



**BOCA GRANDE HISTORIC PRESERVATION BOARD
BOCA GRANDE COMMUNITY CENTER
AUDITORIUM
131 1ST STREET WEST, BOCA GRANDE, FL 33921
WEDNESDAY, JANUARY 10, 2024
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting January 3, 2024 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of Minutes – December 13, 2023**
- 3. Public Hearing for Historic Designation Case**
 - A. HDC2023-00002, 446 4th Street E, Boca Grande, FL 33921**
Request to change status from Non-Contributing to Contributing in the Boca Grande Historic District HD (District) 90-05-01.
- 4. Item by Staff**
 - A. Pending Historic Cases (where they are in the process)**
- 5. Items by the Public; Board Members**
- 6. Adjournment – Next Meeting Date: February 14, 2024**

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

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MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
WOMAN'S CLUB ROOM, BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921
DECEMBER 13, 2023
10:00 A.M.

MEMBERS PRESENT:

Bill Caldwell III	Rebecca Paterson
Paul Eddy	Peggy Stanley
Jerry Edgerton (Vice Chair)	Barbara Wickwire
Dennis Maloomian (Chair)	

STAFF PRESENT:

Peter Blackwell, Planner	Janet Miller, Recording Clerk
Dirk Danley, Senior Planner	Amanda Swindle, Asst. Cty. Atty.

OUTSIDE CONSULTANTS

Mark Driscoll, Chief Executive Officer	Scott Nolin, Hammes, Project Manager
Tom Hinkle (Hinkle Architecture, Inc.)	Lindsay Robin, Morris-Depew & Assoc.
Bret Kueber, M.D., Physician	Ryan Shute, Morris-Depew & Assoc.

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

Mr. Maloomian, Chair, called the meeting to order at 10:00 a.m.

A roll call was taken, and the following members were in attendance: Becky Paterson, Bill Caldwell, Jerry Edgerton, Dennis Maloomian, Paul Eddy, Barbara Wickwire, and Peggy Stanley were present.

Ms. Swindle stated the Lee County Attorney's office reviewed the ad and Affidavit of Publication for today's meeting and determined it was legally sufficient.

NOTE: For the audio recordings for this meeting, go to:

<http://www.leegov.com/dcd/committees/committeesearch>. Once the page pulls up, click on the blue hyperlink that says "Boca Grande Historic Preservation Board (BGHPB)." There will be an audio recording for each item to help keep the recordings from being too large for the public to open. Contact Janet Miller at 239-533-8583 or jmiller@leegov.com if you need assistance.

Agenda Item 2 – Approval of Minutes – November 8, 2023

Mr. Eddy made a motion to approve the November 8, 2023 meeting minutes, seconded by Mr. Edgerton. The Chair called the motion and it passed 7-0.

Agenda Item 3 – Request to Initiate a Historic Designation Case:

A. HDC2023-00002, 446 4th Street E, Boca Grande, FL 33921

Request to change status from Non-Contributing to Contributing in the Boca Grande Historic District HD (District) 90-05-01. The Board will consider whether to direct staff to schedule the matter for public hearing.

Mr. Blackwell stated this was a request to change the status of a non-contributing building to contributing. The building is located at 446 4th Street E and is owned by Mr. Braxton Bowen. It is located on the southwest corner of 4th and Palm. Since the building is one of the commercial buildings located in downtown and is typical of the downtown business buildings, he was uncertain why it was not originally designated as contributing to begin with. The applicant/owner is now requesting to change the designation. Mr. Blackwell also reminded the Board that whenever there is a historic designation case, it involves a two-step process. At today's meeting, the Board will vote whether to direct staff to prepare a staff report on this building. At the next meeting, the Board will vote whether to change the status.

Ms. Paterson asked why this could not be approved today instead of having a two-step process.

Mr. Blackwell stated staff and the Board must follow the guidelines in Chapter 22 of the Land Development Code, which outlines it as a two-step process. Mr. Blackwell also directed the Board to the bottom of Page 1 of his staff report and noted a correction. He referred to today's meeting in the past tense because he was thinking of the next hearing when he was writing the report. Ms. Sajgo, the applicant's agent, also provided the Board with a memorandum regarding minor corrections to the staff report (attached).

Ms. Paterson stated this is the kind of work that Ms. Sajgo excels at. She felt it was a comprehensive report.

Ms. Sajgo stated that with a Historic Society in place now, more information is available that was not available in the past.

Mr. Maloomian asked if Ms. Sajgo's memorandum regarding corrections to the staff report needed to be read into the record.

Ms. Sajgo stated that was not necessary. She noted that Ms. Miller would make it a part of the file and would attach it to the meeting minutes so that there is a paper trail for the future.

Mr. Caldwell made a motion to conclude that the proposed designation is in compliance with Lee County LDC Section 22-204, Criteria for Designation; and continue the Historic Designation process pursuant to LDC Sections 22-201 through 22-207 to change the status of the subject property located at 446 4th Street from Non-Contributing to Contributing, seconded by Mr. Eddy. The Chair called the motion and it passed 7-0.

Agenda Item 3 – Special Certificate of Appropriateness (SCA) Case:

A. SCA2023-00018, Boca Grande Health Clinic, 280 Park Avenue, Boca Grande, FL 33921

Request for a Special Certificate of Appropriateness to demolish the existing Boca Grande Health Clinic Annex and construct a larger replacement building.

Mr. Maloomian addressed everyone in attendance at today's hearing and reminded everyone that today's hearing was not a forum for advocating or debating the necessity, merits, or funding of the expansion of the clinic or its operations. This hearing is solely to determine whether the proposed project is in compliance with the Boca Grande Design Guidelines and Chapter 22 of the Land Development Code. He noted that this Board is charged with the task of approving or denying the Special Certificate of Appropriateness based only on issues such as scale, dimension, orientation, architectural design, character, or compatibility of the proposed project in the context of its surroundings. He asked that everyone limit their comments, questions, or rebuttals accordingly.

Mr. Blackwell reviewed the staff report and recommendations.

Ms. Stanley referred to Exhibit B, number (6), and noted it did not seem to be updated because it states that the medical health facility to be built will be 13,299 square feet. In addition, there is mention of a porte-cochere that is no longer part of the new proposal.

Mr. Blackwell clarified that Exhibit B was from the old staff report that was prepared when the case number was SCA2023-00002 and was initially denied on May 10, 2023. Staff had attached it as back-up for the Board's information. He confirmed that the porte-cochere was part of the old proposal. Instead, they are proposing an underneath area below the second floor at the main entrance.

Mr. Mark Driscoll, Chief Executive Officer, gave an overview of their latest proposal along with a PowerPoint presentation. He also noted that the new proposal took into account comments from board members, members of the public, physician/patient interactions, and employers. He read a letter into the record from Sarah Farish, one of the clinic's honorary board members (attached.)

Ms. Wickwire referred to the delineation of the path from the annex to the old building and asked why the representatives for the project were considering pavers, which tend to be slippery. She noted it was especially dangerous because there is no way to install a railing because cars drive over that area.

Mr. Driscoll stated they initially considered pavers in the parking lots, but then there was discussion about unifying the campus to make it appear more residential. They felt this could be accomplished with pavers.

Ms. Wickwire stated she could see some downsides to using pavers. She also referred to the doctor's offices that would be located on the second floor and asked how the second floor would be accessed (i.e. stairs or an elevator).

Mr. Driscoll stated there would be two sets of staircases and one elevator.

Ms. Wickwire expressed concern over the number of people that could be in the elevator at any given time.

Mr. Driscoll stated the elevator would be a large size because it would need to be able to accommodate at least a couple of wheelchairs. This will be discussed further with the health care project team.

Ms. Wickwire stated she was mostly concerned about patients that are contagious depending on their illness. She asked why the doctor's offices had to be on the second floor.

Mr. Driscoll explained that primary care would be on the second floor and would be for well patients who might only be coming in for a physical versus someone who is ill. The urgent care will be located on the first floor. Currently, urgent care and primary care are separated between buildings. The new proposal will separate ill patients from well patients by having the urgent care on the first floor and primary care on the second floor. There will be two pods for each of the two physicians working primary care. One pod is still open for future expansion. There is an intent to use that third pod for specialty care such as counseling. The main clinic will be utilized for physical therapy. In addition, Mr. Driscoll noted that the new proposed building will include imaging and lab services on the first floor. This will prevent ill patients from going back and forth. Everything for ill patients will be on the first floor so that they do not need to go upstairs for anything where the well patients will be.

Dr. Kueber, M.D., Physician, also noted that the first floor will have negative pressure rooms to do complete air exchanges so that the air is not circulated throughout the rest of the building. He reiterated what Mr. Driscoll stated that by having the imaging and lab services on the first floor, it prevents ill patients from crossing paths with the well patients. It is one of the main reasons they wanted to separate the first and second floors where well patients are upstairs while the ill patients remain on the first floor.

Mr. Driscoll stated their website is continuing to be enhanced. Regarding this new project, the website will have a "frequently asked questions" section and a 3D tour. In addition, through articles in the paper and different events the Clinic is hosting, they will continue to keep everyone apprised.

Mr. Maloomian opened this item for public comment.

A member of the public, who is also a physician, noted that during the presentation there was mention that each doctor would have three exam rooms. Since she is also a physician, she understood the necessity for the three exam rooms, but asked if they would elaborate on it so that the general public would understand why it is required in order to deliver excellent medical care.

Dr. Kueber stated it is a three-part process (arrival, delivery of care, and the exit). As a patient arrives, they are brought to a room and the nurse or MA will take their vital signs and obtain some initial information from the patient. While that is happening, a doctor will be in another room seeing a different patient. Lastly, there will also be another patient being checked out in the third room. This allows for a continuous flow of patient care, so that patients are not waiting in the waiting room area until a room becomes available. It also helps separate patients in terms of contagions. Dr. Kueber also stated that three exam rooms are standard in health care facilities.

Ms. Ann Fletcher stated her background was in architecture and she reviewed her credentials. She felt the proposed building works well with the existing clinic and would be a compliment to the area. To her, it created a “campus” look. She was in favor of the building design and felt it was compatible with the area. She complimented the architect. She noted her comments related only to the architecture and aesthetics of the building.

Ms. Courtney McGovern expressed concerns with the compatibility of the proposed building.

Ms. Vickie Ross stated that whether people like it or not there does need to be a sense of symmetry between the existing building and the new proposed building; however, she felt this proposal was too large and she was concerned with the height of it.

Ms. Rebecca Howe stated she completely supported the clinic in their effort to update and modernize their facilities; however, she was also concerned with the size of this proposal. Although, she is supportive of the Clinic’s efforts, she felt there might be other ways to accommodate what they need.

Mr. Jim Murphy stated it was nice to hear from a licensed architect on their opinion of the building. To him, the current annex building looks like a gas station that has recently closed but has not had the gas pumps removed. He felt the current proposal was a beautiful design. From the testimony heard at the May meeting and today’s meeting, it appeared to him that the reason for the size of the building is because it will accommodate all of the clinic’s needs, such as the services they want to provide, diagnostics, etc. He felt the community needed these services. He agreed that the construction end of it will not be pleasant for the community or the neighbors across the street, but it will be worth it in the end because it will eventually service the 2,000 residents that live on the island and countless more that visit the island. He applauded the representatives on the work they have done in putting this plan together.

Dr. Ken Richardson, resident of Boca Grande, noted that approximately 15% of the first floor is a covered portico, which he felt was wasted space that could be used for something else. Without it, it would reduce the size of the entire building.

Mr. Mark Driscoll stated that the “bump-out” on Park Avenue would be removed. It was built in the 1980s for the ambulance drop off for the annex building. In addition, the 20-foot sidewalk to the gravel would be removed since there is a sidewalk across the street. With the 20-foot sidewalk removed, it allows for more green space. Native trees will be used for this project, but the final trees have not been determined yet. This will be discussed further with

the landscape architect. They will be mature trees that will be at whatever height makes the most sense. He noted the proposal is 31 feet tall while the current clinic is 26 feet tall, so it is not substantially higher. He reviewed the height of this proposal with the heights of the church and other buildings along Gilchrist Avenue.

Mr. Scott Nolin concurred that there was only a 5-foot difference between the height of the new proposed building and the height of the existing clinic. He also concurred that the new building had a similar height relationship to the new Parish Hall and that there is similar architecture on Gilchrist Avenue. He felt their proposal attempts to fit in with the architecture of the area as part of the Design Guidelines. Regarding the service location, they did not want it to face someone's house. He reviewed the service location with the board and public and noted there would be a significant amount of landscaping on that side of the building and would provide a nice buffer to the parish property. They could not relocate the service area elsewhere because there was no room for a service entrance in other locations. He noted there was no intention to bury any tanks and that there would be no oxygen tank. The generator will be served by an above ground tank that will be screened in or buffered with landscaping.

Mr. Driscoll stated they held weekly meetings to see how they could fit into the new facility everything that was needed and still reduce the height somewhat. Having imaging and labs in their facility will help them get results in a quicker turnaround period. The wiring must be located in the ceilings, so they cannot reduce them any further. Without these accommodations, the patient has to wait longer for their results.

Dr. Kueber stated that any medical waste is kept in a small closet area until it is picked up. He referred to a comment about the top floor being larger and noted it was to fit the exam rooms and the rest of the services, the doctor's offices, nurse's area, and the three rooms. If those facilities are moved downstairs, it would mean the continuity would be affected and doctors would be constantly going between the two floors instead of a more seamless process.

Mr. Nolin referred to the comment about 15% of the first floor being a covered portico and noted it was an ADA ramp that serves two purposes. It provides nice architecture as well as the ADA compliance required. Ambulance personnel and patients in wheelchairs will be utilizing the ramp and it is required by code.

A member of the public brought up the issue of stormwater management. They asked if the clinic would be able to use collected stormwater for the plants on-site rather than taxing the Water Association and running up an expensive water bill.

Mr. Ryan Shute who is one of the engineers on the project, stated that landscape plantings may be planted in the detention area. Trees and shrubs can also be installed on the perimeter berm of the detention/stormwater system.

A member of the public noted that originally the annex building had a dermatologist, a counselor, and acupuncturist, etc., which are services no longer available. They asked if these services might be brought back as part of the new compound.

Dr. Kueber stated there is a third office on the second floor that will be for the purpose of having rotating specialists. They will have their own exam area.

A member of the public asked if it was the goal to have three full-time physicians working at all times.

Dr. Kueber stated that was correct and noted the clinic currently has three full-time physicians working during season.

Mr. Driscoll noted the season lasts from October through the June and that their volume of patients increases on a regular basis.

No other members of the public wished to comment, so the public portion segment was closed.

Mr. Edgerton thanked the clinic staff for responding to the Board's concerns as well as concerns expressed by the public when the proposal was initially discussed at the May meeting. He felt the proposal was significantly improved.

Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness to permit the demolition of the existing medical office building and construction of a new building as depicted in the site plan, floor plans and elevations stamped "Received" on September 22 and October 23, 2023; and make a finding that the proposed project is in compliance with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code, seconded by Mr. Eddy. The Chair called the motion and it passed 7-0.

B. SCA2023-00001, 161 & 181 Gilchrist Avenue, Boca Grande, FL 33921

Remanded Case (ADM2023-00006) – New construction of gulf front house to replace demolished house. The SCA was denied by the Board on April 12, 2023. The applicant appealed, and the Lee County Hearing Examiner found no competent evidence on the record to support the denial. Staff is seeking approval of the SCA in accordance with the Hearing Examiner's Order.

Mr. Blackwell gave an overview of this item.

Ms. Swindle noted this case initially came before this Board on April 12, 2023 and the Board's decision was to deny the application. The applicant appealed the Board's decision successfully in front of the Lee County Hearing Examiner. She explained that the Lee County Hearing Examiner sits as a Special Magistrate appointed by the BOCC similar to an Appellate Court (a higher court) because this Board conducts a quasi-judicial proceeding. These Board meetings tend to be more informal in their proceedings than that of a court of law. The Hearing Examiner reviewed all evidence submitted on the record, so her review was limited only to that evidence. The Hearing Examiner's conclusion was that the only competent substantial evidence on the record supported approval of the application as submitted. As a result, Ms. Swindle stated the only legally justifiable outcome is approval of this project. Failure of this Board to do so, would be a guarantee that the applicant would sue. This is not

an action the County Attorney's office would choose to defend because they do not believe it is legally defensible.

Ms. Paterson stated that initially she had a conversation with Ms. Swindle on this matter because she did not understand the process. She wanted to put some information on the record so the general public would fully understand what took place. 1) The applicant hired a team of professionals; 2) The Board voted to deny the project; 3) The applicant appealed the Board's decision; 4) Ms. Swindle prepared a staff response in support of this Board's decision as being based on competent substantial evidence; 5) Ms. Swindle defended this Board's position at the hearing; 6) The Hearing Examiner's determination was that this Board did not have substantial competent evidence and granted the appeal; 7) the Magistrate's decision cannot be appealed or amended and this Board is required to approve this Special Certificate of Appropriateness; 8) Although the applicant won their case, she felt they made a mistake by bulldozing the whispering bench at 7:00 am. on Saturday, April 22, 2023 and, by doing so, damaged the reputations of some of the members on his team; 9) the applicant failed to honor the legal easements to the whispering bench. However, the issue of easements is a private property dispute. The holders of the easements will have to file suit if they want to resolve the issue; 10) One suggestion is if the community wants to support the property owners of the easements in their efforts. A second suggestion is if the applicant chose to give salvage rights to a company that benefits the Whidden's Marina; and 11) Ms. Paterson stated those two suggestions were not the opinion of the Boca Grande Historic Preservation Board. It was her own personal suggestions.

Mr. Eddy stated that one of the things he noticed in the documentation is that there is nothing in print about the easements. He subsequently spoke to DCD staff and was told that the easements are still in place.

Ms. Swindle reiterated that the easements are a private property dispute between neighbors and does not involve Lee County Government or this Board.

Mr. Caldwell referred to Policy 2.1 under Goal 2.0 (Building Site), which states, *"Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features."* There have been comments made that Sue Sligar should have designated the whispering bench, but the language in the code does not say that. It does not specify *"officially designated historic features."* Even though it is too late for this case, he felt staff might want to consider editing this language for future cases.

Ms. Paterson stated that Mr. Caldwell's statement is valid since it specifically states in the Hearing Examiner's decision that, *"The whispering bench was not a designated historic resource. The record contains no evidence the HPB initiated the process to designate the whispering bench as a historic resource. Absent designation, there was no legal basis to consider the whispering bench a factor in denying the COA."*

Ms. Swindle stated it was correct that the words “*officially designated*” does not appear in the Guideline. Unfortunately, when there is a structure that is not designated and it is also an unpermitted structure, there is nothing this Board can do to require that it be preserved. Her understanding was that the property owner did attempt to preserve the bench by relocating it. Although this is an emotional topic for many citizens, it is the Hearing Examiner’s opinion that the destruction of the whispering bench is a moot point.

Mr. Caldwell stated that he was a general contractor and as such work must cease the moment a bone is discovered. There seems to be no retribution at this point. He felt that the Attorney’s office should have brought up the issue that 2.1 does not say a structure must be officially designated and that the previous property owner obtained an easement for the bench. He reiterated that he felt the language should be amended to make the language more concise.

Mr. Maloomian opened this item for public comment.

Ms. Courtney McGovern stated her question was regarding precedent.

Ms. Paterson did not feel this case set a precedent because this Board reviews each case on their own merit. In addition, most property owners care about the historic district and do not respond to suggestions/denial the same as this applicant.

Ms. Swindle stated that if future applicants appeal, the Hearing Examiner will look at their previous orders. She noted that during the hearing before the Hearing Examiner, many members of the public attended. The applicant brought experts to give expert testimony on the record in support of the application. Members of the public had the opportunity to give testimony and evidence in opposition. She noted that, not only did that occur, but several members of the public brought legal counsel that offered legal testimony in opposition of the application. However, in the end, the Hearing Examiner made the final decision and determined that the only evidence on the record supported an approval. This Board must always limit their review and decisions based on the criteria especially if they are going against staff’s recommendation.

