



City of Sanibel

Planning Commission

COMMUNITY SERVICES DEPARTMENT STAFF REPORT

Planning Commission Meeting: February 9, 2021
Planning Commission Agenda Item No.: 7 a.
Application No.: 21-12551CA
Applicant: Sanibel Historic Museum & Village

RE: Consideration of a request for a **Certificate of Appropriateness** (Development Permit) to allow for construction of an accessory structure (open air pavilion) at a proposed location in connection with structures listed on the City's Local Register of Historical Sites and Structures, at 950 Dunlop Road (Tax Parcel No. 26-46-22-T2-00007.0000). The application for Certificate of Appropriateness is submitted by the Sanibel Historic Museum & Village. Application No. 21-12551CA.

PROPOSAL

The applicant seeks to obtain approval for a Certificate of Appropriateness, a Development Permit that is required for alterations to buildings or sites listed on the City's Local Register of Historic landmarks, in accordance with the requirements of Land Development Code Sections 98-91 and 98-92. The applicant proposes to construct a new accessory pavilion structure adjacent to Old Bailey's General Store, Morning Glories Cottage, Caretakers' Cottage, and Shorehaven; structures listed on the City's Local Register of Historic Sites and Structures.

A copy of the application for the proposed development is provided with this report as **Attachment A**. The applicant's narrative response to Land Development Code Section 98-151, Standards for certificate of appropriateness, is provided with this report as **Attachment B**. The applicant's proposed site and building plans are provided as **Attachment C**.

The applicant is seeking to construct a 28' x 26' pavilion for use by self-guided or docent-led tours. The proposed location is adjacent to existing pathways and proximate to four structures within the Sanibel Historic Museum & Village. The

proposed structure consists of wood-frame construction with a white finish and a hipped metal roof, measuring 15' at maximum height.

ANALYSIS

Pursuant to Land Development Code Section 98-91, a Certificate of Appropriateness must be obtained before making any alterations or repairs to any structures, buildings, sites or objects listed on the local register. If the work is not ordinary maintenance or minor exterior work, a Certificate of Appropriateness must be obtained from the Planning Commission in the manner of a long-form development permit.

A copy of staff's analysis (and map) of the developed area and coverage of the subject property, which includes City Hall, Sanibel Public Works building, and BIG ARTS, is provided as **Attachment D**. Staff determined the proposed accessory structure will increase impermeable coverage by approximately 0.02-acre and will not increase the site's developed footprint at a location already considered void of vegetation.

A copy of staff's historic preservation profiles of all historic structures within view of the proposed accessory structure, including Bailey's General Store (1927), Morning Glories (1925), and Shorehaven (1924), is provided as **Attachment E**.

Planning staff finds the proposed structure will meet all applicable setbacks, height limitations, and separation requirements from other structures on site. As an open-air pavilion, it is the roof's form and material which provides the best opportunity to demonstrate aesthetic consistency with the rest of the site. While the proposed roof does not propose wood shingles like Morning Glories and Shorehaven (originally), the proposed metal hip roof is consistent with Shorehaven (presently) and is considered representative of "Old Florida" architectural style. Staff concurs with the applicant's narrative response and finds the structure as proposed to be consistent with all eleven standards of Land Development Code 98-151 and will not result in the diminishment of historic character of the site and its historic structures.

Natural Resources Department staff conducted a site inspection to verify no native vegetation will be impacted, no wildlife impacts, and specifically no gopher tortoise burrows within 25 feet of the project area. A copy of the wildlife inspection report and email from Natural Resources office Joel Caouette dated January 26, 2021, is provided as **Attachment F**.

Sanibel Historical Preservation Committee held a meeting on February 4, 2021 to discuss the merits of the subject application. The Historical Preservation

Committee recommended, by resolution, approval of a Certificate of Appropriateness to allow for the construction of an accessory structure as proposed by the applicant.

PUBLIC COMMENT

Staff received one phone call from a resident of Periwinkle Pines to inquire about the scope of work. No other comments were provided.

CONCLUSION

Planning staff supports approval of Certificate of Appropriateness from the Planning Commission, should it also find that the proposed plans are consistent with the visual compatibility standards of *Sanibel Code* Section 98-151, Standards for Certificate of Appropriateness.

If the Planning Commission finds that the proposed plans are in conformance with all applicable *Sanibel Code* requirements for a Certificate of Appropriateness, then staff recommends that approval be subject to the following conditions:

1. No future increases of impermeable coverage may be authorized for existing or proposed uses at the Sanibel Historic Village & Museum facility.
2. The proposed improvements shall be in conformance with the scope of work provided in Attachments A, B, and C of this Staff Report.
3. The applicant shall obtain all applicable Building permits prior to commencement of construction.
4. The applicant shall maintain adherence to the City of Sanibel's visual compatibility standards for historic structures included in *Sanibel Code* Section 98-151 and with the Secretary of Interior's Standards for Rehabilitation.
5. Comply with applicable flood and storm-proofing requirements of *Sanibel Code* Chapter 94, Floods.
6. Maintenance of existing site drainage patterns and stormwater management is required.
7. The removal of native vegetation is not authorized by this permit.
8. Remove one (1) Black Olive (*Terminalia buceras*) and one (1) Weeping Fig (*Ficus benjamina*), as recommended by Natural Resources Department staff. Exotic species of plants which out compete or otherwise displace native plants, including Brazilian pepper *Schinus terebinthifolius*, the

Cajeput or Punk tree *Melaleuca quinquenervia*, Earleaf Acacia *Acacia auriculiformis*, Lead tree *Leucaena leucocephala*, Java Plum *Syzgium cumini*, Air Potato *Dioscorea bulbifera*, Exotic Inkberry *Scaevola frutescens*, *Scaevola sericea* and Mother-in-law's Tongue/Bowstring Hemp *Sansevieria hyacinthoides* shall be removed from within the boundaries of the parcel proposed for development or site alteration. The parcel shall be kept permanently free of such exotics.

