

**HISTORICAL & ARCHITECTURAL RESEARCH SERVICES
1845 18TH STREET, UNIT 304
SARASOTA FL 34234
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May 3, 2021

Timothy Parsons, Ph. D.
State Historic Preservation Officer
Director Division of Historical Resources
Florida Department of State
500 S. Bronough Street
Tallahassee, FL 32399

RE: National Register Nomination for Boca Grande Residential Historic
District (FMSF# LL02838). Lee County

Dear Dr. Parsons:

Please consider this letter a formal appeal of the denial for the above-referenced
National Register Nomination by the Boca Grande Historic Preservation Board
("BGHPB").

Summary of Appeal:

The historic village of Boca Grande is rich with documented history and the proposed National Register Nomination, including the 129 contributing and non-contributing resources, would complement the existing nearby Downtown Boca Grande Historic District and Gasparilla Inn Historic District. Documenting this history pays homage to the past and these resources are worthy of preservation for future generations. Owners have cared for and restored many of the homes, some which are still owned by the du Pont/ Crowninshield families.

According to the Certified Local Government ("CLG") Guidelines, the Boca Grande Historic Preservation Board's role is to complement the Florida National Register Review Board in the review of proposed nominations to the National Register of Historic Places by assessing the Nomination against the criteria for National Register listing. This appeal is based upon a failure of substance to the objection by that board. The information related to the historical merits in the Nomination are accurate and the board never discussed or compared the Nomination against the listed criteria as required. The procedures in the process were followed and ample notice was provided. The objections were primarily mounted from individuals outside the proposed district trying to politicize and discredit the Nomination, and me personally, by circulating misinformation to ramp up public opposition. The Nomination as presented strongly qualifies for the National Registry listing under the criteria which include Community Planning and Development, Landscape Architecture, association with the life of a significant person in the past, and Architecture.

The BGHPB's objection occurred after an extended delay for various reasons – none of which had anything to do with the qualifications or eligibility of the proposed district or its contributing buildings. After reviewing the proposed Nomination and the supporting documentation, I think it will be determined that the Nomination is adequately documented, technically and procedurally correct and in conformance with the National Register Criteria. I respectfully ask that this Nomination be considered by the National Review Board.

In support, I provide the following facts:

With the informal encouragement and support from a number of residents on Boca Grande and after about two years of research to prepare the Nomination in conjunction with the state, I filed with the State of Florida the above-referenced National Register Nomination proposal for the Boca Grande Residential Historic District. The Boca Grande Residential Historic District was the next logical nomination since I was chosen by the Gasparilla Inn to prepare its National Register Nomination, which was granted in 2008, as well as the nomination for the Downtown Boca Grande Historic District for Lee County, which was granted in 2011.

The Boca Grande Residential Historic District application catalogs 95 buildings, sites and objects with supporting documentation to show compliance with the required criteria. The BGHPB scheduled duly noticed public hearings to review the proposed Nomination on November 10, 2020 and March 10, 2021. Despite the absence of significant opposition from members within the proposed Residential District and lack of discussion related to historical or technical matters, the BGHPB voted to object to the Residential Historic District as presented. The Commission's sole role in this process is to analyze the accuracy of the historical information presented in the Nomination and assess it against the National Register criteria. The standards for review as outlined in the CLG guidelines are clear and since these discussions related to the technical merits never occurred, I felt it necessary to appeal this decision.

- The notification process was questioned, but proper notice was provided in accordance with the requirements.
 - To date, six letters of notification were mailed to all property owners whose property is being listed ("Listed Property Owners") and a legal notice was published in the local newspaper. Two letters from the State Office of Historic Preservation were sent to Listed Property Owners; two letters from Lee County were mailed to Listed Property Owners; and since I prepared the Nomination, I sent the enclosed letter [Exhibit A] to Listed Property Owners along with attachments clarifying the impacts of a listing. These letters contained information regarding the proposed National Register Nomination along with details of the process, clarifying misconceptions about additional regulation and home insurance implications as well as providing specifics for anyone wishing to formally object to the Nomination. Also, the attached letter from, Dennis Ross, a property owner within the district was sent to Listed Property Owners in

order clarify some misinformation circulating within the community. [Exhibit B] Weekly articles about the proposed Nomination were featured in the local newspaper starting on September 18, 2020. They were primarily negative for some unknown reason.

- Additionally, prior to the hearing, an informational webinar was scheduled on November 6, 2020, by the State Office of Historic Preservation and notice of such was provided to Listed Property Owners by letter as well as the enclosed notice published in the local newspaper on October 30, 2020 to allow interested parties to participate. [Exhibit C] There were 42 individuals who attended the webinar.
- November 10, 2020 BGHPB/ December 1, 2020 Lee County Commission Meetings: no significant opposition from members within the proposed Residential District and discussion dominated by Gilchrist Avenue inclusion.
 - At the November 10th Boca Grande Historic Preservation Board meeting when the Nomination was first put to the vote of the board, only one property owner within the proposed Historic District, via email, objected to the listing. Two property owners within the proposed Historic District spoke in support of the Nomination. However, the Gasparilla Inn was represented by three paid consultants who voiced their objections on behalf of the Gasparilla Inn. The Gasparilla Inn property is **not** located within the proposed district boundaries. The individuals' basis for objection was obscure yet it became clear their primary objection was the inclusion of Gilchrist Avenue, a defining historic characteristic of the town, as a contributing resource. The specific reasoning for their objection was peculiar and unreasonable since the Gasparilla Inn had the benefit of being listed in the National Register. It is not within the proposed boundaries of this proposed National Register District and this listing would have no effect whatsoever on the Gasparilla Inn property.
 - Additionally, at the BGHPB meeting, Ms. Amanda Swindle, an Assistant Lee County Attorney, publicly voiced a concern about the inclusion of Gilchrist Avenue as a part of the Nomination which further confused the issues and dominated much of the discussion. It was made clear that the National Register does not impact the County's use or maintenance of Gilchrist Avenue. Without any citation of legal basis, the county persisted with its objection that the inclusion of the county-owned road would interfere with its control and maintenance of the right-of-way.
 - A motion was made to object to the residential historic district as presented at the November 10th BGHPB meeting and it passed 4-2. (4 in objection to 2 in support along with one board member who was unable to attend in-person but submitted a letter of support of the proposed Historic Nomination in his absence).

- Then, during the December 1st Lee County Commission meeting, Commissioner Brian Hamman asked staff, *“If it was brought back to just the homes so the median and the roads weren’t included, how would you all would have evaluated this? How would you feel about it?”*
- Dave Loveland, Director of Community Development, testified: *“From a staff, from a community development and DOT staff perspective, we wouldn’t have a concern with the designation for just the residential properties.”*
- At the suggestion of the Lee County Commission, in a cooperative effort with the State Historic Preservation Office, the application was amended in some minor areas but, most significantly, Gilchrist Avenue was removed from the list of contributing historic resources. The application was remanded back to the BGHPB and processed for final consideration of the Board of County Commissioners.
- Although the changes were made in a very timely manner to meet the deadline for the February Boca Grande Historic Preservation Board meeting, in an abundance of caution, the Nomination to the BGHPB was delayed to the March 10th meeting to allow more time for Lee County and Bureau of Historic Preservation to again notify Listed Property Owners of the proposed Nomination by mail on February 3 and February 25 respectively. [Exhibit D & Exhibit E].
- March 10, 2021 BGHPB/ April 6, 2021 Lee County Commission Meetings: no technical/ historical matters discussed related to the Nomination.
 - Prior to the March 10 meeting the BGHPB Chairman, Mr. Jerry Edgerton, personally set up an email address (“contact@bghpb.org”) apparently purporting to represent the BGHPB without discussing it with the other board members. He sent out an inflammatory email signed by a resident living within the proposed district from that BGHPB email address. As shown in the enclosure as Exhibit F, the letter strongly opposed the Nomination, contained distortions and misinformation and asked the recipients to reply with their objection to the Nomination. Most of the responses submitted were from people who did not live in the proposed district and many based their opposition on the misinformation distributed. According to a few of the board members, on the afternoon prior to the March 10 meeting, Mr. Edgerton personally delivered binders with copies of the letters (most of which we not property owners within the proposed district and even included duplicate emails) and even attempted to lobby some of the board members to vote against the

Nomination. Letters of complaint about his behavior have been sent to the assistant county attorney, Ms. Swindle, staff member, Mr. Anthony Rodriguez and to the Chairman of the Lee County Commission. [Exhibit G].

- During the March 10th BGHPB meeting, [transcript attached in the enclosure as Exhibit H] staff highlighted the process and a presentation was made, emphasizing the revisions incorporated in the application since the last hearing. During the public comment portion, a total of twelve people spoke -- three property owners within the proposed district spoke in favor of the Nomination and five property owners within the proposed district spoke against the Nomination. As Ms. Swindle stated at the public hearing found on page 2 of the transcript, *"According to the Certified Local Government Guidelines, that the historic preservation's board role is to complement the review of the state of review board in this matter. According to the Code of Federal Regulations that includes assessing the nomination against the listed criteria which you have all been provided by Anthony. And it also involved determining whether the nomination is adequately documented, technically professionally and procedurally correct and sufficient and in conformance with the national register criteria. So again, it's a dual role, you are taking the information as it's been presented as part of the nomination, analyzing the accuracy of that information and then applying the criteria of the nomination of the Code of Federal Regulations for nominations to that information. So, that is your role. It's not a popularity contest whether you like it or don't like it. It's a specific role that's been outlined for you."* Then for added emphasis, on page 3, Ms. Swindle restated, *"It's not a popularity contest as to who we have more in favor or more against. That's not your role in this review. It's to apply the criteria because you are the experts that have been appointed by the board of county commissioners to conduct this type of review."*
- Instead, much of the testimony in opposition related to the misinformation circulated weeks before the meeting falsely claiming the listing would result in added governmental bureaucracy and oversight and that a listing directly impacts taxes, zoning, parking, use, beach access and insurance costs. If approved as proposed, a National Register Listing will have no additional burden to property owners within this district whatsoever. All parties, including the local BGHPB, have been informed of this fact.
- As proven in the enclosed meeting transcript, no technical or historical matters in the application were discussed during the public hearing, even after the assistant county attorney, Ms. Amanda Swindle, repeatedly emphasized the board's role on page 28 of the transcript, *"I'll just read again, this is from the Code of Federal Regulations, which is essentially the genesis of the regulations regarding the nomination. So, the role in*

reviewing the nomination is to determine whether the nominations are adequately documented and technically professionally and procedurally correct and sufficient in conformance of National Register criteria for evaluation. That's your duty."

- Towards the end of the public hearing, a rather confusing discussion was held on how to phrase the official motion as shown on page 31 in the transcript. Attorney Swindle tried several times to clarify the issue. BGHPB member Patterson eventually revised her motion to object to the Nomination for the reasons of: *"Non, not non-notice to the affected parties. Also, that it was done in the fall during a national pandemic."* More discussion followed adding to the confusion before the actual vote. On page 32 in the transcript, you will find that BGHPB member Dana Robinette, who initially voted in favor of the objection in error, then clearly stated: *"No. I voted no."* To the change in vote, Ms. Patterson responded, *"I don't think you can do that."* Mrs. Robinette had been openly in favor of the Nomination but was confused by the disjointed discussion and the incoherent motion.
- The vote to object to the proposed Nomination for the residential district passed 4 – 2 along with one board member who was unable to attend in-person but submitted a letter in opposition). On April 29, BGHPB member Robinette submitted a letter of support for the Nomination [shown as Exhibit I] and the final vote would have been 3-3 with her support.
- On April 6th the Lee County Commission voted 5-0 to support the decision of the BGHP Board to oppose the Nomination of the Boca Grande Residential Historic District to the National Register of Historic Places where, again, there was no discussion related to technical merits or the listed criteria for evaluation.

This appeal is filed because this district as presented [See Copy of Application filed - Exhibit J] strongly qualifies for the National Registry listing, summarizing under the following three criteria (noting that only one criterion is required):

Criterion A: Community Planning and Development & Landscape Architecture

The historic resources within the proposed district are associated with events over time that have made a significant contribution to the broad patterns of the history of Boca Grande.

The work of prominent land planner and landscape architect, Carl Rust Parker, is reflected in the planning and development of the community and its original landscape plan, some of which survives.

The work of the prominent Olmsted Brother's Landscape firm played a role as Land Planners in the development of the community for undertaking and overseeing a topographical survey of Boca Grande, determining the route of the single road connecting the community to the mainland and determining the location of a new railroad line after the first line was washed away in a storm. They were also involved in platting out a larger land area for the town, the composition and printing of a sales brochure to spur land sales and the hiring of a head gardener to oversee the repair and maintenance of Carl Rust Parker's previous landscape work and to oversee some additional landscaping the firm themselves undertook. A substantial file of Olmsted's work is documented in the Library of Congress, which would be available upon request.

Criterion B: Association with the life of a significant person in the past

Louise du Pont Crowninshield played a significant role in the development of the Boca Grande community and its social development. Louise du Pont Crowninshield, a Founding Trustee of the National Trust for Historic Preservation, was also an early winter resident in Boca Grande and social and community leader. She encouraged friends and family including her brother, Henry F. du Pont, to winter in Boca Grande. The historic district contains several current and former houses of the du Pont and Crowninshield families, some of whose descendants still live here. Mrs. Crowninshield became a major benefactress of the Boca Grande community. In 1929, she donated the land for a new island school and built the Community House. Both buildings are still in use today as part of the Boca Grande Community Center. Mrs. Crowninshield also founded the Boca Grande Health Clinic in 1947 which has grown to be the central health care facility serving the island residents.

Criterion C: Architecture

There are 95 contributing historic resources within the district with 34 resources that are non-contributing. The primarily residential structures within the proposed district represent the historic development of Boca Grande. The structures embody the distinctive characteristics of a type, period or method of construction and some are the design work of prominent master architects.

Clearly, the district meets all of the above Criteria for listing. The entire nomination process and nomination content was coordinated over a long period of time with the State Historic Preservation Office.

In addition to meeting the National Register criteria, the nomination is also consistent with the following Goals, Objectives and Policies of the Lee Plan's (Lee County's Comprehensive Plan) Historic Preservation Element, which commits to, and encourages, Lee County's recognition and registration of historic resources and districts in the National Register:

Chapter IX. Historic Preservation Element

OBJECTIVE 141.2: EVALUATION. Continue to evaluate the historic and archaeological resources of Lee County according to adopted criteria for significance.

POLICY 141.2.1: Maintain adopted criteria in the Historic Preservation Ordinance for the evaluation of historic and archaeological resources that are consistent with the requirements of the Certified Local Government Program created pursuant to the National Historic Preservation Act of 1966.

POLICY 141.2.2: Evaluate the historic resources of Lee County for eligibility for nomination to the National Register of Historic Places and a local register of historic places.

GOAL 142: RECOGNITION AND REGISTRATION. To formally recognize significant historic resources and provide for their appropriate registration or local, state, or national listings.

OBJECTIVE 142.2: REGISTRATION. The county will continue its program to nominate eligible structures, sites, or districts to the National Register of Historic Places.

POLICY 142.2.1: Lee County will initiate the nomination of eligible historic resources to the National Register of Historic Places through the Lee County Historic Preservation Board according to the Certified Local Government program.

POLICY 142.2.2: Lee County will encourage historic property owners to nominate eligible structures, sites, or districts to the National Register of Historic Places through the provision of information and technical assistance.

OBJECTIVE 145.2: RECOGNITION AND REGISTRATION. Assist local and state government agencies in the recognition and registration of the historic resources in Lee County.

In addition to the above rationale, listing on the National Register opens up opportunities for access to additional disaster relief funding through the National Park Service which are available only to properties or districts listed on or eligible to be listed on the National Register. An example of this is the 2020 Hurricane Michael National Park Service sub-grants disaster relief funding which is described at the following link [or enclosed for your convenience as Exhibit K]

<https://fdoswebumbracoprod.blob.core.windows.net/media/703258/hurricanemichaelsubgrantssolicitationfinal.pdf>

Access to historic preservation funding through the National Park Service is an important benefit associated with National Register listing to which properties in this district would not otherwise have access.

I respectfully submit that the Nomination, as amended to address concerns expressed, meets the National Register criteria, making the historic district as proposed eligible for listing in the National Register; and furthermore, National Register listing is consistent with the adopted goals, policies and objectives of the Lee County Comprehensive Plan which encourage preservation of local historic resources. It is clear that listing in the National Register of Historic Places is the gold standard for historic preservation.

The Boca Grande Residential Historic District under consideration for Nomination is a significant part of Boca Grande's historic architecture, character, charm, heritage and culture. Notwithstanding the county's vote to object to the Nomination, I kindly ask that you allow for the review of this appeal to be heard to grant this worthy and clearly eligible Nomination to go forward in the listing process. If approved, National Register listing would help to ensure that the historic character of Boca Grande remains intact for generations to come.

Thank you for your consideration.

Sincerely,



Mikki Hartig

Enclosures:

- Exhibit A: October 20, 2020 Notice to Property Owners from Historical & Architectural Research Services
- Exhibit B: December 8, 2020 letter from property owner clarifying misinformation circulating
- Exhibit C: November 6 Webinar Meeting Notice
- Exhibit D: February 3, 2021 Notice to Property Owners from Lee County
- Exhibit E: February 25, 2021 Sample Notice to Property Owners from the Bureau of Historic Preservation
- Exhibit F: March 7, 2021 letter from resident distributing misinformation
- Exhibit G: April 5, 2021 letter to Lee County Commission Chairman related to ethical questions related to BGHPB activity campaigning against the Nomination
- Exhibit H: March 10, 2021 Boca Grande Historic Preservation Board Meeting Transcript
- Exhibit I: April 29, 2021 letter from BGHPB member Dana Robinette expressing support for the Nomination and changing her vote
- Exhibit J: Boca Grande Residential Historic District Application
- Exhibit K: 2020 Hurricane Michael National Park Service sub-grants disaster relief funding

EXHIBIT A

**HISTORICAL & ARCHITECTURAL RESEARCH SERVICES
1845 18TH STREET, UNIT 304
SARASOTA FL 34234
(941)536-4476**

October 20, 2020

RE: Boca Grande Residential National Register Historic District Nomination

Greetings Boca Grande Historic District Property Owners:

As you may be aware, a nomination has been submitted to the Florida Division of Historical Resources to designate a large area of your Lee County residential historic district to the National Register of Historic Places. This is not only a great honor, there are benefits for home owners including possible tax credits, grants and, importantly, exemptions from FEMA elevation and flood proofing requirements in the event of severe storm damage. Considering Boca Grande's vulnerable location on a barrier island The FEMA exemptions alone are a significant benefit.

While there are a number of benefits to the program, there are no restrictions on the home owner as to the disposition of their property, including demolition. The currently existing Lee County Boca Grande Historic District Guidelines still apply as they have since 1990 and there is no new regulatory burden. The National Register District listing has nothing to do with the use of buildings, zoning, beach access, parking, roads or how any of these are utilized now or in the future. Lee County remains the regulating authority. The listing is basically an inventory of the contributing historic houses in the proposed district. It does not change, alter or impact the existing Boca Grande Lee County Historic District.

The attached information from The Florida Department of State will provide you with pertinent information about the National Register of Historic Places. Due to a staff oversight, the attached materials were not included with the letter regarding this matter that you recently received from Lee County.

It may also interest you to know that a number of properties in Boca Grande are already listed in the National Register. In 2010, the Gasparilla Inn retained me to prepare a National Register nomination for the Inn and its property. The Boca Grande History Museum and Art Center were also listed. Years ago, the Gasparilla Light House and Keepers House were listed as well as the Boca Grande Train Depot.

In 2011, Lee County sought my services to nominate a National Register District for the Lee County Historic District. At that time, in a discussion with staff it was decided to nominate the commercial area of Boca Grande and the residential would be nominated separately at some time in the future. Approximately eighteen months ago, I learned that Boca Grande's residential district had never been nominated. I felt this was work left undone and should be completed. So I prepared this nomination for

Boca Grande National Register Residential Historic District Property Owners
October 20, 2020
Page 2

Lee County's residential Historic District for consideration. This would make Boca Grande unique in all of Florida for the number of historic properties listed on the National Register. Something your community can be proud of.

There was some confusion when the nomination was sent to the Certified Local Government (CLG) which is Lee County. The State Historic Preservation Bureau was not aware that Lee County had two Historic Preservation Boards, one in Boca Grande. Unfortunately the Boca Grande Board was overlooked when the initial notification letter was sent by the State to Lee County. That has been resolved and on November 10, 2020, I will be making a presentation on the nomination at the Boca Grande Historic Preservation Board's November public meeting. The public is invited to attend and comment. After a reasonable period for public comment, the Board will prepare a report as to "whether or not the included properties meet the eligibility criteria." This will be transmitted back to the State Historic Preservation Officer by the "chief local elected official". The State would then proceed with the nomination.

Prior to this the State Historic Preservation Bureau's Ruben Acosta will be holding a webinar on November 6 at 2:00 pm. To explain the process. The public is invited to attend. Details for signing in will be published in the Boca Beacon in the October 30 issue. If you wish to ask questions you will need to register for the webinar. If you just want to listen, you may simply click the link or dial in.

Boca Grande is truly a special and unique historic place and deserves to be formally recognized and the National Register is the method to affirm it as such.

Sincerely,

Mikki Hartig,
President
Historical & Architectural Research Services

Webinar information:

Date: Friday November 6 at 2:00 pm

Registration URL: <https://attendee.gotowebinar.com/register/2730901420837182988>

Webinar ID: 640-991-203

Phone Number: (415) 930-5321



Access Code: 549-861-056

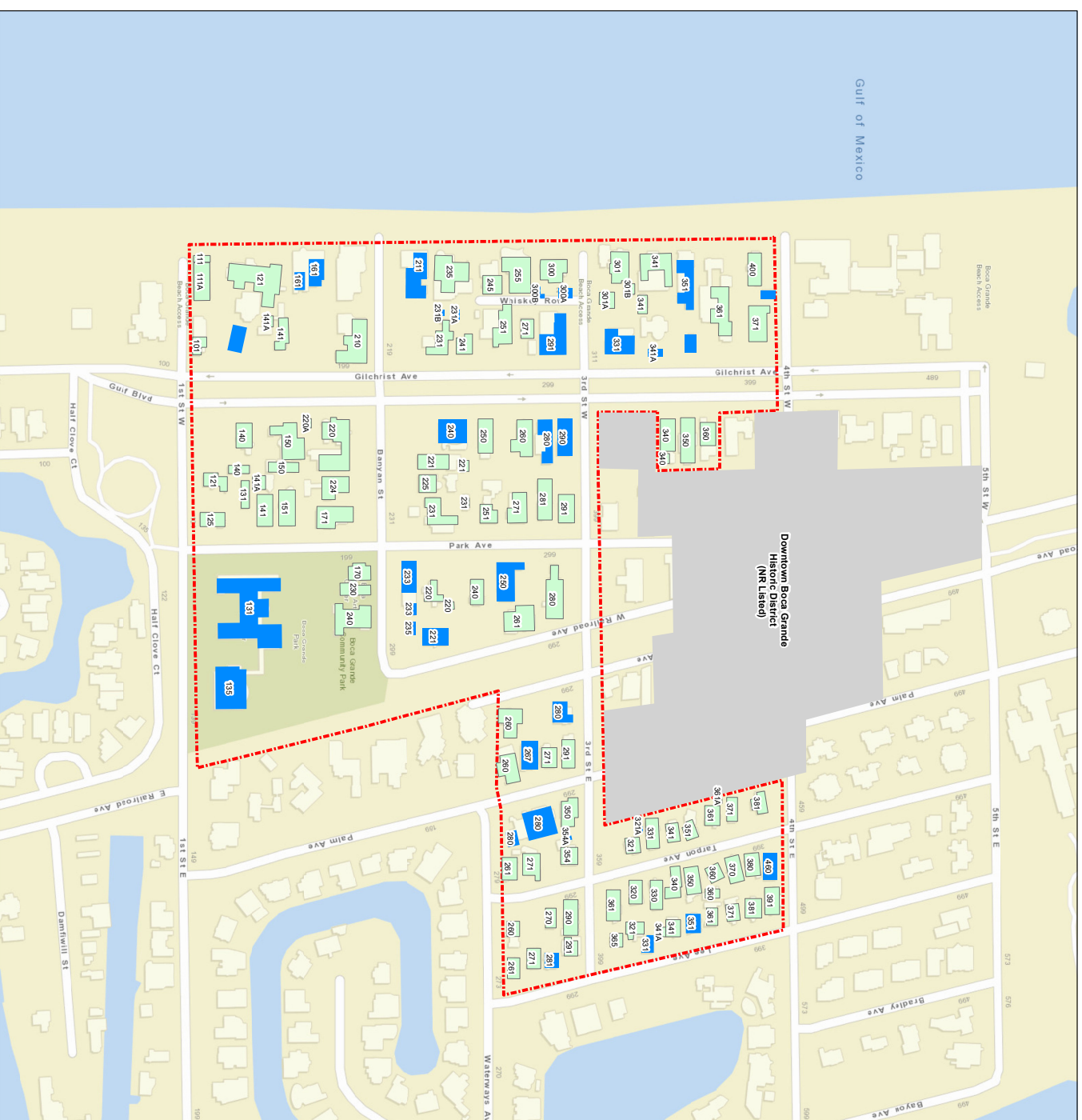
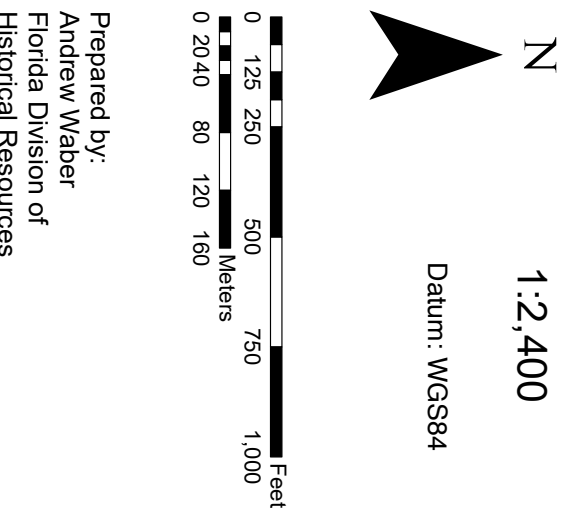
Attendees should use the link to register for the webinar. After registration, they will receive an email confirming their registration and providing instructions for joining the webinar. Attendees wishing to speak will call in at the time of the webinar using the phone number and access code above. When they log into the webinar they will be provided with a PIN that allows the attendee to exit listen-only mode.

Boca Grande Residential Historic District

Boca Grande, Lee Co., FL

Legend

-  Contributing
 Non-contributing
 Proposed National Register Boundary



Boca Grande Residential Historic District

Boca Grande, Lee Co., FL

UTM

- 1) 17R 374279 2959416
- 2) 17R 374814 2959418
- 3) 17R 374860 2959204
- 4) 17R 374680 2958967
- 5) 17R 374279 2958964

USGS Map Names:

Placida and Port Boca Grande

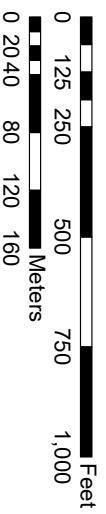
Datum: WGS84

Legend

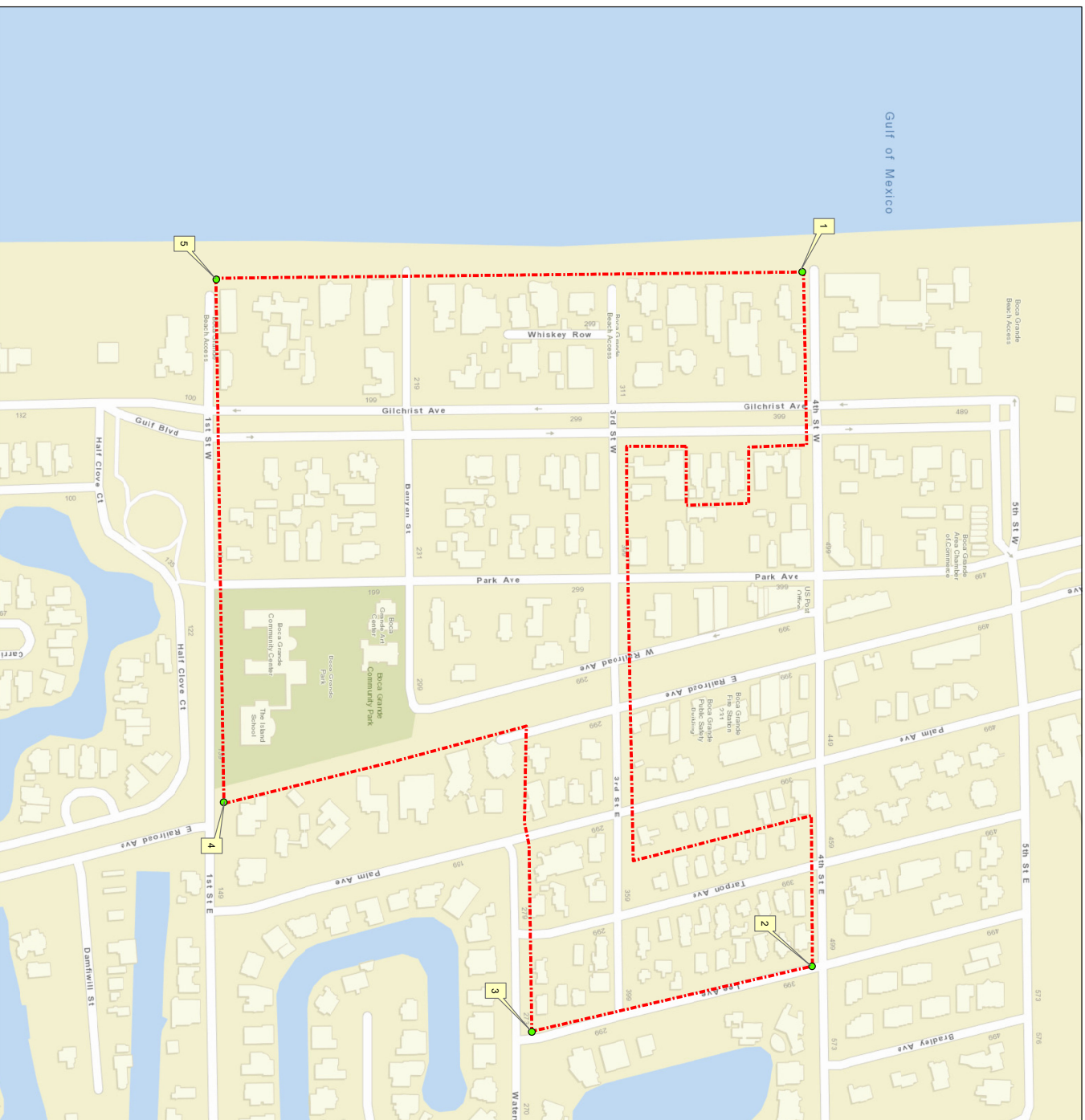
 Proposed National Register Boundary

Z

1:2,400



Prepared by:
Andrew Waber
Florida Division of
Historical Resources



NATIONAL REGISTER OF HISTORIC PLACES PROGRAM DESCRIPTION

FLORIDA DEPARTMENT OF STATE – LAUREL M. LEE - SECRETARY OF STATE

The National Register of Historic Places is an official listing of historically significant sites and properties throughout the country. It is maintained by the National Park Service, U.S. Department of the Interior. It includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities.