A member of the public asked for a status on the Banyan Tree.

Mr. Blackwell stated he was not able to find sufficient evidence to designate the tree. This Board decided to retire the case, so it is no longer under consideration.

Ms. Paterson stated it did not meet the criteria of a heritage tree or another option. The property owner would have to agree to it.

Mr. Eddy asked if the Board could approve the project with prejudice.

Ms. Swindle did not feel it would have any legal effect. She felt the Board made their opinion clear with their initial denial as well as comments that were noted in the April minutes and those that would appear in the minutes from today’s meeting, as well as the public in

attendance who heard the Board's comments at the previous hearing as well as those attending today's hearing.

Mr. Tom Hinkle noted this project would require several variances. He asked if the variances would require the neighbors to sign off on it. If they do not agree to sign off on it, would it require a redesign?

Mr. Blackwell stated there were two separate routes for a zoning relief. One is administrative, which requires Letters of No Objection from neighbors. If the neighbors are opposed, the other route is a public hearing (VAR case), which is advertised, and notifications are sent out to surrounding property owners. The surrounding property owners have an opportunity to attend the hearing and provide public comment.

No other members of the public wished to comment, so the public portion segment was closed.

Mr. Edgerton stated he was surprised the applicant did not have a representative at today's hearing since there is so much community interest on this item. He noted there was previous discussion with the property owner regarding pushing their proposal back 5 feet, which solved some of the neighbor's concerns. One suggestion was if the owner would be willing to revise their Special Certificate of Appropriateness so that this suggestion could be implemented, which would satisfy some of the neighbors and some of the site line issues. He also reminded the public that there was a prior commitment made by the property owner to save the "Octopus" tree. They hired an arborist who is under contract, so it is supposed to be preserved. Mr. Edgerton wanted this to be another suggestion made on the record.

Mr. Eddy made a motion to approve the Special Certificate of Appropriateness to permit construction of a new single-family residence and separate garage as depicted in the site plan and elevations stamped "Received" on January 4, 2023; and make a finding that the proposed project is in compliance with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code with prejudice, seconded by Mr. Edgerton. The motion was called and passed 7-0.

Agenda Item 5 - Item by Staff

Historic Grants

Mr. Blackwell stated that at a previous hearing, Ms. Paterson asked staff to do some research on historic grants. He searched many sources, but they all routed back to the Division of Historic Resources. The State does have a couple of grant programs, but he was not certain how helpful they are to average small businesses in the downtown Boca Grande district. He noted the grants had a competitive bid process where the applicant is required to state why they need the funds, and the State ultimately decides who is in the most need of the funds.

Ms. Paterson asked about Federal money that might be available since the downtown area is on the National Register.

Mr. Blackwell stated the Federal Government has a program called “Grant Watch.” However, it requires a subscription. To access the information, you must pay a fee first. He also noted that federal grants are difficult to achieve.

Ms. Paterson stated there are other funding sources that might be available to businesses, but those funding sources might not be tied to the historic district exclusively. As an example, Ms. Paterson noted she had received a \$5,000 grant from the Realtor’s Association.

Mr. Blackwell stated there were specific grants that were given to recipients whose property was damaged because of previous hurricanes; however, they do not have one set up yet for Hurricane Ian.

Pending Historic Cases (where they are in the process)

Mr. Blackwell stated there were a couple of new Special Certificate of Appropriateness cases received, but they are still under review.

Agenda Item 6 – Items by the Public; Board Members – None

Agenda Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting is scheduled for Wednesday, January 10, 2024, at 10:00 a.m. in the Auditorium.

The meeting adjourned at 11:43 a.m.

MEMO

To: Peter Blackwell, Lee County Dept. of Community Development
From: Gloria Sajgo, APLANADAY LLC
Copy: Braxton Bowen, property owner,
Janet Miller, Lee County Dept. of Community Development
Date: December 12, 2023
Re: Request for minor corrections to HDC 2023-00002 Staff Report

As we discussed, this is a request for two minor corrections to HDC 2023-00002 Staff Report. Please refer to discussion below and the attachment. The requests are as follows:

1. Update staff report to reflect that the Boca Grande Historic Preservation Board meeting is on December 13, 2023 (instead of December 12 as shown on the report).
2. Update the staff report by deleting or correcting the last two sentences on page 1 of 5 of the staff report. These sentences are written in the past tense as if to report on what had already happened on December 13. However, in actuality the staff report was written prior to December 13 (as the report is for a hearing that is to take place on December 13).

While these are minor corrections, they are important. In the future, county staff, applicants or property owners while researching this property might come across this staff report and be unclear as to when the Boca Grande Historic Preservation Board reviewed this case. I have to admit that when I read this staff report I was confused – and that is with me knowing this case is to be heard on December 13, 2023.

As we discussed, please:

- bring up this issue at the December 13, BGHPB meeting so the correction becomes part of the audio record of the meeting.
- also please include this memo with the attachment in the case file as well as in the minutes of the December 13, 2023 BGHPB meeting.

Again, thank you so much Peter.

STAFF REPORT

HISTORIC DESIGNATION CHANGE IN STATUS HDC2023-00002 446 4TH STREET BUILDING

BOCA GRANDE HISTORIC PRESERVATION BOARD

December 12, 2023

13

① NOTE MEETING
DATE IS DEC 13, 2023

PROJECT ADDRESS: 446 4th Street, Boca Grande FL 33921
STRAP NUMBER: 14-43-20-01-00014.027B
DESIGNATION: HD90-05-01 Boca Grande Historic District

REQUEST

The Boca Grande Historic Preservation Board directed Staff to prepare a report for the property at 446 4th Street located at the southwest corner of the intersection of 4th Street and Palm Avenue to change its status from Non-Contributing to Contributing.

CONCLUSIONS AND RECOMMENDATIONS:

Staff has reviewed the Historic Structure Form, Florida Site File LL02475, the National Register of Historic Places Inventory Nomination Form (NRHP) for the 446 4th Street building and the Design Guidelines Manual for the Boca Grande Historic District, and concludes the proposed designation is consistent with the Criteria for Designation in Lee County Land Development Code (LDC) Section 22-204.

Therefore, staff recommends the Historic Preservation Board:

- Conclude that the proposed designation is in compliance with Lee County LDC Section 22-204, Criteria for Designation; and
- Continue the Historic Designation process pursuant to LDC Sections 22-201 through 22-207 to change the status of the subject property located at 446 4th Street from Non-Contributing to Contributing.

BACKGROUND INFORMATION AND BASIS FOR REDESIGNATION REQUEST

LDC Section 22-205 allows the owner of a property to petition the Board for a Change in Status from Non-Contributing to Contributing. LDC Section 22-206 requires Staff to prepare a report for historic resources containing an analysis of the Criteria for Designation listed in LDC Section 22-204. If the Board directs the filing of the designation report, the change in status proposed by the report will be considered by the Historic Preservation Board at a duly noticed meeting.

On October 2, 2023, the owner of the property listed as STRAP 14-43-20-01-00002.0150 located at 446 4th Street, Boca Grande submitted an application for a Change in Status for the property. At the December 13, 2023 hearing of the Boca Grande Historic Preservation Board, the property was brought before the Board by staff to consider changing the historic designation status from Non-Contributing to Contributing. The Board directed staff to begin the Change in Status process for the property located at 446 4th Street.

②
DELETE OR CORRECT THESE SENTENCES AS THEY WERE
WRITTEN PRIOR TO DEC 13, 2023 MEETING BUT
IMPLY THAT THEY WERE WRITTEN
AFTER DEC 13, 2023

To the Boca Grande Historic Preservation Board members,

As the honorary Clinic Board Member, I have had the privilege of being a part of the plans for the Clinic of the Future as they have developed over the past four years. From careful board guidance and understanding the medical needs of our community, I am in favor of the new renderings and plans presented today. The Clinic helps all of us in the Boca Grande community reside on island comfortably and in wonderful care by Clinic staff. We need to ensure that we are addressing the medical needs of our friends and neighbors not only for today's care but for generations to come.

Thank you for your understanding in this matter.

Sarah Farish

STAFF REPORT

HISTORIC DESIGNATION CHANGE IN STATUS HDC2023-00002 446 4TH STREET BUILDING

BOCA GRANDE HISTORIC PRESERVATION BOARD January 10, 2024

PROJECT ADDRESS: 446 4th Street, Boca Grande FL 33921
STRAP NUMBER: 14-43-20-01-00014.027B
DESIGNATION: HD90-05-01 Boca Grande Historic District

REQUEST

The Boca Grande Historic Preservation Board directed Staff to prepare a report for the property at 446 4th Street located at the southwest corner of the intersection of 4th Street and Palm Avenue to change its status from Non-Contributing to Contributing.

CONCLUSIONS AND RECOMMENDATIONS:

Staff has reviewed the Historic Structure Form, Florida Site File LL02475, the National Register of Historic Places Inventory Nomination Form (NRHP) for the 446 4th Street building and the Design Guidelines Manual for the Boca Grande Historic District, and concludes the proposed designation is consistent with the Criteria for Designation in Lee County Land Development Code (LDC) Section 22-204.

Therefore, staff recommends the Historic Preservation Board:

- **Conclude that the proposed designation is in compliance with Lee County LDC Section 22-204, Criteria for Designation; and**
- **Continue the Historic Designation process pursuant to LDC Sections 22-201 through 22-207 to change the status of the subject property located at 446 4th Street from Non-Contributing to Contributing.**

BACKGROUND INFORMATION AND BASIS FOR REDESIGNATION REQUEST

LDC Section 22-205 allows the owner of a property to petition the Board for a Change in Status from Non-Contributing to Contributing. LDC Section 22-206 requires Staff to prepare a report for historic resources containing an analysis of the Criteria for Designation listed in LDC Section 22-204. If the Board directs the filing of the designation report, the change in status proposed by the report will be considered by the Historic Preservation Board at a duly noticed meeting.

On October 2, 2023, the owner of the property listed as STRAP 14-43-20-01-00002.0150 located at 446 4th Street, Boca Grande submitted an application for a Change in Status for the property. At the December 13, 2023 hearing of the Boca Grande Historic Preservation Board, the property was brought before the Board by staff to consider changing the historic designation status from Non-Contributing to Contributing. The Board directed staff to begin the Change in Status process for the property located at 446 4th Street.

SEC. 22-206. - REMOVAL OF DESIGNATION OR CHANGE IN STATUS REPORT.

Action by the Historic Preservation Board to accept a removal of an historic resource designation or the change in status from Contributing to Non-Contributing property (or the reverse) must be based upon a report prepared in accordance with this section. The report must be in writing and provide specific and detailed information as to why the historic designation applicable to the property should be removed or changed from contributing to noncontributing (or the reverse).

Removal of an historic resource designation or the change in status from contributing to noncontributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in Section 22-204 for the applicable designation.

LDC SECTION 22-204: CRITERIA FOR DESIGNATION

LDC Section 22-204 provides the following five criteria for designation of historic resources, and staff's findings and conclusions of consistency with these criteria are analyzed below.

- (a) **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;**
The property is a commercial building associated with the central core of downtown Boca Grande, which retains much of its distinctive early 20th century architecture. Commercial centers like downtown Boca Grande were built near the train station for easy access to rail traffic and became the hub of commercial and cultural activity. As an early twentieth century commercial vernacular building the subject property is part of the cultural and commercial fabric that makes up downtown Boca Grande.
 - (2) **Are associated with the lives of persons significant in our past;**
There are no historically significant persons associated with the property.
 - (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;**
The subject building retains the distinctive characteristics of early 20th century commercial vernacular architecture. Building characteristics such as massing, lot coverage, rhythm and spacing, foundations, entrances, windows and doors, and roofs clearly identify and distinguish this building as an early 20th century vernacular commercial building in downtown Boca Grande.
 - (4) **Have yielded or are likely to yield information on history or prehistory; or**

There is no significant history associated with the property. However, the building itself may provide information on the historic district through physical examination of the building itself.

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

The property has been listed on the National Register of Historic Places with the Florida Master Site File Number of LL02475.

(b) 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.**

The subject property does not meet any of these criteria as it is not associated with any significant people, places, or events.

(c) 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.**

The subject property is an example of the early 20th century commercial architecture found in the downtown and therefore meets criteria (1) and (2). However, the anonymous nature of the builders and simple design of the building render criteria (3) and (4) inapplicable.

- (d) 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.

No archaeologically significant features have been associated with the subject property. Thus, this criterion is not applicable to the proposed change in status.

- (e) 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.

Staff concludes this section does not apply to the proposed change of status.

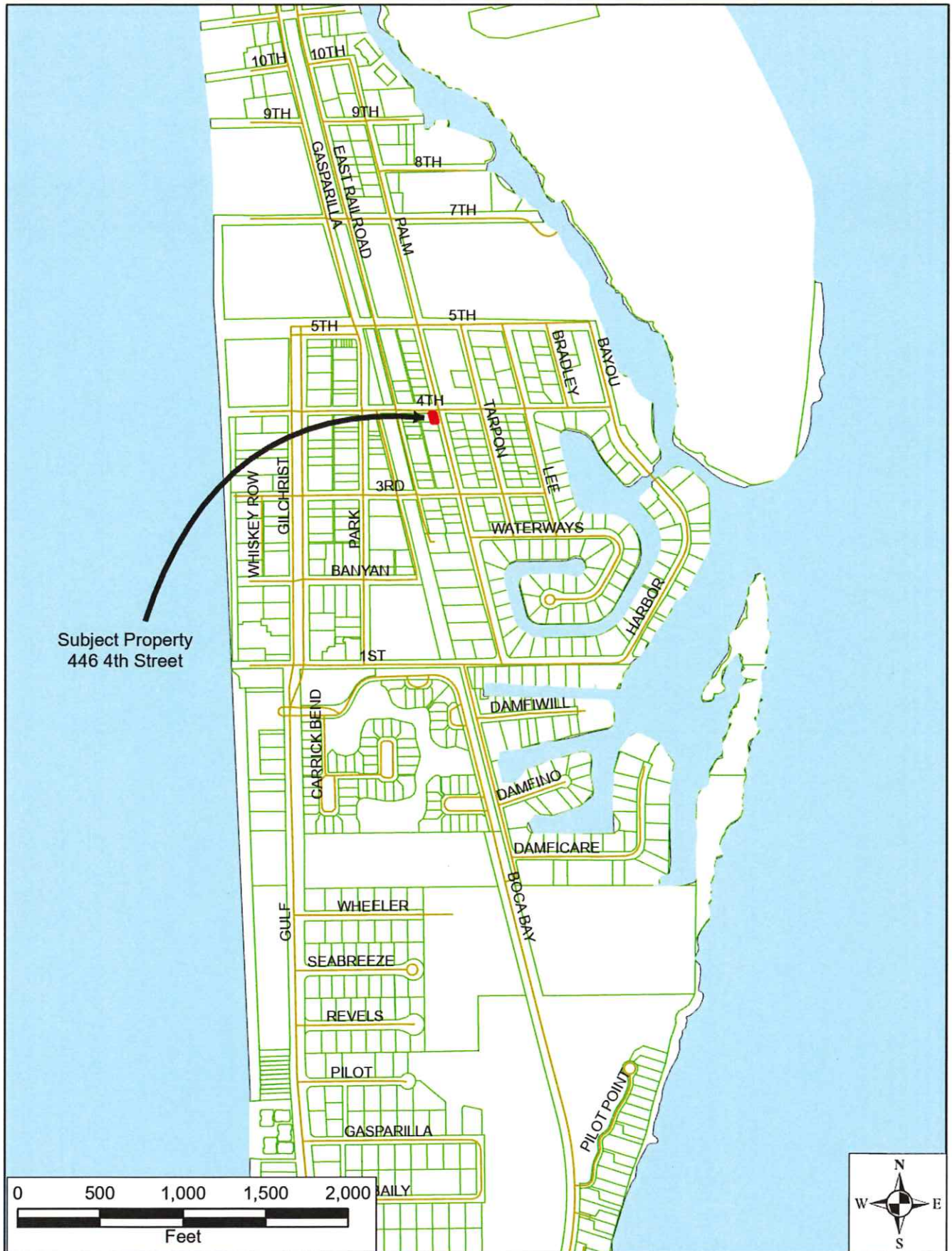
Conclusion

Based upon the findings and conclusions herein, Staff concludes the commercial building located on the subject property qualifies for designation as a Contributing historic resource because it satisfies the criteria in LDC Sections 22-204(a) through (e). Therefore, staff recommends that Board initiate the change in status process for the subject property.

List of Attachments

- A. Location Map
- B. Aerial Photo
- C. Applicant Submittal
 - a. Application Materials
 - b. Narrative
 - c. Photographs
 - d. National Historic Register
 - e. Boca Grande Design Guidelines

HDC2023-00002, 446 4th Street Commercial Building



HDC2023-00002 446 4th Street Building



HDC 2023-00002

446 4th St E Boca Grande
September 2023 Page 1 of 20

446 4th St E. Boca Grande FL 33921
Applicant's Narrative Requesting a
Change in Status: Non-Contributing to Contributing
Submitted for Review by the
Boca Grande Historic Preservation Board

PROJECT NAME:	446 4 th St E Boca Grande Fl 33921
PROJECT ADDRESS:	446 4 th St E Boca Grande Fl 33921
STRAP NUMBER:	14-43-20-01-00014.027B
Change in status Request:	Change status from Non-Contributing to Contributing in the Boca Grande Historic District HD (District) 90-05-01

Name of Applicant or Agent:	Bowen Construction Co		
Contact Person:	Braxton Bowen		
Address:	P. O. Box 71		
City, State, Zip:	Boca Grande FL 33921		
Phone Number:		E-mail	office@bowenconstructionco.com
Relationship of Applicant to owner (check one):			
<input type="checkbox"/>	Applicant is the sole owner of the property.		
<input checked="" type="checkbox"/>	Applicant has been authorized by the owner(s) to represent them for this action. (provide <u>Affidavit of Authorization</u> form) Attached		

Additional Agent			
Company Name:	APLANADAY LLC		
Contact Person:	Gloria M Sajgo		
Address:	1421 Paloma Dr		
City, State, Zip:	Ft Myers FL 33901		
Phone Number	239 850 8442	E-mail	aplanaday@yahoo.com

Property owner(s):	
Name:	Braxton Bowen and Bettelou Bowen
Address:	P. O. Box 71
City, State, Zip:	Boca Grande FL 33921

Property Information:	
Address:	446 4th St E
City, State, Zip:	Boca Grande FL 33921
STRAP Number	14-43-20-01-00014.027B

Historic District	BOCA GRANDE HD 90-05-01
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COMMUNITY DEVELOPMENT

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Attachments
Attachment 1 HD-90-05-01 identifies building as noncontributing
Attachment 2 STRAP Sheet from Lee Co Property Appraiser
Attachment 3 2011 National Register listing for the Downtown Boca Grande District
Attachment 4 Design Guidelines for the Boca Grande Historic District pages 26 - 27
Attachment 5 Designation Criteria in Sec 22-204(a - e) of the Land Development Code

I SUMMARY

The applicant requests:

A change in status from non-contributing to contributing for a property located at 446 4th St E, Boca Grande STRAP No. 14-43-20-01-00014.027B the Boca Grande Historic District HD 90-05-01.