9. All exterior lighting shall be designed and installed to prevent glare and light trespass. Light shall not be allowed to cause glare affecting motorists, bicyclists, or other users of roads, driveways, and bicycle paths. Full cutoff fixtures must be used. Uplighting is prohibited. All outdoor lighting, including building, parking and aesthetic lighting, must use full cutoff fixtures. Lights that are properly installed in an architectural space (such as under a porch roof or roof overhang) which provides the functional equivalent of a full cutoff fixture, need not use full cutoff fixtures. Full cutoff fixtures are luminaires that do not emit any light, either directly or by reflection or diffusion, above a horizontal plane running through the lowest part of the fixture. Mercury vapor lighting is prohibited. High pressure sodium lighting is permitted and encouraged. Motion detector security lighting is permitted and encouraged in order to maximize safety, minimize overall illumination, and conserve energy.
10. Many of the conditions contained herein are for information purposes to assist the applicant and are requirements of the Land Development Code. The applicant is required to comply with all regulations of the City of Sanibel. Some conditions stated herein reflect the current code requirements applicable at the time of approval of this permit. After the issuance of the completion certificate for this development or upon expiration of the development permit, any subsequent development or change of use for the parcel must comply with the regulations in effect at that time.

INDEX TO STAFF REPORT ATTACHMENTS

Attachment	A	-	Permit Application
Attachment	B	-	Applicant's Narrative Response to LDC Sec. 98-151
Attachment	C	-	Site and Building Plans
Attachment	D	-	Staff Analysis of Subject Parcel
Attachment	E	-	Staff Historic Preservation Profiles
Attachment	F	-	Natural Resources Wildlife Inspection Report



CITY OF SANIBEL
Planning Department
APPLICATION FOR DEVELOPMENT PERMIT

ACCESSORY DEVELOPMENT
ACCESSORY STRUCTURES/VEGETATION REMOVAL/PLACEMENT OF FILL
(WITH APPLICATION INFORMATION)

STAFF USE ONLY

APPLICATION No: _____ FILING DATE: _____ ACCEPTED BY: _____ FEE: _____

PART I. PARCEL IDENTIFICATION

TAX STRAP NUMBER: 2 6 - 46 - 2 2 - T 2 - 0 0 0 0 7 - 0 0 0 0

STREET ADDRESS OF PROPERTY: 950 Dunlop Road

PART II. OWNER & APPLICANT INFORMATION

NAME OF OWNER: City of Sanibel

Owner's Mailing Address: 800 Dunlop Road, Sanibel

Owner's Phone No: 472-3700 Business _____ Fax _____

Owner's Email Address: _____

NAME OF APPLICANT: Sanibel Historical Museum and Village

Applicant's Address: 950 Dunlop Road, Sanibel

Applicant's Phone No: 472-4648 Business _____ Fax _____

Applicant's Email Address: info@sanibelmuseum.org

Applicant's Interest in Property: management of the property and historic structures

PART III. PROVIDE A BRIEF DESCRIPTION OF THE PROPOSED DEVELOPMENT

Proposed is the construction of a new 480 square foot open air pavilion to provide shaded outdoor space for visitor orientation and docent guided tours. The wood frame pavilion with hipped metal roof will be visually compatible with other structures on the property, and accessible at grade from the existing paver walkway system.

ATTACHMENT A
Application 21-12551CA
Sanibel Historic Museum & Village
950 Dunlop Road

APPLICATION FOR DEVELOPMENT PERMIT
ACCESSORY DEVELOPMENT
ACCESSORY STRUCTURES/VEGETATION REMOVAL/PLACEMENT OF FILL
(WITH APPLICATION INFORMATION)

PART IV. ATTACHMENTS CHECKLIST:

The information and attachments requested as part of this application are the minimum necessary to determine compliance with the requirements of The Sanibel Plan and the Land Development Code (LDC). The City may require additional information, at any time during the application process, to determine compliance with the requirements of the Sanibel Plan and the LDC. Provide three copies of all surveys and plans. For a complete explanation of each item, refer to the Planning Department handout entitled "Instructions for Permits and Other Applications of the Sanibel Land Development Code".