Listing in the National Register does not, in itself, impose any obligation on the property owner, or restrict the owner's basic right to use and dispose of the property as he or she sees fit. It does, however, encourage the preservation of significant historic resources in three ways.:

1. by providing official recognition of the historic significance of the property and encouraging consideration of its historic value in future development planning,
2. by imposing limited protection from activities involving funding, licensing, or assistance by Federal agencies that could result in damage or loss of its historic values, and
3. by making the property eligible for Federal financial incentives for historic preservation

Redevelopment of a listed property which involves Federal funding, licensing, or assistance will be subject to review by the State Historic Preservation officer and the Advisory Council on Historic Preservation to assure that adequate and appropriate consideration is given to the preservation of the historic qualities for which it was originally listed. This review requirement will also apply to any Federally funded, licensed, or assisted activities undertaken by others that could have an adverse effect on the property.

Federal financial incentives for historic preservation include eligibility for direct matching grants and investment tax credits for the rehabilitation of income producing properties.

For further information on the National Register program, please contact us at the address or phone number below.

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (850) 245-6437**

NATIONAL REGISTER OF HISTORIC PLACES RESULTS OF LISTING IN FLORIDA

FLORIDA DEPARTMENT OF STATE – LAUREL M. LEE - SECRETARY OF STATE

The National Register of Historic Places is an official listing of properties throughout the country that reflect the prehistoric occupation and historic development of our nation, states, and local communities. The Register is maintained by the National Park Service under the Secretary of the Interior. It is used primarily as a planning tool in making decisions concerning the development of our communities to ensure, as much as possible, the preservation of buildings, sites, structures, and objects that are significant aspects of our cultural and historic heritage. Sometimes there are misunderstandings as to what listing in the National Register will mean for a property owner. The following is an outline of what it will do and what it will not do.

WILL DO

- The National Register **provides recognition** that the property is deemed by the federal and state governments to be significant in our history at the national, state, and/or local levels. Most properties are significant because of their local significance.
- The National Register **identifies** the properties that local, state, and federal planners should carefully consider when developing projects. Projects involving federal funding, permitting, licensing, or assistance and that may result in damage or loss of the historic values of a property that is listed in the National Register or is eligible for listing are reviewed by the State Historic Preservation Office and the federal Advisory Council on Historic Preservation. A similar review takes place under state law for state or state-assisted undertakings. A typical example of projects that are given such review is road construction or improvement. For more information, call the Compliance Review Section of the Florida Bureau of Historic Preservation at (850) 245-6333.
- Listing may make a property eligible for a **Federal Income Tax Credit**. If a registered property that is income producing undergoes a substantial rehabilitation carried out according to the Secretary of the Interior's Standards for Rehabilitation, the owner may apply for a 20% income tax credit. The credit amounts to 20% of the cost of the rehabilitation. For more information, contact the Architectural Preservation Services Section of the Florida Bureau of Historic Preservation at (850) 245-6333.

- In 1992, the Florida Legislature passed legislation that allows counties or cities to grant **ad valorem tax relief** for owners of properties that are listed or eligible for listing in the National Register or in a local district. When a property is improved its value is increased and the assessment is raised accordingly. The ad valorem tax legislation provides that the increase in assessed value of the improved property will be exempted for up to 10 years from taxation for those portions of the tax bill affected by local option county or municipal exemption ordinances. This provision is available for both income and non-income producing properties. Contact your local property appraiser to see if this provision is available.
- Listing may make a property exempt from certain **Federal Emergency Management Act (FEMA)** requirements and eligible for some **American Disabilities Act (ADA)** and **building safety code** adjustments. For more information, call the Architectural Preservation Services Section of the Bureau of Historic Preservation at (850) 245-6333.
- Listing or being determined eligible for listing is not required for receiving **state preservation grants**. The competition for the grants is intense, however, and this official recognition adds weight to the argument that a property is significant and should be awarded a grant. For more information, call the Grants and Education Section of the Bureau of Historic Preservation at (850) 245-6333.

WILL NOT DO

- Listing in the National Register or being determined eligible for listing does not automatically preserve a building, and does not keep a property from being modified or even destroyed.
- Unless an undertaking is state or federally funded, or regulated by local ordinance, private property owners may deal with their property in any way they see fit. Architects in the Bureau of Historic Preservation are available to provide advice concerning the best ways to approach rehabilitation needs while maintaining the historic character of a property. For more information, call the Architectural Preservation Services Section at (850) 245-6333.
- Private owners are not required to open their listed property to the public for visitation.
- The federal and state governments will not attach restrictive covenants to a property or seek to acquire it because of its listing in the National Register.

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-1250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (850) 245-6437**

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION PROCEDURE

FLORIDA DEPARTMENT OF STATE – LAUREL M. LEE - SECRETARY OF STATE

The National Register of Historic Places is an official listing of sites and properties throughout the country that reflect the prehistoric occupation and historical development of our nation, states, and local communities. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior.

The nomination of historic resources in Florida for listing in the National Register is a function of the State Historic Preservation Officer, Florida Division of Historical Resources. Anyone interested in having a particular property listed may submit a nomination proposal to the State Historic Preservation Office. The nomination proposal must meet National Register standards. It is the responsibility of the person submitting the proposal to provide the necessary information and materials. The staff of the Division is available for consultation on preparation of proposals.

Upon receipt of a nomination proposal, the following procedures will be carried out.

1. The nomination proposal and all accompanying documentation will be evaluated by the professional staff of the Bureau of Historic Preservation. If possible, a staff member will visit the site as a part of the evaluation process.
2. The owner(s) of the property and the chief local elected officials will be notified in writing that the property is being proposed for nomination and given the opportunity to comment on the property.
3. The proposal will be submitted for consideration and recommendation by the Florida National Register Review Board which is charged with reviewing all nomination proposals to the National Register of Historic Places from the State of Florida.
4. Upon the favorable recommendation of the Review Board, a formal nomination will be prepared for the submission by the State Historic Preservation Officer to the Keeper of the National Register in Washington, D.C. Special procedures also exist for processing proposals when the Board and the State Historic Preservation Officer do not agree on the eligibility of the property for listing.
5. The Keeper of the National Register and his staff undertake the final review and make the final decision whether or not to list the property. If the owner of a private property objects to the nomination, the property will not be listed, but the site may be submitted to the Keeper of the National Register for a formal determination of eligibility for listing.
6. The owner is then notified in writing as to the final decision.

For further information about the National Register nomination process, please contact us at the address or phone number below.

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278, FAX (850) 245-6437**

NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR LISTING

FLORIDA DEPARTMENT OF STATE – LAUREL M. LEE - SECRETARY OF STATE

The *National Register of Historic Places* is an official listing of sites and properties throughout the United States that reflect the prehistoric occupation and historical development of our nation, states, and local communities. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior.

The following criteria are used by the State Historic Preservation Officer and the Keeper of the National Register in evaluating properties for eligibility for listing in the *National Register*.

Criteria for Evaluation:

- 1) Districts, sites, buildings, structures, and objects may be considered to have significance in American history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
 - a) are associated with events that have made a significant contribution to the broad patterns of our history; and/or
 - b) are associated with the lives of persons significant in our past; and/or
 - c) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
 - d) have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations:

- 2) Ordinarily 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; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the *National Register*. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
 - a) a religious property deriving its primary significance from architectural or artistic distinction or historical importance; or
 - b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
 - c) a birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
 - d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or association with historic events; or
 - e) a reconstructed building, when it is accurately executed in a suitable environment and

- presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or
- f) a property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
 - g) a property achieving significance within the past 50 years, if it is of exceptional importance.

For further information on the *National Register* criteria for listing, please contact us at the address or phone number below.

**BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE (850) 245-6333 OR 1-800-847-7278
FAX (850) 245-6437**

Home Insurance and the National Register of Historic Places

The topic of insurance agencies being reluctant or unwilling to underwrite policies for historic properties is one of growing concern within the preservation field. Largely this is due to the misconceptions that continue with regard to historic properties and federal landmark designation programs.

Under federal law listing in the National Register of Historic Places results in no restrictions on the use, management, maintenance, or disposal of a historic property. Owners of private property are free to manage their property as they see fit. Damaged or destroyed properties are under no requirement to rebuild or repair as originally designed. National Register designation is largely honorary in nature and provides certain economic benefits to owners, but places no requirements on the use of the property. Insurance claims should follow the normal course as with any other property, unless the owner specifically purchases a replacement policy for exact replication (e.g. historic house museums).

Even if listed in the National Register, a historic property could still be demolished by the owners as long as no Federal funds, permits, or licenses were involved in the process, and no state or local ordinances were in effect that might restrict the property. Local ordinances may place certain restrictions on the owner that are separate from the National Register program.

An owner does not have to rebuild their National Register listed property according to any specific federal standards or guidelines, so insurance coverage should be similar to that for a non-historic building. We have found, however, that some insurance companies and their underwriters are hesitant to insure designated buildings, usually because they fail to understand the facts about listing. In most cases there are usually other firms available more than willing to provide insurance.

One approach to take with the reluctant insurance companies is to request where in the company's policy it specifically says "we do not insure National Register listed properties." We have yet to see anything actually in print that says this. You might also call your state's insurance commissioner's office and speak with the homeowner's analyst about whether insurance companies can refuse to underwrite houses that are listed in the National Register. Referring insurance companies to a regulatory agency sometimes works. It is helpful to ask if there is a policy or position paper regarding insuring listed properties in your state.

To be clear:

- The National Register does not require that exact replicas of listed properties be constructed if the original is destroyed.

- The National Register does not require that the same or very similar materials be used for repairs or replacement of all or part of a damaged building and,

- The National Register does not require that any specific guidelines be followed in the rehabilitation of properties whose owners do not participate in federal programs.

The National Conference of State Historic Preservation Officers addresses this issue on their website at <http://www.ncshpo.org/current/bestpractices/insurance.htm>

EXHIBIT B

Dennis Ross
PO Box 2408
Boca Grande, FL 33921

December 8, 2020

Dear Neighbor:

My name is Dennis Ross. My wife and I have been coming to Boca Grande for over 20 years. Our hundred year old home is in Boca Grande's historic district, and I, as I suspect many of you, have been following with interest the proposal to add a Boca Grande residential district to the National Register of Historic Places ("NHR"). I first learned of the NHR proposal when I received a letter of notification earlier this Fall. I initially didn't pay it much attention, but became more interested following an animated meeting of the Boca Grande Historic Preservation Board (BGHPB) and a subsequent Lee County Commissioners' hearing where possible pro's and con's of the proposal were discussed. I am by no means an expert on historic preservation, but I am an attorney with long experience analyzing government rules and regulations. I hope you will not think me presumptuous if I share with you my conclusions about what the proposal would and would not mean for Boca Grande and the residents of its residential historic district.

BACKGROUND; The NHR proposal was initiated and authored by Mikki Hartig, an experienced historian and historic preservation consultant and a longtime visitor to Boca Grande. Mikki had previously been retained to prepare the proposals that placed the Gasparilla Inn and Boca Grande's commercial district on the National Register. Mikki did the bulk of the research for the proposals and worked with the Florida Bureau of Historic Preservation on the submissions. Mikki's stated reason for putting this proposal together and investing the substantial time and energy it required were her love of Boca Grande and her belief that its residential historic district also deserved national recognition. In 2011 when Lee County hired her to prepare the submission for the commercial district it was discussed that the residential district would be completed at a later date. I've seen nothing that calls her stated purposes into any legitimate question.

REGULATION: The first, and probably most important fact about the proposal is that inclusion in the NHR is mostly an honorary matter and would not add *any* new layer of regulation or oversight to our homes. It is non-regulatory. As residents of Boca Grande's existing Lee County historic district, we all know that renovations or additions to our homes are subject to review by the BGHPB. Adding a Boca Grande residential district to the NHR will not change that in any way, neither adding to nor subtracting from the existing level of review. There is no Federal oversight of buildings on the NHR, and owners of NHR listed homes are free, subject again to local regulation, to do with their homes as they please. If a property is demolished there is no penalty. It would simply be removed from the register or removed as a contributing building within a historic district.

FEMA BUILDING GUIDELINES: The Federal Emergency Management Agency ("FEMA") has strict building guidelines for homes and other structures built in coastal areas. These guidelines as a practical matter determine the local building codes that govern such homes and structures. An issue raised at the BGHPB meeting was whether inclusion of our homes in the NHR would exempt us from local building

codes in the event a hurricane or other weather event required substantial repairs or rebuilding. This is an important issue for those of us with older homes, since bringing our homes up to code would in many cases be impossible without very substantial expense or substantial alteration to the character of our homes. Although inclusion on the NHR generally does provide exemption from code requirements for repair or rebuilding, that exemption is also available if a home is in a locally designated historic district, such as Boca Grande's existing Lee County historic district. Thus, because the existing Boca Grande historic district already provides FEMA exemption, the proposed NHR inclusion would in this respect not provide additional benefit. It could, however help facilitate the permitting and rebuilding process.

FEMA GRANTS: One of FEMA's functions is to provide financial support to areas impacted by natural disasters, and there are specific FEMA programs that target such relief to historic properties. Money for this purpose can come from specific Congressional grants. As in the recent case of hurricane Michael, FEMA also had access to disaster relief funds from Federal oil leases to help support various preservation projects. Unlike the case with local building codes, eligibility for FEMA historic grants requires inclusion in the NHR. Local historic designation is not sufficient. Thus, in this respect, the NHR proposal would provide potential financial benefit not otherwise available to Boca Grande historic district residents. Considering our vulnerable location on a barrier island, an additional source of disaster relief funding is not an insignificant benefit.

TAX BENEFITS; Properties in NHR listed districts are eligible for certain Federal income tax benefits, including historic rehab income tax credits and/or a charitable income tax deduction for creation of an easement preserving a property's historic character. These benefits may also be available to properties in local historic districts, but NHR listing may be valuable in gaining the regulatory approvals these benefits require.

CONTROVERSY: If the proposed NHR listing does not involve new regulation of our homes and offers potential financial or tax benefit to residents, why has it engendered controversy and opposition. It is possible that some residents have received misinformation and mistakenly fear the proposal would involve new regulation of their homes. One email from a resident perhaps reflecting that concern was read at the BGHPB hearing. To the best of my knowledge, that vaguely stated but clearly misplaced concern from one person is the only opposition that has to date been voiced by a resident of the proposed historic district.

In fact, opposition to the proposal has come almost entirely from those outside of the proposed residential historic district. The basis for that opposition is open to some question, but it appears not to involve any objection to NHR listing of the residences, but rather to the fact that the proposal identified Gilchrist Avenue as a contributing resource.

CONCLUSION; Where does all of this leave me as to whether the proposal will be of benefit to Boca Grande and historic district residents? As I've outlined above, inclusion of Boca Grande's residential area in the National Register of Historic Places is essentially an honorary matter with some possible financial and tax benefits for residents. At the conclusion of the Lee County Commissioners' hearing, the NHR proposal was essentially remanded for an amendment to change Gilchrist Avenue from a contributing resource to a non-contributing site and proceed with a revised nomination recognizing only the residences. That seems to me an appropriate path forward, since it preserves the benefits of NHR listing,

including an appropriate honor for the proposed district's many remarkable homes, and eliminates the only likely basis for opposition.

One final note. It has been suggested that NHR listing, even if beneficial, does not require creation of a historic district, since any individual owner could propose that their home be individually listed. That appears to me true only in a narrow and impractical sense. Individual listing is possible, but the resident would have to invest substantial time and likely expense to do the research and put together a proposal about the historical and architectural significance of their particular property. Standing individually most contributing properties would not be able to meet the standards. Even if they were willing to undertake that effort, gaining the possible financial benefit of a FEMA disaster grant would require additional time and expense, and probably have a lesser likelihood of success, since they would need to prepare and file an individual grant request rather sharing in an application from the district at large.

Thank you for your time and attention. I know you share my and my wife's love for Boca Grande and want as we do what is best for the community and the residences in the historic district. I believe the NHR proposal comes from and reflects the same sentiments and, with the modification noted, deserves our support going forward.

Sincerely yours,

Dennis Ross

WEBINAR NOTICE

Ruben A. Acosta, Survey and Registration Supervisor and other members of the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State will be conducting a public information webinar for property owners within the proposed Boca Grande Residential Historic District. The Bureau usually gives an in-person informational meeting in nominated districts, however due to COVID these meetings are now done via webinar. The webinar is scheduled to last an hour, from 2 - 3 p.m. on Friday, November 6, 2020. Members of the public are invited to attend. Those wishing to ask questions must register in advance for the webinar. Please see instructions below:

Webinar information:

Date: Friday, November 6 at 2:00 - 3:00 p.m.

Registration URL: <https://attendee.gotowebinar.com/register/2730901420837182988>

Webinar ID: 640-991-203

Phone Number: (415) 930-5321

Access Code: 549-861-056

Attendees should use the link to register for the webinar. After registration, they will receive an email confirming their registration and providing instructions for joining the webinar. Attendees wishing to speak will call in at the time of the webinar using the phone number and access code above. When they log into the webinar they will be provided with a PIN that allows the attendee to exit listen-only mode.

Published October 30, 2020

EXHIBIT C

Kevin Ruane
District One

February 3, 2021

Cecil L. Pendergrass
District Two

Dear Boca Grande Property Owner:

Ray Sandelli
District Three

Please be advised that the Boca Grande Historic Preservation Board is scheduled to consider the proposed nomination of the Boca Grande Residential Historic District to the National Register of Historic Places at its March 10, 2021 meeting. **Please note that this nomination has been revised since being considered by the Board on November 10, 2020.**

Brian Hamman
District Four

Frank Mann
District Five

You are receiving this notice because your property is located within the boundary of the proposed National Register district. This meeting will feature a presentation by the sponsor of the proposed National Register nomination, Mikki Hartig, Consultant, Historical & Architectural Research Services, 1845 18th Street, no. 304, Sarasota, FL 34234, (941)-536-4476.

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

The area encompassed by the proposed National Register district boundary is already part of the larger, locally-designated Boca Grande Historic District (designated under Chapter 22, Historic Preservation, of the Lee County Land Development Code). Information regarding the National Register of Historic Places and the effects of becoming listed can be found through the National Park Service's website at <https://www.nps.gov/subjects/nationalregister/faqs.htm>.

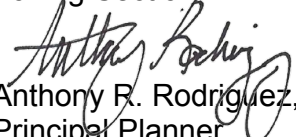
The Boca Grande Historic Preservation Board will hold a public hearing to consider whether to support this nomination at its March 10, 2021 meeting. The meeting will be held at 10:00 a.m. in the Boca Grande Community Center Auditorium, 131 1st Street West, Boca Grande, Florida 33921. Property owners and other interested members of the public are encouraged to attend and provide their input. However, state guidelines state that objections by owners of properties proposed for nomination must be notarized in order to become part of the record.

To become effective, the proposed nomination will have to be approved by the State of Florida and the US Department of Interior's National Register Review Boards. The State of Florida National Register Review Board is tentatively scheduled to consider the proposed nomination on May 6, 2021.

Please visit the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, to view a copy of the nomination. Please do not hesitate to contact me (ARodriguez4@leegov.com, 239-533-8786) or Peter Blackwell (PBlackwell@leegov.com, 239-533-8312) if you have questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section


Anthony R. Rodriguez, AICP
Principal Planner

ARR



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 25, 2021

NAME/ OWNERSHIP ENTITY
ADDRESS LINE 1
ADDRESS LINE 2

Re: ADDRESS (Parcel No. XXXXXXXXXXXXXXXXXXXX), Boca Grande Residential Historic District, Boca Grande, Lee County

Dear NAME/ OWNERSHIP ENTITY:

We are pleased to advise you that the above referenced property is included in the new Boca Grande Residential Historic District, which has been proposed for nomination for listing in the National Register of Historic Places.

The nomination proposal will be reviewed by the Florida National Register Review Board in a public meeting on May 6, 2021, starting at 1:30 pm via webinar. To participate in the webinar, please register online at <https://attendee.gotowebinar.com/register/5517441020745694221>. The webinar ID is 628-407-267. If the Review Board finds that this district meets the criteria for listing established by the National Register, a formal nomination will be submitted to the Keeper of the National Register in Washington, D.C., who will make the final decision.

It is very important to us that you understand the purpose of listing properties in the National Register and what this will mean to you as the owner of a listed property. In addition, you should be aware of your right to object to the listing if your property is privately owned, and how to register that objection if you desire to do so.

The National Register of Historic Places is the federal government's official listing of historically significant properties throughout the country. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior. It includes sites and properties that have been identified and documented as having played a significant role in the prehistoric occupation or historical development of our nation, states, and local communities.

There are three basic purposes for listing a property in the National Register. They are:

- 1) to provide official recognition of its historic significance and encourage consideration of its historic value in future development planning,
- 2) to provide the property limited protection from any federally funded, licensed, or assisted projects that might adversely affect the historic property, and
- 3) to make the property eligible for federal financial incentives for historic preservation.

Listing your property in the National Register will not, in itself, restrict your rights as a property owner to use and dispose of your property as you see fit. Public visitation rights are not required of owners. The federal government will not attach restrictive covenants to the properties or seek to acquire them. However, if the future use or redevelopment of the property should require approval or assistance from a federal agency, the plans for such use or

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



NAME/ OWNERSHIP ENTITY

February 25, 2021

Page 2

redevelopment would be subject to review by the State Historic Preservation Office and the Advisory Council on Historic Preservation. In that event, we will be happy to furnish information and guidance to help you in planning your activities so as to provide for the preservation of the historic characteristics of the property. This review requirement would also apply to any federally funded, licensed, or assisted projects undertaken by others that could have an adverse effect on the property.

The enclosed fact sheets explain the criteria for listing properties in the National Register and the results of listing in the National Register, with references to major laws and federal regulations relating to listed properties. We will be happy to provide additional information and to discuss any questions you may have on protection provisions, financial incentives, or other aspects of the National Register program.

If your property is privately owned, you may object to its being listed in the National Register by sending a notarized statement addressed to Ms. Alissa Lotane as Deputy State Historic Preservation Officer by May 6, 2021. The statement must certify that you are the sole or part owner, as appropriate, of the private property in question and that you object to its listing in the National Register of Historic Places. It is not necessary to state the reason for your objection, but we would appreciate having that information if you wish to include it.

If the majority of private property owners within the district object, the district will not be listed. However, the nomination will still be forwarded to the Keeper of the National Register for a determination of eligibility for listing in the National Register. A copy of your statement objecting to the listing of the property will be included. If the property is then determined eligible for listing, the protection from federally funded, licensed, or assisted activities outlined above will become effective, but the property will not be eligible for the federal financial incentives for preservation. If the owners of a publicly owned property object to the listing of the property, the nomination will be forwarded to the Keeper of the National Register with a copy of their statement objecting to the listing.

We would certainly like to have your active support for the nomination of your property, as we feel it reflects an important part of Florida's historic heritage. However, any comment you may wish to send me will be appreciated. We would appreciate it if any detailed or extensive comments are provided by April 29, 2021 to give staff sufficient time to review and share with the board. All other correspondence will be accepted up until the date of the meeting. We hope that you may be able to attend the review board meeting on May 6, 2021.

In the meantime, please do not hesitate to write or call me at 850.245.6430 if you have any questions or if you would like a copy of the draft nomination proposal or draft meeting agenda.

Sincerely,



Ruben A. Acosta
Survey and Registration Supervisor
Bureau of Historic Preservation

RAA/ajw

Enclosures

Fwd: Meeting is WEDNESDAY, March 10th - 10am - BG Community Center -
CORRECTION

BBE <bbe@jerryedgerton.com>

Sun 3/7/2021 6:26 PM

To: Jerry Edgerton <contact@bghpb.org>

Begin forwarded message:

From: Courtney McGovern <courtbomb@hotmail.com>

Date: March 7, 2021 at 4:58:20 PM EST

To: Courtney McGovern <courtbomb@hotmail.com>

Subject: Meeting is WEDNESDAY, March 10th - 10am - BG Community Center -
CORRECTION

Apologies for the error in my original email....the public hearing on this is THIS
WEDNESDAY (not Thursday as stated).

Wednesday, March 10th
10am
BG Community Center

Please be sure your emails are sent BY Tuesday. And come VOTE AGAINST
this on WEDNESDAY in person!
See you there!

From: Courtney McGovern

Sent: Sunday, March 7, 2021 1:34 PM

To: COURTNEY MCGOVERN <courtbomb@hotmail.com>

Subject: PLEASE EMAIL BEFORE TUESDAY - Vote AGAINST the proposed Boca
Grande National Historical Designation

All -

If you are aware of the situation, apologies for the repetition. There has been a
lot of confusing information shared out there...but one thing is **FOR CERTAIN** - if
you are **AGAINST** having a **National (that is key) Historic Designation** forced
on the community by a special interest party - you **MUST** send an **EMAIL** to
the Boca Grande Historical Preservation Board voicing your opposition.
YES, the local preservation board needs an email even if you have also sent a
notarized letter to Lee County. **VOLUME** of voices is **IMPERATIVE**.

Please send your email to:

Attn: Jerry Edgerton

email: contact@bghpb.org

Please send **NOT LATER** than **THIS TUESDAY, March 9th**.

You DO NOT NEED to be a HOMEOWNER to voice opposition.

You do NOT NEED to be a homeowner in the proposed boundary (5th Street West; Lee Avenue; 1st Street W; Gulf of Mexico).

It is **IMPERATIVE** that we **ALL** share our collective **REJECTION** of the proposed "National Register of Historic Places" ("NHR") designation that is being sought by a paid, special interest group consultant - Mikki Hartig of Sarasota . **The more voices OPPOSING this TERRIBLE designation, the better as then the County Commissioners will VOTE AGAINST this and keep this from going to Tallahassee for a vote (next step).**

IN ADDITION, please attend - if you feel comfortable - the public hearing **THIS THURSDAY, March 10th**. **The meeting will be held at 10am at the Community Center Auditorium**. There will also be a "spill-over room" to accommodate crowds.

If you have any questions, please do not hesitate to contact me. There are many negative ramifications - among them:

- There are **NO "benefits"** of a "National Registered Historic Home." The "benefits" are redundant as Boca Grande already has a historic preservation board whose mandates and protections already benefit the historic district.
- Boca Grande community issues should continue to be handled locally and **NOT** thru a designation by the Department of the Interior.
 - Home Addresses will be published on the public Lee County website if they are deemed "National Historic Places".
 - A plaque will be mounted on all homes, religious buildings, schools, health clinic and any other "contributing resource" in the designated district. Currently, there are 95 contributing resources and 34 non-contributing resources identified in the proposed district boundaries.
 - Private homes will become a "place of interest" for "Heritage Tourism" on the island - particularly the already congested business district where there are no public facilities and narrow roads - will be further congested by "Historic Tours" (like the tour already being advertised in the Boca Beacon). This will impact **THE WHOLE ISLAND**.
 - Insurance coverage costs will increase for your individual policies.
- The interest of **ONE** person should **NOT** be imposed on the community. If an individual wants to pursue national historic designation for their individual home, they can pursue that independently without implicating the entire community in their personal interests.

The duplicity of the paid, special interest party that is pursuing this designation

speaks volumes. The designation was inserted into the Preservation Board agenda at the 11th hour back in November with no advance notice or discussion. Photographs that the consultant included in their proposal include homes owned by individuals that are against the plan and who were not informed that images of their homes were being used as "examples" of NHR listings; the images falsely imply the homeowners' interest in a national designation. Furthermore, some photos are clearly taken from a perspective that could only have been gained if the photographer had trespassed onto the property. Additionally, a letter has been circulated by a "Dennis Ross" in which he purports the "unique benefits" of an "NHR" listing and that it would be "an honor"; his claims are false and misleading - especially his suggestion of FEMA benefits - but Lee County attorneys have already confirmed that these benefits currently exist. He also claims tax benefits for homeowners - but those would only apply for income-producing properties. Additionally, the contact process is suspect - as the letter from Dennis Ross (dated December 8, 2020) which lobbies for National designated was NOT distributed to the homeowners that would be affected; even worse, a letter from Lee County's Department of Development, dated February 3, 2021 also did NOT reach homeowners "within the boundary of the proposed National Register district" despite it's intent to notify these tax payers.

Please send an email TODAY!! It can be as brief as "I do NOT support the proposed nomination of the Boca Grande Residential Historic District to the National Register of Historic Places."