This application is filed pursuant to Lee County Land Development (LDC) Section 22-205 (1) which allows for change in status to be initiated by an owner. To do so an owner has to file for a change of status of a historic designation to be presented to the Historic Preservation Board for action. Section 22-205 (1) *"Removal of designation or change in status initiated by owner. The owner must file a written petition for removal of designation or change in status. The petition must state with specificity the reason for the request and include sufficient information to support investigation of the property in response to the request. The complete petition or subsequently requested report will be presented to the Historic Preservation Board for action."*

LDC Sec 22-206 of Chapter 22, sets for the criteria for a change in status: *"Removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in section 22-204 for the applicable designation."*

Chapter 22 of the LDC defines non-contributing property as follows: *"Noncontributing property means any building, structure or site which does not contribute to the overall historic significance of a designated historic district due to alterations, disturbances or other changes and therefore no longer possesses historic integrity or was not present during the period of historic significance or is incapable of yielding important information about that period."*

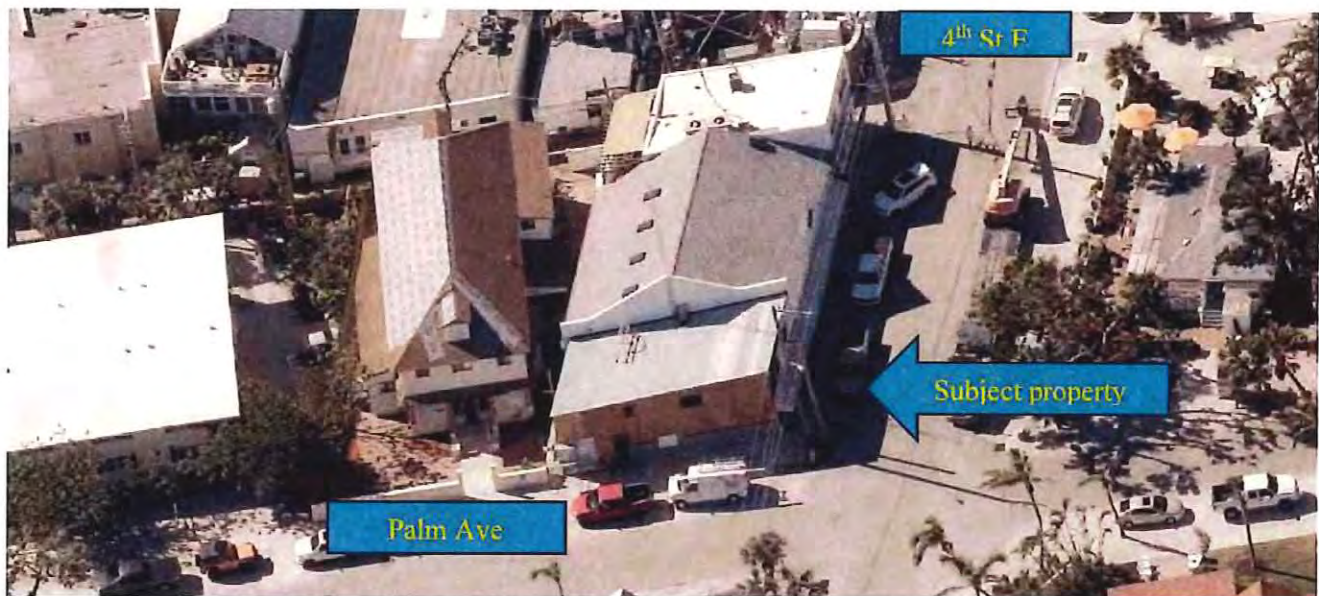
As detailed in this application the subject property does not meet the non-contributing designation as the property possesses architectural integrity, is nearly 100 years old and significant to the historic district and is likely to yield important information about commercial vernacular buildings in Boca Grande in the early to mid-20th Century.

As described in this application the subject property meets the criteria for a contributing resource as set forth in Land Development Code LDC Chapter 22 – Sec 22-204 Criteria for designation and therefore is more **appropriately designated as contributing instead of non-contributing.**

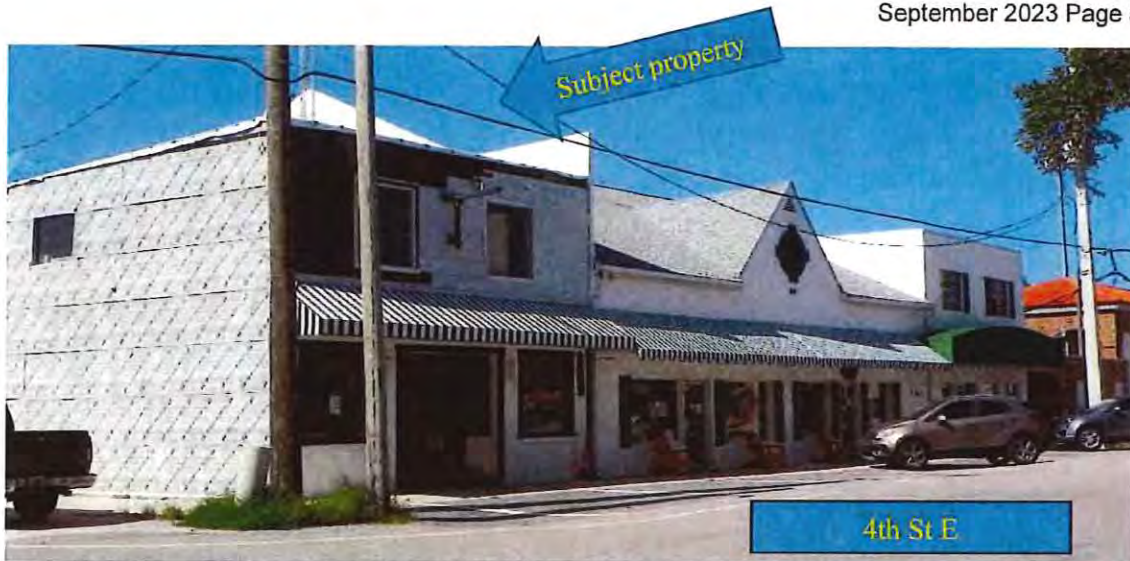
II LOCATION:



North elevation on 4th St E of the subject two-story building at the SW corner of 4th St E and Palm Ave Boca Grande (Source property appraiser imagery 01/15/2023)



East elevation on Palm Ave of the subject two-story building at the SW corner of 4th St E and Palm Ave Boca Grande (Source property appraiser imagery 01/11/2023)



446 4th St E -- SW corner of 4th St E and Palm Ave two-story commercial building fronting 4th St E. Damage from Hurricane Ian is still visible (August 2023) but bldg. is occupied and weather tight



Building façade along Palm Ave. Hurricane damage is still visible (August 2023) but building is occupied and weather tight.

III BACKGROUND -- THE NON-CONTRIBUTING STATUS IN THE DESIGNATION

1990 NON-CONTRIBUTING STATUS UNDER LOCAL DESIGNATION HD 90-05-01 In 1990 this property (446 4th St E) was designated as non-contributing under Boca Grande Historic District Designation HD 90-05-01. There is no available documentation as to the specific reasons the subject building was considered non-contributing. Most of the documentation about buildings in the district focuses on the contributing buildings. However, one can guess that a lack of information about the building's history and some of the alterations to the building (for instance windows) might have played a part in designating the building as non-contributing. (Attachment 1 and 2)

IV REASONS FOR CHANGING THE DESIGNATION TO CONTRIBUTING

1. 2011 CONTRIBUTING LISTING UNDER NATIONAL REGISTER'S (NR) "DOWNTOWN BOCA GRANDE HISTORIC DISTRICT" –

Listing the subject property as contributing to the Downtown Boca Grande National Register Historic District confirms the significance of the subject building at 446 4th St. E. The National Register of Historic Properties is the official list of the Nation's historic places worthy of preservation. As a national listing the National Register focuses on national significance -- excluding properties that are only locally significant. It is relatively rare to find the current situation where a property is listed as contributing to National Register District but is considered non-contributing at the local level. This application seeks to remedy this situation by changing the local designation to contributing so that it is in compliance with the National Register listing. (Attachment 3)

In 2008 Mikki Hartig of Historical and Architectural Research Services submitted a Proposed "Downtown Boca Grande Historic District" to the Florida Division of Historic Resources. Ms. Hartig identified the subject property (446 4th St E and the adjoining property to the west at 444 4th St E) as non-contributing to the proposed NR District. Ms. Hartig filled out a Florida Master Site File #8LL02475 for these two properties; she deemed that these two properties did not qualify for NR listing due to alterations to the buildings.

In 2011 both the Florida Division Historic Resources and the U. S. Dept of the Interior National Park Service (state and federal administrators of the NR program) disagreed with Ms. Hartig's and determined that both properties were contributing to the district. As of August 24, 2011 the "Downtown Boca Grande Historic District" was listed on the National Register of Historic Places with both 444 and 446 4th St E listed as contributing properties.

Please see the attached NR Listing –

- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 3

As part of the listing's lengthy section regarding "ARCHITECTURAL DESCRIPTION – Commercial Architectural Styles in the District" on Section 7 Page 3

"From about 1900 to 1940, the form of commercial buildings in Florida and the historic district changed little although new materials and stylistic influences began to appear." (First paragraph)

"The Downtown Boca Grande Historic District contains a surprising number of historic Frame Vernacular commercial buildings.... Boca Grande did not begin to have definable commercial core until the 1920s and never suffered a major widespread fire in the area, allowing its wood frame buildings to survive." (Second paragraph)

- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section 7 Page 4

The NR listing includes a lengthy section regarding "ARCHITECTURAL DESCRIPTION – Commercial Architectural Styles in the District" on Section 7 Page 4

In the fourth paragraph, the listing discusses two properties: 444 E and 446 4th St E. Unfortunately, due a scrivener's error the addresses are transposed: the subject property is identified as 444 4th Street E (instead of 446). However, as both 444 and 446 4th St E are considered contributing to the National Register listing the scrivener' error has no impact on the final status of the subject property; it is contributing.

- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET
Section 7 Page 12
Under a listing of CONTRIBUTING BUILDINGS the subject building at 446 4th St E is included as contributing with a date of construction as c. 1926.
- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET
Section 10 Page 1 and Map
Verbal Boundary Description just references a district map that is typically the last page of the listing. But for the convenience of the reader that map is also inserted as the page that follows Section 10 Page 1. On the "Downtown Boca Grande Historic District" Map the diagonal hatch labels the contributing properties and 446 4th St E is labeled as contributing to the NR District.
- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET
Section __ Page 2 and 3 identifies the attached photographs
Page 2 notes that 446 4th St East Main (North) the subject property's façade is on Photo 15 of 59
Page 3 notes that 444 4th St East Main (North) the façade of the adjoining property to the west is on Photo 16 of 59 (Please note that on this photo the subject property is visible at the end of the block corner of 4th St E and Palm Ave)

Photographs 15 and 16 out of 59 are the only two photographs included in the attached NR file. Including all 59 photographs made the size of the Downtown Boca Grande Historic District unwieldy for easy distribution. However, the complete National Register file can be accessed at the following websites

<https://catalog.archives.gov/id/77842850>

OR

https://s3.amazonaws.com/NARAprodstorage/lz/electronic-records/rg-079/NPS_FL/11000577.pdf

If you need additional assistance contact Gloria Sajgo aplanaday@yahoo.com

2. THE BUILDING AT 446 4TH ST E IS NEARLY 100 YEARS OLD

In the Downtown Boca Grande National Register District, the building's age is identified as c.1926.

According to the Lee County Property Appraiser's website the first-year the building was on tax roll was 1929.

As a result, the building's age is estimated to be between 94 and 97 – well beyond the recommendation that for historic designation buildings be at least 50 years old (unless exceptionally important.) The architectural significance of the building is obvious and is discussed below. The historical significance of the building is unknown. However, with the establishment of the Boca Grande Historical Society there is a possibility that information about the history of the building will become available in the future.

3. THE BUILDING AT 446 4TH ST E RETAINS ITS ARCHITECTURAL INTEGRITY

The building retains its architectural integrity as a 1920s commercial structure. Of course, one can see that there have been alterations – for instance some original windows and window spaces have been altered and the siding will have to be replaced due to serious hurricane damage. However, the building is easily recognized as an early 20th century commercial vernacular building.

As shown below the building still features the characteristics of Commercial Vernacular Architecture as identified in the Design Guidelines Manual for the Boca Grande Historic District (See Attachment 4 and below Italics are quotes from page 27 of the Manual) The entire Manual is available at <https://www.leegov.com/dcd/Documents/Planning/Historic/BGDesignGuideline.pdf>

- **Massing**

Contributing commercial buildings are predominantly one and two stories in height. Buildings on the Park Avenue block present a fairly unified block or mass with sidewalk frontages and adjoining party walls defining each. distinct building.

The subject building is a 2-story building, built to the property line along both 4th St E and Palm Ave with sidewalk frontage on both streets. The subject building shares a party wall with the adjoining building to the west on 4th St E.

- **Lot Coverage**

Commercial buildings tend to cover lots almost entirely, with alley space to the rear.

The subject building is on a small lot with 25-ft along 4th St E and 50-ft along Palm Ave or approximately 1250 sq ft. Just looking at the subject building from the street, it is obvious it covers most of the lot. According to the Property Appraiser on the first-floor lot coverage 1,181 sq ft – which does take up most of the lot area.

- **Rhythm and Spacing**

Entrances of the commercial buildings display typical recessed storefronts and awning projections. The covered sidewalks are a distinctive feature of the district.

On the first floor on 4th St E the subject property has a typical recessed storefront and the façade is covered by an awning extending over the sidewalk. With a typical zero-front setback of an early 20th century building, the building abuts the sidewalks along 4th St E and Palm Ave.

- **Foundations**

Floors are normally set at street level (few have raised floors with entrance porches).

The first floor is set at street level.

- Entrances

Entrances are most often recessed from the main facade and located under projecting or suspended sidewalk coverings. These coverings are often simple wood framed decks suspended by metal chain or cable.

As typical of a commercial building, it features a recessed storefront entrance along 4th St E and also an awning projecting over the sidewalk and spanning the building (25-ft) façade on 4th St E

- Windows and Doors

Windows on the first floor facing the street are typically large panes of storefront flanking the entrance doors centered in the facade. Windows on the second floors and around the sides were double hung sash, some with divided lights and others without.

The windows on the first floor facing 4th St e are large panes of storefront windows flanking the storefront entrance doors centered on and recessed into the façade. The windows on the second floor are not original. Window spaces are not visible along Palm Ave as that side is covered,

- Exterior Materials

Horizontal clapboard is commonly used on frame buildings. Masonry structures are stuccoed. In both cases, the use of decoration is very limited. Roof materials vary widely on sloped roofs, from shingles to metal to composite roll roofing. A composite roll membrane material is used exclusively on flat roofs.

The siding on the building was severely damaged during Hurricane Ian. On the front elevation portions of the vinyl siding have peeled away. On the side elevation along Palm Ave., the entire east side elevation is covered by a temporary waterproof membrane.

- Roofs

On the front facade, most roofs are hidden by a false parapet. Roof shapes are usually flat behind the built up parapets. The scale of the commercial buildings reflects a familiarity with the human form in building height, window sizes, door sizes and storefront design. A vertical emphasis is found which moves the eye upward to the cornice area where signage is located.

The building features a plain flat roof – without a parapet. The flat roof on this two-story commercial building has been damaged. Currently a temporary waterproof membrane has been installed to keep the building weather tight.

4. THE BUILDING AT 446 4TH ST E BOCA GRANDE FL. MEETS THE CRITERIA IN LAND DEVELOPMENT CODE LDC CHAPTER 22 – SEC 22-204 CRITERIA FOR DESIGNATION.

This application is filed pursuant to Lee County Land Development (LDC) Section 22-205 (1) which allows for change in status from non-contributing to contributing to be initiated by an owner.

LDC Sec 22-206 of Chapter 22, sets for the criteria for a change in status: *"Removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in section 22-204 for the applicable designation."* (Attachment 5)

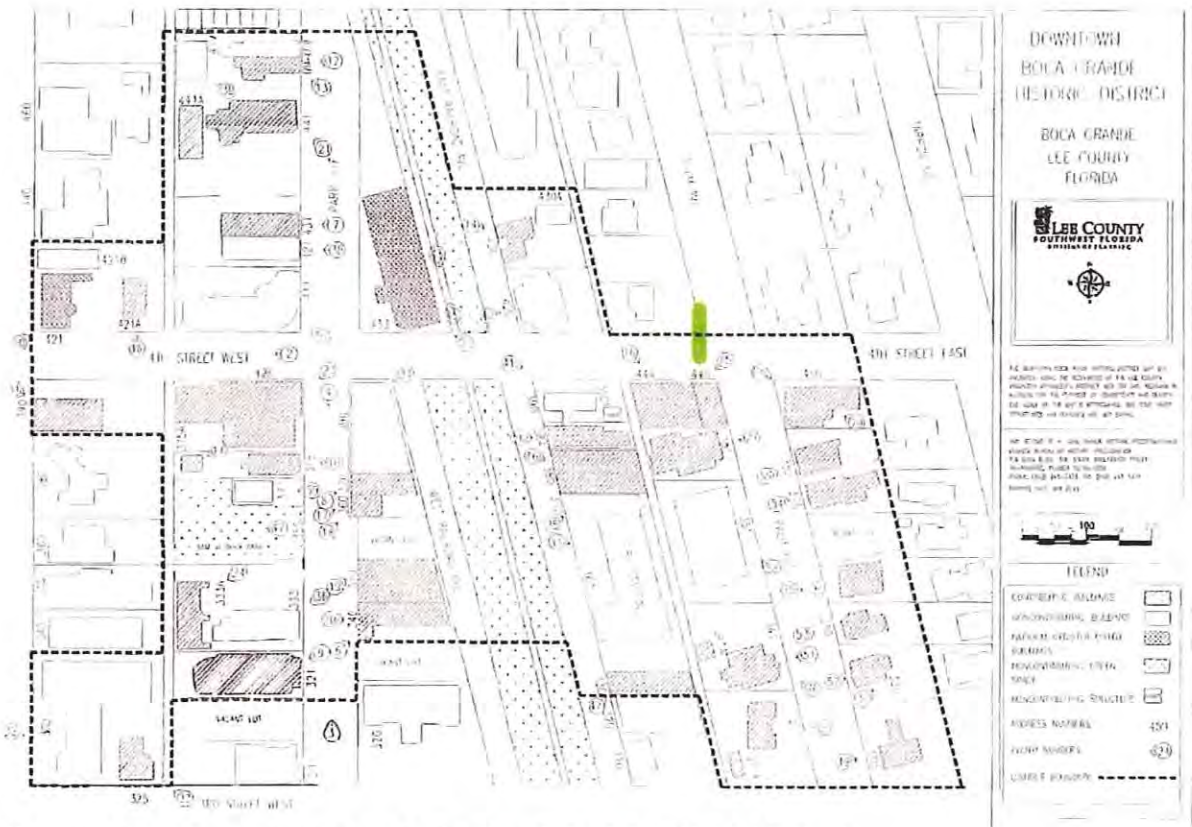
LDC Section 22-204 provides the five criteria (a) to (e) for the designation of a historic resource as contributing. Please note meeting only one of these criteria is sufficient for designation. The analysis below demonstrates that the subject property 446 4th St E Boca Grande Fl (STRAP 14-43-20-01-00014.027B) meets most of these criteria. **As a result, the applicant requests that the subject building's designation status be changed from non-contributing to contributing.**

Sec. 22-204.Criteria for designation.

- (a) *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.*

ANALYSIS of Criteria 22-204(a)

Criteria 22-204 (a) Criteria for designation. *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, ...*



(Source Downtown Boca Grande National Register District listing)

Historically downtown Boca Grande has been a cultural center for commercial activities in Boca Grande. This building at 446 4th St E in Boca Grande is located within the Commercial area of Boca Grande that historically served the needs for goods and services for both residents and visitors. The building's architecture is significant as it is in keeping with the architecture of other commercial vernacular architecture in the district. As such it is a surviving example of early twentieth century Florida commercial vernacular architecture. Please refer to the section below that discusses the architectural integrity of the building and how its design features are characteristic of Commercial Vernacular Architecture as identified in the Design Guidelines Manual for the Boca Grande Historic District

Criteria 22-204 (a) (1) Criteria for designation. *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;*

ANALYSIS of Criteria 22-204(a)(1)

The building is a commercial building associated with the commercial core of downtown Boca Grande, which retains much of its distinctive early 20th century architecture. Commercial centers like downtown Boca Grande's were built near the train station for easy access to rail traffic and became the hub of commercial and cultural activity. As an early twentieth century commercial vernacular building the subject property is part of the cultural and commercial fabric that makes up downtown Boca Grande.