<u>NA</u>	VERIFICATION OF PERMITTED RESIDENTIAL DENSITY (For Development on Vacant Parcels Only)
	DEED (Copy) or Lee County Owner of Record
	OWNER'S AUTHORIZATION (Certified Form Available in the Planning Department)
	OTHER AGENCY PERMITS (Certified Statement RE: Required Permits and Copy of Applications/Permits)
	LIST OF ALL PROPERTY OWNERS WITHIN 300 FT OF SUBJECT PROPERTY (Lee County Property Appraiser's Office)
	COMPLETED BUILDING PERMIT APPLICATION
	SURVEY (1"=20', With Raised Seal and Signature of Florida Registered Surveyor or Engineer)
	LOCATION MAP
	SITE DEVELOPMENT PLAN (1" = 20')
<u>NA</u>	DRAINAGE PLAN OR VERIFICATION OF EXISTING DRAINAGE IMPROVEMENTS
<u>NA</u>	DRIVEWAY PERMIT APPLICATION AND RESPONSIBILITY ACKNOWLEDGEMENT FORM (For Public R.O.W.)
<u>NA</u>	ENGINEERING REPORT OR COMPETENT EVIDENCE OF PERMEABLE SURFACES
	PLANS FOR STORMWATER & DEWATERING EROSION CONTROL (Forms available in Planning Dept.)
<u>NA</u>	EXTERIOR LIGHTING PLAN
	VEGETATION PLAN
	WILDLIFE HABITAT IDENTIFICATION AND PLAN FOR PRESERVATION
	VERIFY GOPHER TORTOISES ARE PROTECTED ON SITE OR HAVE BEEN REMOVED
	OTHER INFORMATION REQUIRED FOR COMPLIANCE WITH THE LAND DEVELOPMENT CODE:

***** CERTIFICATION *****

I hereby certify that the information contained in this application and the attachments hereto are true and correct to the best of my knowledge and belief. Furthermore, I acknowledge that the City has the right to inspect the subject property in conjunction with this development permit application. (Please advise the City of any restrictions or limitations on the inspections.)

Emilie Alfino

SIGNATURE OF OWNER / OWNER'S AUTHORIZED REPRESENTATIVE

1-21-21

DATE

NOTE TO OWNER/APPLICANT: The proposed development may be subject to private deed restrictions or covenants. It is the applicant's responsibility to verify with the appropriate property owners association whether the proposed development complies with the applicable deed restrictions or covenants. **The City does not enforce deed restrictions or act as an arbitrator between the applicant and the association.**

February 1, 2021

Planning Department
City of Sanibel
800 Dunlop Road
Sanibel, FL 33957

Re: Sanibel Historic Museum and Village - Proposed Pavilion
COA - Sanibel LDC Section 98-151

To Whom It May Concern:

I submit this letter to address the conformance of the proposed Pavilion with Sec.98-151 Standards for Certificate of Appropriateness.:

Visual Compatibility

The proposed pavilion is an accessory structure to serve as part of a self-guided or docent led tour. It is located alongside the paver walkway as part of the tour path, and oriented to set it apart from the historic structures and preserve views towards the structures on exhibit.

The pavilion is intended to be visually compatible within the context of the Village without drawing attention away from the historic structures. The pavilion's wood frame construction is painted white with a hipped metal roof typical of the historic structures on the site. It's roof height is lower than the adjacent principal structures and as an open pavilion structure, views are preserved through the pavilion.

I trust that the plans and elevations as submitted for the Development Permit application will provide adequate description of the proposed design, and demonstrate compliance as stated above. Please feel free to contact me if there are any questions or further clarification is needed.

Sincerely,



Amy Nowacki, AIA

ATTACHMENT B
Application 21-12551CA
Sanibel Historic Museum & Village
950 Dunlop Road

Sec. 98-151. - Standards for certificate of appropriateness.

The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the following visual compatibility standards:

- (1) *Height.* Height shall be visually compatible with adjacent buildings. *...see statement below....*
- (2) *Proportion of building, structure or object's front facade.* The width of building, structure or object to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related. *.....see statement below....*
- (3) *Proportion of openings within the facility.* The relationship of the width of the windows in a building, structure, or object shall be visually compatible with buildings and places to which the building, structure or object is visually related. *.not applicable....*
- (4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front facade of a building, structure or object shall be visually compatible with buildings and places to which it is visually related. *.....see statement below....*
- (5) *Rhythm of buildings, structures, or objects on streets.* The relationship of the buildings, structures, or objects to open space between it and adjoining buildings and places shall be visually compatible to the buildings and places to which it is visually related. *.....see statement below....*
- (6) *Rhythm of entrance and/or porch projection.* The relationship of entrances and projections to sidewalks of a building, structure, or object shall be visually compatible to the buildings and places to which it is visually related. *.....not applicable....*
- (7) *Relationship of materials, texture and color.* The relationship of materials, texture and color of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related. *.....see statement below....*
- (8) *Roof shapes.* The roof shape of the building, structure, or object shall be visually compatible with the buildings to which it is visually related. *.....see statement below....*
- (9) *Walls of continuity.* Appurtenances of a building, structure, or object such as walls, fences, landscape masses shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building, structure, or object to the building and places to which it is visually related. *.....not applicable....*
- (10) *Scale of a building.* The size of the building, structure or object, the building mass of the building, structure or object in relation to open space, the windows, door openings, porches, and balconies shall be visually compatible with the buildings and places to which it is visually related. *.....see statement below....*
- (11) *Directional expression of front elevation.* A building, structure, or object shall be visually compatible with the buildings and places to which it is visually related in its directional character. *.....see statement below....*

Visual Compatibility

The proposed pavilion is an accessory structure to serve as part of a self-guided or docent led tour. It is located alongside the paver walkway as part of the tour path, and oriented to set it apart from the historic structures and preserve views towards the structures on exhibit.

The pavilion is intended to be visually compatible within the context of the Village without drawing attention away from the historic structures. The pavilion's wood frame construction is painted white with a hipped metal roof typical of the historic structures on the site. Its roof height is lower than the adjacent principal structures and as an open pavilion structure, views are preserved through the pavilion.