THANK YOU!
Courtney McGovern

EXHIBIT G

From: [Lynne Seibert](#)
Sent: Monday, April 05, 2021 6:15 PM
To: [Ruane Kevin](#)
Cc: [Swindle, Esq. Amanda](#)
Subject: Boca Grande Historic Preservation Board - Mr. Edgerton Sunshine Violation

Commissioner Kevin Ruane, Chairman
Lee County Board of County Commissioners

Via Email

Dear Commissioner Ruane,

The Boca Grande Historic Preservation Board's decision for a second time to not support the nomination of the residential area of the Boca Grande Historic District is in direct conflict with Ch. 22, Lee County's Historic Preservation Ordinance. It is also in direct conflict with the Lee Plan and the Boca Grande Community Plan. The board's decision endangers Lee County's status as a Certified Local Government. The board's task as indicated in the notification letter sent by the State Division of Historical Resources was to "prepare a report as to whether or not such properties meet the eligibility criteria". The board's duties were clearly explained by Lee County Attorney Swindle several times at the BGHPB meeting. There is no question that these 92 homes which are contributing properties in the Lee County Historic District meet the eligibility criteria for the proposed National Register District. The nomination paperwork was in order and correctly prepared.

One of the duties of the BGHPB as set forth in **Ch. 22** and in **The Lee Plan** is to **"make nominations to the National Register."** It is not only unseemly for the Chairman of the BGHPB to be leading a campaign against this nomination, it an obvious violation of his duties as Chairman. Mr. Edgerton has been actively lobbying against this nomination since it was introduced. He and his surrogates have been spreading disinformation about the effects of the nomination throughout our community and soliciting letters of objection. I know firsthand that Mr. Edgerton personally visited at least one board member and attempted to or did meet with other members specifically to lobby against the nomination prior to the last BGHPB meeting. **This is a clear violation of the "Sunshine" laws and requires a thorough investigation and, most certainly, the removal of Mr. Edgerton from the BGHPB.**

My late husband, Edward J. "Tim" Seibert, FAIA served on the Boca Grande Historic Preservation for over a decade. I am quite familiar with the board's functioning and duties. Mr. Edgerton apparently does not understand that the function of the Historic Preservation Board is *Historic Preservation*. Under his chairmanship the board has

been approving projects that clearly do not meet the Secretary of the Interior's Standards for Rehabilitation or Lee County's guidelines. In some cases the proposed "improvements" are substantial enough to make the property non-contributing. Yet they are approved and given FEMA exemptions as though they were still contributing properties. If this continues the island's FEMA flood insurance eligibility could be jeopardized. Mr. Edgerton should be *leading* our community's preservation efforts, not campaigning against them! Because of this, we are rapidly losing the scale and character of our Historic District.

I am a 25 year full time resident. I was one of the founding members of the Boca Grande community planning effort in 2003 when I was Vice President of the GICIA. I am a former Chairman of the Boca Grande Community Planning Panel and I spent more than six years working on the community plans for both Lee and Charlotte Counties. Preservation of our historic resources was the most important goal of the Boca Grande Community Plan.

I am appalled at Mr. Edgerton's lack of concern for historic preservation as well as his Sunshine violations. A thorough investigation needs to be conducted and appropriate action taken.

Sincerely

Lynne M. Seibert

**Transcript of the Boca Grande Historic Preservation Board
March 10 Meeting
Agenda Item #4 Public Hearing, National Register Nomination
Boca Grande Residential Historic District
Proposed National Register Nomination**

BGHPB members present:

Jerry Edgerton, Chair
Paul Eddy, Vice Chair
Dennis Maloomian
Rebecca Paterson
Dana Robinette
Guerrino Savio

BGHPB Member absent

Bill Caldwell III

Staff:

Amanda Swindle - Assistant County Attorney, Lee County
Anthony Rodriguez - Principal Planner, Zoning, Lee County

Speakers:

Miki Hartig, Consultant and petitioner; Historical & Archeological of Sarasota
Bob Fletcher, resident, property owner within the district
Pauline Louise Lord, resident, property owner within the district
Dennis Ross, resident, property owner within the district
Courtney McGovern, resident, property owner within the district
Lynne Seibert, resident, not property owner within the district
Samuel Hobbs, resident, not property owner within the district
Sally Downey, resident, property owner within the district
Mary O'Bannon, not property owner within the district
Misty Nichols-Nabers, property owner within the district
Shelly Patenaude, resident, property owner within the district
Madonna Merritt, resident, property owner within the district
Harrison Coerver, resident, property owner within the district

Rodriguez: The second item this morning is a consideration by the board of the National Register Nomination for the Boca Grande Residential Historic District. As you recall, this was heard back in October or November and the board at that time had objections to the inclusion of the Gilchrist Avenue median within that National Register Nomination. The preparer or petitioner of the nomination has revised the nomination to exclude the Gilchrist Avenue median from the list of contributing resources in the district. And then mapping and the boundary of the district has changed because of that. Couple of items that I wanted to just clarify before I turn it over to Ms. Swindle who is going to talk about some legal stuff before we turn it over to the Ms. Hartig who will present the nomination.

I have received a couple of notarized objections to the proposed nomination at my office. And for anyone who is here today who has sent one in, I have your copy of it if I have received it. That's as of this morning. Those nominations, sorry I mean, those notarized objections do need to be submitted to the state and if you are an affected property owner within the historic district there are instructions within the notice that you will receive from the state on how to do that and how to submit that. If you don't have that, I can also provide to you via email if you leave me your contact information. Secondly, I wanted to touch on a couple of emails that I received late yesterday. One was from an individual who had some concerns as to whether or not if the board had received notice that was furnished to affected property owners by the county. I don't believe that I sent the revised notice to you. I think the initial notice back in October was sent to you. I provided hard copies of the revised notice to property owners, for you, just for your information. I also received an email late yesterday regarding the bike path that runs between East and West Railroad Avenue a portion of which is located within the proposed national register boundary. If you look at the map that is attached to the nomination and is also attached to the public notice that was furnished to the county. That particular property does not have a designation as to whether or not it is considered a contributing or noncontributing resource so it's not really clear as to what impacts if any this nomination would have on that property. I have asked Ms. Hartig to clarify that and I expect that she will but I just wanted to bring that to everyone's attention also. But at this point, I can answer any questions that you may have otherwise I will turn it over to Amanda who will provide you some legal background prior to the presentation by Ms. Hartig. Thanks.

Swindle: Again, Amanda Swindle. Assistant County Attorney for the Lee County Attorney's office. I have been asked to clarify a few issues before this nomination hearing is presented. The first issue I'd like to clarify regards public records. So, I have previously had the opportunity to discuss the public records law with, I believe, all of the members of this board. If not, please talk to me personally and I'd be happy to clarify it. But your position on the board does subject some potential communication that you may receive from members of the public to the public records law. I have been informed that there was a particular email address set up to collect some comments from members of the public. That is not, it may have been done in a slightly different way but that is not an uncommon practice. That members of an advisory board will receive emails or other documents from members of the public. Those are public records, whether you receive them to the BocaGrande.org email address or to your own personal Gmail account, however you received them, those are public records. So, I would like to officially ask to the extent of any member of the board has received written communication regarding this nomination, that they please forward that communication to Janet. So that it can come part of the record of the nomination. That's not only required by Florida Sunshine Law but it's required by the Code of Federal Regulations and the Certified Local Government Guidelines in regard to historic nominations. So, I'd officially like to make that request to any member of the board that has received written communication on this, please forward it to Janet so it becomes part of the record. The second issue that I would like to clarify regards the board's role in reviewing this nomination. Members of the public are free to comment on whether or not they are favor of the nomination, they're not, whether they like the idea of the nomination, whether they don't, that's completely fine and it's allowed by the rules. However, the board's role in reviewing the nomination is a little bit different. According to the Certified Local Government Guidelines, that

the historic preservation's board role is to complement the review of the state of review board in this matter. According to the Code of Federal Regulations that includes assessing the nomination against the listed criteria which you have all been provided by Anthony. And it also involved determining whether the nomination is adequately documented, technically professionally and procedurally correct and sufficient and in conformance with the national register criteria. So again, it's a dual role, you are taking the information as it's been presented as part of the nomination, analyzing the accuracy of that information and then applying the criteria of the nomination of the Code of Federal Regulations for nominations to that information. So, that is your role. It's not a popularity contest whether you like it or don't like it. It's a specific role that's been outlined for you. So, the third thing that I would like to clarify is we have, I've been asked to require members of the public who come to speak on this nomination to identify whether or not they live in the district or they do not, that is not a requirement either the Sunshine Law or the Certified Local Government Guidelines. You are only required to state your name for the record. Whether or not if you live in the district, again, for purposes of public comment in this hearing, it's not relevant. However, in those notarized letters that Anthony referenced, if you are not an affected property owner, the state won't consider your objection towards that 50% opposition requirement. So, again, any member of the public is free to comment on this nomination in any way that they would like, but as far as the state counting the notarized letters of objection, they will only count those from property owners within the district. So, any member of the board would like any legal clarification on what I have just said, I'd be happy to provide that.

Paterson: So public opinion has no, nothing to do with what we are doing today, what we are doing.

Swindle: No, to the extent that the public raise issues that lead you to believe that either the nomination isn't technically accurate or doesn't meet the listed criteria that would be definitely something that you should consider in your review, but again, it's not a popularity contest as to, you know, do we have more in favor or more against. That's not your role in this review. It's to apply the criteria because you are the experts that have been appointed by the board of county commissioners to conduct this type of review.

Paterson: But, does the public understand this? Have they seen this?

Swindle: I believe that, well I know...

Patterson: It would have been part of our stuff, that email that goes out...

Swindle: Right, so affected property owners were noticed by the county and the state twice, I believe, once for the previous go around and then for this go around. And, again, this meeting is advertised just like every other meeting is. And with my comments here, I'd tried to clarify, that members of the public can speak as they wish, whether they like it or don't like it, they are not limited in that regard, but the board's role is outlined in the Certified Local Government Guidelines. Oh, I'm sorry. One additional thing, I was also asked by Mr. Edgerton to give a legal opinion on the effects of the nomination. Rather than do that, I just simply pulled some information from the applicable federal agencies from the national park service regarding the

historical preservation tax incentives and from FEMA regarding the exemption from the FEMA 50% requirement as was discussed at the previous meeting and the board of county commissioners being designated locally already qualifies properties for the exemption from the FEMA requirements. The tax incentives only apply to income producing properties and since this is a residential nomination, it's not really applicable. But to the extent that there was an income producing property within the district, they could apply individually to receive the type of certification that would qualify them for those credits. And I just have copies of this if anyone would like to review it, so no legal opinion necessary. So, with that, if you have anything else, I'd be happy to clarify it. Yes, sir.

Savio: I know that many residents have sent emails for comment on the subject which is in front of us today. And I want to be on record by saying that I am in favor of supporting any method of communication by the Boca Grande residents and the members of the board. Having said that, I have two questions for the county representative and the board members. Apparently, some time ago an email for the Boca Grande Historic Preservation board email was set up and comments were received by the Chairman of the board. And I would like to ask the Chairman, if in addition to reading the comments, commenting them, distributing or sharing them with the media and also informed the other board members about them. Personally, I received the book containing of all the received comments late yesterday afternoon when it was kindly delivered from the Chairman on the front step of my house. I assume the other board members were treated in the same way. And if that is the case, I'm asking if its ethical for the chairman to keep the comments for himself, sharing them with the media and keeping the members of the board in the dark until the very last minute. The second question, when this email was set up, I would like to ask the board members, if this action was ever discussed, approved, or at least the board members were informed that the email was set up. Because certainly, the only information that I received was by reading the Boca Beacon 3 or 4 weeks ago.

Swindle: I'm not sure what exactly your question for me was. There are no specific rules either in Chapter 22 of the Land Development Code which governs the historic preservation process that dictates when emails received by individual board members should be forwarded. It does say that all public records in nomination cases should become part of the record. So, again, we requested those, any communications and they will be part of the record but the Boca Grande historic preservation board email that everyone is talking about, in the county's opinion, this is no different than someone's personal email account that they set up. The county doesn't own or trademark or have any kind of ownership or property rights in the B-H-P-B acronym. So, to the extent that is a personal email account that is how the county is treating it. We've requested those records and it will become part of the record.

Savio: I wouldn't have any problem if that was a personal email and if any if the board members receive comments. You know, they certainly didn't have the obligation to share them. Which we know now they would have an obligation to report them to the county and they will become public record. My point is that it was established, the email as an email of the board and I don't know of any discussion that took place on this subject on the board. And the comments went to the email which was at this point the personal email of the Chairman, but with the umbrella of the Boca Grande Historical Board and they were kept as personal emails until they were shared

last night. And I think that this something that put every member of the board in a very difficult position.

Edgerton: May I comment? For the record, I asked the county to establish a government email for the Boca Grande Historic Preservation board, ok, it was denied because I did not. Because it required permission from the Board of County Commission to establish an email. At the last board meeting and reflected in the minutes here, I put out notice that I was going to ask for input from the community and I did that in an effective way by establishing an email address. The only way that I could do that is to be a sponsor of that. I also established a post office box and I have received mail personally in my email box and I have received mail in my post office box in the form of letters. I have submitted all those into the Boca Grande Historic Preservation board.org account. I've turned every email over to the committee, I'm sorry, to the county today for inclusion of the public record. Okay. If you would like to have had a copy of every email that came in ok, I would be happy to do, provide you that. It seems that over a period of a month, ok, it would be very difficult for you to have tabulated and assessed the impact of that. I have provided everything up until 9 o'clock last night as a part of the record here. So, I've made copies available if there is someone in the group that would like to review any of those emails. They are publicly available. They are here and bound and so forth. I think I properly done my due diligence in seeking the opinion and input from the public. Thank you.

Swindle: Are there any further legal clarifications necessary before we proceed? Ok, I'll take a seat then.

Edgerton: The first speaker that we have today is the author and proponent of the nomination, Miki Hartig.

Hartig: Good morning, Ms. Swindle, just for clarification, the request for those records includes not just emails to that account regarding this issue but communications from that account regarding this issue. All communications is the public request, not just the emails received.

Swindle: So, to the extent that, the county will turn over whatever documents that are public record that we have that are responsive, but we have no independent access to that email account. So, you need to make that public records request in order to do that.

Hartig: But it is public record, correct?

Swindle: Any communication regarding this nomination from a member of the public would be considered a public record, yes.

Hartig: Ok, so I will request that in writing and in person. I'd like to see a copy of every email regarding the National Register District that was sent from that email address and you've already provided what was received. So, I would like also the emails that were sent from that account and I will follow up that with a letter and I would publicly ask that you provide that as well. Not just the emails that were received the emails that you sent out to people. Thank you for allowing for me to appear before you again following the direction of the County Commission. Based upon objects raised by the representatives of the Gasparilla Inn when I came before the board

earlier, particularly the inclusion of Gilchrist Avenue as a historic resource as well as a few other small items brought to my attention by the suggestion of another historic preservation consultant at that meeting, I amended the application to reflect those changes. This district qualifies under the following criteria. It need only qualify for one criterion; it qualifies under 3. The first criteria it qualifies under is historic resources within the proposed district associated under community planning and development or associated with events over time that have made significant contributions to the broad patterns of the history of Boca Grande. A work of prominent land planner and landscape architect Carl Russ Parker is reflected in the planning and development of the community and its original landscape plan. Some of which survived. Parker was here first to landscape the Inn. He had worked for Olmstead. The Olmstead firm. He left the Olmstead firm and independently did the landscape plan for the Boca Grande, I mean, the Gasparilla Inn, I'm sorry. And he continued to work on the town from between, between the two from 1911 to 1915 after which he returned to the Olmstead firm. But acted as an independent landscape designer and land planner at the time. The work of prominent Olmstead brothers landscape firm played a role in development of the community for undertaking and overseeing a topographical survey of the Boca Grande which had never been done. Determining the route of a single road connecting the community to the mainland the determination of the location of the new railroad line after the first line was washed away in the storm. They were also involved in planning out, plotting out large land area for the town. They were responsible for completion and printing of sales brochures, just for land sales. They hired a head gardener to oversee repair and maintenance. Carl Russ Parker's previous landscape work. To oversee some additional landscape themselves which is documented by a plant list that they composed that which I have a copy. It also qualifies into Criterion B. Association with the life of a significant person in the past. Louis du Pont Crowninshield played a significant role in the development of the Boca Grande community and its social development for decades. And we know her as the Queen of the Island or Queen of Boca Grande. Mrs. Crowninshield was also a founding member of the National Trust for Historic Preservation. There are 97 contributing historic resources within the district. This is under the Architecture Criterion C. The primarily residential structures within the proposed district represent the historic development of Boca Grande. The structures embody the distinctive characteristics of type or period of method of construction and some of the design work of master architects. Clearly the district meets all of the above criterion for listing. The entire nomination process and nomination content was not undertaken solely by me but with the entire almost 2 years in coordination with the state's historic preservation office who helped make revisions, edit and help put together the final version of the nomination so it was in cooperation with the state historic preservation office. Which the final version before amended it and now that the Gilchrist has been altered from the nomination, has been certified and meets the criteria as far as state historic preservation office, the nomination is ready to be moved forward on their part. The timely notification process was questioned. Four letters of notification, two from the county and two from the state went out to the property owners. And a legal notice was published in the paper. I also sent a letter to property owners. A property owner, one of the property owners within the historic district also sent a letter to all of the property owners.

Woman in audience: No.

Hartig: I have the list and I don't know which letter that you didn't get, but.

Women in audience: All of them.

Hartig: There were about 8 that came back with addressing unknown and returned. I don't know why you didn't get any of them. I can't speak to that individually.

Woman in audience: It doesn't go to an address it goes to a PO box.

Hartig: They all go to ... I got the list from the county and that is where it was sent. Additionally, please don't attack me personally on this. The letters went out. I can't speak for the county why you didn't get the letters. I can't speak from the state why you didn't get the letters or if you didn't get my letters or the letter from the property owner. We were given the list of owners and property owners and their addresses and that's who the letters went out to. Additionally, a webinar was scheduled by the State Office of Historic Preservation and notice of such was provided to property owners to allow them to participate and several parties did participate in that webinar. Over three months elapsed during which time property owners received the proper notification and they were also attached to it was information to allow any objection or input. Additionally, there was attachments that were from the state or the national register that specifically stated what the results of listing were which I will reiterate again. It does not put any restrictions whatsoever on property owners. A Lee County Historic District already exists within the proposed nominated area and the national register listing of this district would have no additional affect or burden of the property owners within the district. The Downtown Boca Grande Historic District was listed on the National Register was listed almost 12 years ago. The Lighthouse and Keepers House is also listed. Additionally, the Gasparilla Inn and its cottages and entire property is listed. They contacted me 11 years ago, 12 years ago and requested that the nomination be prepared. So, their entire property is also individually listed and it's not within the proposed historic district or the downtown district. The depot is listed. The history museum and the adjacent art center small building, they've already been listed. One individual home in Boca Grande has been listed. There was not one objection to any of these nominations, including the downtown and the others that I stated, there no objections whatsoever. I did not profit financially from working on this project, quite the contrary. I had nothing but good intent. And even though I don't live here. I first came to Boca Grande here 25 years ago and I love my Boca Grande. And that's what moved me to prepare the nomination. I felt that the historic preservation district had been overlooked. And as I stated in the last meeting, when discussions with Gloria when the downtown was done at a later time we would go forward and prepare the nomination with the residential area. After 11 years, it came to my attention that nothing had ever been done with the county to do the residential area and I took it upon myself to make sure because once if this district were listed, other than the Farish House the Library and one other home that qualifies. All of the historic structures on Gasparilla Inn would all be on the national register. Approval of this nomination and resulting listing provides documentations with the state as to the existence of all the historic residences in Boca Grande. I have mentioned in correspondence has included the results of listing and the fact that it bears absolutely no impact or additional restrictions to property owners. That is already provided for with the Lee County Historic District. There has been a lot of misinformation that has been spread in recent weeks. Listing has no bearing whatsoever on taxes, zoning, parking, use, beach access or insurance costs. However, you may have heard mentioned several times there are exclusions from FEMA regulations in the event of a flood or hurricane. What you did not know is actually there is

specific special, special funding and resources for national register properties not available to unlisted properties that award special resources to repair, restore, or rebuild homes as they previously existed even though it they may add additional costs to repair and rebuilding, relieving those costs from homeowners. I assure you there is no intent on my part to do any damage or destroy the beauty and enjoyment of Boca Grande for its residences. This listing is a national honor to reflect the special place that it is. It will not bring bus loads tourist to the island or undue individual attention. I have prepared 15 national register districts in the state of Florida over the last 36, 35 years. And not one time in any of those districts did I ever get one objection. There are already approximately 300 historic districts in the state of Florida National Register. From small towns like LaBelle, Morehaven, Clewiston, to large cities with some cities having several within their boundaries. I'd like to cite that Section 22 of the LDC that Ms. Swindle advised or presented earlier. This board's job is to judge the nomination and its format and its worthiness as far as the content. Which as I said is not just what something that I wrote and threw out there. It has been all coordinated and there have been revisions back and forth over the last 2 years in coordination with the state. This is not a political or social issue but it's a historical environmental, environment issue. I want to speak to the fact that I don't know why. I have no hidden agenda as to why I prepared this nomination. But not sure what it is but I believe there is an underlying hidden agenda going on because this nomination once it is listed, they will never contact you. You can tear your house down; you can burn all of the houses down. They do not come forward in any way ever unless it's to help someone. Or for the tax credits. Or if they, like I said, there was a flood or hurricane, they would send resources to help with the historic buildings and resource teams. Otherwise you would never hear from them in any manner. Other than the fact that the district would be added to those 300 historic districts in the state of Florida. And this misinformation that has been spreading around is, I just don't understand it. There have been materials that have been sent out and I'm sorry if you did not get them by several parties with attachments that clearly tell you that this does not affect whatsoever any land use at all. The Gasparilla Inn is completely, the entire property is designated, if they chose to develop and build houses on the golf course, the state national register doesn't care. And what's really interesting about the way this has become so conflicting is that there are two kinds of historic districts. There are the local districts, such as the Lee County Historic District. Cities have their own ordinances and cities have their local historic districts. Municipality or county has its historic district. As you know there is a process when you want to demolish, move or make changes to historic buildings. Normally, when you work in a community and I have worked in communities trying to get a group of homeowners or property owners to agree to a local district when they are going to have to go the board when they make changes or they can't tear down. There are some restrictions that are placed on them what they might consider their property rights. It's a hard thing to do. But the national register we usually don't try to do that. The national register doesn't do anything. And people gladly accept the national, but they resist having the local. And I just don't understand what the underlying issue is because the community has already accepted the local district and the national is not another layer of red tape. They don't, like I said, if you didn't have the local district, you can do anything that you want to your house up to and including demolition. They don't care. They don't look at plans. They don't report you to the tax assessor's office. And I just don't understand why there is so much resistance to this. but I ask again that you follow the communication from Ms. Swindle and from me that this board, this board is to consider the nomination whether it is correct and that the information in it is acceptable, which is already been proved by the state and, of course, listen to the property owner's comments,

objections, whatever. But the board's focus is on the nomination and voting to accept the nomination as a proper document so that it can move forward. And once this board does that judgement, it's the state's responsibility and they will tally up and look at the objections and weigh the reasons for the objections and whether or not they are correct. If the objections raised are correct or have any standing and then they will make the decision once it leaves this board. And I think you.

Paterson: I have a question. Ok. So how did you determine the footprint...

Hartig: the boundary.

Paterson: of what you are proposing.

Hartig: When you do a historic district you, basically what you do is canvass the area. And it must be the most contiguous grouping of historic buildings or resources. And when you go up a street, let's say you go up a street and there are 12 historic buildings and then all of a sudden you have one that's not, another one that's not, another one that's not, that's where you cut the border off.

Paterson: Why did you exclude the beachfront all the way to 18th Street?

Hartig: Because it has to be contiguous. And it would be contiguous. I stopped at the beach club. That's where it stops. I couldn't go past the beach club because it is not historic.

Paterson: Well then, I don't think it represents our historic district.

Hartig: But the beach club...

Paterson: I think if that's going to be in the national register all these historic homes, like Mr. Woods, should be too. I'm sorry about this contiguous thing.

Hartig: That is...

Paterson: My other question is, before you started this, did you speak to a single property owner and ask them if they wanted it?

Hartig: I didn't ask them if they wanted it but I will tell you that I spoke to at least 10-12 people that knew what I was doing and didn't have any problems.

Paterson: Did you ask them if they had a problem? No, I'm just saying

Hartig: I told them what I was working on and I also explained it would not.

Paterson: So, you just willy-nilly just take it upon yourself to create a national register district for us.

Hartig: Anyone can...

Paterson: To protect us from ourselves.

Hartig: Protection? That's not what...

Paterson: I want to know why you did it at all.

Hartig: I did it because it needed to be done because it

Paterson: In your opinion.

Hartig: Anyone. I can nominate your house if I want.

Paterson: No, you can't, you cut mine out. I'm on 5th Street West.

Hartig: Anyone can nominate anything. You are not restricted.

Paterson: And then are we bound by it?

Hartig: No, it goes through you and the state process and that's how it works.

Paterson: Well, it seems like you put the cart before the horse and that the people in this community. My feeling is if you are going to expand the already existing national thing, you should have included the entire original plat of Boca Grande.

Hartig: You can't. I can't.

Paterson: Then you shouldn't do it.

Hartig: That's the guidelines for...

Paterson: Are you going to come back to us and just start all over with one for the other...

Hartig: As I mentioned, the only other buildings on the island that are on the list is one house on...

Paterson: Mr. Wood's house is contributing.

Hartig: What road is he on?

Paterson: 9th Street.

Hartig: I can't go there. You have to...

Paterson: Then you shouldn't have done it at all.

Hartig: I can't go there because...

Paterson: Only the ones contiguous...

Hartig: You can't include....

Eddy: I'd like to break up this argument.

Paterson: Ok, I'm done. I'm done.

Hartig: By the way, I did it. The guidelines from the state...

Paterson: I understand.

Eddy: Mrs. Hartig. I'd like to break up this argument for one minute and ask you a question please. And this question is not only for you but also for Amanda Swindle. You mentioned that there are at least 300 historic districts in the state of Florida.

Hartig: Yes, sir.

Eddy: I'd like to know how many of those districts are in the NHR.

Hartig: That's what I said. There are 300 national register districts in the state of Florida.

Eddy: Alright. To further expand on that. The fact of the situation, has there been any controversy about putting any of these 300 into...

Hartig: Of the 15 that I did, I never had one objection. And I did. That's a good question because I did ask the state and that was just a few days ago, have there been any controversy. Any historic districts that were controversial and they said one. It was Del Ray Beach and it ultimately got listed.

Eddy: Interesting. Thank you.

Hartig: As far as the bike path, it should show. You know, it can be revised and put into the...shown on the map, but it's not a contributing, I didn't consider it a contributing resource. I wasn't sure what year the rail line was changed. And I don't...

Woman: 83

Hartig: What year?

Woman: 83

Hartig: 83, so it wouldn't be a historic resource. Ok.

Edgerton: Thank you. In order to provide some clarity here, I've prepared some words here. By way of background at the height of the COVID crisis in September, we were advised that a proposal to establish a residential historic district was to be heard in November at the state level. That was the first news that this community and this board heard. Ok. In October the historic board, the Lee County Historic board was briefed and it was determined that it should be sent to the Boca Grande Board for review. On November 10th the hearing was held, there were many facts and issues at dispute at the time. There was a question of the transparency of the process, how did thing get started, where did it come from, why didn't it start here verses where it should have started. Verse how did it start in Tallahassee. Ok. Incidentally, due to the COVID crisis, there were not many citizens present here at this time. Ok. So, we were asked to consider whether the nomination should be considered. We were also asked to exclude the Gilchrist median because of the Board of County Commissioners wanted to make a determination on that. As a result of the hearing at that time, the decision was to reject the request of the establishment of a local historic board. In December the Board of County Commissioners told the state to eliminate the Boca Grande median and resubmit. So, here we are today, being asked to consider a questionable proposal with Gilchrist excluded that was previously voted down. What's different now? The citizens and residents are here and apparently have discussed, reviewed and reached some opinions as to the impact on them in their community. Also, they have been asked to provide comments on this proposed nomination. As I have mentioned previously at the previous board meeting, I have provided notice that I was going to ask for those affect people to provide comments and I provided the mechanism for them to provide those comments. That information is public information. I would like to share the results of what the affected residents have said. 1.) The process is suspicious and lacks transparency. These are not my comments, these are the comments that I have received. More importantly, don't tell me what I can do and what I cannot do with my property. That's my prerogative. And the third issue is what is the impact on the community and the quality life on the island. Copies of these comments are available, I have made them publicly. They will be part of the record and so forth. But I would like to share with you the results of the comments that I have received. Net. 165 residents who have provided and expressed strong opposition to the proposed nomination representing over 123 homes.

Hartig: Excuse me, there's only 80 something properties, 124 properties...

Edgerton: I said 165 residents have expressed strong opposition...

Hartig: But there are only....

Edgerton: Representing 123 homes on the island.

Hartig: How many in the district and how many out?

Paterson: There are more than one person in...

Edgerton: Only two people provide comments supporting the inclusion of their historic home to this registry, Susan and Tom Bowers. So, it's pretty amazing that nobody would provided [sic]

any comments for it except Susan, who were proud of their home. The local board, us, has a duty to recommend homes and sites to the national registry. We would welcome the opportunity to work with you and have local input and go through the proper vetting process to put your homes part of the national register. We offer that to anybody that's here that's part of the duty we have. So, I would like to now open it for other additional speakers, the first one is Bob Fletcher.

