

Preservation News

A Publication of Lee Trust for Historic Preservation, Inc.

Fall 2012

MARK YOUR CALENDARS!!

Reflections on Resistance: Conquistadors and the Calusa

Koreshan State Historic Site Art Hall, Estero
February 9, 2013

Reflections on Representation: ArtCalusa

Sidney & Berne Davis Art Center,
Fort Myers
November 2013

Reflections on Representation: An Enchanted Wilderness

Marco Island Historical Society & Museum
February 2014

Making History Memorable

Lee Trust partners with Florida Humanities Council
to celebrate Viva Florida

The Lee Trust for Historic Preservation is pleased to announce an \$8,000 grant from the Florida Humanities Council to support a two-year partnership that will deepen our collective understanding of Florida's indigenous and colonial histories through a series of scholar lectures, panel discussions, and exhibits at historic venues in southwest Florida. Working with local archaeologist Theresa Schober the Lee Trust has developed a series of public programs entitled, *Making History Memorable: The Impact of Representation on Authenticity*. This initiative will be held in conjunction with Viva Florida celebrations across the state commemorating the 500-year anniversary of Juan Ponce de León's explorations and naming of *La Florida*. According to Ms. Schober, "the primary objective is to provide a forum for contemplation and awareness not only of the specific histories of indigenous and colonizing populations in southwest Florida, but also how we internalize imagery and stories of the past and use those representations to construct historical memory". This is of particular importance in Florida, assumed by many visitors and residents to be a land without deep history.



In addition to landing near Cape Canaveral on Florida's east coast, Ponce de León sailed around the Florida Straights and encountered the Calusa Indians in southwest Florida. Here they skirmished with a number of Calusa men. A number of Calusa were killed and a few taken hostage. The following morning, the Calusa responded with a force of warriors in canoes that hastened Ponce de León's departure. On his foray into Florida in 1521, Ponce de León was fatally wounded. While Calusa resistance to the Spanish remained strong, Spanish colonization elsewhere in Florida changed the course of history for all indigenous populations on the peninsula.

Join with the Lee Trust to explore the diverse and complex history of southwest Florida. The upcoming series of events are free and open to the public. Additional details of events will continue to be posted at www.leetrust.org or can be obtained by contacting Theresa Schober at tmschober@earthlink.net or 239.851.9040.



Funding for the Making History Memorable program series was provided through a grant from the Florida Humanities Council with funds from the National Endowment for the Humanities. Any views, findings, conclusions or recommendations expressed in this program series do not necessarily represent those of the Florida Humanities Council or the National Endowment for the Humanities.

Florida Humanities Council

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LEE TRUST FOR HISTORIC PRESERVATION, INC.

The mission of Lee Trust is to preserve the sites and buildings of historical, archaeological, and architectural significance to Lee County through both advocacy and acquisition.

Lee Trust for Historic Preservation

* * * * *

2012 Board of Directors

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* * * * *

Lee Trust for Historic Preservation, Inc. was founded in 1993 and is dedicated to preserving and developing the heritage of Lee County and its municipalities.

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Preservation News is published quarterly (Sept., Dec., March and June). Contributors for this issue include: Jared Beck, Marsa Detscher, Bill Grace, Susan Grace, Pam Miner, Gloria Sajgo, Theresa Schober, Dr. Annette Snapp. Newsletter Editor: Marsa Detscher
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Lee Trust is a 501(c)(3) not-for-profit corporation; all gifts made to Lee Trust are tax deductible to the extent allowed by law.

A copy of the official registration and financial information may be obtained by the Division of Consumer Services by calling toll-free within the State of Florida (1-800-435-7352). Registration does not imply endorsement, approval, or recommendation by the State.

New Board, Revised By-Laws, Updated Website ... But the Same Important Mission!

LTHP Announces 2012 Board of Directors

The 2012 LTHP Board of Directors includes some veterans and some new faces. Gina Sabiston, Virginia Harper, and Yvonne Hill have agreed to continue on the Board. We welcome Susan Grace, Bill Grace, and Marsa Detscher who return to Lee Trust after brief absences. New faces include Jared Beck, Michael Detscher and Pam Miner; they bring new enthusiasm and broad expertise to the table. Gina Taylor, formerly the LTHP Executive Director, is now a Director and we welcome her in this new role. Everyone is committed to moving the organization forward to fulfill the mission statement of Lee Trust.

Board Adopts Revised By-Laws, Sets 1-5 Year Goals

At a recent meeting, the LTHP Board adopted a new set of by-laws that clarify the operations of Lee Trust. The by-laws are posted on the Lee Trust website. The Board also reviewed and restated its mission statement, and established goals to guide LTHP activities over the next five years.

