

Town of Fort Myers Beach
Agenda Item Summary

Blue Sheet Number: **2012-095**

1. Requested Motion:

Meeting Date: October 15, 2012

Motion to approve Mound House Nomination to the National Register of Historic Places during the 2012-2013 Budget year.

Why the action is necessary: Applications for either state and national programs or grants are regularly reviewed for approval by Town Council in advance of action being taken by staff.

What the action accomplishes: To provide Council the opportunity to discuss future implications and the benefits of seeking such a designation for Town-owned property.

2. Agenda:

☒ Consent
☐ Administrative

3. Requirement/Purpose:

☐ Resolution
☐ Ordinance
☒ Other

4. Submitter of Information:

☐ Council
☒ Town Staff
☐ Town Attorney

5. Background: The National Register of Historic Places is our Nation's official list of cultural resources worthy of preservation. The process begins with our State Historic Preservation Office and if selected, moves forward to the National Park Service in Washington, DC for final approval and listing with the Keeper of the National Register of Historic Places. To be considered eligible for nomination, a property must meet the *National Register Criteria for Evaluation*. This involves examining the property's significance, age and integrity. Listing in the National Register does not, in itself, impose any obligations on the property owner, or restrict the owner's right to use or dispose of the property as seen fit. Friends of the Mound House and the Town's Cultural and Environmental Learning Center Advisory Board (CELCAB) prepared the Florida Department of State application in 2011. However, application was not acted upon. Since that time, CELCAB has expressed support to make this application. Recently, Historian and CELCAB Advisor Bill Grace has volunteered to spearhead the nomination process. Cultural Resources staff will work in conjunction with Mr. Grace and other interested parties to fulfill nomination requirements.

6. Alternative Action: Town Council could postpone the nomination until a date certain. Or, Town Council could deny this request entirely.

7. Management Recommendations: Due to the length of time involved with review by both the State Office and the National Park Service, this process could take upwards of 4 ½ months. Staff recommends proceeding with the nomination of the Mound House to the National Register of Historic Places during the 2012-2013 Budget year.

8. Recommended Approval:

Town Manager	Town Attorney	Finance Director	Public Works Director	Community Development Director	Parks & Recreation Director	Town Clerk
					Patti Evans 10.3.2012	

9. Council Action:

☐ Approved ☐ Denied ☐ Deferred ☐ Other

Memorandum

To: Mayor and Town Council

Thru: Terry Stewart, Town Manager



From: Patti Evans, Director Parks and Recreation

Date: October 15, 2012

Re: Council Agenda Item – Mound House National Register of Historic Places Nomination

Background: The National Register of Historic Places is our Nation's official list of cultural resources worthy of preservation. More than 82,000 properties encompassing 1.4 million individual resources in nearly every county in the nation have been listed in the National Register. The list includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in American history, architecture, archeology, engineering or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities. Authorized under the National Historic Preservation Act of 1996, it is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.

How Properties are listed: The National Register process starts with our State Historic Preservation Office. Proposed nominations are reviewed by our State Historic Preservation staff and the State National Register Review Board. The length of this review varies but generally will take a minimum of 90 days. Complete nominations, with certifying recommendations, are then submitted by the State Historic Preservation Office to the National Park Service in Washington, DC for final review and listing by the Keeper of the National Register of Historic Places. The National Park Service, U.S. Department of the Interior makes a listing decision within 45 days.

All nominations must meet National Register Standards and is the applicant's responsibility to assure such. Our State Historic Preservation Officer of the Florida Division of Historical Resources is Dr. Barbara Mattick.

To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property's significance, age and integrity. *Significance:* Is the property associated with events, activities or developments that were important in the past? Lives of people from the past? Significant architecture? Landscape history? Engineering achievements? *Age and integrity:* Is the property more than 50 years old and does it look much the way as in the past?

Future Implications/Restrictions: Listing in the National Register does not, in itself, impose any obligations on the property owner, or restrict the owner's right to use and dispose of the property as seen fit.

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 adequate and appropriate consideration is given to the preservation of the historic qualities for which it was originally listed. Presently, the Mound House has not received federal funding. However, due to the fact that the Town has received State funding, we are already required review. Due to the fact that the Town would be required to reimburse all State funds previously received, it is highly unlikely that the Town would look to liquidate this property anytime in the near future.

