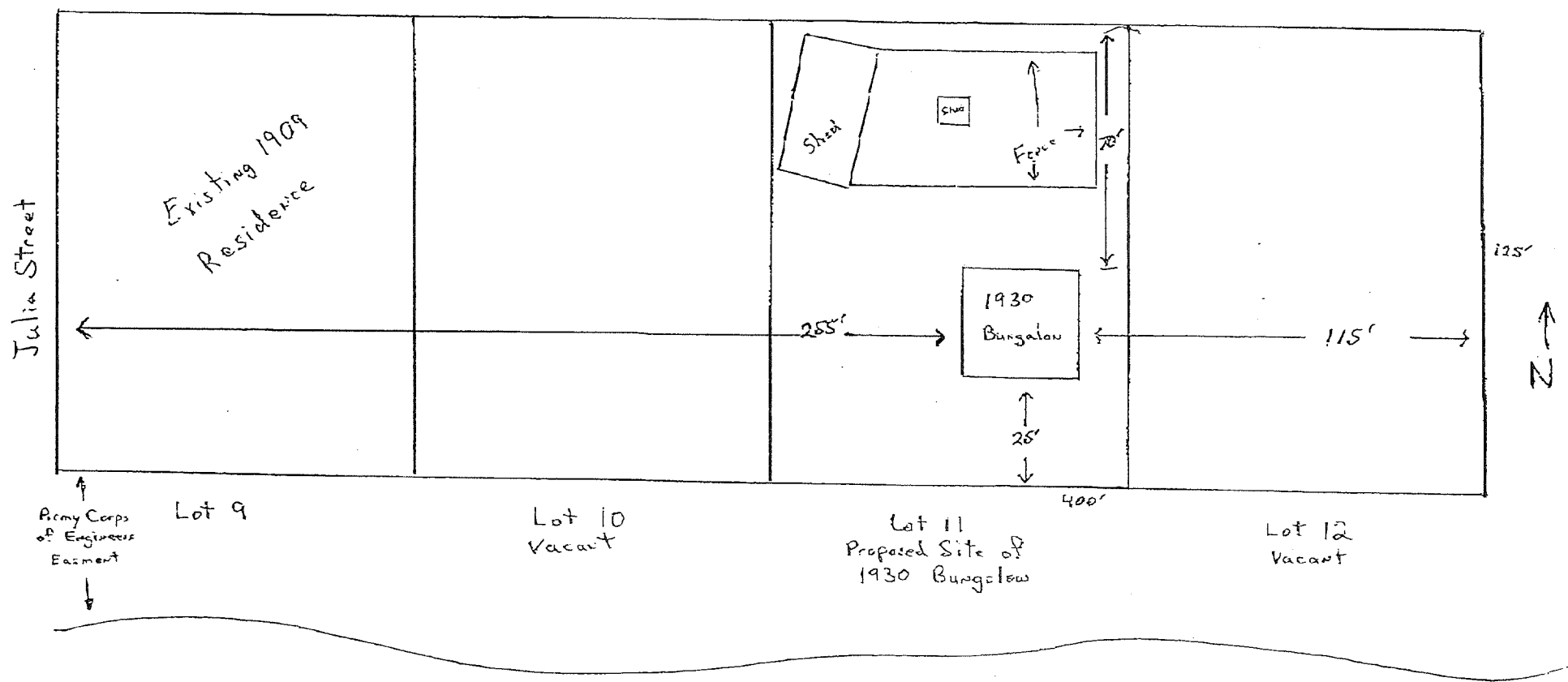
- 1) Access to Lot 11 is provided by the existing driveway.
- 2) The relief is limited to Lots 9-12 in the configuration and development shown on the attached site plan. Should the lots be sold, or separated access must be provided in compliance with the LDC.

DULY SIGNED this 10th day of January, A.D., 2007.

BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

ATTACHMENTS:

- A - Site plan dated November 22, 2006
- B - CAO2006-00130



Caloosahatchee River

Exhibit F-2.B

APPROVED
Plan

Subject to Case # ADD2006-00199

Date 1/10/07

Planning Division
MEMORANDUM



To: Interested Parties
From: Janet Miller, Administrative Assistant
Subject: November 29, 2006, Historic Preservation Board Meeting
Date: November 20, 2006

The Lee County Historic Preservation Board will meet on Thursday, November 29, 2006, at 3:00 p.m. in the East Room of the restored Old Lee County Courthouse, 2nd Floor, 2120 Main Street, in downtown Fort Myers.

AGENDA

I Call to Order – 3:00 p.m./Review of Affidavit of Publication

II Approval of Minutes of September 21, 2006

III. Public Hearing on Special Certificates of Appropriateness

A. COA 2006 00130 Reed/Philbert 17260 Julia St Alva Fl 33920

This project calls for the relocation of the Minor House located at 21380 Pearl St Alva to the Reed/Philbert 17260 Julia St Alva Fl 33920 property which is designated at HD 2002 08 03.

The request for COA 2006-00130 Reed Residence will be as follows:
Relief in the TFC-2 (Residential) zoning district from the Lee County Land Development Code from:

- 1) A variance from the required minimum lot width of 75 feet per Land Development Code(LDC) Section 34-695, to allow a lot with a width of 0 feet along Julia Avenue providing access.

A copy of the staff report is at the East County Regional Library

- IV. Presentation of Topics by the Public**
- V. Presentation of Topics by the Board**
- VI. Presentation of Topics by the Staff**
- VII Future Meetings and Adjournment**

For further information, please contact the Lee County Planning Division at 239-479-8311 or 239-479-8583. In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8583.

The Lee County Planning Division is soliciting applications for the Lee County Historic Preservation Grant Program . Please contact Janet Miller 479-8583 for additional information.

LEE COUNTY HISTORIC PRESERVATION PROGRAM
 APPLICATION LEE COUNTY NOTICE OF DECISION
 ON SPECIAL CERTIFICATE OF APPROPRIATENESS (SCA)

ATTACHMENT B

COA 2006-00130 Reed/Philbert

Lee County Division of Planning P.O. Box 398 Fort Myers, FL 33902
 TELEPHONE:(239) 479-8585 / FAX:(239) 479-8319

SPECIAL CERTIFICATE OF APPROPRIATENESS NO COA 2006-00130

<input type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input checked="" type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
---------------------------------------	---	--	---

YOU ARE HEREBY NOTIFIED that on November 29, 2006 the Lee County Historic Preservation Board voted to:

- ✓ Approve **AUD COMMEND THE APPLICANT FOR SAVING AN ENDANGERED HISTORIC RESOURCE**
- Approve with conditions
- Deny

- Special Certificate of Appropriateness COA 2006-00130 on reverse side.

The Historic Preservation Board made the following finding(s) of fact:

The proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis the project as approved is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the LDC

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate)

have been furnished to the following persons:

- Mary Reed -Property Owner (s)
- Bob Stewart -Building Official, DCD
- Town Army / Pam Houck -Director, Zoning Division
- Other

(Over →)

Date: 11/29/2006

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. COA 2006-00130

<input type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input checked="" type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
---------------------------------------	---	--	---

Designation No. HD 2002 08 03 Reed/Philbert

Project Name: Minor Move

STRAP No.: MOVE from 22 43 27 01 00005 0030 to 22 43 27 01 00006 0090

Applicant: MARY E REED

Address: 17260 Julia St (PO Box 206) Alwa Fl 33920-0206

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

APPROVED
 W/conditions below
 DENIED:

Certified By: Gloria M. Hays
Date Certified By Staff: 11-29-06
For the reasons outlined below:

NOTICE OF APPEAL RIGHTS

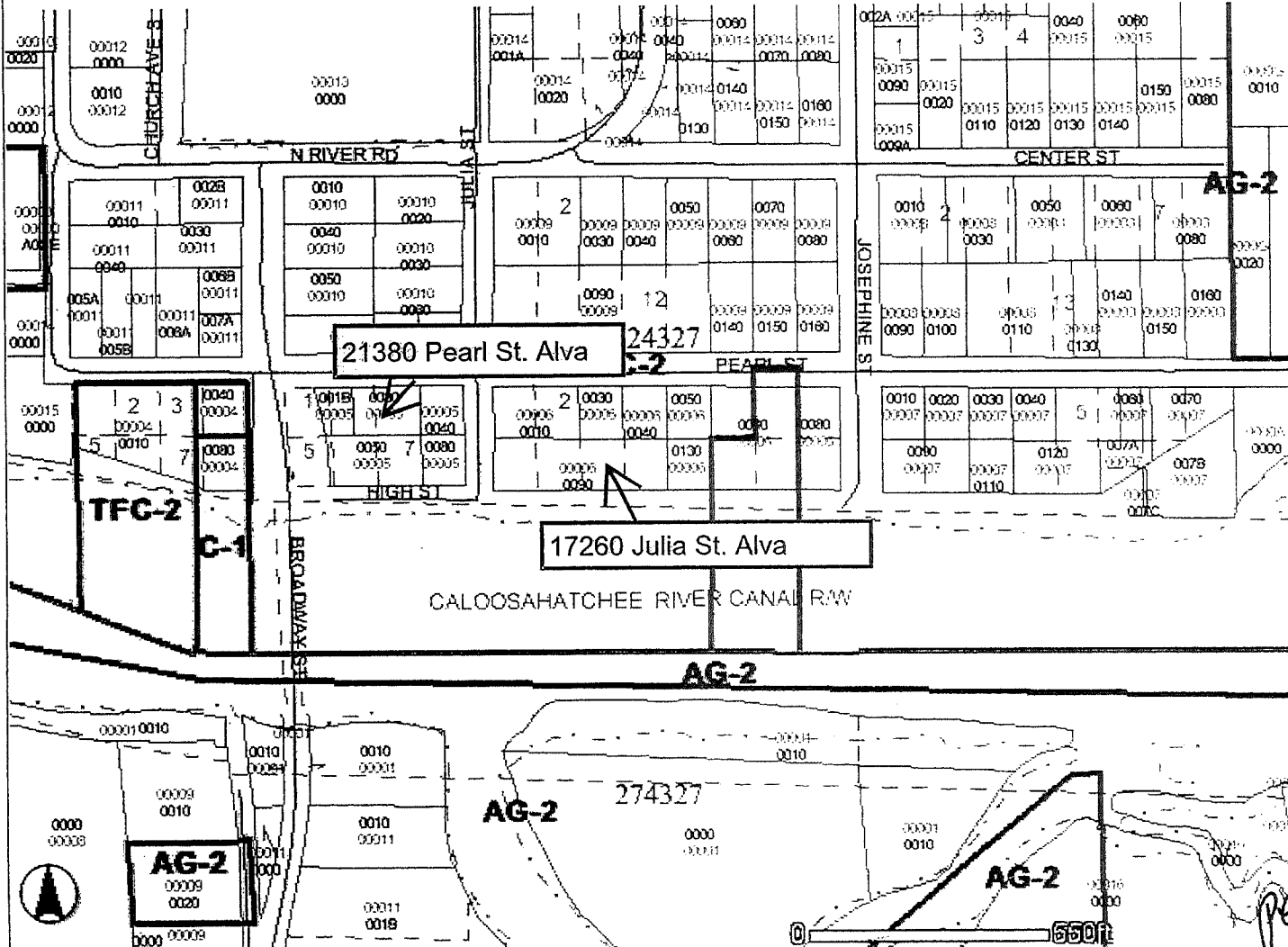
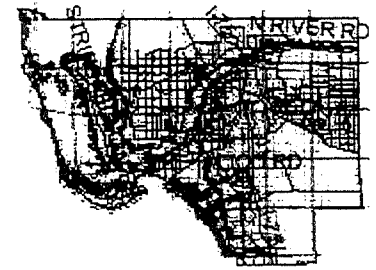
Pursuant to LDC § 22-42, Any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the historic preservation board by filing a writing notice of appeal within 15 calendar days of the date the written decision of the historic preservation board was rendered. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, which shall state the decision being appealed, the grounds for the appeal and a summary of the relief sought. Appeals shall otherwise be pursued using the procedure set forth in the LDC § 34-145(a), pertaining to appeals from administrative matters, and in accordance with the county administrative codes adopted to implement the provisions of LDC Chapter 34. Except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party shall not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