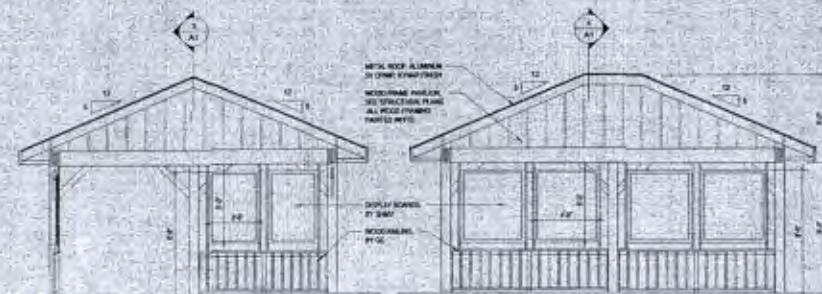
(Ord. No. 85-26, § 1(I.K.3(b)(4)(a)), 11-27-1985; Ord. No. 89-23, § 32, 8-15-1989)

Standards for Certificate of Appropriateness

1. The height is 15 feet from predeveloped grade and will be visually compatible with adjacent buildings.
2. The building is 28' x 26' and although larger than the Caretakers' Cottage, it will be visually compatible to buildings and places to which it is visually related.
3. N/A – the structure is open-air and has no windows.
4. The relationship of solids to voids in the front façade will be visually compatible with buildings and places to which it is visually related.
5. The relationship of the buildings, structures, or objects to open space between it and adjoining buildings and places will be visually compatible to the buildings and places to which it is visually related.
6. The relationship of entrances and projects to sidewalks of the structure will be visually compatible to the buildings and places to which it is visually related.
7. The structure will be white, with a metal roof and wood frame. The relationship of materials, texture and color of the façade will be visually compatible with the predominant materials used in the buildings to which it is visually related.
8. The roof shape of the structure will be visually compatible with the buildings to which it is visually related.
9. N/A – The structure will be open-air and without walls.
10. The size of the structure shall be visually compatible with the buildings and places to which it is visually related.
11. The structure shall be visually compatible with the buildings and places to which it is visually related in its direction character.

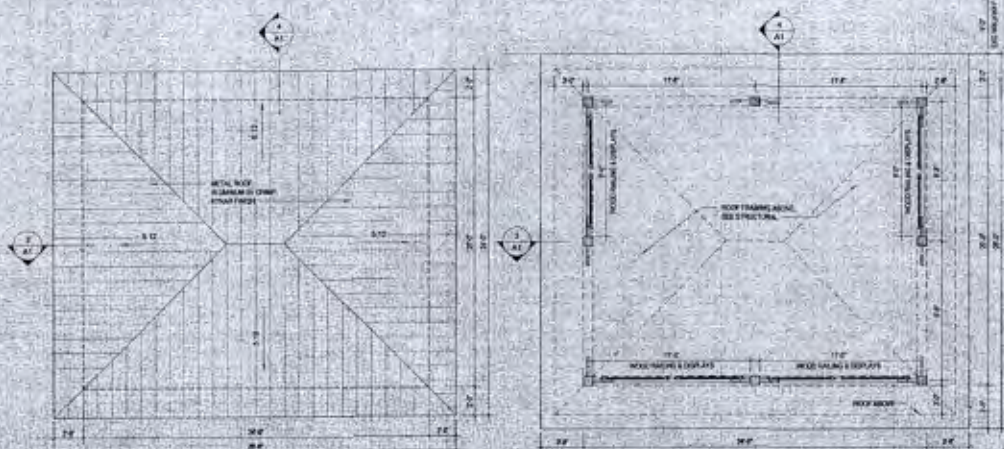


5 3D View
A1



4 Cross Section
A1 SCALE 1/4" = 1'-0"

3 Section
A1 SCALE 1/4" = 1'-0"



2 Roof Plan
A1 SCALE 1/4" = 1'-0"

1 Plan
A1 SCALE 1/4" = 1'-0"



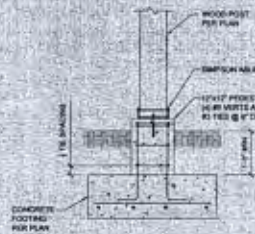
A Site Plan - New Pavilion
A1 SCALE 1" = 30'-0"

AMY NOWACK ARCHITECT LLC
ARCHITECTURE & DESIGN
1200 PETERBOROUGH WAY, STE. 3 SANIBEL, FL 33957
P. 239.375.0286 www.amynowackarchitect.com

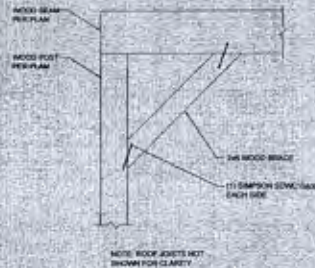
Pavilion
SANIBEL HISTORICAL MUSEUM & VILLAGE
950 Dunlop Road Sanibel, FL 33957

ISSUED FOR PERMIT
BID
Plans, Elevations
01-21-21
06-25-20

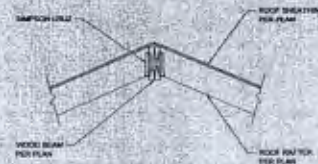
A1



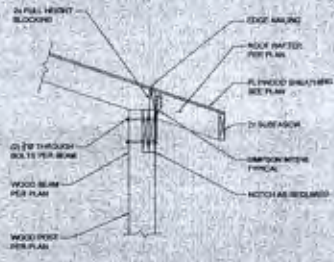
1 WOOD POST FOUNDATION DETAIL
SCALE: 3/4\"/>



