



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

**WEDNESDAY, JUNE 1, 2016
10:00 AM**

AGENDA

For public review, the meeting agenda and backup materials for the cases are available at www.leegov.com/dcd/events and the downtown Fort Myers Library, 1651 Lee St., Fort Myers, FL 33901 starting May 25, 2016 and the Lee County Planning Division.

- 1. Call to Order/Review of Affidavit of Publication**
- 2. Approval of 4/27/16 Minutes**
- 3. Public Hearing for Historic Designation cases**
 - A. HDC2016-00001 Conch Shell House, 62 Prospect Ave., Fort Myers, FL 33905**
 - B. HDC2016-00002 Palbicki, 114 Alameda Ave., Fort Myers, FL 33905**
 - C. HDC2016-00003 Cabbage Key Historic District, Cabbage Key, Lee County, FL**
- 4. Items by the Public; Committee Members; Staff**
- 5. Next Meeting Date: To Be Determined**

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

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

The agenda can be accessed at the following link approximately 7 days prior to the meeting.
<http://www.leegov.com/dcd/events>

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

**MINUTES REPORT
LEE COUNTY HISTORIC PRESERVATION BOARD
EAST ROOM
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET
FORT MYERS, FL 33901**

APRIL 27, 2016

MEMBERS PRESENT:

Ruby Daniels	Rae Ann Wessel
Toni Ferrell	Kevin Williams

MEMBERS ABSENT:

Marsa Detscher (Chair)
James Ink (Vice Chair)
Theresa Schober

STAFF PRESENT:

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

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

Ms. Sajgo noted that both Dr. Detscher (Chair) and Jim Ink (Vice Chair) were absent; therefore, she would need the Board to nominate someone to act as Chair for today's meeting.

Ms. Ferrell nominated Mr. Williams to act as Chair, seconded by Ms. Daniels. The motion was called and passed 4-0.

Ms. Miller, Recording Secretary, noted the Attorney's office stated the affidavit for this meeting 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 "Lee County Historic Preservation Board (LCHPB)." 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 Meeting Minutes – August 19, 2015

Ms. Daniels referred to the first bullet point at the top of Page 7 and wanted the verbiage changed to read as follows:

"In previous projects to this building, a set of stairs leading to the second floor, one on either side of the entrance to the auditorium, have been altered. One set of stairs has been removed and the space made into a storage closet. The other staircase has been enclosed with a locked door at the top and bottom to keep students from using them."

Ms. Ferrell made a motion to approve the minutes with the above correction, seconded by Ms. Wessell. The motion was called and passed 4-0.

Agenda Item 3 – Request to File a Historic Designation

A. HDC2016-00001 Conch Shell House, 62 Prospect Ave., Fort Myers, FL 33905

Ms. Sajgo reviewed the designation report.

Due to a question by Ms. Ferrell regarding the painted bricks, Mrs. Mickey Sterling clarified that the house originally had yellow brick, which can be seen on the back of the house where the brick was never painted. On the front of the house, the previous owner painted the yellow brick a dark red brick color. Therefore, it is both real brick and it is painted.

Ms. Wessel referred to Page 5 of the Designation Report where it states, “Adjoining the main two story wing, on the side (north) and rear (west), are single story wings...” She asked if this was all original construction as opposed to something that had been added.

Ms. Sajgo confirmed that it was all original construction.

Ms. Wessel made a motion to file this designation and begin the notification process as set forth in Section 22-201 of the Land Development Code, seconded by Ms. Ferrell. The motion was called and passed 6-0.

B. HDC2016-00002 Palbicki, 114 Alameda Ave., Fort Myers, FL 33905

Ms. Sajgo reviewed the designation report.

Ms. Daniels made a motion to file this designation and begin the notification process as set forth in Section 22-201 of the Land Development Code and, at the subsequent public hearing, vote to approve designating the subject property under Chapter 22 of the Land Development Code, seconded by Ms. Wessel. The motion was called and passed 4-0.

C. HDC2016-00003 Cabbage Key Historic District, Cabbage Key, Lee County, FL

Ms. Sajgo reviewed the designation report.

Ms. Wessel referred to a map of the property provided in the packet and asked if the area in purple is what would be designated or if it was the blue shaded area.

Ms. Sajgo clarified that the blue shaded area is what would be designated.

Ms. Wessel asked if it would include the orange shaded area as well. Ms. Sajgo stated it would include that portion as well.

Ms. Ferrell made a motion to file this designation and begin the notification process as set forth in Section 22-201 of the Land Development Code, seconded by Ms. Wessel. The motion was called and passed 4-0.

Agenda Item 4 – Public; Committee Members; Staff

Public – None

Committee Members

Governor’s Cabin

Ms. Wessel referred to a structure called the Governor’s Cabin located at the Lee County portion of the Babcock property. She felt it might be suitable for a designation since it has a lot of history. Ms. Wessel expressed concern that even though it has a lot of history, it has not received any protections. She wondered if there were any resources available for this structure.

After further discussion, Mr. Williams stated that at this point the only action he would be comfortable with would be to direct staff to research it further to determine if it qualifies as a potential structure for designation. He did not want to address issues of land leases and granted accesses.

Ms. Sajgo stated she would research this issue and get back to the Board with her findings.

Historic Preservation Grants

Ms. Wessel brought up the grant funding and wanted to discuss strategies for approaching the Board regarding next year’s grants.

Ms. Sajgo stated she would have to talk to Administration to see if they would want her to work on this due to other priorities.

Ms. Ferrell noted that the Board could not meet without staff at a formal meeting and that this subject could not be discussed without the information. She stated that Board members could go to the DCD office and try to obtain the information themselves.

Alva School

Ms. Daniels referred to the Alva High School and gave a recap of what took place when the roof collapsed and they had to restore it. During that process, the interior of the building was not restored back to its original state. Ms. Daniels noted she had written a letter to the Superintendent, Nancy Graham, explaining her dismay that they were not honoring the building’s historic past. As a result of the letter and her request for a meeting, a meeting was granted. One of the attendees was Reggie Snell who is the person in charge of building the Lee County Schools. As it turned out, Mr. Snell stated he was not aware that any school in Lee County was designated “historic.” This concerned him because he has been doing other renovations on other schools without any consideration of maintaining historic architecture. Ms. Daniels stated she was told that if any other projects take place on those two historic buildings that the community would be notified and a public hearing would be held to take input from the community. Although she could not stop the changes that took place for the Alva School, there is at least an awareness of historic buildings and a promise that public hearings will be held in the future when renovations have to be made.

Mr. Williams stated that the School District's processes are different from anyone else's in that they do not pull permits from local authorities. They are their own jurisdiction. It is the same for colleges and universities. He suggested staff find a way to identify those structures and schools for the School District. They will not be obligated to rehabilitate the structure to preserve the historic character. It will depend on the attitude of the Board and Superintendent, but at least they would be aware of which structures fall within this category.

Further discussion took place.

Ms. Sajgo stated she could get the Board a list of schools listed on the National Register of Historic Places for the next meeting.

Ms. Ferrell stated this might be a project for Lee Trust. If a National Register plaque is not in place, one could be placed outside the structure to help make the public aware. She did not believe the School District would agree to a local designation since they do not go through a local review when restoring their schools.

Ms. Wessel stated they are using tax payer money. She did not like the idea that there are exemptions for everyone. The County has waived impact fees for all of this, so it is all coming down on the tax payer. Because of this, the communities should know about their schools. Even though the School District does not have to go through local review, she felt there should still be a nexus point to help protect these structures. She noted that schools and libraries are some of the oldest structures. These structures have history that even includes "institutional" history. She was in favor of having a complete conversation on how to create a nexus point for these structures, building community awareness, and preserving the history.

Mr. Williams asked that staff provide him with the list of National Registers so that he can discuss it with the School District, which he meets with on a weekly basis. One of the attendees is Reggie Snell. He agreed to see if there would be a way to create a procedure or receive some type of resolution from their Board addressing this issue. He was certain they would not subject themselves to local review or review by the Lee County Historic Preservation Board, but he could still make them aware of their assets and that there are certain procedures and processes that should be kept such as the Secretary of Interior's Standards for Rehabilitation.

Ms. Daniels felt they would be receptive to this because they were receptive to her and her board members when they met with them.

Ms. Wessel suggested that historic boards for the various cities could be part of the conversation as well. It would help if it was a coordinated effort.

Staff

Alva Library

Ms. Sajgo stated the Alva Library received a Special Category Grant of \$50,000. She hoped the restoration process for the library could begin.

Agenda Item 8 – Next Meeting Date

Ms. Sajgo stated the next LCHPB meeting was scheduled for May 18, 2016, but suggested an alternative date of May 25, 2016.

Mr. Williams and Ms. Ferrell stated they would be available. Ms. Daniels stated she would have to check into that. Ms. Wessel stated she would not be available.

Janet Miller will confirm attendance and let the Board know the next meeting date.

The meeting adjourned at 11:10 noon.



HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	April 27, 2016	FSF No.	Designation No. HDC2016-0001
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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.

Name of Property

Historic Name: _____
 Other Names/Site Number: Conch Shell House

Location

Street & Number: 62 Prospect Avenue
 City, State, Zip: Fort Myers, FL, 33905
 STRAP Number: 04-44-25-05-00009.0100

Classification

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

Official Actions

Date of Petition for Designation: April 27, 2016
 Date Designation Report filed with Historic Preservation Board: April 27, 2016
 Date of Historic Preservation Board's written Resolution: _____
 Resolution Number: _____
 Date Designation was recorded: _____
 Initiated by: Lee County Historic Preservation Board

Designation

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

Staff Recommendation:

On the basis of this designation report, staff recommends that the Lee County Historic Preservation Board:

- On April 27, 2016 vote to file this designation and begin the notification process as set forth in Sec 22-201 of the Land Development Code; and
- At the subsequent public hearing vote to approve designating the subject property under Chapter 22 of the Land Development Code

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

Applicable Criteria (check all that apply)

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

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

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

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

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

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

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

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

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

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

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

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

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

The subject building is located at 62 Prospect Avenue, Fort Myers, Florida 33905. The STRAP number is 04-44-25-05-00009.0100.

The subject property consists of a large tract of land with approximately 1.7 acres split into multiple lots in the Alabama Grove Terrace Subdivision in the Tice area of the county. The subject house is the only residence on the property; it has vehicular access to Prospect Ave.

On this large tract, the subject house is located on lot 10, which is a small lot (0.16 of an acre +/-) platted in the approximate shape of right angle triangle. The house is nestled between the west and north legs of the right angle triangle and faces the long leg of the triangle with approximately 151-ft frontage along Prospect Ave.

According to the Property Appraiser's web site, 1925 was the first year the building was on the tax roll. The subject residence is a two-story building with approximately 1,486 sq ft of living area. The property is in fair to poor condition. The current property owner has started to rehabilitate it and has installed a new metal roof making it weather tight and preventing future damage. The house is built in the bungalow-style, a design that began appearing in the United States in the late 1880s. Bungalows are generally low-rise structures with wide verandahs and porches. Common features usually include low-pitch roof lines on a gabled or hipped roof, deeply overhanging eaves and a front porch beneath an extension of the main roof.

The bungalow features of the subject house are horizontal wood siding, metal roofs and an exterior red brick chimney on the south side. The main roof is a hip roof over two stories. On the first floor is a large wraparound porch under a partial hip roof. The porch is located along the full length of the front (east) elevation and wraps partially along the south side, terminating in an enclosed storage area with a single door on the rear (west) elevation. The porch is spacious (approximately 10-ft wide) and features rectangular wood columns and painted brick knee walls. The front (east) porch entrance is off center, towards the northeast corner and is accessed by a single step with low side walls.

Adjoining the main two story wing, on the side (north) and rear (west), are single story wings under low pitched metal gable roofs. The single door on the rear (west) elevation is off-center, towards the northwest corner.

Most of the window openings are fully boarded up for protection. However, the original multi-light, wood casement windows are visible from the street on the front (east) and side (south) elevations as these openings are only partially boarded up. On the front elevation are two pairs of wood casement windows, each with an abutting single casement window. The south side elevation features a pair of casement windows on either side of the brick chimney.

LDC – Sec. 22.202 (1) b – A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter.

The house is principally associated with the Counselman family of Lee County. Charles Counselman was a Lee County farmer and home builder. The first year the house was in the tax rolls was 1925. As noted above the building retains its original architectural design and integrity but is in need of rehabilitation. The building is historically significant as one of the first buildings in the Alabama Grove Terrace subdivision in the historic Tice area of Lee County.

The subject property is located in the Alabama Grove Terrace subdivision in the unincorporated community of Tice in Lee County. Tice is located on the south bank of the Caloosahatchee River, just east of the city limits of Fort Myers. The area began to experience commercial and residential development in the early 20th century with the construction of the Atlantic Coast Railroad through the neighborhood around 1903. Prior to that time, the Tice area was dominated by citrus and avocado groves and had largely been acquired by William Tice and his nephew Chauncey. William Tice was a Civil War veteran who was a native of New York. He located to Kentucky following the war where he was a renowned and respected attorney and judge. Tice wintered in Fort Myers and died there in 1913. Before his death, Tice had acquired much of the land that makes up the present area of the greater Tice community. His nephew Chauncey eventually acquired full interest in the land from his uncle and subsequently began to divide it into large tracts for development.

Interest in developing the Tice area began to escalate during the Florida Land Boom in the mid 1920s as automotive transportation routes to the region began to be improved with the construction of the Tamiami Trail and construction of Palm Beach Boulevard (SR 80). Several large residential areas were subsequently platted to the north of Palm Beach Boulevard, including Russell Park, Royal Palm Park, Kingston Manor, Boulevard Heights, and Alabama Grove Terrace.

What would become known as Alabama Grove would be acquired by the McCormack Family of Birmingham, Alabama where the family owned the Pratt Coal Mining Company. Hardy and Ida McCormack wintered in Fort Myers, and had acquired vast amounts of Florida real estate in Lee County. Hardy McCormack had even proposed the construction of an island in the Caloosahatchee River capable of housing 50,000 residents. The McCormacks included their son-in-law Reuben Watts in the development of Alabama Grove Terrace. Watts was a prominent attorney and judge in Birmingham until his death in 1939.

Residential development in the neighborhood was slow preceding the Great Depression, and had virtually come to a halt by 1930. Development in Alabama Grove resumed following World War II. Glenn Naphew of Kokomo, Indiana acquired large undeveloped areas of the subdivision from the McCormack Family, and not only constructed a home for himself at 342 New York Drive, but also developed and constructed other homes in the neighborhood for investment purposes. Naphew was a trucking company owner in Indiana, but also dabbled in other business pursuits. He operated a Nash Dealership on Palm Beach Boulevard and erected and operated the Green Wave Motel in 1949 (also located on Palm Beach Boulevard near the Alabama Grove Terrace subdivision). Naphew also established the Christ for the World Tabernacle Church located at 387 New York Drive circa 1966. The church is located in the Alabama Grove Terrace Addition that Naphew platted in 1951.

Others would follow Naphew's post World War II lead as most of the residential structures in Alabama Grove Terrace of today were constructed in the 1940s, 50s, and early 60s.

LDC-Sec.22.202 (1) c- A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, or site.

The house had been vacant for a number of years when the current owner Michelle Sterling acquired it in November 2012. She is in the process of rehabilitating it and has named the house the "Conch Shell House".

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

The subject property will continue to be used as a residence.

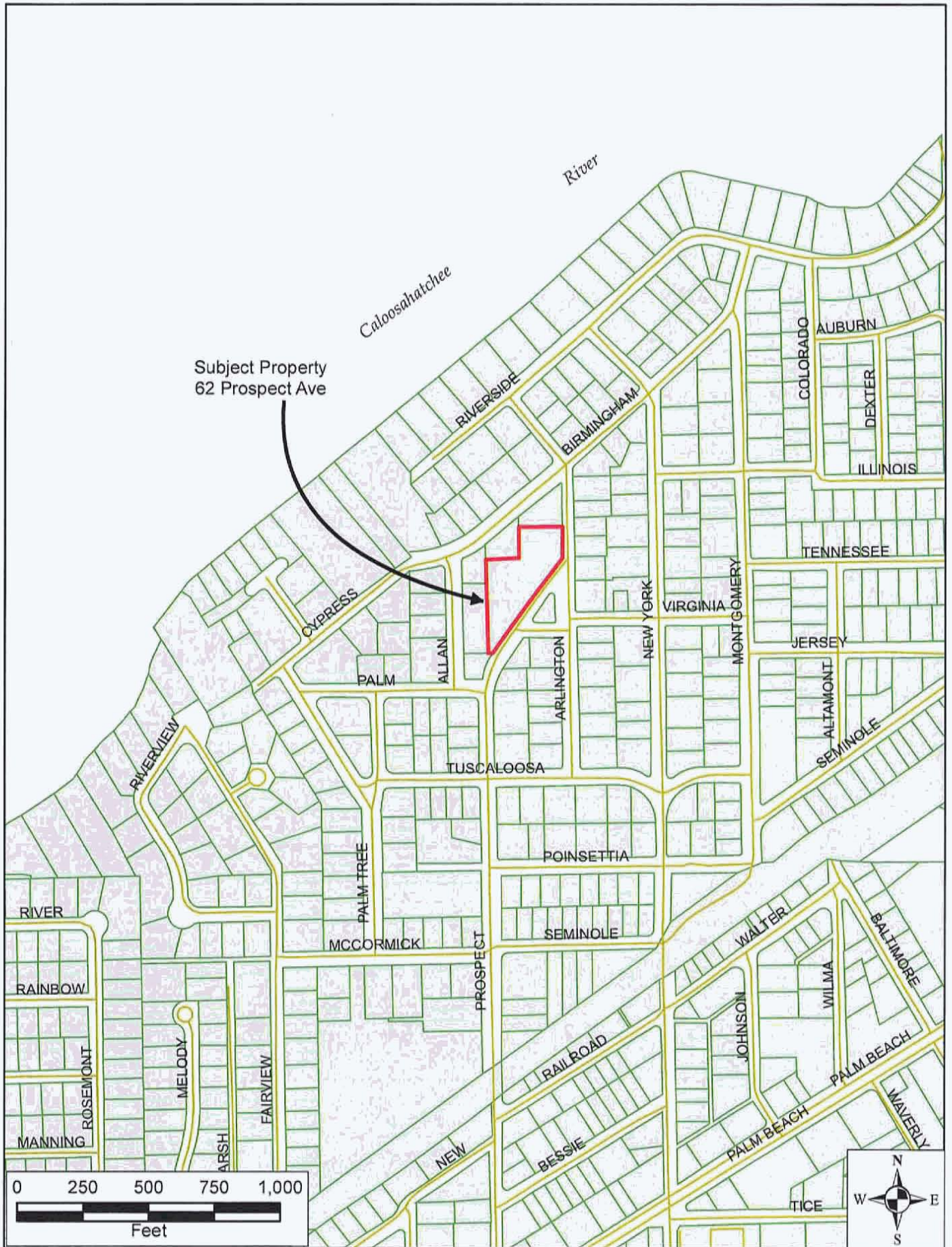
LDC-Sec.22-202 (1) f- The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

Staff Recommendation:

On the basis of this designation report, staff recommends that the Lee County Historic Preservation Board:

- On April 27, 2016 vote to file this designation and begin the notification process as set forth in Sec 22-201 of the Land Development Code; and
- At the subsequent public hearing vote to approve designating the subject property under Chapter 22 of the Land Development Code

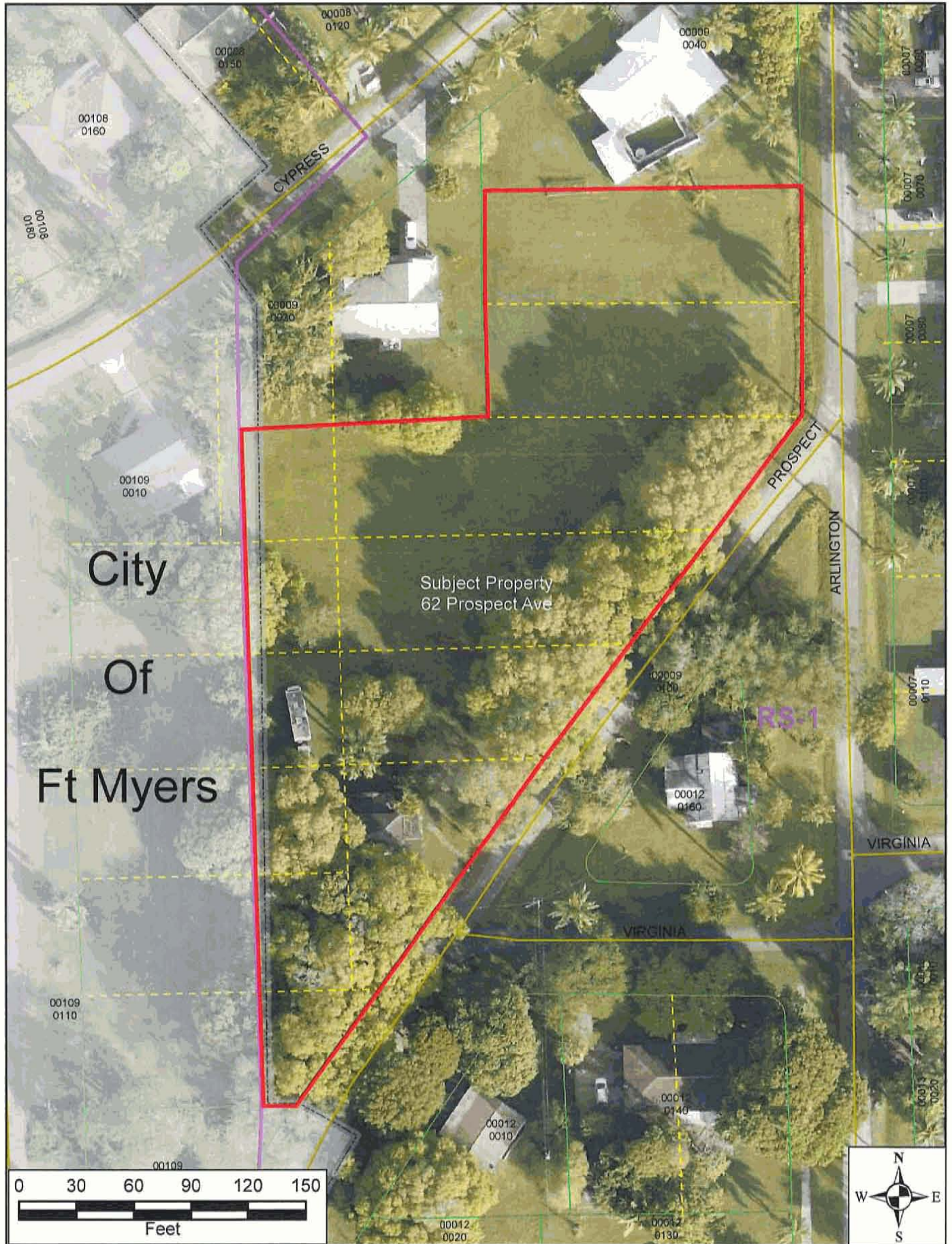
HDC2016-01 Conch Shell House 62 Prospect Ave.



