

NOMINATION

**CITY OF SANIBEL  
REGISTER OF HISTORIC LANDMARKS**

STREET ADDRESS OF PROPERTY 1019 PERIWINKLE WAY, SANIBEL, FL 33957

TAX STRAP NUMBER 19 - 46 - 23 - T - 3 - 00700 - 0040

NAME OF OWNER: SANIBEL CAPTIVA COMMUNITY BANK

OWNER'S ADDRESS: 2406 PERIWINKLE WAY, SANIBEL, FL 33957

HOME PHONE NO.: BUSINESS PHONE NO.: (239) 210-2269

LOT OR PARCEL IS LOCATED IN THE Mid Island Ridge  
ECOLOGICAL ZONE(S).

IS LOT OR PARCEL LOCATED IN THE INTERIOR WETLANDS CONSERVATION DISTRICT?  
NO.

IS LOT OR PARCEL LOCATED IN A COMMERCIAL DISTRICT? YES.  
IF YES, NAME THE DISTRICT: Town Center General Commercial District

IS LOT OR PARCEL LOCATED IN THE RESORT HOUSING DISTRICT? NO.

IS LOT OR PARCEL LOCATED IN A SUBDIVISION? NO.  
IF YES, NAME THE SUBDIVISION

LIST ALL ABUTTING STREETS AND INDICATE WHETHER PUBLIC OR PRIVATE.  
-PERIWINKLE WAY

THE FOLLOWING LISTED DOCUMENTATION IS ATTACHED HERETO AND MADE A PART HEREOF THIS NOMINATION: This particular structure housed one of the first, if not the first Real Estate Brokerage on the island, which was Priscilla Murphy Realty ("PMR"). The Brokerage was established by Priscilla Murphy herself and prior to her "mixed use", the portion of the structure at the Northeast corner was Priscilla Murphy's home, before additions to the East and South. Based upon the best information available, the original structure was built in 1955 or prior. Given that the real estate industry is an integral aspect of Sanibel and the PMR name being one of the first and longest lasting real estate brokerages until its closure (although still the longest lasting brokerage as of today), the structure should be added to the Registry of Historic Landmarks.

SUBMITTED BY:  DATE: 2-16-2022

## Section 3.2.4.

The Historical Preservation Committee has been formed to establish guidelines for registration, classifying and setting priorities for preservation. The following sites and structures have been placed on the historic site list.

Local Register of Historic Sites and Structures	
Landmark	Date of Inclusion
Indian Mound "A"	March 19, 1991
O. Bowen Grave	May 21, 1991
Bailey House	May 21, 1991
Cooper Homestead	May 21, 1991
Black School	May 21, 1991
White School	May 21, 1991
Nutt Homestead	May 21, 1991
1910 Post Office	May 21, 1991
Community House	May 19, 1992
Sanibel Community Church	May 19, 1992
Rutland Graves	May 19, 1992
The Beach House	May 19, 1992
Shore Haven	May 19, 1992
Bailey Store	May 19, 1992
Miss Charlotta's Tea Room	May 19, 1992
White Heron House	September 7, 1993
Morning Glories Cottage	March 4, 2003
Rutland Home	March 4, 2003
The Burnap Cottage	March 4, 2003

Source: Local Register of Historic Landmarks

The following sites and structures were identified in the 1976 *Sanibel Plan*, as follows

Historic Sites and Structures identified in the 1976 Sanibel Plan
Sanibel Lighthouse, Brick Hut and Keeper's Quarters: Point Ybel.
Wulfert Cemetery: Wulfert Peninsula.
Sanibel Cemetery: off Casa Ybel Road.
Clarence Rutland House: Moved to City Hall Site (Settler's Museum) in 1982.
The Lighthouse Keeper's Quarters and some Indian Mounds on federal property receive protection.
The Lighthouse and Keeper's Quarters are also listed on the National Register of Historic Places.
Source: 1976 Sanibel Plan

There are additional sites and structures that may be considered by the Sanibel Historical Society for inclusion in the Local Register of Historic Sites and Structures. The City should protect these and other historic sites by making historical evaluations in accordance with the priorities recommended by the Florida Department of State. Those not protected by Federal or State law should be covered by City Ordinance.