Lee County Map

MOVE RESIDENCE

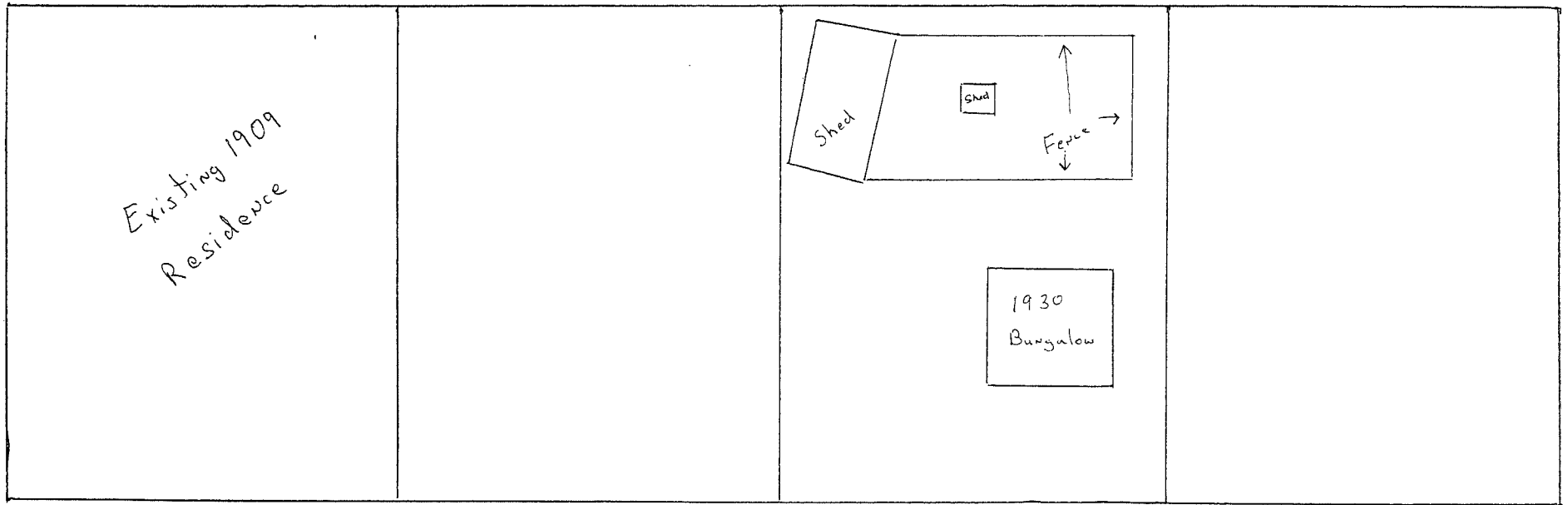
FROM: 21380 PEARL ST ALVA
(22 43 27 01 00005 0030)

TO: 17260 JULIA ST ALVA
22 43 27 01 00006 0090



- Legend**
- Lot Lines
 - Block
 - Lot
 - Condo Block
 - Condo Lot
 - Condo Building
 - Parcels
 - Parcel Hooks
 - Hydro Features
 - Road Center Line
 - Township Range Lines
 - Township Range Labels
 - Section Lines
 - Zoning - County
 - City Limits
 - Santa Springs
 - Cape Coral
 - Fort Myers
 - Sanibel
 - Town of Fort Myers Beach
 - Lot Labels

*OK GMS
COA 2006-0130
per
11-29-2006*



Lot 9

Lot 10
Vacant

Lot 11
Proposed Site of
1930 Bungalow

Lot 12
Vacant

Caloosahatchee River

OK GMS
per COA 2006-0130
11-29-2006

LEE COUNTY HISTORIC PRESERVATION PROGRAM
SPECIAL CERTIFICATE OF APPROPRIATENESS (SCA) APPLICATION

COA 2006-00130 Reed/Philbert

Lee County Division of Planning P.O. Box 398 Fort Myers, FL 33902
TELEPHONE:(239) 479-8585 / FAX:(239) 479-8319

COA NO.: _____
DESIGNATION NO.: _____
DATE FILED: _____
DATE ISSUED: _____
APPROVED: _____
DENIED: _____

<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
--	---	---	---

Designation Number: HD 2002/08/03
Name of Project: Minor Move (Relocation of house owned by Alfrida Minor
Location: Relocation from: 21380 Pearl to 17260 Julia St in Alva est.
Strap No.: Relocation from: 22 43 2701 00005 0030 to 22 43 2701 00006 0090
Name of Applicant or Agent: Mary E. Reed
Address: 17260 Julia St P.O. Box 206
City / State: Alva Zip Code: 33920-0206 Phone: (239) 728-2748
Fax: 239-590-1059 E-mail: mreed@fgu.edu

Name of Historic District, if applicable, _____

- Check all that apply:
- Building
 - Archaeological Site
 - Object
 - Landscape Feature

Project Description: (describe all work proposed)

Type of Work: Alteration Demolition New Construction
 Reconstruction Excavation Relocation

Narrative: Relocation of a house that was built in the 1930s to
another location in Alva in order to prevent demolition.
The subject house is a cracker style bungalow, metal roof,
wood frame, wood siding, front porch.

Change in Use: yes no

If yes, explain: _____

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

If yes, explain: _____

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

If yes, explain: _____

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2006 00130 Reed/Philbert 17260 Julia St, Alva

HEARING DATE: November 29, 2006

SUMMARY:

The proposed project entails the relocation of a historic home from its location at 21380 Pearl St Alva; the STRAP is 22 43 27 01 00005 0030 to the location of a historic resource that has been designated as HD 2002 08 03 Reed/Philbert under Chapter 22 of the Land Development Code (Historic Preservation); the address is 17260 Julia St Alva; the STRAP is 22 43 27 01 00006 0090.

Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation.

STAFF ANALYSIS:

The proposal entails moving an early twentieth century bungalow from its current location on Pearl Street east and south to a new location on Julia Street. Both the house that is proposed for the move and that house that is on the lot where the house is proposed to be located are in the heart of the historic area of unincorporated Alva.

The subject structure is a small roughly 700 sq ft of living space and a 210 sq ft porch single story frame vernacular building. It features a metal side gable roof and horizontal wood siding. On the front elevation there is an open incised porch. Many of the original 2/2 wood sash windows remain. The house is on concrete pilings. It retains most of its architectural integrity.

The applicant proposes to relocate the house from Pearl St to her property on Julia St in order to preserve the structure. Currently there is a designated resource on Julia St on a tract of land that is made up of 5 lots. The applicant proposes to relocate the house on one of those lots.

The building will be relocated in a context similar to its historic location. It is located in the historic area of Alva and will be relocated within that area. While the building currently faces Pearl St, at its new location the building will face south to the Caloosahatchee River or what was once High Street (before the river was widened). By facing the river the house will still face a transportation route – but a river not a road.

The applicant proposes to preserve and rehabilitate the building and use it as an accessory dwelling.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- Commend the applicant for saving an endangered historic resource
- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project as approved is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the LDC.

■
The Secretary of the Interior's Standards for Rehabilitation

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

**PROPERTY DATA FOR PARCEL 22-43-27-01-00005.0030
TAX YEAR 2006 TRIM**

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Trim)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [NEW! Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 TRIM ROLL.

PROPERTY DETAILS

OWNER OF RECORD

MINOR ALFRIDA EST
MARY ELLEN FUTCH
PO BOX 384
NEWBERRY FL 32669

SITE ADDRESS

21380 PEARL ST
ALVA FL 33920

LEGAL DESCRIPTION

TOWN OF ALVA
BLK 5 PB 1 PG 10 LOT 3 +
E 1/2 OF LT 2 OR 1244 PG 922

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

008 - ALVA FIRE DISTRICT/OLGA AREA

DOR CODE

01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006) [[New! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST ASSESSED	88,380	HOMESTEAD	0 UNITS OF MEASURE	UT
ASSESSED SOH	88,380	AGRICULTURAL	0 NUMBER OF UNITS	1.00
TAXABLE BUILDING	88,380	WIDOW	0 FRONTAGE	150
LAND	88,380	WIDOWER	0 DEPTH	125
BUILDING FEATURES	20,880	DISABILITY	0 BEDROOMS	2
	67,500	WHOLLY	0 BATHROOMS	1
	1,160	SOH DIFFERENCE	0 TOTAL BUILDING SQFT	903

LAND FEATURES	0	YEAR IMPROVED	1930
		HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS	VACANT / IMPROVED
				DESCRIPTION	
0	9/22/2003	4583/2247	03	Disqualified (Interest Sales / Court Docs / Government)	I
0	1/14/2001	0/0	99	Disqualified (Unrecorded Docs / Death Certificates etc.)	I
100	1/8/2001	3820/3344	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	I
100	12/1/1977	1244/922	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	I

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	R - Residential Category		1	234.96

GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE
Error loading the Collection Days.			

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
	C	125124	0250	B	091984

[[Hide](#)]

APPRAISAL DETAILS

LAND

LAND TRACTS

USE CODE	USE CODE DESC	NUMBER OF UNITS	UNIT OF MEASURE
100	Single Family Residential	1.00	Units

BUILDING 1 OF 1**BUILDING CHARACTERISTICS**

IMPROVEMENT TYPE	BEDROOMS	BATHROOMS
97 - Cottage/Bungalow	2	1
MODEL TYPE	STORIES	YEAR BUILT
1 - single family residential	1	1930

BUILDING SUBAREAS

DESCRIPTION	YEAR ADDED	AREA (SQFT)
BASE (BAS)	1930	693
FINISHED OPEN PORCH (FOP)	1930	210

BUILDING FEATURES

DESCRIPTION	YEAR ADDED	UNITS
CARPORT - UNFINISHED	1930	240.00
SHED - METAL W/ FLOOR	1983	100.00

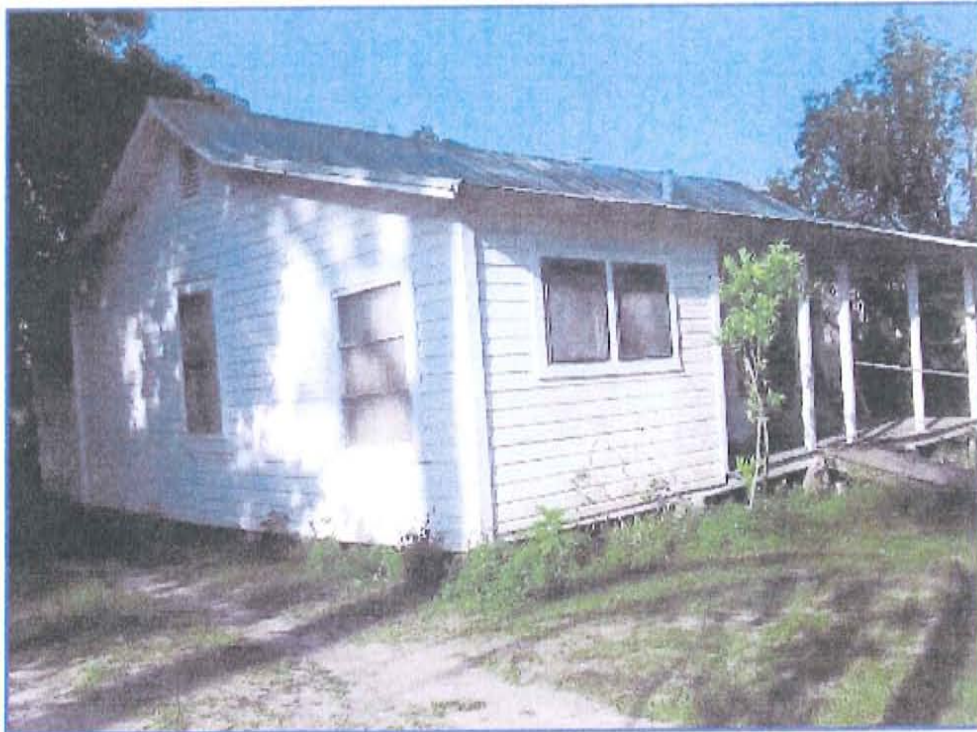
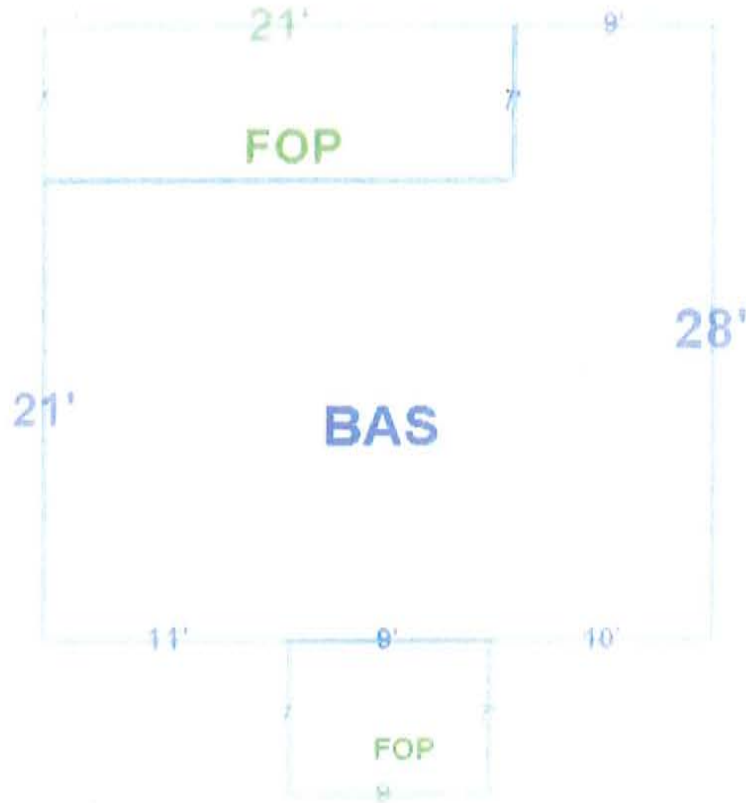
BUILDING FRONT PHOTO

Photo Date: June of 2003

BUILDING FOOTPRINT



TRIM (*proposed tax*) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
Page was last modified on Thursday, October 12, 2006 11:43:23 AM.