Top 10 Reasons You Should Join LTHP

10. *If you join LTHP now, you become a member for 2013 and get the remainder of 2012 free!*
9. *You get a quarterly newsletter full of great stories and information.*
8. *Lee Trust is on Facebook!*
7. *Joining Lee Trust is easy -- just download the application form and send it in with your check. Or, use PayPal!*
6. *Lee Trust now has a terrific new website!*
5. *You like learning about the wonderful historical resources that Lee County and the surrounding area has to offer!*
4. *You need someplace to go to on the second Monday evening of each month.*
3. *You have a secret passion to dress up like Thomas Edison and putter in an experimental laboratory.*
2. *You share our belief that it is vital we preserve our history and heritage for future generations.*

And the TOP reason you should join LTHP.....

1. ***We need you!***

**Download our membership application at
LeeTrust.org.**



LEE TRUST FOR HISTORIC PRESERVATION, INC.

Looking to the future with an eye to the past ...

Lee Trust Announces New Meeting Location: Sidney & Berne Davis Art Center

by Jared Beck

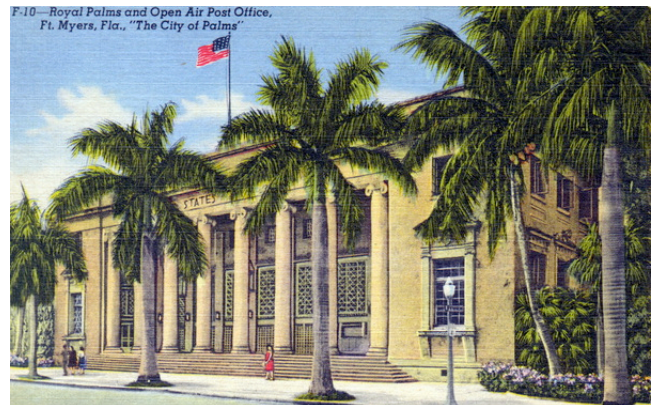
The Lee Trust for Historic Preservation is pleased to announce and extend a gracious thank you to the Sidney & Berne Davis Art Center (SBDAC), located in historic Downtown Fort Myers, for becoming the new meeting location for the Lee Trust's monthly board meetings. Meetings are held on the second Monday of the month at 5:00 pm, and they are open to the public.



Originally known as the Whitehurst Federal Building, the magnificent Florida Key Limestone structure, dedicated on December 9, 1933, remains to this day an icon in historic downtown nearly 80 years after first opening as an outdoor post office. Constructed as part of the Works Projects Administration, the building functioned as a post office until 1960 when a new post office was opened at the intersection of Monroe and Bay Streets.

Following nearly 30 years as a post office, it then became home to a United States Federal Courthouse and underwent significant interior alteration that unfortunately jeopardized the historic character of the structure. And, by the late 1990's, the courthouse was relocated to a newly constructed building at First and Monroe Streets, leaving the Whitehurst to sit idle and suffer extensive interior deterioration.

In its effort to preserving this rich architectural gem, the City of Fort Myers was able to acquire the building and explore opportunities that would allow the beautiful building to be available to the general public. Plans lined up and with the ever-present

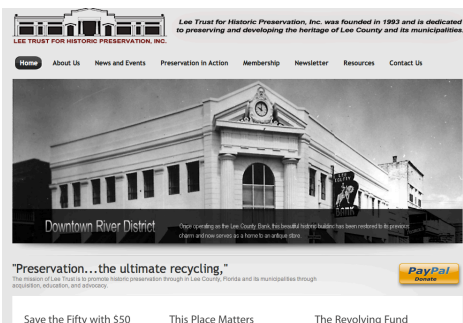


generosity of local activist, philanthropist, community icon, and longtime supporter of the Lee Trust, Mrs. Berne Davis donated \$1 million dollars to start the revival of the building. At the same time, local resident Jim Griffith and the not-for-profit Florida Arts, Inc. developed a plan to revive the building into a modern arts center to be used by the public. Along with the substantial donation from Mrs. Davis, Florida Arts, Inc. was able to acquire a \$350,000 grant from the State Division of Historical Resources in 2004 and work was quickly underway to restore and rehabilitate the facility. Most recently, the State of Florida awarded the SBDAC a \$650,000 grant to complete building restoration.

Today, the Center is reaching the final stages of restoration! Public and private events are held throughout the week on a year-round basis and it is open and available to the public Monday through Friday from 9:00 am to 5:00 pm. For activities and events at the Center, or more information, please visit www.SBDAC.com.

Lee Trust Unveils New Website

The long-awaited update to the Lee Trust for Historic Preservation website is now here! Packed with information about the past, current, and future activities of Lee Trust, the website was designed to be an interactive and helpful resource for preservationists throughout the region. The website features information about the Lee Trust's current efforts -- Preservation in Action -- including our education, advocacy, and acquisition programs. The News and Events tab contains current information about upcoming events of interest. About LTHP includes meeting minutes, treasurer's reports, and bylaws. We posted all of our Newsletters. We have included a Resources tab where you may access the websites of local, regional, and national organization websites to assist in your research.



We are particularly excited to announce that Lee Trust uses PayPal so you can complete your membership online! Check out our unique notecards available for purchase, and take a look at the Lee Trust's historic marker plaques. We invite your comments about the website. Visit www.LeeTrust.org.