HDC2016-01 Conch Shell House 62 Prospect Ave.



HDC2016-01 Conch Shell House 62 Prospect Ave.





Front (east) elevation



Front (east) elevation



Right (south) elevation seen from Prospect Ave



Right (south) elevation seen from Prospect Ave



Rear (west) elevation



Rear (west) elevation



NW corner with view of rear and left elevations



Left (north) elevation



Left (north) elevation



Property Data

STRAP: 04-44-25-05-00009.0100 Folio ID: 10244030

Owner Of Record

STERLING MICHELLE I
62 PROSPECT AVE
FORT MYERS FL 33905

Site Address

62 PROSPECT AVE
FORT MYERS FL 33905

Legal Description

ALABAMA GROVE TERRACE
BLK 9 PB 6 PG 77 LOTS 5 THRU 10
+ LOTS 11 THUR 15 E OF SEC LINE
+ SLY 60 FT LOT 2 LESS W 10.4 FT

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]



Current Working Values



Just 36,899 As Of 07/14/2015

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Living Area	1,486
1st Year Building on Tax Roll	1925
Historic District	No

Image of Structure



← Photo Date January of 2016 →



Exemptions



Values (2015 Tax Roll)



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Location Information



Solid Waste (Garbage) Roll Data

Flood and Storm Information

Appraisal Details

Land					
Land Tracts					
Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure
100	Single Family Residential	0	0	1.00	Units

Buildings			
Building 1 of 1			
Building Characteristics			
Improvement Type	Model Type	Stories	Living Units
100 - Colonial	1 - single family residential	2.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
2	2.0	1925	1975

Building Subareas			
Description	Heated / Under Air	Area (Sq Ft)	
BAS - BASE	Y	602	
BAS - BASE	Y	442	
FSP - FINISHED SCREEN PORCH	N	290	
FST - FINISHED UTILITY	N	140	
FUS - FINISHED UPPER STORY	Y	442	

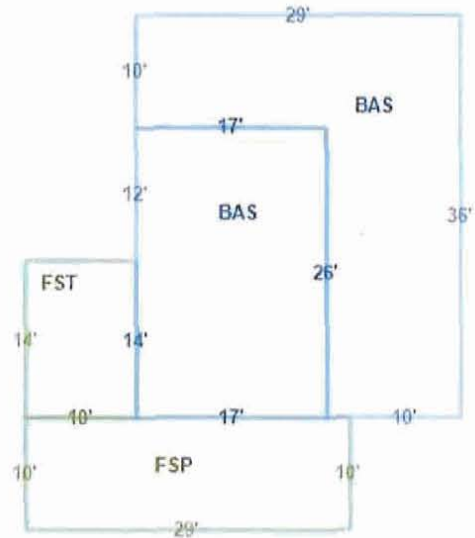
Building Features		
Description	Year Added	Units
FIREPLACE - TYPE B	1980	1

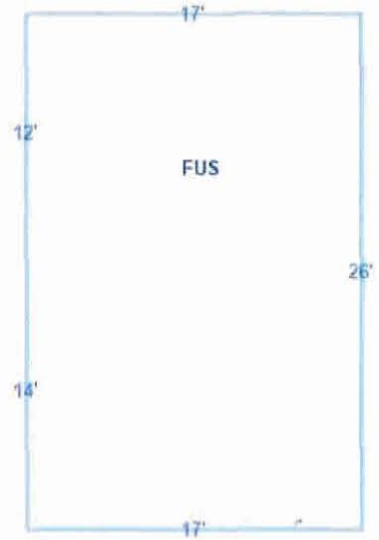
Building Front Photo



Photo Date : January of 2015

Building Footprint





TRIM (proposed tax) Notices are available for the following tax years
[[2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) [2013](#) [2014](#) [2015](#)]

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



HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed: April 27, 2016	FSF No. _____	Designation No. HDC2016-0002	
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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.

Name of Property

Historic Name: _____
 Other Names/Site Number: Palbicki House

Location

Street & Number: 114 Alameda Avenue
 City, State, Zip: Fort Myers, FL, 33905
 STRAP Number: 03-44-25-04-0000A.0010

Classification

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

Official Actions

Date of Petition for Designation: April 27, 2016
 Date Designation Report filed with Historic Preservation Board: April 27, 2016
 Date of Historic Preservation Board's written Resolution: _____
 Resolution Number: _____
 Date Designation was recorded: _____
 Initiated by: Lee County Historic Preservation Board

Designation

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

Staff Recommendation:

On the basis of this designation report, staff recommends that the Lee County Historic Preservation Board:

- On April 27, 2016 vote to file this designation and begin the notification process as set forth in Sec 22-201 of the Land Development Code; and
- At the subsequent public hearing vote to approve designating the subject property under Chapter 22 of the Land Development Code

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

Applicable Criteria (check all that apply)

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

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

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

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

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

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

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

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

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

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

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

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

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

The subject building is located at 114 Alameda Avenue, Fort Myers, Florida 33905. The STRAP number is 03-44-25-04-0000A.0010.

The subject property is an approximately .29 acre rectangular shaped parcel (100-ft by 150-ft+/-) in the Kingston Manor Subdivision in the Tice area of Lee County. On the west property line the parcel has approximately 100-ft frontage on Alameda Ave. On the south and east the subject parcel abuts the Morse Shores Shopping center. The south property line is along one of the service entrances to the shopping center. To the north the parcel abuts the approximately 3-acre passive park owned by the Morse Shores Civic Association.

According to the Property Appraiser's web site, 1915 was the first year the building was on the tax roll. The subject residence is a single-story building with approximately 1,841 sq. ft. of living area. The property is in fair to poor condition. The current property owner has started to rehabilitate it and has installed a new metal roof making it weather tight and preventing future damage. The house is a frame vernacular house with metal roofs and horizontal wood siding. The main roof is a hip roof with front facing gable roofed ventilation dormers on the front (west) and side (south) elevations. From the street the top of an interior chimney is visible behind the south dormer.

On the front and south side elevations is a large (approximately 9-ft wide) wraparound porch under a partial hip roof. The porch is open on the northwest portion of the façade where some of the original porch elements have been removed; for instance, the porch features contemporary picket and railing, instead of the original and the columns supporting the porch roof are classical themed columns, instead of simple columns typical of vernacular style houses. The front entrance is under the porch roof and features a single front door at the center of the front façade. A pair of original, 2/2 double hung, windows is located to the north of the front door. To the south of front door is a pair of contemporary 6/6 windows.

The southwest portion of the front elevation and the entire south side elevation includes an enclosed wraparound porch. It features knee walls made of narrow horizontal siding with their top railing still visible. The top of the former knee walls is enclosed with horizontal siding that is wider than the knee wall siding and features single and pairs of square, wood windows; each window with three vertical lights. The property owner believes the porch might have been enclosed no later than the 1940s and the type of windows installed above the knee wall would support that theory.

The rear (east) elevation features a partial hip roofed wing over an area completely walled off with horizontal siding with the exception of the two narrow sliding glass windows by the north west corner. A centrally located single door with steps provides access to this elevation. The property owner reports that it is likely this rear wing was originally a porch which was enclosed in the 1960s when a previous owner established a beauty parlor in that area.

The north elevation features an approximately 23-ft wide shed roof over a screened porch and an open car port. Under the screen porch is a concrete ramp providing access to the single north side door.

On the northeast corner of the property is a detached single car garage with a front facing gable roof and an overhead garage door which the property owner believes was built in the 1960s. It is not historically or architecturally significant.

LDC – Sec. 22.202 (1) b – A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec. 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.

The subject house is associated with the citrus industry that once dominated east Lee County. According to the Property Appraiser's web site, 1915 was the first year the building was on the tax roll. The property owner believes the subject house was a farm house associated with a citrus grove and was relocated to its current location on lots 1 and 2 of the Kingston Manor Subdivision which was platted in 1926.

The building is historically significant as a farm house associated with the citrus industry and also as one of the early residences in the Kingston Manor subdivision. The Tice area began to experience commercial and residential development in the early 20th century with the construction of the Atlantic Coast Railroad through the neighborhood around 1903. Prior to that, the area was dominated by citrus and avocado groves and largely had been acquired by William Tice and his nephew Chauncey. William Tice was a Civil War veteran originally from New York. He moved to Kentucky following the war where he was a renowned and respected attorney and judge. Tice wintered in Fort Myers until his death in 1913. In his life, Tice had acquired much of the present area of the greater Tice community. His nephew Chauncey eventually acquired the land from his uncle and divided it for development.

Interest in developing the Tice area began to escalate during the Florida Land Boom in the mid 1920s as automotive transportation routes to the region were improved with the construction of the Tamiami Trail (US 41) and Palm Beach Boulevard (SR 80). Several large residential areas were platted to the north of Palm Beach Boulevard, including Russell Park, Royal Palm Park, Kingston Manor, Boulevard Heights, and Alabama Grove Terrace.

LDC-Sec.22.202 (1) c- A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, or site.

The house had been vacant for a number of years and the current owners Mark and Donna Palbicki acquired it in March 2009 and have started to rehabilitate it in a manner that restores and preserves its architectural integrity.

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

The subject property will continue to be utilized as a residence.

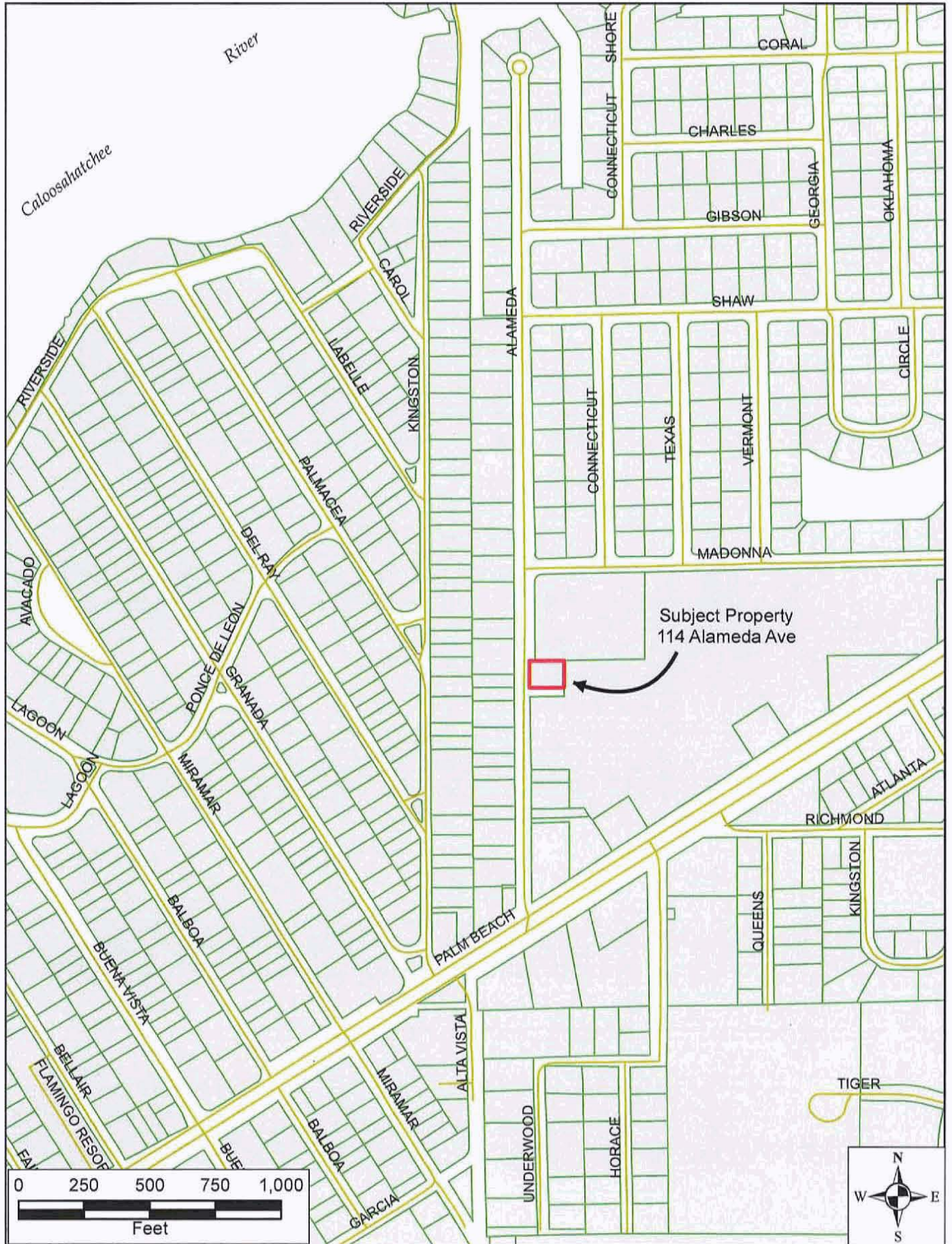
LDC-Sec.22-202 (1) f- The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

Staff Recommendation:

On the basis of this designation report, staff recommends that the Lee County Historic Preservation Board:

- On April 27, 2016 vote to file this designation and begin the notification process as set forth in Sec 22-201 of the Land Development Code; and
- At the subsequent public hearing vote to approve designating the subject property under Chapter 22 of the Land Development Code

HDC2016-02 Palbicki House 114 Alameda Ave.





Front (West) Elevation



Southwest Corner



Rear (East) Elevation



Carport on north side seen from the front



Detached garage front



Detached garage side



Front porch showing current roof line



Back porch showing full hip roof



New roof completed



New roof completed



NORTH VIEW



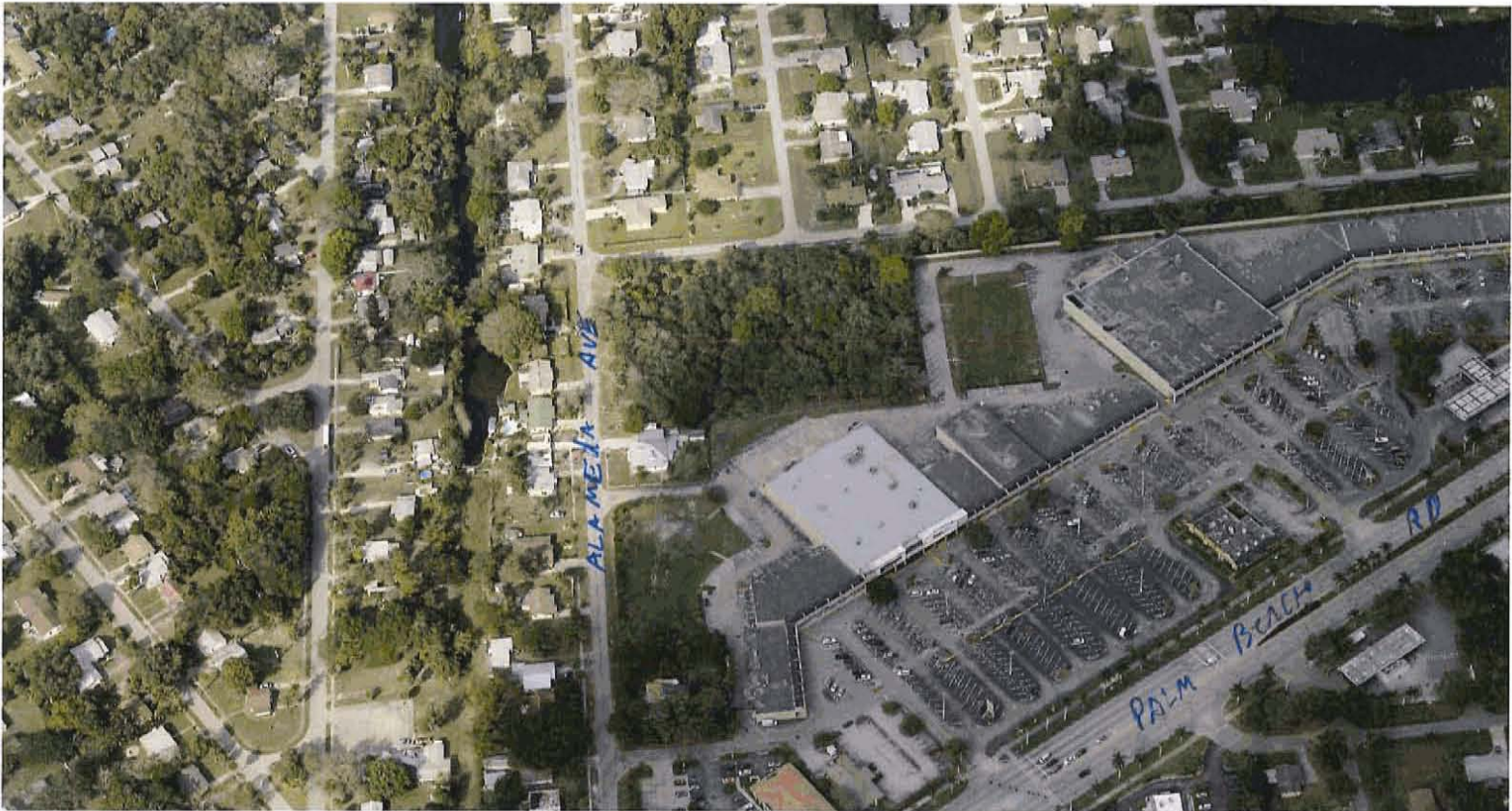
WEST VIEW

Copyright ©2013 Pictometry International Corp.



EAST VIEW

Copyright ©2013 Pictometry International Corp.



SOUTH VIEW

Copyright ©2013 Pictometry International Corp.