Historic preservation includes more than preserving historic buildings. The City's roadways, particularly the arterial and collector roads, still retain their rural character. As two lane

## CITY OF SANIBEL

## RESOLUTION NO. 92 -111

A RESOLUTION APPROVING HISTORICAL PRESERVATION INCENTIVES WHEN ADDRESSING THE PLACEMENT OF NOMINATIONS ON THE CITY REGISTER OF HISTORIC LANDMARKS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Sanibel Historical Committee has approved recommendations for Council to consider when addressing the placement of nominations on the City Register of Historic Landmarks; and

WHEREAS, it is the intent of the Historical Preservation Committee to assist the owner(s) whenever and wherever possible during the preservation process; and

WHEREAS, the Historical Preservation Committee realizes that it has a responsibility of providing to the City of Sanibel and its governing agencies a list of recommendations and suggestions for consideration during the preservation process that will assist the owner(s) either financially, by convenience, or by recognition;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Sanibel, Lee County, Florida:

Section 1. The City Council hereby adopts the following incentives to consider when addressing the placement of nominations on the City Register of Historic Landmarks:

I. RECOGNITION FOR OWNERS. Give suitable recognition to owners of historic landmarks.

A. Provide available photographs and history of the site to owners.

- B. Provide an informative plaque or some other suitable designation when appropriate.
  - C. Provide a portfolio of aids in attaining recognition and subsequent benefits from private and public agencies, including state and federal historic registries so that applications for grants can be made and tax credits given.
  - D. Provide a life membership in the Sanibel Historical Society and suitable recognition at the Island Historical Museum.
- II. CONVENIENCES. The City's policy, as embodied in its ordinances, is to encourage preservation, rehabilitation and restoration of historic landmarks.
- A. Provide for the application of special development and building standards for historic preservation as identified in the Standard Building Code--1991; Section 101.6; as also permitted under Sub-subsection I.K.2.f.(2) of the Land Development Code; and I.E.17.b.(31) of the Land Development Code.
  - B. Provide more liberal regulations for the reconstruction of a nonconforming historic structure after destruction or substantial damage (Subsection I.J.6.b.).
- III. FINANCIAL CONSIDERATIONS. Aid by the City in monetary relief.
- A. The City Council is studying the issue of whether development permit fees should be reduced or

eliminated for restoration and preservation of certified historic structures.

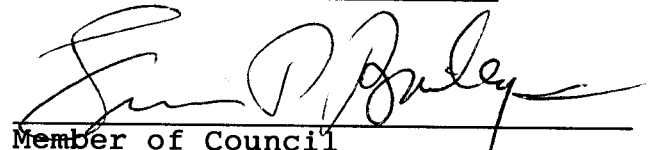
- B. The City will provide appropriate technical assistance for analysis of certified rehabilitation work involving restoration and preservation.
- C. The City Council is authorized by state law to accept a preservation (conservation) easement in appropriate cases where the owner wishes to grant an easement for preservation purposes, such as for the facade of a building, and will do so where appropriate.

Section 2. Effective date.

This Resolution shall take effect immediately upon adoption.

DULY PASSED AND ENACTED by the Council of the City of Sanibel, Lee County, Florida this 19th day of May, 1992.

  
Mayor and Member of Council

  
Member of Council

  
Member of Council

  
Member of Council

  
Member of Council

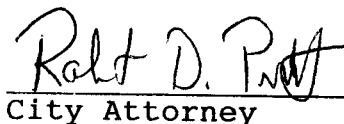
ATTEST:

  
City Clerk

MAY 22 1992

Date Filed With City Clerk

APPROVED AS TO FORM:

  
City Attorney

**AGENDA MEMORANDUM*****Planning Department*****Planning Commission Regular Meeting Date: June 28, 2022**

**To:** Planning Commission  
**From:** Deborah Gleason, Historical Preservation Committee Chair  
**Date:** June 22, 2022

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**SUBJECT:** HPN-2022-000036 (1019 Periwinkle Way – Priscilla Murphy Center)

On June 2, 2022, the Historical Preservation Committee met to discuss HPN-2022-000036, a nomination of a structure at Priscilla Murphy Center for placement on the local (historic) register filed by Gus Simmons, esq. on behalf of Priscilla Murphy Condo Association (the property owner).