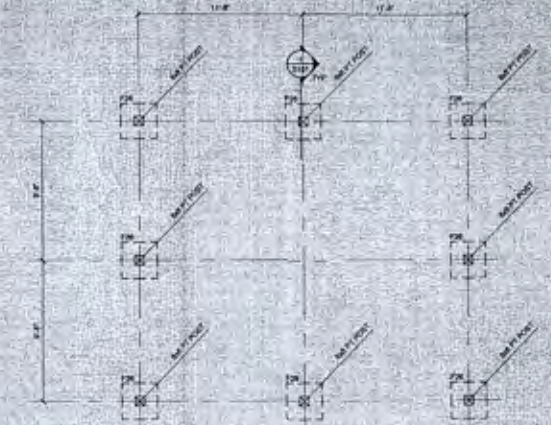
2 WOOD BRACE DETAIL
SCALE: 3/4\"/>



3 RIDGE DETAIL
SCALE: 3/4\"/>

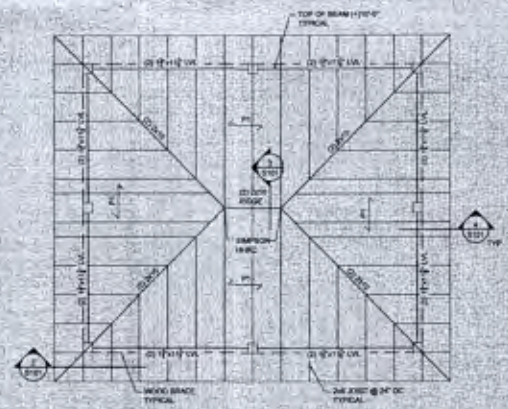


4 RAFTER FRAMING AT WOOD BEAM
SCALE: 3/4\"/>



FOUNDATION PLAN
SCALE: 1/4\"/>

- FOUNDATION PLAN NOTES:**
- SEE SHEET 001 FOR GENERAL STRUCTURAL NOTES.
 - DO NOT SCALE. DIMENSIONS VERIFY / COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. NOTIFY STRUCTURAL ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 - VERIFY / COORDINATE / LOCATION OF UNDERGROUND PIPES WITH FOUNDATION.



ROOF FRAMING PLAN
SCALE: 1/4\"/>

- ROOF FRAMING PLAN NOTES:**
- SEE SHEET 001 FOR GENERAL STRUCTURAL NOTES.
 - VERIFY / COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONAL INFORMATION.
 - P1 INDICATES SPREAD DIRECTION OF SET IN PLYWOOD SHEATHING ATTACHED TO INTERIOR TO SUPPORTS PER IBC PROGRAM. WHILE NOT BEING COVERED BY 4\"/>

AMY NOWACKI ARCHITECT LLC
ARCHITECTURE & DESIGN
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P: 339-719-0236
amy@nowackiarchitect.com

SELECT STRUCTURAL
27575 New Anthony Blvd.
Fort Myers, Florida 33907
Phone: (239) 719-5090
Project No. 20200
Certification No. 28067

Pavilion
SANIBEL HISTORICAL MUSEUM & VILLAGE
950 Dunlop Road Sanibel, FL 33957

ISSUED FOR PERMIT
REVIEW
FOUNDATION PLAN
01-21-21
06-25-2020
S101

Craig J. Chandler

From: Kim M. Ruiz
Sent: Tuesday, November 17, 2020 1:48 PM
To: Keith L. Williams
Cc: Craig J. Chandler; Joshua G. Ooyman; Holly Milbrandt; Oisin F. Dolley; Cornelia J. Powell
Subject: City Property Evaluation Table DRAFT for Review

Follow Up Flag: Follow up
Flag Status: Completed

Director,

Here's the updated and QA/QC table for developed area and impervious cover for the City property including City Hall, Public Works, Big Arts, Historic Village, Library (i.e. the library parcel cannot stand on its own), Recycling Center, and Dunlop Road and Shared Use Path (map to be provided tomorrow):

City Property on Dunlop Road

	Acres	Developed Area	Impervious Area
Parcel Area	53.29		
Open Bodies of Water	5.70		
Lot Area (Parcel - Water)	47.59		
Maximum Allowed (acres)		17.09	14.74
Big Arts		1.67	1.51
City Hall		2.61	1.40
Historic Village		1.42	0.44
Library		1.26	1.05
Public Works		2.06	1.07
Recycling Center		0.14	0.07
General		1.81	1.81
Total Acres		10.97	7.35
Remaining Acres		6.12	7.39

The proposed pavilion in the Historic Village will add 0.02-acre to the impervious cover, but will not change the developed area total.

I will have a map tomorrow showing the developed area "envelope" for the Historic Village.

Kim Ruiz
Community Services – Planning
City of Sanibel
239.472.4136 ext 337

ATTACHMENT D
Application 21-12551CA
Sanibel Historic Museum & Village
950 Dunlop Road



Bailey's General Store was rebuilt on Sanibel's bay side after the 19th Century predecessor blew away in the 1926 hurricane. Bailey's General Store (Sanibel Packing Company) survived as a retail and wholesale store, freight depot, ferry and mailboat landing - the island's connection to the world. Now refurbished as a country store complete with two gravity-fed gas pumps under its front canopy, it houses items from the island's farm and packing house era.