Spatial District Query Report

STRAP Number: 22-43-27-01-00005.0030

District Name	District Value	Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone		NOT FOUND	
Airspace Notification		NOT FOUND	
Census Tract	Tract ID	303 100.03%	
Coastal Building Zone		NOT FOUND	
Coastal High Hazard Area		NOT FOUND	
Fire District	Fire District Taxing Authority	Alva 004	
Flood Insurance Zone	Flood Zone	C	
FIRM Floodway		NOT FOUND	
Flood Insurance Panel	Community Panel Version Date	125124 0250 B 091984	
DNR Flood Zones		NOT FOUND	
Flood Insurance Coastal Barrier		NOT FOUND	
Lighting District		NOT FOUND	
Planning Community	ID Plan Community	1 Alva	
Planning Land Use 2010	Landuse	Urban Community	
Sanibel/County Agreement		NOT FOUND	
School Board District	District School Board Member	5 Elinor Scricca, Ph.D.	
School Choice Zone	Choice Zones	East Zone	
	Choice Zones	East Zone 3	
Solid Waste District	District Area	Area 4	
Storm Surge	Category		
Subdivisions	Subdivision No. Subdivision Name Book Page 1 Book Page 2 Book Page 3	22432701 ALVA SUBD PB 1/PG 10	
Traffic Analysis Zone			
Archaeological Sensitivity	Sensitivity Level	2	
Sea Turtle Lighting Zone		NOT FOUND	
Watersheds	Shed ID	Alva	
FLUCCS1995	Code Landuse	211 Improved pastures	
Vegetation Permit Required		NOT FOUND	
Soil	Map Symbol Soil Name	28 IMMOKALEE SAND	60.78%
	Map Symbol Soil Name	33 OLDSMAR SAND	39.22%
Panther Habitat		NOT FOUND	

Eagle Nesting Site Buffer			NOT FOUND
Commissioner District	District	5	
	Commissioner	John Albion	
Unincorporated Lee County	Zoning	TFC-2	
Zoning	Designation		
Development Orders			NOT FOUND
Road Impact Fee Districts	District	52	
	Tidemark ID	52	
	Name	NORTH	
Water Franchise			NOT FOUND
Wastewater Franchise			NOT FOUND
Res. Garbage Collection Day	Hauling Day	Thursday	
Res. Recycling Collection Day	Hauling Day	Thursday	
Res. Horticulture Collection Day	Hauling Day	Wednesday	

[\[Modify Report Settings \]](#)

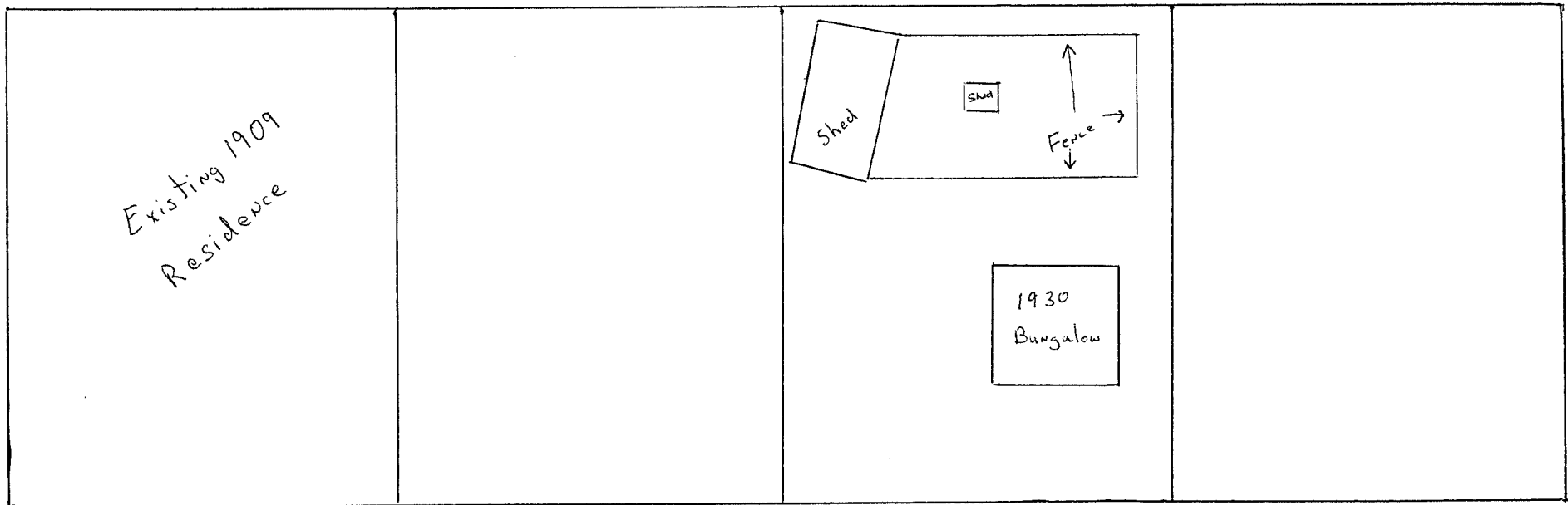
Our goal is to provide the most accurate data available, however no warranties, expressed or implied, are provided with this data, its use, or interpretation.
 All information subject to change without notice.











Lot 9

Lot 10
Vacant

Lot 11
Proposed Site of
1930 Bungalow

Lot 12
Vacant

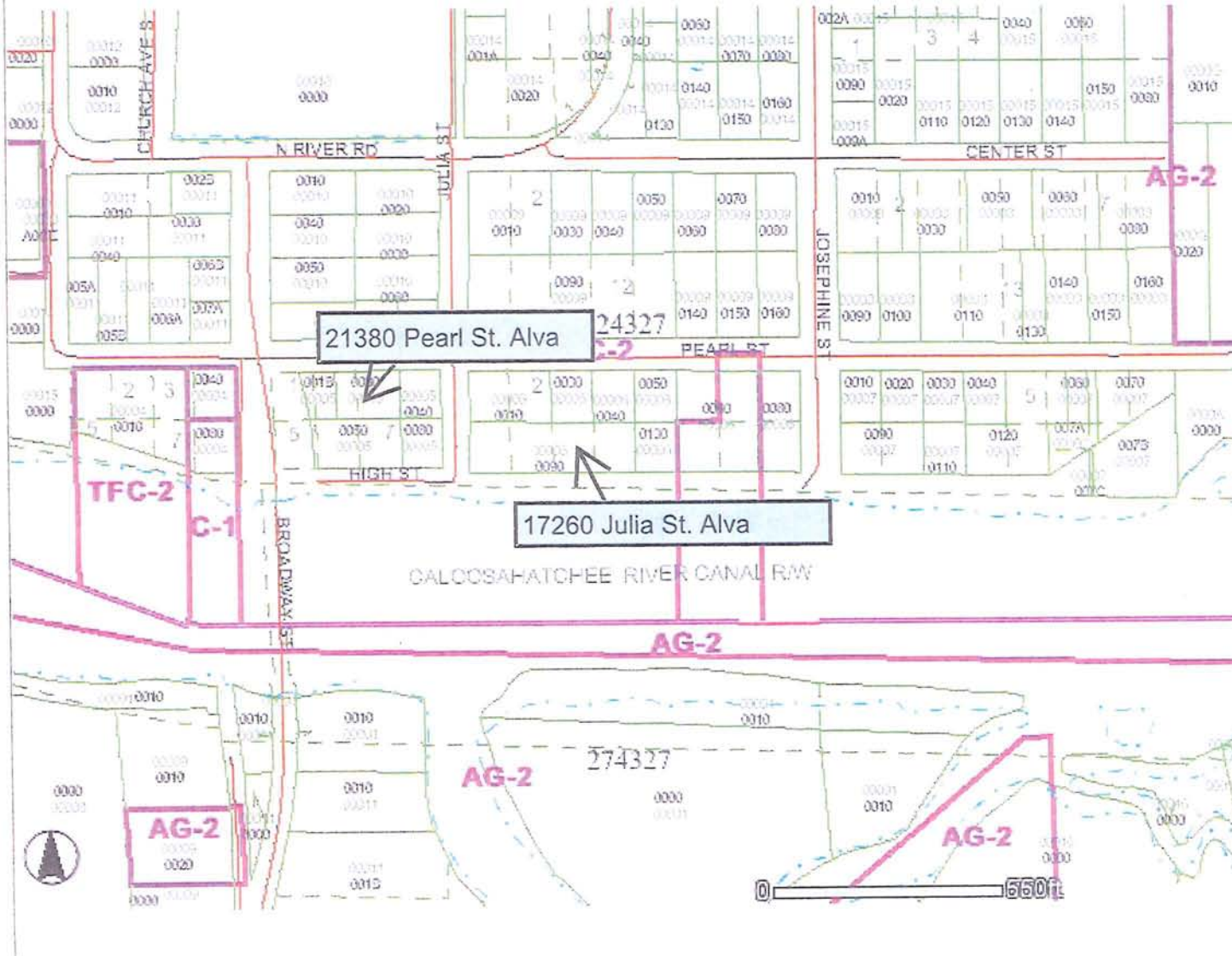
Caloosahatchee River

Lee County Map

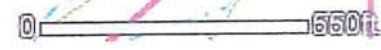
MOVE RESIDENCE

FROM: 21380 PEARL ST ALVA
(22 43 27 01 00005 0030)

TO: 17260 JULIA ST ALVA
22 43 27 01 00006 0090



- #### Legend
- Lot Lines
 - Block
 - Lot
 - Condo Block
 - Condo Lot
 - Condo Building
 - Parcels
 - Parcel Hooks
 - Hydro Features
 - Road Center Line
 - Township Range Lines
 - Township Range Labels
 - Section Lines
 - Zoning - County
 - City Limits
 - Barra Springs
 - Coop Cove
 - Fort Myers
 - Sarasota
 - Town of Fort Myers Beach
 - Lot Labels



House at 21380 Pearl St. Alva (to be relocated to 17260 Julia St.)

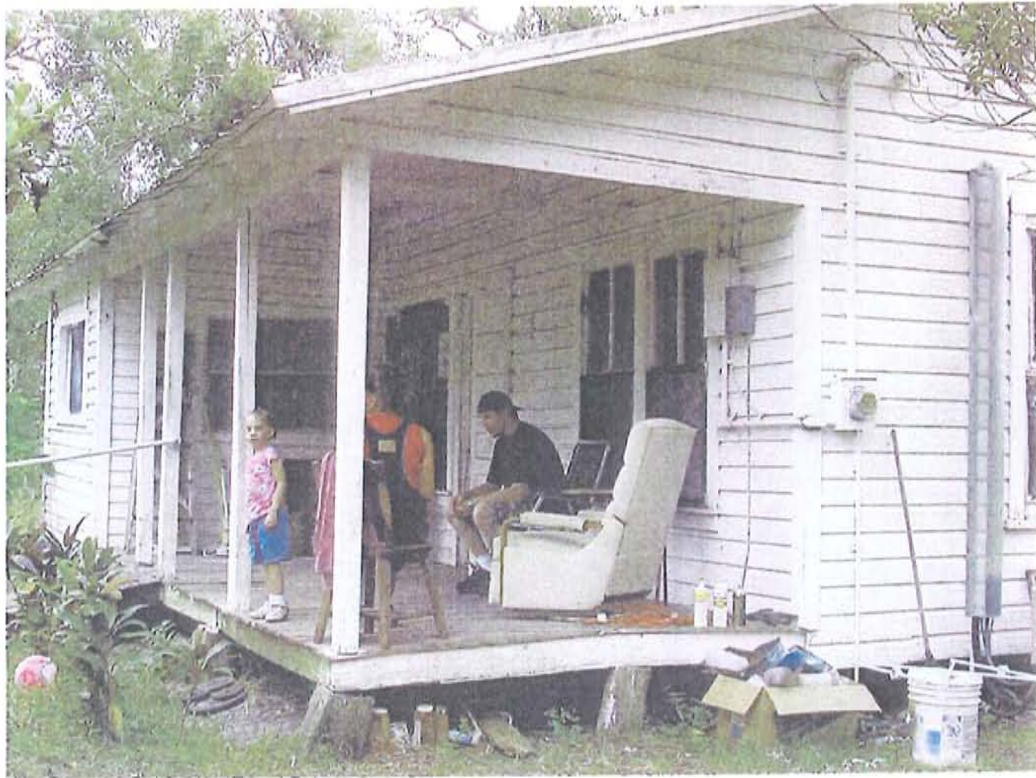


Front (north)



Front (north) and partial east side

House at 21380 Pearl St. Alva (to be relocated to 17260 Julia St.)