Fletcher (Property owner within district): Good morning, friends and neighbors. My name is Fletcher. My wife and I reside at 361 Gilchrist Avenue in Boca Grande. I did not plan to be involved in the application of the residential district of Boca Grande for the National Register of Historic Places. Until I attended the November meeting of this board and became aware of the mis- and dis-information being circulated by the press and others. Including being personally attacked in emails to Lee County officials. My main purpose is 1.) to set the record straight as to who orchestrated the request before you and who did not. To separate the rumors from facts. To share my personal experience regarding the National Registry of Historic Places. About 10 years ago Hank Brown, a historic architect and a founding member of this board, suggested that I hire Miki Hartig for the purpose of placing our home on the National Register. He gave me a brochure from the state outlining the advantage of such a listing. He was working with Miki at the time on several applications including the Gasparilla Inn and district of Boca Grande, the commercial district of Boca Grande. Although we did not proceed with the listing of our home, I learned a great deal. Most importantly I learned that the National Register of Historic Places is not in the regulatory business. Under federal law, they can place no restrictions on any property listed. Let me repeat that, under federal law, the national register can place no restrictions on any property listed. Restrictions are imposed by local boards, such as this body. Facts. Adding another layer of government is misinformation currently being circulated. A rumor. Misinformation is dangerous. Disinformation is more dangerous as it is deliberately untrue information being circulated, such as, this is all about the Gilchrist people, the listing will result in re-routing truck traffic away from Gilchrist. A listing will cause problems with my insurance coverage. And more recently, the government will control what we can do with our property. And the listing can result in health and parking problems. Rumors. To solve the Gilchrist problem, the state has agreed to remove Gilchrist as a contributing site. However, the press and others continue to stir the pot and blame the Gilchrist neighborhood for anything that they don't control. A listing on the register has nothing to do what happens to Gilchrist or any other property in the district. Fact. In spite of claims and of misinformation by local press and letters to Lee County, no one residing on Gilchrist had anything to do with this request. Miki Hartig undertook this effort on her own as she had completed most of the research with her previous applications. The county hired Miki Hartig to do research and to list the commercial district with the plans of the residential district to come at a later date. This is a common course action all throughout the state. Fact. It's worth noting, that Gloria Sago was the advocate for the county and appeared before this committee recommending the application of the commercial district of Boca Grande to be on the register. Gloria was a paid employee of the county at the time. She hired Miki's firm, the Historical Architectural Research Services of Sarasota to do the research on that application. Now Gloria is one of 3 paid lobbyists hired by the opposition to the previous application pleading the exact opposite of her position 10 years ago. Fact. Lynne Seibert a longtime Boca Grande resident was a founding member and past chairman of the Boca Grande Community Plan, she has long advocated for a residential district. Lynne has never lived on Gilchrist and was not compensated for her efforts. The community plan approved by the county

is the reason we have this historic preservation board. Let me briefly tell you about my experience with a listing on the national register. More facts. Anne and I own a cottage built in 1879 within the grounds of the historic Chautauqua institution in western New York State. Long ago these grounds became an early recipient of the national register award. For over 20 years, Anne and I have insured our 100-year-old cottage locally with insurance. The cottage is located within the listed register. We have had no issue with insurance coverage with our cottage. Fact. About 10 years ago, when Anne and I did an extensive exterior and interior remodeling to the cottage, we had to adhere to local codes but the national listing was not involved. Fact. Central to Chautauqua was a 100-year-old 5,000 seat amphitheater which was individually listed on the register. Recently this structure was completely torn down and replaced with a safe and similar building, meeting all state, local and federal requirements. The national register of historic places did not impact the project in any way. Lastly, let me remind you all that are present here today. We all bragged about the area is immune from major hurricanes as it would likely hit somewhere else in Florida. In 2004, Hurricane Charlie gave us a rude awakening. Although Boca Grande received only a glancing blow, Punta Gorda was devastated, including their historic residential district. Doing 100s of millions of dollars in damage. Both private and governmental agencies spang into action, including FEMA and the National Park Service. The result was a transformation of Punta Gorda in what it is today. 15 years prior to Charlie, forward thinking citizens of Punta Gorda placed their residential district on the National Register of Historic Places. The officials of Punta Gorda insist the listing of the historic residential listing allowed short cuts to otherwise red tape to acquire the funds to restore the town. They were able to take advantage of disaster grants to local governments and nonprofits for properties listed on the National Register of Historic Places. Fact. If a Hurricane the magnitude of Charlie would directly hit Boca Grande our seawall would fail and not adequately protect our historic residential district. In closing, Mr. Chairman, I know you have received hundreds of emails objecting to this application. If the only information that I had was from the misinformation recently circulated by the press and others, I would have written one of those emails opposing this application. Boca Grande has a history of organized groups coming forward to object to whatever addition or change is being proposed. From our first bridge in 1958, to its replacement a few years ago, the island school, improvements to the community center, and to the churches outdoor seating downtown, and of course, more recently the beautification of the Gilchrist parkway and the spectacular renovations to the Gasparilla Inn which attracts thousands of heritage visitors and tourists worldwide to our island. All of these improvements have made living on the island paradise better for all of us. Just think if these naysayers had been successful to these past projects where would we be. Each of you is a member of an important guard and want to thank you for your service and volunteering your time. Now, I implore you, Boca Grande's Historical Preservation board to take the proper action to protect our historic residential community by voting yes on the National Register of Historic Places. You are charged with the responsibility to make certain that our historic district is recognized and protected. Please give the residential district the same honor and protection this board unanimously gave to the commercial district 10 years ago.

Edgerton: Thank you, Bob. The next speaker is Pauline Lord.

Lord (Property owner within district): Good morning, I'm Pauline Louise Lord. I live at 231 and 241 Gilchrist Avenue. I'm today speaking on behalf of my great aunt Louise du Pont

Crowninshield. She and her husband Frank began living here for much of each year starting in 1919. It was she who created one of 6 Boca Grande landmarks that are now in the National Historic Register the glorious Boca Grande Community Center we all now find ourselves. Now the state has nominated the residential neighborhood in which Louise and her brother my grandfather, Henry F du Pont, at one point owned a substantial percentage of houses. The neighborhood was shaped by their contacts in the design world. Land planners and landscape architects, building architects who visited and sometimes stayed with them as their guests. These people included William Lyman Phillips, Fredrick Law Olmsted Jr., Marion Cruger Coffin, and my grandfather's friend and Harvard classmate F. Burrall Hoffman, he designed my grandparents' house, the Catholic Church and many, there were several other houses on the island, including the one now owned by the Cowperthwaites. Aunt Louise was a staunch advocate for preserving the historic elements of our built landscape. As Miki mentioned, in 1949, she was a founding trustee of the National Trust for Historic Preservation. She served as vice chair of the board in 1953. To this day, the key award granted by that organization is the Louise Evelina du Pont Crowninshield Award. Many historic buildings and neighborhoods are under threat, primarily by developers. That danger to our neighborhood has been largely alleviated by its classification as a Lee County historic District. The greater danger is from hurricanes and the rising Gulf. Not if, but when a devastating hurricane destroys our neighborhood, we will need quick access to FEMA funds to rebuild our houses, and – crucially – to rebuild them as they now are, and not raised up a story. Without the protection from the NHR designation, we will be at the back of the long line of applicants pleading for funds and unable to rebuild as we now are. Nothing will stop developers from starting all over again from a clean slate. There are now 300 entities throughout the state of Florida that have the honor of being in the National Register of Historic Places. Many neighborhoods have sought this designation and been denied. Some have been forward thinking enough to earn it and been able to quickly rebuild after devastating storms. Never before has a neighborhood been nominated by the state to receive this honor and this protection, and then a see small outside group fiercely lobby its local association against receiving it, especially for a district so rich with documented history. Please remember the commercial district of Boca Grande is already in the National Register. And its nomination was approved by this board with no opposition whatsoever. I hope you will ignore the disinformation campaign about parking, truck routes, rising tax and insurance rates, and hordes of tourists ogling historic homes and simply vote 'yes' to fulfill your mission to preserve the historic assets of this residential neighborhood. Thank you.

Edgerton: Thank you. Dennis Ross.

Ross (Property owner within district): Thank you for the opportunity to speak to the board on this issue. My name is Dennis Ross. I've been coming to Boca Grande for almost 25 years, and own home, a 100-year home in the proposed historic district. Like many others, I only came to focus on this issue after attending the November Board meeting. And I was puzzled at the time as to the opposition to a proposal that seemed at worst benign and honorary and its best perhaps offering significant benefit to its residences of the proposed district. I left the meeting determined to do a bit of research and tried to find out what in fact a NHR listing would and would not mean. And after a bit of digging, I circulated a letter last December to each of the members, residents of the proposed district stating my conclusions that the proposal would in fact offer potential significant benefits to residents in the district. My letter received a good number of

positive responses from district residents. But recently I have also seen one very critical response and I have reviewed those criticisms and taken into account also what I have learned since the November meeting, I continue to believe there is a strong case for the proposed historic district. My letter reached 3 basic conclusions. The first one and you have heard this a number of times today is NHR listing is largely an honorary matter. It will create no federal oversight or regulation of our homes. I haven't frankly seen anyone specifically challenge this conclusion, other to raise as the chairman's report of the email suggested earlier my property no one tells me what to do with my property. And in fact, that was one of these criticisms in the critical response that I referenced earlier. And frankly it is very difficult to know how to make sense of this objection. It is absolutely clear that NHR listing will not have any affect of what we can do with our properties, we can remodel, repair, rebuilt, tear down, anything else. NHR listing will have no affect on that. It will face this board and appropriately so. But it will have no federal involvement in that process. If anyone has any information contradicting that conclusion, I would love to hear it. Because I think it is completely specious. The second conclusion I reached was also referenced earlier by the Lee County attorney. And that at least as a technical matter NHR listing is not necessary to gain exemption from the FEMA rebuilding requirements in the event of a disaster. That issue was discussed at the November meeting, I and some of us were concerned because owning an older home, it would be a challenge to rebuild to code. But it is clear, I think, that local historic designation goes give that same exemption. What's not clear is whether FEMA will give the same priority based on the local designation as opposed to a NHR listing. So, it may well be that both forms of designations will get you exemption, it may be that you would get accelerated approvals if you are on the national historic listing, the national historic register listing. My third and final conclusion and this is an important one and the key reason I am supportive of the proposed historic district, is the NHR listing has in the past been a very important matter in gaining federal disaster relief funds. For example, following Hurricanes Irma and Michael, Congress appropriated disaster relieve funds to be provided through the National Park Service. I have highlighted the, this is a Florida state bulletin describing eligibility for that funding. This is in respect to Hurricane Michael. Virtually identical bulletin was put out in respect of Hurricane Irma. As you'll see in the highlighted graphic language on eligibility NHR listing is emphasized. You either must be listed or you must include an application for listing at the time of proposal for funding. Now the same essential point of the importance to NHR listing to federal funding was made in a letter recently sent to every member of the proposed historic district from the Florida Bureau of Historic Preservation. That letter stated that one of the reasons for NHR listing is here according to the letter is to make the property eligible for federal financial incentives. And now the only challenge that I have seen to that conclusion, and again I think it is an important conclusion, was from one of the Gasparilla Inn's various paid consultant at last November meeting. Now the Inn's opposition to this proposed district is well known and, frankly, it's a bit curious, since the Inn itself is listed in the National Register and thus would have access to the very disaster review funds that residents would be denied potentially to residents of the proposed district if this proposal is not approved. You know I won't speculate further on the Inn's motivation for opposition here, but suffice to say, if you are going to look for advice for what is at stake here and whether NHR listing would assist in getting access to federal funding in a disaster scenario, I would look to the advice to the Florida state agencies that will be responsible of administer that relieve and not to the paid representatives of the Gasparilla Inn. At the end of the day, I reached the same bottom line conclusion I put forth in my letter. NHR listing is a largely an honorary matter, but it does offer potential significant

benefits to residents of the district. I think the board focuses on facts, as I'm sure they will do, and they put aside the campaign of rumor and frankly scare mongering that has gone on, they will reach that same conclusion. Again, I think you for your time and attention.

Edgerton: Thank you. Courtney McGovern

McGovern (Property owner within district): Hi, my name is Courtney McGovern. I also own a home in the area that is being nominated for designation. I'm sorry I did not bring visual aids today. However, I am in opposition, and in strong opposition, of this nomination and I'm a little perplexed as to why we are even having this conversation. I don't understand why the interest of a paid consultant...

Hartig: I was not paid.

McGovern: Who does not own a home on the island nor does she own a home in the area being designated and clearly from her own comments made today she is in the business of making homes historical districts, as she said, she has done it 15 times. So, if I were in the business of getting residential districts nominated, I too, would be as impassioned. However, there is nothing to say that as an individual homeowner you can individually pursue this nomination. So, if any of these persons who have spoken in favor of this want to pursue that registration on their own, they can do that. Why it needs to be imposed and mandated for every single person in this district that has been arbitrarily drawn by a consultant, I don't understand. I don't understand why it's not my own sole liberty and decision for my home and my investment to decide whether or not these supposed federal benefits are so important that I need to list my home. You know, Dennis Ross talked about accelerated approvals. You know perhaps it's more important to some than it is to others. Bob Fletcher talked about the commercial district. Pauline Lord talked about the business district and Dennis Ross also talked about the Inn. You know, again, these are all income producing businesses or income producing contributing buildings and that's a different thing. I mean, if you are an income producing business and you are wiped out by a hurricane, you are thinking about how I start get income again. But if you are a private homeowner, yes, there is a lot that is going to be a major problem, you are going to be displaced, you are going to rebuild your home. I can tell you that we did rebuild our home and we did not have to elevate it to the four feet. It is the exact footprint and the exact height as it was in 1910 when it was originally built. So, I am trying to understand and I'm totally open to this but I'm trying to understand why is this so important and if it's important to an individual, then they can individually pursue this nomination, but I don't see why there needs to be this designation of an entire district. I am one of those people who said that I thought this whole process was suspect because I did not receive any, any of the letters that you are referencing. I didn't receive the letter from Dennis Ross, I didn't receive the letter from the county, I didn't receive the letter from the state, but I damn well got my tax bill. So, I'm not quite sure why it's so hard to find me. I also live at the end of this block. Nobody's knocked on my door. No one's delivered, you know, tried to deliver notice. No one gone to the post office and said please put this important county notification in every single box owner's box. I mean, I find that it has been a rather suspicious manner, even more so when Miki said she has been working for two years with the state. So, who's got the interest at the state that you are lobbying at the state level before telling the people that are being affected by it. I mean you have had 2 years to tell me that you have been working on this and now I'm even

more outraged. And as far as communication to the Chairman, I mean for Christ's sake, we are in a pandemic. We are in a pandemic on an island where the majority of the residents are high-risk seniors. Now you are drawing them in to a public gathering in an enclosed space during a pandemic so they can say don't touch my house. I mean these are the people that haven't seen their grandchildren in the last year. I mean the audacity and the entitlement of one individual to oppose this on multiples is pretty remarkable during the given the situation. You know, sorry, that is my impassion plea. You know, obviously my letter to the Chairman is a public record so if anybody wants to see what else that I put in my letter, you can access it. I do not want Boca Grande to look like Del Ray Beach, I can tell you that much. I sure as hell don't want it to look like Sanibel either. So, you know, we have a governing body that is to protect the charm and the historical nature of this island and it's already been said by Lee County attorneys that the state level isn't going to change it. I mean we already have those protections in place. I don't. You know, so if we already have them then thank God. So anyhow, I hope the board will look at this and say you are here to maintain preservation but, you know, I'm not an income producing property. I'm not going to get some big discount from FEMA. Everybody knows that if this island even has a 3-foot surge, everybody's going to be under water. And that is the risk that you take. And our family has been here for 5 generations so, since 1910, you know, I think everyone knows what they are signing up for. And they are signing up for, you know, a piece of paradise but they are also signing up for privacy. I don't want my address to be listed on the Lee County website. So, thank you very much for your consideration.

Edgerton: Lynne Seibert

Seibert (Not property owner within district): Testing, can you hear me alright? Ok. First, I would like to call the board's attention to some handouts I gave you. One is the excerpts from Chapter 22, the Lee Plan, and the Boca Grande Community Plan and they all have highlighted areas that pertained to National Register Nominations and duties of the board. And you will note particularly in the Lee County Comprehensive Plan, they purposely mention making nominations and the preserving historic resources. And, for example, Policy 142.2.2, Lee County will encourage historic property owners to nominate eligible structures, sites, districts to the National Register of Historic Places through the provision of information and technical assistance. All throughout Lee County's historic legislation, the Historic National Register is favored. And I also gave you a handout with some details on Hurricane Michael, just showing what this grant money which is only available only to National Register Listed projects so that you could know that this program exists and it could be of tremendous help while it's eligible, cities, counties and nonprofits can obtain the these grant moneys. But don't forget, if we get a hurricane, we are going to lose infrastructure as well, water lines, sewer lines. Florida Power & Light will take care of the power lines, but Lee County would probably welcome any kind of grant money they can access. And having a large historic district with many historic National Register properties is going to give Lee County access to this grant money. It's not just each individual repairing their homes, it trying to put our whole lifestyle back together again. I was here with Charlie and, believe me, winds were clocked here at 150 in gusts and if it had been a half a mile closer, we would have been wiped out. It was a small tornado. In fact, I have a small picture of Banyan Street. That was Banyan Street the day after. Most people would say we hardly didn't have any damage. And most of the houses were fine. This was a glancing blow. You can image what a storm is like. Now I have been a resident of Boca Grande for over 25 years. I was one of the

founding members and the former chair of the Boca Grande Community Center, Boca Grande Community Planning Panel, excuse me. Many residents participated in a community-wide effort for this plan to help preserve our island and strengthen the Gasparilla Island Conservation Act. We spent 6 years on community plans for both Lee and Charlotte county. I became involved in this nomination because the preservation of our historic resources and the scale and character of Boca Grande was the most important goal in our community plan. One of the first policies implemented by Lee County was the establishment of this local historic preservation board. This board has one obligation: historic preservation. Chapter 22 Lee County's historic preservation ordinance lists one of your duties to make nominations to the National Register. Now how ironic that this board actually considered turning it down. I was quite frankly astounded at the campaign of dis-information that has been waged against this nomination for our residential historic district. It simply doesn't make any sense. It's harmful and unseemly to pit neighbor against neighbor. Particularly using inaccurate information. I was recently informed that even a phony ad about Boca Grande tours was placed in the Beacon to further cause alarm. This entire campaign is not only disheartening, it's not really keeping with our community values.

According to the state historic preservation offices' September 3rd letter from Ruben Acosta to the CLG via Anthony Rodriguez, this board, after reasonable opportunity for public comment, is to prepare a report whether or not the properties met the criteria for the listing. That's it. This is not a city council, nor is it tasked with public opinion polls. Its only function is historic preservation. Misguided as they are, efforts to appease earlier objections, Gilchrist was removed as a contributing site and this new hearing was scheduled. Along with it, some of the talking points had changed. There is absolutely no impact on homeowners. You have been told this repeatedly. You have it in printed materials. You should have been given this packet from the state. It says, listing in the national register does not in itself impose any obligation on the property owner or restrict owner's basic right to use and dispose of the property as he or she sees fit. It does, however, encourage preservation of significant historic resources and it goes on to list three different ways. So, it could prevent maybe a highway from going through the middle of Boca Grande in our historic district but that's about the only government interference you might see. And it would probably be welcomed. If you took the time to read that program description, you would read, well I just read that to you. The only regulations in the historic district are Lee County's Chapter 22, that will not change. That governs all of our historic district. That is why you have this board and we moved this board here from Lee County because it's closer to the people. And previously we all had to go up to Lee County and all the hearings were before the Lee County board which was terribly inconvenient for our citizens so that's why you're here. As you have already heard the Gasparilla Inn has been on the National Register since 2008 and Miki Hartig was a consultant who did their application. The Inn proudly displays its historic marker and you can see that right there, which also mentions Carl Russ Parker and the interesting history of the Inn. Miki was also hired by Lee County to do the submission for the Boca Grande Commercial District in 2011. And incidentally, St. Andrews and the Baptist Church were also part of that 2011 National Register District. And can anyone point to any ill effects from either listing. The next talking point the National Listing will bring heritage tourists. News flash. Heritage tourists are already here. They've been visiting this island for years and most stay at the Gasparilla Inn, which is listed on the Historic Hotels of America website and is also a member of the National Trust for Historic Preservation. It's featured on many other travel websites and magazines. And there is absolutely nothing objectionable about this. It's great for the Inn and great for our local businesses. If there was such a concern about drawing more tourists, it

certainly wasn't evident when the Inn came before the board in its recent expansion. With regards to tourist traffic in general, the internet has made it impossible to keep Boca Grande a secret. By far, our greatest worry regarding visitor traffic is the beach and population growth off island. Unfortunately, about 1,000 people a day are moving to Florida. As a second-generation Floridian, trust me I know the problems that growth brings. That's why I encouraged the Community Plan back in 2003. There are 87,000 platted lots on the Cape Haze Peninsula, 27,000 lots in Rotunda alone, and less than half of them are built on. There are also 10,000 platted lots in South Gulf Cove and that area is now beginning to build out. It's been served with water and sewer and that's the next sign when the growth hits. Entire new communities of thousands of homes are being built in Southeast Sarasota and eastern Charlotte County. The closest beaches are Venice Beach, Englewood Beach and Boca Grande. These new residents won't be coming to see the new historic district, they'll be coming for the beach and that's just reality. You can ask Lee County how we can keep visitors from coming here to the beach and see what kind of answer you can get. Tax increases are another talking point. Property taxes increase for two basic reasons. Millage rates go up or appraised value of the property go up. Lee County has been pretty good on holding the line on millage increases. Appraised value is the result of recent sales near your property. Prices also are determined by supply and demand. None of this has anything to do whether or not a property is a National Register listed. Increases in insurance rate is another talking point. This is Florida. We have hurricanes. Boca Grande is a barrier island. I hate to tell you but insurance rates are always going to increase. Being a national register or local historic district has absolutely nothing to do with it. And there are other talking points about no bathroom facilities for tourists. Well fine, let's keep it that way. We have four beach areas with restrooms. Again, this is not a public opinion contest. This is about historic preservation and whether or not such properties in this proposed district meet the criteria for listing on the National Register. That's it. If you don't live in the district, the listing would have no affect on you whatsoever. So, relax. It's no big deal. You won't even notice. There is a distinct advantage in listing for homeowners that has been represented too and that's the National Park Service and the FEMA grant program. I gave you a handout on that and you've heard more about it from other people. In the event of a storm, those grants are going to probably be the difference of how quickly we will get back to a real community to get our water and services in. Our nonprofit, all of our nonprofits who are in the district or are listed would be eligible to get their funding. So, no additional regulatory burden, no property tax or insurance increases, can't do anything about the tourist, but a good shot at disaster relief funds. Sounds like a win-win for the homeowners in the residential historic district. And they should get the same advantages as the Inn, the Depot, the lighthouse, and the Commercial National Register District. So, I ask the board to follow the law, look at Chapter 22, look at the Lee Plan, those are the goals and do your job. Thank you.

Edgerton: You are up. Sam Hobbs.

Hobbs (Not property owner within district): Hello. Thank you so much. I just want to say, first to the board, you guys have been doing a heck of a job here on Boca Grande and really proud of it.

Female voice: She didn't hear you. Your name.

Hobbs: My name is Sam Hobbs and I'm speaking for my mother, Patricia Hobbs. So, we've been through the process in Delaware with all good intentions my mother helped start the historical overlay and then what happened what is the county got involved and the county started to creating new regulations based on that historical overlay. And we actually ended up losing a bunch of land, they took some of our land from us after they had great intentions that my mother started. So, I just want you guys to know, that there may be no direct, it may just be an honorary thing, and obviously if people want to get money, there is no question about that easier access to money. But what happens is the state will come in and use this registry in the future, maybe not today, but in the future, to restrict your rights. It happens all the time. And when you have a historic overlay, a district, they will do it because it's an opportunity for them to clamp down and do what they want to do as counties change. As we all know. And so, we do oppose it, not only for that reason but on the reason I feel like the lines are quite arbitrary and capricious. My mother's house was built in 1928, 1929 and it's not in this district. We noticed that there are other houses that are not in the district. It's sort of interesting that, how the lines were drawn. But yet some of the most historical properties on the island are not even in it. And for those reasons, we think, as well as one other, excuse me, we think the process that's taken place during the pandemic has not really brought the community into it. And that my mother wasn't even on the island for many, many months and so was not even aware of this until it just happened and our family has been coming here for hundreds of years as well. I do want to say to Louise du Pont Crownenshield, she created an amazing island and we are all for historic preservation as well. But we believe the individuals should take it upon themselves to designate their own properties as National Historic places. The District has been taken care of and the Downtown District, which is most important part and we'll get the federal funds that are needed. It's up to property owners to make their own decisions where they want to go. And it's not, it's not, you know, in that district that I have also been driving around and looking there are a lot of new houses there, they aren't really historic. So, the point is let the individual make their own decisions and you guys have been doing a great job otherwise on your historic preservation on this wonderful island. Thank you.

Edgerton: Sally Downey.

Downey (Property owner within district): It's still morning by one minute. It's been two hours and people waiting. Anyways, my name is Sally Downey. Seems that people have been stating how long they have been here. I have been coming here since 1983, built a house in 1994 on the northern part of the island and I have lived on Banyan Street, I have 2 houses on Banyan Street, 221 and 225, and I have been there for 15 years. Thank you for giving me the opportunity to speak. I wrote to you last November and my email was read into the record by Mr. Edgerton. Since then, I believe I have been referred to as the lone dissenter against the National Historic Residential District designation. Given the conversations with many neighbors, I do not believe this is the case. At your last meeting in November, the discussion about the historic designation seemed to be focused on the process or lack thereof and the lack of transparency. While the how we got here is suspect, my point today is to deal with the facts. #1) The national historic designation does not afford us any additional benefits which we don't already have, under you, our local historic designation. This has been confirmed by consultant Gloria Sajgo and Lee County attorney Amanda Swindle. So, what is left in terms of an argument for national designation. We are told it's an honor and it is less expensive to get designation if we band

together. These last two items are individual choices. Those of you who want to register your homes, may do so. And its affordability is not my problem. As for an honor, I don't seek an honor that puts my address on the Lee County website and the national website. I'm a very private person and I don't want my houses specifically to be a destination for tourists. Nowhere have we heard the negative. I have a couple to share. If any of you insure your houses locally, I would advise you to ask yourself and go to our two local on-island insurance agencies about the increased difficulty and expense of insuring nationally designated historic home. Now let's talk about privacy. I live on Banyan Street and knew from day one that that would mean some weddings, some proms and lots of tourists taking photos. I love that about this street. By if my house or your houses become a part of the National Historic Registry, then your address would be publicly listed, locally and nationally. Your house will be the destination. Look up Heritage Tourism and think about whether or not we can handle more people downtown, in an area with no bathrooms and little available parking. It all seems so simple to me. There are no additional benefits and if someone wants to register their own home, they can. But something else is going on here and I'm not clear what that something is but here is what I want to share which each group involved, either publicly or in the shadows. First, to the historic preservation board, last year when you first met on this issue, the vote was 4-2. I could not image why anyone on this board would vote have voted favor of national designation. All of us in the historic district are already covered by your oversight whether it comes to a new building, remodeling or recovery if one needs to be rebuilt after a hurricane. We have the necessary protections under you so why would there be two people in favor. I read the minutes from November and discovered that one of the dissenters actually owns a house that is considered historic according to Ms. Hartig. Clearly, in my opinion, this is a conflict of interest. And I am unclear as to why the board member did not recuse himself. Under policy and procedures for this board when it was established, in section C.6, it says, no board members may take place in any hearing consideration and determination of any case which he or she is personally or financially interested. The second no vote was from a board member that according to the minutes never stated why she was voting it down. I strongly believe that if one serves on a board and votes on an issue that impacts over 100 houses, that the community deserves an explanation. To Lee County, here we are once again with a local issue that you are involved with. Perhaps, it is a coincidence that it feels like a Gilchrist issue all over again. But once again it feels like a neighbor against neighbor problem. One would think that a local issue which is voted down by a local board would be the end of the story. But somehow you and Lee County are back in the muck trying to sort it out kind of like referees. But I do not think you are needed. Because the issue was decided locally. Ms. Hartig didn't like how the 4-2 vote went so she appealed to the county and my guess is she will keep dragging you in the state into the process but this is a local process. In 1989 when Boca Grande and Lee County established separate historic preservation boards, it stated the purposes of each. Under purpose and scope, it says, the purpose and intent of this administrative code is to establish two historic preservation boards: the Boca Grande Historic Preservation Board and the Lee County Historic Preservation Board. The Boca Grande Historic Preservation Board is responsible for the aesthetic, archeological, cultural, historical and architecturally heritage by the Boca Grande community as defined in the Lee Plan. As I said, this is a local issue. Also, I would like to say that many of us were told or we read that we needed to voice our opinions in a notarized letter to the county for our no's to count. I since learned that those letters are actually supposed to go to the State Division of Historic Resources. Mr. Rodriquez, I ask that any and all notarized letters that you receive be passed along to the state

board. Given COVID, please do not ask us to re-write our letters and get them notarized in person. It is a lot to ask and tracking down people during a global pandemic is near impossible. To the neighbors, the ones that are in favor of national historic designation, the kind of community that I choose to live in, is one which people talk to each other. Maybe we can blame COVID for no face-to-face discussions, about why you want this, but phones still work. This designation in my opinion is the least neighborly action I can think of. You didn't ask me what I thought but by supporting this, you are telling us who are against it what we must do. What is best for us. Those of you who are proponents, are you aware I cannot register your house for a national designation. Only you, the homeowner, can do that. But with the historical residential district petition, the homeowners have no control. For example, the Sarasota consultant cannot come to town and nominate your house for national designation. But the same consultant can submit an application without telling us and even our own local historic group can vote it down, the same consultant can appeal and the only way we can guarantee control our own property is if 50% plus one of us sends in the notarized letter saying we don't want it. You have every right to put your own houses up for designation. I applaud that, but you should not have the right to force us to do it against our will. That is not being a neighbor, that is being a bully. Ms. Hartig, I do not know where to begin. You have your own words, working on this for a year and a half and this is something that you felt compelled to do after working on the Gasparilla Inn's national historic designation. It is clear that you have invested a lot of your time and since you say you are going this on your own, an extraordinary amount money to pursue national recognition for our neighborhood. But there are many of us who have also invested time and resources into Boca Grande and we live here. The hundred plus houses you have chosen for the historic residential district is inhabited by people who support or run local businesses and give generously to the many deserving charitable causes. We invest time and talent and treasure in our community. You seem incredulous that we don't want this honor but we have educated ourselves as to the benefits and the negatives of this designation and we don't want it. Please accept our no. Please accept our local historic preservation board's no. Please hear that this is not an honor everyone wants and for those that do, please help them register their house. Finally, you asked for, Ms. Hartig, you asked for all email communication between the board and residents. I'd like to ask you for all the communication between you and the residents that are in favor of this designation. But unfortunately, you don't have to share that, do you? Finally, my last comments, they are about COVID. This whole process has been taken place during a pandemic. Trying to pass this through in the fall when no one is in Boca and at a time when people aren't traveling or supposed to be attending indoor meeting makes this whole thing just plain wrong. I am very grateful to the Gasparilla Inn and to those local preservation board members for being our voices when were not able to weigh in. Thank you for your time.