Notable Characteristics and Qualities:

1. **Relatively large scale.** The structure is large in scale relative to island structures of the period befitting its role as mercantile and shipping hub. The exterior lap siding, modest pitch gable roof with modest overhang is typical of island architecture.
- ② **Distinctive windows.** Additional windows occur over the main large windows and a unique second set of transom windows occur over the transom windows on the end bays. These extra windows allow for natural light penetration deep into the structure.
- ③ **Large cantilever porch overhang.** A large closed in gable on wood trusses cantilevers over 8x8 posts at the front. This allowed for a large covered entry or porte cochere without posts to interfere with automobile passage.
- ④ **Gasoline Service bay.** Two manually operated gasoline pumps are located in the front bay under the overhang. The pumps are restored to historic appearance.

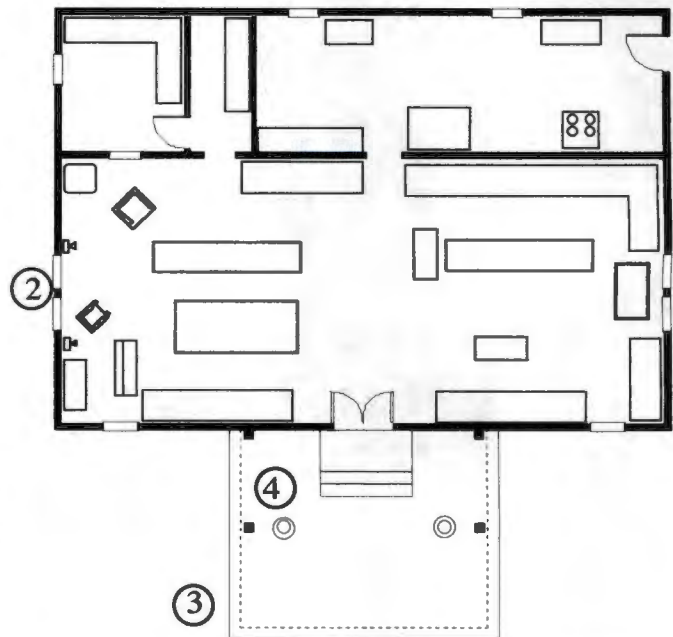
Current Status

The Bailey Store is open to the public as part of the Sanibel Historic Village.

Applicable Historic Criteria:

- * association with historic persons and events
- * embodies the architecture of the period
- * retains the integrity of its materials and design
- * 72 years of age
- * historical, cultural and architectural significance
- * exemplifies the history of southwest Florida

BAILEY'S GENERAL STORE 1927



Floor Plan



Pump Detail

[DRAFT]

ATTACHMENT E
Application 21-12551CA
Sanibel Historic Museum & Village
950 Dunlop Road

Morning Glories. This cottage was built in 1925 by Martin Mayer. The cottage was erected from the “Springwood” model Sears Roebuck Honor Bilt Home kit. A period Sears catalog shoes the kit at a cost of \$2211. The pre-cut kit had 5 rooms, a bath, porch and enclosed rear entry. Martin and his brother Ross erected two residences on the bay. The brothers erected additional outbuildings to house cisterns, servants quarters, an electric generator and a wash house. The Ross Mayer house, “Shorehaven” is on the Sanibel Historic Register.

Notable Characteristics and Qualities:

1. Scale. The footprint of the original kit was 31 feet deep by 37 feet long. The advertised front facade can be seen from the bay view. The house was advertised with a basement but has been erected on pilings.

2. Siding. The kit siding was clear cypress. The siding at this point has a light blue paint finish with white trim.

3. Roof. The kit roof was cedar shingles. The current roof appears to be asphalt shingles. The roof line is similar to the original. A porch addition across the street face appears to be an addition. Currently a dormer appears to serve a second floor not part of the original kit.

4. Windows. The kit double hung windows are still visible.

Applicable Historic Criteria:

- * embodies the architecture of the period
- * 74 years of age
- * association with historic persons and events

[Draft for mark-up]

Current Status

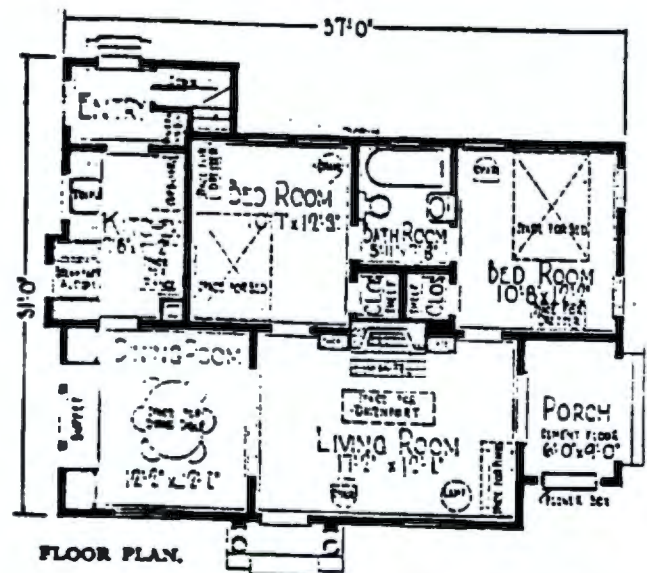
Morning Glories. Bird Lane. Is a private residence. The residence remains in the hands of relatives of the original family. The residence is under nomination to the Sanibel Historic Register.