Criteria 22-204 (a) (2) Criteria for designation. *Are associated with the lives of persons significant in our past;*

ANALYSIS of Criteria 22-204(a)(2)

There is a lack of information on the history of the history of the building.

Criteria 22-204 (a)(3) Criteria for designation. *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;*

ANALYSIS of Criteria 22-204(a)(3)

As discussed in the section above (see: 3. THE BUILDING AT 446 4TH ST E RETAINS ITS ARCHITECTURAL INTEGRITY) the subject building retains the distinctive characteristics of early 20th century commercial vernacular architecture. The building components (such as massing, lot coverage, rhythm and spacing, foundations, entrances, windows and doors, and roofs clearly identify and distinguish this building as an early 20th century vernacular commercial building in downtown Boca Grande.

Criteria 22-204 (a) (4) Criteria for designation. *Have yielded or are likely to yield information on history or prehistory; or*

ANALYSIS of Criteria 22-204(a)(4)

While there is little known about the history of this building there is an opportunity for this building to yield information about its history. The establishment of a professional Boca Grande Historical Society already has yielded much historic information about other older buildings in the downtown area. It is likely that with a central depository of historic information and professional research staff information about this building's history will be uncovered. As the building is nearly 100 years old it is likely more historians will take note of it and perhaps devote time to researching its history.

Criteria 22-204 (a) (5) Criteria for designation. *Are listed or have been determined eligible for listing in the National Register of Historic Places.*

ANALYSIS of Criteria 22-204(a)(5)

The subject building is listed as a contributing structure in the Downtown Boca Grande National Register Historic District.

Criteria 22-204 (b) Criteria for designation. *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 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.*

ANALYSIS of Criteria 22-204 (b) (1-3) and (4-5)

Criteria 22-204 (b) (1-3)

Due to the lack of historic knowledge about this property none of these criteria apply.

Criteria 22-204 (b) (4-5)

The subject property is part of the Downtown Boca Grande National Register historic district which is identified as significant with NR criteria A and C. Criteria A is "... associated with events that have made a significant contribution to the broad patterns of our history."

The downtown Boca Grande historic district, the nearby Gasparilla Inn hotel and nearby the train station are all listed on the National Register of Historic Places. These historic resources underscore the commercial and cultural trends in the history of Boca Grande and more broadly the development of small unincorporated towns in early twentieth century in Florida and the nation. As an early 20th century vernacular commercial building in the downtown Boca Grande historic district, the subject property is an integral part of the district and as such it is associated in a significant way with commercial core of Boca Grande which contributes substantially to the life of the community.

Criteria 22-204 (c) Criteria for designation. *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 architect; 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.*

ANALYSIS of Criteria 22-204 (c) (1-2) and (3 - 4)

Criteria 22-204 (c) (1-2)

The subject property is part of the Downtown Boca Grande National Register historic district which is identified as significant with NR criteria A and C. Criteria C is "... embodies the distinctive characteristics of a type, period, or method of construction ..."

The building portrays the environment in the early 20th century when commercial properties appealed to the pedestrian public and street frontage was at a premium. Reflecting economic considerations of the time, this property features a narrow street frontage and greater depth. Additionally, like many of the commercial vernacular buildings of the time the subject building features a simplicity of design which emphasizing the commercial function of the building. As already noted, the building embodies the characteristics of early 20th century commercial vernacular architecture (see above: 3. THE BUILDING AT 446 4TH ST E RETAINS ITS ARCHITECTURAL INTEGRITY)

Criteria 22-204 (c) (3 - 4)

Due to the simple nature of commercial vernacular architecture none of these criteria apply.

Criteria 22-204 (d). Criteria for designation.

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*

ANALYSIS of Criteria 22-204 (d)

Criteria 22-204 (d) No known archaeologically significant features have been identified on this site, this criterion does not apply to the proposed change in status.

Sec. 22-204. Criteria for designation

- (e) 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.

ANALYSIS of Criteria 22-204 (e)

The above section does not apply to the proposed change of status. None of the criteria listed above apply to the subject property.

V CONSIDERATIONS FOR REQUESTING A CHANGE IN DESIGNATION

1. Existing condition of the building

The building suffered damage during Hurricane Ian and a permanent roof and siding are still to be installed. However, the existing condition of the building is good and stable. The building is weather tight and occupied. A change in the building's designation to contributing will recognize the historic significance of this nearly 100-year-old building. As a designated contributing historic resource this property might be eligible for relief from applicable regulations (such as: zoning and building codes) to preserve the building and allow its continued use over years to come.

2. Potential future rehabilitative proposals

Braxton Bowen, one of the property owners, recently located two 1980s photos of the subject property. As a result, potential rehabilitation projects might incorporate some of the building features reflected in these photographs: such as horizontal siding, and more historically accurate windows and a door opening to a balcony or second floor porch. The photograph below shows a door opening on the second-floor front façade. This would indicate that there was some type of porch or balcony over the sidewalk (See Photographs section.)

Photographs with current and historic views of streetscape



August 2023 – Façade along 4th St E of building at 446 4th St E



1980s photo of the building façade along 4th St E of the building at 446 4th St E. BG Note door opening on the second-floor level indicating an opening to a balcony or porch over the sidewalk. Source Braxton Bowen



August 2023 – Façade along Palm Ave. of building at 446 4th St E



1980s photo of the building façade along Palm Ave of the building at 446 4th St E BG.
Source Braxton Bowen



August 2023 Streetscape along 4th E. bldg. No historic photos of subject property. See below for historic photos of neighboring properties.



1935 Gaines Chevrolet Building and Post office w/apt Source BG Historical Soc. (08-0128)



c. 1925 Post Office on first floor and apt on the second floor Building fronts on 4th St E. Source BG Historical Soc. (01-0128)



August 2023 entrance to subject building at 446 4th St E on the foreground and 444 4th St E beyond under the awning. Note tile roofed train station on the far right



1930s in front of the post office standing under awning looking west to train. Source BG Historical Soc. (01-0005)

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, BRAXTON BOWEN (name), as OWNER/PRESIDENT (owner/title) of BOWEN CONSTRUCTION CO. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property at 446 4TH ST E BOCA GRANDE FL 33921 and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.


Signature

9/25/23
Date

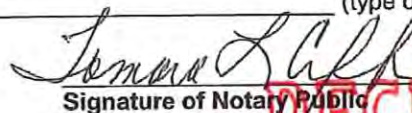
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of September, 2023, by Braxton Bowen (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public

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Attachments

Attachment 1 HD-90-05-01 identifies building as noncontributing
Attachment 2 STRAP Sheet from Lee Co Property Appraiser
Attachment 3 2011 National Register listing for the Downtown Boca Grande District
Attachment 4 Design Guidelines for the Boca Grande Historic District pages 26 - 27
Attachment 5 Designation Criteria in Sec 22-204(a - e) of the Land Development Code

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COMMUNITY DEVELOPMENT

Attachment 1 HD-90-05-01 identifies the building as contributing
(See STRAP number 14 43 20 01 00014 027B)

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COMMUNITY DEVELOPMENT

RESOLUTION DESIGNATING

HISTORIC RESOURCE (HD-90-05-01 District)

2880885

WHEREAS, the Lee County Historic Preservation Board is authorized by Ordinance No. 88-62, the Lee County Historic Preservation Ordinance, to consider requests to designate archaeological resources and buildings, and structures and sites as historic resources in order to preserve these resources from uncontrolled alteration or destruction; and

WHEREAS, a request has been filed to designate the Boca Grande Historic District, located at Boca Grande, unincorporated Lee County, Florida, as a historic resource; and

WHEREAS, a designation report meeting the requirements of Ordinance 88-62 was filed with the Board's staff on May 14, 1990; and

WHEREAS, Notice of Intent to designate the Boca Grande Historic District as a historic resource was mailed to the owners of the properties listed in Attachment A by registered mail, return receipt requested on May 17, 1990; and

WHEREAS, Notice of Intent to designate was advertised on June 6, 1990 for a public hearing on June 18, 1990; and

WHEREAS, the Board has determined that the Boca Grande Historic District meets the criteria for designation set forth in Ordinance 88-62.

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 Boca Grande Historic District, approves all the recommendations set forth in designation report HD 90-05-01 District and approves all the guidelines for new construction and non-contributing structures set forth in Attachment B.
2. All provisions of the Lee County Historic Preservation Ordinance, No. 88-62, or as may be hereafter amended, renumbered or replaced, applicable to a designated historic district shall apply to the properties in the Boca Grande Historic District (HD 90-05-01 District).
3. This Resolution 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.

(6318x/1)

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Page 1 of 2

COMMUNITY DEVELOPMENT

RECORD VERIFIED - CHARLIE GREENE, CLERK
BY: J. TURNER, D.C.

317X

RESOLUTION DESIGNATING HISTORIC RESOURCE HD 90-05-01 District

The foregoing Resolution was adopted by the Lee County Historic Preservation Board upon a motion by Creighton Sherman, and seconded by Jan Brown and, upon being put to a vote, the result was as follows:

Creighton Sherman	<u>AYE</u>
Linda Sickler Robinson	<u>AYE</u>
Patricia Meiser	<u>AYE</u>
Stephanie Keyes	<u>AYE</u>
Ernest Hall	<u>AYE</u>
Jan Brown	<u>AYE</u>
Eugene Schmitt	<u>AYE</u>

DULY PASSED AND ADOPTED this 18 day of June,
A.D., 1990.

ATTEST:

BY:

Gloria M. Seigo
As Clerk for the Lee County
Historic Preservation Board

LEE HISTORIC PRESERVATION BOARD

BY:

Eugene C. Schmitt
Chairman

July 2, 1990
Date

Approved as to form by:

Andrea M. Lang
County Attorney's Office

OR2164 PG1167

ATTACHMENT A

page 7 of 18

STRAP	NAME	LEGAL DESCRIPTION
14-43-20-01-00013.0070	BOCA GR HEALTH CLINIC INC P O BOX 518 BOCA GRANDE FL	BOCA GRANDE BLK 13 PB 7 PG 1 LOT 7 + LOT PT 8 DESC IN OR 488 P 529
	33921	
14-43-20-01-00013.0110	POKROP HAROLD F + FRANCES O P O BOX 1179 PALM BEACH FL	BOCA GRANDE BLK 13 PB 7 PG 1 LOT 11
	33480	
14-43-20-01-00013.0170	JOINER ELIZABETH F P O BOX 282 BOCA GRANDE FL	BOCA GRANDE BLK 13 PB 7 PG 1 LOTS 17 + 18
	33921	
14-43-20-01-00014.0010	UNITED TEL CO OF FL MC 5234 PO BOX 5000 ALTAMONTE SPRINGS FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 1 + 2
	32701	
14-43-20-01-00014.0070	BOCA GRANDE FIRE CONT DIST BOX 532 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 7 THRU 10
	33921	
14-43-20-01-00014.0110	GRIFFIN BLDGS SUPPLY P O BOX 157 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOT 11
	33921	
14-43-20-01-00014.0170	SPURGEON JAY D + SUSAN P O BOX 441 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 17 + 18
	33921	
14-43-20-01-00014.0230	GASPARILLA INN INC BOX 3779 GREENVILLE DE	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 23 THRU 25
	19807	
14-43-20-01-00014.027A	GRIFFITH RICHARD E 3745 W. 12 ERIE PA	BOCA GRANDE BLK 14 PB 7 PG 1 W 75 FT LOT 27
	16505	
14-43-20-01-00014.027B	BOWEN BRAXTON + BETTELOU PO BOX 71 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 E 25 FT LOT 27
	33921	

OR2164 PG 188

**Property Data**

STRAP: 14-43-20-01-00014.027B Folio ID: 10000544

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Owner Of Record - Tenants by Entirety [\[Change Address\]](#)BOWEN BRAXTON & BETTELOU
PO BOX 71
BOCA GRANDE FL 33921**Site Address**Site Address maintained by [E911 Program Addressing](#)446 4TH ST E
BOCA GRANDE FL 33921**Property Description**

Do not use for legal documents!

BOCA GRANDE
BLK 14 PB 7 PG 1
E 25 FT LOT 27[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)[\[Pictometry Aerial Viewer\]](#)**Current Working Values**[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

Just	636,701
Attributes	
Land Units Of Measure	SF
Units	1568.00
Total Number of Buildings	1
Total Bedrooms / Fixtures	0 / 6
Gross Building Area	2,381
1st Year Building on Tax Roll	1929
Historic Designation	Yes

Image of StructurePhoto Date May of 2009 ☐ View other photos

Last Inspection Date: 07/20/2023

Exemptions / Classified Use (Current)

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Exemptions / Classified Use (2023 TRIM)

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Values (2023 TRIM)

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Taxing Authorities

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Sales / Transactions

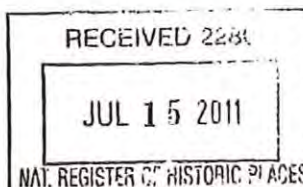
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COMMUNITY DEVELOPMENT

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



577

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

1. Name of Property

historic name DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

other names/site number Village of Boca Grande

2. Location

street & number Bounded by Gilchrist Av West, 5th St North, Palm Av East, 3rd St South N/A ☐ not for publication

city or town Boca Grande N/A ☐ vicinity

state FLORIDA code FL county Lee code 071 zip code 33921

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brian C. Mattick / DSHPO 7/7/2011

Signature of certifying official/Title

Date

State Historic Preservation Officer, Division of Historical Resources

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register
☐ See continuation sheet

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register
☐ See continuation sheet.

☐ removed from the National
Register.

☐ other, (explain) _____

Signature of the Keeper

Date of Action

Edson H. Beall

8-24-11

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

Name of Property

Lee Co., FL

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ buildings
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

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

Contributing

Noncontributing

34	15	buildings
0	2	sites
0	1	structures
0	0	objects
34	18	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use**Historic Functions**

(Enter categories from instructions)

COMMERCE TRADE/ Business/Office

COMMERCE TRADE/Retail

TRANSPORTATION/Train Depot

RELIGION/Religious /Church

DOMESTIC/Single Dwelling, Residence

LANDSCAPE/Park

INDUSTRY/Telephone Transmission Tower

Current Functions

(Enter categories from instructions)

COMMERCE TRADE/ Business/Office

COMMERCE TRADE/Retail

COMMERCE TRADE/Shopping Mall

RELIGION/Religious /Church

DOMESTIC/Single Dwelling, Residence

LANDSCAPE/Park

INDUSTRY/Telephone Transmission Tower

7. Description**Architectural Classification**

(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH & 20TH CENTURY REVIVALS/Mediterranean Revival

Modern Movement/Moderne

Materials

(Enter categories from instructions)

foundation Brick

walls Stucco

Wood

roof Tar and Gravel

other

Narrative Description

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

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Downtown Boca Grande Historic District represents the historic commercial core of the town of Boca Grande. The district contains a collection of commercial and residential buildings built between c. 1900 and 1953. The district is generally centered in the vicinity of Park Avenue and Palm Avenue, the main business thoroughfares in the town. The historic district contains 54 resources, 36 of which are contributing buildings (67 percent), and 18 resources that are noncontributing (33 percent). The noncontributing resources include 15 buildings, 2 sites, and 1 structure. Two buildings, the Charlotte Harbor and Northern Railway Depot (NR 12/13/79) and the First Baptist Church of Boca Grande (NR 12/2/09) are already individually listed in the National Register of Historic Places. The contributing building resources are confined to four architectural styles: Frame Vernacular, Masonry Vernacular, Mediterranean Revival, and Art Moderne. Most of the buildings are Frame Vernacular and are all either one or two stories in height. The most prevalent building material is wood and most of the commercial buildings feature traditional storefront windows and entrances. In addition to the commercial buildings, the district contains nine contributing single family dwellings, and two historic church parsonages. The noncontributing buildings are either new construction (post-1953) or historic buildings that have undergone extensive inappropriate alterations. The district also features two noncontributing public parks. Sam Murphy Park is a small green space in the center of town that contains benches and a fountain. The Railroad Bike Trail Park borders the historic railroad right-of-way that is now used as a public bicycle and pedestrian path that extends almost the entire length of the island. The district also contains one non-historic structure, a cellular telephone signal tower.

SETTING

The unincorporated Town of Boca Grande is a small community located in Lee County on Gasparilla Island, a seven mile long barrier island bordered by the Gulf of Mexico on the west and Charlotte Harbor on the east. Its name—Spanish for “Big Mouth”—comes from the mouth of the waterway, called Boca Grande Pass, at the southern tip of the island. The island is one of a chain of islands that separate the Gulf from the mainland. Two thirds of the island is located in Lee County and one-third is located in Charlotte County. Boca Grande is found entirely in the Lee County portion of the island. The closest major cities are Ft. Myers to the south and Sarasota to the north. It is part of the Cape Coral–Fort Myers Metropolitan Statistical Area. Boca Grande is home to both seasonal and year-round residents. The population of the island varies from about 600 to over 3,000, depending upon the season.

One of the major attractions of Boca Grande is the Gasparilla Inn (Photo 1), located about a city block north of the historic district. The Downtown Boca Grande Historic District is surrounded by noncontributing commercial buildings, outside its boundaries because they were constructed post-1953. Some historic buildings are found near the boundaries but could not be included within the district because of their isolation. The

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

terrain throughout the district is flat, and the city streets are all two lanes (Photos 2-3). Both diagonal and parallel parking is available in the business core (Photo 4), and most of the residential buildings have driveways at one side of the residence (Photo 5), although only a few of the houses have associated garages. Building lots are generally narrow, and commercial buildings are built out to the sidewalk with virtually no setback. The residential buildings have slightly deeper setbacks from the street. The two churches within the boundaries of the district occupy corner sites and have minimal front and side yard setbacks.

ARCHITECTURAL DESCRIPTION

All of the contributing buildings within the district boundaries are in good to excellent condition and limited to one and two stories in height. They have a variety of uses, including retail, office, residential and religious. Construction materials and scale vary. Some of those along Park Avenue have a somewhat unified appearance because they are joined with party walls (Photo 6). Commercial buildings in the district tend to fill the entire lot on which they are sited and most of them have service alleys at the rear or separating them from other buildings on the city block. A number of storefront entrances are recessed (Photo 7) and many structures have awnings or street canopies extending over the sidewalk (Photo 8). The most common roof plan is flat with a raised parapet. Common elements in building height, display windows, knee walls, door openings, and general storefront design can sometimes be seen. A few of the commercial buildings have second-floor residential space and occupants. In general, the buildings have a regular form and plan, are front-facing, and are one to two stories in height. Entrances vary, including multiple storefronts, those that are centrally placed, or those placed at the corner.

Commercial Architectural Styles in the District

The various distinct styles of historic and non-historic commercial architecture that can be seen in the historic district include: Frame Vernacular, Masonry Vernacular, Art Moderne and Mediterranean Revival. The construction of commercial buildings in Florida during the late 19th and early 20th centuries generally mirrored national trends. Most commercial buildings were concentrated in areas where land value was high, and this influenced lot size and the form and plan of buildings.

Most commercial buildings were rectangular in plan and had a narrow street facade which was the visual focus of the building, providing its identifying features. Facades were organized into distinct zones and sections commonly referred to as one- or two-part blocks. One-part blocks were one story in height and formed by structural framework, such as columns or pilasters, kick plates, and a cornice topped by a parapet. Large display windows, with transom windows above, were incorporated to display merchandise and to provide natural light to the interior. The front wall space above the transoms and street canopy provided a place for signage. Other materials such as doors and decorative stylistic elements were often limited to the street level or the roof

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

cornice. From about 1900 to 1940, the form of commercial buildings in Florida and the historic district changed little although new materials and stylistic influences began to appear.