Lee County Regional Library Project

by **Dr. Annette Snapp, Director**
Florida Public Archaeology Network

The Lee County Regional Library project is located between Lee Street and Royal Palm Avenue and First and Second Streets in the Downtown area. An overlay of the fort atop present day Downtown Fort Myers reveals actual fort buildings that appear to have been located within the project area (see map). The City of Fort Myers chose not to conduct any archaeological investigations before initiating construction of the new regional library building and as a consequence, already valuable archaeological resources have most likely been destroyed.

Perhaps the most perplexing aspect of the City's neglect of archaeological resources arose when it was learned that the in 2003 City of Fort Myers was actually developing a proactive approach to archaeology in the Downtown area when they hired an archaeological firm to develop a map showing zones of archaeological potential as they prepared for their downtown utility and streetscape improvements project. The product in the form of a report was delivered to the City and a map within it shows that a portion of the new regional library project lies within a high zone of archaeological potential while the remainder lies within a moderate zone of archaeological potential.

The northeast corner of the project is the portion that lies within a high zone of archaeological potential, reflecting the likelihood for containing human remains as a result of past discoveries and its proximity to the Methodist Church across Royal Palm Avenue. It is believed that the church had an early cemetery whose location has not yet been revealed. Florida Statutes protect unmarked burials (Florida's Unmarked Burial Law 872.05 Florida Statutes) and mete out strong penalties for anyone willfully and knowingly disturbing an unmarked burial or burials (please see statutes for complete language).

Even if the City of Fort Myers did not want to conduct an archaeological investigation to re-locate fort buildings (which I would argue would be an important investigation given their construction work is likely to have destroyed most archaeological resources in that area), conducting archaeological investigations to reveal any unmarked graves that may have been in the high zone of archaeological potential would have been well worth the effort. It is hard to understand how the City of Fort Myers failed to regard an archaeological report they sought out to guide their work in the Downtown area.

What now?

The Southwest Regional office of the Florida Public Archaeology Network has been communicating with Robert Gardner, Community Development Department Director for the City of Fort Myers, in an effort to work out an

archaeological investigation of the southern part of the library project which is slated to be under construction in mid-February of 2013. The City of Fort Myers' Historic Preservation Commission formally supports this effort to investigate using archaeology in the southern part of the new regional library project area prior to construction activities. At this time, the Florida Public Archaeology Network's Southwest Regional Office is working to develop as detailed a scope of work as is possible for such a project so that the City of Fort Myers can move forward with this proposal to additional administrative leaders.

How can the Community help?

Please let City Councilmembers and the Mayor know that this last-minute archaeological work needs to take place and also that you value the archaeology of the City where multiple forts were located and where the early city took roots and formed. This "emergency" archaeological work is not ideal and instead, archaeological work should always precede construction work so that if plans need to change to avoid important archaeological resources, they can be done without great effort or cost. Archaeology needs to become a regular part of the early review process for construction in the Downtown area.

To that end, the Florida Public Archaeology Network will also be working to develop language for the City's Historic Preservation Ordinance to more fully include archaeological resources and/or recommend the establishment of archaeological districts that recognize this potential and the importance of investigating these areas before the archaeological resources are destroyed forever.

How to Contact City of Fort Myers Officials

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LEE TRUST FOR HISTORIC PRESERVATION, INC.

Reilly's Station -- The Former Reilly Brothers Takes on New Life

by Jared Beck

For anyone that's lived in Lee County for any period of time, the name Reilly Brothers conjures up fond memories of finding the perfect light fixture, door knob, or perhaps a piece of wood molding. Their stock included old plumbing fixtures, millwork, and just about anything you needed for authentic restoration.

Sadly to many, Reilly Brothers, a fixture in Lee County since the 1940's and in its location on East Riverside since the 1960's was forced to close its doors for the last time in 2007. Jim Reilly, son of one of the original Reilly Brothers saw his business succumb to the massive scale of Home Depot and Lowe's. Once the giant of home supplies, Reilly's could no longer compete. But it is poised to take on a new life as Reilly's Station – Center for the Arts.



For those that frequent Downtown Fort Myers, word of a vibrant new artist co-op called Seaboard Junction resonated for nearly two years, the brainchild of local artist James DiGiorgio that was to take over the Reilly Brothers property and rehabilitate the existing buildings to meet the purpose of the artist co-op. By the spring of 2012, DiGiorgio brought in Lee Trust board member and Principal of the JTravis Group, Inc. Jared Beck, and Cypress Lake High Center for the Arts ceramics instructor and artist Tim Smith for guidance to help realize his vision and salvage the struggling project. Unfortunately, Beck and Smith saw early on that two years of challenges synonymous with Seaboard Junction would never allow the effort to be realized.

No matter how good of an idea, sometimes tough decisions have to be made to realize potential successes, and with that, following the departure of DiGiorgio from the trio, abandonment of the Seaboard Junction name, a new business plan and financial pro forma, a developing campus master plan, increasing community support and partnerships, and a buy-out plan in the works for the entire property, Reilly's Station – Center for the Arts was born.