MORNING GLORIES 1925



View

①



FLOOR PLAN.

Floor Plan



Bay View

Shore Haven and Morning Glories

The Dutch Colonial house at 1111 Bird Lane, now the winter home of Harrison and Betty Hummel, is a Sears, Roebuck Honor-Bilt house ordered from the company's Modern Homes catalog by Ross and Daisy Mayer in 1924. Called the Verona, it is a modified version of that described on page 76 (attached). The Mayers made some changes. The floor plan was reversed, the porch then being on the north side making it almost unusable in the stormy winter months. One chimney and the fireplace were eliminated and a Franklin stove placed in the hall. The structure was placed on concrete supports well off the ground because of the possibility of flooding. The house was furnished with furniture from Sears, mostly that recommended for each room and the table and benches for the breakfast nook. The china cabinet is now in the Island Historical Museum and one breakfast nook benches still being used at another address. The living room furniture was wicker which came from China by way of Sears, Roebuck. Shorehaven was the winter home of the Mayers, Ross and Daisy and their children, Elizabeth, Grace, Ross, Jr., Elinore and Sherwin, until Ross's death in 1931. After the Great Depression, Daisy made it her permanent home. It still bears its original name, Shore Haven.

At about the same time that Ross was building a home for his family, his brother, Martin was building another for his. Also ordered from the Modern Homes Catalog, it was the Springwood, which was called by that family, Morning Glories. Martin's wife, Ada, died in 1920, just five years after they had adopted two children, Isabel and Robert. Martin hired Ava Rice, a widow, who would be both housekeeper and governess for almost all the rest of her life. Loving and loved, she was like a mother to the children.

The families shared an artesian well, an electric generating plant and bathhouse which spanned their property lines with a porch and two rooms, one for the boys and one for the girls. Each home had a servants quarters, with a privy, a garage and cisterns for rain water. Ross had added a wash shed and a long shelf across the back of the house for shells. Of these additions, only one "annex", as the servants quarters were called, remains today.

Shore Haven was sold to Doris and Robert Potts in the 1970's but Morning Glories is still in the family, belonging to Grace Mayer Symroski's children, Barbara Culliney, Allison Weir and Ty Symroski.

Submitted by Elinore Warner

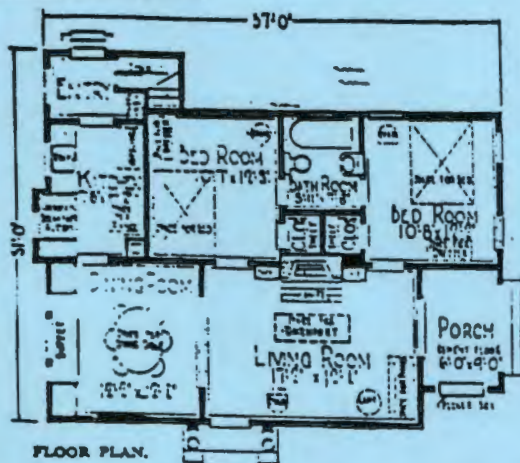
FIVE ROOMS AND BATH



At the price quoted we will furnish all the material to build this five-room bungalow, consisting of mill work, lumber, lath, shingles, porch ceiling, siding, flooring, finishing lumber, building paper, eaves trough, down spout, sash weights, hardware, medicine case, breakfast alcove, buffet, cases, cupboards, mantel and painting material. We guarantee enough material to build this house. Price does not include cement, brick or plaster.

Honor Rite
The Springwood
 No. 13076 "Already Cut" and Fitted.
\$2,211⁰⁰

THE SPRINGWOOD has an attractive exterior with an interior equally inviting and comfortable.



FLOOR PLAN.

vertical panel, with yellow pine trim to match, in beautiful grain and white pine, with good quality glass set in with best grade of putty.
Flooring Clear maple for kitchen entry and bathroom. C
 Paint for three coats outside; your choice of color. Varnish
 Design hardware, see page 125.
 Built on a concrete foundation. No. 1 yellow pine framing
 best grade thick cedar shingles.



THE SPRINGWOOD, SIDE AND FRONT VIEW.

MORNING GLORIES

The same story of a barge mishap is repeated here at the little blue house. Morning Glories is also a Sears home, erected shortly after Shorehaven, and the winter home of Martin Mayer, his children and their governess.

The two Mayer families shared an artesian well, a generator for electricity, and a bath-house (separate rooms for boys and girls). Each home had a servants' quarters, garage, and cistern.

A wash house with a long shelf for shells was added to Shorehaven, but most of the outbuildings have been removed.

Price Includes Plans and Specifications.

Shorehaven. This residence was built in 1924 by Ross and Daisy Mayer. The residence was erected from the “Verona” model Sears Roebuck Honor Bilt Home kit from the Modern Homes Catalog.. The plan was erected with the porch to the North. The furniture was also ordered from Sears in conformance to that suggested with the kit. Ross’s brother Martin erected a second residence on the bay. The brothers erected additional outbuildings to house cisterns, servants quarters, an electric generator and a wash house. After the Great Depression, widow Daisy Ross made the residence her permanent home. The Martin Mayer house, “Morning Glories” is in nomination for the Sanibel Historic Register.

Notable Characteristics and Qualities:

1. Style. The style is considered “Dutch Colonial” attributable to the barn-like end facade. A contemporary addition has been added on one end and the bay face but the original simplicity is clear in the front facade.