The committee unanimously voted to recommend approve the nomination for inclusion on the local (historic) register. The committee's specific findings include the following:

- Legacy of Priscilla Murphy, the original property owner, resident, and namesake of the commercial center
  - Sanibel resident from 1940s through 1970s
  - Housewife, art teacher, owner and operator of a pottery studio called Hasta Manana, real estate agent and established the first islander-owned real estate company – Priscilla Murphy Realty
  - Community activist involved with the Community House and Shell Club
  - First husband was a U.S. Postal carrier
- While the specific (business) association of the building has changed, the commercial structure has continued to operate as a real estate office.
- Subject building constructed in late 1940s or early 1950s
- The structure has retained its integrity in original design and setting
- Building materials believed to be concrete blocks made from Sanibel beach sand and shells
- One of the first commercial buildings on Periwinkle Way, preceded only by the two original buildings at Sanibel Square. Other buildings on Periwinkle Way identified in the 1953 aerial is the Bailey Homestead, Sanibel Seashells (formerly Birgit's Dress Shop), Little Brown Church, Community House, Sanibel School, Cooper House, and two former buildings – Jack's Place at the current location of Cielo Restaurant and a wood frame building at the current location of Lime Tree Center.

These findings relate the below underlined criteria of Land Development Code Sections 98-34 and 98-35.

**Sec. 98-34. - Criteria for listing on the local register.**

The criteria for designation as an historic landmark or historic archaeological site shall be as provided in this chapter. Any site, improvement, or structure may be listed on the local register, as historic, according to the provisions of this chapter, if it meets one or more of the following criteria:

(1) Historical importance. The site, improvement, structure, has character, interest or value as a part of the development, heritage or cultural characteristics of the community; is associated with the events that have made a significant contribution to the broad pattern of local history; it is associated with the lives of persons significant to our past; it exemplifies the cultural, political, economic, social, historic and prehistoric heritage of the community; or may have yielded or may be likely to yield information on recorded history.

(2) *Architectural importance.* The improvement or structure portrays the environment of a group of people in an area of history characterized by a distinctive architectural style; it embodies those distinguishing characteristics of an architectural type, period or method; it is the work of an architect or master building whose individual work has influenced the development of the area; or it contains elements of architectural design, detail, materials or work of outstanding quality which represents a significant innovation.

(3) *Geographic importance.* The site, improvement or structure, because of its location or other distinctive area, should be developed or preserved according to a plan based on historic, cultural or architectural motif; or due to its unique location or singular physical characteristics represents an established and familiar visual feature of the area, community, or state.

(4) *Archaeological importance.* The site, because of its content or presumed content, should be preserved because it exemplifies the cultural, political, economic, social, historic or prehistoric heritage of the community or area, or it may have yielded or may be likely to yield information on recorded history.

**Sec. 98-35. - Criteria for evaluation of historically significant structures as historic landmark.**

An improvement or structure may be listed as an historic landmark if it meets three or more of the following criteria:

(1) The improvement or structure has retained its integrity either in original execution, materials, design, setting or association.

(2) The improvement or structure is at least 50 years old.

(3) The improvement or structure has outstanding historical, cultural or architectural significance to the community.

(4) The improvement or structure exemplifies the broad cultural, economic, and social history of southwest Florida.

(5) The improvement or structure has distinguishing characteristics of an architectural style representative of an historic or unique period or method of construction.



Deborah Gleason  
Historical Preservation Committee Chair

*Sanibel is and shall remain a barrier island sanctuary*









Find address or place





**CITY OF SANIBEL  
PLANNING COMMISSION RESOLUTION 22-17**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL; RELATING TO A DEVELOPMENT PERMIT (APPLICATION NO. HPN-2022-000036) FILED PURSUANT TO SECTIONS 82-42171 AND 82-422 FOR PLACEMENT OF A STRUCTURE ON THE LOCAL REGISTER PURSUANT TO SECTION 98-33 OF THE LAND DEVELOPMENT CODE, ON PROPERTY OWNED BY PRISCILLA MURPHY CENTER, A CONDOMINIUM, AND LOCATED AT 1019 PERIWINKLE WAY, MORE FULLY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Sections 82-421(7) and 82-422 of the Land Development Code detail the application and notice requirements for development permit consideration by the Planning Commission; and Section 98-33 of the Land Development Code provides for a procedure for placement of structures on the local register; and

**WHEREAS**, the Priscilla Murphy Center, a Condominium, owner of the property located at 1019 Periwinkle Way, has authorized Gus Simmons, Esq., to submit Application No. HPN-2022-000036 to allow for the placement of the structure on the City Register of Historic Landmarks; and

**WHEREAS**, the applicant has requested approval of Application No. HPN-2022-000036 for the property located at 1019 Periwinkle Way; and

**WHEREAS**, the Historical Preservation Committee considered the application and recommended it for approval at its June 2, 2022 meeting; and

**WHEREAS**, a duly noticed public hearing of the application was held before the Planning Commission on June 28, 2022; and

**WHEREAS**, after providing the applicant, staff, and the public an opportunity to present testimony and evidence, and having reviewed the record, the Planning Commission finds that the criteria for granting the application have been met and that the application should therefore be recommended for approval.