With more than 30,000 square feet over five buildings, the Center will be anchored by the historic (soon to be designated) Seaboard Air Line Railway passenger station, originally constructed at a cost of \$75,000 during the frenzy of the Florida Land Boom in 1926, which will serve as the headquarters for the campus, and part of the first of five phases of rehabilitation.

Once fully operational, the campus will offer classes



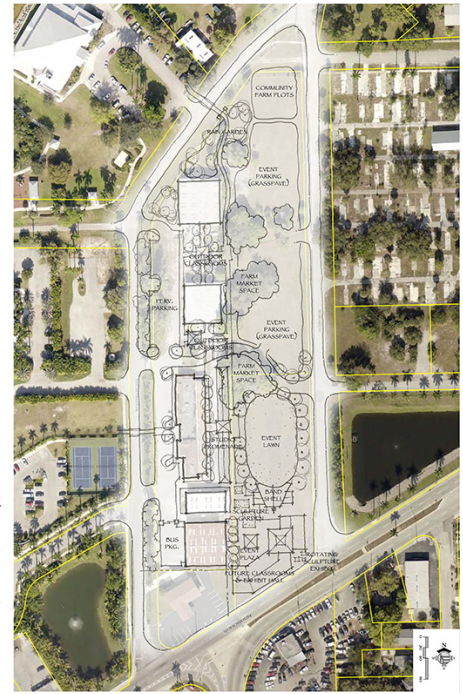
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and a professional artist in residence program in an array of disciplines including:

- | | | |
|--------------------------|-----------------|----------------------|
| <i>Ceramics</i> | <i>Dancing</i> | <i>Digital Arts</i> |
| <i>Drawing</i> | <i>Foundry</i> | <i>Glass Blowing</i> |
| <i>Metal Fabrication</i> | <i>Painting</i> | <i>Sculpture</i> |
| | <i>Theatre</i> | |

Central to the campus vision is also the commitment to community outreach and partnerships. Included in the plan are community gardens, designed to partner with neighboring youth and organizations while providing nutritional education in the future restaurant at the Center, active and passive play fields, a community market, an event lawn, covered outdoor gathering spaces, an open air market and studio spaces, as well as individual enclosed and secured artist studio spaces.

Long term, the project hopes to include construction of a series of cottages on the campus to provide on-site housing for the



Drawing by EnSite, Inc.

artist in residence program. Although cautious not to go too far, Beck called once again on an old friend and design cohort, Matt Horton, Director of Urban Design at EnSite, Inc. in Downtown Fort Myers, whose firm volunteered design services for the Campus Master Plan, to potentially expand their vision and consider a development partnership with the recently demolished mobile home park adjacent to the property with the future purchaser of the raw land to help continue revitalization of East Fort Myers.

Initial programming for the Center is planned to begin soon, including availability of the first phase of artist studio spaces! For more information or to become involved with Reilly's Station – Center for the Arts, please visit www.reillystation.com.

Special Funding Comes to Lee

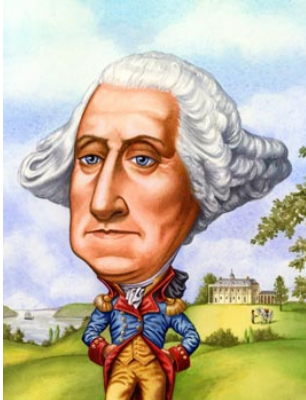
In April, it was announced that \$1 million in grant funding was coming to Lee County. The Sidney & Berne Davis Arts Center (SBDAC) receives \$650,000 to help fund the completion of building restoration. Also, \$445,000 will go toward the renovation of the Mound House on Fort Myers Beach into a multidimensional museum.

Thanks to everyone who made this happen for Lee County!

George Washington Slept Here

by Pam Miner

The adage “George Washington Slept Here” continues to be a popular way to attract the visitor and the buyer alike throughout the East Coast of America. Stories are told about the famous leader taking respite at many a home, inn and tavern from Boston to Yorktown. As the young republic struggled to comprehend the responsibility of vast growth, citizens sought to save its extraordinary past. The significance of George Washington as General of the Continental Army and as First President was the basis of the grassroots movement for historic preservation in the United States. Efforts began to emerge as concern grew for the fate of two of his associated buildings: The Hasbrouck House and Mount Vernon.



The Hasbrouck House in Newburg, New York served as the longest of Washington’s Headquarters during the Revolutionary War, from April of 1782 to August of 1783. It was acquired by the State of New York in 1850, becoming the first publicly operated historic site in the country. His Virginia home, Mt. Vernon, came up for sale by family in 1848. Without a buyer after ten years, the private Mount Vernon Ladies Association of the Union purchased the home and part of the landed estate in 1858. To date, both sites remain owned by their original saviors and are open to visitors.