Financial Considerations: There are no fees for application. Considerable staff time would be involved. We are fortunate to have knowledgeable volunteers available to us who are willing to work on this project and have actually submitted successful applications for other organizations. This effort could coincide with the ongoing Mound House Capital Improvement Projects and potentially culminate by year-end 2013.

Long-term, the Town would need to be cognizant of potential time delays involved for project reviews by the National Register should we enter into restoration projects on this site.

Community and Advisory Board Support: During 2011, Mrs. Ceel Spuhler representing Friends of the Mound House and the Cultural and Environmental Learning Center Advisory Board (CELCAB) worked to complete the Florida Department of State initial application. No action was taken by the Town to proceed with the application process at that time. However, during several 2012 CELCAB meetings, support prevailed to proceed with this application. Subsequently, Historian and Advisor to CELCAB, Mr. Bill Grace communicated to the Town on August 8, 2012 that CELCAB had agreed to be responsible for the application process. During CELCAB's September 27, 2012 monthly meeting, the Board again expressed desire to see the nomination approved by Town Council as soon as possible. This nomination process will be presented to the Town's Historic Preservation Board on October 9, 2012 in an effort to garner their support, in advance of Council's discussion of this item.

Benefits of seeking such a designation: Listing a property in the National Register often changes the way a community perceives their historic resources and gives credibility to the efforts of private citizens and public officials to preserve these resources as living parts of our community. Designation 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.

Some Q & A's:

- Is there a Florida Register or an easier process that would bring such recognition to us? No.
- Is there a deadline for submission? No. Proposals are dealt with as received.
- Will the Park Service assist in developing our application? Yes. Both Florida and National office staff are available throughout the application development phase to assist.
- Everything sounds so "positive". Are there any "downsides or limitations" to this designation? As a public agency and because we have already received grant funds, we are required to retain the property "open to the public". Another factor will be that the preparation of the application to assure covering all our potential significance of the Mound House will be extensive. Preparing a nomination based on archeological significance will take considerable time-hence the reason for working with a strong volunteer corps on this phase.

Recommendation: Approve entering the National Register of Historic Places nomination process for the Town of Fort Myers Beach Mound House.

Attachments: 7 pages-sample nomination

**NATIONAL REGISTER OF HISTORIC PLACES
PRELIMINARY SITE INFORMATION QUESTIONNAIRE**

FLORIDA DEPARTMENT OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

Name and Location of Property

MOUND HOUSE

451 CONNECTICUT STREET

FORT MYERS BEACH, FL 33931

Name and Address of Owner(s)

TOWN OF FORT MYERS BEACH

2523 ESTERO BLVD.

FORT MYERS BEACH, FL 33931

County: LEE

I support ☒ oppose ☐ this effort to list or seek a
determination of eligibility for listing my property in
the National Register of Historic Places (optional).

Has it ever been moved? No ☒ Yes ☐ (year)

Date of Construction or Significant Associations

Owner's Signature & Date

Telephone: _____

Type of Property:

- ☒ Archaeological or Historic Site
☐ Residential Building
☐ Public Building
☐ Commercial Building
☐ Other (Describe) _____

Original Use:

RESIDENTIAL

Present Use:

MUSEUM

Physical Description (Indicate basic design and construction, and general condition at present time.)

**THE STRUCTURE IS OF TWO BASIC DESIGN STYLES: TUDOR AND BUNGALOW/CRAFTSMAN. IT IS
CONSTRUCTED OF BRICK AND WOOD FRAME WITH SHINGLE SIDING AND SHINGLE ROOF. THE
PROPERTY IS IN EXCELLENT CONDITION.**

Why is the property significant?

**THE SITE IS A TWO THOUSAND YEAR OLD CALUSA INDIAN MOUND. THE BUILDING IS THE OLDEST
EXTANT STRUCTURE ON ESTERO ISLAND. IT WAS BUILT IN THREE PHASES- 1906, 1910, 1921. THE
TUDOR AND BUNGALOW/CRAFTSMAN STYLES ARE SIGNIFICANT ARCHITECTURAL ELEMENTS.
BOTH SITE AND STRUCTURES ARE ASSOCIATED WITH EVENTS AND INDIVIDUALS OF IMPORTANCE
TO THE EARLY DEVELOPMENT OF ESTERO ISLAND.**

Enclosures:

- ☒ Current Photos (original, required)
☒ Historic Photos (if available,
photocopy acceptable)
☒ Location Map (required)
☒ Proof of Ownership (Property
Appraiser record or notarized
letter, required)

**Name and Address of
Person Submitting**

CEEL SPUHLER

7150 ESTERO BLVD., #607

FORT MYERS BEACH, FL 33931

Telephone (Daytime)

239 765-6472

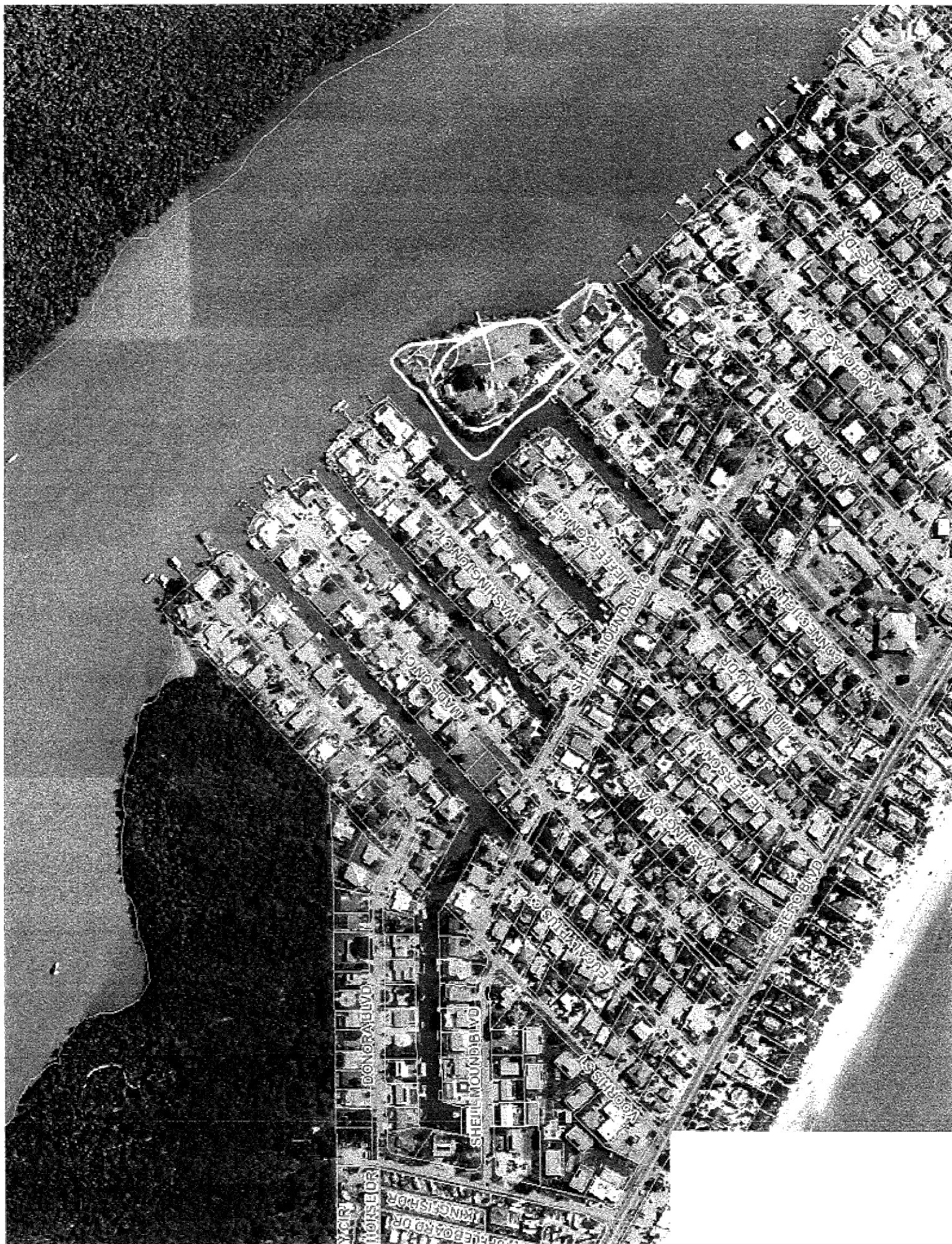
Email CEELSPUHLER@COMCAST.NET

Date: _____

Signature: _____

BUREAU OF HISTORIC PRESERVATION - R.A. GRAY BUILDING
500 S. BRONOUGH STREET - TALLAHASSEE, FLORIDA 32399-0250
TELEPHONE 850.245.6333 OR 1.800.847.7278
FAX 850.245.6437