Frame Vernacular Commercial Buildings

The Downtown Boca Grande Historic District contains a surprising number of historic Frame Vernacular commercial buildings. Generally, by the end of the 19th century even small towns across America had begun to replace wood frame with masonry as the form of construction for commercial buildings. This change was often prompted by disastrous fires that destroyed the commercial centers of communities congested with flammable wooden buildings. The downtown section of Sanford, Florida, was swept by fire in September 1887,¹ but the scale of this fire was dwarfed by the great Jacksonville fire that devastated the commercial center of the city in 1901, resulting in the destruction of over 2,000 buildings.² Boca Grande did not begin to have definable commercial core until the 1920s and never suffered a major widespread fire in the area, allowing its wood frame buildings to survive.

The former **San Marco Theatre**, (Photo 9) at 321 Park Avenue, built in 1928, is a significant local downtown landmark and a good example of commercial Frame Vernacular architecture. The building has a rectangular plan, and the exterior fabric is weatherboard. A shallow shed roof portico dominates the primary facade. A 5V crimp metal gable roof covers the structure. The original fenestration has been replaced with 8/8-light double-hung vinyl sash windows, but the building continues to relay its historic public use, presence, and character. In 1951, the theater began to show movies again. It closed in 1973, and presently houses shops and a restaurant on the first floor and offices upstairs.³

The Boca Grande Outfitters Building, (Photo 10) at 375 Park Avenue, built in 1915, is a type of Frame Vernacular building of which there are several examples in the historic district. The first floor shop sells fishing tackle and sports clothes, and there are living quarters on the second floor. There is also a one-story wood frame garage and storage room (Photo 11) at the rear of the property that dates from probably 1925. The main building has a rectangular ground plan, is two stories in height, and has a front gable roof surfaced with V-crimp metal roofing. The first story is set back beneath the second floor veranda that is supported by square posts and has a shed roof covered with V-crimp metal sheeting. The veranda has a knee wall balustrade composed of vertical boarding. The main fenestration consists of 6/6-light wood sash windows with functional louvered blinds. There are also single plate glass display windows on the main facade and a lunette window in the roof gable. The exterior wall material is wood drop siding.

¹ Sanford Historic Downtown Walking Tour, <http://sanfordfl.gov/tour/wtour.pdf>.

² Great Jacksonville Fire of 1901, http://www.floridamemory.com/photographiccollection/photo_exhibits/jacksonvillefire_intro.cfm.

³ Charles Blanchard, ed., *Boca Grande, Lives of an Island*, (Boca Grande: The Boca Grande Historical Society and Museum, 2006), 123.

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The small wood frame garage at the rear of the main building at 375 Park Avenue has a rectangular ground plan, is one story in height, and has a front gable roof surfaced in V-crimp sheet metal. The exterior wall material is drop siding, and there is a round louvered wooden vent in the gable end. There is a one vehicle bay with a modern garage door at the north side of the west elevation, next to which is a non-historic 1/1-light double-hung sash window. To the south side of the facade is a non-historic wood and glass entrance door that has been fitted with a screened door.

What appears to be one building at 471 Park Avenue (Photos 12-13) is actually two separate buildings with identical facades, the **Tarpon Coast Realty** at 471 A and, the **Dolphin Cove Restaurant** at 471 B. the south building dating from c. 1915 and the north one designed and constructed c. 1975 to match the earlier one. The building at 471 B also houses a golf cart rental outlet. The twin buildings are two stories in height and have front gable roofs surfaced with V-crimp metal sheeting. The major fenestration on the second story is 1/1-light double-hung wood frame sash windows. The ground stories have plate glass display windows and doors that provide entrance to the business units. The wooden stairs leading to the second floor of the south building are original. Access to the second floor of the north building is gained through the wood and glass paneled door on the street level. The buildings have a unified suspended canopy with a latticework balustrade.

The Seale Family Inc. Building at 430 East Railroad Avenue (Photo 14), constructed c. 1928, originally served as the offices of Henry Griffin, the building contractor who constructed many buildings on Gasparilla Island between 1928 and 1956. This distinctive wood frame building consists of two "false front" facades joined by a recessed "hyphen." The building has weatherboard siding, plate glass windows framing central doorways, high wooden parapets fronting pitched roof surfaced with V-Crimp metal roofing. The noncontributing Masonry Vernacular building at the rear of the lot houses the Boca Grande Golf Cart Rental and Sales Company.

The two-story Frame Vernacular building at **444 4th Street East** (Photo 15) was constructed in 1926 and is now used as a health food store on the ground floor and building contractor offices on the second floor. The two buildings next door at **446 4th Street East** (Photo 16) now comprise a single parcel that combines a one-story Wood Frame Vernacular building and a two-story Masonry Vernacular, both of which were also constructed c. 1926. The exterior of the wood frame building has been covered with stucco to match its masonry partner, but it retains most of its original exterior appearance. The buildings presently house a dry cleaning business, a limousine service office, and a manicure salon.

Masonry Vernacular

In Florida before the Civil War, masonry construction was significantly less common than wood framing. Brick, the most common masonry material in the country, was not readily available because of a scarcity of clay in much of the state. Florida also lacked railroads for transportation of the material. After the Civil War, brick became more readily available, particularly in the 1880s, when railroads began to open the Florida peninsula. It

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was several years, however, before the rails expanded into the more southern parts of the state and the use of brick became the chosen material for the construction of commercial buildings in south Florida. Beginning in the 1920s, hollow clay tile and concrete block also became widely used in commercial construction. These new materials were as strong as fired brick, but were lighter and cheaper. In later years, concrete block rivaled as a structural material in Florida.

Masonry Vernacular buildings usually had regular or rectangular plans with continuous or slab concrete or hollow clay tile foundations. Commercial examples were most often one or two-stories in height. Roofs were usually flat with a parapet front wall. Ornamentation was usually simple, perhaps with some corbelling or cast concrete detailing.

Originally occupied by **Kuhl's Store**, the commercial building at 370 Park Avenue (Photo 17) was constructed c. 1926 and is adjacent to a similar two-story building at 360 Park Avenue (Photo 18), which was completed in 1941, just before the United States entered World War II.

The Temptation Restaurant (Photo 19), at 350 Park Avenue, is a World War II era Masonry Vernacular building. Construction began in 1939 but was interrupted by war shortages before it was completed c. 1946. It is two stories in height and has a simple rectangular plan. Construction is stucco over concrete block resting on a poured concrete slab. Wood entrance doors, wood framed display windows and transom windows appear on the primary facade at street level. The first floor storefronts have accommodated the Temptation Restaurant and Package Store since the building was completed. The interior of the restaurant displays original Art Deco period decorative elements such as floor and wall tile and light fixtures. The second floor has historically been in use as residential space and presently remains in such use.

The post-World War II era saw little growth in the commercial area. **The Van Fleet Building**, located at 340 Park Avenue (Photo 20) abuts The Temptation Restaurant on the south. It was completed c. 1945 by the same builder as the Temptation Restaurant and is very similar in design and materials. The first floor is occupied by offices, with residential space in on the second floor. **Hudson's Grocery**, originally Whidden's Grocery & Gulf Gas Station, at 441 Park Avenue (Photo 21) was completed in 1948 and heralds the type of small concrete block convenience store that is now familiar today. The facade was covered with vinyl siding around 1983. The gas pump on the front of the building is only a historical ornament, since there are no gas stations on the island today.

Mediterranean Revival Style

Spanish and other Mediterranean-influenced styles of architecture reflecting a tradition of Spanish colonial architecture were most commonly constructed in California, Arizona, Texas and Florida. Principally, Mediterranean derived styles were Italian Renaissance, Mission, and Spanish Colonial Revival which were

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popularized at the 1915 Panama-California International Exposition at San Diego. Identifying features of Mediterranean-influenced architecture include clay tile roofs, stucco exterior walls, straight or arched windows, arcades, ceramic tile decoration and ornate low-relief carvings highlighting arches, columns window surrounds, cornices and often parapets. Plans were usually irregular. Foundations were most often continuous. Primary exterior wall finishes were stucco.

The only notable example of the Mediterranean Revival Style in the historic district is the former **Charlotte Harbor and Northern Railroad Depot** (Photo 22) at 433 4th Street West, which was individually listed in the National Register of Historic Places in 1979. The Boca Grande Railroad Depot, built between 1905-1907 by the Charlotte Harbor and Northern Railroad, was acquired by Seaboard Coast Line Railroad in 1926. The railroad continued to bring visitors to Boca Grande until the Boca Grande Causeway opened to automobile traffic in 1958. The depot was restored in the 1970s and a number of shops, offices and a restaurant now occupy the old building.

Art Moderne

The Art Moderne style broke from the more flamboyant and decorative styles of earlier years. The style began to become popular after 1930, when industrial designs began to exhibit streamlined shapes. The concept of rounded corners to make automobiles and airplanes more aerodynamic was applied to many things such as kitchen appliances, jewelry, and many other products in addition to architecture.

Art Moderne buildings in Florida were generally located in coastal communities where tourism remained popular during the Depression. The style was usually applied to commercial and apartment buildings. They had flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize a streamline effect. Plans were irregular, foundations were continuous concrete, and primary exteriors were stucco. Ornamentation included asymmetrical facades, rounded corners, lines in walls. There are two Art Moderne Style buildings within the proposed district, both being modest examples of the style.

Fugate's, (Photo 23) located at 428 4th Street West, is a simple 1936 Depression era Art Moderne masonry building that is minimally altered on the exterior, although a one-story addition with several storefronts was constructed on the west in c.1947.⁴ The structure is constructed of stucco over concrete block on a continuous concrete foundation. Curvilinear stucco banding adds a stylistic detail to the exterior walls. The building has a flat roof with a plain parapet beneath which is a wide frieze that curves just above the main entrance to the building.

⁴ Suzanne Fugate, granddaughter Jerome Fugate, Sr., telephone interview with Mikki Hartig on October 18, 2007.

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Fugate's has been a commercial fixture for many years on the island. The store was built for Jerome Fugate, Sr. in 1936. The building originally contained a general store and a pharmacy. On the south, there was an open roofed cocktail lounge until after World War II, when a roof was constructed over the open patio to accommodate a dress shop. Additions on the west made c.1947 provided space for a beauty and barber shop, the Boca Grande Clinic, and a physician's office. The Fugate family continued to own the building and operate Fugate's until 1982, when it was sold outside of the family.⁵ The store continues in operation today and still bears the Fugate name on the exterior.

Cabbage Court, now the Boca Grande Village Inn (Photo 24), located at 333A Park Avenue, is two-story stucco over concrete block building with minimal stylistic details including stepped masonry exterior stair walls. Cabbage Court is a plain example of the style. Its Art Moderne details being limited to the continuous cornice on the parapet and the stringcourse on the frieze. The doorways also feature cantilevered eyebrows.

Frame Vernacular Houses

All of the contributing single family dwellings are classified as Frame Vernacular. They are small in size, from one to two stories in height with simple ground plans, gable or hip roofs, front porches, and wood sash windows. Most of the residences are found on Palm Avenue and date from 1909 to 1946. These were originally winter homes, and all of them were constructed within or immediately adjacent to the downtown business district.

The house at **342 Palm Avenue** (Photo 25) retains most of its original features. It was constructed in 1910 for Mary Frances Whidden of the Boca Grande pioneering Whidden family. It is 1½ stories in height, and has a side gable main roof sheathed in V-crimp metal. A long shed dormer occupies the front slope of the main roof. The house has a rectangular ground plan, wood drop siding exterior fabric, 6/6-light and 1/1-light double-hung wood sash windows, and metal awning windows. The house rests on a brick pier foundation that is masked by wood lattice. A screened porch occupies a portion of the main facade. The porch is accessed by a set of wooden steps with a wooden hand rail. A wood and wire screen door opens onto the porch. A non-historic metal fire escape stairway is found on the south elevation of the building.

The Frame Vernacular house at **341 Palm Avenue** (Photo 26), constructed in 1935, is a one-story residence with a cross-gable roof covered with asphalt shingles. The building has weatherboard exterior fabric and rests on brick piers masked by weatherboard skirting. The original screened porch has been enclosed with metal awning windows, and the main fenestration for the building is 1/1-light double-hung sash windows. A one-bay portico occupies the center of the main facade. The small structure has a gable roof that is supported by square wooden posts. A short flight of concrete steps provides access to the porch. At the rear of the property is a

⁵ Ibid.

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small one-story Frame Vernacular garage. Although originally a residence, the property has been rezoned for commercial use and is now occupied by a tree trimming and maintenance service.

Frame Vernacular Hotels

The **Palmetto Inn** at 381 Palm Avenue was originally built in 1900 as a private residence (Photo 27). In 1913, the two-story building was transformed into an inn. In 1985, the inn was converted into five one bedroom rental suites with fully equipped kitchens, sitting rooms and separate bedrooms for hire for a night, a week a month or longer.⁶ Despite alterations to the exterior, which included sheathing the building with vinyl siding, the old inn remains an important historical and visual landmark.

Although the **Anchor Inn** (Photo 28) at 450 4th Street East, constructed in 1925, was built as a boarding house, it exhibits the characteristics of Frame Vernacular single family dwelling. This simple two-story building has an L-shaped ground plan and rests on a concrete wall foundation. The original wood exterior siding has been covered with vinyl siding. The main fenestration consists of 1/1-light double hung sash windows that have been fitted with decorative wooden blinds. The one-story veranda extends along the two street facades of the hotel and has a shed roof supported by square wood posts. The decorative brackets on the posts are not original. Both the main roof and veranda roof are surfaced with V-Crimp metal sheeting. The veranda features a balustrade having a plain handrail and stick balusters. The building underwent a complete renovation in 2005. The Anchor Inn now consists of four suites with entrances from the courtyard and pool area (Photo 29). These entrances are out of view from the street, preserving the historic views from 4th Street and Palm Avenue.

Historic Wood Frame Churches

There are three churches in the Downtown Boca Grande Historic District, two of which contribute to the historic character of the District. The **First Baptist Church of Boca Grande** (Photo 30) at 421 4th Street (NR 2010) is an excellent example of an early 20th Century Carpenter Gothic Revival church with a Combination Plan interior. Completed in 1915, the church is well preserved and minimally altered. The church is of balloon frame construction with original beveled wood siding on the exterior and is covered by an intersecting gable roof dominated by a wood frame bell tower containing the original church bell. Original lancet windows pierce each elevation.

Saint Andrew's Episcopal Church (Photo 31) at 390 Gilchrist Avenue was constructed c. 1916, the year that the congregation purchased Lot 1, Block 16, on the corner of Gilchrist and Fourth Street for \$1. The building

⁶ A pillar of Boca Grande rebuilt The Palmetto Inn, <http://beta.bocagrandetalk.com/page/content.detail/id/505812/A-pillar-of-Boca-Grande-rebuilt-The-Palmetto-Inn.html?nav=5046>.

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has a rectangular ground plan, a front gable roof surfaced with metal sheeting. The exterior fabric is wood drop siding, and the fenestration is 3/1-light double-hung wood sash windows. The small wooden bell tower has a pyramidal roof topped with a small cross. The church has an integrated front porch featuring short square columns atop a balustrade wall. The church exhibits no direct historical style references.

Noncontributing Historic Buildings

The Gothic Revival style **Boca Grande United Methodist Church** (Photo 32) at 300 Gilchrist Avenue was completed in 2009. The church is a larger and more elaborate version of the 1925 church that was demolished in 2006. The original Frame Vernacular church parsonage at 325 3rd Street West (Photo 33) is still found on the property and is a building that contributes to the historic character of the district.

There are no municipal, county, state, or U.S. government buildings in Downtown Boca Grande Historic District. The former Boca Grande Mercantile Building at 390 Park Avenue was constructed in the first decade of the 20th century. The second story of the brick building was badly damaged by fire around 1980 and was removed in the reconstruction of the building. The street level of the building was also substantially compromised by changes to the storefronts and the application of stucco over the original red brick. The U.S. Postal Service leases an office in the building at 390 Park Avenue (Photo 34).

The building at **370 East Railroad Avenue** (Photo 35) was constructed in 1930. It is now a commercial condominium with six property owners, and its present fanciful "historic" appearance dates from 2006. The style of the building is difficult to classify. The most distinctive features are the latticed screen in the gable end and the arched display windows at the street level of the main facade. The exterior siding is vinyl imitating wood drop siding, and the windows have been fitted with top-hinged louvered blinds, often called Bahama shutters. The two-story porch on the facade has been enclosed. Although attempting to exhibit a "historic" appearance, there is nothing about the present appearance of the building that reflects commercial wood frame architecture of the early 20th century.

Non-Historic Buildings

There are non-historic commercial buildings in the Downtown Boca Grande Historic District that exhibit a variety of neo-historic revival styles and construction types. The wood frame building at **333 Park Avenue** (Photo 36) that stands in front of the Cabbage Court Hotel attempts to mimic a historic Frame Vernacular building. Constructed in 2000, the building has a rectangular ground plan, sits on high concrete piers and is covered by a gable-on-hip main roof that has been surfaced with V-Crimp metal roofing. The exterior walls are sheathed in board-and-batten siding, and the main fenestration is 9/9-light windows with vinyl sashes. The north elevation has a two-story veranda that runs the length of the building. The veranda is sheltered by an

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extension of the main roof and is supported by plain wooden posts. The veranda is bounded by a balustrade with simple handrails and stick balusters. The exterior of the building is unpainted.

The **Boca Grande Fire Department Building** (Photo 37) at East 360 Railroad Avenue appears to be constructed of wood, but the basic construction material of the c. 2004 facility is concrete block with a covering of vinyl imitation weatherboard and stucco. There is a one-story porch with a shed roof supported by square wooden columns. The two-story office section of the building features a three-story hose tower and 2/2-light sash windows with decorative louvered blinds.

The three-story building at **421 Park Avenue** (Photo 38) attempts to look like a Frame Vernacular commercial building dating from the first decade of the 20th century, but it is actually a concrete block building constructed in 1976. The present street facade and south elevation of vinyl siding dates from only about 2006. Previously, the exterior was sheathed in what appeared to be rough, unpainted wood shingles. The ground floor is occupied by a retail shop and restaurant. The upper floors contain residential apartments.

At the rear of **477 Park Avenue** (Photo 39) is two-story wood frame residential building constructed in 1991. It features a recessed first story with a full-width veranda on the second story. The building has a side-gable roof surfaced with asphalt shingles. The veranda is supported by square wooden posts, and an exterior wooden stairway with a stick balustrade leads to the veranda which continues the stick balustrade for the width of the facade. Three sets of French doors provide access to the second floor from the veranda. The ground story has a wood and glass panel main entrance, and large double wood panel doors open onto a storage room. The fenestration consists of 8/8-light metal frame sash windows.

Neo-Mediterranean Revival

There are two Neo-Mediterranean Revival style buildings in the historic district. The most elaborate of them is the **Galleria of Boca Grande** (Photo 40) at 420 Railroad Avenue East, which was constructed in 1991. The two-story building has an irregular ground plan and is constructed of concrete block surfaced with smooth stucco. The first story facade exhibits a main entrance located at the top of a stoop with concrete steps flanked by curved balustrade walls. To the left of the entranceway is a plate glass display window and other fenestration on the street level includes what appears to be paired 4/4-light wood casement windows. The two-story main body of the building has a pyramidal roof surfaced with clay tile. The one-story wings have a complex hip roof also surfaced with clay tile. The second story of the main facade has a recessed balcony with three arches supported by thick columns. The balcony has a metal railing and is accessed by French doors. The north elevation of the building features a walled patio sheltered by a large cloth canopy.