Edgerton: Yes, sir.

Ross: Can I ask a question of Attorney Swindle because she was cited by Ms. Downey for which something that I think is false?

Edgerton: Sure.

Ross: She is cited you for the proposition that there is no benefit to the NHR listing and that local designation was sufficient. I think that may be true with respect to the FEMA building

guidelines but for the federal funding I don't think that is true, but she did cite you for that conclusion. Is that correct?

Swindle: I did not specifically research the question on FEMA funding, but I can tell you what I do know. Individual property owners would not be able to apply for FEMA grant funding in case of a disaster. That kind of funding would have to flow through state and local governments...

Ross: Or 501(c)(3)'s

Swindle: Or nonprofit agencies potentially. And I do also know that FEMA funding won't, to my knowledge, will not cover damages that are otherwise covered by private insurance. So, to the extent that FEMA would rebuild a private individual's home, I think that is pretty questionable.

Ross: It is National Park Service funding, not FEMA funding.

Swindle: I thought it was FEMA funding.

Ross: Well you keep referring to FEMA funding but I refer to the National Park Service.

Swindle: I believe, it's my understanding, that federal grant funding isn't going to compensate you for losses that are otherwise covered by private insurance. That is a principal that...

Ross: And what about losses that are not covered by private insurance.

Swindle: And I don't believe that such FEMA funding would specifically cover infrastructure repairs to historic properties. I'm looking at that list and it looks to be that grant funding for recovery and repair.

Ross: Is this the first time you are seeing this?

Swindle: Yes, it is.

Ross: And you said you researched this?

Swindle: No. I was not asked to research grant funding. I was asked to...

Ross: I'm not sure. What is the basis for your opinion if you haven't done research.

Swindle: I haven't given an opinion that there are no benefits to a national nomination. I have researched two specific issues: the FEMA 50% requirement and the tax credit.

Ross: She cited you for more than that.

Swindle: I understand that, I can't control what people say, but what I can say...

Ross: But the question was is it accurate?

Swindle: I'm sorry, this is inappropriate. I'm trying to answer your question. Ok. I will tell you I do know about is FEMA funding, which is exactly that, the funding has to go through state and local governments. It's not accessible by private individuals and it generally, to my knowledge, will not cover any losses that are covered by private insurance. That's what I understand.

Edgerton: Are there any other speakers? Mary?

O'Bannon (Not property owner within district): Mr. Chairman and board. It was not my intention today to speak at all, but since the Gasparilla Inn has been brought up on many different occasions. I do want to read something from the National Register and this comes right from their website. In 2008, the Gasparilla Inn received the National Register of Historic Places designation. It includes the Inn and 10 guest cottages built between 1915 and 1933. The Gasparilla Inn has 24 cottages so all of the cottages are not under the National Historic Register. So, I felt that needed to be done as the original applicant said that it was all covered. The other point that I would like to make is, although I was not working for the Inn in 2008, when they did seek that designation, they sought it for themselves only and they are an income producing property. They did not attempt to annex their entire neighborhood and the surrounding neighborhoods around them. So, they only sought that for themselves. And the last thing, as far as FEMA and all the money that's going to be available should we be hit with a natural disaster, when Hurricane Charlie did hit Boca Grande and it did damage the Inn, the Inn did not receive a dime from the federal government as far as grants or any type of help in restoration of the historic property. Thank you.

Hartig: But Charlie didn't hit until 2004 and the Inn didn't have its designation until 2008.

Edgerton: Are there any other people that would like to come before us.

Nichols-Nabers (Property owner within district): Hi there. Misty Nichols-Nabers. GICIA. I just want to be on the record. Anthony did bring it up but I feel like it's important. Part of the bike path is on the map but we're not designated. Anthony himself said that it needs to be clarified. We have not received any notices up until yesterday. Not county not personal notice. Nothing. We did receive the state notice yesterday which is why I contact Anthony. So, we do not know how it affects our property at this point. Whether it's contributing or not contributing.

Hartig: It's not.

Nichols-Nabers: Anthony did mention an honorary designation and we would like to look into this further.

Edgerton: Thank you.

Patenaude (Property owner within district): Hi, my name is Shelly Patenaude. I too was not going to speak today, but I do feel it's important. My address is 210 Banyan Street that's Banyan and Gilchrist. As you heard from Pauline, her grandfather lived here and was a big provider of

this community and I live in his house now. So, I have been here on Boca Grande coming for 23 years, starting as a tourist as I think a lot of us do. Looking for that perfect place for my family and future generations for my family. And that takes a long time. And for me, I'm an interior designer and I was looking for something very specific. My father and my great grandparents came from Milwaukee down to Naples. They started the hospital there, they started the community there and my father lived in a historic area, in old Naples. That's what I was looking for and my husband and I purchased the Moore's house which was the du Pont house in 2015. We had to and wanted to bring it back to what it was. That that meant coming in front of you all and that was important to me and my husband thought I was crazy, which I am, because he knew what it was going to take. Unfortunately, in the middle of all of that, he passed away. So, we bought in 2015 and he passed away at 53 in 2016. I had a demo'ed house that had to go in front of this board and I was going to do. And I relied upon you all to make sure that I did it correctly. And it was the house that's raised, I think people used to know it as the du Pont house, the shell house, or the one that was raised. Apparently, in some article it says that I did it for FEMA, I didn't. I did that because I'm smart and I realized that if I didn't, I would going to have some problems, it was sinking in the sand. The house was not going to be able to be what it was. I need to raise it. So, I come here as an individual and the honor for me is to live in historic Boca Grande. The honor for me is for me to choose whether or not that I want to be on the national register. It is truly, truly a community that cares about each and every one of the individuals that lives here and how they feel and that's why I'm here. So, I just want to say to you all that I feel that you are honestly our governing board and I don't need anything more than that. And you have helped me to the upmost highest, highest level of standard to making sure that I keep a 1927 house looking like what it is. I hope I did you right and I just wanted you to know my opinion. Thank you.

Edgerton: Is there anybody else?

Merritt (Property owner within district): My name is Madonna Merritt. My husband and I own two districts, I mean, homes, one contributing and one non-contributing in the district. I have done the registered letter with Mr. Rodriguez, I sent something asking who I should send it to and Mr. Rodriguez said that he would take care of the registered letter and get it to. We just received something saying that now it needs to go to Tallahassee. I second Mrs. Downey's request that our things, we don't have to do it again and send it again. A couple of things about the process itself. Ms. Swindle, could you please tell me if as an individual if what I, I know there are people who have spoken today, or individuals as well and they are for it and God bless them and they have that opportunity and that's great. If the majority. Are you saying the only way that our input affects this nomination is if you or the person who put in the nomination thinks it's that our objections are acceptable and if our objections are for the same reason, for example, that Mrs. Downey or Mrs. Patenaude just mentioned? Are those acceptable to you and if they are not acceptable, then are we just out of luck and we have no recourse? That's my question.

Swindle: So hopefully I can help clarify. My instructions earlier were pertaining to the historic preservation board's review as their role as historic preservation board members. The state's requirements, and again, the county has no control over what, whether the state will accept notarized letter from the county or only directly from the property owners. We have no control

since the state writes those laws. We will surely send everything that we received on to the state, whether or not they accept it, again, that will be up to the state. But as was talked about earlier, the state does in some way require consent from property owners for nominations. For an individual property, you have to have actual consent from the individual that owns the property. For districts, the state considers consent to the nomination to be 50% plus one. So, in that way, the state will, if they receive 50% plus one of properties nominated in the district saying 'no' they will consider that as not having consent from the property owners collectively within the district and will not proceed with the nomination. Unless it is appealed and there is a separate appeal process. So that's the reason for the statement requiring certified letters is so that they can make sure they do come from property owners and they can validly make that tabulation to see if they have obtained consent from the owners of the district or not. And those letters I've read the Certified Local Government Guidelines and the Code of Federal Regulations and they do not require the owners to give a reason for consent or a basis for consent. It doesn't have to be tied to the criteria. If you just don't want it, you don't want it. And that is your prerogative as a property owner. Again, that is separate from the duty imposed on this Board by the Certified Local Government Guidelines. So, I hope that's clear. Yes.

Downey: My question is, I am under the impression that there is already a meeting set up by the state on May 6.

Swindle: A tentatively schedule hearing.

Downey: And it's not listed on their website. But I heard through an email from Mr. Rodriguez that there was. And I just don't want to get a surprise. We haven't even met here and its already on the state....

Swindle: The Code of Federal Regulations and the state certified local government guidelines have timeframes. And I believe that one of the Code of Federal Regulations requirements is that it is scheduled for the next meeting of the state review board. So, I think that's why they put a placeholder as a tentative hearing for that next meeting. But, again, the rules say that if neither the historic preservation board or the chief local elected official, which would be the Chairman for the Board of County Commissioners, if neither one of these groups are supportive, support the nomination going forward then the State would drop it. Unless there is an appeal filed.

Woman from audience: Can individuals opt out?

Swindle: No. No. Again, from the State's guidelines from the way they are drafted, if they don't receive 50 plus one percent objections, they will consider that to be consent of the property owners of the district collectively.

Man: 50 percent of the properties or 50 percent of the....

Swindle: The number of properties.

Man: Number of responses.

Swindle: I believe its tied to the number of properties.

Swindle: So, one property gets one vote. Regardless of how many individual owners may be...

Man: So, no vote is a positive?

Swindle: According to the state guidelines they will consider that not as a positive but that you implied consent to the nomination if you do not object.

Downey: So, may I ask a question to the board? Given that we are in a global pandemic which I'm sure many people are vaccinated and for those of us that aren't, I'm trying to understand this, so that the only way that I know because by saying nothing, it's a 'yes.' We want it. So, I'm hoping that this board hears us loud and clear and the county commissioners does as well because the chances of our in this pandemic of getting to all these people, especially with certain houses they are owned by trusts so the mail is not going to me. It would be going to a family office or trust or a bank. And you are assuming that it's going to come to me and I will be notified. The burden for us to say that we don't want this is absolutely not right. I really hope this board understands you are our voices during the pandemic which says we shouldn't be doing this in the first place.

Edgerton: Any other speakers this morning?

Woman from the audience (who did not speak or identify herself): Mrs. Seibert said, this is not a popularity contest. It's not how may for and how many against. You strictly are limited to voting on whether the act itself is historic. That's all that you are to vote on. Is that correct? That's what Lynne said. That's all you do. You don't care if I am or it or against it and how many, but what is presented to you.

Swindle: I'll just read again, this is from the Code of Federal Regulations, which is essentially the genesis of the regulations regarding the nomination. So, the role in reviewing the nomination is to determine whether the nominations are adequately documented and technically professionally and procedurally correct and sufficient in conformance of National Register criteria for evaluation. That's your duty.

Edgerton: Please come forward and speak into the microphone.

McGovern: I guess my question would be if this has been handled professionally and along the other requirements in the mandate you just read because I know in the proposal that's been submitted by the consultant, there are photographs of homes, some of those photographs could have only been obtained if the individual taking the photograph had trespassed on that person's personal property – A. B-- The photos are also of homes being listed as, like examples, of you know, this being a great idea. And it's essentially implying that that homeowner approves of this proposal but, in fact, one of the homes photographed in that proposal belongs to Shelly Patenaude, which you've just heard speak, she is clearly not for it. Another home belongs to Kim and Frank Newland they are also not for it. So, I guess, you know, a lot of people have been

treating this like a trial today with a lot of fact and figures and arguing about stuff. So, if that's the case I would argue that this nomination is not legitimate.

Coerver (Property owner within district): My name is Harrison Coerver and I live at 361 Tarpon which is being... [indiscernible – was directed to speak in microphone] First thing is, there is a picture of my house on there too and I object to the proposal. If you need a technicality, #1) it's obvious that people have said that they have not received notification. And so, if part of the process is that adequate notification has been given to people, it does not comply with that requirement. #2) The application is incomplete, it does not address the bike path, they acknowledged that it did not address the bike path so it ought to be sent back and tell them to figure it out and get the application complete. So, it's an incomplete application. And #2, they have not met the requirements to notify people. Thank you.

Edgerton: Are there any further questions or speakers today?

Edgerton: I'm would open it for discussion among the board.

Swindle: You close public comment. You close public comment.

Edgerton: I'm closing public comment at this time.

Paterson: I'd just like to say what I want to say to get to get it over with. Lynne very kindly gave us copies of Chapter 22 excerpts and section 22-1 purpose of the chapter #1 says creating a historic preservation board with the power and duty to review historic sites, areas structures, and buildings for possible designation as historic resources. It sounds to me like Miki usurped our powers and duties when she just willy-nilly decided to do this. And she determined what the areas would be. She tells me they have to be contiguous. I'm sorry I just don't think that they did that. I also we heard a lot of people tell us what they think our powers and duties are. I know that one of the things that we mostly are cognoscente of is the opinions of the people in this community, whether they are in that district or not because I agree, if we are going to have a residential historic district, it should include all of the properties that are historic. But the reason that there was never opposition to the downtown district, the Gasparilla Inn or Whidden's Marina, which no one has mentioned, is because they are commercial enterprises. They do have huge benefits by being on the historic register and those are really not available to residences. And you cannot tell me that there's any historical property on this island that's been purchased in the last 20 years that doesn't have proper insurance. And for people to come in here and scare us with the idea of this island of being, like, out and we would have to get those emergency funds from the park service, I think that's pretty shabby. Anyway, I'm done.

Edgerton: Any further comments from the board?

Rodriguez: I have a written letter from Mr. Caldwell who is obviously not here today, but he did ask to be, have that read into the record so I will just do that quickly.

Rodriguez: Dear board members, the purpose of this letter to make my thoughts as outlined below part of the record. As unfortunately I am unable to attend the meeting of March 10, 2021.

As most of you know, I have been on the Boca Grande Historic Preservation Board since it was moved from Fort Myers to Boca Grande. This board has provided along with the very capable Lee county staff, thank you, is more than adequate to protect our beautiful and historic district. I strongly object to the listing of the new Boca Grande Residential Historic District to the National Register of Historic Places. I have received numerous questions and complaints from my neighbors in the existing historic district objecting to any forced requirement to be a part of the National Register. Not one person has been in favor of this, even if they object, they will be forced to be a part of it unless a majority objects. That is not right. There is enough existing oversight. Sincerely, RW Bill Caldwell III.

Edgerton: May I have a motion to approve? Proceed with some direction.

Patterson: I make a motion that we move to deny the application for the nomination to the national register for this proposed residential district.

Edgerton: Is there a second?

Rodriguez: It should be that you object to...[Indiscernible]

Patterson: Ok.

Rodriguez: [Indiscernible]

Patterson: Ok... do I have to say it?

Rodriguez: Motion amended.

Patterson: Yes. Motions amended.

Eddy: Anthony, I think what you need to do is read that statement again. Which means the board's role after receiving public comment is to prepare a report as to whether or not such properties meet the eligibility criteria. That's our duty.

Rodriguez: The report essentially in this case would be a motion and a second and if you can enunciate your reasons as to why you oppose or object or are in favor that provides enough to meet that criteria. I would think. I'll defer to Amanda on that but I think that is sufficient.

Patterson: In the motion?

Rodriguez: You don't have to make it in the motion, the motion is that you object or oppose and then you could outline your reasons why.

Patterson: You guys, I'm no attorney. I don't know if I can do this.

Swindell: At this point, we don't have a second for this motion. So, I don't know how far we need to down this path...

Maloomiam: I'll second it.

Edgerton: We do have a second.

Swindell: Ok, we have a motion and a second. To prepare the report, and as far as my research showed, the filing of a report isn't within the certified local Government Guidelines or the Code of Federal Regulations although it was asked of us in the letter from the state. So, we will submit a document to the state with the results of this meeting and the results of the Board of County Commissioners meeting. If the motion on the floor passes, what I've heard from discussion of the board members is that there are technical issues with the procedure of this nomination, whether or not notices were adequately and properly sent. Whether or not the nomination is complete and accurate. So that those are the objections that I have heard on the record as of now. If there are additional basis's that you would you like to be identified it would helpful to identify them at this point and we would put that in the report.

Patterson: May I restate my motion?

Edgerton: Sure.

Patterson: I'd like to make a motion that we deny, we move to deny...

Swindle: Object

Patterson: Or object to the residential proposed national register historic district for the reasons of non, not non-notice to the affected parties. Also, that it was done in the fall during a national pandemic. There were a lot of these property owners who were here but you didn't know it because they didn't leave their homes. It was just a wrong way to go about it and that's my story and I'm sticking to it.

Swindle: I think a motion has been amended. Do we have agreement from the second to the revised motion?

Maloomiam: I would like to just say that I would support any individual property owner that wanted to make nomination on behalf of their own properties. But I know we aren't apparently allowed to voice our opinions based upon opinions. But I think this process, not necessarily commenting on the process before us, but the regulations around this process, whereby anybody in this district has to suffer the undue burden of registering their complaint with a notarized letter in order to have that complaint or that office issue qualify I think is overly burdensome. Its... [Indiscernible]... but I will amend my second based on the motion at hand.

Edgerton: I have a question. Since this is a hearing, is Mr. Caldwell's vote is appropriate?

Rodriguez: It's not necessarily a vote. It's simply he just wanted his comments read into the record.

Edgerton: Ok.

Rodriguez: So, the vote will be the 6 of you who are present today.

Edgerton: Any further comments from the Board?

Eddy: Yes, again, I mean I have got to hammer this home here. Our responsibility here is to determine whether or not these properties meet the eligibility criteria. If we are going to continue on this discussion, perhaps we should have that discussion, as to whether or not these properties meet the eligibility criteria. I think that's important. This is our duty. And this is a job we as board members have been essentially placed here to do.

Swindle: I feel like I read the...audience laughter... [Indiscernible]

Eddy: You have to hammer it home.

Swindle: It does include a review whether the nomination is procedurally correct and technically accurate and whether it meets the criteria of the nomination.

Paterson: It doesn't have to be all of those things or none of these things for us to make a decision.

Edgerton: Any further comments from the Board?

Edgerton: The motion is presented and amended I'd like to call for a vote, all in favor:

AYE

No

[Indiscernible - mumbling]

Edgerton: Can you speak up please? I'd like to hear from the board member, rather than the surrogate.

Robinette: No. I voted no.

Edgerton: Ok.

Paterson: You voted yes first.

Robinette: I know it. I changed my mind.

Paterson: I don't think you can do that.

Robinette: Ok. Just do whatever you want, I don't care.

Paterson: It doesn't work that way, c'mon.

Robinette: Well, if I said say yes and you all...[indiscernible]... that means yes.

Paterson: It's not how it works and you know it.

Eddy: You have to vote yes or no.

Paterson: She can't make up her own mind.

Eddy: You have got to vote yes or no.

Swindle: On the motion to oppose it. The motion on the floor is to oppose it. Do you support that?

Robinette: Yes.

Swindle: Then the motion carries.

Edgerton: Motion carries. Thank you.

Edgerton: Wait a minute, hold on. Hold on. We have to do more things.

Edgerton: Any other items to come from the public before the board?

Edgerton: Any new business items?

Edgerton: Any items by staff?

Edgerton: The motion to. This meeting is adjourned. Thank you.

EXHIBIT I

April 29, 2021

Timothy Parsons, Ph. D.
State Historic Preservation Officer
Director Division of Historical Resources
Florida Department of State
500 S. Bronough Street
Tallahassee, FL 32399

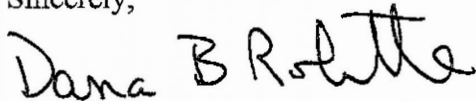
RE: National Register Nomination for Boca Grande Residential Historic District (FMSF# LL02838). Lee County

Dear Dr. Parsons:

I have been a member of the Boca Grande Historic Preservation Board for eight years. I am writing to support the nomination of the residential area of our Boca Grande Historic District. I am also a resident of the Boca Grande Historic District and my own home is on the National Register. Most of our local residents are proud of our island's history and of the fact that so much of our historic village has been preserved. The downtown commercial district was placed on the National Register in 2011 and the Gasparilla Inn was listed in 2008. Both applications were done by Mikki Hartig. It seems logical and appropriate for her to have prepared the application to add our residential historic district to the National Register. Our island has a very interesting history, and it should be recognized.

I respectfully ask that you consider this nomination at the May 6 meeting and do not permit further delays.

Sincerely,

A handwritten signature in black ink that reads "Dana B Robinette". The signature is written in a cursive, flowing style.

Dana B. Robinette

United States Department of the Interior
National Park Service

EXHIBIT J

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 Boca Grande Residential Historic District

other names/site number LL02838

2. Location

street & number roughly bounded by 5th St. W; Lee Ave; 1st St. W; and Gulf of Mexico N/A ☐ not for publication

city or town Boca Grande N/A ☐ vicinity

state FLORIDA code FL county Lee code zip code 33921

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State
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

- ☐ entered in the National Register
☐ See continuation sheet

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

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

- ☐ removed from the National
Register.

- ☐ other, (explain) _____

Boca Grande Residential Historic District
Name of Property

Lee County, FL
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- ☐ buildings
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

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

Contributing

Noncontributing

94	34	buildings
0	0	sites
0	0	structures
1	0	objects
95	34	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

RELIGION: religious facility

EDUCATION: school

HEALTHCARE: clinic

LANDSCAPE: plaza

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

RELIGION: religious facility

EDUCATION: school

HEALTHCARE: clinic

LANDSCAPE: plaza

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

see continuation sheet

Materials

(Enter categories from instructions)

foundation various

walls various

roof various

other

Narrative Description

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

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)

Community Planning and Development

Social History

Architecture

Landscape Architecture

Period of Significance

c. 1900-1970

Significant Dates

c. 1900

Significant Person

Crowninshield, Louise

Cultural Affiliation

N/A

Architect/Builder

Coffin, Marian Cruger, landscape architect

see continuation sheet

Primary location of additional data:

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

Name of Repository

Mikki Hartig personal archives

Boca Grande Residential Historic District
Name of Property

Lee County, FL
County and State

10. Geographical Data

Acreage of Property roughly 53.19 acres

UTM References

(Place additional references on a continuation sheet.)

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

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

☒ 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 Mikki Hartig

organization Historical and Architectural Research Services date September 2020

street & number 1845 18th Street, no. 304 telephone (941) 536-4476

city or town Sarasota state FL zip code 34234

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 multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

ARCHITECTURAL CLASSIFICATION

LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Mediterranean Revival
LATE 19TH AND EARLY 20TH CENTURY REVIVALS: Mission Revival
NO STYLE

SUMMARY

The Boca Grande Residential Historic District comprises a large concentration of primarily early to mid-20th century residential buildings within the community of Boca Grande, Florida. The area has historically served as the residential core of Boca Grande. There are a total of 129 resources, with 95 contributing and 34 non-contributing. The residences are primarily one story in height. Although the majority of the buildings in the district are frame vernacular houses, there are several prominent homes found here that encompass a number of architectural styles, including Craftsman, Mediterranean Revival, and Mission Revival styles. At least three homes in the district were designed by architects. The district also features the prominent usage of landscaping features, a legacy of Carl Rust Parker. There have been a number of changes to the district over the course of its long history, including the demolition, relocation, and alterations to several properties and the construction of modern infill. Despite this, however, the district retains its integrity.

SETTING

The community of Boca Grande is located on Gasparilla Island, a barrier island situated between the Gulf of Mexico and Gasparilla Sound in Lee County, Florida. Boca Grande's economy relies heavily on its beachfront location, with tourism and fishing generating most of its revenues. The community also has a proportionally large number of seasonal residents. Although adjacent to the community's commercial core, the Boca Grande Residential Historic District is primarily residential in nature.

Landscaping/Streets

The community plan of Boca Grande remains relatively the same as it has been since Peter Bradley, under the auspices of the Boca Grande Land Company, laid out his plans in the 1908 plat. (Photos 1-3). Banyan trees, planted as part of the historic landscape plan, remain and create a canopy along Banyan (2nd) Street. Remnants of the 1925 railroad right-of-way now function as part of a bike path. The location of the main county road, selected by land planning and landscape architects in 1924, under the employ of the Olmsted Brothers landscape firm working in Boca Grande, remains in the same location. The terrain within the district is flat and streets are all two lanes. There is no street curbing within the district.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

Gilchrist Avenue, largely residential in nature, is split into two one-way motor lanes divided by wide landscaped medians. Most of the residences have minimal setback from the street while the largest residences, which are primarily along Gilchrist Avenue and the Gulf of Mexico, are set back significantly with privacy walls and gates along the front lot line. Street setback on all the streets other than the Gulf side of Gilchrist Avenue is minimal and lots are small with small rear and side yards prevailing.

Gilchrist Avenue Median

The wide avenue features a large, landscaped median accented with tall coconut palms. Cross streets divide the median into four block-long sections.

PHYSICAL DESCRIPTION

The Boca Grande Residential Historic District comprises a collection of primarily early to mid-20th century residential buildings which historically have functioned as the residential core of Boca Grande. There are a couple of non-residential buildings, such as Our Lady of Mercy Catholic Church, which also contribute to the district. The district encompasses an area of roughly 54.49 acres and contains 129 total resources, with 95 contributing and 34 non-contributing. By 1969, the area encompassing the original plats of Boca Grande were essentially filled. Over time, a few older buildings were demolished and replaced with more modern commercial or residential construction. A few of the historic buildings were relocated from their original sites. New construction followed a general pattern previously taking place.

The majority of the residential historic resources date from the 1900-1926. Frame Vernacular is the most prevalent type of architecture although several excellent examples of the Craftsman Style also exist as well as a few large historic frame dwellings and a few in the Mediterranean Style.

The majority of the historic residences date to the 1920s. The earliest residences, dating from 1900 and 1910, which were most likely built for railroad workers are located along 3rd Street East and Park Avenue and one on Park Avenue. Some Craftsman Style residences are located on Banyan Street while the remainder are Frame Vernacular. The historic ones aligning Tarpon Avenue are primarily simple one-story frame vernacular homes constructed for residents of the middle class. Lee Avenue has a variety of style residences constructed in various different decades. Historic homes along Gilchrist Avenue vary in style and size. The homes aligning the Gulf of Mexico on the west are primarily larger than other homes within the district while the residences on the other side of Gilchrist Avenue are more modest Frame Vernacular and Craftsman Style homes. The larger homes along Gilchrist and Whiskey Row were constructed for wealthy seasonal residents. None of the three historic resources along Palm Avenue predate 1930 and all are of simple frame vernacular or masonry vernacular construction.

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

Overall, there do exist a few historic resources that might merit individual NR listing, in general the overall character of the less historically or architecturally significant buildings within the district relay the predominate character and ambiance of the district.

Frame Vernacular Residences

Most of the buildings within the district are single family frame vernacular residences that are one story in height. They are of frame construction with simple rectangular plans and gabled roofs surfaced with either metal or asphalt shingles.

An excellent example of a contributing midcentury frame vernacular residence located within the district is 361 Tarpon Avenue, which is a simple one-story cross-gabled wood building with exposed eaves and an enclosed porch (Photo 4). Constructed circa 1940, this building is largely free of adornment. Aside from the replacement of the roof, this building retains much of its exterior integrity.

Another example of a contributing early 20th century frame vernacular residence located within the district is 271 Park Avenue (Photo 5), which dates to circa 1910. This building features a sloping gabled roof, a full-length enclosed front porch, and a brick chimney located off center extending up the roof ridge. There have been some small side additions to the building as well as the enclosure of the porch and the replacement of the roof but despite this, it retains its integrity to contribute to the district.

Craftsman Style

The district contains a number of excellent locally significant examples of Craftsman style residences. They display more refined construction or architectural details such as sloping or battered piers, wood knee braces, and decorative stickwork at gable peaks. There are several identical Craftsman style residences within the district built between circa 1912 and circa 1926, possibly by the same local builder. The oldest of these residences were originally constructed for railroad executives.

The McAdow House (141 Park Avenue), constructed c.1912, is a 1.5-story Craftsman style residence in excellent condition and that retains its architectural integrity to a high degree (Photo 6). It has a rectangular plan, a front-facing gable roof, and a full-width screened front porch along the primary facade. Stylistic details include large wood knee braces under the eaves and wood stickwork at the front roof peak. In about 1930, a second floor was constructed to the original two car detached garage on the site to board island schoolteachers and used as a rental and/or guesthouse by later owners.¹ (Photo 23).

¹ Kim Newlin, long- time owner, interview by Mikki Hartig, Historical & Architectural Research Services, Sarasota, Florida, January 28, 2020, and *Boca Grande Historic Homes Tour*, Boca Grande FL, Boca Grande Historical Society, undated.

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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

This is one of several houses built for railroad management and the Boca Grande Land Company executives or employees. Six extremely similar houses were built on what is now Banyan (2nd) Street.² Many early upper middle class families lived on Banyan Street in the early years including Captain Sprott, the owner of the car ferry to the Mainland; Mr. Fugate, the owner of the town's pharmacy; Mr. Gaines, a successful businessman, and Mr. Riley, head of the Boca Grande Corporation. Other identical historic Craftsman style homes on Park Avenue and Gilchrist Avenues were constructed for the same purpose.

The Louis M. Fouts House (371 Gilchrist Avenue) is a large two-story Craftsman style residence, completed in c.1912 and enlarged in 1926 by a rear addition (Photo 7).³ It is of wood frame construction, covered by wood siding, and a hip roof surfaced in v-crimp metal covering the main block. A separate hip roof, also surfaced in metal, covers the offset partial-width screened front porch. The 1926 addition has a gable roof, surfaced in the same metal and matching wood siding. Fenestration of the original block consists of single and paired 4/4 double-hung sash windows flanked by louvered wood shutters. A c.1926 masonry garden wall on the south is adorned with decorative tile.

Mediterranean Revival Style

This district also contains several locally significant examples of Mediterranean Revival architecture. The Francis Crowninshield Art Studio and Guesthouse (141 Gilchrist Avenue), located on the Gulf of Mexico, was originally constructed as part of the adjoining *Las Olas* Estate in c.1924 (Photo 8). Portions of that original estate have been subdivided. This portion was subdivided in 1996.