HR3E280999





Lee County Property Appraiser

Tax Year 2011

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

Property Data for Parcel 29-46-24-W2-00146.0010

Owner Of Record

TOWN OF FORT MYERS BEACH
2523 ESTERO BLVD
FORT MYERS BEACH FL 33931

Site Address

451 CONNECTICUT ST
FORT MYERS BEACH FL 33931

Legal Description

CASES SUBD
PB 1 PG 58
LOT PT 46.

Classification / DOR Code

MUNICIPAL - OTHER / 89

[Tax Map Viewer]



Image of Structure



[Pictometry Aerial Viewer]

< Photo Date March of 2007 >

Property Values (2011 Tax Roll)

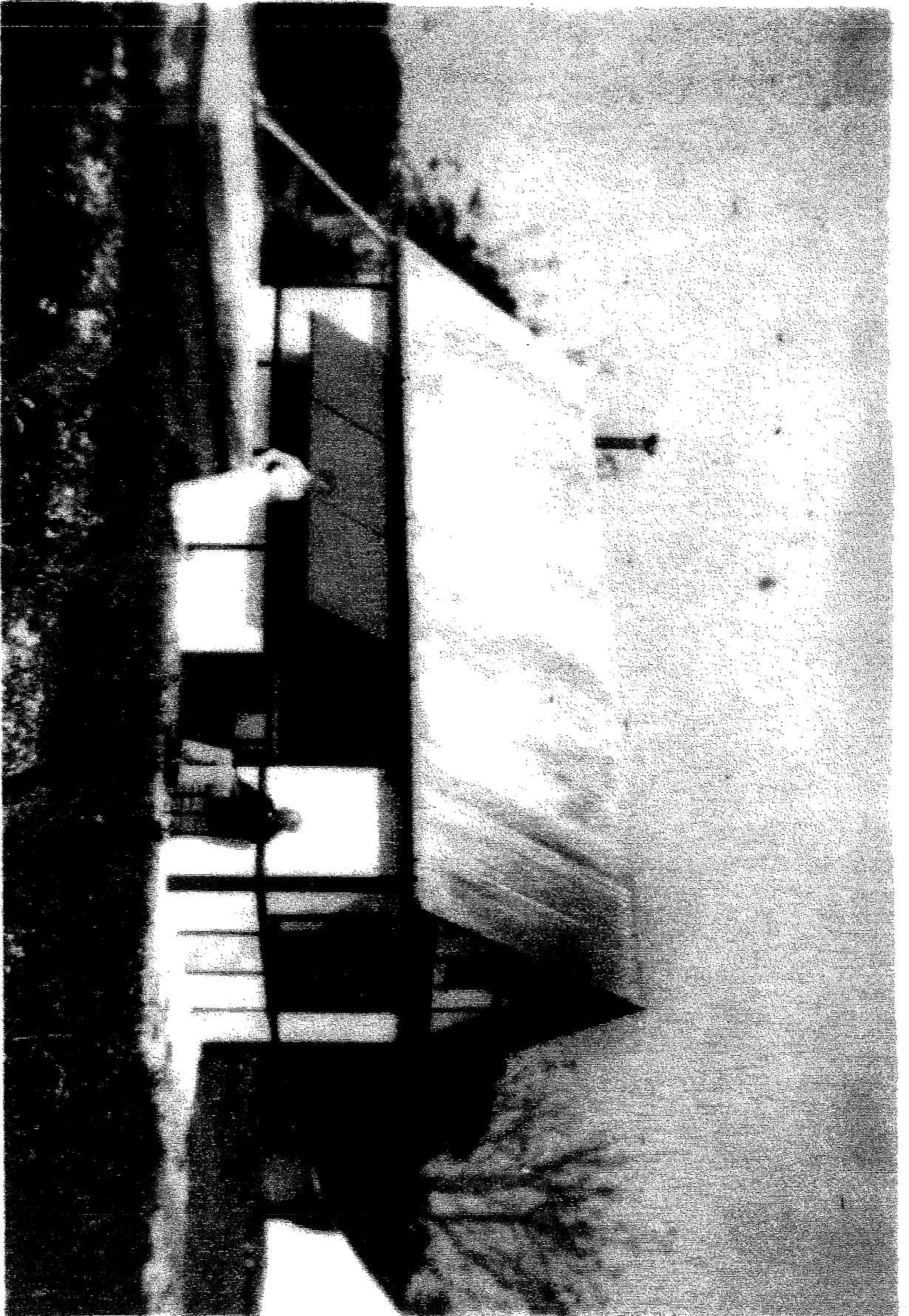
Exemptions

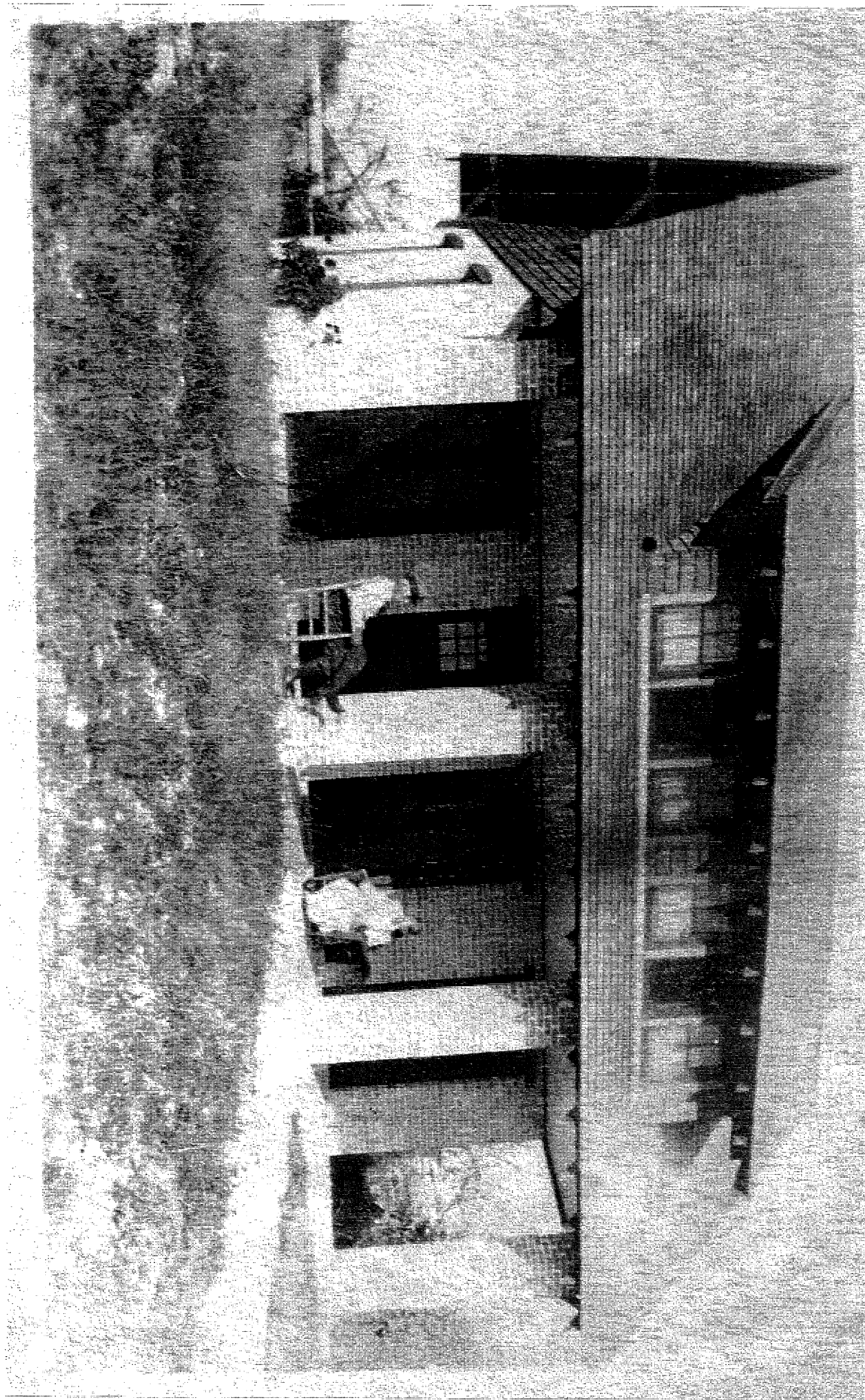
Attributes

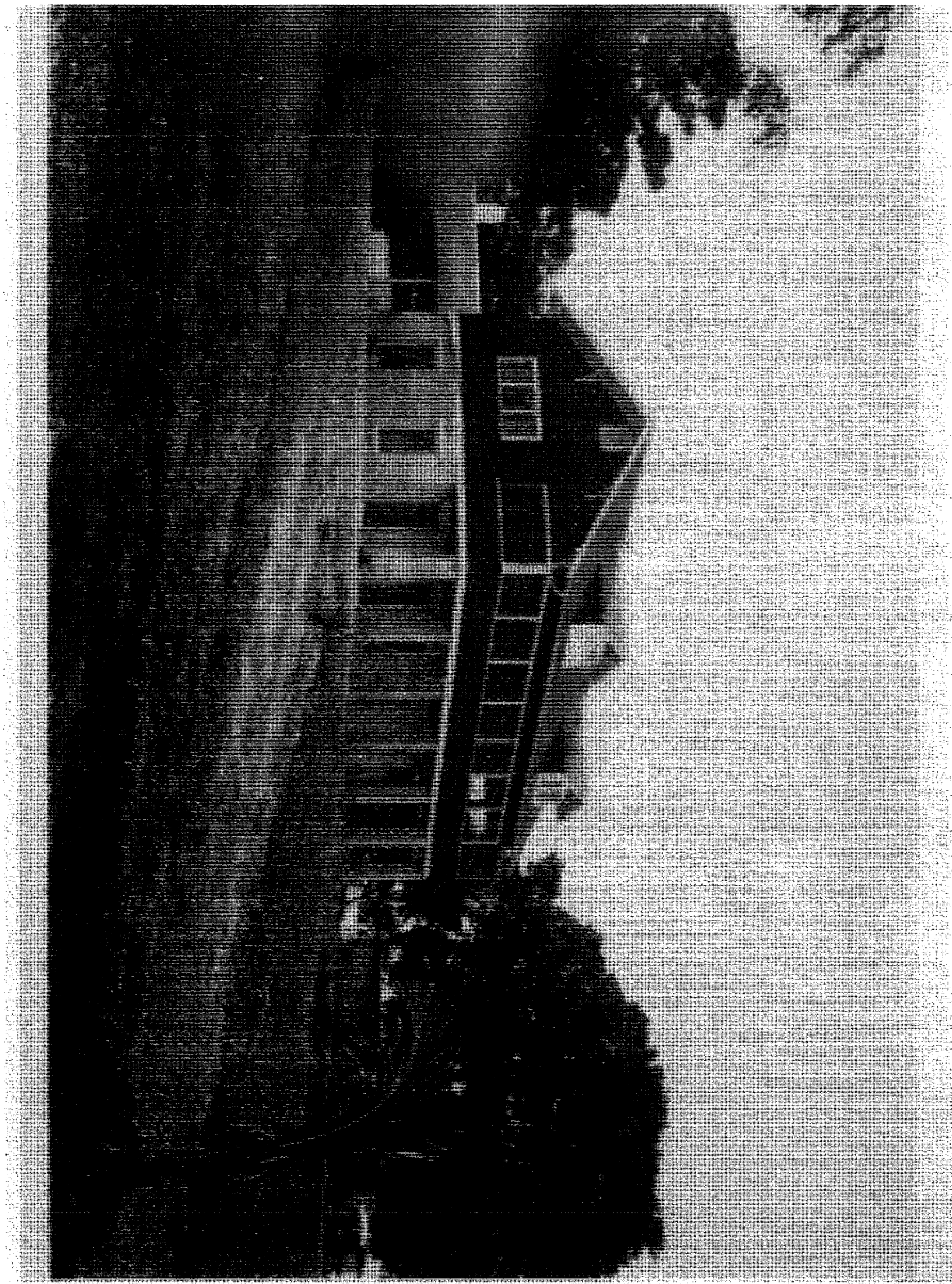
		Homestead / Additional	0 / 0	Land Units Of Measure	SF
Just	2,466,151	Widow / Widower	0 / 0	Units	114127.00
Assessed	2,466,151	Disability	0	Frontage	0
Portability Applied	0	Wholly	2,466,151	Depth	0
Cap Assessed	2,466,151	Senior	0	Total Number of Buildings	1
Taxable	0	Agriculture	0	Total Bedrooms / Bathrooms	2 / 2.0
Cap Difference	0			Total Buildings Sq Ft	5,978
				1st Year Building on Tax Roll	1906
				Historic District	No