Property Data

STRAP: 03-44-25-04-0000A.0010 Folio ID: 10242770

Owner Of Record

PALBICKI MARK +
PALBICKI DONNA T/C
3069 BOGEY LN
SLINGER WI 53086

Site Address

114 ALAMEDA AVE
FORT MYERS FL 33905

Legal Description

KINGSTON MANOR BLK A PB 7 PG 5 LOTS 1 + 2

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer] [View Comparables]



[Pictometry Aerial Viewer]

Current Working Values

Just 71,701 As Of 07/14/2015

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	100
Depth	140
Total Number of Buildings	1
Total Bedrooms / Bathrooms	4 / 1.0
Total Living Area	1,841
1st Year Building on Tax Roll	1915
Historic District	No

Image of Structure



Photo Date June of 2009



Exemptions



Values (2015 Tax Roll)



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Location Information



Solid Waste (Garbage) Roll Data



Flood and Storm Information

Appraisal Details

Land

Land Tracts

Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure
100	Single Family Residential	140	100	1.00	Units

Land Features

Description	Year Added	Units
FENCE - CHAIN LINK - 4 FOOT	1975	250

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
97 - Cottage/Bungalow	1 - single family residential	1.0	1
Bedrooms	Bathrooms	Year Built	Effective Year Built
4	1.0	1915	1973

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,841
FCP - FINISHED CARPORT	N	407
FEP - FINISHED ENCLOSED PORCH	N	240
FSP - FINISHED SCREEN PORCH	N	311
FSP - FINISHED SCREEN PORCH	N	279
FSP - FINISHED SCREEN PORCH	N	234
FST - FINISHED UTILITY	N	98

Building Features

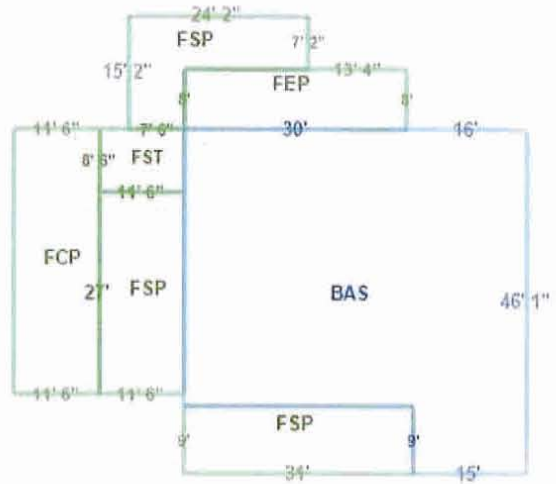
Description	Year Added	Units
UTILITY - UNFINISHED	1975	240
DECK - WOOD	1975	296
FIREPLACE - TYPE A	1975	1
SHED VINYL W/FLOOR	1990	64

Building Front Photo

Building Footprint



Photo Date : June of 2009



TRIM (proposed tax) Notices are available for the following tax years
[[2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) [2013](#) [2014](#) [2015](#)]

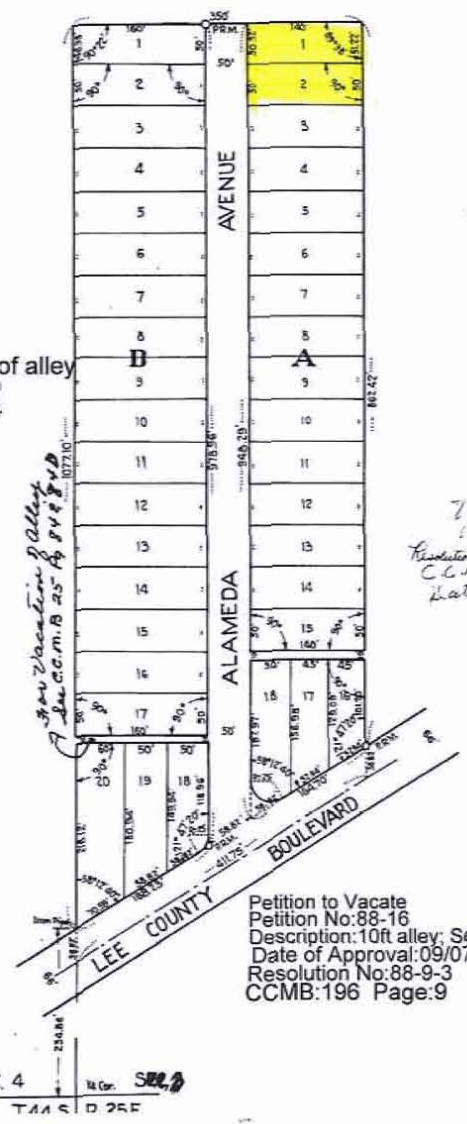
[Previous Parcel Number](#) [Next Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

KINGSTON MANOR

Description: Being a strip 350 feet wide off the west side of Lot 43 of Block 3 of Terry, Tice and Vandawalker's subdivision in Lee County, Florida, as recorded in Plat Book 1, Page 46.

DAVISON-RANSOM & BURTON, Inc.
 CIVIL ENGINEERS
 Fort Myers, Florida.
 November 1925
 Scale: - 1 in. = 100 ft.

Petition to Vacate
 Description: For vacation of alley
 C.C.M.B. 25 Page: 84 & 84D
 Date of Approval: 7/22/64



Vacation of
 10' Alley
 Resolved
 C.C.M.B. 25
 Dated 7-22-64

Petition to Vacate
 Petition No: 88-16
 Description: 10ft alley; See CCMB
 Date of Approval: 09/07/88
 Resolution No: 88-9-3
 CCMB: 196 Page: 9

CERTIFICATE OF SURVEY

We, the undersigned, hereby certify that the plat as shown is a correct representation of the land platted and that the permanent reference monuments have been placed as shown.

DAVISON, RANSOM & BURTON, Inc.
J. A. Davison President
Henry C. Ransom Secretary

This plat accepted this _____ day of _____ 1925 in open meeting of the Board of County Commissioners of Lee County, Florida.

John E. Morris Chairman
 _____ Clerk

CERTIFICATE OF OWNERSHIP

This is to certify that the undersigned are owners of the land hereon described, have caused said land to be subdivided into lots, blocks and streets as shown and said streets are hereby dedicated to the public forever.

Signed, sealed and delivered in the presence of us,
J. A. Davison
Henry C. Ransom

J. C. Mitchell
Jane F. Mitchell

FILED IN THE OFFICE OF THE
 Clerk of the County Court,
 Lee County, Florida
 on 12th day of November
 1925
J. J. [Signature]

State of Florida } ss
 County of Lee

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, J.C. Mitchell and Jane F. Mitchell, his wife, both to me well known as the persons making the foregoing dedication and they severally acknowledged the execution thereof to be their free act and deed and for the uses and purposes therein mentioned; and the said Jane F. Mitchell, the wife of the said J.C. Mitchell, upon an examination taken and separately and apart from her said husband did acknowledge that she executed the foregoing dedication freely, voluntarily and without any constraint, apprehension, fear or compulsion of or from her said husband.

Witness my hand and official seal of Ft. Myers, Lee County, Florida, this _____ day of _____ A.D. 1925

J. J. [Signature] Notary Public.
 My commission expires _____ day of _____ 1926



HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed	April 27, 2016	FSF No		Designation No	HDC2016-0003- Cabbage Key Historic District , Cabbage Key Lee County Florida
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This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.

Name of Property

Historic
Name: Cabbage Key Historic District
Other Names/Site
Number: Inn and Studio at Cabbage Key, Palmetto Key Field Station

Location

Street &
Number: Intracoastal Waterway Marker 60 in Pine Island Sound
City, State, Zip: Florida
STRAP
Number: 17-44-21-00-00004.0000; 17-44-21-00-00004.0010; 17-44-21-00-00004.0110; 17-44-21-00-00004.0170; 17-44-21-00-00004.0160;

Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	6	building(s)	2
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	6	TOTAL	2

Official Actions

Date of Petition for Designation: April 27, 2016
Date Designation Report filed with Historic Preservation April 27, 2016
Date of Historic Preservation Board's written Resolution: _____
Resolution Number: _____
Date Designation was recorded: _____
Initiated Property Owner

Designation

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

Staff Recommendation:

- On April 27, 2016 vote to file this designation (HDC2016-0003 Cabbage Key Historic District) and begin the notification process as set forth in Sec 22-201 of the Land Development Code.
- At the subsequent public hearing vote to approve the designation of the Cabbage Key Historic District under Chapter 22 (Historic Preservation) of the Land Development Code.

Statement Attached		ATTACHMENTS
YES	NO	
		Designation Report Historic or Archaeological Districts per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation
X		LDC - Sec. 22-202 (2) a - A physical description of the district, accompanied by photographs of buildings, structures, or sites within the district indicating examples of contributing and noncontributing properties within the district; also, a list of all contributing properties outside the proposed boundaries of the district.
X		LDC - Sec. 22-202 (2) b - A description of typical architectural styles, character-defining features, and types of buildings, structures, or sites within the district.
X		LDC - Sec. 22-202 (2) c - An identification of all buildings, structures, and sites within the district and the proposed classification of each as contributing, contributing with modifications, or noncontributing, with an explanation of the criteria utilized for the proposed classification.
X		LDC - Sec. 22-202 (2) d - A statement of the historical, cultural, architectural, archaeological, or other significance of the district as defined by the criteria for designation established by this chapter.
X		LDC - Sec. 22-202 (2) e - A statement of recommended boundaries for the district and a justification for those boundaries, along with a map showing the recommended boundaries.
X		LDC - Sec. 22-202 (2) f - A statement of incentives requested, if any, and the specific guidelines which should be used in authorizing any alteration, demolition, relocation, excavation, or new construction within the boundaries of the district.

Applicable Criteria (check all that apply)

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

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

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

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

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

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

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

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

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

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

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

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

LDC - Sec. 22-202 (2) a - A physical description of the district, accompanied by photographs of buildings, structures, or sites within the district indicating examples of contributing and noncontributing properties within the district; also, a list of all contributing properties outside the proposed boundaries of the district.

This designation (HDC2016-0003 Cabbage Key Historic District) incorporates the attached National Register of Historic Places Registration Form for Cabbage Key Historic District (N.R. Form). The Cabbage Key Historic District was listed on the National Register of Historic Places on November 12, 2015.

LDC - Sec. 22-202 (2) b - A description of typical architectural styles, character-defining features, and types of buildings, structures, or sites within the district.

This designation incorporates the attached N.R. Form. Refer to the attached N.R. Form for a description of architectural styles, character defining features and types of buildings, structures or sites within the district. The District contains six contributing resources, primarily one-story wood frame buildings with board-and-batten siding. These buildings are:

- Alan and Gratia Rinehart House (The contemporary (2016) Cabbage Key Inn and Restaurant.)
- Rinehart Cottage
- Boat House
- Water Tower-and-Tank
- Doll House
- Tarpon Cottage

LDC - Sec. 22-202 (2) c - An identification of all buildings, structures, and sites within the district and the proposed classification of each as contributing, contributing with modifications, or noncontributing, with an explanation of the criteria utilized for the proposed classification.

The designation incorporates the attached N.R. Form. Refer to the attached N.R. Form for a description of architectural styles, character defining features and types of buildings, structures or sites within the district. The District contains six contributing resources, primarily one-story wood frame buildings with board-and-batten siding. These buildings are:

- Alan and Gratia Rinehart House The modern name of this resource is the Cabbage Key Inn and Restaurant.
- Rinehart Cottage
- Boat House
- Water Tower-and-Tank
- Doll House
- Tarpon Cottage

This designation contains two non-contributing buildings and one non-contributing site:

- Two residential buildings
 - Manger's House
 - Wels No. 1
- Ruins of a foundation that originally supported a power house by the water tower

Contributing Resource	STRAP Numbers
Alan and Gratia Rinehart House The modern name of this resource is the Cabbage Key Inn and Restaurant. 8LL1356	17-44-21-00-00004.0000
Rinehart Cottage 8LL1360	17-44-21-00-00004.0000
Boat House 8LL1355	17-44-21-00-00004.0000
Water Tower-and-Tank 8LL1359 Ruins of a foundation that originally supported a power house are non-contributing	17-44-21-00-00004.0000
Doll House 8LL1357	17-44-21-00-00004.0110
Tarpon Cottage 8LL1357	17-44-21-00-00004.0160

Non-contributing Resource	STRAP
Manager's House	17-44-21-00-00004.0010
Wells No 1	17-44-21-00-00004.0170

LDC - Sec. 22-202 (2) d - A statement of the historical, cultural, architectural, archaeological, or other significance of the district as defined by the criteria for designation established by this chapter.

The designation incorporates the attached N.R. Form. Based on the attached N.R. Form and the discussion below, the District meets the criteria for designation under Lee County Land Development Code (LDC) Chapter 22 - Sec. 204 as shown on the table below. (See pages 3 and 4 of this report for the specific criteria)

Applicable Criteria (check all that apply)

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

In addition to being listed on the National Register of Historic Places, the District is significant locally as the research field station for marine biologist Dr. Charles M. Breder, a prominent ichthyologist and as the inn and studio of Chicago artist Elwin (Larry) Martin Stults Jr. and his wife Janet Stults. Dr. Breder operated the Palmetto Key Field Station (1938-1942), located in the historic district, to research tarpon because of the interest in marine life by owners Alan Rinehart and Gratia Houghton Rinehart. Mary Roberts Rinehart, a significant American author commonly known as "the American Agatha Christie", was a part time resident in the district.

The District contains contributing resources that retain their physical integrity and have minimal alterations. The buildings are united by historic and physical development. Refer to the attached N.R. Form for details. The contributing buildings are:

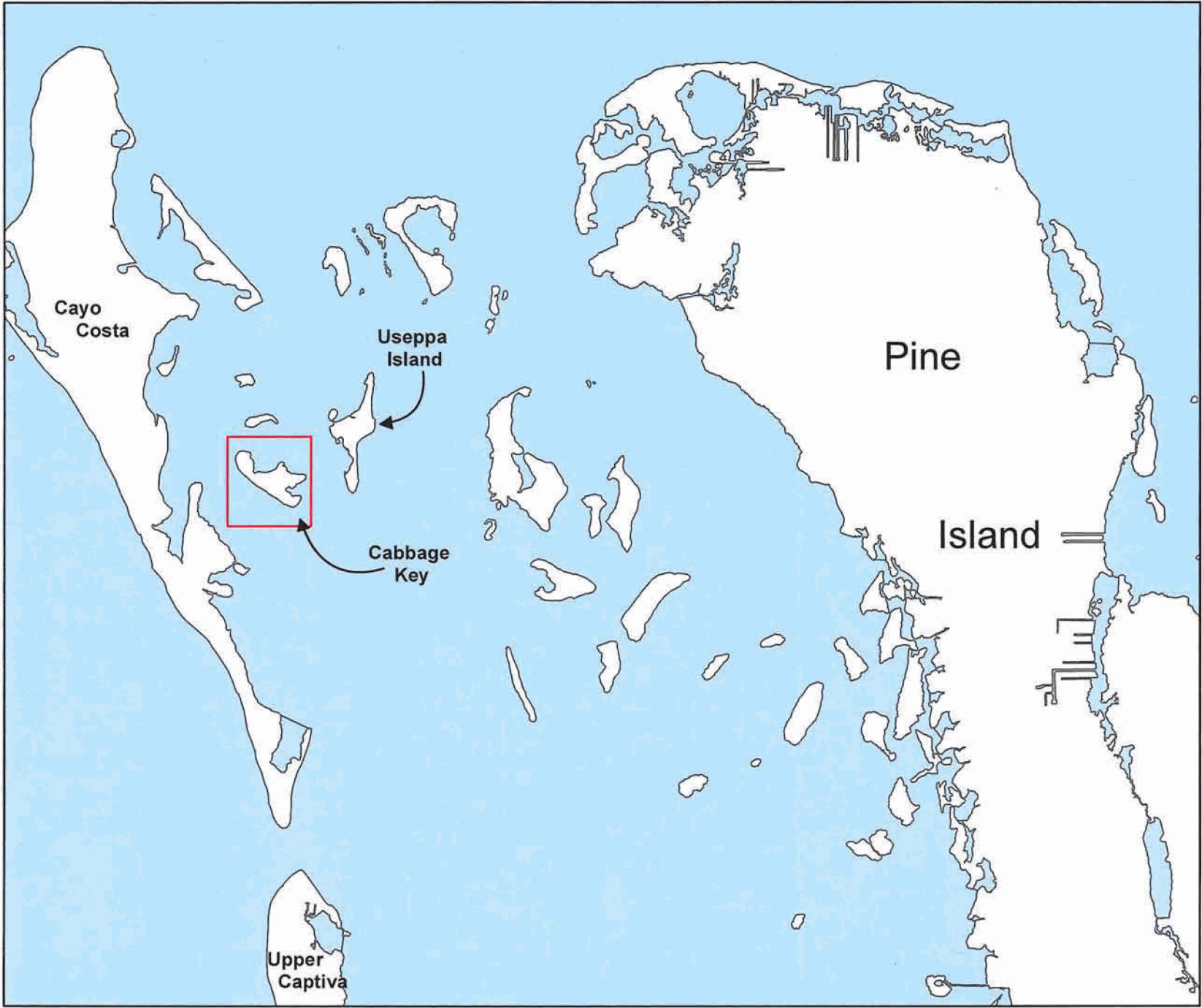
- Alan and Gratia Rinehart House The modern name of this resource is the Cabbage Key Inn and Restaurant.
- Rinehart Cottage
- Boat House
- Water Tower-and-Tank
- Doll House
- Tarpon Cottage

LDC - Sec. 22-202 (2) e - A statement of recommended boundaries for the district and a justification for those boundaries, along with a map showing the recommended boundaries.

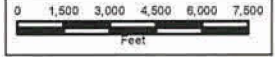
This designation includes the boundaries in the attached N. R. form. Refer to the attached.

LDC - Sec. 22-202 (2) f - A statement of incentives requested, if any, and the specific guidelines which should be used in authorizing any alteration, demolition, relocation, excavation, or new construction within the boundaries of the district.

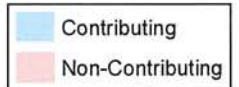
The property owner plans to bring the buildings into compliance with zoning regulations through the relief from zoning regulations process set forth in Sec 22-174 of the Lee County Land Development Code. Alteration, demolition, relocation, excavation or new construction within the boundaries of this designation will be reviewed through the certificate of appropriateness process set forth in Sec 22-101-105 of the Land Development Code.



Cabbage Key Historic District



Cabbage Key Historic District



CONTRIBUTING PROPERTIES:

17-44-21-00-00004.0000:
Alan and Gratia Rinehart House,
1 Rinehart Cottage,
Boat House,
Water Tower and Tank

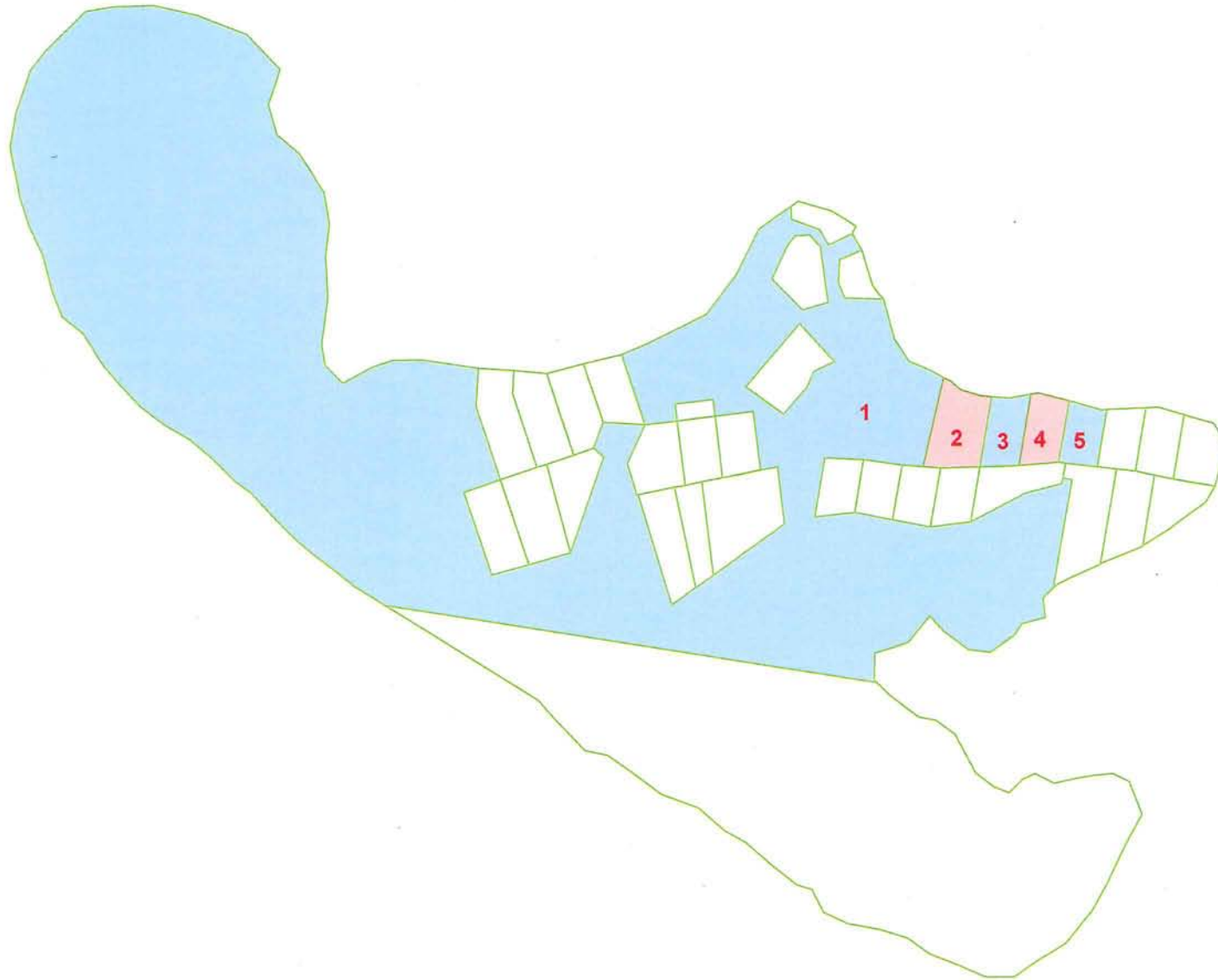
3 17-44-21-00-00004.0110:
Doll House

5 17-44-21-00-00004.0160
Tarpon Cottage

NON-CONTRIBUTING PROPERTIES:



2 17-44-21-00-00004.0010:
Managers House

4 17-44-21-00-00004.0170:
Well No 1





Cabbage Key Historic District

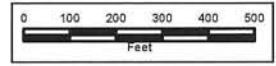
	Contributing
	Non-Contributing

CONTRIBUTING PROPERTIES:

- 17-44-21-00-00004.0000:
Alan and Gratia Rinehart House,
1 Rinehart Cottage,
Boat House,
Water Tower and Tank
- 3** 17-44-21-00-00004.0110:
Doll House
- 5** 17-44-21-00-00004.0160:
Tarpon Cottage

NON-CONTRIBUTING PROPERTIES:

- 2** 17-44-21-00-00004.0010:
Managers House
- 4** 17-44-21-00-00004.0170:
Well No 1





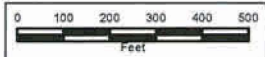
Cabbage Key Historic District

CONTRIBUTING PROPERTIES:

- 17-44-21-00-00004.0000:
Alan and Gratia Rinehart House,
1 Rinehart Cottage,
Boat House,
Water Tower and Tank
- 3** 17-44-21-00-00004.0110:
Doll House
- 5** 17-44-21-00-00004.0160
Tarpon Cottage

NON-CONTRIBUTING PROPERTIES:

- 2** 17-44-21-00-00004.0010:
Managers House
- 4** 17-44-21-00-00004.0170:
Well No 1





FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

September 28, 2015

J. Paul Loether, Deputy Keeper and Chief,
National Register and National Historic Landmark Programs
Department of the Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Mr. Loether:

The enclosed disks contain the true and correct copy of the nomination for the **Cabbage Key Historic District (FMSF #8LL1355-1360)**, in Lee County, to the National Register of Historic Places. The related materials (digital images, maps, and site plan) are included.