The studio and guesthouse is a richly detailed Mediterranean Revival style building that is in excellent condition. The floorplan is incorporated into two building blocks, the original portion being both one and one-half stories in height. with a modified rectangular plan resting on poured concrete foundations. A gable roof, surfaced in barrel tile, covers the one and a half - story portion and a flat roof covers the one-story section. This one-story block features original diamond patterned casement windows.

The main entrance to the house on the south features an elaborately tiled arched entry and entrance courtyard beyond. An original exterior stair ascends to the rooftop. Fenestration includes massive Moorish Style arched window openings to provide maximum light to the interior for use as an art studio. There is a c. 2004 stuccoed masonry southwest addition. Paired French doors appear on both the east and west walls of this addition.

² Lindsey Williams, and U.S. Cleveland, *Our Fascinating Past*, Lindsey Williams, Punta Gorda, Florida, Derek and David Dunn-Rankin, 2005, pg. 167, and Wini Whidden Smart, *Old Boca Grande, a Man, a Place and an island*, Queen Anne Press, 2004, pg. 33.

³ *Parcel Information*, Lee County, Florida Property Appraiser

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 5 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

Mission Revival

The only example of Mission Revival architecture found in this district is Our Lady of Mercy Catholic Church (241 Park Avenue) (Photo 9). This small church was designed and constructed in the Mission Style but bears influence from both the Italian Renaissance Style and the much older Spanish Colonial Style, which the architect incorporated into the design. The church has a modified symmetrical rectangular plan with a central block flanked by two secondary blocks on the north and the south. Construction is stucco over concrete block. A raised peak parapet wall on the primary façade features an oriel window.

An ornate coral stone door surround frames the paired heavy batten board front entrance doors which have ornate iron appliques. These doors, along with matching single doors, accessing room extensions on each of the two side elevations on the north and south, were imported from a Spanish monastery. Other notable exterior features include paired wood shutters with crucifix cut outs flanking stained glass windows and a bell tower. The large windows have stained glass designed with a fish scale motif.⁴ The smaller windows are 6 light paired steel casement windows.

A masonry wall with ornate original light fixtures and metal entrance gates encloses the courtyard in front of the church on the west. Two rows of three coconut palm trees within the courtyard lead to the primary entrance. Original tiled concrete fountains, each with a pair of original tiled coral stone seating benches, are also located within the historic privacy walls on the east and west in the courtyard. The decorative tile on the wall of one of the fountains depicts the Virgin Mary. The church is the last of several notable buildings in Boca Grande designed by prominent New York and Palm Beach society architect F. Burrall Hoffman.

Garages, Guesthouses, Pool Houses, Storage Sheds and an Art Studio

Property owners from the early period of Boca Grande's history constructed additional buildings on their property, including detached garages, guesthouses, pool houses and an art studio. Most often, these buildings were in the same architectural style as the main building on the site. Garages are the most common ancillary buildings found in the district. The historic garages are typically small with one bay and feature front-facing gable roofs. All the contributing garages in the district, were constructed at the same time as the main residential building on the property to accommodate owners' automobiles. A few garages have guest quarters on the second floor. These garage apartments were often constructed for visitors. Some may have originally served as servants' or caretaker's quarters or were used later as additional sources of income for the property owners. There are a few contemporary guesthouses and custom-built wood storage buildings on residential sites which are small.

⁴ *Our Lady of Mercy Church, Boca Grande, Florida*, unpublished Information Booklet, undated, pp.2-6

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 6 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

Beachfront Mansions

The district contains a number of what has described as “beach cottage mansions.” These elaborate large homes were built by some of wealthiest and most prominent seasonal residents of Boca Grande and often incorporated the work of architects and landscape architects. The age, style, and methods of construction vary.

Las Olas (Crowninshield House)/121 Gilchrist Avenue

The primary building, located along the Gulf of Mexico, is a modified example of a frame vernacular residence with major historic additions and alterations (Photo 10). It is made up of two c.1910 and c.1914 individual frame dwellings joined together in about 1917. At least one house, built by the Charlotte & Northern Railroad in c.1910, was moved to the site shortly after the Crowninshields, the original owners, arrived in Boca Grande, in 1917.⁵ This, along with one other building, a c.1914 fisherman’s cottage once owned by Mrs. Crowninshield’s brother Benjamin DuPont, were attached sometime during the period of significance.

A metal roof covers the house. It is one-story in height and has an L-shaped plan consisting of two sections, encompassing the two separate joined residences. Each section has exterior wood siding. Each has a gable, roof. Various patterns of wood double hung sash windows pierce the front façade on the east and south. There is also a contemporary open front entrance porch projecting from the primary facade facing east. A large, screened porch is along the west facing the Gulf of Mexico.

Las Olas originally consisted of a much larger land area and several other buildings and structures. However, over time, the estate was subdivided. The grounds of the *Las Olas* estate were designed by Marion Cruger Coffin, a master landscape architect. Her work at *Las Olas* included a sunken garden and the associated original pool house, swimming pool and pool privacy wall. Mature elaborate landscaping and tree canopies have survived on the remaining portion of the original site (and on the two subdivided parcels).

A contemporary swimming pool and spa were built on the subject property in 2007. The porches facing the Gulf of Mexico have been enlarged. A wide walkway that winds around the courtyard side of the house was also added at that time.⁶

Crowninshield Swmming Pool, Wall and Pool House/111 Gilchrist Avenue

⁵ The Boca Grande Historical Society, Charles E. Blanchard, editor. *Boca Grande Lives of an Island*, Boca Grande, FL, Boca Grande Historical Society and Museum, 2006, pg. 43.

⁶ *Boca Grande Historic Homes Tour*, Boca Grande FL, Boca Grande Historical Society, undated.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 7 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

The c.1924 swimming pool, pool house and pool wall enclosure, designed by landscape architect, Marion Cruger Coffin, which now bears an address of 111 Gilchrist Avenue, is unaltered (Photo 11). The large pool and masonry privacy wall are constructed of concrete. The pool house is in the Mediterranean Revival Style. The front of the structure has arched colonnaded openings. There are two entrances to the pool house on the primary façade. Each entrance accesses a private dressing area and shower.

Henry du Pont II Main Boca Grande Vacation House (210 Banyan Street)

The house was designed by prominent architect F. Burrall Hoffman and completed in 1926 (Photo 12). It was designed and built as Henry Du Pont II's primary Boca Grande vacation home. The two-story building is a Colonial Revival style mansion with heavy influences from the British Caribbean. This residence is comprised of three building blocks. The central block is two stories, whereas there are two flanking one-story wings at either side. Exterior cladding is wood siding. Each block has a separate roof surfaced in metal. The entire building rests on a poured concrete foundation.

The two-story central block has a cross-gable roof. The building features a small covered entry porch. At the second story of this block is a bay window with paired 10-light wood casement windows and paired French doors. The doors access a small balcony with a simple wood railing. The center block is flanked by large one-story wings. Each wing is covered by a hip roof. Screened porches align the primary façade of each wing. One wing was constructed for servant's use and other for the family.⁷ A large porch was added on the north (rear) in c.1934.⁸ In recent years, the house was elevated 3 ft. from its original foundation due to FEMA. Replacement front entrance stairs were added to the primary entrance of the house at that time to accommodate the new elevation. Despite these changes, however, the building retains its integrity as a contributing element to the district.

ALTERATIONS

Only a few historic buildings within the historic district have undergone significant modifications. These alterations include window replacement and the enclosure of some front porches. A few historic residences have been elevated to meet FEMA requirements because improvements exceeded the FEMA 50% improvement rule and Lee County and the owners were not aware of any potential exception. The large majority maintain the original location, size and number of window and door openings. Some residences have had contemporary additions or pop outs to expand living space. Some have contemporary swimming pools and/or concrete or

⁷ *Architectural Drawings, 210 Banyan Street*, of E. C Humphries prepared for Henry Du Pont III, Boca Grande, FL, Winterthur Archives, December 1933.

⁸ *Architectural Drawings, 210 Banyan Street*, of E. C Humphries prepared for Henry Du Pont III, Boca Grande, FL, Winterthur Archives, December 1933.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 8 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

wood decks and paved or brick walkways and/or driveways. A few have had contemporary additions built to connect them to historic garages or guesthouses. Partial replacement of deteriorated exterior siding on a few buildings has been undertaken with wood siding matching the original siding.

INTEGRITY

With the exception of a couple of buildings that were moved within the district during the period of significance, all other resources remain in the same location. The district therefore retains its integrity of location. The district still functions as a primary residential core of the community of Boca Grande and still clearly conveys its historic usages as an early to mid-20th century neighborhood. The layout of the community has been largely retained, especially along Gilchrist Avenue. The character-defining medians of Gilchrist Avenue, which comprise the largest open public space in Boca Grande, have been retained. The district retains its integrity of setting, feeling, and association. The buildings themselves largely maintain their material and design integrity. Modifications to all, except one residence, match the original established architectural style of the building and its original exterior fabric. The majority of additions are architecturally appropriate and to the rear, although a few side additions exist. The community has maintained strict code requirements on building height and the setbacks of the buildings from the street remain the same. The district therefore retains its integrity of design, workmanship, and materials.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 9 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

RESOURCE LIST

Contributing Resources

1st Street West

121	Single family residence	Frame Vernacular	c. 1930
125	Single family residence	Frame Vernacular	1930
131	Community Center	Mediterranean Revival	1929

Banyan Street (2nd Street)

210	Single family residences	Frame Vernacular	1926
220	Single family	Craftsman	1926 ⁹
220A	Garage	Frame Vernacular	1926
221	Single family residence	Craftsman	1926 ¹⁰
224	Single family residence	Craftsman	1926
225	Single family residence	Frame Vernacular	1910
225A	Shed	Frame Vernacular	c.1910
230	Art center	Frame Vernacular	c.1924
240	Community center	Frame Vernacular	c.1924

3rd Street East

350	Single family residence	Frame Vernacular	1900
354	Single family residence	Frame Vernacular	1900
361	Single family residence	Frame Vernacular	1910
365	Single family residence	Frame Vernacular	1940

3rd Street West

300	Single family residence	Frame Vernacular	1926
301	Single family residence	Frame Vernacular	1924
301A	Garage	Frame Vernacular	1924
301B	Garage		

4th Street West

400	Single family residence	Mediterranean Revival	c.1932
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⁹ Component parts constructed in 1912 and 1926 and joined in 1926

¹⁰ Moved circa 1940

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 10 Boca Grande Residential Historic District
Boca Grande, Lee County, Florida

Gilchrist Avenue

101	Single family residence	Mediterranean Revival	c.1915
111	Pool House	Mediterranean Revival	c.1924
111A	Swimming Pool	Masonry	c.1924
121	Single family residence	Frame Vernacular	c.1912
140	Single family residence	Craftsman	1926
140A	Garage/Guest House	Mediterranean Revival	c.1925
141	Single family residence	Mediterranean Revival	c.1924
141A	Garden Ornament	Masonry	c.1924
150	Single family residence	Craftsman	1926
150A	Garage	Frame Vernacular	1926
151	Single family residence	Mediterranean Revival	1925
231	Single family residence	Frame Vernacular	1926
241	Single family residence	Frame Vernacular	1926
250	Single family residence	Frame	1954
251	Single family residence	Frame Vernacular	1924
260	Single family residence	Frame Vernacular	1925
271	Single family residence	Frame Vernacular	1965
340	Single family residence	Masonry Vernacular	1968
340A	Garage		
341	Single family residence	Minimal Traditional	1938
341A	Garage	Frame Vernacular	1938
350	Single family residence	Frame Vernacular	1954
360	Church	Frame Vernacular	1909
361	Single family residence	Mediterranean Revival	1925
371	Single family residence	Frame Vernacular	c.1912

Lee Avenue

261	Single family residence	Frame Vernacular	1930
271	Single family residence	Craftsman	c. 1912 ¹¹
291	Single family residence	Frame Vernacular	1957
321	Single family residence	Masonry Vernacular	1900
341	Single family residence	Masonry Vernacular	c. 1940
341A	Garage	Frame Vernacular	c. 1940
361	Single family residence	Frame	1959
371	Single family residence	Frame	1959

¹¹ Moved circa 1951.

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381	Single family residence	Craftsman	c.1912 ¹²¹³
391	Single family residence	Frame	1951

Palm Avenue

260	Single family	Frame Vernacular	1930
260A	Garage	Frame Vernacular	1930
271	Single family residence	Masonry Vernacular	1946
291	Single family residence	Frame Vernacular	1930

Park Avenue

131	Single family residence	Mediterranean Revival	c. 1930
141	Single family residence	Craftsman	1926
141A	Garage/Guest House	Masonry	c.1926
151	Single family residence	Craftsman	1926
170	History Museum	Mediterranean Revival	c.1924
171	Single family residence	Frame Vernacular	1920
231	Single family residence	Mediterranean Revival	1930
220	Single family residence	Frame Vernacular	1900
240	Church	Mediterranean Revival	1950
251	Single family residence	Frame Vernacular	1910
271	Single family residence	Frame Vernacular	1910
280	Office Building	Masonry Vernacular	1965
281	Single family residence	Frame Vernacular	1920
291	Single family residence	Frame Vernacular	1910

East Railroad

260		Masonry	1940
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Tarpon Avenue

260	Single family residence	Frame Vernacular	1936
261	Single family residence	Frame Vernacular	1940
270	Single family residence	Frame Vernacular	1926
271	Single family residence	Craftsman	c.1912 ¹⁴¹⁵

¹² Moved circa 1940.

¹³ *Parcel Information*, Lee County, Florida Property Appraiser.

¹⁴ Moved circa 1940

¹⁵ *Parcel Information*, Lee County, Florida Property Appraiser.

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290	Single family residence	Craftsman	1926
320	Single family residence	Single family residence	1906
321	Single family residence	Frame Vernacular	1935
330	Single family residence	Frame Vernacular	1926
331	Single family residence	Frame Vernacular	1911
340	Single family residence	Frame Vernacular	1936
341	Single family residence	Frame Vernacular	1925
350	Single family residence	Frame Vernacular	1935
351	Single family residence	Frame Vernacular	1911
360	Single family residence	Frame Vernacular	1933
361	Single family residence	Frame Vernacular	1940
361A	Shed	Frame Vernacular	1940
371	Single family residence	Frame Vernacular	1911
380	Single family residence	Frame Vernacular	1926
381	Single family residence	Frame Vernacular	1926 ¹⁶¹⁷

Whiskey Row

235	Single family residence	Frame Vernacular	1926
245	Single family residence	Frame Vernacular	1926
255	Guest house	Frame Vernacular	1926

Non-Contributing Resources

1st Street West

135	School	Neo-Med. Revival	2018
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Banyan (2nd Street)

233	Single family residence	Masonry	2001
235	Single family residence	Frame	1982

3rd Street East

354A	Shed	Frame Vernacular	2004
354B	Garage	Frame	c.1986

¹⁶ Moved from Park Avenue circa 1990.

¹⁷ Owner representative, March Boca Grande Historic Preservation Meeting, Boca Grande, FL

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3rd Street West

300A	Garage		
300B	Garage	Frame Vernacular	c.2017
320	Medical Clinic	Neo-Mediterranean Revival	1990

Gilchrist Avenue

161	Single family residence	Neo-Mediterranean Revival	2000
231A	Garage/guest house	Frame	c.2000
231B	Garage/Guest House	Frame	c.2000
240	Single family residence	Frame	1995
250	Single family residence	Masonry	1971
291	Single family residence	Frame	2019
280	Single family residence	Masonry	2001
331	Single family residence	Frame	2013
341	Pool house	Frame	2011
361A	Guest house	Neo-Mediterranean Revival	c.1998

Lee Avenue

281	Single family residence	Frame Vernacular	c. 1988
331	Single family residence	Masonry	1971
351	Single family residence	Masonry	1987

Palm Avenue

267	Single family residence	Frame	2002
280	Guest house	Frame	c.2012

Park Avenue

171A	Garage	Frame	c.1970
250	Day Care	Masonry	c.1965

Tarpon Avenue

321A	Garage	Frame	c. 1971
260A	Shed	Frame	c.2010
271A	Carport	Frame	c.2010
290A	Shed	Frame	c.2010
350A	Carport	Frame	c.2010
360A	Guest house	Masonry	c.1969

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East Railroad Avenue

280	Single family residence	Masonry	1987
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West Railroad Avenue

261	Rectory	Neo-Mediterranean Revival	c.2015
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Whiskey Row

235A	Arbor	Frame	c.2014
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Architect/Builder

Hoffman, F. Burrall, architect
Ives, Albert Levy, architect
Johnson, William Royster, architect
Marquis, William Bell, landscape architect
Olmsted, Frederick Law, Jr., landscape architect
Parker, Carl Rust, landscape architect
Phillips, William Lyman, landscape architect

Summary

The Boca Grande Residential Historic District is locally significant under Criterion A for Community Planning and Development; Criterion B for Social History; and Criterion C for Community Planning and Development, Architecture, and Landscape Architecture. The period of significance extends from circa 1900 to 1968. The district contains the historic residential core of the community of Boca Grande. Much of the subsequent community planning and commercial development was heavily influenced by the seasonal residents who lived here. The district is significant for its association with Louise DuPont Crowninshield, who was one of the leading activists in the community in the early and mid-20th century. She was one of the founding members of the National Trust and dedicated to the preservation of Boca Grande. Her residence, *Las Olas*, which is located in the district, is the best surviving resource in Boca Grande that is still associated with her activities. The district also contains a locally significant collection of Craftsman, Mediterranean Revival, and Mission Revival buildings as well as buildings designed by master architect Francis Burrall Hoffman. Boca Grande is locally significant for its landscape architecture and town planning. There were several renowned landscape architects who worked on the town plan over the span of more than a decade, including Carl Rust Parker, Frederick Law Olmsted, Jr., and William Lyman Phillips. It was Parker, who initially worked on the plan as an independent landscape architect in 1913, who had the most direct influence on the layout of the community. It was Parker who converted the Gilchrist Avenue median into a public greenspace, planting trees both here and along several side streets. The Boca Grande plan remains substantially the same as the Parker design, and the district is significant for its association with him in particular.

Historical Context

History of Gasparilla Island and Boca Grande prior to 1911

The first Europeans in the Charlotte Bay area were Spanish and Cuban fishermen, who established seasonal fish camps along the bay. Although their presence in the area goes back into the 1500s, the permanent settlement of Gasparilla Island did not begin until the 1870s. At this time, a fishing camp known as Peacon's Fish Ranch was

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established on the north end of the island. In the 1880s, after the discovery of phosphates in the Peace River Valley, nearby Punta Gorda became an important transshipment point for oceangoing vessels bringing the product to fertilizer plants across the United States and Europe. In response to the sharp increase in maritime traffic, the United States government constructed a lighthouse on Gasparilla Island in 1890.¹⁸

Seeing an opportunity, Punta Gorda businessman and future governor Albert W. Gilchrist began acquiring property in the middle of Gasparilla Island in 1890.¹⁹ In 1897, he filed the first of four plats for the Town of Boca Grande.²⁰ At that time, Boca Grande consisted of a “cluster of a few rickety dwellings for fisher folk.”²¹ The original plat was only six blocks, each with 18 platted lots. A space was reserved for a waterfront hotel and a public park was set aside at either side of what would become Banyan Street. Other than Gilchrist Avenue, the streets were not named in this first plat. Gilchrist Avenue became the grand boulevard of the development.²² There is no evidence that any of the lots of the original plat were sold. Gilchrist continued to acquire additional property on the island around the original platted area. By 1905, he accumulated ownership of 512 acres on the island and eventually owned a total of 818 acres. He purchased the claims of homesteaders who had been granted land patents, or deeds from the United States government. His entire land holdings extended 2.5 miles northward from what is now First Street.

In 1905, Gilchrist signed a contract with the American Agricultural Chemical Company (AACC). The company had taken up phosphate mining with plans to utilize the Port of Boca Grande to ship the product from Gasparilla Island after rail service was established on the island. The AACC was owned by Peter Bradley (1850-1935).²³ Attorney John P. Wall quietly bought land for a railroad right-of-way on behalf of the AACC.

In 1907, Gilchrist and the AACC created a joint venture and formed the Boca Grande Land Company with Gilchrist as president. The company was incorporated in April 1907. The land holdings of Gilchrist and the AACC in the central part of the island were conveyed to the company. A railroad right-of-way was conveyed to the newly formed Charlotte Harbor & Northern Railway Company. Rail service to Gasparilla Island was established in 1907.

¹⁸ Archaeological Consultants, Inc., “Historic Context: Boca Grande, Lee County, Florida Gilchrist Avenue,” prepared for Gilchrist Neighborhood Association, Boca Grande, Florida (Sarasota, FL, August 2014), p. 5.

¹⁹ Michael Ingram. *A Title Examiner's History of Boca Grande: Where Nothing Unimportant Ever Happened and Its All of Matter of Public Record*, Boca Grande, FL: Boca Beacon, 1996 pg. 8.

²⁰ *BOCA GRANDE-FLA, Plat Book 1, Page 37*, Lee County, Florida, Public Records.

²¹ Marilyn Hoeckel and Theodore B. VanItallie, *Images of America: Boca Grande, Mount Pleasant, SC*, Arcadia Publications, 2000, pg. 8

²² *Plat Book 1, Page 7*, Lee County, Florida Land Records January 30, 1897.

²³ Peter Bradley. *National Cyclopedia of American Biography*, New York, New York: James T. White & Co., 1936, vol. 25, pg. 282.

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A new town plat was filed by the Boca Grande Land Company on January 9, 1908, that encompassed and expanded beyond Gilchrist's original plat (Figure 1).²⁴ The company advertised that they had 1,182 acres of land to be developed at around this time. By 1909, there were three settlements on Gasparilla Island, a small group of fishermen's huts on the north end, outside the district boundaries, and Fourth Street in Boca Grande where the railroad staff lived, and South Boca Grande, sometimes referenced as Port Boca Grande, also outside the district boundaries.

The 1908 plat included street names and the land area between First and 19th streets. It also included a new wide boulevard, Gulf Boulevard, along the Gulf of Mexico. The second plat showed 40 blocks of plotted lots. The blocks varied in size. Four blocks were marked as reserved for public use. Both plats set apart a public park on either side of 2nd Street between Gilchrist and Park Avenues and reserved an area for a planned waterfront hotel and an amphitheater, neither of which were ultimately built. Before finishing his term as governor, Gilchrist sold his remaining landholdings on Gasparilla Island to his partners in the Boca Grande Land Company in 1912.²⁵

Historical Significance

Carl Rust Parker Design of Boca Grande

In about 1911, Gilchrist hired prominent landscape architect Carl Rust Parker to lay out the landscape plan and plan for the Gasparilla Inn and the town.²⁶ Streets were graded and lined with trees. After Gilchrist sold out, Parker continued his work in the planning and landscaping of the town for the Boca Grande Land Company. Parker's landscape work began with the planting of a straight row of Australian pines along 5th Street and rows of rubber trees on either side of 4th Street. The block on 2nd Street between Gilchrist and Park avenues was planted on both sides with banyan trees (Photos 31 & 32).

In 1914, Carl Rust Parker's 1913 plat for Boca Grande was filed with Lee County (Figure 2). The plan incorporated the 1908 plat but expanded it beyond the Boca Grande Bayou to the eastern border of the island and then north to what is now 29th Street. Areas west of the bayou retained regular street grids and lot sizes from the earlier plats but added two blocks with irregular lots. Within the reserved blocks of the earlier plats, Parker included a building complex, a park, and the Gasparilla Inn. The newly laid out area east of the bayou had a more suburban plan with winding streets, a variety of lots sizes and large green space around a lagoon.

²⁴ *Plat Book I, Page 37*, Lee County, Florida, Land Records.

²⁵ Lindsey Williams and U.S. Cleveland. *Our Fascinating Past*, Punta Gorda, FL: Lindsey Williams (Publisher), 2005, pg. 178.

²⁶ *Encino Independent*, March 30, 1915 and Lindsey Williams and U.S. Cleveland. *Our Fascinating Past*, Punta Gorda, FL: Lindsey Williams (Publisher), 2005, pg. 167, and Wini, Whidden Smith. *Old Boca Grande, a Man, a Place and an Island*, London: Queen Ann Press, 2004 pg. 31.

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His plans limited the area of commercial development that is still clearly distinguishable today. All remaining areas were intended to be residential. Parker's plan also incorporated landscaped areas (see attached plan). Historic photos from the mid-1920s show the planting work that Parker was responsible for and how it had matured.



View of Gilchrist Avenue, circa 1925
(source: Boca Grande Historical Society)

have a single coherent sense of character. This was perhaps best demonstrated in the layout and landscaping of Gilchrist Avenue, a grand 120-foot-wide boulevard that extended four blocks through the center and where the most desirable and costly lots of the new town were located. Parker's plan continues to show a public park on either side of 2nd between Gilchrist Avenue and Park Avenue.

Parker developed designs for streetscapes. Second Street between Gilchrist and Park avenues were lined with Banyan trees and along the beachfront and Fifth Street, he aligned rows of casuarinas. Fifth Street was lined with Rubber trees. Although a past storms and development have destroyed most of the casuarinas, Australian pine and Rubber trees, the Banyan trees remain along Banyan Street. Parker continued to work on plans for Boca Grande until 1915.²⁷

Parker's town plan was based on the 1908 plat of Boca Grande. A proposed waterfront hotel flanked by a garden and concert grove is shown on Gulf Boulevard. Neither of these was ever completed but a large bath house was completed on the site but was severely damaged resulting from a non-direct hurricane in 1921 and washed away in a more severe strike of a hurricane in 1924. A contemporary beach club was eventually constructed on this site that includes tennis courts. Parker laid out the grounds of the original bath house. He did planting landscaping at the Gasparilla Inn and along the main streets of Boca Grande. A greenhouse was installed to supply the hotel with flowers. He also landscaped the main streets in the village.

Parker's principles were based on the Olmsted philosophy that each designed space should

²⁷ Theresa Mattor, Biography of Carl Rust Parker/ <http://pioneer/carl-rust-parker/biography-Carl-rust-parker>, published May 15, 2009 and historic photographs.

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Francis B. Crowninshield and Louise DuPont Crowninshield

Two important residents of Boca Grande who arrived in the mid-1910s were Francis “Frank” Boardman Crowninshield and his wife Louise DuPont Crowninshield. Frank and his brother Benjamin, who were avid fishermen, first visited Boca Grande circa 1914. Benjamin built a small fishing cottage, which Frank and Louise rented out in subsequent visits to the island. This cottage was the first section of what became the *Las Olas* estate. Gradually, the shack or cottage was enlarged and the Crowninshields made Boca Grande their winter residence for over 40 years spending much more of their time in the final years of their lives. Along with Louise Crowninshield’s brother, Henry du Pont II, they invested in a number of residences and lots in the vicinity of Gilchrist Avenue, 1st and 2nd (Banyan) streets, and Park Avenue. In 1932, Benjamin Crowninshield, also constructed a winter home nearby on the Gulf of Mexico at 400 4th Street, West. He lived seasonally in Boca Grande until his death in 1950.²⁸

The Crowninshields and DuPonts were founding members of a group known to local residents as “beachfronters.” They were primarily wealthy winter residents, many of whom had family connections or a close friendship to the Crowninshields and DuPonts.²⁹

The Crowninshield Art Studio and Guest House at 141 Gilchrist Avenue was originally constructed in c.1924 as an art studio for painter Francis Crowninshield, and guest house for visitors of himself and his wife, Louise du Pont Crowninshield. It was designed by Albert Ely Ives. This building is one of several buildings that were sited on the adjacent originally much larger Crowninshield estate, *Las Olas* (121 Gilchrist Avenue). In 1996, *Las Olas* was subdivided and the art studio/guesthouse and two other lots to the north were sold. The art studio and guesthouse property were placed in single family use and a new house was constructed on the lot to the north.³⁰

The landscape design of the sites of 121 and 141 Gilchrist Avenue, both originally a part of the Crowninshield estate, *Las Olas*, were designed by prominent landscape architect Marian Cruger Coffin. Coffin also designed the swimming pool and pool house at 111 Gilchrist Avenue, also part of the original *Las Olas* estate, were also designed by Marion Cruger Coffin.

Henry Francis DuPont

²⁸ The Boca Grande Historical Society, Charles E. Blanchard, editor, *Boca Grande Lives of an Island*, Published by the Boca Grande Historical Society and Museum, 2006, pg.28 and pp.30-32

²⁹ Archaeological Consultants, Inc., p. 11.

³⁰ *Parcel Numbering History*, Lee County Property Appraiser.

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Another important “beachfronter” was Henry Francis DuPont, brother of Louise Crowninshield, who recommended Boca Grande to him. By 1919, Henry du Pont II was going to Boca Grande for extended visits and soon buying various properties. Between 1922 and 1932, Henry du Pont bought nine lots in the historic residential core of Boca Grande. In 1922, he acquired three lots for \$4,000 and four years later bought two more lots. In March of 1930, he purchased another lot and part of another and in June he acquired two more parcels to add to his holdings. All of du Pont’s Boca Grande land purchases encompassed land surrounding his personal residence and those owned by his sister Louise du Pont Crowninshield and her husband to essentially create a family enclave within a specific area of 1st and 2nd Street and Gilchrist Avenue. The two families also wanted to ensure that such ownership would withstand any commercial intrusion. Du Pont spearheaded and helped finance the design for the construction of a seawall and jetties in 1926 to protect gulf front properties from water damage after a 1926 hurricane.³¹

Several houses that were purchased and owned by Henry Frances du Pont, II by in the 1920s into the 1940s have been identified and survive. There is his 1926 main house at 210 Banyan Street, a c.1924 art studio and guest house at 141 Gilchrist Avenue; another 1926 residence with a detached building for household staff at 150 Gilchrist Avenue and another for his caretaker at 140 Gilchrist Avenue. He also owned a separate house, known as the “Children’s House” at 211 Gilchrist Avenue, which originally served as a separate house for Henry du Pont II’s two young daughters, Pauline du Pont (Harrison de Broussard) (1918-2007) and Ruth Ellen du Pont (de Forest Holmes) (1922-2014) and their nanny during the family’s visits” or vacations in Boca Grande. He later built a separate laundry building on the southwest corner of the site. This property remains under the ownership of his granddaughter. Another residence that he owned was the “cook’s” house and another for his property caretaker at 140 Gilchrist Avenue. Another was a doctor’s house that was on a two-lot site on 2nd Street. He also owned a house for a local minister on Gilchrist Avenue (outside district boundaries) and a house on Park Avenue (moved to 281 Tarpon Avenue in c.1940) for his first footman/butler.³²

Frederick Law Olmsted, Jr. and William Lyman Phillips

After the end of World War I, Florida experienced an unprecedented period of real estate development and growth. This period, known as the Florida Land Boom, lasted from the end of WWI to the mid-1920s. Seeing an opportunity, the Boca Grande Land Company began an ambitious project to help lure potential homebuyers onto the island. In 1924, Clinton Peterkin was hired as the primary promotor of Boca Grande and its future development. Little had been done to maintain Parker’s landscaping or the commercial village buildings and the general appearance of the area began to deteriorate. In May 1924, Peter Bradley, as head of the American Agricultural Chemical Company, contacted the Olmsted Brothers. The Olmsted firm and its associates would

³¹ *Henry du Pont and Boca Grande*, Winterthur Newsletter, 2009.