At its core the endeavor to keep Washington’s legacy alive is known as historic preservation. This discipline carries out the perpetuation of the built environment. These are homes, churches, office buildings, shops, and bridges used in daily life. Local endeavors in Charleston, South Carolina and New Orleans, Louisiana in the early 1900s strengthen the aspirations for preservation. As a result, thousands of buildings have survived as historic preservation has evolved over the last one hundred and fifty years. Many, like the Hasbrouck House and Mount Vernon, are connected to important Americans. Numerous others are integral in and of themselves to understanding how Americans live, work and play.



“This Place Matters” -- Celebrate Places that Matter to Us

Lee Trust has joined the national campaign initiated by the National Trust for Historic Preservation called “This Place Matters.” The goal is to engage the community in identifying sites of historic and cultural significance. These sites add to community character and help define what makes our community unique and valuable.

Join us! We invite you to submit a photograph of a place that matters to you. It’s simple: Just make a sign that reads “This Place Matters” (or you can download our sign from our website) and take a photograph holding the sign in front of a place that matters to you. Provide us with some information -- the location of the place that matters, who is in the photograph, why the place matters to you. Your photograph should be a jpeg, pict, or similar format. Go to the Lee Trust website LeeTrust.org for instructions on where to submit your photo and description.



LEE TRUST FOR HISTORIC PRESERVATION, INC.

Looking to the future with an eye to the past ...

Archaeology in Downtown Fort Myers

by Dr. Annette Snapp, Director
Florida Public Archaeology Network

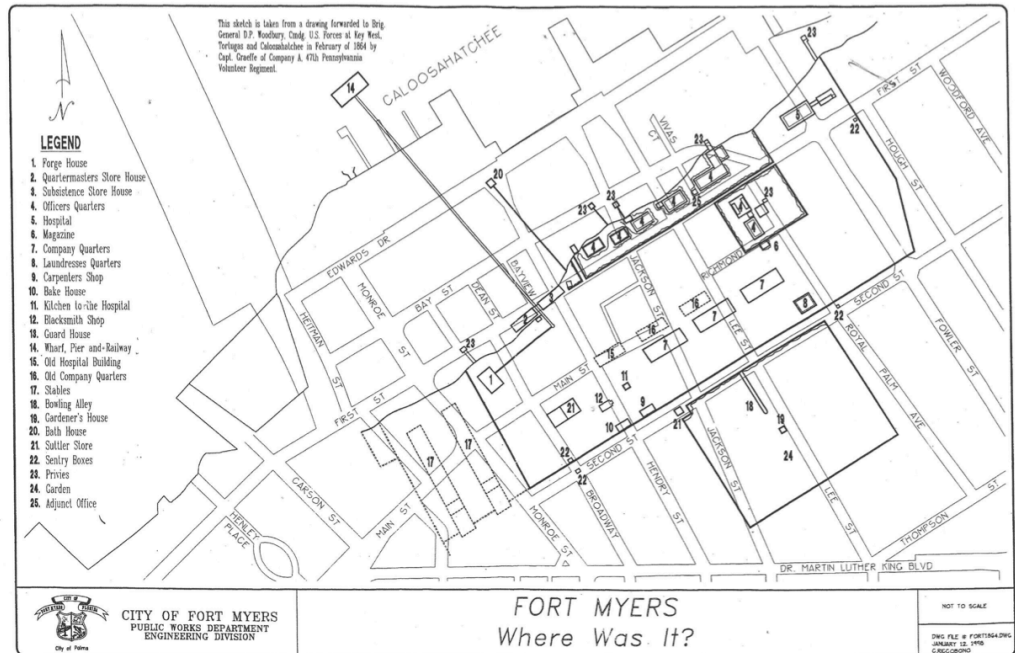
So many events – even significant events – fade into the mists of time in the span of just a few generations. Sometimes, archaeology is all we have left of the physical reminders of these events. The discipline of archaeology involves studying those things that have been left behind, discarded, abandoned and lost. And most archaeological resources are found beneath our feet, below the ground's surface. Unfortunately, the phrase “Out of sight, out of mind” is particularly apt when we talk about archaeological resources.

Perhaps as a result of this characteristic of human nature to forget what is not immediately in front of us, archaeological resources in Downtown Fort Myers have been neglected. Without fanfare, the general public (and public administrators) has forgotten that three forts serving in three different wars were located in Downtown Fort Myers during the 19th Century. The first, Fort Harvie, was built in 1841 during the Second Seminole War to serve federal troops in Southwest Florida after Fort Dulaney at Punta Rassa was demolished by a hurricane. Fort Harvie was abandoned in 1842 and the same site was chosen for a new fort in 1850. The new fort was named Fort Myers. This fort served the federal troops during the Third Seminole War and became an important staging point for military actions against the Seminole Tribe during this conflict. Later, during the Civil War, this site was occupied by U.S. Colored Troops who sought to disrupt the cattle trade because a great deal of Florida beef went to Confederate troops.

While all of these wars were important, this last conflict, the Civil War, was an event that impacted every family in the nation, sometimes pitting family member against family member. It is this story of national conflict as well as Fort Myers and what took place here that reveals to us a common heritage and an overall story that unites all of us as a people. Not only was Fort Myers occupied by U.S. Colored Troops, it was attacked by the “Cow Cavalry” in the Battle of Fort Myers which some say was the southernmost battle of the Civil War.