Front (north) porch and partial west side



West side

House at 21380 Pearl St. Alva (to be relocated to 17260 Julia St.)

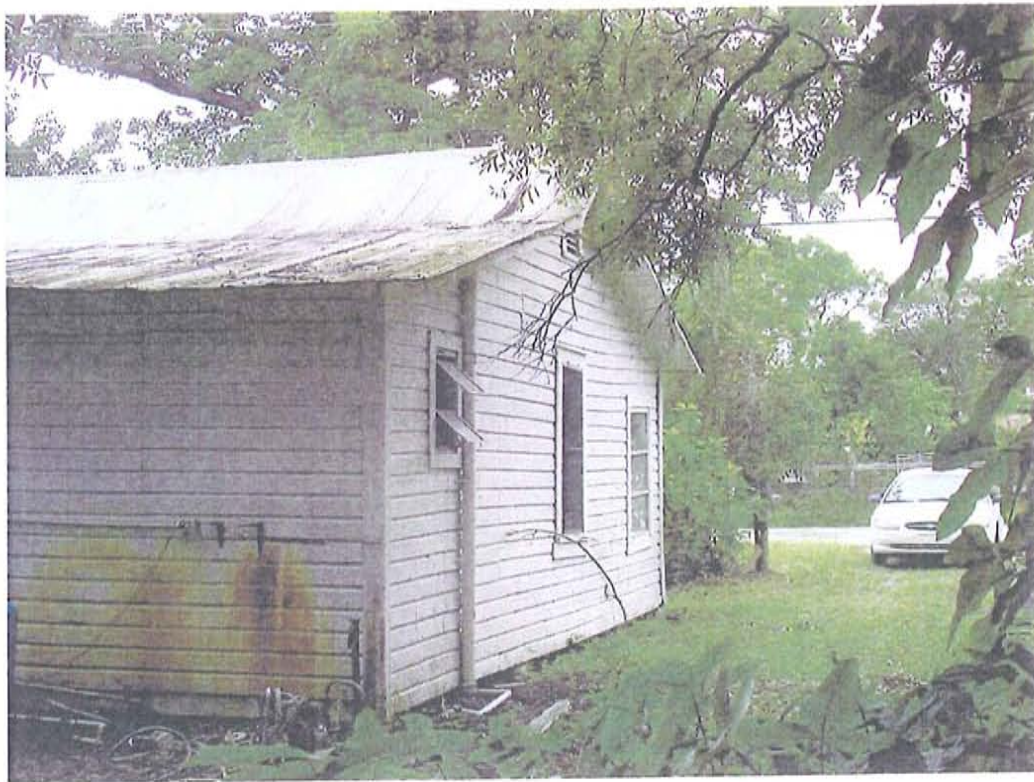


West side and south (rear)



South (rear)

House at 21380 Pearl St. Alva (to be relocated to 17260 Julia St.)



East side



East side

17260 Julia St. (House will be relocated to this site)



North side of existing historic house and west street front



Street front - west

17260 Julia St. (House will be relocated to this site)



East or rear of the existing historic building



Area east of the subject historic building where the house from Pearl St. will be situated

17260 Julia St. (House will be relocated to this site)



View of the river from the area where the house will be situated

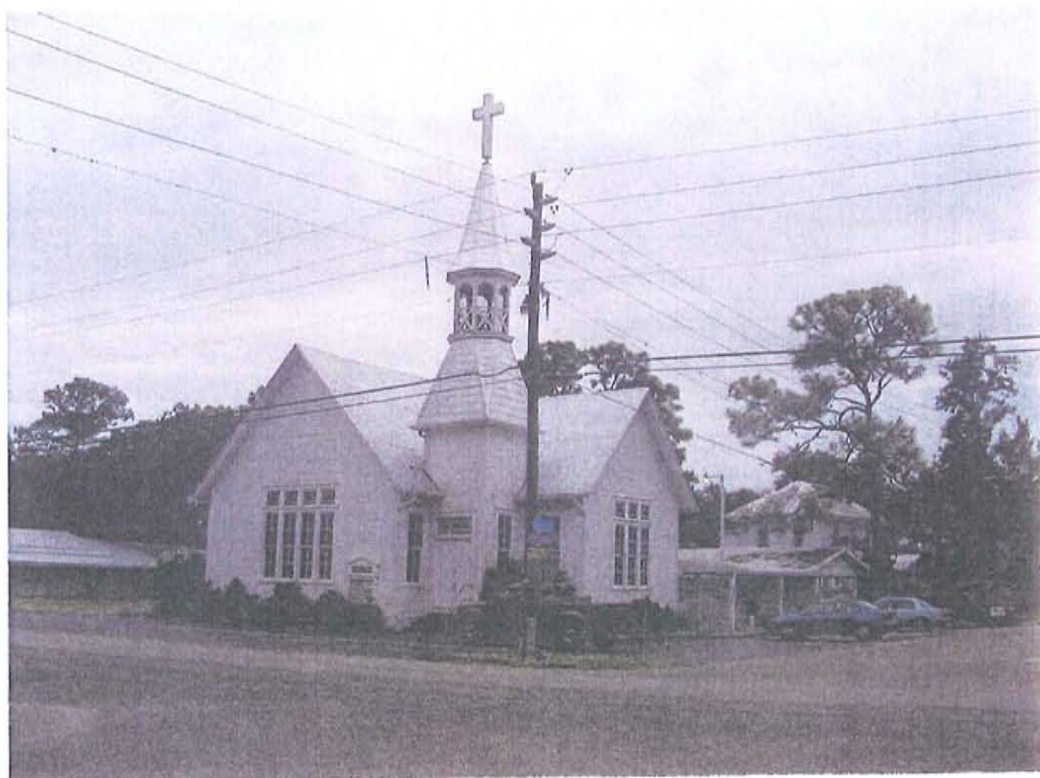


Julia St. with river in the background

17260 Julia St. (House will be relocated to this site)



West elevation of the historic house on Julia St.



Methodist Church at the corner of Julia and Pearl

17260 Julia St. (House will be relocated to this site)



Alva Library (w/ Owanita Chapel at the rear) at the corner of Julia and Pearl across from the Methodist Church



MONTGOMERY WINSLOW
ROOFING SERVICES EST 1949

Montgomery Winslow Roofing
Lic. No. CCC052474
PO Box 50338
Fort Myers, FL 33994

Phone: 239-694-1056
Fax: 239-694-3051
Email: info@montgomerywinslow.com
Web: www.thefloridaroofer.com

Estimate
1909

Printed 12/13/2012

Bill To:

Mary Reed
Attn: Mary Reed
17260 Julia St.
Alva, FL 33920

Mobile: (239) 728-2748
E-Mail: mreed@fgcu.edu

Work Location:

Primary
Mary Reed
Contact: Mary Reed
17260 Julia St.
Alva, FL 33920

Mobile: (239) 728-2748
E-Mail: mreed@fgcu.edu

Expected Service Date: 12/13/2012 Estimate to Reroof Cottage with 5V Mill Finish Metal

Expected Service Time: 7:00 am

Date	Product/Service	Description	Price	Qty	Amount
12/13/2012	Re-roof 5V with Self-adhering Underlayment	Estimate for Cottage Located on Property: Labor and materials removing old roofing down to decking; Re-nail deck to Code. Install one (1) layer of self-adhering metal underlayment. Install 26 gauge mill finish 5V metal roofing system using screws. Install flashings, hip and ridge. Clean and haul away roofing debris.	\$8,100.00		\$8,100.00

Subtotal: \$8,100.00
Total: \$8,100.00

Notes

* Not responsible for damage to plumbing, electrical, etc., or underside of roof decking.
* Not responsible for breakage of driveways that are undermined or fill that has settled under any surfaces allowing damages.

* ANY BAD WOOD OR DECK REPAIRS NECESSARY ARE EXTRA LABOR AND MATERIAL AT \$2.75 PER SQUARE FOOT.

All material is guaranteed to be as specified. All work to be completed in a workmanship manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

Authorized By : _____

ALL INVOICES ARE DUE AND PAYABLE UPON RECEIPT BY CUSTOMER.

* NOTE: Any account that is past due will be subject to 1-1/2% per month interest plus any and all collection costs.

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Customer Signature _____ Date _____

NOTE: This Estimate may be withdrawn by us if not accepted within 30 days.

2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA
Submission Deadline: December 14, 2012

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

Project No. 12/13-6 (to be assigned by staff)

1. Project Title: _____
2. Location or Address of Project: 23110 Roundtree

STRAP Number (Property Tax Id Number) _____

3. Applicant Name and Address:
Full Name of Applicant: Pete Shird
Address: 23110 Roundtree Av

4. Designated Project Contact:
Name: Peter Shird
Address: 23110 Roundtree Av 33920
Daytime Telephone: 239. 745-2133
Fax Number: none
E-Mail: none

5. Funds Requested: \$ I don't no
Applicant's Cost Share: \$ _____
Total Project Cost: \$ _____

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

7. Photograph: Attach 3" x 5" or 4" x 6" photograph of the principal view of the property. This photograph should be of suitable quality and clarity for publication. If desired, include additional photographs as an attachment. (NOTE: This must be a current photograph of the property.)

8. Cost Estimate: Provide a detailed breakdown of estimated cost for each major work item for which assistance is requested. **Provide back-up documentation from professionals (such as bids or cost estimates).**

9. Applicant's Cost Share: List the nature, sources and amount/value of:

- a. The applicant's resources that have directly contributed to the evaluation, preservation, stabilization or restoration of the property.
- b. Other resources available to the property for the project for which assistance is being requested in this application.

NOTE: Provide documentation (such as receipts, letters of commitment for volunteer labor or donations etc.) for each item included in Applicant's Cost Share as an attachment.

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment.

11. Age of Property: Indicate date of construction of property and dates of major alterations or additions. 50 year

12. Original Use and Significant Historic Uses:
because it a house my mother built it from the ground

13. Present Use:
I live in it

14. Proposed Use:

15. Statement of Significance: In the space below, explain why the property is historically significant.

because it is 50 year old one of the
old house out here

16. Historic Designation: Which of the following, if any, is applicable to the property?

- Listed in the National Register either individually or as part of a district.
- Located in a designated historic district in Lee County.
- Designated an individual resource in Lee County.
- Application pending (explain below). If application is pending, please include letter of project review by the Lee County planning staff as an attachment.

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

- Review under LDC Chapter 22, Historic Preservation
- Preservation or conservation easement
- Protective covenants
- Other (specify) _____
- None of the above

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent Good Fair Poor

List any specific factors or problems that contribute to the present condition of the property.

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion.

21. Project Planning: Indicate the highest level of project planning completed:

- Schematics
- Construction Documents
- Other (specify) _____

Please provide an explanation and description of the level of planning that is identified as completed. *I sorry of this I do not understand*

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed with 9 to 12 months.

PROJECT ACTIVITY	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
A												
B												
C												
D												
E												
F												
G												
H												

Indicate any critical dates associated with the above timetable and explain why they are critical.

24. Attachment Checklist:

Please check the supporting documents that are attached to this application.

- Documentation of total project cost and applicant's share. **Include back up from professionals (such as bids or cost estimates).**
- Documentation for demonstrated financial hardship.
- Additional photographs describing the existing condition of the property.
- Letters of endorsement and support from community groups or civic leaders.
- Architectural project schematics or construction documents, if available.
- Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.
- If designation is pending letter of review by Lee County Planning staff.

CERTIFICATION

25. If you have received assistance under this program before, please provide the name, address, and the year the assistance was received.

26. Applicant Certification: This certification must be signed by the duly authorized representative of the applicant, organization or agency.

I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.

Name (type or print): Peter Shird

Signature: Peter L Shird Date: 10-25-2012

Agency or Organization: _____

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

I, the undersigned, am the owner of the property identified in Item 2 of this application and hereby acknowledge my support and full concurrence with this application.

Name (type or print): Peter Shird

Signature: Peter L Shird Date: 10-25-2012

Address: 23110 Roundtree Av.

City, State, Zip: AWA Florida 33220.