Please do not hesitate to contact me at (850) 245-6333 if you have any questions or require any additional information.

Sincerely,

Desiree Estabrook
Historic Preservation Supervisor, Survey & Registration
Bureau of Historic Preservation



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) fsheritage.com
Promoting Florida's History and Culture VivaFlorida.org



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

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

1. Name of Property

historic name CABBAGE KEY HISTORIC DISTRICT

other names/site number Inn and Studio at Cabbage Key; Palmetto Key Field Station. FMSFLL1355-1360

2. Location

street & number Intracoastal Waterway Marker 60 in Pine Island Sound; Box 200 N/A not for publication

city or town Pineland N/A vicinity

state FLORIDA code FL county Lee code 071 zip code 33945

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.)

Glisse Lane 9/28/15
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

CABBAGE KEY HISTORIC DISTRICT

Name of Property

Lee Co., GL

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	
4		2	buildings
0		1	sites
2		0	structures
0		0	objects
6		3	total

Name of related multiple property listings

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

Number of contributing resources previously listed in the National Register

HISTORIC RESOURCES OF LEE COUNTY MPS

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Dwelling
 DOMESTIC/Dwelling
 COMMERCE/Inn and Artist's Studio
 SCIENCE/Laboratory
 DOMESTIC/Secondary Structure-Water Tower and Tank
 DOMESTIC/Structure-Power House

Current Functions

(Enter categories from instructions)

COMMERCE/Restaurant and Inn
 DOMESTIC/Dwelling
 COMMERCE/Restaurant and Inn
 DOMESTIC/Dwelling
 DOMESTIC/Secondary Structure-Water Tower and Tank
 FOUNDATION RUIN

7. Description

Architectural Classification

(Enter categories from instructions)

FRAME VERNACULAR

Materials

(Enter categories from instructions)

foundation Concrete
 walls Wood
 roof Metal Crimp Panels
 other

Narrative Description

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

CABBAGE KEY HISTORIC DISTRICT

Name of Property

Lee Co., FL

County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

COMMERCE

ART

SCIENCE

LITERATURE

Period of Significance

1937-1969

Significant Dates

1937

1938-1942

1944

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Bullder

Arch: Walker, Nat

Blder: Unknown

Primary location of additional data:

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

Name of Repository

#

CABBAGE KEY HISTORIC DISTRICT
Name of Property

Lee Co., FL
County and State

10. Geographical Data

Acreage of Property 3.5

UTM References

(Place additional references on a continuation sheet.)

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

3															
	Zone		Easting					Northing							
4															

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Sidney Johnston/Carl Shiver, Historic Preservationist

organization Bureau of Historic Preservation date September 2015

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative **black and white photographs** of the property.

Additional Items

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

Property Owner

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

name Cabbage Key Inc.

street & number P.O. Box 200 telephone (239) 283-2278

city or town Pineland state Florida zip code 33945

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.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Cabbage Key Historic District is located on Cabbage Key, a 112-acre island west of and adjacent to Intracoastal Waterway Marker 60 in Pine Island Sound, Lee County, Florida. With development beginning in 1937, nine resources are distributed along the northeast shoreline of the key. The historic district occupies approximately 3.5 acres and extends for approximately 600 feet along the northeast shore of the key. The historic district contains six contributing resources. The contributing resources are primarily one-story wood-frame buildings with board-and-batten siding. They consist of the historic Alan and Gratia Rinehart House, three relatively small cottages, and two structures—a boat house and a water tower-and-tank. The historic Alan and Gratia Rinehart House also has a historic name of the Inn and Studio at Cabbage Key and the modern name of Cabbage Key Inn and Restaurant. Noncontributing resources consist of two residential buildings and the ruins of a foundation that originally supported a power house.

Access is by boat, with a landing area available for emergency helicopters. Because Cabbage Key does not have any platted roads, there are no physical addresses associated with the buildings and structures. Sand-and-shell trails support pedestrian travel and Club Cars operated by Cabbage Key, Inc. for guests and maintenance purposes. The Cabbage Key Archaeological Site (FMSF No. 8LL71) is an extensive prehistoric shell midden that extends east-west across the center of the island, upon which the historic Rinehart House and several of the other buildings are located. Although a brief summary and description of the site are provided in the setting section, the archaeological site is not proposed for inclusion in the National Register nomination. The boundary of the historic district has an irregular shape and follows a combination of legal property lines and trails that support the historic resources. The contributing buildings and structures in the historic district retain their original physical features to a high degree.

SETTING

Cabbage Key is part of a series of islands and keys that sprinkle Pine Island Sound along the west coast of Lee County. Pine Island Sound connects to Gasparilla Sound and Charlotte Harbor to the north and to San Carlos Bay and the Caloosahatchee River to the south. The key has an irregular shape, with its long axis measuring approximately 3,500 feet in length from northwest to southeast. Pine Island and Useppa Island are located east of Cabbage Key and a series of barrier islands, which include Captiva, Cayo Costa Island, and Sanibel, are to the west of Cabbage Key and beyond which is the Gulf of Mexico. Immediately east of Cabbage Key is Useppa Island and Cayo Costa Island is immediately to the west. Boca Grande is to the north. Cabbage Key is among the smallest of the keys and islands in Pine Island Sound. The Intracoastal Waterway passes through Pine Island Sound immediately east of Cabbage Key. The key is divided into approximately 35 lots, with Cabbage Key, Inc. owning the majority of those lots. The closest major city is Fort Myers, which is located approximately 25 miles to the southeast. Pine Island Sound has been ranked in the top 25 best places to fish in

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
DESCRIPTION

the continental United States by Field and Stream Magazine, with exceptional backwater fishing.¹

A series of sand-and-shell paths and trails support pedestrian travel on the key, with some of those paths and trails aligned with property lines. Historically, long-needle pine trees dotted the key, but the last of those trees died after Hurricane Charley (2004). Ambiance and shade are provided by various trees and plants, including cabbage palms, Cuban laurels, ligustrum, lilies, live oaks, oleander, queen palm, and royal poinciana. The landscape is sprinkled with gopher tortoise burrows identified and protected by small post-and-rail wood fences.

Cabbage Key Archaeological Summary and Description

Summary

The Cabbage Key Archaeological Site (FMSF No. 8LL71) is an extensive prehistoric shell midden that extends east-west across the center of the island, upon which the main building and several of the other buildings are located. No formal archaeological excavations or systematic surveys have been conducted at the site, the extent of which remains undocumented. The site dates to the Caloosahatchee I period, 500 BC–AD 500. Recovered artifacts also indicate that a Cuban fishing “rancho,” or fishing camp, was located on the island in the late 18th and early 19th centuries. The extent of the archaeological site remains undocumented, and no formal archaeological investigations have been permitted at the site. This summary and following description of the site are provided to enhance the setting section of the National Register Nomination, but the archaeological site is not proposed for inclusion in the National Register Nomination.

Description

The Cabbage Key Archaeological Site was recorded by archaeologist Dr. John M. Goggin of the University of Florida in 1951. An extensive prehistoric shell midden, the Cabbage Key Archaeological Site extends east-west across the center of the island, upon which the main building and several of the other buildings are located. No formal archaeological excavations or systematic surveys have been conducted at the site. Goggin did not note any recovered artifacts and did not assign a time period to the site. Later surface inspections of the site by professional archaeologists in 1980 and avocational archaeologists in 1986 failed to locate any diagnostic artifacts which would indicate occupation dates.²

In 1997, a large collection of surface artifacts from Cabbage Key was submitted for analysis to the Florida Museum of Natural History at the University of Florida by Taylor Stults, whose family owned the island from 1944 to 1969. Most of these artifacts were later donated by Stults to the Museum. The artifacts included Precolumbian potsherds, which were dated by the Museum staff as belonging to the Caloosahatchee I period,

¹ Field and Stream Magazine (New York, April 21, 2003) p. 35.

² Site File for Cabbage Key Site, 8LL71. Florida Master Site File, Division of Historical Resources, Tallahassee, Florida.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
DESCRIPTION

500 BC–500 AD. The Caloosahatchee culture, later known as the Calusa Indians in the colonial period, dominated the area of Southwest Florida approximately covered by present-day Charlotte and Lee Counties. They did not engage in extensive agriculture and instead relied mainly on fish and shellfish as the main staples of their diets. As a maritime culture, they were master canoe builders and Caloosahatchee I middens are located at numerous sites on both the mainland and islands throughout Charlotte and Lee Counties.³

Historic period artifacts from the collection mostly date from ca. 1750 to 1832, with a few others from the early twentieth century. The eighteenth and nineteenth century artifacts are consistent with other artifact assemblages from the region for Cuban fishing “ranchos.” Permanent or semi-permanent ranchos, or fishing camps, were established by Cuban fishing companies during this period on islands along the Southwest Florida coast to dry and salt fish for shipment to Havana. By 1770, approximately thirty fishing vessels from Cuba were involved in this trade. Local Indians, possibly Calusa at first and later the Seminoles, were employed to work at the ranchos alongside Cuban fishermen. The acquisition of Florida by the United States in 1821 and the ensuing conflicts with the Seminoles brought an end to these enterprises. The presence of a Cuban fishing rancho on Cabbage Key, as indicated by the artifacts, is not surprising as a major rancho was located on adjacent Useppa Island.⁴

DESCRIPTION OF CONTRIBUTING RESOURCES

Buildings

Alan and Gratia Rinehart House / Inn and Studio at Cabbage Key (8LL1356)

The primary resource (Photos 1–4) in the historic district is the Alan and Gratia Rinehart House / Inn and Studio at Cabbage Key (both historic names), with the modern name of Cabbage Key Inn and Restaurant. The one-story wood frame Vernacular building sits atop a shell midden approximately 130 feet from Pine Island Sound at an elevation of approximately 25 feet above sea level. Facing northeast and completed about 1937, the building displays a creative, elongated, irregular plan and contains approximately 4,500 square feet of interior floor space. The irregular plan is unified and balanced by a central, U-shaped courtyard comprised of a central block with a gable-roof and framed by projecting cross-hip extensions. Full-length front (northeast) and rear (southwest) screened porches with shed roofs also frame the central block. Three additional screened porches and multiple cross-hip extensions reinforce the building’s overall asymmetry and help capture prevailing

³Letter report from William H. Marquardt to Taylor Stults, September 14, 1999; William H. Marquardt and Karen J. Walker, Editors, The Archaeology of Pineland: A Coastal Southwest Florida Site Complex, A.D. 50 - 1710 (Gainesville: University of Florida, 2013), 9-11, 546-547.

⁴Marquardt letter report, 1999; Margaret F. Stack, “An Archaeological and Archival Appraisal of ‘Spanish Indians’ on the West Coast of Florida in the Eighteenth and Nineteenth Centuries,” Master’s thesis, University of South Florida, 2011, 119-122; James W. Covington, “Trade Relations Between Southwestern Florida and Cuba, 1600 – 1840,” Florida Historical Quarterly 38, no. 2 (October 1959), 114-128; E. A. Hammond, “The Spanish Fisheries of Charlotte Harbor,” Florida Historical Quarterly 51, no. 4 (April 1973), 355-380.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
DESCRIPTION

breezes for natural ventilation. The central U-shape gable-and-hip block and asymmetrical projecting hip extensions provide the building with unusual ambiance. Metal crimp panels protect the roof, which terminate with rafter ends finished with fascia boards. Displaying a symmetrical pattern, four corbeled brick chimneys extend high above the roof. Wood board-and-batten siding serves as the exterior wall fabric and the fenestration consists of six-over-six double-hung windows and nine-light Queen Anne-style casement windows. Fifteen-light French doors and four-paneled wood doors protect the interior spaces. A foundation system of continuous concrete-pier-with-brick-infill supports the front (northeast) facade, and concrete piers (made partly with shell midden material) support the building along the other elevations. A patio protected by a short stem wall with a curved cap radiates across the front of the building.

Alterations

Constructed as a private residence, the building underwent adaptive re-use as an inn and art studio about 1945. No alterations were made to the building to accommodate that change in use. About 1976, the building was further adapted to its current function of an inn and restaurant. Those alterations include the extensions of the original front porch (Photo 5) and rear porch (Photos 6) approximately twelve feet to accommodate additional seating in the restaurant. The extent of the additions is clearly visible in flooring materials and original posts that stand at the juncture of the original roof and extensions, which display slightly different pitches. Displaying a repeating carved grape-vine-and-leaf decorative motif, the original screened porch stem wall systems were preserved at the roof drip lines of the additions. They contribute historic ambiance and protect occupants from insects. The front porch addition preserves a depth of reveal associated with the front porch and the central-block and cross-hip wing plan. Constructed about 1980, a small hip extension (Photograph 7) was built at the northwest corner of the building to support kitchen operations. Installed about 2004, the metal crimp panel roof system covers the original wood shingles.

Rinehart Cottage (8LL1360)

Built about 1937, the Rinehart Cottage (Photos 8-9) is located approximately eighty feet northwest of the inn and restaurant. Setback from the waters of Pine Island Sound approximately 170 feet, the one-story wood Frame Vernacular residential building faces northeast and is set on a sloping elevation of the same shell midden that supports the inn and restaurant, and contains approximately 650 square feet of interior floor space. The building has an irregular T-plan with a cross-hip roof surfaced with crimp metal panels and terminating in narrow eaves with exposed rafter ends and fascia boards. A small, screened front (northeast) entrance porch is protected by a flat roof, horizontal wood slated stem walls, and a screen door. A board-and-batten exterior wall system is punctuated by six-over-six double-hung sash windows and six-light casement windows. A system of concrete piers, made partly with shells from the midden, support the building.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
DESCRIPTION

Doll House (8LL1357)

Built about 1937, the Doll House (Photos 10-11) faces north approximately 225 feet east of the inn and restaurant. Setback about 50 feet from the waters of Pine Island Sound, the one-story wood Frame Vernacular residential building has an irregular plan, side-facing gable roof surfaced with crimp metal panels, and a screened end porch across the front (north) facade. The roof rake and eaves are held close to the walls, which are finished with board-and-batten siding. Fifteen-light French doors are centered on the facade and fenestration consists of 6/6-light double-hung sash windows and two-light casement windows. Concrete piers support the building.

Tarpon Cottage (8LL1358)

Built as a laboratory with sleeping quarters in 1938, Tarpon Cottage (Photos 12-15) faces north approximately 450 feet east of the inn and restaurant. Setback about 15 feet from the waters of Pine Island Sound, the one-story wood Frame Vernacular residential building displays a rectangular plan, a side-facing gable roof surfaced with crimp metal panels and exposed rafter ends, and a screened end porch with a shed roof extends across the front (north) facade. Protected by the porch, a five-light French door is centered on the front facade. Board-and-batten siding with corner boards finish the walls, which are punctuated with double-hung sash windows with one-over-one-light and two-over-two-light configurations and a door near the northwest corner. A continuous concrete foundation supports the building.

Alterations

About 1950, the building was adapted from its original laboratory-and-sleeping quarters use to a residential use. The building originally had four interior rooms: a laboratory, two bedrooms, and a bathroom. The building retains the four-room interior configuration, with the laboratory shelving and equipment removed. Changes to the exterior consist of the following: (1) at the northeast corner of the front facade, a 6' x 8' delivery bay with two swinging doors that permitted access into the laboratory was replaced by a pair of two-over-two-light double-hung sash windows; (2) doors were replaced with board-and-batten siding near the southeast corner of the front facade and near the center of the rear (south) elevation; and (3) a door was installed in place of a double-hung sash window near the northwest corner.

Structures

Boat House (8LL1355)

Built about 1937, a boat house (Photos 16-19) is located approximately 120 feet north of the inn and restaurant. The one-story wood-frame structure has a T-plan, with the long axis running northeast-to-southwest. The Frame Vernacular structure displays a specialized method of construction, built partially on Cabbage Key and

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partially in the waters of Pine Island Sound, to support travel by boat and to that end represents a significant and distinguishable entity designed and built for a specific function. The crossbar, or top, of the T-plan is built on land and measures approximately 20 feet by 40 feet, with the long measure running parallel to the sound. The stem, or shaft, of the T-plan projects into Pine Island Sound approximately 45 feet and contains a central boat slip approximately fifteen feet wide. The structure has a cross-hip roof plan surfaced with metal crimp panels, board-and-batten exterior wall fabric, and six-over-six-light double-hung sash windows. A central breezeway is accented by a distinctive and elongated arch finished with a keystone. The breezeway provides access to rooms on both sides and to the boat slip and docks beyond. Vertical-board doors protect a gift shop on one side and a bath house on the other side. Supported by a lift system, the boat slip is bracketed by docks. This part of the structure is supported by pilings on which are mounted large square wood posts that support the hip roof. The roof displays an exposed truss system of vertical steel rods, diagonal struts, tie beams, purlins, and rafters. The original wood shingle roofing material is evident on the south side of the underside of the roof. The materials on the north side of the roof were destroyed by Hurricane Charley in 2004, after which the entire roof was repaired and surfaced with metal crimp panels.

Water Tower-and-Tank (8LL1359)

Built about 1937, a wood-frame water tower-and-tank (Photograph 20) stands approximately 45 feet west of the inn and restaurant. The structure displays a specialized method of construction to sustain a significant amount of weight at its peak and consequently represents a significant and distinguishable entity designed and built for a specific function. The structure is arranged on a square plan of approximately 20 feet square and rises about 60 feet in height. The tapered wood-frame tower is assembled with large posts, beams, boards, and steel plates bolted together and further supported with lateral and scissor members. The wood components are of varying dimensions, including 8"x 8", 4"x 10", 4"x 4", 2"x 6", and 2"x 4". A dog-leg stair system with 41 steps terminates at an observation deck located beneath a large wooden cylindrical tank. The tank measures approximately eight feet in diameter and twelve feet in height. It is assembled with vertical boards secured with steel bands and rests on a wooden deck with stanchions and handrails. The tank is protected by a conical metal cap, on top of which ospreys have assembled a nest. A step ladder extends along the side of the tank. The tank has a capacity of approximately 6,000 gallons. The structure rests on four large concrete piers.