Today, there is little to remind us of this terrible conflict or the two that preceded it here in Fort Myers.

Archaeology is sometimes the only way we can find out more about how people lived, what they did and how they did it. What might seem like a few small, old trinkets or pieces of refuse are really the pieces to a larger puzzle that archaeologists study to discover more about the past – **our past**. In this case, we are concerned about the Downtown Fort Myers location of 3 federal forts and the activities that took place there.



Mound House

by Bill and Susan Grace

As the fall season approaches, you will want make plans to visit the Mound House at Fort Myers Beach. This is a wonderful opportunity to learn about 2000 years of history in one small piece of paradise. Local volunteers will take you on a tour of the site which includes an underground exhibit of a Calusa Indian mound. You will learn why these indigenes people built mounds, how these mounds were built, and who lived on them.

The tour also includes the history of the other peoples who lived on the mound after the Calusa left and a plant tour with interesting facts on how plants have been used for centuries by people for materials, medicines, and food. These tours will begin in October each Tuesday, Wednesday, and Saturday with volunteers available from 10 AM to 2 PM. For more information visit: <http://www.moundhouse.org/>.

Woodford Avenue Contemplates Historic District

by Jared Beck

Woodford Avenue, part of the Woodford Park Neighborhood (generally between First and Second Streets, from Fowler Street to Park Avenue) has begun to consider pursuing a Local Historic District Designation. The street and neighborhood, one of Fort Myers earliest residential developments, has successfully retained the beautiful architecture and friendly atmosphere of some of the areas founding families and business leaders.

Today, there are 18 individual lots with 12 residential structures dating back as far as 1911, and one historic church. All the structures except one residence qualified as contributing structures with construction completed during the teens and 1920's.

The general Woodford Park area remains uniquely nestled between the successfully revitalized historic Downtown Commercial District and the charming Dean Park Historic District, and is also bounded by some of the area's most prominent historic architecture on First Street, including the elegant Langford Cox Home (now Fried and Fried Attorneys) and the Chadwick House (now the law offices of Hahn Loeser & Parks).

Woodford Avenue is also very fortunate as it was a neighborhood that was built to stand the test of time. Like many historic neighborhoods without local designations, it fell prey to the uncontrollable real estate market during the mid-2000's. Properties were sold at unrealistic prices, refinanced, and inappropriate alterations were made, therefore altering the character of several of the homes in this close knit neighborhood. However, those with patience, a desire to be in a true neighborhood, and a willingness to undo "damage" by others are now bringing Woodford Avenue back to the forefront of our charming historic neighborhoods.

Over the past few years, multiple bank owned properties were purchased and saved from demolition, and have undergone beautiful restoration and rehabilitation. Neighbors again know one another, share morning coffee, stop and chat on the sidewalks, and with any one point of interest for the neighborhood an email blast could easily go out within minutes.

With the neighborhood seemingly on the rebound, one could question why then would they want a district designation? It's a simple answer: Access to the benefits of a

designation, including Ad Valorem Tax Exemption, a focused voice to City Council, assistance in incorporation as a non-profit and subsequent access to grant funding for improvements, designated City staff as a resource, recognition in the media and by the City, and of course the natural result of increased property values.

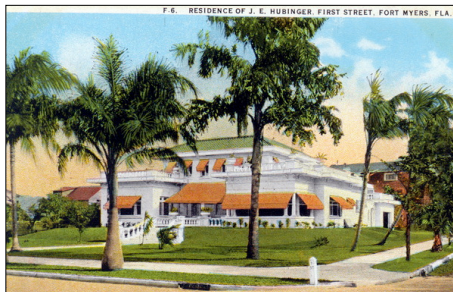


When I received the call from a resident to help evaluate their options I was surprised to say the least. After not being with the City for some time now, I assumed that a neighborhood seriously contemplating designation would already be working within the system. Well, then I snapped back to reality. Just like nearly every local government, Fort Myers suffers from

financial stress and staff is required to work on "essential" services first and foremost. Incidentally, at my neighborhood meeting recently, Councilman Flanders mentioned the City was facing something along the lines of a 40% decrease in revenue this year. If we think government is "fat", I can say from personal experience, think again.

This then brings me to my point. For all of us living in a part of the country that has faced such tremendous economic challenges, we all **need** to promote opportunities to improve the places that we live. It's time to stop thinking about historic districts as "pretty neighborhoods" for those that can afford it. If you take one thing away from preservation programs, recognize that they are economic engines within our communities. Since Downtown Fort Myers was designated as a district there has been more than \$500 million in private investment -- more than double the City's investment in infrastructure to support private investment. Edison, Dean, and Seminole Parks have some of the highest property values, and have some of the most sought-after residential properties in the City. They draw educated professionals, and residents who generally advocate and support local business, arts, and culture. Assuming you are someone who supports preservation by reading this article, consider offering your support to those you know who question the importance and benefits of it.