Daytime Telephone: 239-745-2133

SHOULD YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION, PLEASE CONTACT GLORIA SAJGO (239) 533-8311 OR FAX (239) 485-8319

End of Application

2012/2013 Application #6 Shird House



2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA

Submission Deadline: December 14, 2012

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

RECEIVED
DEC 11 2012

Project No. 12/13-7 (to be assigned by staff) **COMMUNITY DEVELOPMENT**

1. Project Title: SIERRA
2. Location or Address of Project: 14891 Old Olga Rd. Fort Myers, FL.
33905

STRAP Number (Property Tax Id Number) 21-43-26-00-00012.0000

3. Applicant Name and Address:
Full Name of Applicant: Virginia H. Sierra
Address: 14891 Old Olga Rd Fort Myers, FL 33905

4. Designated Project Contact:
Name: Christina V. Sierra
Address: 14891 Old Olga Rd. Fort Myers, FL 33901
Daytime Telephone: 239-896-8988
Fax Number: _____
E-Mail: rainytina@gmail.com

5. Funds Requested: \$ 8,000.⁰⁰
Applicant's Cost Share: \$ 7,500.⁰⁰
Total Project Cost: \$ 15,500.⁰⁰

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

New metal roof.

7. Photograph: Attach 3" x 5" or 4" x 6" photograph of the principal view of the property. This photograph should be of suitable quality and clarity for publication. If desired, include additional photographs as an attachment. (NOTE: This must be a current photograph of the property.)





8. Cost Estimate: Provide a detailed breakdown of estimated cost for each major work item for which assistance is requested. **Provide back-up documentation from professionals (such as bids or cost estimates).**

Attached are 2 estimates for the new roof. We tried to get more but no one else accepted the job.

Estimate #1 = \$15,000. from Weinmeister Roofing
Estimate #2 = \$14,250. from Nastar Roofing.

9. Applicant's Cost Share: List the nature, sources and amount/value of:

- The applicant's resources that have directly contributed to the evaluation, preservation, stabilization or restoration of the property.
- Other resources available to the property for the project for which assistance is being requested in this application.

NOTE: Provide documentation (such as receipts, letters of commitment for volunteer labor or donations etc.) for each item included in Applicant's Cost Share as an attachment.

Recently did a complete rewire of the electrical system. Cost \$10,000.

Son-in-law removed + replaced old dry wall + plumbing.
Cost \$4,000.

Son-in-law restored original wood floor @ minimum wage. Cost \$960.

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment. *Omitted intentionally.*

11. Age of Property: Indicate date of construction of property and dates of major alterations or additions. *Constructed in 1924. No major alterations.*

12. Original Use and Significant Historic Uses:
original use was residential. Historically valuable as an example of a basic and simple wood bungalow.

13. Present Use: *Residential*

14. Proposed Use: *Residential*

15. Statement of Significance: In the space below, explain why the property is historically significant. *This beautiful home is an excellent example of the architecture and materials from the 1920's. This home is almost 100 years old, it is in excellent shape. The home is constructed of Old Growth Pine which is no longer available. The condition, architecture + unique materials quality this home for long term preservation.*

16. Historic Designation: Which of the following, if any, is applicable to the property?

- Listed in the National Register either individually or as part of a district.
- Located in a designated historic district in Lee County.
- Designated an individual resource in Lee County.
- Application pending (explain below). If application is pending, please include letter of project review by the Lee County planning staff as an attachment.

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

- Review under LDC Chapter 22, Historic Preservation
- Preservation or conservation easement
- Protective covenants
- Other (specify) _____
- None of the above

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

It is structurally sound but when we bought it the home needed suprecial cleaning + remodeling. We rewired the home. The old electrical system could have burned the house down. There were 2 breaker boxes and one fuse box. one box was in the bathroom. Our rewire probably saved this house from being totally destroyed by an electrical fire.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent Good Fair Poor

List any specific factors or problems that contribute to the present condition of the property.

Needs a new roof + the windows need to be fixed + weather proofed. We will fix the broken glass, ropes + weights on the windows. Presently many of the windows do not open because they have been painted sealed.

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion. Plans for the protection of the home: Scrape off all loose paint + apply fresh coats. Annual termite inspection + treatment. The plumbing was recently redone. Old + dirty drywall was replaced. The wood floors were restored to their original condition.

21. Project Planning: Indicate the highest level of project planning completed:

- Schematics
- Construction Documents
- Other (specify) Estimates

Please provide an explanation and description of the level of planning that is identified as completed. We have 2 estimates.

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

Both roofers understand the historic significance of the original architecture + materials. The old roof will be replaced with identical materials. The angles, peaks + valleys will be preserved.

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed with 9 to 12 months.

PROJECT ACTIVITY	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
A Apply for loan	✓											
B Reroof		✓										
C												
D												
E												
F												
G												
H												

Indicate any critical dates associated with the above timetable and explain why they are critical.

The loan application can be done on-line & approval should be within one month.
 The roof project will take another 1-2 weeks.

24. Attachment Checklist:

Please check the supporting documents that are attached to this application.

- Documentation of total project cost and applicant's share. **Include back up from professionals (such as bids or cost estimates).**
- NA Documentation for demonstrated financial hardship.
- Additional photographs describing the existing condition of the property.
- NA Letters of endorsement and support from community groups or civic leaders.
- Architectural project schematics or construction documents, if available.
- Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.
- If designation is pending letter of review by Lee County Planning staff.

CERTIFICATION

25. If you have received assistance under this program before, please provide the name, address, and the year the assistance was received.
26. Applicant Certification: This certification must be signed by the duly authorized representative of the applicant, organization or agency.

I certify that the information in this application is true and correct to the best of my knowledge, and I am the duly authorized representative of the applicant.

Name (type or print): Christina V Sierra
Signature: Christina V Sierra Date: 12-8-12
Agency or Organization: _____

27. Owner Concurrence: If the applicant does not own the property, the owner of record must sign the following statement indicating concurrence with the proposed project and this application for grant assistance.

I, the undersigned, am the owner of the property identified in Item 2 of this application and hereby acknowledge my support and full concurrence with this application.

Name (type or print): Virginia H. Sierra
Signature: Virginia H. Sierra Date: 12-8-12
Address: 14891 Old Olga Rd.
City, State, Zip: Fort Myers, FL. 33905
Daytime Telephone: 23 352-514-2617

SHOULD YOU HAVE QUESTIONS REGARDING ANY ASPECT OF THE APPLICATION, PLEASE CONTACT GLORIA SAJGO (239) 533-8311 OR FAX (239) 485-8319

End of Application

Lee County, Florida
Division of Development Services
Certificate of Compliance
Alteration/Interior Remodeling

Date: 10/10/2012 PERMIT NUMBER: RES2012-01372

Owner Name: SIERRA VIRGINIA H

Job Address: 14891 OLD OLGA RD FORT MYERS 33905

Contractor VIRGINIA SIERRA
Address: 14891 OLD OGLA RD
FORT MYERS FL 33905

Description: REMOVE AND REPLACE DRYWALL/ PLUMBING, ELECTRIC

Project Name:

Strap: 21-43-26-00-00012.0000

Zoning: RS-1

Fire District: Ft Myers Shores

Flood Elevation: 7.0

Flood Zone: AE

Type of Construction : 04 Type VB

Occupancy Class : Residential



BUILDING OFFICIAL

D&R Electrical Services
 2783 N. Airport Rd
 Ste 309
 Ft Myers, FL 33907



Office 239-541-2015
 Fax 239-541-2083

Invoice

Customer
Sierra Residence 14891 Old Olga Rd Fort Myers FL 33905

Date	4/2/2012
Our Invoice No.	14891042412
Your P. O. No.	

Quantity	Description	Rate	Amount
1	Whole house remodel, new electrical wiring throughout. Original scope of work (see proposal for details)	9,985.00	9,985.00
1	Deposit Received 04-2-12	-2,000.00	-2,000.00
	Extras (work performed in addition to original or proposed scope of work)		
3	Installation of new lighting outlets to serve 3 pendant fixtures in kitchen	70.00	210.00
1	New switch for same	70.00	70.00
1	Dedicated 20 amp circuit and receptacle to serve microwave	95.00	95.00
1	Lighting outlet serving back door	70.00	70.00
1	New switch for same	70.00	70.00
1	additional receptacle outlet in dining room	70.00	70.00
1	additional lighting outlet dining room	90.00	90.00
1	additional switch for same	70.00	70.00
1	ceiling lighting outlet front porch	90.00	90.00
1	additional switch office	70.00	70.00
2	new switches in den	70.00	140.00
1	new fan outlet in den	120.00	120.00
7	receptacle outlets in den (not mentioned on proposal but required by code)	0.00	0.00
1	Repairs of existing wiring in garage, 2 GFI receptacles, blank plates, re wire coach fixtures, demo unused wiring (discussed with Mr Sierra- verbal OK)	290.00	290.00
1	Replacement of 100 amp electrical panel and breakers in garage- panel in disrepair, parts missing, verbal OK Mr. Sierra	425.00	425.00
2	new switches to control lighting in garage	70.00	140.00
2	smoke detector outlets required (4 smokes on proposal, 6 installed but required)	0.00	0.00
	Credits (work not performed according to original or proposed scope of work work)		
2	Fan outlets not installed front porch	-120.00	-240.00
1	1 switch installed in half bath (2 on proposal)	-70.00	-70.00
1	CATV outlet installed (2 on proposal)	-50.00	-50.00
1	Phone outlet installed (2 on proposal)	-50.00	-50.00

PAID

Thank you for calling D&R Electrical Services. It was our pleasure to serve you.

Balance Due

Terms	Net 20
-------	--------

D&R Electrical Services
 2783 N. Airport Rd
 Ste 309
 Ft Myers, FL 33907



Office 239-541-2015
 Fax 239-541-2083

Invoice

Customer
Sierra Residence 14891 Old Olga Rd Fort Myers FL 33905

Date	4/2/2012
Our Invoice No.	14891042412
Your P. O. No.	

Quantity	Description	Rate	Amount
	Trim extras		
1	Install new outlet for garage door opener	90.00	90.00
1	Install customer supplied garage door opener, and safety sensors	225.00	225.00

PAID

Thank you for calling D&R Electrical Services. It was our pleasure to serve you.

Balance Due \$0.00

Terms	Net 20
-------	--------

4005 Del Prado Blvd S
Cape Coral, FL 33904



OFFICE
239.540.2443

Fax
239.574.4800

PROPOSAL

Email
Scottie@nastarroofing.co

www.nastarroofing.com

Proposal Submitted To:

DATE:

Phone #

Cell #

Virginia Sierra	11/1/2012	896-8988	
-----------------	-----------	----------	--

Address:

Job Name:

14891 Old Olga Rd	
-------------------	--

Tear off existing 5V roof down to deck and sweep clean.

Replace any rotten plywood at 45.00 per sheet and any 1x wood at 3.75 per ln. foot includes labor and material

Re-nail deck 6 inches on seams 12 inches in field using 8d penny ring shank nails.

Apply peel and stick self adhered secondary water barrier to entire roof per insurance recommendation

Install 6 inch 26 gauge galvalume pre-painted eave metal with a 2 1/2 inch face

Install valley metal as needed

PVC plumbing stacks to be flashed with 2 1/2 lb. lead flashing

Install new 5V mill finish metal roof system

Clean and haul all roofing debris rake yard and run magnet to pick up nails.

Nastar Roofing Guarantees to Repair Leaks Caused by Our Workmanship For	10	Years	\$14,250.00	PLUS WOOD
Payment to be made as followed	TOTAL			

Any alterations or hidden problems that need repair before work can be completed and deviates from the above proposal involving extra cost will be executed only upon written orders and will become an extra charge. Building owner is responsible to select color of shingle, tile or metal in a timely manor all underlayments are time sensitive, Nastar Roofing will not be responsible for deteriorated underlayment due to building owner delays Nastar Roofing will not be liable for interior damage due to defected material or workmanship. All agreements contingent strikes, accidents, weather, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Nastar Roofing will not be responsible for damage to plumbing, A/C lines or electrical lines improperly installed under roof decking. Nastar Roofing will not be held liable for damage to driveways, sidewalks, septic tanks, drain fields, sprinkler systems or lawns Removing and replacement of solar panels, satellite dishes or other mechanical equipment is the responsibility of the building owner. Buyer(building owner)agrees, in the event ,any action is brought upon this contract by either party and Nastar Roofing prevails, building owner shall pay Nastar Roofing reasonable attorney's fees and other cost incurred because of or in connection with such action. Building owner to pay for permit fees, recording fees and office time no less than \$200.00 if any cancellation.

ACCEPTANCE of PROPOSAL, the above specifications and conditions are satisfactory including the additional cost of wood work and are hereby accepted. You are authorized to do the work specified.