NONCONTRIBUTING RESOURCES

Power House Ruins

The foundation ruins of a power house (Photograph 21), built about 1937 and which contained generators to operate the pump for the well and water tank and powered the larger facility, is located approximately 10 feet northwest of the tower-and-tank. Measuring approximately 10 feet by 15 feet, the foundation ruin has a poured concrete footprint with outer stem walls that rise approximately 18 inches above grade. Two raised concrete pads identify where the generators were mounted. Historically, the foundation supported a one-story wood-frame building (destroyed) with a hip roof, wood board-and-batten siding, 6/6 -light double-hung sash windows,

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and an entrance that faced the water tower-and-tank. This building housed the generators and related equipment inside, but burned in the early to mid-1990s.

Manager's House

Installed about 1972, the Manager's House (Photo 22) is a metal pre-manufactured residential building with a gable roof that stands approximately 100 feet east of the inn and restaurant. A six-foot high wooden fence shields the building from view on the Pine Island Sound (north) side and dense vegetation obscures the building from view on the remaining elevations.

Wells No. 1

Completed in 1982, Wells No. 1 (Photo 23) is a residential building that stands approximately 325 feet east of the inn and restaurant. The house was designed by architect Daniel Burner, Jr. The residence rises the equivalent of three stories and has a square plan with an open, unfinished lower level. Built on large posts, the building has a hip roof with metal crimp panels and boxed eaves and tiered, wide wrap-around verandas with stanchions and handrails. Other features include a brick chimney, central stairs and entrances, French doors, vinyl siding exterior wall fabric, and 6/6-light metal sash windows.

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SUMMARY

The Cabbage Key Historic District is **significant at the local level under Criterion A in the area of Science** as the research field station for marine biologist Dr. Charles M. Breder, a prominent ichthyologist, **and in the areas of Art, Commerce, and Literature** as the inn and studio of Chicago artist Elwin (Larry) Martin Stults Jr. and his wife Janet Stults. In the area of Science, Dr. Breder operated the Palmetto Key Field Station (1938-1942) in the historic district to research tarpon because of the interest in marine life by owners Alan Rinehart and Gratia Houghton Rinehart and the influence, inspiration, and support of Mary Roberts Rinehart, commonly known as "the American Agatha Christie."

Thrilled by the sport and adventure of fishing for tarpon, Rinehart often visited nearby Useppa Island on vacations, fished in Pine Island Sound, and occasionally visited with her family members and Dr. Breder on Palmetto Key. Breder conducted the first documented scientific tarpon research in Pine Island Sound and then published his research in a variety of peer-reviewed journals, which advanced the field of marine biology. After the Stultses acquired the island in 1944, they renamed it Cabbage Key and maintained their residence, an inn and art studio there until 1969. The Stultses provided patrons and tourists with extended stay accommodations and Larry Stults trained patrons in the fine art of painting portraits and landscapes. Visitors were transported from Boca Grande to Cabbage Key by boat, although some visitors arrived from Fort Myers by amphibian seaplane. The Stults' inn and studio contributed to the art, commerce, and tourist industries of Lee County. Tourists included mystery writer John D. MacDonald, who visited Cabbage Key in the 1950s and drew inspiration from the Stultses and Cabbage Key's sense of place for his mystery *Where Is Janice Gantry?* (1961). In the 1950s, MacDonald moved to Casey Key near Sarasota and joined a group of Sarasota writers. A scholar of the literature and aesthetics of detective fiction, Dr. Edgar Hirshberg characterizes MacDonald as a "writer's writer." With his *Janice Gantry*, MacDonald entered Cabbage Key into popular fiction. The mystery included scenes with the Stultses and the boat house, water tower, and inn at Cabbage Key. Cabbage Key historically has several names, including Palmetto Key (1876), Gill Island (1901), Rinehart's Island (1936), and the island maintained a co-name status as Palmetto Key and Rinehart's Island between 1936 and 1944. Today, Cabbage Key Inn and Restaurant caters to overnight and extended stay patrons and to sports fishermen and tourists seeking first-class dining experiences, scenic views, and recreational boating along the Intracoastal Waterway of the Gulf of Mexico. The historic resources retain their historic physical integrity to a high degree and contribute ambiance, character, and linkage to the historic district. The district possesses an excellent concentration and continuity of buildings and structures united historically and by physical development. **The district contributes to the Historic Resources of Lee County, FL Multiple Property Submission (MPS) under Section E historic associated contexts of Great Depression, World War II, and Modern Lee County, and the F.1 Property Type: Residential Buildings and the F.8 Property Type: Tourist Lodging Facility.** The following historical context for tarpon fishing and research enhances the narrative in Section E of the MPS.

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HISTORIC CONTEXT

Tarpon Fishing and Research

The waters of Pine Island Sound historically boasted some of the best fishing and charter fishing in Florida. The sport of tarpon fishing originated in Pine Island Sound in the 1880s, when some fishermen became guides for wealthy visiting northerners. Part of the lure of fishing in Pine Island Sound was the serenity of an environment that became a site of world-renowned fishing, particularly for tarpon. Boca Grande Pass (just north of Cabbage Key) became the "Tarpon Capital of the World." The area gained fame through the publications of several tarpon fishing pioneers. Soon the word spread throughout the angling world, and in the 1890s anglers from around the globe arrived in the region to pit their skills against the mighty tarpon. Initially, steamships and boats were the only modes of transportation from Punta Gorda, the southern terminus of Henry Plant's railroad, which was completed in 1886. The introduction of new tracks facilitated shipping by Plant System steamers through Pine Island Sound between Punta Gorda and Fort Myers. In the 1890s, the US Army Corps of Engineers surveyed a channel in the Sound, which was completed in 1903. However, in 1904, after railroad tracks were completed into Fort Myers and Boca Grande became a railroad terminus in 1907, commercial shipping by the Plant System steamers in Pine Island Sound decreased dramatically. Pine Island remained inaccessible from the mainland except by boat until 1928, when the first bridge was completed.⁵

Tarpon fishing in Florida captured the attention of the nation's writers and scientists in the early twentieth century. In 1911, Anthony W. Dimock published The Book of Tarpon, which extolled the challenges and pleasures of fishing for tarpon in Florida. In 1911, Baron Collier purchased Useppa Island, expanded and renamed the existing hotel the Tarpon Inn, and helped organize a local chapter of the Izaak Walton Club, one of America's early conservation organizations named after the 16th century English writer and author of the Compleat Angler. In the 1916 fishing season at Useppa Island, anglers caught more than 1,110 tarpon, the largest weighing 184 pounds. Published at the height of the Florida Land Boom, Wendell Endicott's Adventures with Rod and Harpoon along the Florida Keys encouraged more fishermen to travel to Florida to engage in the sport. Endicott's prose included crass hyperbole, such as "acres of tarpons" and "the champagne of fishing," which only heightened the allure of tarpon fishing in Florida. In 1929, Mary Roberts Rinehart, popularly known as "the American Agatha Christie" and the "Mistress of Mystery," visited Boca Grande and Useppa Island. Tarpon fishing thrilled Rinehart: she became an officer of the Izaak Walton Club, purchased a motor boat to sail Pine Island Sound in search of tarpon, and regularly returned to Useppa Island to engage in the sport. Published in 1931 and updated in 1948, Roberts' autobiography, *My Story*, helped popularize tarpon fishing in Southwest Florida. Her descriptions of tarpon fishing included the phrases "runaway locomotive,"

⁵ "Channel to Pineland, Pine Island Sound, Fla.," 65th Congress, 1st Session, House of Representatives, Document No. 76, p. 4; Sidney Johnston and Barbara Mattick, "Florida's Historic Railroad Resources MPS," FMSF # 6289, on file at the Florida Master Site File, Division of Historical Resources, Tallahassee, FL, 2001; George W. Pettengill, "The Story of the Florida Railroads, 1834-1903," Railway & Locomotive Historical Society 86 (June 1952), p. 1-133; Elaine Blohm Jordan, Tales of Pine Island (Ellijay: Jordan Ink Publishing Company, 1985, fourth printing, 2005), pgs. 72, 111.

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“long battle,” and “king of fish.” Rinehart also clarified that she practiced catch-and-release and reinforced the idea that “tarpon are not edible.” Although Rinehart had fished for tarpon with Rex Beach in Panama, Pine Island Sound was her preferred location and Useppa Island her preferred vacation site while visiting Florida. She never owned a home or real estate in Lee County. In the 1930s, various sponsors hosted tarpon fishing tournaments in southwest Florida, further popularizing the sport. In 1932, the Boca Grande Tarpon Tournament Club sponsored its inaugural tournament. The tournament’s opening day included 125-pound and 85-pound catches, ensuring southwest Florida’s rankings in the nation’s top locations for tarpon fishing. Writing for the Washington Post and New York Times, sport writers Raymond Camp, Jack Hawley, and Harris G. Sims, among others, highlighted the sport in the national press, with periodic references to Boca Grande, Useppa Island, and southwest Florida as top destinations for tarpon fishing.⁶

In 1939, the Federal Writers’ Project Florida: A Guide to the Southernmost State contained several references to the popularity of tarpon fishing and referred to tarpon as the “silver kings” of the sporting world. The book explained that “Tarpon and sailfish are the leading game fish in coastal waters. The silver-scaled tarpon migrates from South American shores to the lower east and west coasts of Florida; its most promising grounds are the swift-running passes leading into Tampa and Sarasota Bays, Boca Grande, the Caloosahatchee River, the Ten Thousand Islands, and the waters off Miami, Fort Lauderdale, and Palm Beach. Full-moon nights are preferred by experienced anglers, since sunburn is avoided and the tremendous leaps of the 30- to 150-pound hook warrior seem more spectacular.” The Guide reported that Baron Collier’s hotel on Useppa Island was the headquarters of the Tarpon Club of America. Barton W. Evermann, a leading ichthyologist in the U.S. Bureau of Fisheries commented that “I have fished in every State in the Union but three, and from the Bering Sea to the Gulfs of Mexico and California, and, all things considered, I regard Florida as unequalled in the richness and variety of its attractions for all sorts of sport with rod and reel.” These publications helped attract attention to southwest Florida and promoted tarpon fishing as a significant sport in the region. Cabbage Key, Inc. continues this rich Pine Island Sound fishing tradition by advertising and hosting several annual fishing tournaments.⁷

Scientific research about tarpon in Florida began in the early twentieth century. In 1905, Theodore Gill, an eminent ichthyologist and professor of zoology at George Washington University, published an article in Smithsonian Miscellaneous Collections, which stipulated that tarpon “does not appear to breed at any place along the continental coast of the United States.” In 1916, zoologist Alexander Meek posited that tarpon spawned at sea “far enough from the coast to demand a denatant drift of the pelagis eggs and larva to the coast.”

⁶ Anthony W. Dimock, The Book of Tarpon (New York: Outing Publishing Company, 1911); Wendell Endicott, Adventures with Rod and Harpoon along the Florida Keys (New York: F. A. Stokes Company, 1925); Jan Cohn, Improbable Fiction: The Life of Mary Roberts Rinehart (Pittsburgh: University of Pittsburgh Press, 1980), 185-186, 197, 201, 215; Mary Roberts Rinehart, My Story: A New Edition and Seventeen New Years (New York: Rinehart & Company, 1948), 520-521; “Angling Fraternity Loses Another,” The American Angler 5 (May 1920), 463; New York Times, June 18, 1916, February 8, 1925, May 19, 1932, May 21, 1936, May 29, 1938, April 22, 1939; Washington Post, February 4, 1931, August 9, 1935; Kenneth Birt and Patricia Birt, Useppa: An Ongoing Story (Bloomington: iUniverse, 2012), 20-25.

⁷ Federal Writers’ Project of the Works Progress Administration, Florida: A Guide to the Southernmost State (New York: Oxford University Press, 1939), 30, 114-115, 396; <http://www.cabbagekey.com/tournaments/> Accessed 2.24.2015.

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In 1921, biologist Robert E. Coker disputed those early assessments, when he reported finding immature tarpon in the Gulf of Mexico. Educated at the Johns Hopkins University, Coker rose to distinction as a division chief in the U.S. Bureau of Fisheries and headed both the Fairport Laboratory and the U.S. Fisheries Laboratory at Woods Hole, Massachusetts. Published in *Science* in 1933, Storey and Perry posited that "For many past years, during March, April, and May, tarpon have schooled in considerable numbers in shoal waters for one half to one mile off the southeast shore of Sanibel Island, Lee County. These schooling fish remain in this locality for some time, and when feeding strike freely at live bait. Young tarpon from 12 to 38 cm may be netted at any time from a large brackish pool on Sanibel Island. Seining this point in April, 1933, yielded specimens 8.46 to 12.70 cm in length, and weighing respectively 10.5 and 12.5 grams. These young fish are probably a year's growth, as indicated by examination of the scales." In 1938, Dr. Charles M. Breder stepped into this nascent scientific context to study tarpon in southwest Florida. The Rineharts invited Breder to develop a field station at Palmetto Key, where he conducted extensive scientific research. Breder later published his findings, contributing to the scientific understanding of this vital sport fish. Breder had previously studied tarpon in Andros Island in the Bahamas; his work at Palmetto Key built on that work and represents pioneering scientific research on the tarpon in Florida.⁸

HISTORICAL SIGNIFICANCE

Early History of Cabbage Key

Florida's Surveyor General's Office identified Palmetto Key as a place name on its township plat for the region in 1876 and updated the plat in 1893. Another early place-name ascribed to the key was Gill Island, named for an early owner, Charles Gill of Punta Gorda, who acquired part of the island from the State of Florida in 1901. The 1935 Florida State Census records Elbert and Lena Thigpen as renters on Palmetto Key. Elbert was a fisherman. He and Lena had three children, and they presumably lived in a house developed by owners William G. Welles and John W. Burton of De Soto County. The extent to which Welles and Burton developed the property remains undocumented.⁹

Rinehart Era, 1936-1944

It is believed that any buildings constructed by the partners and lived in by the Thigpens were removed after

⁸ Theodore Gill, "The Tarpon and Lady Fishes and Their Relatives," *Smithsonian Miscellaneous Collections* 48 (1905):31-46; Robert E. Coker, "A Record of Young Tarpon," *Copeia* 93 (1921):25-26; Margaret Storey and Louise M. Perry, "A Record of Young Tarpon at Sanibel Island, Lee County, Florida," *Science* Volume 78, No. 2022, (1933):284-285; Charles M. Breder, "Young Tarpon on Andros Island," *Bulletin of the New York Zoological Society*, (1933), 36(3):65-67; US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Palmetto Key, 1942," Mote Technical Report No. 832, Sarasota: Mote Marine Laboratory, 2002.

⁹ Florida Department of State, Florida State Census, 1935, Lee County Florida; Township 44 South, Range 21 East, 1876, Surveyor General's Office, Tallahassee, FL; Deed Book C, p. 178, Deed Book D, p. 582, Deed Book 34, p. 326, Clerk of Court, Lee County Courthouse, Fort Myers, FL.

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June 1936, when Alan and Gratia Rinehart of New York purchased the key and began developing it into a private resort. The following month, the *Fort Myers News-Press* announced a building boom of estates by wealthy northerners on Lee County's Gulf Coast. The front-page article led with news of the Rinehart's estate with a 12-room cottage, boat house, and dock. Alan Rinehart was a producer of Paramount Pictures Corporation and an editor and officer in Rinehart & Company, Inc., the Rinehart family's publishing company. In 1925, he married Gratia Houghton, an heiress to the Corning Glass Works fortune, which Amory Houghton, Sr. founded in the mid nineteenth century. They hired Fort Myers architect Nat Walker to design their estate, which was one of six coastal estates planned by Walker in the mid-1930s along Lee County's Gulf Coast.¹⁰

In November 1936, the *Fort Myers News-Press* reviewed Lee County's coastal developments, reporting that "Allen [sic] Rinehart has purchased nearby Palmetto Key, a 112-acre island, and is building a 12-room cottage. He plans to make a regular marine museum out of a large lagoon, which dents his island. Large fish, sea turtles, and other marine life will be raised in the lagoon and studied under natural conditions. Rinehart's Island is less than a mile from the famous Useppa Island – a resort hotel and famous fishing resort which belongs to Barron Collier of New York and Florida." Their acquisition of Palmetto Key and development of the property was undoubtedly inspired by Alan's mother, Mary Roberts Rinehart, who regularly vacationed at Useppa Island. In 1937, the Rineharts completed the estate with a main house, boat house, two cottages, a water tower and tank, and a power house (destroyed). One of the cottages, the Doll House, reportedly served as a playhouse for the Rinehart children and the other cottage, as the guest house for Mary Roberts Rinehart. In June 1938, Gratia Rinehart divorced Alan Rinehart on the alleged grounds of "mental cruelty." In the settlement, Gratia paid Alan \$18,000 for the Palmetto Key property, which he conveyed to her in November 1938. Gratia died unexpectedly in May 1939 from breast cancer, the disease that her mother-in-law, Mary Roberts Rinehart, discovered on her own body while vacationing at Useppa Island in 1936. Members of the Rinehart family visited Palmetto Key infrequently after Gratia's death in 1939.¹¹

Dr. Charles M. Breder Jr. and the Palmetto Key Field Station

During the period leading up to her divorce, Gratia Rinehart facilitated the development of a research laboratory with sleeping quarters (Photos 12-15) by Dr. Charles Breder of the New York Aquarium and his researchers. Gratia Rinehart provided the site where Breder constructed the one-story wood-frame building. Referred to variously as the Palmetto Key Field Station, Florida Tarpon Lab, and New York Aquarium Research Station, the building contained a laboratory, sleeping quarters and a bathroom, and it replaced the Rinehart's original reported intention of establishing a "regular marine museum" at Palmetto Key. Breder recorded the cost of construction as \$2,500. Marshall B. Bishop of New Jersey superintended construction of the field station

¹⁰ Deed Book C, p. 178, Deed Book D, p. 582, Deed Book 34, p. 326, Deed Book 133, p. 436-441, Clerk of Court, Lee County Courthouse, Fort Myers, Florida; *Fort Myers News-Press*, July 10, 1936; *New York Times*, May 27, 1939.

¹¹ Deed Book 131, p. 288-289, Clerk of Court, Lee County Courthouse, Fort Myers, FL; *Fort Myers News-Press*, November 26, 1936, June 2, 1939; *New York Times*, May 5, June 11, 1938, May 27, 1939; *Washington Post*, May 28, 1939; Jan Cohn, *Improbable Fiction: The Life of Mary Roberts Rinehart* (Pittsburgh: University of Pittsburgh Press, 1980), 215.

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building, where he and his wife, Elizabeth, contributed to the research. A collections and preparations technician in the Zoology Department at Yale Peabody Museum of Natural History, Bishop had worked with Breder in 1934 on the *Atlantis* Expedition, which investigated biological problems with "varying, intermittent 'false' bottom of living, floating plants and associated fauna." Bishop supported Breder's research during the Palmetto Key expedition by contributing to the collection of specimens and maintaining the field station. In addition, Bishop's work added significantly to the Peabody Museum's collections in the 1930s. He subsequently became the resident naturalist in the Lerner Marine Laboratory of the American Museum of Natural History in New York. Gratia Rinehart and later her brother, Arthur A. Houghton Jr., provided Breder with accommodations in the guest house and the main house on the estate, and set aside an area near the center of the key for Breder to dredge a containment pool for experiments. (The latter area has not been identified and is presumed destroyed about 1970, when Lee County Mosquito Control dredged the key with a grid pattern of ditches).

The field station building was completed in early 1938 and Breder arrived in June 1938 to begin his research. He returned six more times for research purposes through July 1942, when events associated with World War II compelled him to close the field station. His research focused on documenting the life history of the tarpon and he specifically attempted to answer several important questions about tarpon behavior: (1) the movements, migrations, and growth of the species; (2) their behavior and preferred locations when very young and before they reached seven inches; and (3) identifying when tarpon move between the open waters of Boca Grande Pass and Pine Island Sound into the more constrained waters of regional rivers and shallow pools along the coastline. Some of his work involved working with area fishermen, one of whom caught a tarpon in the Myakka River in September 1938, which Breder had tagged and released in Boca Grande Pass in July 1938. He pursued other interests at the Palmetto Key Field Station and commented in 1938 that "a large collection of other fishes of the region have been 'farmed out' to various specialists who are working on reports of this interesting and poorly-known area."¹²

A native of New Jersey, Breder (1897-1983) completed his education in the public schools of Newark. Possessing a passionate, natural curiosity about marine life and a brilliant mind for research, Breder composed his first publication on local birds at the age of eighteen. By the age of twenty-one, Breder had published fifteen popular articles and notes and initiated theory-based experimental studies on fish locomotion. He emerged as a leading experimental and behavioral ichthyologist in the United States. He began his professional

¹² US Department of Commerce, NOAA/Mote Marine Laboratory, Charles M. Breder Jr., "Personal Bibliography, Personal Chronography, and Lectures, 1915-1978," Mote Marine Laboratory, Technical Report No. 1796, June 2014, pgs. 112-114; A.N. Marquis, Compiler, *Who's Who in America, 1944-1945* (Chicago: A. N. Marquis Company, 1944), 228; US Department of Commerce, NOAA/Mote Marine Laboratory/Woods Hole Oceanographic Institution Joint Publication, "Charles M. Breder, Jr.: *Atlantis*, 1934," Mote Technical Report No. 949, April 2004, pgs. 1, 11; Charles M. Breder, Jr., "On the Trail of the Tarpon: The Early Stages in Its Life History Have Long Been Secret, but the Aquarium's Florida Research Station Is Making Progress," *Bulletin of the New York Zoological Society* 42 (July-August 1939), 99, 102, 105, 107, 100; <http://peabody.yale.edu/collections/vertebrate-zoology/herpetology/history> Accessed 3/7/2015.