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Non-Historic Structure.

The **Sprint Building and Service Tower** (Photo 41) at 390 E. Railroad Avenue, constructed in 1983, dominates the skyline. The building is red brick at the base of the tall metal cellular telephone broadcast tower has been provided with a Romanesque Revival appearance to give it a more "historic" appearance.

Non-Historic Parks and Green Spaces

Sam Murphy Park (Photo 42) at 355 Park Avenue was established in the 1980s by the Gasparilla Island Conservation and Improvement Association. It is surrounded by a thick hedge and features ornamental plants suitable for the semitropical climate of Central Florida and a re-circulating shallow reflecting pool. It is open to the public without charge. The park, located at 350 Park Avenue in the heart of Boca Grande Village, is a tribute to the late local environmentalist Samuel W. Murphy Jr., a graduate of Harvard Law School who had a distinguished law career and was a past president of the Gasparilla Island Conservation and Improvement Association.

The **Railroad Bike Trail Park** (Photo 43), which runs through the center of Boca Grande along the old railroad right-of-way, is paved and landscaped on both sides with palmettos and other plantings. The 6.5 mile trail runs the length of the island.

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BUILDING LIST

CONTRIBUTING BUILDINGS *Listed in the National Register

<u>Address</u>	<u>Present Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF #</u>
<u>Third Street West</u>				
325	Parsonage	Frame Vernacular	c. 1925	LL00938
<u>Fourth Street East</u>				
444	Retail/Offices	Masonry Vernacular	c. 1926	LL02475
446	Retail/Offices	Frame Vernacular	c. 1926	LL02475
450	Hotel	Frame Vernacular	c. 1925	LL00873
<u>Fourth Street West</u>				
421*	Church	Gothic Revival	c. 1915	LL00947
421A	Parsonage	Frame Vernacular	c. 1933	LL00947
428	Retail	Moderne	c. 1936	LL01816
433*	Retail/Offices	Mediterranean Revival	c. 1909	LL00104
<u>Gilchrist Avenue</u>				
390	Church	Frame Vernacular	c. 1915	LL00851
<u>Palm Avenue</u>				
310	Residential	Frame Vernacular	c. 1925	LL00880
311	Residential	Frame Vernacular	c. 1940	LL00879
311A	Storage	Frame Vernacular	c. 1940	LL00879
330	Residential	Frame Vernacular	c. 1946	LL00878
340	Residential	Frame Vernacular	c. 1946	LL00877
341	Residential	Frame Vernacular	c. 1935	LL01712
341A	Garage	Frame Vernacular	c. 1935	LL01712
342	Residential	Frame Vernacular	c. 1910	LL00952
370	Residential	Frame Vernacular	c. 1915	LL00876
380	Residential	Frame Vernacular	c. 1930	LL00874

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Palm Avenue (cont.)

381	Hotel	Frame Vernacular	c. 1900	LL00875
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Park Avenue

321	Restaurant	Frame Vernacular	c. 1928	LL00903
333A	Hotel	Moderne	c. 1953	LL01815
340	Retail/Offices	Masonry Vernacular	c. 1945	LL00904
350	Retail/Offices	Masonry Vernacular	c. 1939	LL02476
360	Retail	Masonry Vernacular	c. 1941	LL00905
370	Retail	Masonry Vernacular	c. 1928	LL01704
375	Retail	Frame Vernacular	c. 1915	LL00907
375A	Residential	Frame Vernacular	c. 1925	LL00907
431	Retail	Frame Vernacular	c. 1917	LL00911
441	Retail	Masonry Vernacular	c. 1948	LL00912
441A	Residential	Masonry Vernacular	c. 1948	LL00912
471A	Restaurant/Offices	Frame Vernacular	c. 1915	LL00913

East Railroad Avenue

330	Contractor	Metal Frame	c. 1926	LL00845
384	Retail	Frame Vernacular	c. 1925	LL02418
380	Retail	Commercial Style	c. 1926	LL00843
430	Offices	Frame Vernacular	c. 1926	LL00840

NONCONTRIBUTING BUILDINGS

<u>Address</u>	<u>Present Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF #</u>
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Fourth Street West

421B	Fellowship Hall	Frame Vernacular	c. 1962	LL00947
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Gilchrist Avenue

300	Methodist Church	Neo-Gothic Revival	c. 2009	N/A
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Palm Avenue

351	Apartments	Masonry Vernacular	c. 1978	N/A
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Park Avenue

333	Offices	Frame Vernacular	c. 2000	N/A
371	Retail	Masonry Vernacular	c. 1979	N/A
390	Retail	Masonry Vernacular	c. 1910	LL00908
411	Retail	Mediterranean Revival	c. 2003	N/A
421	Retail	Mixed Vernacular	c. 1976	N/A
471B	Restaurant/Offices	Frame Vernacular	c. 1975	N/A
477	Apartments	Masonry Vernacular	c. 1991	N/A

East Railroad Avenue

360	Fire Station	Faux Victorian	c. 2004	N/A
370	Offices	Frame Vernacular	c. 1917	LL02477
390	Utility Building	Masonry Vernacular	c. 1983	N/A
420	Retail	Neo-Mediterranean Revival	c. 1992	N/A
430A	Golf Cart Rental	Masonry Vernacular	c. 1980	

Noncontributing Sites

Sam Murphy Park	355 Park Avenue	N/A	1980	N/A
Railroad Bike Trail	Length of Island	N/A	1985	N/A

Noncontributing Structure

390A	Signal Tower	Metal Frame	c. 1983	N/A
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8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

c. 1900-1953

Significant Dates

c. 1900

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

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

- ☐ recorded by Historic American Engineering Record

Primary location of additional data:

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

Name of Repository

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1 DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

The Downtown Boca Grande Historic District is significant at the local level under Criteria A and C, in the areas of Commerce, Recreation/Entertainment, and Architecture. The historic district has historically served as the commercial core of downtown Boca Grande which mainly served the needs of tourists and sportsmen. The district contains distinctive examples of a variety architectural styles, including Wood Frame and Masonry Vernacular, Mediterranean Revival, Moderne, and Gothic Revival. Although some of the original commercial structures have been replaced with recent construction and some of the historic buildings have suffered insensitive alterations, the Downtown Boca Grande Historic District retains its sense as the original commercial center of the community that developed from the period c. 1900-1953. The preservation of the historic character of the district has been maintained in part by the restrictions placed on automobile traffic on the island. No bridge linked Gasparilla Island to the mainland until 1958, and there are no gas stations on the island. Residents and visitors are encouraged to walk or use electric golf carts for local travel and shopping errands.

HISTORICAL CONTEXT

The earliest settlers of European descent came to Gasparilla Island to fish. By the late 1870s, several fish ranches were operating in the Charlotte Harbor area. One of them would later be at the north end of Gasparilla Island in the small village called Gasparilla. By 1879, a successful fish ranch on the north end of the island with permanent structures and 30 employees was operating in the village of Gasparilla. With no means of refrigeration for preserving their catch for shipping, the fish were salted. In the later part of the century, an ice factory in Punta Gorda and ice houses built along Charlotte Harbor greatly improved the ability to send fish to northeastern markets.⁷

In 1881, phosphate, used in the production of commercial fertilizer, was discovered in the Peace River Valley northeast of Boca Grande. This discovery would bring the railroad to Gasparilla Island and would result in the construction of both the port and the town of Boca Grande. "River pebble" phosphate was first mined in the Peace River near Arcadia and Zolfo Springs in 1888. "Land pebble" mining began in 1890, and by 1900, land mining had replaced river mining. The river valley itself became known as "Bone Valley" because of the thousands of bones and fossilized remains of mastodons and other prehistoric animals found in association with the phosphate deposits. The industry soon spread the length of the Peace River Valley, centering around Mulberry and Bartow.⁸

⁷ Marilyn Hoeckel and Theodore B. VanItallie, *Images of America, Boca Grande* (Charleston, S.C.: Arcadia Publishing, 1950), p. 7.

⁸ Gene M. Burnett, *Florida's Past: People and Events that Shaped the State*, Vol. 3 (Sarasota: Pineapple Press, 1996), p. 34.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 8 Page 2

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
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SIGNIFICANCE

In the early years of the industry, the phosphate was brought to the Gulf of Mexico for shipment by two methods—rail and barge. At first it was transported by rail to Punta Gorda on the east side of Charlotte Harbor. In 1885, phosphate rock was discovered on the banks of the Peace River just above Punta Gorda, east of Gasparilla Island across Charlotte Harbor. It was this discovery that would turn the south end of Gasparilla Island into a major deep water port (Boca Grande Pass is one of the deepest natural inlets in Florida) and was responsible for the development of the town of Boca Grande. In 1897, the rails to the “Long Dock” in Punta Gorda were removed, and rail shipment of phosphate to Punta Gorda ceased. Far more commonly, phosphate was transported down the Peace River to Charlotte Harbor in barges, where it was transferred onto ocean-going ships near the deep water of Boca Grande Pass at the southern tip of Gasparilla Island.

The American Agricultural Chemical Company (AACC) was owned by Peter Bradley (1850-1933),⁹ the son of William L. Bradley, the founder of the Bradley Fertilizer Company in Boston, Massachusetts. Peter Bradley dominated the phosphate industry of Central Florida and at first barged phosphate down the Peace River to Port Boca Grande, where it was loaded onto schooners for worldwide shipment. By 1905, however, the company determined that a railroad would be more efficient in transporting phosphate to the port. Rail transportation would also provide a means to transport fish from the Gasparilla Island and other nearby ports. Bradley and his senior associates decided to form a railroad company, the Alafia, Manatee and Gulf Coast Railway, and extend the six-mile Hull-Liverpool railroad 40 miles south to Boca Grande Pass and to continue on to Arcadia, Florida.

The AACC determined that the proposed terminus of the railroad should be located about a quarter mile north of the lighthouse on the harbor side of Gasparilla Island. In 1905 officials of the Agrico subsidiary Peace River Mining Company, along with engineers from the United States Army Corps of Engineers and 60 laborers, landed on Gasparilla Island, and surveying and construction of the railroad began. The only buildings on the island at this time were the lighthouse and the assistant keeper's house located at the extreme southern tip of the island. The railroad terminus with its 1,000-foot long pier would be built nearby. To accomplish this they needed a charter, and they purchased the old charter of the Alafia, Manatee & Gulf Railway in 1905. The AM&G had been formed on June 5, 1897, to run from Plant City in Hillsborough County to Charlotte Harbor in Lee County via Arcadia but could never raise the money to build the line. This name of the railway company was not acceptable to Bradley and he changed its name to the Charlotte Harbor & Northern Railway on July 5, 1905.¹⁰ In 1906, construction began on the railroad and the two-mile long bridge connecting the island with the mainland. The rail line was completed in 1907.¹¹ Boca Grande soon acquired a growing market for goods transported by train.

⁹ “Peter Bradley,” *National Cyclopedia of American Biography* (James T. White & Co., 1936), vol. 25, pg. 282.

¹⁰ Donald R. Hensley, Jr., “Charlotte Harbor & Northern Railway, ‘The Boca Grande Route,’” *Tap Lines, Shortline and Industrial Railroad in Florida and Georgia*, <http://www.taplines.net/0307/chn02.html>.

¹¹ Theodore VanTallie, *Peter Butler Bradley, Part I-Founding Father of Boca Grande*, p. 7; Arnold, Anthony unpublished history of American Agricultural Company history, undated, p. 121, copy on file at Gasparilla Inn.

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CONTINUATION SHEET

Section number 8 Page 3 DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

To increase the value of his investment, Peter Bradley decided to develop a town on the island. The town of Boca Grande had already existed on paper long before it became an actual town. In January 1897, Albert W. Gilchrist (1858-1926), an engineer and surveyor from Punta Gorda, who later became governor of Florida from 1909-1913,¹² filed a plat with Lee County encompassing six blocks along the Gulf of Mexico, just to the north of the 2-mile-long federally owned military reserve at Gasparilla's south end. On this plat, three blocks were on the Gulf of Mexico and three were situated to the west, separated by a street called Gilchrist Avenue. The cross streets were named First, Second, Third, and Fourth streets. This platted area, which Gilchrist named "Town of Boca Grande on Gasparilla Island," was placed at the widest part of the island and was therefore well suited for residential development.¹³ However, for more than a decade, the streets were not actually laid out and no lots were sold. The area that Gilchrist platted was adjacent to what would be the site of the Gasparilla Inn Hotel. At the time the plat was filed, Boca Grande consisted of a "cluster of camps and a few rickety dwellings for fisher folk."¹⁴

After completion of the railroad in 1907, Peter Bradley, the president of AACC, and a senior associate, attorney James M. Gifford, took a careful look at Gilchrist's plan. At first, Peter Bradley had envisioned a quiet residential island community in Boca Grande that would have had houses and facilities largely to serve company employees and stockholders.¹⁵ Bradley, along with Gifford, Gilchrist, and John Wall, became partners with the principals of the AACC and formed the Boca Grande Land Company.¹⁶ Bradley purchased Gilchrist's and John Wall's holdings on the island for \$100,000.

A new town plat was filed on January 9, 1908.¹⁷ On February 21, 1909, the Boca Grande Land Company decided to construct a resort hotel on the island.¹⁸ Plans for the hotel were drawn and presented by Augustus D. Shephard, but construction of the hotel was postponed, because Bradley and other officers of the company decided to focus first on assuring that the Boca Grande development would be upscale and attract wealthy buyers. They did this by restricting the lots of Gulf Boulevard and Gilchrist Avenue to the building of residences with a minimum construction cost of \$4,000 and \$3,500. At first only a few homes were built but by a dozen years later, a few more lots were sold and large homes were built. Eventually, the list of early property owners included J. Pierpont Morgan, Thomas Lamont, the du Pont family and other prominent names such as

¹² History of Boca Grande," Breeze Newspapers, 2006, <http://www.flguide.com/boca/history.asp>.

¹³ Plat Book 1, Page 7, Public Records of Lee County, Florida.

¹⁴ Hoeckel and VanItallie, *Boca Grande, Images of America*, p. 8.

¹⁵ Anthony Arnold, *A Brief History of Boca Grande*, p. 125.

¹⁶ Lee County Government, Boca Grande Historic District, <http://www.leecounty.com/dcd/HistoricPreservation/HistoricDistricts/BocaGrande.htm>

¹⁷ Plat Book 1, Page 37, Public Records of Lee County, Florida.

¹⁸ *Island Reporter*, February 17, 1978.

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Crowninshield, Saltonstall, Payne, Cabot, Frothingham, Drexel, Biddle, and Eastman. The railroad built a depot in Boca Grande in 1910 which housed their offices on the second floor.¹⁹

Finally, a decision was made to move forward with the construction of what was first known as the Boca Grande Hotel to be ready for opening for the 1911-1912 season.²⁰ It soon became clear, however, that the original hotel was too small. Inspired by what railroad magnates Henry B. Plant and Henry Flagler had done in resort development, Bradley decided to develop the Boca Grande as a high class winter resort. Plant and Flagler had built sumptuous hotels next to their rail lines to attract passengers and prospective home builders to the town sites along their routes. Bradley and his partners decided to enlarge and promote the hotel as a world-class resort. To make the building more luxurious, Bradley and his associates hired prominent Tampa architect Francis J. Kennard to draw the plans for the hotel expansion.²¹

The Hotel Boca Grande, renamed the Gasparilla Inn, became a great success with a large group of Boston society people being its first guests.²² By 1915, accommodation requests had grown so much that the company again called upon Kennard to draw plans to double the size of the hotel.²³ In response to the growing importance of the hotel, some individuals began to construct commercial buildings in what would become the center of town to serve the needs of not only wealthy winter residents but also railroad workers, fishermen, hotel employees, and other ordinary people who began to arrive in the nascent community.²⁴

In 1915, the growing increase in winter visitors and residents spurred the further growth of the commercial center of Boca Grande. The Boca Grande Land Company employed A.H. Twombly, a sanitary engineer, to lay out and install sewers in the platted area of the town. In these early years, there were two grocery stores, a general mercantile store, and a drug store. Few extant commercial buildings in the historic district predate the 1920s. **The Boca Grande Outfitters Building**, (Photo 10) at 375 Park Avenue was built in 1915, and the **Palmetto Inn** (Photo 27), built in 1900 as a private residence, was converted into an inn around 1913. The southern half of the twin buildings at 471 Park Avenue (Photos 12-13) was constructed in 1915.

The commercial center of the island finally began to grow with new businesses in the 1920s, as can be seen in an aerial photo taken c.1920 (Photo 44). A pair of railroad tracks can be seen running into the center of town, with the railroad depot surrounded by a scattering of wood frame commercial buildings in the distance. By 1924, the land boom in Florida was at its height and the railroad depot saw increased activity as both wealthy and ordinary citizens flocked to the island for the winter tourist season (Photo 45). The AACC was determined

¹⁹ *Ibid.*, pg. 7-8

²⁰ Theodore VanItallie, Peter Butler Bradley, Part I-Founding Father of Boca Grande, p. 9.

²¹ Theodore VanItallie, Peter Butler Bradley, Part I-Founding Father of Boca Grande, p. 8.

²² Karl Abbott, *Open for The Season*, Doubleday, Garden City, New York, 1950, p. 120.

²³ History of Boca Grande, Breeze Newspapers, 2006, p. 9.

²⁴ *Boca Grande, Lives of an Island*, The Boca Grande Historical Society, Edited by Charles Blanchard, published by the Boca Grande Historical Society, 2006, pg. 12.

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Section number 8 Page 5 DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

to capitalize on it and make greater efforts to sell property to the wealthy for winter homes. Despite great and high pressure sales efforts, land sales during this time were unsuccessful.

In 1925, Colonel L.J. Campbell, President of the Youngstown Sheet and Tube Company, saw an opportunity and entered into an agreement to sell property for the AACC on a commission basis. An auction of the company's land holdings and the Gasparilla Inn was scheduled for January 29 and 30, 1925, at the Tampa Bay Hotel in Tampa, Florida. Although no buyer could be found for the Gasparilla Inn, many land sales were made for a total amount of \$270,000 and virtually all of the undeveloped beachfront property and interior lots had been sold.²⁵ About the same time, S. Davies Warfield, President of the Seaboard Airline Railroad, was undertaking plans to extend his rail line on the west coast of Florida. Peter Bradley began negotiations with Warfield with regard to the CH&N Railroad. Eventually, a lease was negotiated which could later be converted to a sale. The effective date of the lease was December 31, 1925. Thus, the AACC was no longer in the railroad business having profited a little over one million dollars.²⁶

The 1920s saw more construction in the downtown area in the wake of the 1920s Florida Land Boom, which also brought more tourists to the island. The **Anchor Inn** (Photo 28) was one of several small hotels and boarding houses erected to house tourists of modest means. The **Gaines Chevrolet Dealership**, 380 E. Railroad Avenue (Photo 46), constructed in 1926, demonstrated that the permanent population of Boca Grande had grown enough to warrant the establishment of such a business. The Griffin Builders offices at 430 East Railroad Avenue (Photo 14), constructed c. 1928, also indicated the growing importance of real estate development on the island during the 1920s. Before the 1920s ended, the town had a telephone office, several dress shops, a flower shop, several rooming houses, and the **San Marco Theatre**, (Photo 9). A variety of new residents came to the island to make it their home, some to start new businesses, and others to work for the railroad.²⁷

The AACC sold the Gasparilla Inn to Barron G. Collier of New York City in March of 1930. Collier built a new golf course east of the Gasparilla Inn for its guests and opened a local bank. He purchased the telephone, lighting, and fire protection systems from the Boca Grande Corporation. The ACC had built and owned the powerhouse providing electricity for the island in 1909. The powerhouse remained in use until 1952, when Florida Power and Light took it over and began to provide electric service to the island.²⁸

Few land sales took place during the Depression and during World War II, but construction did not cease completely. **Fugate's** (Photo 23), constructed c. 1936, was among the most important of the Depression era buildings erected in Boca Grande. Construction on the **The Temptation Restaurant** (Photo 19), at 350 Park

²⁵ A.B. Arnold, engineer for AAC Co. for 46 years, taken from a booklet he wrote on the history of the AAC, excerpt taken from a copy in possession of Historical and Architectural Research Services, pg. 130.