Date / Signature

Nastar Roofing Representative
Scott R Sanchez 239-989-8141

**ROBERT
WEINMEISTER ROOFING**

GCC 1327171

574-1490 • Fax: 573-6602

1001 SE-12th Court • Cape Coral, Florida 33990

c/o J. M. P.

2012

PROPOSAL SUBMITTED TO CHRISTINA		PHONE 218-2050	DATE OCT 25
STREET 14891 OLD OLGA		JOB NAME PER inspection CALLIST	
CITY ROAD	STATE AND ZIP CODE	JOB LOCATION NO DAY IN 12 inch	
ARCHITECT	DATE OF PLANS	FASTNERS	JOB PHONE

We hereby submit specifications and estimates for: **TEAR OFF EXISTING METAL ROOF SMALL SECTION AT A TIME INSTALL NEW GALVALUME PANEL SYSTEM 5 V CRIMP USE SCREWS 12 inch PATTERN. ALL ROTTEN WOOD REPLACED AT 40 DOLLARS PER HOUR ADDITIONAL PLUS MATERIAL COST. ALL VALLEY METAL & DRIP EDGE MADE FROM SAME COIL STOCK, NOTE: CAP IS CALLED BARN ROLL BEND; METAL IS BEING APPLIED JUST AS IT IS NOW DIRECTLY TO EXISTING WOOD.**

**GUARANTEE OUR WORK 5 YEARS
PULL PERMIT CLEAN JOB HAUL AWAY Debris**

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

50% due when METAL dollars (\$ **15,500**)

Payment to be made as follows: **DELIVERED BALANCE UPON COMPLETION**

CONDITIONS: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Contractor is not liable for, without limitation, damage to driveways, sidewalks, lawns, sprinkler systems, gardens, septic systems, drain fields, shrubbery and flower beds as a result of material delivery or removal of old roof. Contractor is not liable for damage to any water pipes that were not installed according to code.

Authorized Signature _____
Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____
Signature _____

**2012-2013 GRANT ASSISTANCE PROGRAM
LEE COUNTY HISTORIC PRESERVATION BOARD
LEE COUNTY, FLORIDA
Submission Deadline: December 14, 2012**

APPLICATION FORM FOR THE LEE COUNTY HISTORIC PRESERVATION GRANT ASSISTANCE PROGRAM (Only buildings and structures located in unincorporated Lee County shall qualify for assistance under this program. Structures in the corporate municipalities of Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach or Sanibel do not qualify.)

Project No. 12/13-8 (to be assigned by staff)

1. Project Title: Spicer Cottage Restoration
2. Location or Address of Project: 8146 Main Street, Bokeelia, FL 33922
STRAP Number (Property Tax Id Number): 25-43-21-01-00012.0010
3. Applicant Name and Address:
Full Name of Applicant: Susan B. Clarendon
Address: 3056 Wister Circle, Valrico, FL 33596
4. Designated Project Contact:
Name: Sue Clarendon
Address: 3056 Wister Cir, Valrico, FL 33596
Daytime Telephone: 813-789-6175 813-651-9436
Fax Number: None
E-Mail: sueclarendon@gmail.com
5. Funds Requested: \$15,000.00
Applicant's Cost Share: \$15,950.00
Total Project Cost: \$30,950.00

6. Project Summary: In the space below, briefly describe the project for which funding is requested.

The Spicer Cottage was built on Main Street in 1940. It is a one-story frame house on a concrete pad. It has been vacant since the late 1990's and has sustained significant water damage from flooding over the years. The wood siding at ground level has rotted away completely in some places, leaving holes in the exterior. We recently bought the property with the intention of restoring it to habitability, but first it must be stabilized and floodproofed. Several options have been considered, with input from Tom Doyle of Flint & Doyle, Bob Rude of Rude Structures, Inc., Reid Hutchinson and Dick Grimes of Reid Hutchinson Construction, Inc. and staff from Lee County Planning & Zoning.

7. Photograph: Attach 3" x 5" or 4" x 6" photograph of the principal view of the property. This photograph should be of suitable quality and clarity for publication. If desired, include additional photographs as an attachment. (NOTE: This must be a current photograph of the property.)



8. Cost Estimate: Provide a detailed breakdown of estimated cost for each major work item for which assistance is requested. **Provide back-up documentation from professionals (such as bids or cost estimates).**

Structural Assessment:	\$ 4,800.00
Flood Certificate:	\$ 150.00
Interior Demolition (In Kind):	\$ 500.00
Debris Removal	\$ 500.00
Replace Roof:	\$15,000.00 (est.)
Repair Gutters & Siding:	\$ 5,000.00 (est.)
Paint Exterior:	<u>\$ 5,000.00 (est.)</u>
TOTAL	\$30,950.00

9. Applicant's Cost Share: List the nature, sources and amount/value of:

Structural Assessment (Cash)	\$ 4,800.00
Flood Certificate (Cash)	\$ 150.00
Interior Demolition (In Kind)	\$ 500.00
Debris Removal (Cash)	\$ 500.00
Repair Gutters & Siding (Cash)	\$ 5,000.00
Paint Exterior (Cash)	\$ <u>5,000.00</u>
TOTAL (Cash + In Kind)	\$15,950.00

- a. The applicant's resources that have directly contributed to the evaluation, preservation, stabilization or restoration of the property.

Assessed value of original structure (purchased in November 2012): \$26,000

- b. Other resources available to the property for the project for which assistance is being requested in this application.

N/A

NOTE: Provide documentation (such as receipts, letters of commitment for volunteer labor or donations etc.) for each item included in Applicant's Cost Share as an attachment.

10. Demonstration of Financial Hardship: this is an optional question. However, a documented demonstration of financial hardship will be taken into account during the selection process. Briefly describe the applicant's financial hardship. Provide documentation of this hardship as an attachment.

11. Age of Property: Indicate date of construction of property and dates of major alterations or additions.

The property was built by Elmer Delancey Spicer in 1940, and that is the first year it appears on Lee County tax rolls. The subsequent owner and Mr. Spicer's descendants report that the sunroom, bedroom, and garage were later additions, but the dates of these additions could not be ascertained from a search of Lee County Building Permits. His granddaughter furnished a description of the house from the late 1960's, which included all of the above additions. (See attached e-mail.)

12. Original Use and Significant Historic Uses:

The structure has always been used as a single-family residence. For the Spicers, residents of Wellsville, NY, where Mr. Spicer was a Vice-President of General Electric, it was their "Winter Cottage" from early November through April. This suggests that the Spicers were among the earliest "snowbirds" in Bokeelia, even pre-dating the influx following World War II. There was also another Spicer listed in the 1920 Census of Pineland, living on Bokeelia Road.

13. Present Use:

The cottage is a residential property but currently uninhabitable, with no water, electricity, or working septic system.

14. Proposed Use:

It is our desire to use the cottage as our weekend home, relocating to the property permanently within the next ten years.

15. Statement of Significance: In the space below, explain why the property is historically significant.

Elmer Delancey Spicer (1888-1984) was an engineer (M.E. Cornell University, 1912), inventor, and businessman, rising to the level of Vice President of General Electric in Schenectady, NY. Anecdotes provided by his former neighbor, Bill Cyzewski, suggest that he was credited with streamlining manufacturing and business practices for GE. Mr. Spicer held a patent for a governor for engines, motors and the like. Despite his wealth and success, he lived very modestly on Pine Island, building what was originally a one-room "fisherman's cottage" fronting onto scenic Charlotte Harbor. The cottage is described in Mary Kaye Stevens' book, "Pine Island". She reports that the Spicer family was acquainted with the artist Norman Rockwell and that various family members posed for some of Rockwell's paintings. According to Ms. Stevens, he was known for making toy boats out of palm fronds for neighborhood children. With its charming casement windows, colorful awning and stone chimney, the cottage remains a "signature property" on historic Main Street, Bokeelia to this day and is the subject of several paintings.

16. Historic Designation: Which of the following, if any, is applicable to the property?

Listed in the National Register either individually or as part of a district.

Located in a designated historic district in Lee County.

Designated an individual resource in Lee County.

Application pending (explain below). If application is pending, please include letter of project review by the Lee County planning staff as an attachment.

17. Protection of Property: Indicate any type of protection currently afforded the property. Provide the required documentation as an attachment.

Review under LDC Chapter 22, Historic Preservation

Preservation or conservation easement

Protective covenants

Other (specify)

None of the above

18. Threat: Is the property threatened? Yes No If yes, briefly describe the nature of threat and indicate its immediacy.

It would be reasonable to assume that, unless the house can be protected from flood damage, the structural elements will continue to deteriorate and compromise its integrity. Furthermore, because it does not meet current front setback requirements, should the structure sustain catastrophic damage, it could not be rebuilt in its current location.

19. Condition of Property: Indicate by checking the appropriate box the present condition of the property.

Excellent Good Fair Poor

List any specific factors or problems that contribute to the present condition of the property.

Water damage and wood rot to the base of the structure
Penetration of the exterior siding and peeling paint
Detached and corroded galvanized steel gutters
Encroaching vegetation intruding into the house
Non-functional septic system
Roof needs replacement

20. Maintenance/Protection/Curation: Describe the means by which the historic property will be maintained and protected subsequent to project completion.

We are the owners of the adjacent property, 8134 Main Street and are in residence there most of the year on weekends. When we are not there, we will have a licensed general contractor on call to maintain the property in our absence and be available for emergencies.

21. Project Planning: Indicate the highest level of project planning completed:

_____ Schematics

_____ Construction Documents

X Other (specify) We are in the process of investigating the condition of the cottage with an engineering assessment. The results of the assessment will determine subsequent project phases. See attached documentation from Rude Structures, Inc.

Please provide an explanation and description of the level of planning that is identified as completed.

We have consulted with Lee County Planning and Zoning about pursuing an historic designation for this property, and have determined that this will allow improvements to make the property habitable. The project is in a preliminary phase with a structural assessment pending. This will determine how we will proceed to stabilize the property and prepare for future rehabilitation, while maintaining its architectural character and sensitivity to the surrounding historic fabric.

22. Detailed Description of Project Work: Describe each major element of the project work in sufficient detail to demonstrate that the historic integrity of the structure will be preserved.

Structural Assessment: See proposal & fee estimate from Bob Rude Structures

Flood Certificate: Verbal quote obtained from A. Watson, who prepared the 2006 survey

Interior Demolition: - Interior paneling & sheetrock ceiling to be removed to expose frame and enable repairs. Original plaster walls & ceiling to be retained where possible. Cost based on estimated 65 hours of work by owners @ \$7.67 per hour (min. wage rate) plus cost of Bagsters for removal of debris (4 bags at \$25, plus removal @400).

Roof Replacement: Estimated cost, with asphalt shingles to match original roofing as closely as possible, based on verbal estimate from Dick Grimes of Reid Hutchinson Construction.

Repair Gutters and Siding: Replace galvanized steel gutters in kind, and repair wood siding to match original.

Paint exterior: The house will be painted white to match its original color.

The above subject to change based on outcome structural assessment by Bob Rude Structures, however, our intent is to maintain the cottage's aesthetic and character as much as possible.

23. Tentative Project Timetable: Indicate all major elements of the project for which assistance is requested, the anticipated time required to complete each item, and the planned sequence of these activities. Month 1 is the project start date. Projects should be completed within 9 to 12 months.

PROJECT ACTIVITY	MONTH									
	1	2	3	4	5	6	7	8	9	10
A. Structural Assessment	■	■								
B. Flood Certificate		■								
C. Int. Demo. & Removal	■									
D. Roof Replacement			■	■						
E. Repair Gutters & Siding					■	■				
F. Paint Exterior							■	■		

Indicate any critical dates associated with the above timetable and explain why they are critical.

Interior demolition is required to enable a structural assessment.

24. Attachment Checklist:

Please check the supporting documents that are attached to this application.

- Documentation of total project cost and applicant's share. **Include back up from professionals (such as bids or cost estimates).**
- Documentation for demonstrated financial hardship.
- Additional photographs describing the existing condition of the property.
- Letters of endorsement and support from community groups or civic leaders.
- Architectural project schematics or construction documents, if available.
- Citations for applicable preservation ordinances and copies of each legal instrument (easement, covenant, etc.) which currently protect the property.
- If designation is pending letter of review by Lee County Planning staff.



December 12, 2012

Rich and Sue Clarendon
3056 Wister Cir,
Valrico, Florida 33596

RE: Spicer Cottage, Bokeelia
8146 Main Street
Bokeelia, Lee County, Florida
Proposal for Structural Services

Dear Rich and Sue:

As per your request, Bob Rude Structures, Inc. (BRS) would be pleased to provide limited structural engineering services for Spicer Cottage, Bokeelia, 8146 Main Street, Bokeelia, Lee County, Florida (hereinafter "The Project") which shall include the following Scope of Services.