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career in 1919 as a scientific assistant in the U.S. Bureau of Fisheries. Established in 1896, the New York Aquarium hired Breder as an aquarist in 1921. In 1925, he received the A. Cressy Morrison Prize by the New York Academy of Science for his pioneering research and analysis of fish locomotion. At the New York Aquarium, Breder rose through the ranks from aquarist to research associate (1925-1933), assistant director (1933-1937), acting director (1937-1940), and finally director (1940-1943). In 1941, New York University appointed Breder as Visiting Professor of Biology, a position he held until 1952. In 1944, the American Museum of Natural History hired Breder as curator and chair of the Department of Fishes and Aquatic Biology, a post he held until 1960. He became a fellow in the New York Zoological Society and served one term as president of the American Society of Ichthyologists and Herpetologists.

During his career, Breder contributed to and led research expeditions in the Bahamas, Dry Tortugas, Ecuador, Florida, Panama, Mexico, and the West Indies for the American Museum of Natural History, Bingham Oceanographic Foundation at Yale University, the Carnegie Institute, and the New York Aquarium. In 1933, after contributing to an expedition aboard the *Pawnee II* research vessel for Harry Bingham, Breder became a junior faculty member at the Bingham Oceanographic Foundation at Yale University, which promoted him to full professor (1939-1957). In 1938, Newark University conferred upon Breder an honorary Doctor of Science degree. Breder's lifetime achievements include descriptions of five new genera and twenty-three new species and over 160 publications on fishes. In 1948, ichthyologist Fernández-Yépez, named a new species of belonid, *Ichthyacus brederi* (now *Hyporhamphus brederi*), in honor of Breder. In retirement, Breder mentored Dr. Eugenie Clark, the renowned "shark lady" and founder of the Mote Marine Laboratory in Sarasota, FL. The Mote Marine Laboratory holds the Charles M. Beder Jr. Collection (1914-2004), which includes his field notes, laboratory journals, fish illustrations, photographs, movies, and sound recordings of fishes.¹³

Breder conducted his research at Palmetto Key near the pinnacle of his career. In collaboration with a team of scientists, Breder engaged in research typically between three weeks to one month, often in the summers. Some of Breder's longest research deployments at Palmetto Key occurred in 1941, extending between March 1 - April 10 and June 5 - July 13. During most of his deployments, Breder included ancillary professional activities, such as visiting the Key West Aquarium and attending the American Fish Society Conference in Asheville, NC (1938); presenting a lecture to anglers at Useppa Island (1939); and attending a meeting of the American Society of Ichthyologists and Herpetologists at Gainesville (1941). During the existence of the Palmetto Key Field Station, Breder received recognition from various professional organizations and prestigious collegiate institutions, which helped to advanced his career: fellow in the New York Academy of Science (Biology Section); appointment to the Board of Governors of the American Society of Ichthyologists and Herpetologists; appointment as Research Associate at the Bingham Oceanographic Laboratory; appointment as Visiting

¹³ A.N. Marquis, Compiler, *Who's Who in America, 1940-1941* (Chicago: A. N. Marquis Company, 1940), 405; Marquis, *Who's Who in America, 1944*, 228; A.N. Marquis, Compiler, *Who Was Who in America, 1982-1985* (Chicago: A. N. Marquis Company, 1985), 51; US Department of Commerce, Mote Marine Laboratory, "Archival Collection: Charles M. Breder Jr.," <https://dspace.mote.org/dspace/handle/2075/2907> Accessed 2/27/2015; <http://peabody.yale.edu/collections/vertebrate-zoology/history-bingham-oceanographic-collection> Access 2/28/2015.

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Professor of Biology at New York University; honorary Doctor of Science degree; promotion as director of the New York Aquarium; promotion to Professor of Biology at Yale University; and listing in Who's Who in America (1938).¹⁴

The significance of Breder's activities at Palmetto Key consists of conducting the first documented research on tarpon in Pine Island Sound that included measuring, weighing, tagging, illustrating, photographing, and making movies and sound recordings of tarpon. Supervising a team of scientists, he published his research from the field station in peer-reviewed journals. A brilliant collaborator, Breder enlisted the expertise of and gave credit to various academic institutions, organizations, federal agencies, and private citizens who sponsored and supported his research. Those included Gratia Rinehart, Mary Roberts Rinehart, U.S. Bureau of Fisheries, Peabody Museum of Yale University, Murray Coggeshall of the Useppa Tarpon Club, Dr. L. M. Perry of Sanibel, Louis L. Babcock (author of The Tarpon in 1921), Professor A. E. Parr and Marshall Bishop of Yale University, and S. C. Dunton, Dr. Baughman, and Dr. Vischer of the New York Aquarium.¹⁵

The contents of Breder's journals include notes, itineraries, illustrations, observations, a scaled line drawing of the layout of the field station, and references to photographs, movies, and sound recordings while engaged in the scientific and laboratory research. The journals provide insight into Breder's meticulous scientific thinking and how he conceptualized ideas and then carried out experiments. The notes also record his non-scientific thoughts about Palmetto Key. In February 1938, after hiring a launch at Placida, Breder "went to Rinehart's Island. It's a grand place." By then, the Palmetto Key Field Station was operational, with Dr. Baughman and Dr. Vischer setting up the laboratory, which included an aquarium for observing tarpon behaviors and taking photographs of the fish, the first instance of this scientific approach of documenting tarpon in the nation. He dredged a small pool or pond behind the laboratory to contain tagged tarpon for later observation and measurement. Breder returned in June 1938 to supervise the research. Because his research team occupied the sleeping quarters in the field station, Gratia Rinehart provided him with temporary quarters in the "little guest house" (presumably the cottage built for Mary Roberts Rinehart). In the 1938 research season, Breder and his assistants tagged 358 tarpon. The researchers released some of the tagged fish into Pine Island Sound, released others in mangroves and ponds from which they were captured, and they placed still others in the dredged pool for subsequent observation and measurement. The U.S. Bureau of Fisheries supplied the tags.¹⁶

The following journal entries reveal some of the scientific activities in which Breder engaged at Palmetto Key:

¹⁴US Department of Commerce, Mote Marine Laboratory, Charles M. Breder Jr., "Personal Bibliography, Personal Chronography, and Lectures, 1915-1978," NOAA/Mote Marine Laboratory, Technical Report No. 1796, June 2014, pgs. 112-114; Marquis, Who's Who in America, 1944, 228.

¹⁵Charles M. Breder, Jr., "On the Trail of the Tarpon: The Early Stages in Its Life History Have Long Been Secret, but the Aquarium's Florida Research Station Is Making Progress," Bulletin of the New York Zoological Society 42 (July-August 1939), 99, 110; US Department of Commerce, Mote Marine Laboratory, NOAA/ Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Bahamas and Florida," Mote Technical Report No. 884, April 2003, pgs. 2, 30, 33-34.

¹⁶US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Bahamas and Florida," Mote Technical Report No. 884, April 2003, pgs. 2, 30, 33-34.

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June 28, 1938

Seined in a rail road ditch about 2 miles north of Boca Grande. It was well filled with Tarpon 18" long. The net we used was too light to hold them. Only one was caught - 75 cm to fork of tail. Given U.S. B of F no 15000 - button tag through the operculum. Other fish taken in the seine were Pogonias chromis (1) 2'; Eucinostomus sp.? (1) very deep in body, about 12"; Lagodon rhomboides (2) 10"; many Gambusia and Mollienesia (?) about.

Tried some trolling off Palmetto Key in the evening with no luck. Conditions very unlike last night. Wind blowing.

Turned in 10⁰⁰.¹⁷

June 29, 1938

Spent the A.M. at Palmetto Key. Examined the alligator pond and the new empty pool. The latter is more full of larval mosquitoes than any place I ever saw before.

A snow-white owl was seen - the full adult of the Florida Barred Owl.

In the evening went to Bokeelia and picked up Marshall and Elizabeth Bishop. Spent the rest of the day getting established.

Turned in 11⁰⁰.

June 30, 1938

Seined two tarpon and tagged them. Took movies of the operations. These were also taken. Pogonias chromis (1) 18", Scianops ocellatus (1) 15". Lagodon rhomboides (5) 10", Eucinostomus (1) 12", Centropomus (1) 10" (preserved). Besides Gambusia and Mollienesia there were seen Cyprinodon. Males in good color.

July 1, 1938

Spent the A.M. making arrangements for Bishop's work. He carried on some collecting on the beach.

Came to Boca Grande to get the 6:05 P.M. for Tampa. Nesbitt left to go to Charleston there. Got the 11⁵⁵ for New York.¹⁸

In January and February 1939, Breder again worked at Palmetto Key. A sample of journal entries reveals some of the complexities of Breder's research and activities:

January 27, 1939

In the afternoon got mangrove roots and shells for a habitat tank for the Worlds Fair, on the west side of Palmetto Key. The wind and cold is even worse than yesterday and makes collecting practically impossible.

¹⁷US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Bahamas and Florida," Mote Technical Report No. 884, April 2003, pgs. 33-34.

¹⁸US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Bahamas and Florida," Mote Technical Report No. 884, April 2003, pgs. 34.

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Fixed up photographic tanks later in the day.

January 31, 1939

The tarpon do not blow like they did here last summer. Note temperature differences - these are probably responsible.

The tarpon retaken yesterday at Sanibel were the following with their growth rates.

Tag no.	Original date of tag	Length of fish (total) cm	Length of fish of fish Jan 30 1939) cm	Diff.
15124	Aug 23 38	73 36.5	72 36	-0.5
15137	Aug 4 38	72 36	72 36	0
15136	July 20 38	74 37	74 38	+1
15129	Aug 23 38	71 35.5	71 35.5	0

February 1, 1939

Spent the A.M. getting invertebrates and helping Dunton take movies of the lab and general layout. A reporter from The Chicago Tribune - Mr. Becker visited for an interview.

Spent the P.M. nearly the same way. Bishop got some young *Querimana* - stage *Mugil* in the late P.M. Warm and balmy for the first time.¹⁹

On February 17, 1939, Mary Roberts Rinehart visited with Breder at Palmetto Key, where "she promised a skiff and an outboard motor for the lab." The following night, Breder dined with Rinehart at the Useppa Inn. Later that month, Rinehart provided Breder with an 18-foot skiff with a small outboard motor. On May 26, 1939, while working at the field station Breder received word that Gratia Rinehart had died earlier in the day.²⁰

Gratia's tragic death in 1939 had no apparent adverse effects on Breder's research, in part, because she informally provided instructions to her brother, Arthur A. Houghton, Jr., to permit Breder access to the property to support his research in the event of her death. Indeed, Gratia's interest in and contributions to marine research carried to the next generation with her daughter, Gratia "Topsy" Houghton Rinehart Montgomery (1927-2005), who donated \$5,000,000 to the Woods Hole Oceanographic Institution in Massachusetts, which established the Gratia Houghton Rinehart Coastal Research Center and the Rinehart Initiative for Access to the Sea. In 1939, an inventory of Gratia Rinehart's estate revealed an overall value of \$542,242 with her property at Palmetto Key appraised at \$41,500. However, the inventory did not account for the individual buildings,

¹⁹US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Bahamas and Florida," Mote Technical Report No. 884, April 2003, pgs. 38.

²⁰US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Bahamas and Florida," Mote Technical Report No. 884, April 2003, pgs. 43, 49.

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structures, contents, or boats at Palmetto Key. Subsequent estate filings by Arthur Houghton Jr. did not record any income from Breder for rent or lease of the property. By then, Houghton had become president of Steuben Glass, one of the family's subsidiary firms. He transformed the business into an international presence through art and utilitarian glass products with Art Deco and modernist themes. A 1929 graduate of Harvard University, Houghton gained renowned as a collector and curator of rare books. He served as a trustee of the Metropolitan Museum of Art (1952-1974), as chair of the New York Philharmonic Symphony Society (1958-1963), and became involved in the creation of Lincoln Center (1963). Houghton maintained homes at Boca Grande, Florida and Queenstown, Maryland. Houghton deeply appreciated his sister's interest in marine biology and managed her estate until 1944, when he sold the property. By then, events associated with World War II curtailed Breder's research activities, some of which occurred at night on the water with lights. He closed the field station in July 1942.²¹

In August 1939, Breder published his first and one of his most important articles on his research in the Bulletin of the New York Zoological Society. Entitled "On the Trail of the Tarpon: The Early Stages in Its Life History Have Long Been Secret, but the Aquarium's Florida Research Station Is Making Progress," the twelve-page article discussed early findings on the life cycle of the tarpon and was replete with twenty-one illustrations depicting the field station, pool for holding young tarpon, tarpon measuring and tagging operations, tarpon in the aquarium, eggs and larvae, tarpon "rolling" near Boca Grande Pass, fishing techniques, and a spectacular aerial photograph depicting Useppa Island and Palmetto Key. The aerial photograph depicted the Rinehart's estate and the extent of Barron Collier's development of Useppa Island in the year of Collier's death. Breder reported that movies, photographs, and specimens collected from Palmetto Key complemented the "Mangrove Habitat Group" of the New York Zoological Society's exhibit at the New York World's Fair.²²

In 1942, Breder recorded in ninety-five pages of his field journal the business records, diagrams, drawings, notes, observations, sketches, and tables while engaged in scientific research at Palmetto Key. A modern scholar provided the following analysis about Breder:

His powers of observation were keen and turned on all things. He and colleagues spent most nights lying on a short dock trying to understand the chaos of fish and invertebrate life playing out under a light bulb, no small feat considering the daunting number of mosquitoes that swarmed over low mangrove islands on hot summer nights. Breder was stuck in the finger by a scorpion fish and this diary faithfully recorded his daily assessment of his digit's look, shape, and feeling. Even during the afternoon swims that marked the end of day's work, he would be distracted by the shapes of wood in beach-wrack; the fishes that hid amongst floating bits, and the nature of cryptic coloration.²³

²¹ New York Times, June 14, 1939, April 4, 1990; <http://www.metmuseum.org/exhibitions/listings/2011/islamic-art/arthur-houghton-jr> Accessed 2/28/2015; Probate File 1245, Probate Court, Clerk of Court, Lee County Courthouse

²² Charles M. Breder, Jr., "On the Trail of the Tarpon: The Early Stages in Its Life History Have Long Been Secret, but the Aquarium's Florida Research Station is Making Progress," Bulletin of the New York Zoological Society 42 (July-August 1939), 99-110.

²³ US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Palmetto Key, 1942"

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Breder and his wife, Ethel, arrived at Palmetto Key on June 3, 1942 for their final research expedition on the key. They made their quarters in the guest room of the "big house." His notes were similar to previous research deployments, with measurements, weights, observations, and sketches of larvae and fish. Hundreds of entries included a note to himself how his research had a bearing on the work then being conducted by Lockheed, while another reference identified a "curious confusion" about data on "G" eggs and "P" eggs associated with tarpon larvae.²⁴

Breder often personalized the notes with references to the hordes of mosquitos, sand flies, squalls, and storms. He also described unusual events not specifically associated with his research. On June 20, 1942, as Breder enjoyed a swim in the sound in front of the laboratory with eight other people, one of them brought up from the bottom:

an Opsanus (Gulf toadfish) nest with advanced young still attached to the stalk. While examining this standing in water about shoulder deep the guarding parent attacked the feet of 3 of us. I was one and while I could distinctly feel it close its jaws over my great toe strongly enough it did not bite hard enough to cause discomfiture. The others had similar experiences.²⁵

On June 23, 1942, the sting from a scorpion fish was much more painful, with blood that "gushed forth out of a ridiculously tiny puncture. The pain was intense and the swelling prompt." Later that month, Breder began closing the field station. He inventoried his egg and larvae fish samples. The inventory of the contents of the laboratory ranged from dip nets and cyanide bottles to glass tubes and cots. His photographic equipment included a 4x5 view camera, Leica, 16 mm marine camera, Weston light meter, lights, and a tripod. He also inventoried the cost of round-trip transportation between New York and Palmetto Key, food expenses at the field station, and fees for Bob Spearing's boat, service and gas for future reference in the event he returned after the war. On June 30, 1942, Breder walked to the tarpon pool at center of the key to take his final movies of the site. Some of his final activities at Palmetto Key included climbing to the top of the water tower to take "Kodachromes" of the sunsets and surrounding views. He characterized the view from the tower on June 28, 1942 as "spectacular, the result of cloud formations from a recent squall." On July 1, 1942, he again snapped a few photographs from the tower and the next evening he simply watched the sunset from that vantage point.²⁶

Breder conducted his final scientific activities on July 8 and 9, when he "took a photomicrograph of the

Mote Technical Report No. 832, July 2002, pg. 4.

²⁴ US Department of Commerce, NOAA/Mote Marine Laboratory, "Charles M. Breder, Jr.: Palmetto Key, 1942," Journal, June 3, June 24, 1942, PDF pgs. 19, 43.

²⁵ US Department of Commerce, NOAA/Mote Marine Laboratory, "Charles M. Breder, Jr.: Palmetto Key, 1942," Journal, June 20, 1942, PDF pg. 37.

²⁶ US Department of Commerce, NOAA/Mote Marine Laboratory, "Charles M. Breder, Jr.: Palmetto Key, 1942," Journal, June 22, 24, 28, 30, July 1, 1942, PDF pgs. 40, 42, 45, 47, 51.

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developing Bathygobius larvae and made sketches and notes" and then he "Took 3 photos of the young Sardinella in the early morning. They schooled nicely as before - the last 3 4 x 5 negatives. Took also 1 Kodachrome. The small Bathygobius are progressing nicely - mounted one in balsam."²⁷

On the evening of July 9, 1942, while swimming near La Costa, Breder collected coquinas, and was informed that "the war regulations deemed that all boats shall be at their dock between 1/2 hour before and 1/2 after sunset. All lights in buildings to be dimmed. This virtually stops night work in the laboratory. It is perhaps just as well that the trip is about over, since the regulations are becoming onerous. Gave the evening up to resting. Turned in 10³⁰."²⁸

He packed up, prepared two crates to ship to his home in Mohawk, New York and four more crates to ship to the museum in New York. Then, he cleaned the laboratory and described its condition as shipshape. He departed Palmetto Key on July 11, 1942, stopping at a fish house to say good-bye to Charles DeWitt, and then made his way to Boca Grande, where he boarded a train for Tampa. While riding to New York, he compiled an index for his field notes, which have been vital in the preparation of this National Register Nomination.²⁹

Between 1939 and 1942, Breder published 17 articles on his tarpon research in various journals, including the Bulletin of the New York Zoological Society, Copeia, and Zoologica. In all, between 1939 and 1955 Breder published thirty papers as either sole author or with colleagues from research he conducted at Palmetto Key. His memory is honored by the Charles M. Breder, Jr. Chair in Fish Biology, Ecology and Behavior at Mote Marine Laboratory in Sarasota, Florida.³⁰

Mary Roberts Rinehart

Mary Roberts Rinehart (1876-1958) gained renown as "the American Agatha Christie" in the first half of the twentieth century. Geoffrey T. Hellman, an associate editor of Life magazine, wrote of Rinehart in 1946 that "For 35 years [she] has been America's best-selling lady author" and marveled at The Bat, which earned Rinehart over nine million dollars from book and movie revenues. Rinehart created a costumed super-criminal for The Bat (1920) and The Bat Whispers (1930), which comic book artist Bob Kane of DC Comics cited as the inspiration for Batman. In 1954, the Mystery Writers of America recognized Rinehart's achievements, as did

²⁷ US Department of Commerce, NOAA/Mote Marine Laboratory, "Charles M. Breder, Jr.: Palmetto Key, 1942," Journal, July 8, 9, 1942, PDF pgs. 57, 58.