²⁶ Lee County Designation Report, Boca Grande Historic District, 1990.

²⁷ Boca Grande, Images of America, p. 52.

²⁸ Ibid., pp. 111-112.

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
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Avenue Park Avenue and **The Van Fleet Building** (Photo 20) at 340 Park Avenue began in 1939 but was interrupted by building material shortages during World War II and was not completed until c. 1946.²⁹

Barron Collier died in 1939, but the Collier Corporation retained ownership of the Gasparilla Inn until 1963, when a group of investors purchased Collier's holdings. One year later, Bayard Sharp, who had lived on the island for many years, took over sole ownership of the hotel. Bayard Sharp, along with property owners in Boca Grande, began a successful campaign to preserve the historic character of the village by fighting to limit the scope of future development.³⁰

Passenger rail service to Boca Grande ceased in 1958, but freight trains continued to use the depot until the late 1970s. When the rail line was abandoned by the CSX Railroad in 1982, the rails and ties were removed. Bayard Sharp swapped a valuable piece of property on Gasparilla Island for the old railroad right-of-way. He raised funds to construct a paved bike path, creating the first bike-rail-to-trail in Florida. The trail was dedicated on February 23, 1985, and its ownership transferred to the nonprofit Gasparilla Island Conservation and Improvement Association. Sharp mandated that both bicycles and electric golf carts could use the trail.³¹ Because of limited development that has taken place and the designation of the village of Boca Grande as a local historic district to protect the historic core of the island, Boca Grande has retained much of its historic character.

The downtown core of Boca Grande and the nearby Gasparilla Inn have historically been the centers of recreational and commercial activity on Gasparilla Island. The Downtown Boca Grande Historic District is a commercial area that has historically served the needs for goods and services for both visitors and permanent residents. The historic district is significant for its architecture, whose buildings are surviving examples of early Florida styles and types that embody the distinctive characteristics of their period of construction.

²⁹ Lee County Property Appraiser's records.

³⁰ Island Reporter, February 17, 1978.

³¹ Two Florida Trails Worlds Apart, http://www.railstotrails.org/resources/documents/magazine/p08-13_winter08.pdf

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
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MAJOR BIBLIOGRAPHICAL REFERENCES

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

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Fugate, Suzanne, granddaughter of Jerome Fugate, Sr., Telephone interview with Mikki Hartig on October 18, 2007.

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
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MAJOR BIBLIOGRAPHICAL REFERENCES

Peebles, Vernon, Charlotte County historian, Telephone interview with Mikki Hartig on October 18, 2006.

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

Name of Property

Lee Co., FL

County and State

10. Geographical DataAcreage of Property 23 apprx**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	3	7	4	3	6	0	2	9	5	9	4	8	0
Zone			Easting			Northing									
2	1	7	3	7	4	7	8	0	2	9	5	9	4	8	0

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

☐ See continuation sheet**Verbal Boundary Description**

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

Boundary Justification

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

11. Form Prepared Byname/title Mikki Hartig, Consultant/Carl Shiver, Historic Preservationistorganization Florida Bureau of Historic Preservation date May 2011street & number 500 South Bronough Street telephone (850) 245-6333city or town Tallahassee state Florida zip code 32399-0250**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

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

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

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

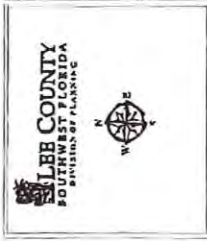
The boundaries of the Downtown Boca Grande are those shown on the map of the district that accompanies this National Register Nomination.

Boundary Justification

The boundaries encompass the largest concentration of historic resources associated with and contiguous to the historic commercial center of the community of Boca Grande.

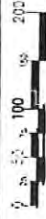
DOWNTOWN
BOCA GRANDE
HISTORIC DISTRICT

BOCA GRANDE
LEE COUNTY
FLORIDA



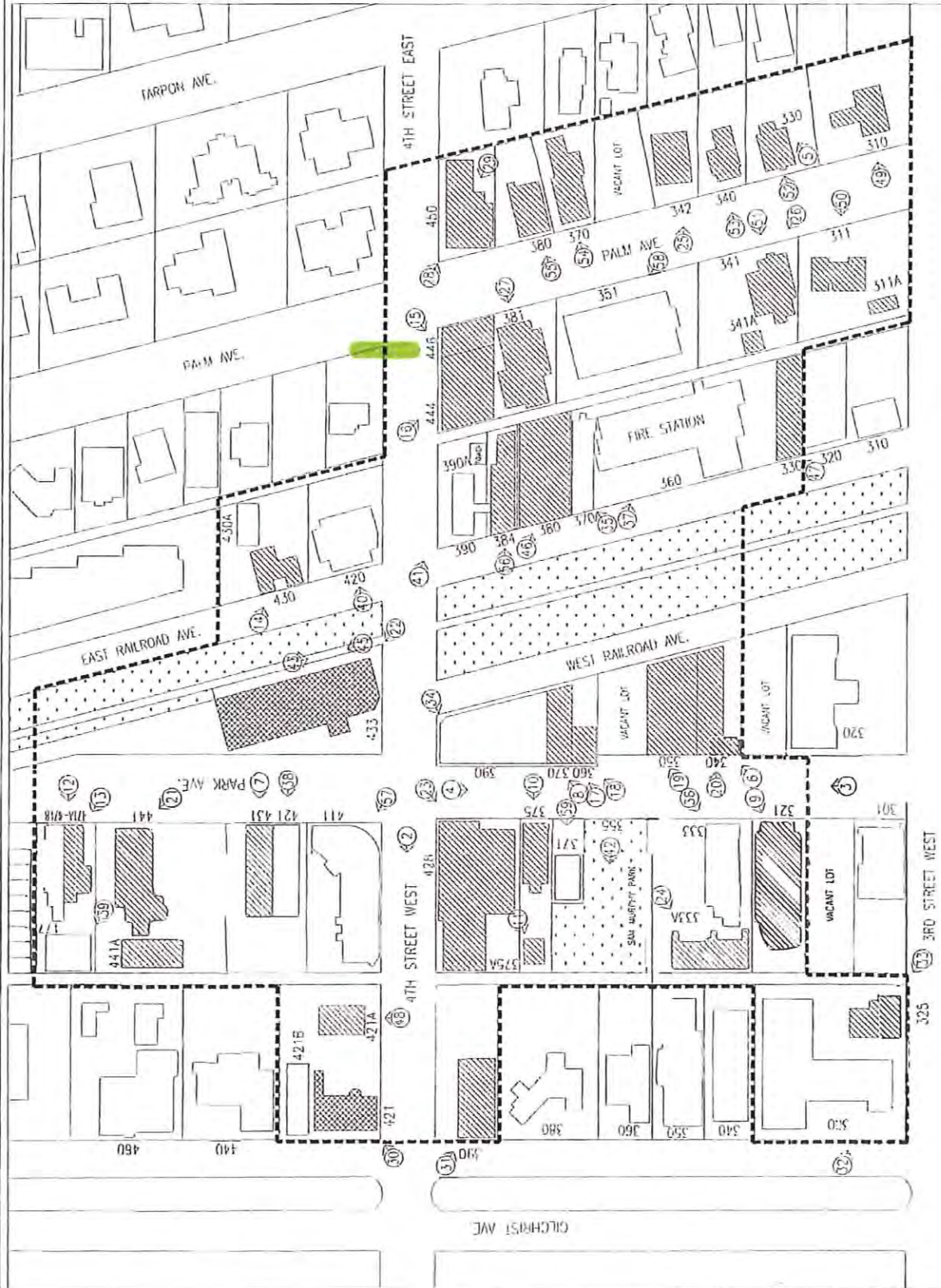
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LEGEND

- CONTRIBUTING BUILDINGS
- NONCONTRIBUTING BUILDINGS
- NATIONAL REGISTER LISTED BUILDINGS
- NONCONTRIBUTING GREEN SPACE
- NONCONTRIBUTING STRUCTURE
- ADDRESS NUMBERS
- PHOTO NUMBERS
- DISTRICT BOUNDARY



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PHOTO LIST

1. Gasparilla Inn, 500 Palm Avenue, Boca Grande (Lee County), Florida
2. Downtown Boca Grande Historic District (Boca Grande, Lee County), Florida
3. Mikki Hartig
4. 2007
5. Boca Grande Historical Society
6. Main (Southwest) Facade, Looking Northeast
7. Photo 1 of 59 (not shown on district map)

1. View of 4th Street West
2. Downtown Boca Grande Historic District (Boca Grande, Lee County), Florida
3. Mikki Hartig
4. 2007
5. Boca Grande Historical Society
6. Streetscape, Looking West from 428 4th Street West
7. Photo 2 of 59

Items 2 to 5 are the same for the following photographs unless otherwise noted.

1. View of Park Avenue
6. Streetscape, Looking North from near 321 Park Avenue
7. Photo 3 of 59

1. View of Park Avenue
6. Streetscape, Looking South from near 428 4th Street West
7. Photo 4 of 59

1. 330 Palm Avenue
6. View of Driveway, Looking Northeast
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1. 340-350 Park Avenue
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- 1. 431 Park Avenue
- 6. East Facade Looking West
- 7. Photo 7 of 59

- 1. 360-370 Park Avenue
- 6. East Elevations, Looking Northeast
- 7. Photo 8 of 59

- 1. San Marco Theater, 321 Park Avenue
- 6. Main (East) Facade, Looking Southwest
- 7. Photo 9 of 59

- 1. 375 Park Avenue
- 6. Main (East) Facade, Looking West
- 7. Photo 10 of 59

- 1. 375A Park Avenue
- 6. East Elevation, Looking Southeast
- 7. Photo 11 of 59

- 1. 471A-B Park Avenue
- 6. Main (East) Facade, Looking West
- 7. Photo 12 of 59

- 1. 471A-B Park Avenue
- 6. Main (East) Facade and South Elevation, Looking Northwest
- 7. Photo 13 of 59

- 1. 430 East Railroad Avenue
- 6. Main (Southwest) Facade, Looking Southeast
- 7. Photo 14 of 59

- 1. 446 4th Street East
- 6. Main (North) Facade, Looking Southwest
- 7. Photo 15 of 59

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 444 4th Street East
- 6. Main (North) Facade Looking Southeast
- 7. Photo 16 of 59

- 1. 370 Park Avenue
- 6. Main (West) Facade, Looking Northeast
- 7. Photo 17 of 59

- 1. 360 Park Avenue
- 6. Main (West) Facade and South Elevation, Looking Northeast
- 7. Photo 18 of 59

- 1. 350 Park Avenue
- 6. Main (West) Facade, Looking Northeast
- 7. Photo 19 of 59

- 1. 340 Park Avenue
- 6. Main (West) Facade, Looking East
- 7. Photo 20 of 59

- 1. 441 Park Avenue
- 6. Main (East) Facade, Looking Northwest
- 7. Photo 21 of 59

- 1. 433 4th Street West
- 6. Main (Southeast) Facade and Northeast Elevation, Looking Northwest
- 7. Photo 22 of 59

- 1. 428 West 4th Street
- 6. North and East Elevations, Looking Southwest
- 7. Photo 23 of 59

- 1. 333A Park Avenue
- 6. Main (East) Facade and North Elevation, Looking Southwest
- 7. Photo 24 of 59

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 4

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 342 Palm Avenue
- 6. Main (West) Facade, Looking East
- 7. Photo 25 of 59

- 1. 341 Palm Avenue
- 6. Main (Northeast) Facade, Looking Southwest
- 7. Photo 26 of 59

- 1. 381 Palm Avenue
- 6. Main (Northeast) Facade and West Elevation, Looking Northeast
- 7. Photo 27 of 59

- 1. 450 4th Street East
- 6. North and West Elevations, Looking Southeast
- 7. Photo 28 of 59

- 1. 450 4th Street East
- 6. South Elevation, Looking Northwest
- 7. Photo 29 of 59

- 1. 421 4th Street West
- 6. Main (South) Facade, Looking Northeast
- 7. Photo 30 of 59

- 1. 390 Gilchrist Avenue
- 6. Main (West) Facade and North Elevation, Looking Southeast
- 7. Photo 31 of 59

- 1. 300 Gilchrist Avenue
- 6. West Elevation, Looking Southeast
- 7. Photo 32 of 59

- 1. 325 3rd Street West
- 6. Main (South) Facade and East Elevation, Looking Northwest
- 7. Photo 33 of 59

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 5

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 390 Park Avenue
- 6. North and East Elevations, Looking Southwest
- 7. Photo 34 of 59

- 1. 370 Railroad Avenue East
- 6. Main (West) Facade and South Elevation, Looking Northeast
- 7. Photo 35 of 59

- 1. 333 Park Avenue
- 6. Main (East) Facade and North Elevation, Looking Southwest
- 7. Photo 36 of 59

- 1. 360 East Railroad Avenue
- 6. Main (West) Facade, Looking Southeast
- 7. Photo 37 of 59

- 1. 421 Park Avenue
- 6. Main (East) Facade, Looking West
- 7. Photo 38 of 59

- 1. 477 Park Avenue
- 6. Main (East) Facade and South Elevation, Looking Northwest
- 7. Photo 39 of 59

- 1. 420 East Railroad Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 40 of 59

- 1. 390 East Railroad Avenue
- 6. West and North Elevations, Looking Southeast
- 7. Photo 41 of 59

- 1. 355 Park Avenue
- 6. View Looking West
- 7. Photo 42 of 59

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 6

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. Railroad Bike Trail
6. View Looking Southeast
7. Photo 43 of 59

1. Aerial View of Boca Grande
3. Unknown
4. c. 1920
5. Boca Grande Historical Society
6. Looking Northwest toward Downtown
7. Photo 44 of 59 (not shown on district map)

1. Charlotte Harbor and Northern Railroad Depot
2. 433 4th Street West
3. Unknown
4. 1926
5. State Library of Florida Photo Archives
6. Looking Northwest
7. Photo 45 of 59

1. 380 East Railroad Avenue
6. West Elevation, Looking Southeast
7. Photo 46 of 59

1. 330 East Railroad Avenue
6. West Facade, Looking Northeast
7. Photo 47 of 59

ADDITIONAL PHOTOGRAPHS OF CONTRIBUTING BUILDINGS

1. 421A 4th Street West
6. Main (South) Facade Looking North
7. Photo 48 of 59

1. 310 Palm Avenue
6. Main (Southwest) Facade, Looking Northeast
7. Photo 49 of 59

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 7

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 311 Palm Avenue
- 6. Main (East) Facade, Looking West
- 7. Photo 50 of 59

- 1. 341 Palm Avenue
- 6. Main (Northeast) Facade, Looking Southwest
- 7. Photo 51 of 59

- 1. 330 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 52 of 59

- 1. 340 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 53 of 59

- 1. 370 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 54 of 59

- 1. 380 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 55 of 59

- 1. 384 East Railroad Avenue
- 6. Main (West) Facade, Looking East
- 7. Photo 56 of 59

ADDITIONAL PHOTOGRAPHS OF NONCONTRIBUTING BUILDINGS

- 1. 411 Park Avenue
- 6. Main (Southeast) Facade, Looking Northwest
- 7. Photo 57 of 59

- 1. 351 Palm Avenue
- 6. Main (Northeast) Facade, Looking Northwest
- 7. Photo 58 of 59

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 8

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 371 (383) Park Avenue
6. Main (East) Facade, Looking West
7. Photo 59 of 59

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Downtown Boca Grande Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Lee

DATE RECEIVED: 7/15/11 DATE OF PENDING LIST: 8/08/11
DATE OF 16TH DAY: 8/23/11 DATE OF 45TH DAY: 8/30/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000577

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8-24-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Due to the size of the complete National Register Downtown Boca Grande Historic District file only two photographs pertaining to the subject property at 446 4th St E are included. These are photographs labeled as 15 and 16 out of 59.

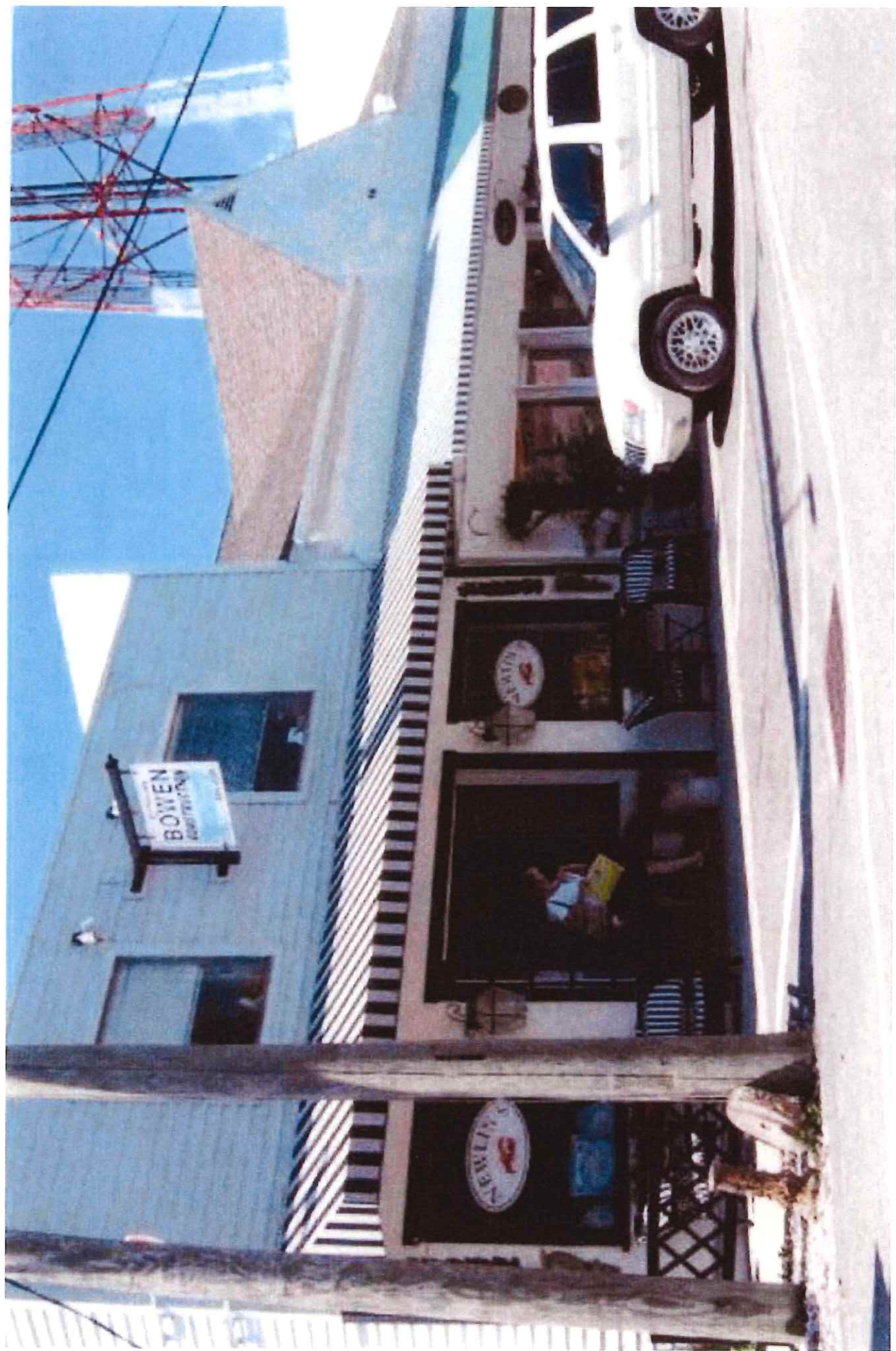
The complete National Register file can be accessed through