Scope of Services

- 1) Provide a site visit to visually observe the general structural condition of the residence using nondestructive inspection techniques, record the roof and wall framing member sizes and spacing, and evaluate the condition at areas which exhibit rot and deterioration. Observations will be recorded in note form with photographs as required.
- 2) Provide a brief written report with photographs as required to document the general structural condition of the portions of the building in question, and to provide recommendations for the repairs required to restore the strength of the existing framing members which exhibit damage.
- 3) Provide consulting engineering services as required and authorized by you for the evaluation of the building structure under the various schemes which may develop, i.e. raising the building v. leaving it on the existing slab. Wet flood proof v. dry flood proof.
- 4) Develop plans and details for the restoration of the cottage, based on the decisions by you of items such as those listed in #3 above. The specific scope and design fee for this item cannot be accurately estimated at this point in time due to the unknown condition of the cottage framing and options you may chose to construct as the owner. A more specific design fee will be developed at a later date.

Services specifically excluded are: removal of interior architectural finishes for inspection purposes; responsibility for engineering design and drafting for the original building; additional engineering services which may be required to provide repairs for any observed deficiencies; in-depth inspection of

December 12, 2012
Rich and Sue Clarendon
Page 2

existing conditions; and evaluation of geotechnical, civil, architectural, mechanical, plumbing or electrical systems.

The existing home located adjacent to Charlotte Harbor on Pine Island is a one story residence. The structure consists of wood roof rafters bearing on wood stud walls. The ground floor is a concrete slab on grade and appears to have a thickened edge around the perimeter.

Our structural scope of work is limited to the items listed herein, and is not intended to discover any errors and omissions which may be present in the design documents, or to discover any hidden or unseen structural deficiencies in the building's construction. Due to the limited scope of this service we cannot attest to the overall homes compliance with building codes or accepted construction techniques.

Payment for Services:

Our services will be billed hourly, with estimated fees, for preliminary budgeting purposes, as follows;

Scope of Services Item #1	\$ 1,300.00
Scope of Services Item #2	\$ 500.00
Scope of Services Item #3	\$ 500.00
Scope of Services Item #4	<u>\$ 2,500.00</u>
Total	\$ 4,800.00

Please note that the exact scope of services required cannot be ascertained at this time, so the above fees are estimates. The extent of repair work (if required) is unknown at this time. During the course of our work, should we approach and expect to exceed these estimated fees, we will contact you for acknowledgment and direction to proceed.

We will also invoice for normal out of pocket expenses such as travel, long distance telephone, postage and delivery as well as for any printing, plotting, photography or reproduction expenses.

This proposal is subject to the General Conditions attached and incorporated herein by reference. Invoices will be submitted monthly.

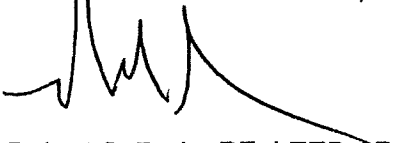


December 12, 2012
Rich and Sue Clarendon
Page 3

We appreciate the opportunity to be of service to you, and look forward to an exciting project.

Very truly yours,

BOB RUDE STRUCTURES, INC.



Robert S. Rude, PE, LEED AP
President

J:\Proposals\Forensic Engineering Proposals\Spicer Cottage - Bokeelia.doc

Enclosure: Current Hourly Rate Schedule; General Conditions

The terms and conditions of this proposal including the terms on the attached General Conditions are accepted:

By: _____
Signature Date

Printed Name Title

PLEASE SIGN AND RETURN THE ACCEPTED PROPOSAL

CURRENT HOURLY RATE SCHEDULE

Principal engineer	\$175.00	per hour
Senior engineer / project manager	\$130.00	per hour
Engineer	\$115.00	per hour
Designer / Drafter	\$ 100.00	per hour
Building inspector / construction administrator	\$ 95.00	per hour
Clerical.....	\$ 60.00	per hour
Principal engineer, expert witness (deposition or trial).....	\$350.00	per hour

CURRENT REIMBURSABLES SCHEDULE

Travel (mileage).....	\$0.60	per mile
Document printing / reproduction services:		
8½"x11"	\$0.25	per sheet
11"x17"	\$0.60	per sheet
24"x36"	\$3.00	per sheet
30"x42"	\$4.50	per sheet
Engineering calculations	\$0.45	per sheet
Document scanning services:		
24"x36" or 30"x42" (black & white)	\$5.00	per sheet
24"x36" or 30"x42" (color)	\$7.00	per sheet
Lodging / meal allowances	see proposal	
Photo prints.....	\$1.00	per sheet
CD / DVD	\$10.00	per disk
Postage, shipping & courier charges	cost +10% handling	

Notes:

- 1) Shop drawings & other submittals received in electronic PDF format will be printed, scanned and billed as per the rates above. Submittals provided in hardcopy format will incur no printing charges.
- 2) This schedule itemizes common reimbursable expenses. Other expenses may be incurred based on specific project requirements, terms and conditions.
- 3) Lodging and meal allowance expenses vary. Please refer to proposal for specific costs, where applicable.
- 4) Outsourced goods, services and rentals, where necessary, will be invoiced at cost plus 10% administration.

All the following General Conditions apply to this proposal unless the Client and Bob Rude Structures, Inc. (hereinafter "BRS") mutually agreed otherwise in writing.

All fees quoted are valid for a period not to exceed six (6) months. Sales tax, if applicable, shall be an additional charge to fees, all hourly rates, and reimbursable expenses.

Invoices are payable upon receipt. Payment is due at BRS's office within 20 calendar days of invoice date. If Client objects to any portion of the Invoice, the Client shall so notify BRS in writing within 5 calendar days of invoice date. The Client shall identify the specific cause of objections and shall pay when due that portion of the invoice not in dispute. Any payment not received by BRS within 30 calendar days of the invoice date, including disputed amounts resolved in BRS's favor, will become PAST DUE. The client shall pay interest at the rate of 1-1/2% per month (but not exceeding the maximum allowable by law) on any PAST DUE amount. Payment thereafter shall first be applied to accrued interest and then to the unpaid principal. In the event an invoice amount becomes PAST DUE, BRS reserves the right to notify the Client of BRS's intention to stop work on this project. BRS may suspend performance of services after five (5) calendar days' notice to the Client. BRS shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension. In the event legal action is necessary to enforce the payment provisions of this Agreement, BRS shall be entitled to collect from the Client any attorneys' fees, court costs, and other expenses incurred by BRS in connection with the collection action.

If, at the request of the Client, BRS is required to stop operations during the execution of work and/or there becomes a required change in the scope of services, additional charges will be applicable. If Client requests a suspension of BRS's services, BRS shall be compensated for services performed and charges incurred prior to receipt of notice to suspend and, upon resumption, an equitable adjustment in fees shall be paid by the client to accommodate the resulting demobilization and remobilization costs. In addition, there will be an equitable adjustment in the project schedule based on the delay caused by the suspension. In the event the Client requests termination of BRS's services prior to completion, BRS reserves the right to complete such analysis and records to place its files in proper order and to complete a report on the work performed to date. The client agrees to pay a termination fee to cover same in the amount not to exceed 30% of charges incurred up to the date of request, but not less than \$1,000. Further, if the suspension exceeds a (3) month period of time, the suspension request will automatically become a termination request by the client at the end of such period. A request for suspension or termination shall be valid only if in writing, and such request will become effective on the date of receipt by BRS.

In the event of any litigation arising from or related to the services provided under this Agreement, the prevailing party will be entitled to recovery of all reasonable costs incurred as a result of the litigation including staff time, court costs, attorney's fees, and other related expenses. This agreement is governed by the laws of the State of Florida. The venue for legal action arising out of this agreement shall lie exclusively in the Circuit Court, in and for Lee County.

If, due to BRS's error, any required item or component of the project is omitted from BRS's construction documents, BRS shall not be responsible for paying the cost to add such item or component to the extent that such item or component would have been necessary to the project or otherwise adds value or betterment to the project. In no event will BRS be responsible for any cost or expense that provides betterment, upgrade or enhancement of the project.

All work prepared by BRS is the property of Bob Rude Structures, Inc, and may only be used for its intended purpose and location. Said work may not be used in any other purpose or location without written authorization from BRS.

BRS makes no warranties except that BRS's services will be performed in a manner consistent with that degree of care and skill ordinarily exercised under similar conditions by reputable members of the same profession, practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by BRS's proposal for consulting services, furnished reports (oral or written), or furnished drawings and specifications. In connection with the foregoing, the use of the word "inspection" shall not imply that BRS is conducting or intends to conduct exhaustive inspections of the building to uncover any code violations, defects in the construction or undetected structural damage of the building.

BRS maintains General Liability Insurance with limits of \$1,000,000.00. Cost of the above insurance coverage is included in BRS's quoted fees. Additional insurance or increased limits of liability are available upon written request for an additional charge. The Client agrees the nature and amount of any insurance coverage which may cover BRS in relation to the project is proprietary information belonging to BRS and such information shall be kept confidential and shall not be disclosed to another party except as may be required by law. In recognition of the relative risks and benefits of the project to both the Client and BRS, the risks, have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of BRS and its sub-consultants to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this agreement, from any cause or causes, so that the total aggregate liability of BRS and its sub-consultants to the Client shall not exceed \$10,000.00 or the amount of BRS's fee for services rendered on this project, whichever is greater. Such claims and causes include, but are not limited to, negligence, professional errors or omissions, strict liability, breach of contract or breach of warranty.

This agreement represents the entire and integrated agreement between the Client and BRS. This agreement shall not be superseded by provisions of contracts for construction and may be assigned or amended only by written instrument signed by the Client and BRS. This agreement is not intended to benefit any third party. The client shall not induce or encourage any third party to rely upon any provision of this agreement.

From: ADF <dern1013@aol.com> 
Subject: Bokeelia, FL - Spicer Winter Cottage
Date: November 22, 2012 12:00:50 PM EST
To: sueclarendon@gmail.com

4 Attachments, 365 KB

Hi, Sue,

Thank you so much for your thoughtful letter about our Grandparent Spicers' cottage in Bokeelia. My heart breaks that my mother will never know that you and your husband plan to refurbish her parents' winter cottage; she would have been so happy. After her older brother, (Elmer) Farnum Spicer, requested a hasty sale of the place in spring 1985? [Elmer Delancey Spicer died in April 1984] (neither Michael, Judith, Susan or I knew about the sale until "after the fact"), she was lamenting about the cottage's razing and replacement with "high-rise" condos or homes on stilts. In the late 1950s and 1960s, living in the Albany-Utica, NY area, during Easter vacations, our family traveled by train from NYC's Grand Central Station to Ft. Myers where our Granddad Spicer would pick us up at the local train station. Then, in the early 1970s, when I was attending a Massachusetts college, I flew down to Ft. Myers for a week's vacation with my grandparents. That's the time when most of the attached pictures were taken (April 1972). While in Boeelia, my family and I stayed across the street from the cottage @Mary's Cottages, which were furnished and had kitchens. // While at my grandparents, we would always eat breakfasts (grapefruit, guava & mangoes) in the sunroom, with the windows open and overlooking the gulf. My grandparents had a long wrought iron table with 8 olive-green leather cushioned chairs. There was a bamboo couch and 2 bamboo chairs on a natural grass-reed rug in the sunroom as well as a large, cherry chest on the left side, just before one walked into the living room. My grandfather would keep boxes of specialty candies, either chocolate-covered coconut patties or sugared fruit slices in this chest, and he would 'secretly' dole them out to us whenever we were around. Their small bedroom had twin beds in it with chenille white cotton bedspreads. My grandmother's mirrored cherry dressing table & drawers with perfumes, jewelry, and brush & comb was in the center against the "gulfside" wall in between the two beds. Near the closets, my grandparents had an Edwardian style floral-patterned, armless chair for my grandmother to put her shoes on. (She had polio in the 1940s.) The kitchen was tiny, tiny, tiny, and my grandmother never allowed us into it. She hated to cook but we did have a few dinners at the cottage when my grandfather cooked steaks outside. [In the evenings, we often dined @Phil DeGraff's Sea Grape Lodge & Restaurant farther down the road on Pine Island. As a kid, I remember his menu food being "too gourmet" for my tastes... LOL] But while she was napping in the afternoons, my grandfather frequently used this kitchen to bake his shaved coconut from his yard's coconut trees, which he would often mail to us at college in bags after it was toasted. In the living room, on the right hand short bookshelf? my grandmother would organize her collection of beach shells; she would often walk on the beach in the mornings, and return with a beautiful collection. It became quite dusty, but as children, we were never allowed to touch it. I remember the tiny bathroom, off of the living room in the far left side, and then one can enter the garage from their bathroom. I recall the bathroom being tiled in green ~ my grandmother's favorite color. Yes, my grandfather did build a pool behind the back of the house - it was for my grandmother, to physically help her with polio discomfort and to loosen her leg muscles. He filled it with seawater, and she would use it daily in the afternoons when the sun warmed it up for comfortable swimming. I remember only swimming in it one time.// After my grandfather retired from General Electric in Schenectady, right after November election day, my grandparents would begin their Wellsville, NY (their hometown), drive to Pine Island and stay down there until April 1, avoiding all the harsh winter snows. My grandfather also owned a long strip of land across the road, which ran all the way to the water in the back bay area.