**NOW, THEREFORE, BE IT RESOLVED, THE PLANNING COMMISSION OF THE CITY OF SANIBEL** finds that Development Permit Application No. HPN-2022-000036 to allow for the placement of a structure on the local register owned by the Priscilla Murphy Center, a Condominium, located at 1019 Periwinkle Way and more fully identified as Tax Parcel No. 19-46-23-T3-00700.00CE is recommended for approval.

The recommendation of approval of this Development Petition is pursuant to the application and attachments included with these items, and subject to the following condition(s) contained in the June 28, 2022, staff report:

1. Development activities at the subject historic structure shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Any alterations to the original building (as depicted on Attachment A, attached hereto) shall maintain its existing appearance and character as approved by city permits prior to this effective date; except in restoring the building to its original execution or materials.
2. A certificate of appropriateness must be obtained prior to any future development activities at the Priscilla Murphy Center, except for ordinary maintenance, pursuant to Chapter 98 – Historic Preservation in the Land Development Code.

3. The exterior of the original building (as depicted on Attachment A, attached hereto) shall be and remain primarily white with black shutters, unless a certificate of appropriateness is obtained to approve a change.

**EXPIRATION OF PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-424 (f) Action on Application. When a development order is approved with conditions imposed thereon, such conditions shall be satisfied within the time limit specified in the development order issued by the Planning Commission. When such conditions specify requirements to be completed before a development permit is issued, and no particular time limit is specified for satisfaction of the conditions, such conditions must be satisfied within six months after issuance of the development order. Failure to satisfy a condition imposed upon the approval of a development permit, within the time limit specified therefor, or such extended time period as the Planning Commission may approve upon timely application of the permittee, shall cause the development order approving the development permit to be null and void and of no further force or effect.

**EFFECTIVE DATE OF PLANNING COMMISSION ACTION: Development Permit:** In accordance with Land Development Code Section 82-97. All actions of the Planning Commission, including those which constitute final decisions, shall be effective upon the date of filing of the adopted Resolution with the City Manager, or at a later date if provided in the Resolution. However, permits authorized by final decisions shall not be issued until one of the following has occurred: 1) The time for filing an appeal to City Council has elapsed; 2) The applicant and all other persons having appeal rights have filed a written waiver of appeal rights; 3) If an appeal has been timely filed, the City Council has finally disposed of the matter.

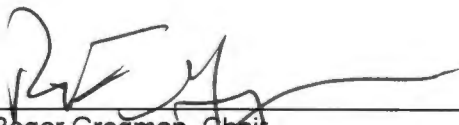
**RIGHT TO APPEAL PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-98. Appeals. The applicant is hereby advised that the following persons have the right to appeal a final decision of the Planning Commission adverse to their interests: 1) The applicant; 2) The owner of the property proposed for development; 3) The developer of the property proposed for development; 4) Any other person residing upon, or owning property within the City, or owning or operating a business within the City, who participated by written comment before or at the Planning Commission hearing or who participated in person or through an authorized agent at the Planning Commission hearing.

**FIFTEEN DAY TIME LIMIT FOR FILING APPEALS OF PLANNING COMMISSION ACTION:** In accordance with Land Development Code Section 82-98. Appeals. The appeal shall be filed within 15 days after the date that the Planning Commission decision was filed. The appeal shall be filed with the City manager, and the filing fee shall be paid as a prerequisite to filing.