³² Pauline Lord, niece of du Pont Ruth, and copy of hand drawings of land area encompassing Henry du Pont II’s Boca Grande properties with various properties highlighted and noted as to use, undated.

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complete considerable land planning work in Boca Grande but did not complete further additional planned work.

Olmsted Plan of Boca Grande

In 1924, the Boca Grande Land Company reached a contractual agreement with the Olmsted firm for their services. Peterkin worked extensively with Olmsted associate William Bell Marquis, who first visited Boca Grande in July 1924.³³ Marquis advocated preserving the integrity of both the formal garden and informal park areas. Following Marquis' initial visit and subsequent reports on conditions on Boca Grande, the Olmsted firm advised infilling low-lying areas in town; the relocation of the railroad track; the restriction of the number of docks built; and constructing community docks. Over time, there would be substantial studies, input, and direction from the Olmsted firm regarding decisions for the development and final plan for Boca Grande. This included the location of the county road and overseeing its grading; the relocation and right-of-way of a new rail line; the installation of a sewage system; and the location of the pipes, groundwater height. Other work included the grading of streets, the layout and size of lots. They also planned out the view of the water from various locations, the anticipated costs of fill, the location and naming of yet unnamed streets. They also laid out the location of access roads in the town before a final plan was accepted and a new plat would be filed. The final plat would incorporate the Olmsted firm's accepted proposals and suggestions and those agreed upon by the development parties.³⁴

In September 1924, Frederick Law Olmsted, Jr. personally visited to Boca Grande to survey the area. In a report issued after his visit, Olmsted made a number of recommendations, including the location of the new county road; the straightening of lots; preserving the trees along the bayou, lagoon, and Charlotte Harbor; the construction of fingerlike bayous; and plantings. The AACC responded positively to Olmsted's report.³⁵ Based on Olmsted's recommendations, the company changed the course of the new replacement rail line to allow the plotting of more lots fronting the gulf. Olmsted pushed for the acquisition of any land needed for the construction of the new county road and a contract with the railroad for the relocated railroad line and the ceding of the old right-of-way to the Boca Grande Land Company. Olmsted determined the final suggested path and location of the county road was to be 44 feet from the west line of the gulf front. He also decided on the placement of the rail line. The original track path had been washed over by flooding. Initially, the railroad company planned for a 100 feet right-of-way on either side of a new rail path. Olmsted suggested it might could be changed to 75 feet on each side, but the railroad maintained the 100-foot. distance. Olmsted believed that it

³³ *Olmsted Collection*, Washington DC, Library of Congress. Archival material referencing Boca Grande, FL, Boca Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress.

³⁴ American Agricultural Chemical Company correspondence to Olmsted Brothers, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, September 23, 1924.

³⁵ C.L. Peterkin, correspondence to Olmsted Brothers, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, October 3, 1924.

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was the most attractive approach to Boca Grande and lots in this area would sell much better than having no roadway between them. In order to secure an efficient and flexible plan of the subdivision for the land west of the railroad, the railroad line and rail easement needed to have a width of not less than 350 feet. but not more than 400 feet.

After business responsibilities drew Marquis westward to California in September 1924, Olmsted associate William Lyman Phillips oversaw the Boca Grande project on behalf of the firm. Upon his arrival in December 1924, Phillips found there was no work underway on the Olmsted plans. He also found a builder attempting to build a bridge which he thought was of poor design and asked that it be delayed until he could complete another. He made drawings of this new bridge, which was later constructed. This bridge remained until it was destroyed in a hurricane in 1960.³⁶

Olmsted made a second trip to Boca Grande in February 1925. By that time, the Olmsted firm had neared completion of a preliminary general plan for the area east of the bayou and planned to “wind up” for the present time and withdraw with Phillips leaving Boca Grande. Plans were made to complete a (final) plan of another portion of Boca Grande as soon as possible and as well as essential working drawings of various areas having been plotted by surveyors. Olmsted had advised that subsequently, a revised plat should be filed. The Boca Grande Land Company wanted to do so as soon as possible but would be urged by the Olmsted firm not to do so until all things regarding the survey and other matters were completed.³⁷ By March 1925, further planning and landscaping work almost came to a halt. By that time, Phillips was sharing his time working on a new Olmsted project, the Mountain Lake Colony near Bartow, Florida. He would move himself and his family there after leaving Boca Grande and live there for the next seven years. The work included the Bok Tower Sanctuary in Lake Wales, Florida, one of his most prominent Florida projects.³⁸

By March 1925, Phillips completed the final plan. Although Peterkin was pleased with the plan, much of what Phillips and Olmsted proposed was never completed. At a subsequent meeting held by the directors of the Boca

³⁶ Olmsted Brothers, telegram to W.E. Brown, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, November 22, 1924, William Lyman Phillips, *Report of W.L. Phillips, Week Ending December 13, 1924*, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, December 13, 1924, and “BOCA GRANDE FLA.”, Plans numbered in the field by W.L. Phillips, January 31 to February 28, 1925, copy on file Boca Grande History Museum and Library of Congress, and two drawings of W.L. Phillips dated under the Olmsted name, dated December 1924.

³⁷ *Report of W.L. Phillips, Week Ending January 17, 1925*, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, January 17, 1925. Frederick Olmsted, correspondence to William Bell Phillips in Boca Grande, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, December 30, 1924, William Lyman Phillips, *Report of W.L. Phillips Week Ending February 25, 1925*, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, February 25, 1925, and Olmsted, Frederick, Jr. memo, from Marquis, William Bell, , Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress February 23 and 24, 1925.

³⁸ Reyher Faith Jackson, *Pioneer of Tropical Landscape Architecture*, Gainesville FL, University Press of Florida, 1997, pp. 73-76.

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Grande Land Company, they decided to shut down the project by the end of March.³⁹ Relations between the development company and the Olmsted office soured due to time conflicts that arose between the Boca Grande project and the firm's commitment to the ongoing Mountain Lake work. By that time, Olmsted believed the Miracle Lake project was more important since the work at Boca Grande was to come to conclusion at the end of March.⁴⁰ Although Peterkin insisted that Phillips remain in Boca Grande until that time, Phillips was in Lake Wales by March 28, and did not return to Boca Grande.⁴¹ The final plan was submitted to the Olmsted office by Phillips for printing, but the firm did not receive any instructions to print that plan from their client. After reaching a settlement with the Olmsted firm for outstanding fees, the AACC requested and received all original drawings and tracings from the Olmsted firm for the use by their engineering department, which would henceforth be in charge of the Boca Grande development project.⁴²

Boca Grande after the Collapse of the Land Boom (1925-1945)

The Florida Land Boom of the 1920s had for the most part ended by the fall of 1924. The Boca Grande Land Company no doubt experienced much slower than anticipated growth, as did many other planned communities in Florida during the 1920s. The lack of vehicle access to the island also played a detrimental part in sales.

An attempt by the Boca Grande Land Company to auction their remaining lots during the winter of 1925 resulted in the sale of only six interior lots. The Boca Grande beachfront landowners put forth their own salesperson, Colonel L.J. Campbell, to oversee securing proper and socially acceptable buyers for beachfront property. Soon thereafter, the "beachfronters" and Colonel Campbell assumed control of entire sales efforts of the Boca Grande Land Company. They also gained exclusive sales rights to the remaining island land holdings of the company. Sales brochures were compiled and printed. The property owners desired to protect the island's natural beauty and did not welcome growth or speculative ventures. There was no bridge or automobile access to the island until 1927.⁴³

³⁹ William Phillips, correspondence to F.L. Olmsted, dated March 17, 1925, copy on file Boca Grande History Museum and Library of Congress.

⁴⁰ Olmsted, Frederick Law, telegram to William Lyman Phillips, dated March 22, 1925, copy on file Boca Grande History Museum and Library of Congress.

⁴¹ Peterkin, telegram to F.L. Olmsted, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, March 22, 1925.

⁴² Hammersen, E.E., comptroller of The American Agricultural Chemical Company correspondence, Olmsted Collection, Grande, FL, Boca Grande Historical Museum and Washington DC, Library of Congress, June 5, 1925.

⁴³ Lindsey William and U.S. Cleveland, U.S., *Our Fascinating Past*, Copyright 2005, Punta Gorda, Florida, Lindsey Williams, pg. 401.

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In promotional material, the beachfronters made clear their vision for Boca Grande:

Boca Grande is entirely residential and there are no commercial activities other than the village shop-within the community. Boca Grande was not affected by the Florida Land boom [sic] one way or another. It has had no boom, will have no boom, and does not seek speculative investors.⁴⁴

In the mid-1920s and 1930s, several homes were constructed as well as another large hotel, the Boca Grande Hotel (non-extant). Some large waterfront houses were completed in 1926. Some of the 1910s and 1920s owners added landscape features to their properties. Two Boca Grande property owners, Frances and Louise du Pont Crowninshield and Hugh Sharp, hired prominent landscape architect Marian Cruger Coffin to provide landscaping plans and designs for their estates, *Las Olas* and *Gibraltar*. Coffin's work included the sunken garden adjacent to the detached art studio of Frances Crowninshield was located on *Las Olas*. Coffin likely designed the landscaping of some of Henry du Pont's properties in Boca Grande as well considering her close association to du Pont on other projects.

On December 26, 1945, the Boca Grande Land Company sold all its remaining real estate holdings to Henry L. Schwartz and the Sunset Realty Corporation. This included several lots near downtown Boca Grande and all of the land north of 19th Street. The American Agricultural Chemical Company and the Boca Grande Land Company suffered substantial losses in their investment in residential real estate in Boca Grande. Losses exceeded \$1,000,000.⁴⁵

Boca Grande after World War II (1946-1970)

After the sale to Sunset Realty, the direction of sales changed with accelerated promotion. The remaining available lots for sale were on 18th Street or beyond the central area originally settled in Boca Grande, from First Street to Third Street. In 1959, passenger rail service to Boca Grande and Gasparilla Island ended although freight trains continued to use the tracks on the island until 1981.

Although Boca Grande expanded to the north in 1932,⁴⁶ it saw little construction until the 1960s. In 1962, a fellowship hall was constructed. By 1965, almost all the lots acquired from the Boca Grande Land Company by Sunset Realty were sold but the town's only school closed that year from a lack of enrollment. By 1969, Sunset

⁴⁴ Michael Ingram, *A Title Examiner's History of Boca Grande, Where Nothing unimportant Ever Happened and Its All of Matter of Public Record*, Printed in the United States of America, January 1996, pp.23-24 and "Cottages, copy of undated promotion material.

⁴⁵ Michael Ingram, *A Title Examiner's History of Boca Grande, Where Nothing unimportant Ever Happened and Its All of Matter of Public Record*, Printed in the United States of America, January 1996, pg.25.

⁴⁶ Plat Book 8, Page 48, public records of Lee County, Florida.

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began pushing sales north of 19th Street and beyond.⁴⁷ During this period, Boca Grande continued to be a winter home and vacation destination for several wealthy northerners.⁴⁸

Criterion B: Louise Crowninshield

Louise Crowninshield (1872-1958) is significant for her contributions to the social history of the community. She was a founding member of the National Trust for Historic Preservation. Known as the “Queen of the Island,” she became well-known in Boca Grande and on Gasparilla Island for her desire to improve conditions. She was responsible many civic improvements on Gasparilla Island, including establishing the island’s first health clinic and a school in Boca Grande for the growing population. She was active in conservation on the island, advocating for the creation of a nature preserve. As one observer noted, “She had a love for Boca Grande, a love that encompassed the whole island [Gasparilla] and practically everyone on it.”⁴⁹

In the 1920s, Crowninshield took the lead in the construction of a new school building for the island’s children. She personally donated four acres on 1st Street and raised the money for the new school, which was constructed circa 1924. Crowninshield’s involvement in the healthcare of the community date back to at least 1938, when she handled the coordination of medical services for the island. In 1947, she took a lead role in the creation of a charter for a new health clinic. The first meeting of the group was held in the Crowninshield studio in 1948 and she offered one of her cottages as a residence for the clinic’s doctor. Thanks in large part to her organizing and fundraising efforts, the island had a clinic in operation in 1949, where it ran out of Fugate’s on 4th Street until the construction of a new clinic at the corner of Park Avenue and 3rd Street.⁵⁰

Criterion C – Community Planning and Development

The layout of the community of Boca Grande was the result of a collaboration between developers, architects, and landscape architects. Boca Grande was from the beginning a planned resort community, the result of an ambitious project undertaken by Governor Albert Gilchrist and the Boca Grande Land Company. The community is an excellent locally significant example of a planned rectilinear community. The original rectilinear plan, like many plans of a similar nature, was laid out in part to provide an orderly and efficient way for the developers to sell off the land. By the 1910s, as they started to attract more affluent clientele into the area, there was a much clearer focus on upgrading the appearance of the community to make it more liveable.. The emergence of the beachfronter community, who lived along the beachfront lots and constructed larger

⁴⁷ Ingram, Michael, “A Title Examiner’s History of Boca Grande, Where Nothing unimportant Ever Happened and Its All of Matter of Public Record”, Printed in the United States of America, 1st edition January 1996, 2nd edition June 1996, pg. 29.

⁴⁸ Ffoliott Peter

⁴⁹ The Boca Grande Historical Society, Charles E. Blanchard, editor. *Boca Grande Lives of an Island*, Published by the Boca Grande Historical Society and Museum, 2006, pp. 28-38.

⁵⁰ Archaeological Consultants, Inc., p. 15.

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homes and mansions interrupted the original lot layouts drawn up for Boca Grande but the inland lots east of Gilchrist Avenue, especially on the far eastern boundary of the district, largely retain their lot layouts. The street alignments are retained as well, and the original railroad bed has been converted into a street. Although the original boundary of the grid layout extended as far north as 13th Street, the primary development in Boca was focused south of the open public space between 5th and 6th streets.



View of Gilchrist Avenue, circa 1924 (source: Olmsted Archives)

Architectural Context

Craftsman

The Craftsman Style was one of the most dominant residential building styles in the United States in the early 20th century. It traces its origins to the works of brothers Charles Sumner Greene and Henry Mather Greene, who were active in Pasadena, California in the late 19th and early 20th centuries. Influenced by the English Arts and Crafts movement, the brothers began experimenting with Craftsman bungalows in the early 20th century. Their designs quickly gained popularity. A number of leading national publications of the era, including

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Western Architect, *Good Housekeeping*, and *Ladies' Home Journal* featured designs by the Greenes and others inspired by their work.⁵¹

Some of the character-defining features of the Craftsman style include a low-pitched gabled or hipped roof; wide, overhanging exposed eaves; full or partial-width porches supported by tapered columns; and decorative beams and brackets often found under gable ends.⁵²

Mediterranean Revival

The Mediterranean Revival style was popular during the early 20th century in areas with a Spanish colonial past, including the southwest, California, and Florida. It was especially popular after World War I and into the 1920s. It was popularized by Bertram Grosvenor Goodhue, whose work with the Panama-California Exposition in San Diego in 1915 was well-received and soon inspired imitators. In Florida, the style was synonymous with the Land Boom era as it was popular with developers, especially in south Florida. A number of architects, including Addison Mizner and Maurice Fatio, established national reputations for their work in the style. Reaching its apex in the state in the 1920s, by the late 1930s and into the 1940s, this style fell out of favor.⁵³

Some of the character defining features of Mediterranean Revival architecture include red clay barrel tile roofs and stucco exteriors; low-pitched roofs with little overhang; prominent usage of arches over doors and windows are common; and a typically asymmetrical façade.⁵⁴

Mission Revival

The Mission Revival style first gained popularity during the World's Columbian Exposition of 1893, when the California Building drew widespread attention. The inspiration for the Mission Revival style came from the Spanish Catholic missions found in California and throughout the southwest. It was further popularized by the Santa Fe and Southern Pacific railways, which incorporated the style into their railroad stations and hotels. Although this style was largely overtaken by the Mediterranean Revival style by the end of the 1910s, a number of buildings in Florida continued using Mission motifs throughout the 1920s.⁵⁵

Character defining features of the style include a prominent mission-shaped roof parapets or dormers; use of stucco exteriors; in Florida, Mission Revival buildings in the 1920s often had flat or low-pitched roofs but clay

⁵¹ Virginia Savage McAlester, *A Field Guide to American Houses* (New York, Alfred A. Knopf, 2015), p. 568, 578.

⁵² McAlester, p. 567.

⁵³ McAlester, p. 522, 534.

⁵⁴ McAlester, p. 521.

⁵⁵ McAlester, p. 512, 518.

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tile is also often found; porch roofs often supported by square piers; and heavy coping often found along rooflines and on mission parapets and dormers.⁵⁶

William Royster Johnson, Architect

The Marion Algers House at 341 Gilchrist was designed by William Royster Johnson. In 1924, he joined prominent Florida architect Marion Wyeth's Palm Beach office as a draftsman. In 1944, he became a partner and the firm name was changed to Wyeth, King, and Johnson.⁵⁷ In the 1920s, Marion Sims Wyeth designed Mar A Lago for Marjorie Merriweather Post in Palm Beach.⁵⁸ He designed the Woolworth (Donahue) mansion in Palm Beach and is also credited with the design of the Woolworth Building in New York. He moved his practice to Palm Beach after joining Wyeth and King. He lived and worked in Palm Beach for several years.

Francis Burrall Hoffman, Architect

Francis Burrall Hoffman (1882-1980) designed seven known buildings in Boca Grande between 1925 and 1950. Three are within the district boundaries. These works include the main Henry du Pont House at 210 Gilchrist Avenue (1926), Our Lady of Mercy Church (1950) at 240 Park Avenue, and the historic Boca Grande School/Community Center (1929) at 131 1st Street. Four buildings that he designed in Boca Grande, including houses for his brother, William Wickham Hoffman (1939), one for Florence Shaw (1940), one for Halstead Lindsley (1938) (NR 2011), and another for Mrs. Michael van Buren (1938), are outside the district boundaries.

Hoffman was educated and trained in classical design and the Beaux Arts tradition. His career spanned over sixty years. Over a period of eight years, Hoffman designed *Vizcaya*, several large oceanfront residences in Palm Beach for socialite Mrs. Frederick Guest (Amy Phipps Guest), and another for her brother, Henry Carnegie Phipps (non-extant), and received the commission for an elaborate music room for Pittsburgh industrialist Joseph Ritter.⁵⁹

Albert Ely Ives, Architect

⁵⁶ McAlester, p. 511

⁵⁷ Palm Beach Historical Society.

⁵⁸ Bubil, Harold. "On Boca Grande a Home with a Pedigree", *Sarasota Herald-Tribune*, January 6, 2019.

⁵⁹ Theodore Van Itallie in cooperation with Susan Bowers, C. Fara Junkins, Phd, Donna Lipton, Sally Vanitallie. *Designs for Paradise Architecture and Lifestyle in Old Boca Grande* published by the Boca Grande Historical Society and Museum, Inc., 2008, WorldCat Identities, Hoffman, F. Burrall 1882-1980.

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The Henry du Pont II art studio and guest House at 1411 Gillespie Avenue was designed by New York native Albert Ely Ives (1898-1966). Ives graduated from the New York School of Fine Arts in 1918. He went on to spend three years at that institution's branch in Paris. He worked for several prominent architects and architectural firms, including Theodore Pope, Delanco and Aldrich, Carrere and Hastings, Trainor and Fatio, and Addison Mizner. In 1927, Ives began to work on other projects for the du Pont family. He took part in the alterations and additions to the original du Pont residence, Winterthur Museum. He also designed an elaborate Mediterranean Revival Style house, *La Hacienda*, for du Pont cousin Isabella du Pont Sharp and her husband, Hugh Sharp, in Boca Grande, which was completed in 1929. Ives later designed the beautiful tropical Hotel Hana Mau in Hawaii and is believed to have also designed the Gale house there. According to the 1962 edition of *American Architects Directory*, he was working and living in Honolulu where he was a member of the Hawaii Chapter of the AIA. According to the "Necrology" section of the 1970 edition, he died in Hawaii in 1966.⁶⁰

Criterion C – Architecture

The Boca Grande Residential Historic District features a locally significant collection of residential architectural styles, including the Craftsman, Mediterranean Revival, and Mission Revival styles. The district also contains excellent examples of architect-designed residences and buildings that, while officially classified as belonging to a particular style, have personalized touches to them. The Henry DuPont residence and Our Lady of Mercy Church, which were designed by noted architect Francis Burrall Hoffman, are excellent examples of this.

Landscape Architecture Context

Carl Rust Parker

Carl Rust Parker (1882-1966) was a pioneer in American landscape architecture and land planning. His career established a solid foundation in the field of landscape architecture in the United States and established him as a recognizable success with admirable projects. In 1915, he was inducted as a Fellow in the Society of Landscape Architects at a time when only a dozen bore the distinction of such since the foundation of the organization.

⁶⁰ *Gale House*, <http://www.modernonmaui.com/gale-house/>, and Theodore Van Itallie in cooperation with Susan Bowers, C. Fara Junkins, PhD, Donna Lipton and Sally Vanitallie. *Designs for Paradise Architecture and Lifestyle in Old Boca Grande* published by the Boca Grande Historical Society and Museum, Inc., 2008, pp. 38-39, and https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/86802.

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Parker was born in Andover, Massachusetts. He graduated from Phillips Academy in Andover in 1901. After graduating, he began working for the Olmsted Brothers in Brookline, Massachusetts, working as a draftsman, planting designer, and supervisor of construction and planning

In 1910, Parker, resigned from the Olmsted firm to establish his own independent practice in Portland, Maine. He was listed as the only practitioner in his field in the state in a local newspaper article. His projects over the next few years included residential, civic spaces, subdivisions, and resorts. During the time Parker was self-employed, he worked primarily in Maine except for work for the Boca Grande Land Company on Gasparilla Island. Parker often collaborated with architect John Calvin Stevens (1855-1940) a fellow Portland, Maine, resident who had experience in coastal and resort development in Maine. One of his most significant works was a house in Maine for John Hyde, of shipbuilding fame, which was the largest home constructed in the state that year. The grounds featured an Italian-style sunken garden, carriage drives through the 160-acre estate, and a naturalistic pond.

Olmsted Brothers

The Olmsted Brothers firm, which was run by John Charles Olmsted and Frederick Law Olmsted, Jr., was a successor of the older landscape architecture firm founded by their renowned father Frederick Law Olmsted, Sr. The brothers officially took over the firm fulltime in 1897, when the elder Olmsted retired. In 1898, the firm's name officially changed to Olmsted Brothers. Frederick Law Olmsted, Jr., first rose to national prominence in 1901, when he was appointed to serve on the Park Improvement Commission for the District of Columbia, also known as the McMillan Commission. During the height of their activities in the early 20th century, Olmsted Brothers was the largest landscape architecture firm in the world and one of the most renowned.⁶¹

Land Planning Context

In America, the early voices of town planning were those practitioners in the new profession of landscape architecture. By the early 1910's landscape architects took on the responsibility for laying out communities that included not only landscape plans but roads, housing and public spaces. In a paper written by Flavel Stirkitt, Secretary of the National Conference on City Planning, Stirkitt stated that ideas for city planning were generally definite but they have to be dealt with in a way far different in the intelligent working out of just one problem. However, landscape architects also greatly contributed to or served to meet basic and additional needs.⁶²

⁶¹ Susan L. Klaus, "Frederick Law Olmsted, Jr.: Landscape Architect, Planner Educator, Conservationist (1870-1957)," National Association of Olmsted Parks, <https://www.olmsted.org/the-olmsted-legacy/frederick-law-olmsted-jr>.

⁶² Carl Rust Parker, Bremer Pond and Theodora Kimball, *Transactions of the American Society of Landscape Architects*, 1921, pg. 150.

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Prior to the formal establishment of the field of land planning in the United State, landscape architects took on the role. Frederick Olmsted, Jr. and his firm were national pioneers in comprehensive city planning, producing planning reports for Detroit, and almost a dozen other cities. They planned the communities of Roland Park in Baltimore, Forest Hills Gardens in New York City, and the Mountain Lake community in Lake Wales, Florida among others. Olmsted was not only a founder of the American Society of Landscape Architects but instrumental in organizing the American City Planning Institute that later evolved into the American Planning Association. Olmsted, Jr. spent his time turning away from residential and urban problems to focusing on conserving natural scenery. From early on the sociological values of public parks had special appeal to him.⁶³ A strong proponent of the City Beautiful Movement, he was in great demand across the country by local planning boards and civic improvements associations.

Criterion C – Landscape Architecture

Originally laid out in a manner similar to rectilinear suburbs, it was later modified starting in the early 1910s as the community started drawing an upper-class clientele. Developers desired to make the community more livable and brought in several big names in the area of landscape architecture. Although the ambitious original plans of landscape architects such as Carl Rust Parker and Frederick Law Olmsted, Jr. were never fully executed, they still left an impact on the landscape of Boca Grande. Enough of Carl Rust Parker's work, which transitioned the south end of Boca Grande to a more naturalistic area, was executed and remains to show his vision for the community. As an Olmsted protégé, Parker was familiar with the city planning concepts made popular by Olmsted Brothers.

⁶³ Faith Reyher Jackson, *Pioneer of Tropical Landscape Architecture*, Gainesville, FL: University Press of Florida, 1997, pp. 53-54.

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5) 17R 374279 2958964

Verbal Boundary Description

Please see attached map for more details.

Boundary Justification

The boundary encompasses the area that encapsulates the best remaining contiguous elements of the historic residential development of the community of Boca Grande. Although the original town plat indicated that lots were platted as far north as present-day 13th Street, very little development took place north of the open green space between 5th and 6th streets. Only a small handful of historic buildings lie scattered to the north and discontinuous from the rest of the district. The area between 5th and 6th streets has also seen modern infill. Portions of the historic resources on the east side of Gilchrist Avenue north of 3rd Street West are already part of the NR-listed Downtown Boca Grande Historic District. There is also modern infill on the west side of Gilchrist Avenue north of 4th Street West. However, the street itself retains its park-like appearance up to 5th Street West. This is why the beachfront (west) section of the Boca Grande Residential Historic District has its unusual northern boundary.

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Property Name: Boca Grande Residential Historic District
City or Vicinity: Boca Grande County: Lee State: FL
Photographer: Mikki Hartig Date Photographed: 2020

Description of photograph(s) and number, including description of view indicating direction of camera:

1. View of Gilchrist Avenue, facing north
2. View of Gilchrist Avenue, facing south
3. View of First Street, facing west
4. View of 361 Tarpon Avenue, facing
5. View of 271 Park Avenue, facing
6. View of 141 Park Avenue, facing
7. View of 371 Gilchrist Avenue, facing
8. View of 140 Gilchrist Avenue, facing
9. View of Our Lady of Mercy Catholic Church, facing
10. View of *Las Olas*, facing
11. View of pool house at 111 Gilchrist Avenue, facing
12. View of 210 Banyan Street, facing

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Figure 2: Carl Rust Parker's Landscape Plan of Boca Grande (1913)

Figure 3: Frederick Law Olmsted, Jr.'s Landscape Plan of Boca Grande (1924) filed 1925.

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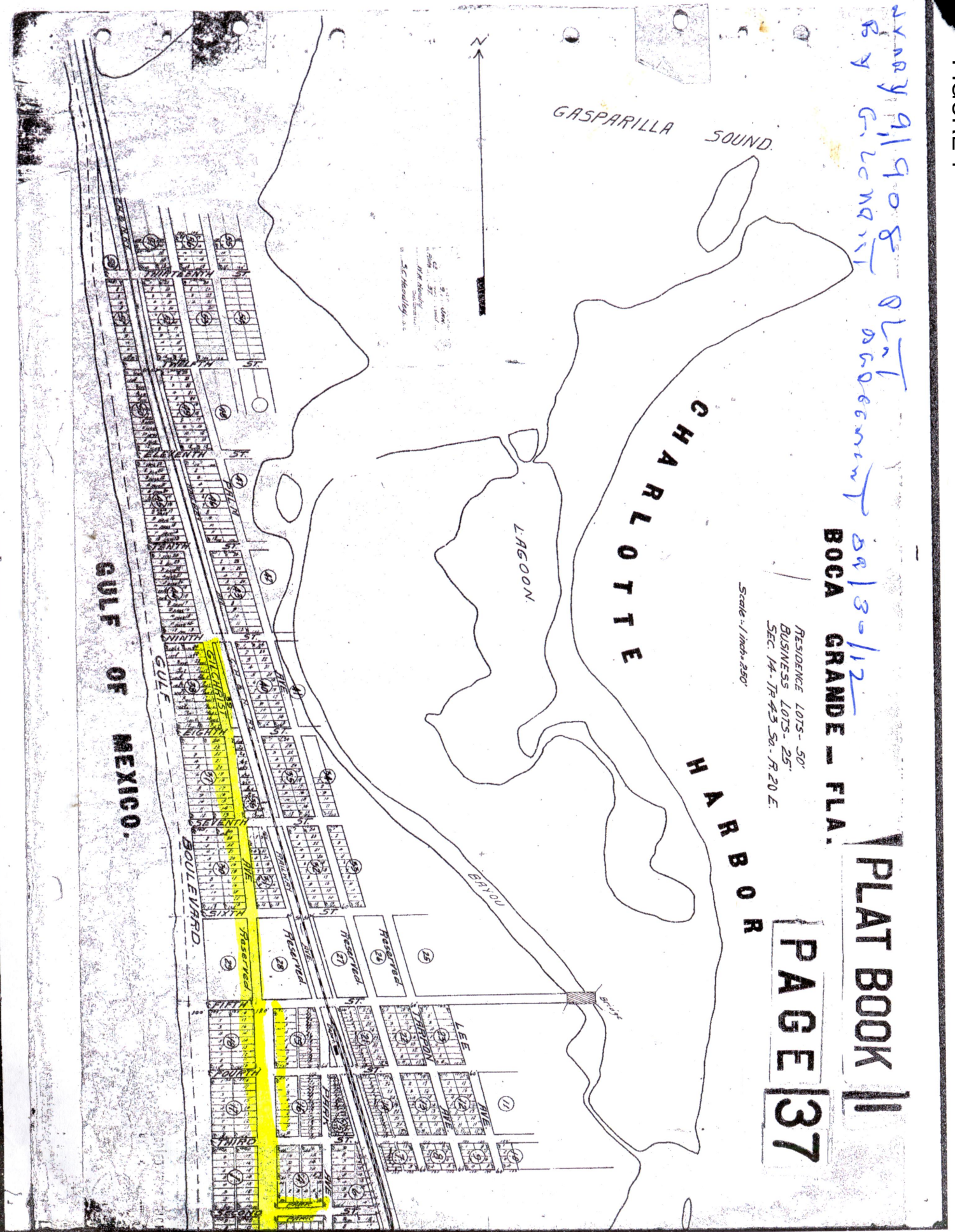
BOCA GRANDE - FLA.