With this email, I am attaching some spring 1973 pictures of my grandparents and the Bokeelia cottage. Obviously, my 1970s pictures are lacking in clarity versus today's technology and brighter color. However, I hope you can view the old cottage's angles, style, and grounds. My computer is old, so I may have to send you these pictures via several emails. I think my computer will only allow me to attach 4 photos at a time. Many, many thanks for getting in touch. I'll be curious to hear about the memories my younger brother (Michael-Evergreen, CO) and 2 older sisters (Susan-Slingerlands, NY & Judith-Seattle, WA) relay to you, too.

Most sincerely,

Ann Dern Freebing
Austin, TX 78746
9012402495 cell





Above: Southwest corner of living room, with original bookshelves. Fireplace to left. Below: garage, showing deterioration to siding at ground level.



Above: kitchen alcove with appliances elevated on concrete blocks. Below: sunroom on northwest corner of house.





Above left: north side of cottage. Above right: Bedroom closet, showing original siding behind upper cupboards and water damage at floor level. Below: east side of property with cistern.



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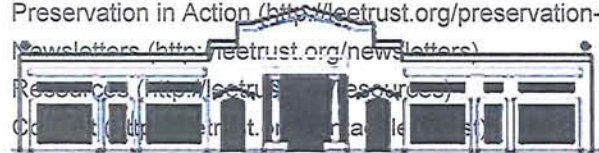
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(<http://www.lee-trust-for-historic-preservation.org>)

Lee Trust for Historic Preservation, Inc. was founded in 1993 and is dedicated to preserving and developing the heritage of Lee County and its municipalities.

Obscured by Time: The Magic of Florida Through June 28

Collier County Museum, Naples

Free

Artist Hermann Trappman offers a glimpse of early Florida, its unique geography, wildlife and native peoples, just prior to and after the first contact with European explorers in 1513. Trappman's work explores the everyday life of Florida's first inhabitants and is based on actual artifacts, fossil remains and other archaeological evidence found in Florida. Exhibit on loan from the Neily Trappman Studio. Through June 28.

Path Through the Everglades: The Tamiami Trail Exhibition April 1 through June 1

Museum of the Everglades, Everglades City

Free

Collier County's creation in 1923 and its early economic growth were closely tied to a Memphis-born millionaire, Barron Gift Collier, and his vision of connecting South Florida's east and west coasts with a modern highway. Learn about the hardships and utter isolation that workers experienced as they toiled for years to build the Tamiami Trail across one of the nations most inhospitable and rugged wilderness frontiers.

Also join the Museum of the Everglades for a full day of festivities celebrating the 85th Anniversary of the Tamiami Trail on **April 27th** and a lecture by best-selling author and journalist Jeff Klinkenberg at 2:00pm. Jeff's column on Florida culture, *Real Florida*, appears weekly in the *St. Petersburg Times*.

Florida at the Time of Ponce de León April 2nd 2:00pm

South Lee County Regional Library, Estero

Free

On April 2, 1513, Juan Ponce de León became the first European to set foot on the Florida coast. What did he discover 500 years ago? Find out more about early Florida from historian David Southall. Registration is required.

European Spice Trade and the Discovery of the New World April 2nd 2:00pm

Marco Island Library

Free

David Southall, retired museum curator, discusses how exotic spices changed the bland diet of Europeans, but to get the spices meant constantly increasing prices charged by the camel caravans coming through the Middle East. Nutmeg and cinnamon were nearly impossible to buy when a Genoese sailor came up with a bold idea. Sponsored by the Friends of the Library of Collier County. Reservations Required.

Musical Journey through the Ages April 9th 2:00pm

Headquarters Regional Library, Naples

Free, Reservations Required

Musicians Baritone Dino Valle, Pianist Lidia Doroshina and guests take us on musical journey commemorating the 500th Anniversary of the discovery of La Florida by Ponce De Leon and the christening of America by Amerigo Vespucci 1513 – 2013 and the 200th anniversary of Verdi and Wagner 1813 – 2013. *Sponsored by the Friends of the Library of Collier County.*

Musical Journey through the Ages April 9th 3:30pm

Naples Regional Library

Free, Reservations Required

Musicians Baritone Dino Valle, Pianist Lidia Doroshina and guests take us on musical journey commemorating the 500th Anniversary of the discovery of La Florida by Ponce De Leon and the christening of America by Amerigo Vespucci 1513 – 2013 and the 200th anniversary of Verdi and Wagner 1813 – 2013. *Sponsored by the Friends of the Library of Collier County.*

Rise of the West 1513-2013

April 10th 10:30-11:30am

Naples Regional Library

Free, Reservations Required

In Harvard Professor Niall Ferguson's most recent book, *Civilization – The West and the Rest*, he argues that the West developed six powerful new concepts—competition, science, the rule of law, modern medicine, consumerism, and the work ethic—that the Rest lacked, allowing it to surge past all other competitors. John leads the review and open discussion focusing on Western civilization's rise to global dominance.

The Peoples and Cultures of Pre-Contact Florida

April 18th 10:00-11:30am

South Regional Library, Collier County

Free, Reservations Required

More than thirty distinct cultural groups made their home in Florida prior to the arrival of Europeans. Who were they? What brought about disparity between tribal groups and how did this affect their future once Europeans began to colonize Florida? Join David Southall, retired museum curator, for a discussion of the rise and fall of Florida's native societies. *Sponsored by the Friends of the Library of Collier County*

The Seminole Wars

April 18th 6:30pm

Collier County Museum, Naples

Free

The US Government's efforts in the 1800s to forcibly evict the Seminole and their black allies from their Florida homes resulted in the longest, bloodiest and perhaps the least known of all of America's Indian Wars. Fort Myers historians, John and Mary Lou Missall, have written extensively on the subject and will discuss the causes, major events and personalities behind Florida's three, tragic Seminole Wars, as well as the issue of slavery in Florida and the prevailing attitudes towards Native Americans.

Children Discover Ponce de León

April 20th 1:00pm

Bonita Springs Public Library

Free

Children Discover Ponce de León and learn about Florida history during this fun event at the Bonita Springs Library. We will learn about the Spanish explorer by making unique Spanish crafts. *Sponsored by the Friends of the Library of Bonita Springs.*

All Around Florida – The Everglades May 14th 4pm

South Regional Library, Collier County

Free, Reservations Required

Can you jump as high as a Florida panther? Can you stand on one leg as long as a Heron? Come join the Everglades Olympics and discover the behavior and habitats of the amazing animals of Everglades National Park with an Everglades Ranger. Children in grades Kindergarten through 5 are welcome to attend this program.

All Around Florida – The Everglades May 16th 4pm

Marco Island Branch Library, Children's Library

Free, Reservations Required

Can you jump as high as a Florida panther? Can you stand on one leg as long as a Heron? Come join the Everglades Olympics and discover the behavior and habitats of the amazing animals of Everglades National Park with an Everglades Ranger. Children in grades Kindergarten through 5 are welcome to attend this program.

Spanish Colonial Efforts in Florida and the New World May 16, 10 a.m.

South Regional Library, Collier County

Free, Reservations Required

Spanish colonial endeavors were initiated by soldiers of fortune seeking gold and other treasures. They enslaved indigenous populations to work in the mines or on plantations. The conquistadors did not bring their wives, but instead married native women, thereby creating a distinctly new social class. Spreading Catholic Christianity was a secondary but not neglected role. Churches and Missions were established and Native populations were baptized and converted, bringing them firmly into the social and economic fabric of the Spanish empire. Join David Southall, retired museum curator, for a discussion of how the "Spanish model" is still in operation here and around the world. *Sponsored by the Friends of the Library of Collier County*

Cayo Costa Heritage Day May 18th All Day

Cayo Costa State Park

\$25 includes boat transportation from Boca Grande, Captiva, Punta Gorda or Pineland

The Friends of Cayo Costa State Park offer a full day of activities to celebrate the heritage of Cayo Costa State Park, including historical and nature tours, demonstrations, pioneer fishing family storytelling and great food. For more information: 941-527-7865 or <http://friendsofcayocosta.org>

The Art of Jessica Osceola June 3 – September

Naples Depot Museum

Free

Guest artist and lecturer, Jessica Osceola, blends her contemporary art and sculpture with traditional Native American themes and materials to produce a special exhibition honoring Southwest Florida's Seminole Indian culture.

Works by Selected Hispanic Artists Opening reception September 13th 6:00pm, through October 31st

Marco Island Historical Museum

Free

Celebrate Southwest Florida's wonderfully rich and diverse cultures during National Hispanic Heritage Month with this specially-gathered collection of works by contemporary Latin artists from Argentina, Colombia, Ecuador, Mexico, Peru and Puerto Rico.

Calusa Blueway Paddling Festival Coast to Coast Challenge November 4th (Festival November 1st to 3rd)

Sanibel Causeway (starting line)

\$250 single person craft; \$350 double person craft

A first-ever event, the Coast to Coast Challenge is a 240-mile self-sustained, human-powered race featuring small non-motorized sailboats and paddlecraft. The route commemorates Juan Ponce de León's discovery of Florida. The start of the race is part of the Calusa Blueway Paddling Festival's closing afternoon on November 4th. Racers will launch their crafts from the Sanibel Causeway spoil island "A" and follow the historic route toward Cape Sable, entering the Everglades at Ponce de León Bay before crossing Whitewater Bay and heading to Florida Bay. Racers are responsible for all equipment and supplies; pre-registration online at www.racesfl.com. For more information, contact Esther Alonso-Luft at 786-307-3816 or events@thepaddlehouse.com (<mailto:events@thepaddlehouse.com>).

Festival information at www.calusabluewaypaddlingfestival.com (<http://www.calusabluewaypaddlingfestival.com>)

La Florida: 500 Years in the Place of Flowers November 4 – December 20

South Regional Library, Estero

Free

A one-of-a-kind photography exhibit by Florida photographer John Moran. In spring 1513, when Juan Ponce de Leon arrived in the land he named *La Florida*, “place of flowers,” he likely saw a lush landscape ablaze with a rainbow of blossoms. Today, wildflowers nourish pollinators that put food on our tables, curb water use in landscapes, reduce water and air pollution, provide wildlife habitat, and beautify communities and roadsides. Simply put, they are an essential component of our environment, and give clear evidence of a healthy, natural Florida that will benefit generations to come. *Sponsored by the Florida Wildflower Foundation and the Florida State Wildflower license plate.*

ArtCalusa: Reflections on Representation exhibit and artist panel November, art & archaeology panel November 2nd 1:30-4:30pm

Sidney & Berne Davis Art Center, Fort Myers

Free

In conjunction with an exhibition of artists who represent early Floridians through various media, a panel discussion of artists and scholars will focus on visual arts, archaeology and history – how imagery of the past is developed and the effect of representations on understanding. The panel will engage the audience in a discussion of how representations of science and art coincide and conflict in our collective understanding of Florida history. The panelists include former state archaeologist Ryan Wheeler, local archaeologists Theresa Schober and Steven Koski, and American Indian literature scholar Gretchen Bataille, as well as renowned artists Hermann Trappman, Elizabeth Neily, David Meo, Dean Quigley and Ted Morris.

Sponsored by Lee Trust for Historic Preservation and Florida Anthropological Society with grant assistance provided by the Florida Humanities Council.

Permanent Exhibits

Southwest Florida Museum of History, Fort Myers

Free

Permanent exhibits of Calusa and Seminole culture, as well as recently opened “Spanish Explorers,” showcasing how conquistador Juan Ponce de León became the first European to see the Florida peninsula in the spring of 1513. He was immediately enamored by the beauty of this land giving it the name, la Florida. His exploration brought him around the peninsula and into a protected harbor on the west coast of Florida by 1521. www.swflmuseumofhistory.com

Check out the following links for additional programs and resources:

http://leelibrary.net/services/programs/SpecialEvents/Documents/Viva/VIVA_programflyer.pdf
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<http://www.colliermuseums.com/events.php> (<http://www.colliermuseums.com/events.php>)

<http://public.collier-lib.org/programs/adults-winter-spring-2013.pdf> (<http://public.collier-lib.org/programs/adults-winter-spring-2013.pdf>)

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