So, will Woodford Avenue follow through in pursuing a district designation? At this time it isn't certain. The neighborhood has self-mobilized, nearly every structure has either never been significantly altered, or has been purchased by new buyers who have already or in the process of completing rehabilitation. Regardless, I'll be there to support them if they do.



This is YOUR newsletter too!

The Lee Trust wants to strengthen ties with the community and build stronger relationships with existing organizations that are working to preserve archaeological, historical, and cultural resources throughout Lee County. We invite you to partner with us by contributing to Preservation News. Contact us at Newsletter@LeeTrust.org.



LEE TRUST FOR HISTORIC PRESERVATION, INC.

The Lee Trust Revolving Fund

*These are excerpts of articles that originally appeared in the LTHP Newsletter for Spring 2003 --
Look for UPDATES in the December 2012 Newsletter!*

The Flint House

The Lee Trust was established on February 15, 1993 with a mission, in part, to buy endangered historic properties and sell them to buyers who would restore them. In 2001, Bonita Bay donated to the Lee Trust a 0.75-acre tract of land at the corner of Bird and Buckingham Roads which included two historic houses. The Flint house is an early 20th century two-story wood frame residential structure; an accessory building, which is a very small, single story wood frame residential structure, faces Bird Road.

Bonita Bay properties had purchased the historic houses as part of the Verandah, a residential development encompassing roughly 1,500 acres south of the Caloosahatchee River and SR 80 and east of I-75 in Lee County's Buckingham area. Since Bonita Bay is not in the preservation business, it could not restore the structures, and instead donated them to the Lee Trust to give the community an opportunity to save them.

Because the buildings had been abandoned for years, a lot of trash and debris had accumulated inside and on the land surrounding them. The Lee Trust had several community workdays to clean up the site, which always netted several containers of trash. Additionally Forestry Resources Inc. sent in one of their crews to mulch down a large stand of Brazilian Peppers.

All of this activity generated a lot of interest in the site by neighbors, the media, and prospective buyers. By the end of 2002 the Lee Trust had found the perfect match for the historic houses. Larry Fucella of North Fort Myers who moved here from New Jersey purchased the old houses and the 0.75-acre tract from the Lee Trust for \$38,000. As a builder who loves to rehabilitate houses, Larry saw the beauty of the structures and is eager to restore them....

The houses have been designated under the Lee County Historic Preservation Ordinance and are subject to the protective covenants placed on the property by the Lee Trust. Ordinarily the Lee Trust would buy an endangered property and sell it to a good steward and only expect to recover its expenses (i.e. insurance, termite treatment and cost of any improvements). However, since Bonita Bay donated the property to the Lee Trust, the revolving fund did not incur normal expenses in purchasing the property. As a result the Lee Trust earned over \$30,000 (after expenses), which put it in a good financial position to step up and pay for the next endangered building that needs to be saved.



Flint house before restoration



Before restoration



The Sumner Hall Residence

The Lee Trust's second revolving fund project is the Hall Residence at 2728 Providence Street in Dean Park....This house was built ca 1915 and is a wood framed, cypress clapboard house with a hipped metal shingle roof. The house had been condemned by the Building Official and was slated for demolition. In addition, there were \$98,000 in fines from code enforcement and a \$75,000 mortgage; as such it was not marketable.

Lee Trust was able to convince the mortgage holder to sell the parcel to us for the appraised value of the land and write off the remainder of the mortgage to avoid the time and expense of foreclosure. We asked the Code Enforcement Board to place the \$98,000 in fines in abeyance if the Trust would pay all hard costs incurred by the City for mowing, securing the property, and administrative costs. Both parties were agreeable and we purchased the house on November 7, 2002. A cleanup was scheduled for December 7 and we were rewarded with generous participation from volunteers representing Lee Trust, Dean Park, and the city planning department. Building Systems of Southwest Florida donated the cost of providing the 3 construction dumpsters totaling 80 cubic yards that were filled within 3 hours.

When our first buyer had a change of heart, Karl and Marsa Detscher stepped up and made an offer that was accepted by the Trust's Board. (Note: The sale was closed April 2003 and Karl and Marsa restored and rehabbed the house for Karl's parents to live in.) Preservation is guaranteed by a rehabilitation agreement and protective covenants. The Trust netted about \$6,000 from the sale, which was returned to the Revolving Fund.



Secretary of the Interior's Standards for Rehabilitation (36 CFR 67)

by Gloria Sajgo

"Common sense principles in non-technical language that ... help protect our nation's irreplaceable cultural resources by promoting consistent preservation practices" is how the U.S. Department of the Interior has described the Secretary of the Interior's Standards for Rehabilitation (Standards) and most preservationist seem to agree.

The Standards were developed in the 1970s and updated in the 1990s and address the process of rehabilitating historic resources. Generally rehabilitation is the process of making a building usable by repairing or altering it to allow a contemporary use while preserving portions and features of the building that are significant to its historic, architectural and cultural values.