2. Siding. The lap siding may be contemporary but harks to the Sanibel standard. The siding is white and previously had dark shutters commonly seen on the island. Current shutters are lighter green in color

3. Roof. The roof has a double pitch and shed dormers typical of the style. The current roof is metal - typical to Sanibel but the original kit may have utilized wood shingles.

4. Windows. The front facade shows double hung windows - the original style.

Applicable Historic Criteria:

- * 75 years of age
- * association with historic persons and events

Current Status

Shorehaven. 1111 Bird Lane. Is a private residence.

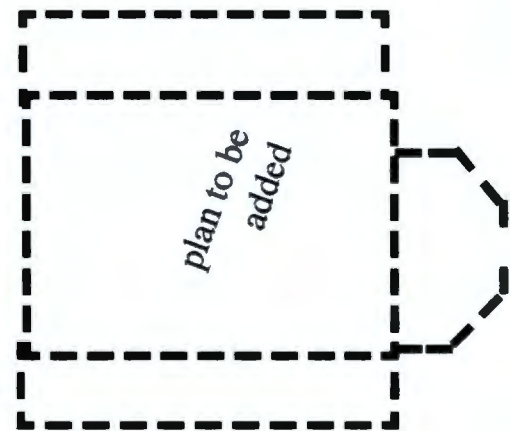
SHOREHAVEN

1924



① ② ④

Front View



Floor Plan

[Draft for mark-up]

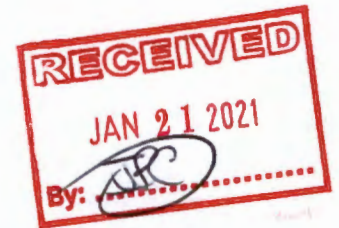
③



Bay View

ATTACHMENT F
Application 21-12551CA
Sanibel Historic Museum & Village
950 Dunlop Road

CITY OF SANIBEL
Planning Department
WILDLIFE INSPECTION



APPLICATION NO: 21-12551 APPLICANT NAME: Historic Village Museum OWNER NAME: City of Sanibel

OTHER APPLICATIONS FILED WITH THIS APPLICATION: _____

PROPERTY LOCATION: 950 Dunlop Road

SPECIAL INSTRUCTIONS FOR INSPECTOR: verify no gopher tortoise within project area / no native veg impacts

☒ GOPHER TORTOISE BURROWS? # ACTIVE 0 # INACTIVE 0
☒ OPEN, GRASSY SAVANNAH HABITAT
☒ SHELL RIDGE AREA
☐ EAGLE NESTING SITE
☐ OSPREY NESTING SITE
☐ CAVITY NESTING SITE
☒ OPEN BODY OF WATER
☐ CLOSE PROXIMITY TO GULF BEACH, LOGGERHEAD TURTLE NESTING AREA
☐ CHANGING LOCATION OF STRUCTURES WILL PRESERVE WILDLIFE HABITAT
☐ SEE NOTES/DRAWING ON SITE PLAN

WILDLIFE OBSERVED: veg? from sunrise path? alligator fence ← Email Hilly/RPW

COMMENTS/RECOMMENDATIONS:
The Natural Resources Dept. conducted an inspection of the site at the historical village. NRD did not see or document any active gopher tortoise burrows or potentially active burrows on site.
see email dated 1/25/21

Recommendation to City: Approval ☒ Disapproval _____
Special Conditions: _____

Reinspection requested prior to issuance of Development Permit: YES _____ NO _____

Reinspection requested prior to issuance of Certificate of Occupancy: YES ☒ NO _____

Reinspection requested 6 months after issuance of Certificate of Occupancy: YES _____ NO _____

Inspected By: Joel Casette Phone No: 472-3700 Date: 1/25/21

Craig J. Chandler

From: Joel P. Caouette
Sent: Tuesday, January 26, 2021 10:03 AM
To: Craig J. Chandler
Subject: 950 Dunlop Road (Historical Village) DP#21-12551

Follow Up Flag: Follow up
Flag Status: Flagged

Craig,

The Natural Resources Department (NRD) conducted a wildlife inspection of the site at the Historical Village with regards to the proposed gazebo (DP#21-12551). NRD **approves** of the plans with the following conditions...

1. NRD staff did not document or see any potential impacts to gopher tortoise burrows (potentially occupied or abandoned) or protected bird nests.
2. There are no impacts to native vegetation proposed with this project and impacts to native vegetation are not authorized with regards to this project.
 - a. There are potentially two trees that may be impacted as a result of this project, one (1) black olive (*Terminalia buceras*) and one (1) weeping fig (*Ficus benjamina*); both of these trees are non-native and are recommended for removal.
3. The site plan indicates that the current paver pathway which runs southwest to northeast will be shifted to the north; this shift could have potential impacts to native vegetation.
 - a. **If native vegetation is to be impacted as a result of this northward shift then an impacted vegetation list is required to be provided to NRD for review before construction.**
4. NRD did not document any of the City's eight "worst of the worst" invasive exotic vegetation onsite however, if any of these species are existing they are required for removal in order to ultimately closeout the permit.
5. At the completion of work a final inspection by NRD will be required to ultimately close out the permit.

Again, with the above conditions NRD **approves** of the proposed plans. [Site conditions at the time of NRD's inspection can be viewed here by anyone with access to the City's k-drive.](#)

If you have any questions, please do not hesitate to get in touch.

Joel Caouette
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[Sanibel Water Quality Updates](#)