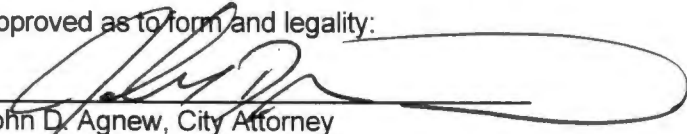
**PASSED IN OPEN AND REGULAR SESSION OF THE PLANNING COMMISSION OF THE CITY OF SANIBEL, FLORIDA, THIS 28<sup>TH</sup> DAY OF JUNE 2022.**

Attest:

  
\_\_\_\_\_  
Scotty Lynn Kelly, City Clerk

  
\_\_\_\_\_  
Roger Grogman, Chair

Approved as to form and legality:

  
\_\_\_\_\_  
John D. Agnew, City Attorney

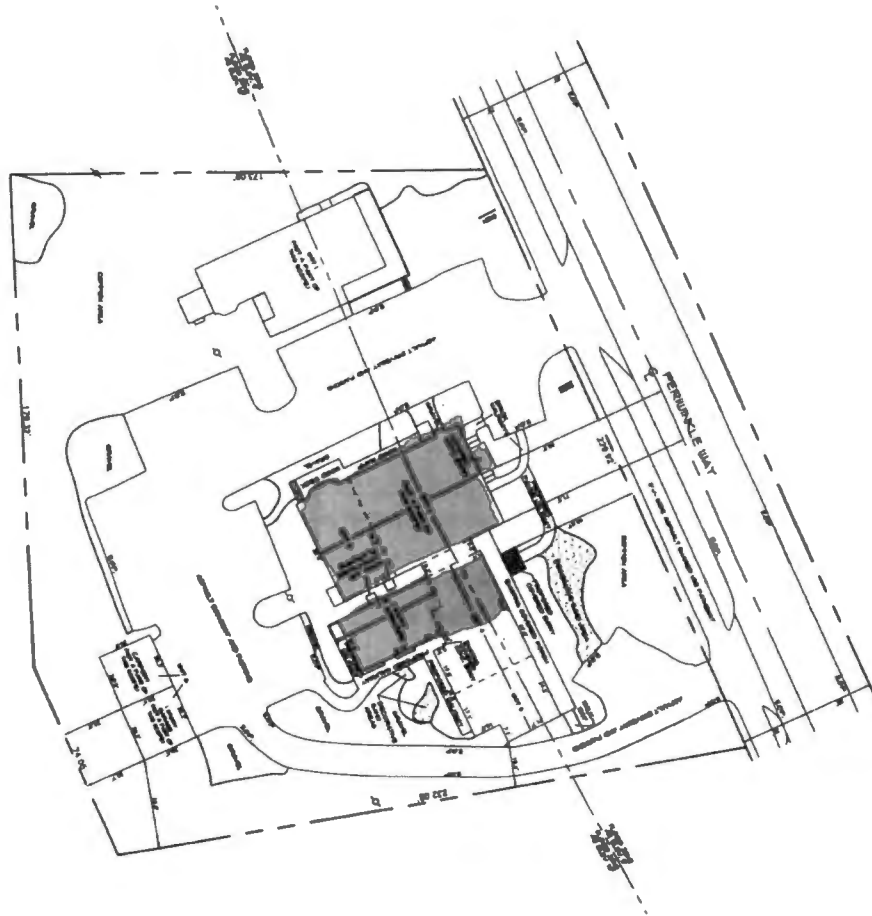
Date filed with City Clerk: 6/28/22

## Vote of Commission Members:

Grogman	<u>Aye</u>
Pfeifer	<u>Aye</u>
DeBruce	<u>Aye</u>
Kirchner	<u>Aye</u>
Nichols	<u>Aye</u>
Storjohann	<u>Aye</u>
Symroski	<u>Aye</u>

# ATTACHMENT A TO RESOLUTION

Reviewed for code compliance  
 Building Building Div.  
 P. S. S. S.  
 11/22/2021 11:42:44 AM



## GENERAL SITE NOTES:

1. THE SITE IS AN EXISTING DEVELOPMENT. THE SITE IS A 1.1 ACRE PARCEL.
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ARCHITECTURAL SITE PLAN 1

21029  
 ASI

21029

A PROPOSED TENANT RENOVATION FOR:  
 - JOHN R. WOODS REALTY -  
 1019 PERIWINKLE WAY  
 SANDEEL, FLORIDA 33907  
 ARCHITECTURAL SITE PLAN



**MSA MOORE & SPENCE ARCHITECTS, P.A.**  
 12613 NEW BRITANNY BLVD.  
 FORT MYERS, FLORIDA 33907  
 (239) 278-3620 FAX (239) 278-3610  
 AN 6000000 / AN 6000000



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