PLAT BOOK

RESIDENCE LOTS - 50'
BUSINESS LOTS - 25'
SEC. 14 - TP 43 - 50 - R. 20 E.

Scale :- 1 inch = 250'

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198 ~~1898~~

PLAN FOR SUBDIVISION OF BOCA GRANDE.

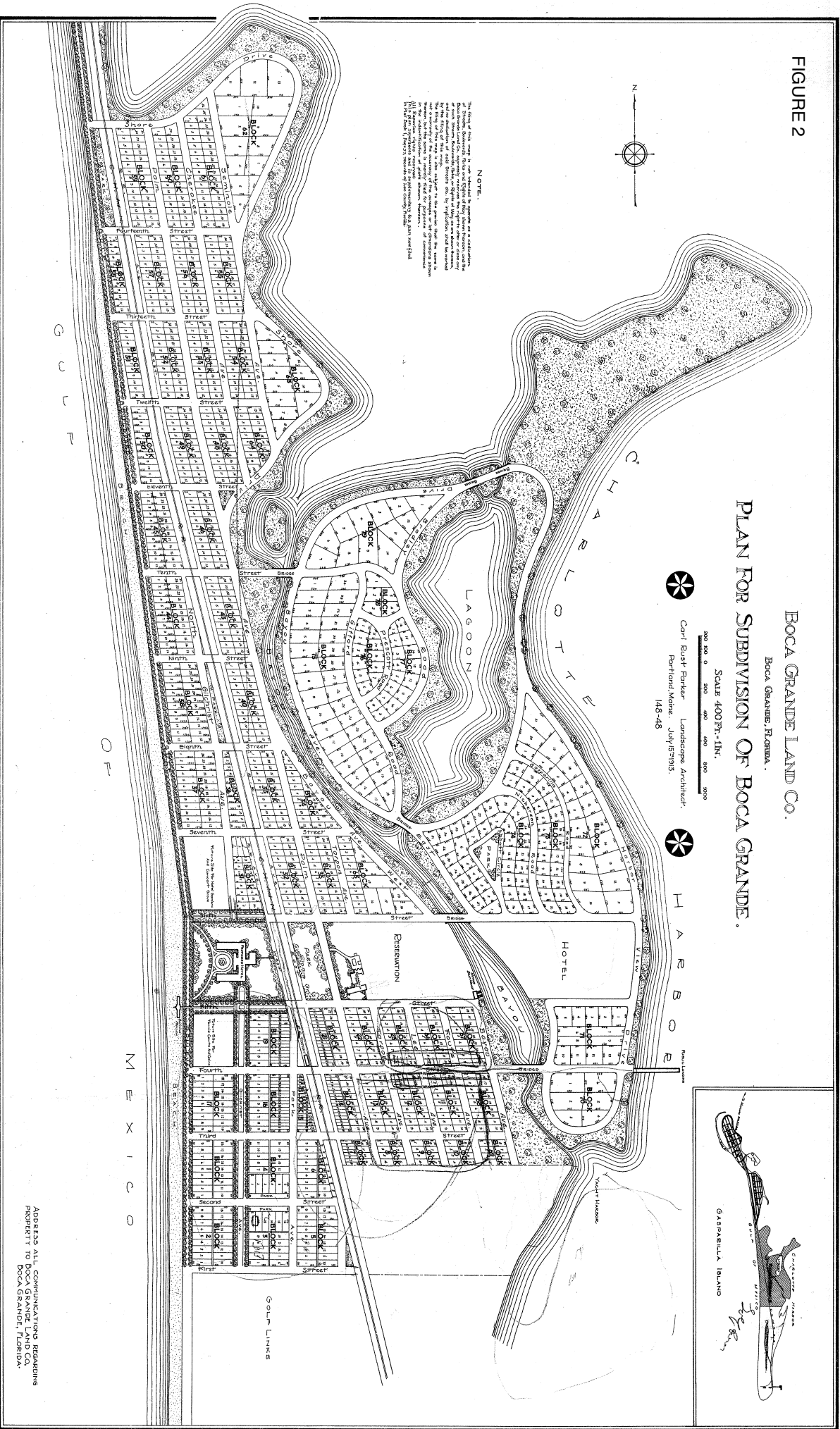
Boca Grande, Florida.

SCALE 400 FT. = 1 IN.

Portland, Maine. July 15th 1913.

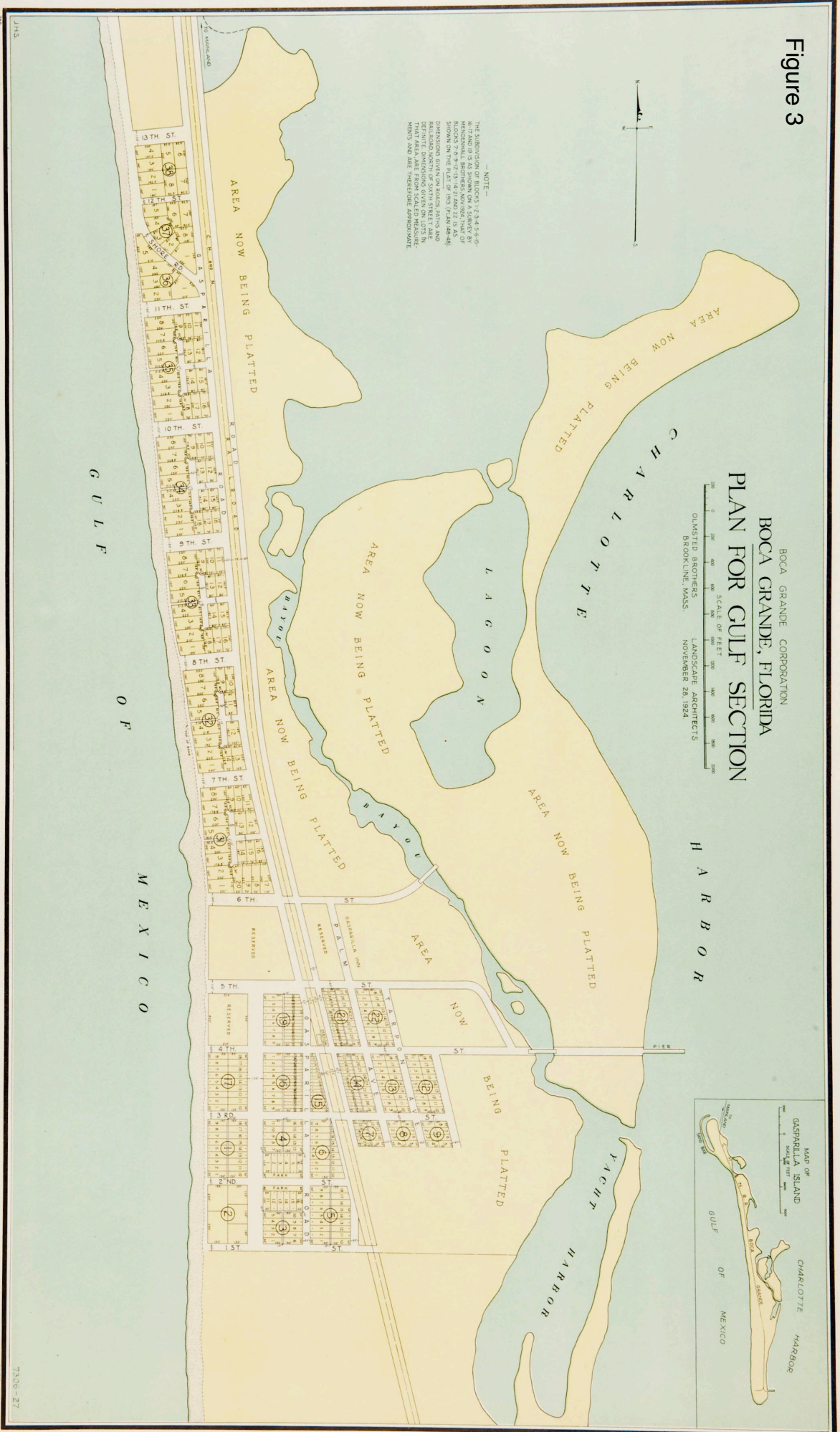
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GASPARELLA ISLAND



ADDRESS ALL COMMUNICATIONS REGARDING
PROPERTY TO BOCA GRANDE LAND CO,
BOCA GRANDE, FLORIDA.

Figure 3

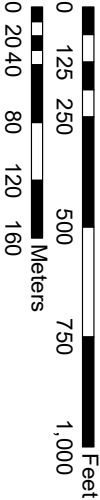
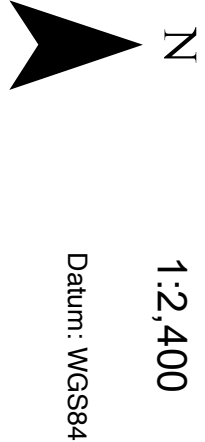


Boca Grande Residential Historic District

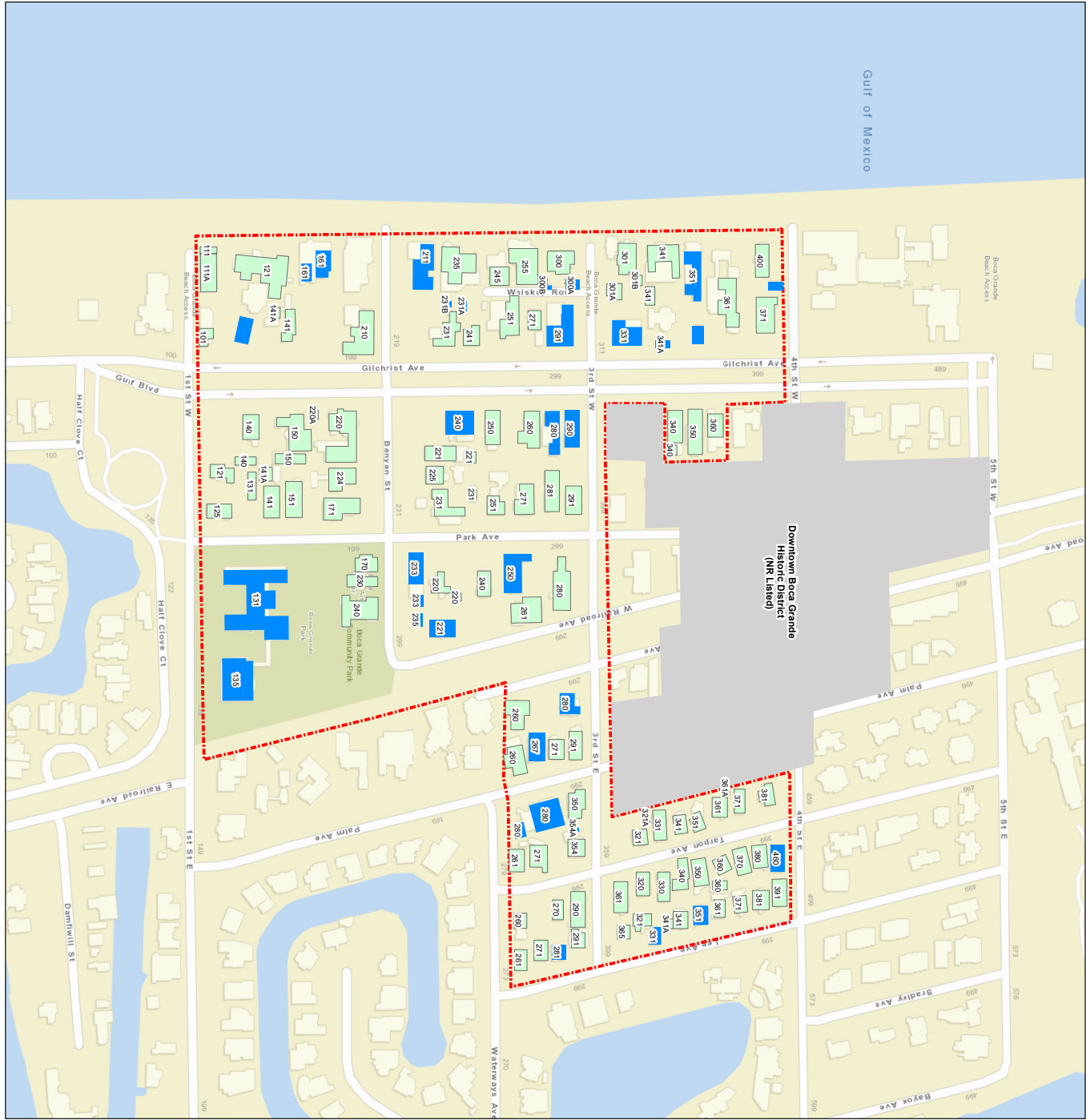
Boca Grande, Lee Co., FL

Legend

- Contributing
- Non-contributing
- Proposed National Register Boundary



Prepared by:
Andrew Waber
Florida Division of
Historical Resources



Boca Grande Residential Historic District

Boca Grande, Lee Co., FL

- UTM
- 1) 17R 374279 2959416
 - 2) 17R 374814 2959418
 - 3) 17R 374860 2959204
 - 4) 17R 374680 2958967
 - 5) 17R 374279 2958964

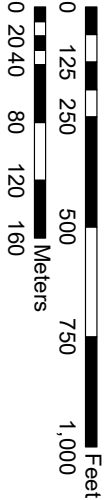
USGS Map Names:
Placida and Port Boca Grande

Datum: WGS84

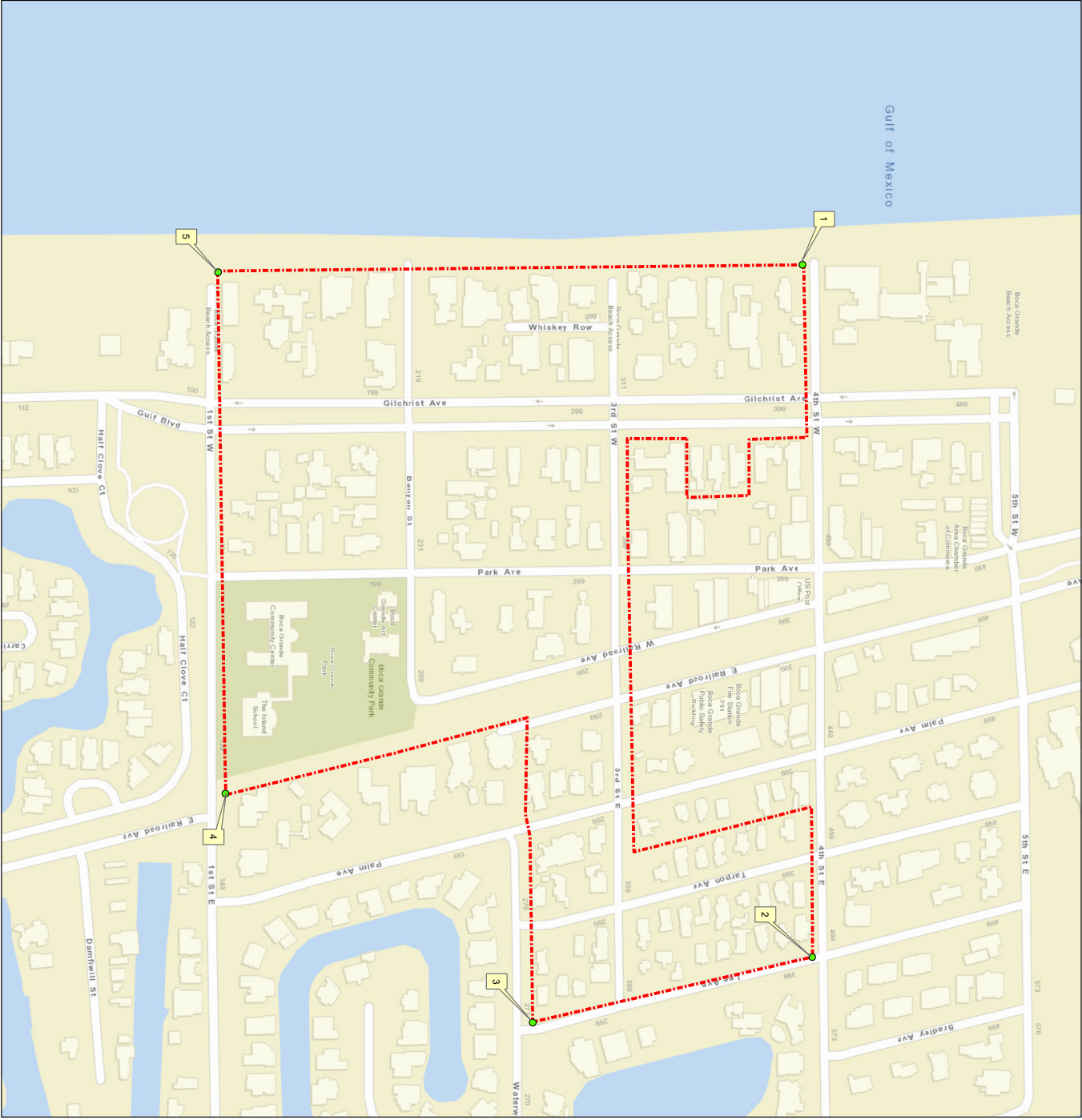
Legend

 Proposed National Register Boundary

N 1:2,400



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Florida Division of
Historical Resources



Boca Grande Residential Historic District

Boca Grande, Lee Co., FL

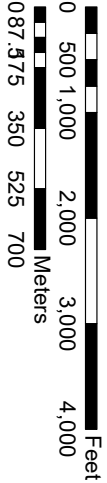
USGS Map Names:
Placida and Port Boca Grande

Datum: WGS84

Legend

 Proposed National Register Boundary

N 1:10,000



Prepared by:
Andrew Waber
Florida Division of
Historical Resources



2020 Hurricane Michael National Park Service Subgrants Formal Solicitation for Applications Application Deadline: August 31, 2020

The Florida Department of State, Division of Historical Resources is soliciting applications for historic preservation projects providing relief to damages resulting from Hurricane Michael. The application submission period **will close on August 31, 2020**. Applications are available for download and printing at the Division's Hurricane Michael Grant webpage, www.flheritage.com/grants/michael.

Applications, which may only be submitted in hard copy, must be received in-person by 5:00 p.m. on Monday, August 31, 2020, or must be postmarked by 11:59 p.m. on Monday, August 31, 2020. Six paper copies of the application and all required application Support Materials (one original and five duplicates) must be delivered to the Division at: Division of Historical Resources, Director's Office, 3rd Floor, R. A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, by this deadline. **Incomplete applications and applications postmarked to our office after the deadline will not be considered.**

2020 HURRICANE MICHAEL SUBGRANT PROGRAM

Funding for this program is provided by the National Park Service (NPS) pursuant to its *Hurricanes Florence and Michael and Typhoon Yutu (FYM) Emergency Supplemental Historic Preservation Fund (ESHPPF)* Grant Program, CFDA: 15.957. Public Law 116-20 appropriated \$50 million from the Historic Preservation Fund (HPF) for historic preservation projects providing relief to damages in areas that have received a major disaster declaration pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 USC 5121 et seq.) as a result of Hurricanes Florence and Michael and Typhoon Yutu which occurred in 2018. The HPF uses revenue from federal oil leases on the Outer Continental Shelf, providing assistance for a broad range of preservation projects without expending tax dollars.

Pursuant to Grant Number P20AP00013, NPS awarded the Division of Historical Resources, Florida's State Historic Preservation Office (SHPO), \$10,200,000 from the ESHPPF, of which \$8,054,000 million is available for subgrants for recovery, repair, and disaster mitigation activities directed at historic properties damaged during Hurricane Michael, incident period October 7, 2018-October 19, 2018.

ELIGIBLE APPLICANTS

Eligible Applicant Organizations are either a public entity (non-federal) or an active nonprofit.

AWARD AMOUNT AND MATCH REQUIREMENTS

Maximum award amount: \$500,000

Match requirement: There is no match requirement for this subgrant program.

APPLICATION RESTRICTIONS

An Applicant Organization may submit up to three (3) applications under this program, provided that applications do not address the same facility, project, property, or site.

ALLOWABLE COSTS

The allowable costs for this grant program are specific to damage directly related to Hurricane Michael and include the following activities:

- Recovery and repair of historic properties in areas that received a major disaster declaration pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. 5121 et seq.).
- Survey and Inventory of historic resources to determine eligibility, degree of damage and provide preparedness for future disasters (must meet NPS spatial data standards); or Phase I archaeological survey to determine degree of damage and Phase II testing to determine National Register eligibility of sites damaged by Hurricane Michael.
- Projects must substantially mitigate the threat and include steps to mitigate future damage.
- Regardless of project type, the following requirements must be met to receive FYM funding:
 - Eligible properties include historic districts, buildings, sites, structures and objects listed or eligible for listing in the National Register of Historic Places.

- Eligible, but not listed, properties that receive funding must complete and submit a nomination to the National Register as part of the project.
- Listed properties that receive funding must complete and submit an amendment to the current National Register listing.
- All work must meet the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.
- Eligible properties must be within the following counties: Bay, Calhoun, Franklin, Gadsden, Gulf, Holmes, Jackson, Jefferson, Leon, Liberty, Madison, Okaloosa, Taylor, Wakulla, Walton, and Washington.

Ineligible activities include:

- Acquisition of real property.
- Total or major reconstruction. Allowable reconstruction activities are limited to portions of a historic property that still retain (prior to reconstruction) sufficient significance and integrity to remain listed on the National Register, and for which adequate historical documentation is available.
- For additional information on non-allowable costs for all grants awarded by the Division of Historical Resources, please refer to Section VIII. "Non-Allowable Expenses" of the Special Category Grants Guidelines.

APPLICATION REVIEW AND PROJECT SELECTION

Division staff will conduct a technical review to determine project eligibility. Eligible applications will be reviewed by a five-member 2020 Hurricane Michael Subgrants Selection Committee appointed by the Florida Secretary of State. Applications selected for funding approval will be submitted to NPS for final review. Following final review and approval by NPS, all applicants will be notified in writing of the award decisions.

RELEASE OF FUNDS

To receive grant funds, grantees will be required to sign a Grant Award Agreement with the Division containing specific administrative responsibilities and other terms and conditions for receiving funding. Any unexpended balance of grant funds will revert at the end of the 24-month period.

ADDITIONAL REQUIREMENTS

All subgrants must follow OMB regulations in 2 CFR 200, and the Historic Preservation Fund Grants Manual (available at <https://www.nps.gov/preservation-grants/>).

Subgrantees with projects involving development activities will also be required to execute a covenant, easement, or preservation agreement, as required for receipt of all funds from the HPF. The length of the covenant/easement/agreement depends on the amount of HPF funds invested into the project. Per the HPF Manual, the following are the amounts and time periods required by NPS:

- \$1 to \$10,000: 5-year minimum *preservation agreement*. A covenant amending the deed is not required.
- \$10,001 to \$ 25,000: 5-year minimum covenant recorded on the property deed.
- \$25,001 to \$50,000: 10-year minimum covenant recorded on the property deed.
- \$50,001 to \$100,000: 15-year minimum covenant recorded on the property deed.
- \$100,001 and above: 20-year minimum covenant recorded on the property deed.

ADDITIONAL INFORMATION

If you have any questions regarding proposed projects or the online application form, please contact the Division of Historical Resources, at 800.847.7278 or 850.245.6333 or email at DHRMichaelgrant@dos.myflorida.com.

FAQs

Emergency Supplemental Historic Preservation Fund (ESHPPF) Program (CFDA: 15.957) 2020 Hurricane Michael National Park Service Subgrants Florida

Q: How long do we have to complete the work?

A: The initial term of all subgrants will be 24 months, but in all cases, subgrants work must be completed during the term of the federal grant from NPS.

Q: Can we reimburse for damage that has already been repaired?

A: No. Expenses related to damage that has already been repaired may not be reimbursed by DHR. Costs for work performed prior to the beginning of the subgrant period are non-allowable.

Q: Can properties that were funded by FEMA receive this funding and if so, does the scope of work need to be entirely different?

A: It will depend on what FEMA funded and what this subgrant is funding. By law, Federal assistance cannot duplicate the benefits provided by other sources. This means that if property owners have already received assistance (federal, local, private insurance) to repair their properties from one program, this subgrant may not provide assistance to cover the same repair/assistance work. ESHPPF usually supplements the historic preservation efforts that FEMA and insurance might not fund. For example, FEMA may fund the “repair” of a building but not with appropriate materials or methods. In this case, a ESHPPF subgrant can supplement that cost to preserve the historic integrity of the resource. If an historic property had a slate roof that was damaged in the storm(s) and FEMA is offering to pay for three-tab asphalt shingles, ESHPPF could be used to pay the difference between asphalt shingles and slate. An itemized list of what FEMA or insurance funded will be required to document there is no “double dipping” or duplication of assistance. Also keep in mind that ESHPPF funding cannot match FEMA funding.

Q: Can we fund a project FEMA might fund?

A: We encourage you to focus on prioritizing projects that might not receive other funding opportunities, including damaged resources that were underinsured or uninsured and otherwise might be lost or damaged beyond repair if not funded through this program.

Q: Are archaeology projects eligible?

A: Yes. Phase I Archaeological Survey and limited Phase II testing to determine eligibility is permitted. No Phase III excavations will be funded. All archaeological projects should be focused on determining degree of damage to sites that resulted from Hurricane Michael. Any survey work must relate to an existing, new, or amended National Register nomination.

Q: Is architectural survey eligible?

A: Yes, but the primary approach to the survey must be to determine storm damage. Any survey work must result in a new or amended National Register nomination, or determination that damage is too great for eligibility or continued listing.

Q: Can a museum be funded if it was damaged by the hurricane?

A: Yes and no. if the museum is in a historic structure, the repairs to that building and securing the collection during construction may be funded. ESHPPF does not fund conservation of collections, acquisition or replacements.

Q: Can historic cemetery repairs be funded?

A: Yes. However, like everything else, they must be listed or eligible for listing in the National Register individually or part of a district.

Q: Can we elevate buildings in flood prone areas?

A: It is not the mission of NPS to elevate buildings out of the floodplain. First, NPS recommends an assessment of whether the structure would still be eligible for the National Register after elevation and then you will need to discuss this with DHR and NPS to determine if it will retain its listing prior to applying for funding.

Q: Are federally owned properties eligible? Can a federal agency be an applicant?

A: ESHPPF funds cannot be used on federally owned properties nor can a federal agency be a recipient of grant funds.

Q: What if there is there not any documentation to prove damage was made by Hurricane Michael?

A: Local property assessment records, aerial photographs, photographs, and Google Street Views are ways to determine condition prior to the storm. If storm damage was multiplied by deferred maintenance, the work may be eligible but you will need to justify eligibility when requesting approval for the project. There will need to be a reasonable amount of documentation that damage was caused by Hurricane Michael, which can be also be obtained through written and certified statements from property owners if no other documentation exists.

Q: Do we complete the NEPA review?

A: All development and archaeological survey projects will require NEPA review.

Q: How long do we have to complete a nomination for the National Register?

A: The nomination package must be submitted to DHR for approval before the end of the subgrant period. DHR will require review of a draft nomination prior to submission of a final draft.

Q: Are easements required?

A: Yes. All properties funded by the HPF have covenant, easement, or preservation agreement requirements. The length of the covenant/easement/agreement depends on the amount of HPF funds invested into the project. Per the HPF Manual, the following are the amounts and time periods required:

- \$1 to \$10,000: 5-year minimum *preservation agreement*. A covenant amending the deed is not required.
- \$10,001 to \$ 25,000: 5-year minimum covenant recorded on the property deed.
- \$25,001 to \$50,000: 10-year minimum covenant recorded on the property deed.
- \$50,001 to \$100,000: 15-year minimum covenant recorded on the property deed.
- \$100,001 and above: 20-year minimum covenant recorded on the property deed.

Q: Are there minimum and maximum dollar amounts for individual subgrants?

A: The maximum award amount for Florida subgrants is \$500,000. There is no minimum award amount.

Q: Who should we contact if we have specific questions about eligibility?

A: Address all questions related to this subgrant program to DHRMichaelgrant@dos.myflorida.com.

Q: How do I submit an application?

A: Applications are available for download and printing at the Division's Hurricane Michael Subgrant webpage, www.flheritage.com/grants/michael. Applications may only be submitted in hard copy and must be received in-person by 5:00 p.m. on Monday, August 31, 2020 or must be postmarked by 11:59 p.m. on Monday, August 31, 2020. Six paper copies of the application and all required application Support Materials (one original and five duplicates) must be delivered to the Division at: Division of Historical Resources, Director's Office, 3rd Floor, R. A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, by this deadline. **Incomplete applications and applications postmarked to our office after the deadline will not be considered.**