²⁸ US Department of Commerce, NOAA/Mote Marine Laboratory, "Charles M. Breder, Jr.: Palmetto Key, 1942," Journal, July 9, 1942, PDF pgs. 58.

²⁹ US Department of Commerce, NOAA/Mote Marine Laboratory, "Charles M. Breder, Jr.: Palmetto Key, 1942," Journal, July 11, 1942, PDF pgs. 59.

³⁰ US Department of Commerce, NOAA/Mote Marine Laboratory Joint Publication, "Charles M. Breder, Jr.: Palmetto Key, 1942" Mote Technical Report No. 832, July 2002, pgs. 4-7.

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the University of Maine with an honorary degree. Rinehart contributed to Breder's research through the gift of a skiff and occasionally visited with Breder at Palmetto Key and Useppa Island. In addition, the Rinehart Cottage (Photos 8-9) is believed to have been constructed as a guest house for Mary Roberts Rinehart when she visited Alan and Gratia Rinehart at Palmetto Key. By then, her husband, Stanley M. Rinehart (1867-1932), was deceased. Between 1904 and the 1950s, Rinehart wrote hundreds of articles, mysteries, poems, and short stories. Her articles appeared in Cosmopolitan, Good Housekeeping, Harper's Bazaar, Home and Field, and Ladies' Home Journal. In 1930, near the height of her career, Good Housekeeping published "My Story," Rinehart's serial autobiography that netted her \$45,000. In 1931, she built on that success by re-issuing My Story as a book, published by her sons' publishing company, Farrar & Rinehart (1929-1946). She used the model of serial publication-to-book to advance her career in the Great Depression. In 1932, the Saturday Evening Post published the "Miss Pinkerton" serial mystery, which netted Rinehart \$50,000. Farrar & Rinehart published a book by the same title, followed by a Warner Brothers film, earning Roberts another \$30,000. In 1934, Rinehart earned \$45,000 from the serials romance "The State v. Elinor Norton." In 1940, Rinehart published another mystery serial, "The Great Mistake," in Saturday Evening Post, which Farrar & Rinehart issued in hardback the same year. In 1944, the year that Houghton sold Palmetto Key, Mary vacationed at Useppa Island and caught a sixty-five pound tarpon.³¹

Mary spent part of each summer in Bar Harbor, Maine and part of each winter in Useppa Island, Florida. She wrote at her homes in Bar Harbor, New York, Pittsburgh, and Washington, DC, but other than composing letters to friends and colleagues there is no evidence that Rinehart wrote articles or books while at Useppa Island. Similarly, there is no documented evidence of Rinehart writing at Palmetto Key. She retreated to Useppa Island and southwest Florida for rest and recreation, not to write and work. She composed a letter in 1944 to Kenneth Parker of the renowned Parker Pen Company, revealing her state of mind while on a vacation in Florida: "In this statement I am merely saying what I once told you at Useppa Island, when I was in a state of almost nervous collapse after long years of overwork. My pen is more carefully preserved than anything else I possess, and it is apparently in as good condition as when you first sent it to me." Rinehart remained silent about Palmetto Key in her 570-page autobiography and referred to Useppa Island as a "small West Coast resort in Florida." A few of her letters in the archives of the University of Pittsburgh and biographies of Rinehart confirm her activities at Useppa Island. Fire destroyed Rinehart's beloved Bar Harbor house; her home on Beech Avenue in Pittsburg, PA stills stands; her home in Washington, DC later became the Embassy of the Republic of Zambia; and her 18-room apartment at the corner of Park Avenue and 66th Street in New York is in the fashionable Lenox Hill neighborhood near Central Park. In 1929, while vacationing at Boca Grande and Useppa Island, Mary and Stanley purchased a "28-foot motor boat with cabins fore and aft, bunks for 4 to 6, galley, toilet, 6-60 engine, all the comforts of a tabloid home." They named the motor boat "Greyhound," which they subsequently sailed to Massachusetts. She sold the boat after her husband's death in 1932. Illness

³¹ Jan Cohn, Improbable Fiction: The Life of Mary Roberts Rinehart (Pittsburgh: University of Pittsburgh Press, 1980), 207, 233, 237, 240-241, 267-287; Mary Roberts Rinehart, My Story: A New Edition and Seventeen New Years (New York: Rinehart & Company, 1948), 520-521; Mary Roberts Rinehart to James Roberts, Box 22, Folder 17, Mary Roberts Rinehart Papers, 1831-1970, Special Collections Department, University of Pittsburgh.

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haunted Rinehart during the period when her son and daughter-in-law were developing Palmetto Key. In 1936, Mary discovered she had breast cancer while vacationing at Useppa Island. She immediately returned to New York for a biopsy, followed by a radical mastectomy in 1937 that saved her life. Rinehart struggled with several other health concerns, including a slight attack of coronary thrombosis (1933), severe attack of coronary thrombosis (1938), fractures to her neck and arm (1942), and fainting spells (1943). In 1947, Mary allowed an interview with Ladies' Home Journal about her breast cancer "in the belief that it would save the lives of other women like myself." Ladies' Home Journal published the interview, after which the editors reported that "no other article or piece of fiction ever had so enormous a public reaction." Mary believed that her actions had "done some good, as I had hoped."³²

Stults Era, 1944-1969: The Inn and Studio at Cabbage Key

In October 1944, Arthur Houghton, Jr. sold Palmetto Key to Elwin Martin (Larry) Stults Jr. and Janet M. Stults for \$25,000. The Stultses had moved to Longboat Key, Florida in 1943, after Elwin became ill and closed his Chicago commercial art studio. The following year, while fishing in Pine Island Sound, he and Janet noticed that Palmetto Key was for sale and purchased the property. After acquiring the key, the Stultses changed the name to the Inn and Studio at Cabbage Key, which reflected a change in primary function of the property to art and tourism. As part of the change in function, the Stultses adapted Breder's former Palmetto Key Field Station, Doll House, and Rinehart Cottage into cottages for art patrons and visitors.³³

In 1945, the Florida Department of State's State Population Census recorded fifteen residents at Palmetto Key. They consisted of Elwin and Janet Stults and two children, Elwin Jr. and Taylor; Arthur and Nellie Coleman; Nancy Clemons and her three children; and five members of the Spearing family. An oral history interview suggests that the Colemans assisted the Stultses by catching fish, cooking, and adapting the existing buildings for the adaptive reuse functions. In addition, Stultses made arrangements with Antioch College, a liberal arts institution of higher education east of Dayton, Ohio, to periodically send several students for work-study opportunities at Cabbage Key and assist with the day-to-day operations of the inn and studio.³⁴

³²Dr. Stanley M. Rinehart to Loring Schuler, February 13, 1931, Box 22, Folder 1; Loring Shuler to Mary Roberts Rinehart, May 11, 1932, Box 22, Folder 2; Dr. Stanley Nowak to Mary Roberts Rinehart, October 19, 1943, Box 22, Folder 8 & Mary Roberts Rinehart to Kenneth Parker, January 29, 1944, Box 22, Folder 15, Mary Roberts Rinehart Papers, 1831-1970, Special Collections Department, University of Pittsburgh; Jan Cohn, Improbable Fiction: The Life of Mary Roberts Rinehart (Pittsburgh: University of Pittsburgh Press, 1980), 154, 155, 186, 215, 267-287; Mary Roberts Rinehart, My Story: A New Edition and Seventeen New Years (New York: Rinehart & Company, 1948), 485, 520-522; Charlotte MacLeod, Had She But Known: A Biography of Mary Roberts Rinehart (New York: Warner Brothers, 1994), 299; "Angling Fraternity Loses Another," The American Angler 5 (May 1920), 463; New York Times, June 18, 1916, February 8, 1925, May 19, 1932, May 21, 1936, May 29, 1938, April 22, 1939; Washington Post, February 4, 1931, August 9, 1935; Kenneth Birt and Patricia Birt, Useppa: An Ongoing Story (Bloomington: iUniverse, 2012), 20-25.

³³Deed Book 155, p. 284, Clerk of Court, Lee County Courthouse; Deborah Stults Harvey and Peter Stults, interview by Gail Fish, Interview # 1, October 4, 2012, Oral History Project, New College of Florida, Sarasota, Florida, p. 3, 8; Debbie Stults Harvey and Peter Stults, interview by Gail Fish, Interview # 2, October 24, 2012, Oral History Project, New College of Florida, Sarasota, Florida, pgs. 2-3; Sarasota Herald-Tribune, February 7, 1996.

³⁴Florida Department of State, "Florida State Population Census, 1945," Precinct 23, South Boca Grande, Lee County, FL; Deborah Stults Harvey and Peter Stults, interview by Gail Fish, Interview # 1, October 4, 2012, Oral History Project, New College of Florida,

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A native of Ohio born in 1899, Larry Stults received his education at the Art Institute of Chicago and then earned a bachelor of art at Carnegie Institute. His mentors included Charles Webster Hawthorne of the Cape Cod School of Art, and Francis Chapin, the dean of Chicago painters. Stults later exhibited at the North Shore Arts Association of Gloucester, Massachusetts and Massillon Museum of Art in Ohio. His primary source of income was through his commercial art studio in Chicago, where he illustrated advertisements for various clients, including Coca-Cola, and illustrated magazine covers for various publications, such as Saturday Evening Post. After moving to Florida, Stults exhibited at the Sarasota Art Association. At Cabbage Key, Stults pursued his love of fine art, which he taught to patrons through instruction in portraits and landscapes. His creativity flourished with paintings of beaches, boats, and bodies. He accommodated some patrons by bringing them to Cabbage Key in his boat, the Sandspur. Other patrons made arrangements to fly in on a commercial amphibian aircraft operated by Gulf Airways of Fort Myers. In the late-1930s, the Lee County Board of County commissioners permitted the construction of a seaplane hangar in North Fort Myers from which Gulf Airways delivered newspapers, offered sightseeing trips, and provided tourists and commuters access to the remote islands and keys of Lee County, including Cabbage Key. In addition to transporting patrons and tourists to Cabbage Key, Gulf Airways also made weekly trips to Cabbage Key, bringing fresh laundry and newspapers. Stults became a member of the Friends of the Arts and Sciences and the Florida Artist Group, and he was listed in Who's Who in American Art.³⁵

The Stults's purchase of Palmetto Key also included the Sandspur, a 36-foot wood "gas screw vessel" built by the West Coast Ship Works in South Boca Grande in 1929. The legal instrument described the boat as "open," that is, without a cabin or covered hull, and powered by a 200 horsepower engine. Intriguingly, the Sandspur was built the same year that Mary Roberts Rinehart purchased the smaller Greyhound in Boca Grande, and the length and description of the Sandspur relate to a photograph of two boats published in Breder's 1939 scholarship on the tarpon in the Bulletin. To that end, it appears that Alan and Gratia Rinehart may have purchased the Sandspur in 1936 for their use while vacationing at Palmetto Key and permitted Breder use of the boat for his research. No previous conveyance associated with Cabbage Key referenced the Sandspur and no original bill of sale from the boat works or by the Rineharts documenting the date of purchase has been located. The Stultses used the Sandspur to carry patrons of the studio between Boca Grande and Cabbage Key.³⁶

Sarasota, Florida, p. 8; Debbie Stults Harvey, interview by Gail Fish, Interview # 2, October 24, 2012, Oral History Project, New College of Florida, Sarasota, Florida, pgs. 2-3.

³⁵ Sarasota Herald-Tribune, February 7, 1996; Fort Myers News-Press, December 12, 2010; Deborah Stults Harvey and Peter Stults, interview by Gail Fish, Interview # 1, October 4, 2012, Oral History Project, New College of Florida, Sarasota, Florida, pgs. 4, 6, 8, 11; Dorothy Gilbert, Editor, Who's Who in American Art (New York: American Federation of Arts, 1947), 453; Kim Phillips, Lee County (Charleston: Arcadia Publishing, 2010), 72.

³⁶ Deed Book 155, p. 284, Clerk of Court, Lee County Courthouse; Charles M. Breder, Jr., "On the Trail of the Tarpon: The Early Stages in Its Life History Have Long Been Secret, but the Aquarium's Florida Research Station is Making Progress," Bulletin of the New York Zoological Society 42 (July-August 1939), 100; Peter Stults and Deborah Harvey, interview by Gail Fish, October 2012, Oral History Project, New College of Florida, Sarasota, Florida, pgs. 2-3, 8.

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The Stultses could accommodate up to 25 guests each week at Cabbage Key. They leased guests rooms in the inn and cottages on an American Plan and a Housekeeping Plan with summer and winter rates. The American Plan rates ranged between \$13.50 to \$22 per day, while the Housekeeping Plan ranged between \$55 and \$140 per week, with varying rates for the inn and cottages. Larry Stults charged patrons \$5 per class. Larry and Janet Stults provided patrons with various other amenities, including bird watching, bridge, fishing poles and tackle, fishing guides, horseshoes, ping-pong, shuffleboard, swimming, and row boats. On Sundays, they transported guests to Bird Island for supper.³⁷

One of their guests was author John D. MacDonald, who vacationed at Cabbage Key about 1959. MacDonald placed Cabbage Key in popular fiction through his mystery Where Is Janice Gantry? A graduate of Harvard University and a veteran of the Office of Strategic Services (OSS) during World War II, MacDonald composed his first short story in 1946, visited Florida in 1949, and published his first novel in 1950, The Brass Cupcake. By 1986, MacDonald had written approximately 500 short stories and published 78 books. In the 1950s, he purchased a home on Siesta Key near Sarasota, which he used as his seasonal home each winter, and participated in a Sarasota writer's group that he met with informally and periodically in downtown Sarasota. His awards included the Ben Franklin Award (1955), Grand Master (1972) by the Mystery Writers of America, and the American Book Award (1980). Various collegiate institutions conferred honorary doctorates on MacDonald including Hobart and William Smith Colleges and the University of South Florida.³⁸

Inspired by the beauty of southwest Florida, McDonald owned homes at Casey Key and Siesta Key. He based his mystery Where is Janice Gantry? (1961) on Fort Myers and Pine Island Sound and included references to the Stultses, the Sandspur, and Boca Grande, Cabbage Key, and La Costa Key. MacDonald incorporated into his mystery scenes with Larry and Janet Stults and the Cabbage Key water tower, boat house, Sandspur, and inn and studio. In the mystery, the protagonists, Sam Brice and Peggy Varden, jump from their boat at night to escape a killer, and swim to safety after spotting the water tower on Cabbage Key. Larry Stults helps Sam and Peggy climb out of the water at the boat house; welcomes them to his Cabbage Key "vacation hideaway"; escorts them to the inn and studio where introduces them to his wife, Janet Stults, and provides them with clothing, shelter, and food; and later transports them in the Sandspur to Boca Grande. In the novel, Stults explains that he makes periodic runs to Boca Grande for supplies and has two boatloads of guests arriving from Sarasota and other guests that he will pick up from Boca Grande. The creative and imaginary events at Cabbage Key - described by one of the nation's creative mystery writers of the middle of the twentieth century -

³⁷Debbie Stults Harvey and Peter Stults, interview by Gail Fish, Interview # 1, October 4, 2012, Oral History Project, New College of Florida, Sarasota, Florida, pgs., 4, 6, 8, 11; Deborah Stults Harvey, interview by Gail Fish, Interview # 2, October 24, 2012, Oral History Project, New College of Florida, Sarasota, Florida, p. 3; Inn and Studio at Cabbage Key, Information and Rates, Cabbage Key Inn and Restaurant Archives.

³⁸Debbie Stults Harvey and Peter Stults, interview by Gail Fish, Interview # 1, October 4, 2012, Oral History Project, New College of Florida, Sarasota, Florida, pgs., 11-12; George Smathers Libraries, Special & Area Studies Collections, General Manuscripts, "A Guide to the John D. MacDonald Collection," MS Group 21, University of Florida, Gainesville, FL; Edgar Hirshberg, John D. MacDonald (Boston: G. K. Hall, 1985), 19-21; <http://www.januarymagazine.com/biography/redhot.html> Accessed 3/28/2015; <https://www.youtube.com/watch?v=mxTvCZFBgek> Accessed 3/28/2015.

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were inspired during MacDonald's vacation at Cabbage Key and his engagement with the Stults family. Notwithstanding the fictional events, the novel effectively reflects much of the physical reality, sense of place, and built fabric of Cabbage Key and the Stults' daily activities and idyllic lifestyle.³⁹

Where is Janice Gantry? precedes MacDonald's famous Travis McGee series, which he initiated in 1964 with his The Deep Blue Good-by. In Where is Janice Gantry?, MacDonald creates Sam Brice as an intelligent and introspective male protagonist, who MacDonald re-casts and renames Travis McGee for his subsequent series, which in 21 novels creates one of America's most successful mystery series. A student of MacDonald and faculty member at Eastern Michigan University, Dr. David Geherin places Where is Janice Gantry? in the period when MacDonald was moving from early success as a pulp-fiction novelist to significance as a best-seller writer. In the novel, MacDonald demonstrates his progress as a writer. He depicts Sam Brice moving from detachment to emotional involvement and reveals a protagonist who no longer bases his actions on a simplified system of rewards and punishments, but as a mature character who becomes an unwitting accomplice in criminal behaviors. Famed Florida author Carl Hiaasen, in an introduction to the 1995 edition of MacDonald's The Deep Blue Good-by, asserted that "Most readers loved MacDonald's work because he told a rip-roaring yarn. I loved it because he was the first modern writer to nail Florida dead-center, to capture all its languid sleaze, racy sense of promise, and breath-grabbing beauty." In 2012, Hiaasen articulates in a YouTube interview how MacDonald successfully gave his novels a sense of place within the South Florida environment. Writer Lewis Moore highlights the tension between light and dark aspects of human nature in MacDonald's literature and emphasizes MacDonald's use of the "themes of love, violence, and amorality" in his mysteries. Author Charles Willeford finds MacDonald "is a spokesman for our times: he speaks for the Sixties as Scott Fitzgerald did for the Twenties, Nathaniel West for the Thirties, Raymond Chandler for the Forties, and John Barth for the Fifties." In Where is Janice Gantry?, MacDonald succeeds in his use of discovery, a genre in which the "element of mystery dominates the search structure." A leading authority on MacDonald literature and the aesthetics of detective fiction, Dr. Edgar Hirshberg evaluated MacDonald as a "writer's writer." He found MacDonald consistently experimented with "varying points of view in his search for new and interesting ways to tell stories."⁴⁰

In 1969, the Stultses conveyed Cabbage Key to James B. Turner, the owner of Turner Plantation Dairies of

³⁹ John D. MacDonald, Where is Janice Gantry? (Greenwich: Fawcett Books, 1961), 144, 157, 165-166, 171, 173-179; Deborah Stults Harvey and Peter Stults, interview by Gail Fish, Interview # 1, October 4, 2012, Oral History Project, New College of Florida, Sarasota, Florida, pgs., 11; Debbie Stults Harvey, interview by Gail Fish, Interview # 2, October 24, 2012, Oral History Project, New College of Florida, Sarasota, Florida, p. 3.

⁴⁰ David Geherin, John D. MacDonald (New York: Frederick Ungar Publishing, 1982), 32-35; Edgar Hirshberg, John D. MacDonald (Boston: G. K. Hall, 1985), preface; John D. MacDonald, Where is Janice Gantry? (Greenwich: Fawcett Gold Medal Book, 1961), 144, 157, 165-166, 171, 173-179; Lewis Moore, John D. MacDonald's Travis McGee Series and Other Fiction (Bowling Green: Bowling State University Press, 1994), pgs. 9-11; John D. MacDonald, The Deep Blue Good-by (New York: Random House, 1995); George Smathers Libraries, Special & Area Studies Collections, General Manuscripts, "A Guide to the John D. MacDonald Collection," MS Group 21, University of Florida, Gainesville, FL; <http://www.januarymagazine.com/biography/redhot.html> Accessed 3/28/2015; <https://www.youtube.com/watch?v=mxTvCZFBgek> Accessed 3/28/2015.