Initially the Standards were used to evaluate the appropriateness of preservation work proposed in federal grant-in-aid requests. Later the Standards became a requirement of the Federal Preservation Tax Incentive Program. Over the years, increasingly recognizing the

simplicity and clarity of Standards, more and more federal, state and local agencies have adopted the Standards to design and/or review rehabilitation proposals.

Today local historic preservation boards throughout the country rely on the Standards to implement local preservation programs. The Standards provide a consistent benchmark for evaluating the appropriateness historic rehabilitations. Out of convenience and necessity, preservationists continue using the Standards to gauge preservation treatments.

The Standards are both concise and universal. They are concise; there are only 10 standards. They are universal; they pertain to historic buildings of all materials, construction types, sizes and occupancy and encompass the exterior and interior of buildings, landscape features, site and environment and related new construction. They are broad enough to cover all historic buildings and yet specific enough to design the rehabilitation of a single building.

The Secretary of the Interior's Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***
- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.***
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.***
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***
- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.***
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

President's Message

Welcome

This is an exciting time for the Lee Trust for Historic Preservation. Our new board of directors has been working hard on many projects for the upcoming year:

- Preservation of the Hall of 50 States
- A Speakers Bureau
- Interactive Webpage
- 20th Anniversary Celebration

For nearly 20 years, the Trust has been an advocate for historic preservation in Lee County and this spring we celebrate our 20th Anniversary. As we move into our third decade of promoting historic preservation, we are working to make the Lee Trust not only an advocate for preservation, but also a resource for our members.

We've recently created a speakers forum to help members connect with each other and this forum will also serve as an educational resource for the community.

So be sure to renew your membership today, as you won't want to miss the many new things on the horizon.

Gina Sabiston

President

Funding Approved for School House Restoration

On September 19th, the Lee County Commission approved its budget for FY 2012-13. The budget includes a \$50,000 grant to the Estero Historic Society for the restoration of the historic school house.

To date, the Society moved the Hall House and School House to the Estero Community Park, completely rehabilitated the Hall House, and constructed a deck that provides handicap access to both buildings. The budget for the school house rehabilitation is \$140,000 and so far, the Society raised \$70,000.

A big "thank you" to the County Commission for its commitment to this project, and a hearty "congratulations" to the Estero Historic Society!

The Southwest Florida Archaeological Society 2012-2013 Speaker Series



SWFAS hosts FREE lectures on the third Wednesday of the month in season at the Bonita Springs Community Hall at 27381 Old U.S. 41 (by the banyan tree). All are welcome. Refreshments served at 7 p.m.,

October 17, 2012	Nate Lawres	<i>Muskogean Warfare in the Contact Era</i>
November 14, 2012 <small>(note one week earlier than usual schedule)</small>	Gabrielle Vail	<i>De-Mystifying the Mayan Calendar</i>
January 16, 2013	John Furey	<i>Shark tooth tools from the Boca Weir Site, Boca Raton</i>
February 20, 2013	Steve Koski	<i>Sinkhole sites in SW Florida: Lehigh Spring, Little Salt Spring and Warm Mineral Springs</i>
March 20, 2013	Michael Wylde	<i>Dogs in the Archaeological Record (Special presentation at the Florida Gulf Coast University Campus)</i>
April 17, 2013	Della Scott-Ireton	<i>Manuel Point Shipwrecks</i>
May 15, 2013	Victor Thompson	<i>Fort Center</i>





LEE TRUST FOR HISTORIC PRESERVATION, INC.

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Hall of 50 States Update

The City of Fort Myers recently re-advertised a request for proposals (RFP) for the "Purchase or Lease, Rehabilitation, Restoration, and/or Relocation of the Hall of 50 States." Proposers were given the maximum amount of flexibility to craft a proposal for the highest and best reuse of the Hall. The deadline for submitting proposals was September 5th at 5:00pm. As of the closing, four (4) proposals were submitted.

The proposals will be reviewed and ranked based on the following criteria: financial stability, restoration plan, proposed use of the building, public accessibility, and area enhancement. After the proposals are reviewed and ranked by the selection committee, the recommended ranking will be submitted to the City Council for approval and authorization to proceed with negotiations with the top-ranked proposer. A final negotiated contract will go to the Council for final approval.

The Selection Committee held its first meeting on Thursday, September 20th at 2:30 p.m. in the City Council Chambers. The Lee Trust will continue to monitor the process. Look for updates on our website and in upcoming newsletters.

McCollum Hall Update

As you may have noticed, McCollum Hall is undergoing renovation. But as you may have also noticed, there has not been any activity at the site for a while. Urban Development Solutions, the project contractor, hasn't yet obtained federal tax credits causing a delay in construction activity. Recently, the Fort Myers City Council approved a loan guarantee to facilitate the ongoing restoration of this landmark building. Word has it that Sylvia's: Queen of Soul Food Restaurant will be a tenant. The City is marketing several other tenant spaces. Look for activity to begin again soon!



LEE TRUST FOR HISTORIC PRESERVATION, INC.

Looking to the future with an eye to the past ...