Taxing Authorities
Adjustments to the Roll (E & I)
Sales / Transactions
Building/Construction Permit Data
Parcel Numbering History
Solid Waste (Garbage) Roll Data
Flood and Storm Information
Appraisal Details

9/10

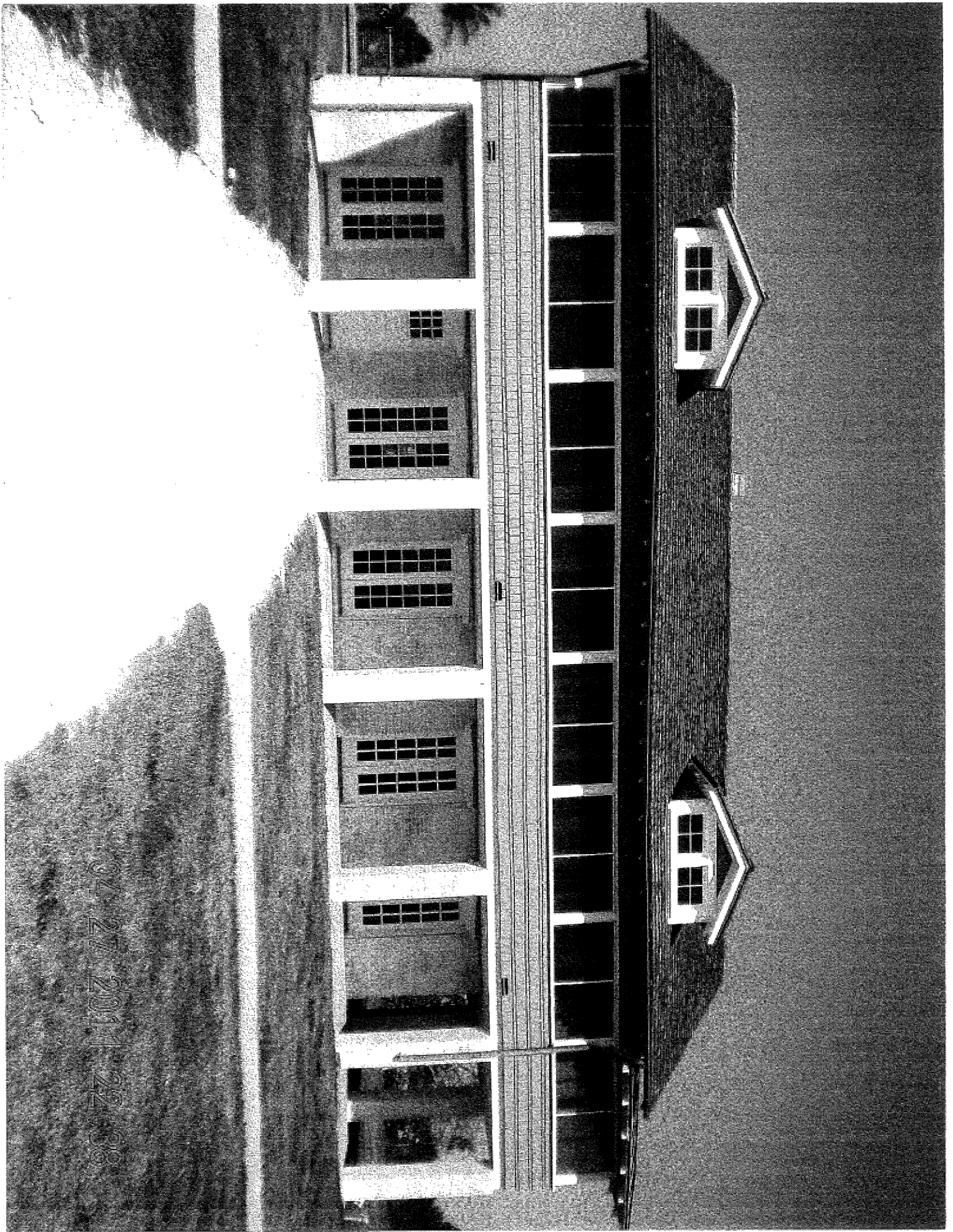








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