<https://catalog.archives.gov/id/77842850>

OR

https://s3.amazonaws.com/NARApodstorage/lz/electronic-records/rg-079/NPS_FL/11000577.pdf

If you need additional assistance contact Gloria Sajgo aplanaday@yahoo.com

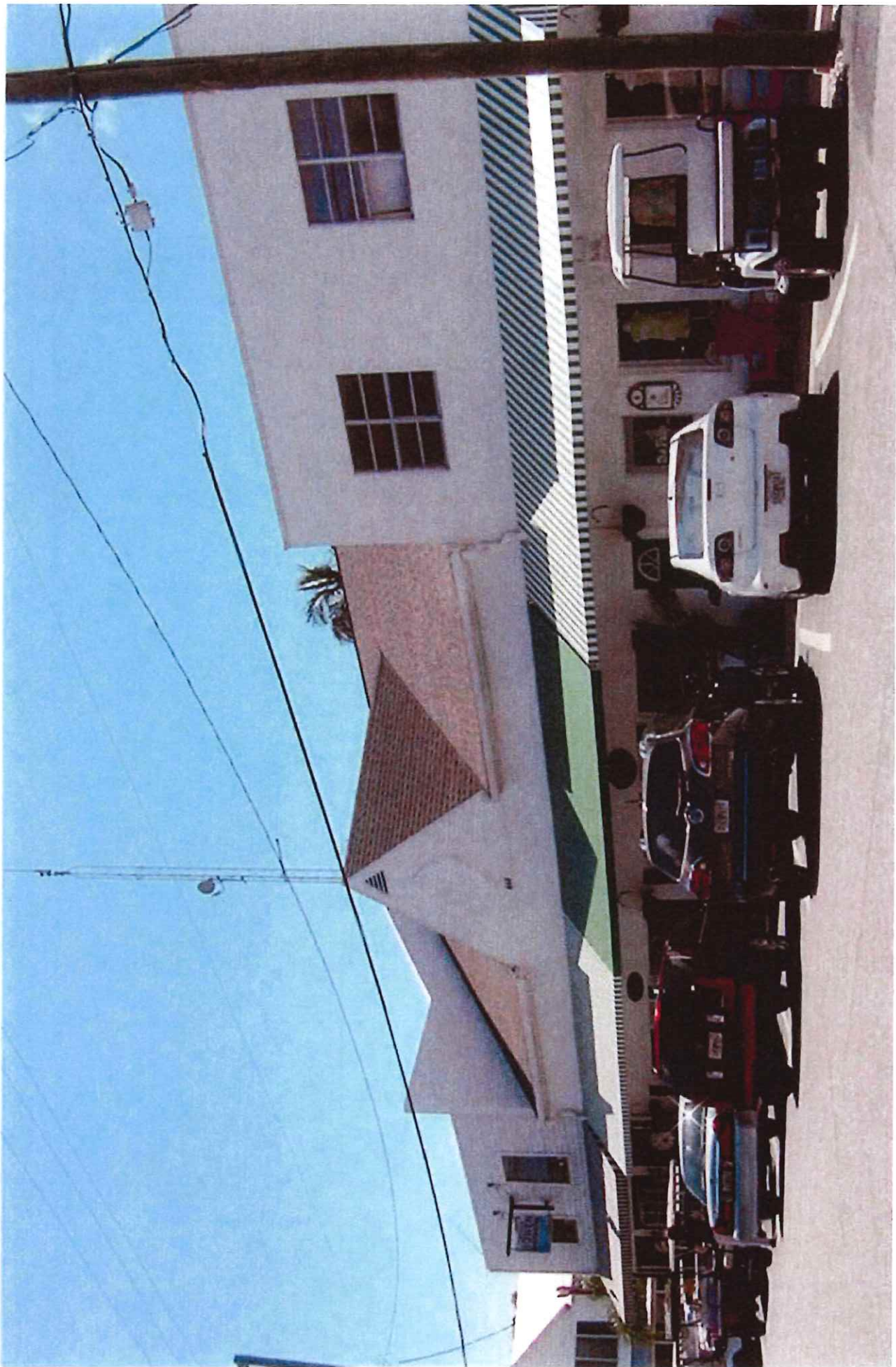


DOWNTOWN BOCA GRANDE HISTORIC

DISTRICT

HEE CO, FL

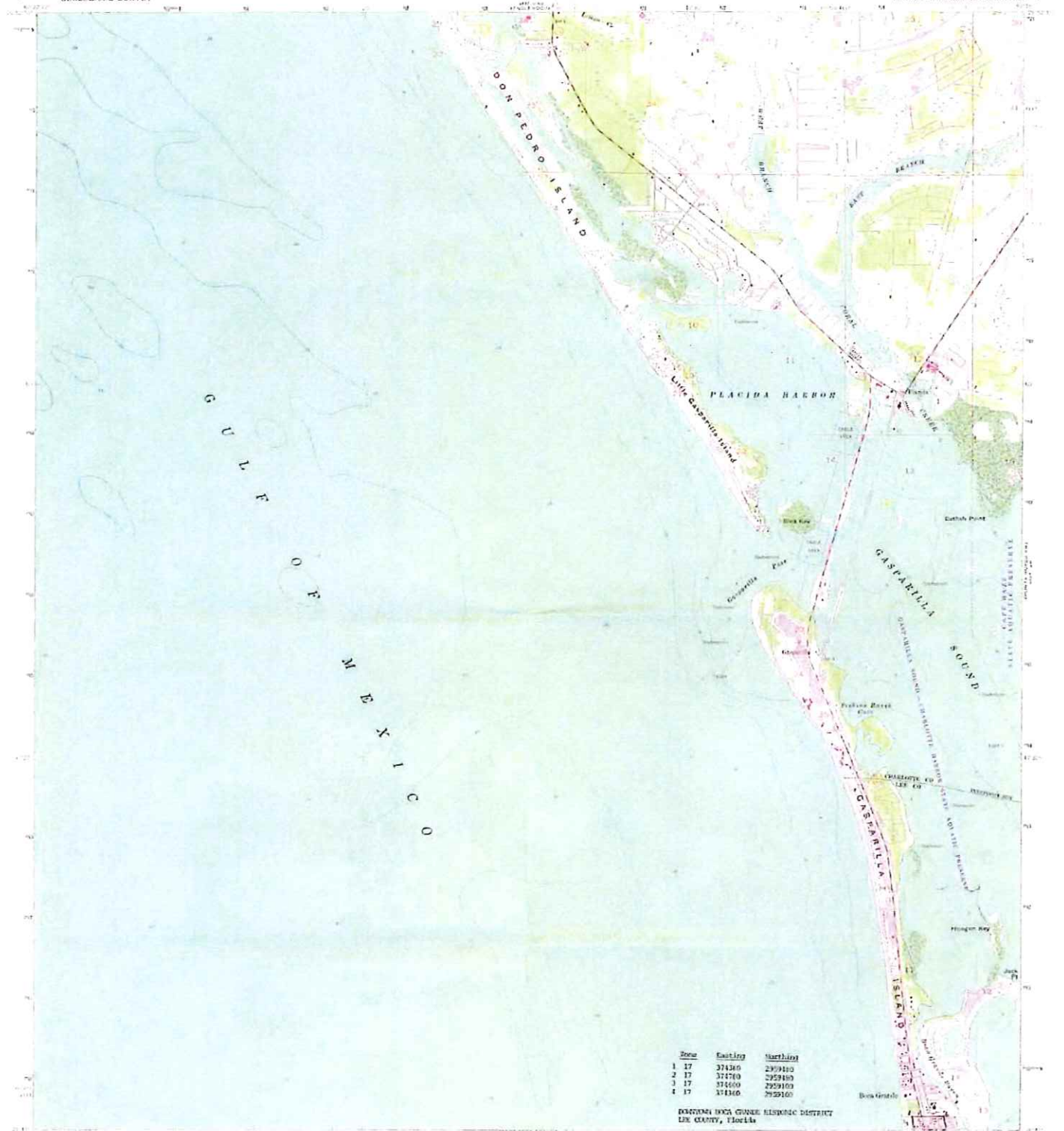
15/69



DOWNTOWN BOX IT GRANDE HISTORIC
DISTRICT

HEE- 100, 1-2

16/59



Zone	Easting	Northing
1 17	374200	2994100
2 17	374700	2994100
3 17	375200	2994100
4 17	375700	2994100

NATIONAL DATA CENTER
U.S. GEOLOGICAL SURVEY
WASHINGTON, D.C. 20508

Map of the Placida Quadrangle, Florida, showing the Gulf of Mexico, Placida Harbor, Gasparilla Sound, and the Gasparilla River. The map is part of the 7.5 Minute Series Topographic maps. A scale bar at the bottom indicates distances in feet and miles. A north arrow is also present.

Map of the Placida Quadrangle, Florida, showing the Gulf of Mexico, Placida Harbor, Gasparilla Sound, and the Gasparilla River. The map is part of the 7.5 Minute Series Topographic maps. A scale bar at the bottom indicates distances in feet and miles. A north arrow is also present.

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Map of the Placida Quadrangle, Florida, showing the Gulf of Mexico, Placida Harbor, Gasparilla Sound, and the Gasparilla River. The map is part of the 7.5 Minute Series Topographic maps. A scale bar at the bottom indicates distances in feet and miles. A north arrow is also present.

PORTER, BOCA GRANDE HISTORIC DISTRICT
LEE COUNTY, FLORIDA

Zone	Easting	Northing
1	17	371350
2	17	371750
3	17	372150
4	17	372550

G U L F O F M E X I C O

SPIN ANEX

SCALE 1:25,000

CONTRACT NUMBER 1-100
NATIONAL GEOPHYSICAL CENTER OF BOSTON
DEPT. OF COMMERCE AND NAVY
BOSTON, MASSACHUSETTS
FOR SALE BY U.S. GEOLOGICAL SURVEY
SERIAL COLOMBADO FIELD OF BOSTON MARINA 2002
A BOSTON GEOPHYSICAL SURVEY AND ANALYSIS IS AVAILABLE AND REQUEST

PORT BOCA GRANDE, FLA.
20-07-43-11-024
1964
COLUMBIAN COLLEGE
200 400 600 800 1000

DOWNTOWN
BOCA GRANDE
HISTORIC DISTRICT

BOCA GRANDE
LEE COUNTY
FLORIDA



THE DOWNTOWN BOCA GRANDE HISTORIC DISTRICT MAP WAS PREPARED USING THE RECORDS OF THE LEE COUNTY PROPERTY APPRAISERS OFFICE AND THE LEE COUNTY HISTORIC SOCIETY. THE MAP IS NOT A SUBSTITUTE FOR A SURVEY. THE SCALE OF THE MAP IS APPROXIMATE AND SOME STREET STRUCTURES AND FEATURES ARE NOT SHOWN.

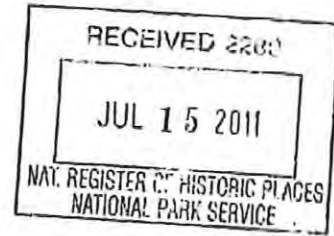
MAP CREATED BY: GAIL SWARTZ HISTORIC PRESERVATION
DATE: 10/20/2011
BY: GAIL SWARTZ
1000 N. PALM AVE., SUITE 200
BOCA GRANDE, FLORIDA 33909-0200
PHONE: (888) 745-5303, FAX: (888) 745-5127
WWW.LEECOUNTYFLORIDA.GOV
PLEASE DATE THE MAP 2011



LEGEND

- CONTRIBUTING BUILDINGS
- NONCONTRIBUTING BUILDINGS
- NATIONAL REGISTER LISTED BUILDINGS
- NONCONTRIBUTING GREEN SPACE
- NONCONTRIBUTING STRUCTURE
- ADDRESS NUMBERS
- PHOTO NUMBERS
- DISTRICT BOUNDARY





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

July 7, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a nomination to list the following property on the National Register:

Downtown Boca Grande Historic District, Boca Grande, Lee County, Florida

Also enclosed, per Jim Gabbert's request, is a disk with the digital images for the nomination of the Girardeau House in Monticello, Jefferson County, previously submitted.

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

Sincerely,

Barbara E. Mattick

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

Enclosures

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

☐ Director's Office
(850) 245-6300 • FAX: 245-6436

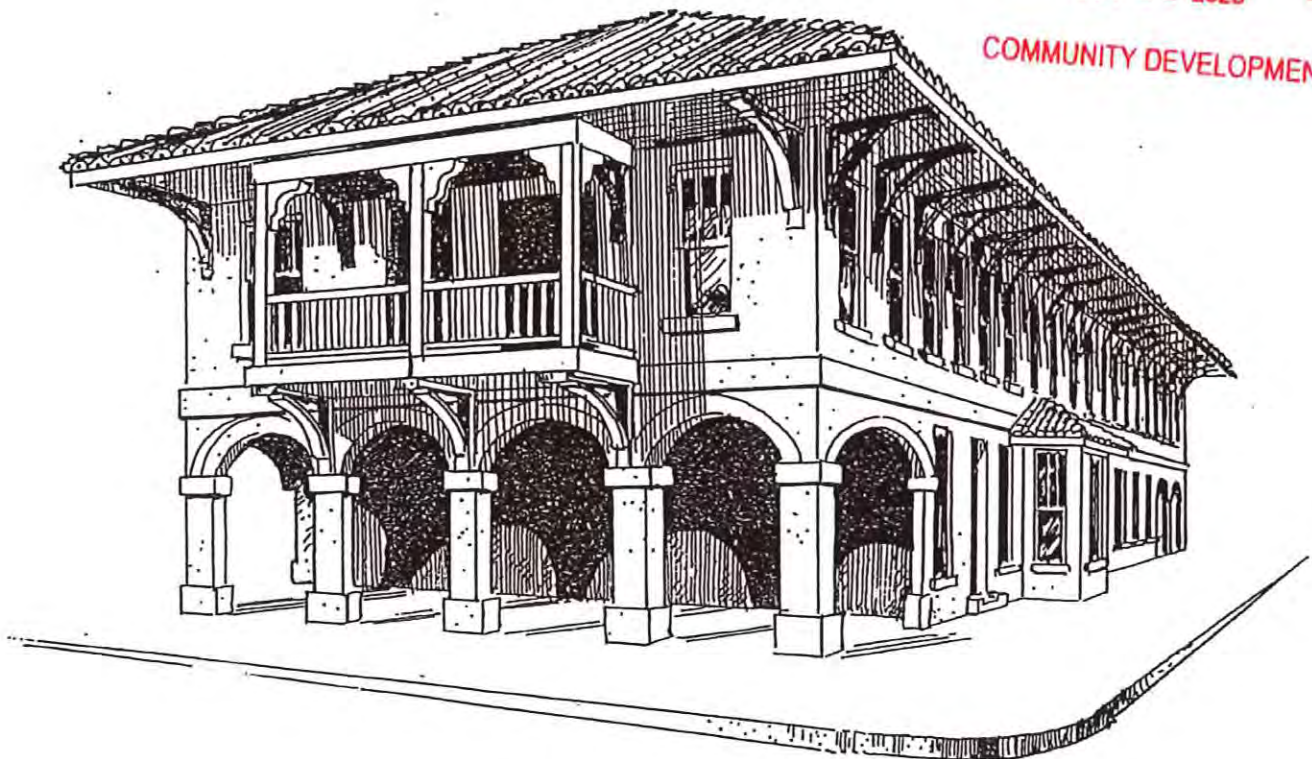
☐ Archaeological Research
(850) 245-6444 • FAX: 245-6436

☐ Historic Preservation
(850) 245-6333 • FAX: 245-6437

DESIGN GUIDELINES MANUAL
for the
BOCA GRANDE
HISTORIC DISTRICT IN LEE COUNTY, FLORIDA
Rehabilitation of Historic Buildings,
New Construction and
Remodeling of Non-Historic Buildings
June, 1993

RECEIVED
OCT 02 2023

COMMUNITY DEVELOPMENT



COMMERCIAL ARCHITECTURE

COMMERCIAL VERNACULAR 1885-1925

The Commercial Vernacular style is a simple form of architecture found in business blocks. A square mass with a flat roof with a parapet typifies this style. Occasionally a front facing gable is found. These buildings are most identifiable by their simplicity. They were meant to be very functional mercantile buildings of either frame or masonry construction, one to two stories in height. They were rectangular and generally took up the property from lot line to lot line, with incised entrances under a covered sidewalk. Commercial buildings were usually two stories in height. The fenestration on the main floor consisted of large glass display windows set on either side of a recessed entrance.

The commercial buildings are significant as they functioned historically as they do today to provide for the commercial trade needs of the community. There are several excellent examples of business blocks, which remain intact today reflecting the original historical purpose.

General Description

The character defining features of the commercial properties include a variety of commercial architectural styles as well as a scale, proportion and use of materials that distinguish the Boca Grande Historic District from other sectors of the built environment of Gasparilla Island. Several of the contributing buildings have been fully rehabilitated including the Train Depot, Hotel Hell, and Trading Company. For the most part, the properties within the commercial area are in good condition and most are occupied and in operation.

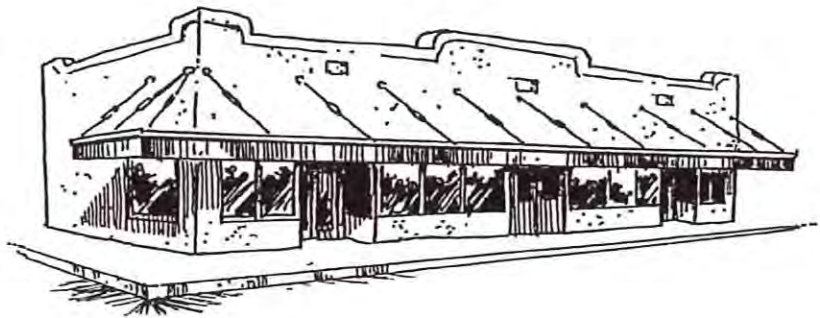


fig. 10. Vernacular Storefront

Massing

Contributing commercial buildings are predominantly one and two stories in height. Buildings on the Park Avenue block present a fairly unified block or mass with sidewalk frontages and adjoining party walls defining each distinct building.

Lot Coverage

Commercial buildings tend to cover lots almost entirely, with alley space to the rear.

Rhythm and Spacing

Entrances of the commercial buildings display typical recessed storefronts and awning projections. The covered sidewalks are a distinctive feature of the district.

Foundations

Floors are normally set at street level (few have raised floors with entrance porches).

Entrances

Entrances are most often recessed from the main facade and located under projecting or suspended sidewalk coverings. These coverings are often simple wood framed decks suspended by metal chain or cable.

Windows and Doors

Windows on the first floor facing the street are typically large panes of storefront flanking the entrance doors centered in the facade. Windows on the second floors and around the sides were double hung sash, some with divided lights and others without.

Exterior Materials

Horizontal clapboard is commonly used on frame buildings. Masonry structures are stuccoed. In both cases, the use of decoration is very limited. Roof materials vary widely on sloped roofs, from shingles to metal to composite roll roofing. A composite roll membrane material is used exclusively on flat roofs.

Roofs

On the front facade, most roofs are hidden by a false parapet. Roof shapes are usually flat behind the built up parapets. The scale of the commercial buildings reflects a familiarity with the human form in building height, window sizes, door sizes and storefront design. A vertical emphasis is found which moves the eye upward to the cornice area where signage is located.

Sec. 22-204. - Criteria for designation.

- (a) 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 the 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) An 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 an historic event with a significant effect upon the 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) An 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 an historic or outstanding work of a prominent architect, designer or landscape architect; 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)



An 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 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 an historic event or person.
 - (3) A birthplace or grave of an 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 1994, § 22-204; Ord. No. 88-62, § 7D, 12-21-1988)