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Tampa and St. Petersburg. A well-known yachtsman in Southwest Florida, Turner became known as the "Island Man" and owned several properties in the region in addition to Cabbage Key, including Burgess Island (Little Bokeelia Island), Indian Field, Patricio Island, and Useppa Island and Pierre Island in the Bahamas. Between 1969 and 1976, Cabbage Key was held intermittently by Turner and Robert Beck through the Hide-A-Way Resort Corporation. In 1976, the property was conveyed to Cabbage Key, Inc., which was organized by Robert A. Wells Jr. and Phyllis R. Wells. The Wells established Cabbage Key Inn and Restaurant, have carefully preserved the buildings, and they are sponsoring the National Register Nomination of their historic property. When Hurricane Charley struck Pine Island Sound on August 13, 2004, it damaged the roofs of the inn and restaurant and boat house, and replacement crimp metal roof panels were used to cover the damaged original wood shingle roofs.⁴¹

Today, Cabbage Key provides a first-class restaurant and guest rooms, panoramic waterfront views, and access to a variety of activities. Travel and Leisure Magazine (2011) included Cabbage Key on its list of "America's Best Waterfront Seafood Shacks." Legal tender in the form of dollar bills decorates the walls and ceilings of the bar and rear porch. Many visitors sign a dollar bill and add "it like sediment to the layers, until the walls and ceilings look like a parade float from a gloating Wall Street investment firm. A signed dollar from Jimmy Buffett hangs in a frame above the bar fueling the rumor that his Cheesburger in Paradise anthem was inspired by Cabbage Key's lunch menu, but the Wellses say even they don't know whether the tale is true. Dozens of bars in Florida and the Caribbean make the same claim." Beyond Buffet and MacDonald, many famous people have visited Cabbage Key, including Ernest Hemingway, Katharine (Houghton) Hepburn, Ted Koppel, and Julia Roberts.⁴²

Architect Nat Gaillard Walker

Fort Myers architect Nat Gaillard Walker is associated with the design of the Boat House, Inn and Restaurant, Rinehart Cottage, and Water Tower and Tank at Cabbage Key. In mid 1936, Alan and Gratia Rinehart commissioned Walker with the design of a "12 Room Bungalow," that is, the main house of their estate. By July 1936, dredge-and-dock work had been initiated under Walker's supervision, an indication that Walker also designed the boat house. By way of contextual inference and similarity in design features and physical materials, the plans for the Rinehart Cottage and Water Tower and Tank were also prepared by Walker.

A native of South Carolina, Walker began practicing architecture in Rock Hill about 1909. Walker's earliest projects were residences and he eventually expanded his practice to include banks, churches, commercial buildings, hospitals, libraries, post offices, and schools. During a career that extended into the 1940s, Walker

⁴¹ Tampa Tribune, January 19, 2011; Official Record Book 55, p. 844, Official Record Book 502, p. 72, Official Record Book 803, p. 420; Official Record Book 1175, p. 1909, 1923, Official Record Book 1183, p. 1394, Official Record Book 1261, p. 1983, 1984, Clerk of Court, Lee County Courthouse.

⁴² Palm Beach Post, June 15, 2011.

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designed buildings in South Carolina and Florida and held important positions in the American Institute of Architects (AIA). Walker formed several partnerships, including with J. Herbert Johnson of Sumter, SC and Leonard Hunter of Charlotte, North Carolina. Walker rose to distinction in the AIA, serving as president of the South Carolina chapter of the AIA in 1921 and 1922. In 1924 and 1925, he served on the board of directors of the national AIA, serving with many prominent American architects in that prestigious organization, including D. Everett Wade of New York City, William B. Ittner of St. Louis, and William J. Sayward of Atlanta.

Notable South Carolina projects designed by Walker included churches in Gaffney and Mount Holly; schools in Barnwell, Clover, and Fort Mill; First National Bank of Sharon; Orangeburg Hospital Administration Building; and Winnsboro Masonic Hall. In Rock Hill, Walker designed the city hall, London Business Block, and Lutheran Church. In Sumter, he prepared the plans for the Carnegie Library (NR 1994), Girls High School, Holy Comforter Assembly Hall and Parish House, and O'Donnell Building.

In 1925, Walker relocated to Fort Myers, Florida. Walker's earliest commissions in Fort Myers included design work for Thomas Alva Edison at his Fort Myers estate (NR 1991). In 1927, after Henry Ford dismantled and removed Edison's original 1886 laboratory for display at his museum in Michigan (today Greenfield Village), Walker drafted plans to enhance Edison's estate. Among other features, Walker designed a bath house, swimming pool, and supporting concrete walkways; the "Pavilion," a sheltered seating platform; a tea house, fountain, and arbor; and the Edison Botanic Research Lab and concrete vault. The latter resources were designed to support the scientific experiments of the Edison Botanic Research Corporation, which Edison organized with Henry Ford and Harvey Firestone in 1927 to investigate sources of rubber that could be produced domestically. Edison conducted rubber experiments in the lab and he used the concrete vault to store volatile research chemicals. The Edison Botanic Research Lab received National Chemical Historic Landmark status in 2014 from the American Chemical Society in recognition of the important work that occurred there. In 1928, Walker designed Edison's study, which consisted of a small office and adjoining lattice trellis, which occupied the footprint of Edison's 1886 laboratory that Ford had removed. Edison used the structure when he did not want to work in his Botanic Lab on the other side of McGregor Boulevard. The lattice trellis enclosed a space called the Moonlight Garden. Walker's extensive design work at the Edison estate advanced his reputation in Southwest Florida and brought him many commissions over the next two decades.

In 1928, Walker transferred his AIA membership to Florida and became the 537th architect to register with the Florida State Board of Architecture. He maintained an office and studio at 1127 First Street in downtown Fort Myers. Walker further enhanced his reputation by serving as president of the Florida Association of Architects in 1929 and 1930. In 1929, he served on a national AIA committee with several prominent architects – David Witmer of Los Angeles, Joseph Leland of Boston, Raymond Hood of New York, John Sinkler of Philadelphia, Ralph Cameron of San Antonio, Arthur Loveless of Seattle, and Raymond Jeans of San Francisco – to develop a uniform merit award plan to recognize the nation's best architecture. Politically well-connected, Walker contributed to President Hoover's 1932 Conference on Home Building and Home Ownership. Serving on the house design committee, Walker collaborated with architects across the country, headed by William Stanley

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Parker of the Architects' Small House Service, and contributed an analyses and evaluations of home design in Fort Myers and Jacksonville. After President Roosevelt's election, Walker designed the Classical Revival-style Fort Myers Post Office (8LL477), one of Florida's early New Deal-era projects in the Fort Myers Downtown Commercial Historic District (NR 1990). After the post office was completed, Walker served as Fort Myers' postmaster in 1933-1934. In the latter year, Walker served as state reconditioning supervisor for the Home Owners' Loan Corporation, based in Jacksonville.

Walker designed many prominent buildings in Lee County between the mid-1920s and early 1940s. One of his earliest designs was the Jewett-Thompson House, a 1926 Spanish Colonial Revival design (NR 1988), followed by his extensive design work at the Edison estate. Lee County public schools designed by Walker include the 1929 Mission Revival-style Boca Grande School (NR 1995); the 1927 Mediterranean Revival-style Bonita Springs School (NR 1999); the 1927 Mediterranean Revival-style Estero School (DOE 1997), the 1946 Mediterranean Revival-style J. Colin English Elementary School (NR 1999), and the 1927 Spanish Colonial Revival Tice School (NR 1999).

Walker drafted the plans for the Rineharts in 1936. Walker's design work came during a period of prolific activity for wealthy seasonal residents in Southwest Florida. Walker's other 1936 projects included estates and seasonal homes for Alexander Cameron at Naples, Jerome Fugate and E.L. Toland in Boca Grande, and A.A. Schlesinger and Claude Storter in Naples. Storter owned a dredging company, which dredged a channel to support the Rinehart's Boat House. Presumably, the company also installed the posts adjacent to the dredged channel onto which the boat house was mounted and built.

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**United States Department of the Interior
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CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

See scaled historic district map.

Boundary Justification

The boundary contains the significant historic resources on Cabbage Key and contains only those few noncontributing resources adjacent to and between historic resources within the boundary

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 1

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

PHOTO LIST

1. Alan & Gratia Rinehart House / Cabbage Key Inn and Restaurant / 8LL1356
2. Cabbage Key Historic District, Cabbage Key (Lee County), Florida
3. Sidney Johnston
4. 2014
5. historic preservation consultant
6. View showing front (northeast) facade, facing southwest
7. Photograph number 1 of 24

Numbers 2-5 are the same for the remaining photographs

1. Alan & Gratia Rinehart House / Cabbage Key Inn and Restaurant
6. View showing front (northeast) facade and northwest elevation, facing south
7. Photograph number 2 of 24

1. Alan & Gratia Rinehart House / Cabbage Key Inn and Restaurant
6. View showing southeast elevation, facing northwest
7. Photograph number 3 of 24

1. Alan & Gratia Rinehart House / Cabbage Key Inn and Restaurant
6. View showing rear (southwest) elevation, facing northwest
7. Photograph number 4 of 24

1. Alan & Gratia Rinehart House / Cabbage Key Inn and Restaurant
6. Interior view showing front (northeast) porch, facing northwest
7. Photograph number 5 of 24

1. Alan & Gratia Rinehart House / Cabbage Key Inn and Restaurant
6. View showing rear (southwest) porch, facing east
7. Photograph number 6 of 24

1. Alan & Gratia Rinehart House / Cabbage Key Inn and Restaurant
6. View showing northwest corner addition, facing east
7. Photograph number 7 of 24

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 2

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. Rinehart Cottage / 8LL1360
6. View showing front (northeast) facade and northwest elevation, facing south
7. Photograph number 8 of 24

1. Rinehart Cottage
6. View showing front (northeast) facade and southeast elevation, facing west
7. Photograph number 9 of 24

1. Doll House / 8LL1357
6. View showing front (north) facade, facing south
7. Photograph number 10 of 24

1. Doll House
6. View showing east elevation, facing west
7. Photograph number 11 of 24

1. Tarpon Cottage / 8LL1358
6. View showing front (north) facade, facing south
7. Photograph number 12 of 24

1. Tarpon Cottage
6. View showing west elevation, facing east
7. Photograph number 13 of 24

1. Tarpon Cottage
6. View showing rear (south) and east elevations, facing northwest
7. Photograph number 14 of 24

1. Tarpon Cottage
6. Interior view showing main room, facing southwest
7. Photograph number 15 of 24

1. Boat House / 8LL1355
6. View from Pine Island Sound showing northeast elevation, facing southwest
7. Photograph number 16 of 24

1. Boat House
6. View from Cabbage Key showing southeast elevation, facing northeast

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Photos _____ Page 3

CABBAGE KEY HISTORIC DISTRICT
CABBAGE KEY, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

7. Photograph number 17 of 24

- 1. Boat House
- 6. View showing central breezeway, facing southwest
- 7. Photograph number 18 of 24

- 1. Boat House
- 6. View showing central boat slip, facing northeast
- 7. Photograph number 19 of 24

- 1. Water Tower-and-Tank / 8LL1359
- 6. View facing west
- 7. Photograph number 20 of 24
- 1. Power-House Ruins

- 6. View facing west
- 7. Photograph number 21 of 24

- 1. Manager's House
- 6. View facing southwest
- 7. Photograph number 22 of 24

- 1. Wells No. 1
- 6. View facing north
- 7. Photograph number 23 of 24


- 1. Landscape View
- 6. View from Pine Island Sound showing Boat House, Water-Tank-and-Tower, and Inn and Restaurant, facing south
- 7. Photograph number 24 of 24


Cabbage Key Historic District
Cabbage Key, Lee County, FL
Site Plan

Prepared by Sidney Johnston

Scale 1" = 125'

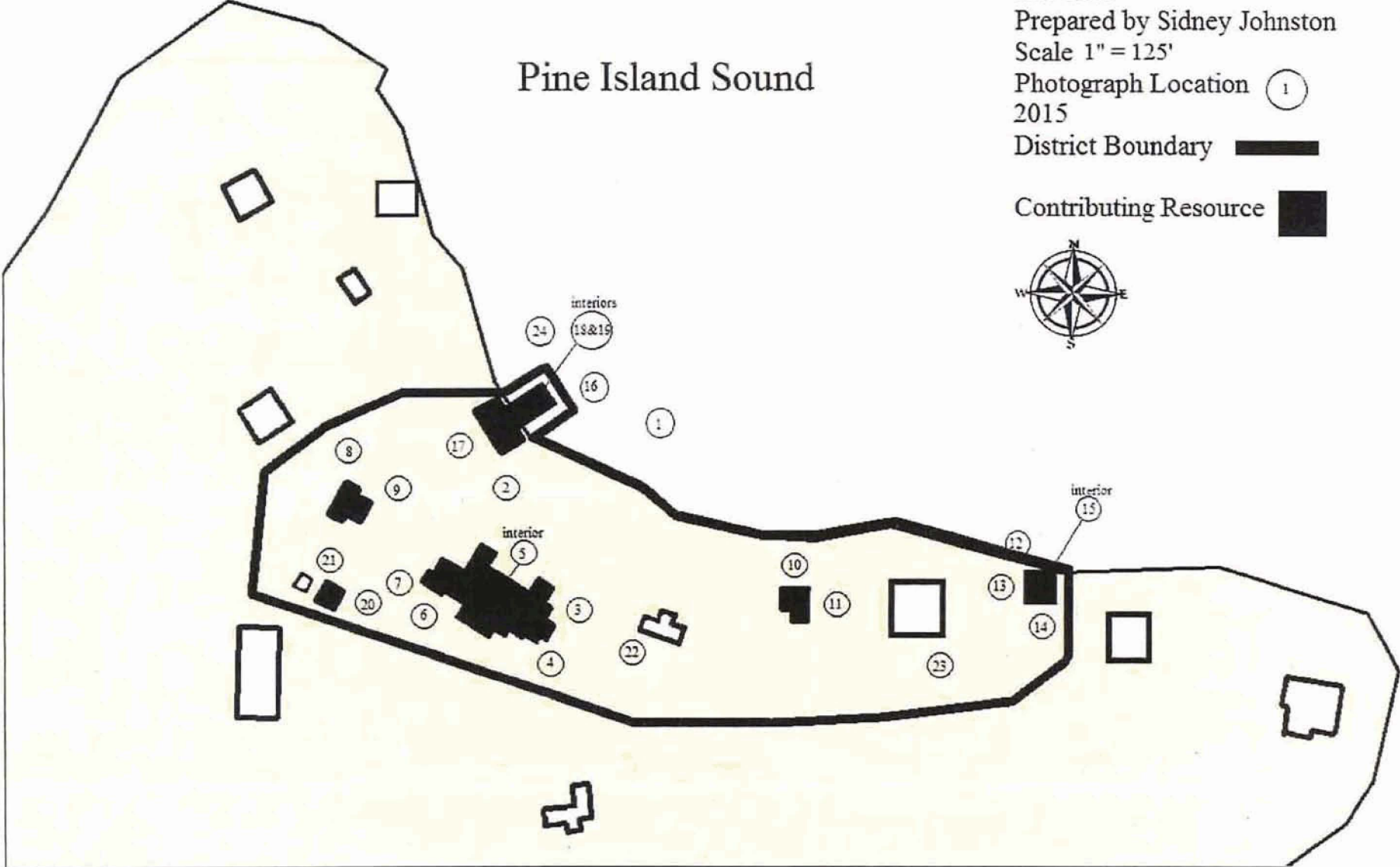
Photograph Location ①

District Boundary 

Contributing Resource 



Pine Island Sound







RESOURCE GROUP FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 LL02649
Field Date 9/1/2015
Form Date 3/3/2016
Recorder#

Original
Update

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

Check ONE box that best describes the Resource Group:

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

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

LOCATION & MAPPING

Street Number Direction Street Name Street Type Suffix Direction
Address:
City/Town (within 3 miles) In Current City Limits? yes no unknown
County or Counties (do not abbreviate)
Name of Public Tract (e.g., park)
1) Township 44S Range 21E Section 17 1/4 section: NW SW SE NE Irregular-name:
2) Township Range Section 1/4 section: NW SW SE NE
3) Township Range Section 1/4 section: NW SW SE NE
4) Township Range Section 1/4 section: NW SW SE NE
USGS 7.5' Map(s) 1) Name USGS Date
2) Name USGS Date
Plat, Aerial, or Other Map (map's name, originating office with location)
Landgrant
Verbal Description of Boundaries (description does not replace required map) Historic District occupies 3.5 acres, extends for 600 feet along northeast shore of key.

Table with 3 columns: DHR USE ONLY, OFFICIAL EVALUATION, DHR USE ONLY. Contains fields for NR List Date, Owner Objection, SHPO/KEEPER criteria, and evaluation options (a, b, c, d).

44S 21E 17

N↑





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

**WEDNESDAY, AUGUST 19, 2015
10:00 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication

2. Approval of 6/17/2015 Minutes

3. Public Hearing on a Special Certificates of Appropriateness (COA)

For public review, back-up materials for the COA case will be available at www.leegov.com/dcd/events and the Pine Island Public Library, 10700 Russell Road NW, Bokeelia, FL, starting August 12, 2015.

A. COA2013- 00146 Old Fish House 4530 Pine Island Rd NW Matlacha, FL 33993

Proposed rehabilitation and expansion existing historic building with restaurant use.

B. COA2015-00035 Cozy Corner (Pollo Rico-MSM LLC) 5508 Avenue 'A', Bokeelia, FL 33922

Proposed site upgrades, installation of new signage and of a walk-in cooler to re-establish a restaurant use in this historic building. The case seeks zoning relief in the CC (Commercial) zoning district in the Lee County Land Development Code from:

- 1) Section 10-285 - Table 1 requires a minimum separation for connections of streets, access roads or accessways must be 125 feet along local streets, TO ALLOW a 60 foot driveway separation from the west and a 57 foot driveway separation from the east for the existing access point.
- 2) WITHDRAWN – NOT NEEDED
- 3) WITHDRAWN – NOT NEEDED
- 4) Section 34-2020(1)b. requires 14 parking spaces per 1,000 s.f. of restaurant use which requires 28 parking spaces, TO ALLOW 21 full size parking spaces and 5 golf cart spaces.
- 5) Section 10-416 (d) (3) requires proposed commercial uses that abut a residential use must provide a Type C buffer (15 foot wide buffer with five trees and 18 shrubs per 100 linear feet with an eight foot in height wall) or a Type F buffer (30 foot wide buffer with ten trees per 100 linear feet and a double staggered hedge with no wall TO ALLOW a Type C buffer with 6' wooden fence, in lieu of 8' wall, along both side property lines of Lot 4.
- 6) Section 10-416(d)3 requires proposed commercial projects that abut County maintained roads to provide a Type D buffer (15 feet in width with five trees per 100 linear feet and a double staggered hedge) TO ALLOW a Type D buffer 5 feet in width with three palm trees and 33 shrubs along front of building on Avenue A.
- 7) Section 10-416(b) requires proposed commercial projects to provide 10% of the gross building ground level floor area with consisting of five foot wide planting beds located on three sides of the building TO ALLOW no building perimeter.

- 8) Section 10-416(c)(2) requires one tree for every 250 square feet of internal planting area TO ALLOW one tree per 400 square feet of internal planting area.
- 9) Sec. 10-416(c)(2)a. requires parking lot canopy trees must be planted in a permeable island, peninsula or median of 18-foot minimum width, TO ALLOW canopy trees in 12' minimum width be provided.
- 10) Sec. 10-261(b) requires a minimum overhead clearance of 22 feet must be provided to accommodate all storage areas/containers, TO ALLOW 12' minimum overhead clearance thru the parking lot to access the dumpster enclosure.
- 11) Section 30-153(3)(e) Identification signs shall be set back a minimum of 15 feet from any right-of-way or easement, TO ALLOW a minimum setback of 7.5 feet from Avenue A street right-of-way, as measured to nearest edge of sign.

C. COA2015-00093 Snook Inn/ Bat House Park 4445 Pine Island Rd NW Matlacha, FL 33993

Proposed rehabilitation to allow adaptive re-use of the historic building as public bathroom at the public park. The case seeks zoning relief in the CT (Tourist Commercial) zoning district from the Lee County Land Development Code:

- 1) Section 34-845 requires a lot area of 20,000 square feet, TO ALLOW 7,650± sq. ft.
- 2) Section 34-845 requires a lot depth of 100 feet, TO ALLOW 75± feet.
- 3) Section 34-845 requires a 25 foot waterbody setback, TO ALLOW a 9± foot setback from the east property line and a 23± foot setback from the south property line from Matlacha Pass for the building.
- 4) Section 10-416 (d) requires a commercially zoned property that abuts another commercially zoned property to provide a Type A buffer (5 feet in width; 4 trees per 100 linear feet), TO ALLOW a 4 foot wide buffer with a 6 foot in height fence located on the west property line.
- 5) Section 34-1744(b) (2)a.iii. requires a fence located within 25 feet of a body of water must be open mesh screening above a height of three and one-half feet, TO ALLOW a 6 foot high fence 0 feet from Matlacha Pass.
- 6) Section 10-296 requires a 660 foot connection separation on an arterial road, TO ALLOW 0 foot separation on Pine Island Road.

4. Review of the National Register Nomination for the Cabbage Key Historic District, Cabbage Key, Lee County Florida

5. Items by the Public; Committee Members; Staff

6. Next Meeting Date: To Be Determined

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

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

The agenda can be accessed at the following link approximately 7 days prior to the meeting.
<http://www.leegov.com/dcd/events>

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





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