

**FORT MYERS BEACH
TOWN COUNCIL
April 11, 2005
Town Hall – Council Chambers
2523 Estero Boulevard
Ft. Myers Beach, FL 33931**

- I. **CALL TO ORDER:** Mayor Van Duzer called the regular land use meeting of the Town Council to order at 10:00 A.M. on Monday, April 11, 2005.

Members Present: Mayor Bill Van Duzer, Vice Mayor Howard Rynearson, Councilman Don Massucco, Councilman Garr Reynolds

Excused Absence: Councilman Bill Thomas

Staff Present: Not mentioned

- II. **PLEDGE OF ALLEGIANCE:** All present stood and recited the Pledge of Allegiance.

- III. **INVOCATION:** The invocation was given by Mayor Bill Van Duzer.

- IV. **PUBLIC COMMENT:**

Fran Myers of Widgeon Terrace came forward and said she was there not so much as a representative of CELCAB, of which she is the Chairman, but more for herself. She said she had spoken with Theresa Schober before the meeting, and therefore Ms. Schober would not be shocked by what Ms. Myers was about to say, regarding the restoration of the Mound House.

Ms. Myers thought Mr. Parks had done a fantastic job and had done one of the best projects she had ever seen, and that it had been discussed for two hours at the CELCAB meeting. She also felt that the decision the Council was about to make, regarding Agenda Item V, was one of the most serious ones they would ever make where the Mound House is concerned. She said that while CELCAB did sent the proposed project through on a unanimous vote to go back to the 1905 – 1920 period in the restoration of the Mound House, there were some members of CELCAB who had “a little heartburn” about it. Ms. Myers said that when they realized the big room was going to be torn off was the cause of their discomfort. She said she was not a historian, and that she knew Mr. Parks would probably have all the answers that some CELCAB members, as well as Ms. Schober, had. But, she hated to see a decision be made because of time constraints, because it was such an important decision, and she said if she could retract her vote at that CELCAB meeting, she would do so. She said that most of the plan was very good, but she felt troubled when she saw the amount of money it would cost to tear everything off and then put back Tudor-style where the living room is located.

Ms. Myers said the pool project was a very large project which was about to start, and would take a few years to do it. She didn't see anything wrong with holding off on making the decision on Agenda Item V, but reiterated that she was not representing CELCAB. She said she was representing herself and her own feelings. She said there were 5 or 6 people at the CELCAB level who felt kind of strong about holding off on the decision at hand. She apologized for sending mixed messages to the Council because the Restoration Plan was really very good. She just wanted to tell Council about some of the concerns. She believed some of the people at CELCAB picked up the plan to review the same night on which they voted on it, and Ms. Myers did not understand how those people could know what they were voting on under those circumstances.

Ms. Myers said she could not stay to hear the discussion because she had another meeting in Ft. Myers, and apologized again for sending mixed messages, and thanked the Council for letting her speak.

V. Agenda- Architects John Parks and Kathryn Younkin of Renker Eich Parks Architects presentation of the Restoration Plan for the Mound House.

Before the presentation began, some of the Councilmen moved so as to afford a better view of the presentation.

John Parks of Renker Eich Parks Architects came forward and thanked the Council for the opportunity to present the study he and his associates had done on the Mound House. He introduced himself and Kathryn Younkin, the Project Manager, also from Renker Eich Parks Architects. Mr. Parks outlined his presentation points as being:

- A. A Brief History of the Mound House**
- B. The Secretary of the Interior's Standards and Why They are Important to the Project**
- C. A Discussion of the Period of Significance of the Mound House**
- D. Recommendations.**

A. A Brief History of the Mound House

Kathryn Younkin then came forward to give a brief history of the Mound House. She said the Mound House history began with the Case family building a small Tudor-style house on the property in 1906. She indicated several old pictures of that first building that she had projected for viewing, which showed how the cistern had not been there initially. She said it was believed that the Cases actually lived on a houseboat and that the building served as their kitchen. She explained that in 1909, the house was expanded, leaving the Tudor portion at the back of the house, and the front was given a

two-story concrete block addition. She said the plan included a living room on the first floor and a large bedroom on the second floor.

Ms. Younkin said that in 1921, Jack Delisle either bought or leased the house from the Cases, and added a full second story with a wrap-around porch, and two gabled dormers onto the house. She characterized Mr. Delisle as being a promoter and boom time developer on Estero Island.

Ms. Younkin said that from 1924, when Mr. Delisle apparently defaulted on his payments and the property went back to the Case family, until 1947, there was not a written historical record from that period of time, other than a few anecdotal stories. She said that in 1947, the James Foundation bought the Mound House to be used as the Shell Mound Experiment Station, and they pursued a variety of scientific experiments using all the products of the land, including citrus, fish packing, food processing – and their mandate was to pursue all biological industries. She then indicated a picture showing Mr. and Mrs. James working in their lab, located in the Mound House. By studying the picture, Ms. Younkin and her associates were able to determine that the lab was located in what was now the Florida room, which was part of the Tudor portion of the house which had housed the kitchen and then the lab. She said the only change apparent to the house between 1921 and 1951 was the color.

Ms. Younkin explained that William and Florence Long bought the property in 1951. She said they had received a postcard that described the property as 26 acres with a big house, two extra apartments, and 1320 feet of waterfront. She indicated an aerial photograph that showed how the Longs had subdivided the 26 acres, and had dredged and filled and created new landforms and cut into the mound. Ms. Younkin said they began a series of additions and alterations to the house, and pointed out how the photos from this era show that the house was all light-colored, and was sided with boards. She said they knew that by 1959 the pool and Florida room had been added, and the cistern had been removed. She said by 1965 the first floor had been screened in and jalousie windows had been installed on the second floor. She said in 1980, a carport and caretaker's apartment were added onto the house.

Ms. Younkin recounted that in 1998 the Town of Ft. Myers Beach began leasing the property, with the sale being finalized in 2000. She noted that it is managed by CELCAB with a twelve-person advisory board. She said the house basically now looks as it did during the years when the Longs owned it, although there had been some minor demolition work to explore what was underneath the house.

Ms. Younkin said the mandate was that the site would be managed only for conservation protection and enhancement of natural and historical resources.

B. The Secretary of the Interior's Standards and Why They are Important to the Project

John Parks then came forward and explained that before he gave their recommendations, he was going to describe the system they used to reach those recommendations. He said the first thing they had addressed was the Secretary of the Interior's Standards, which he explained was a national standard for evaluating historic structures, and that it provided the same criteria with which to evaluate any building of any period or location. He said the standards were established by the Department of the Interior and administered through the National Park Service, and then through each state's Historic Preservation Officer. He explained that there are federal laws and state statutes that back up the standards, and the first thing one needs to do when dealing with the standards is to establish a building's significance, and following that, subsequent steps are taken to determine if that building still had all the characteristics that were necessary to maintain its integrity as an historic building, and then recommendations are developed to determine in which direction to go.

Mr. Parks said to establish a building's significance; there were a few criteria that had to be looked at:

Events – Facet of history of the local area, state or the nation that the property represents: In the case of the Mound House, nothing major of national or international significance had happened there, but as a local structure, it has great significance, in that it is believed to be the oldest house remaining on the Island, and is a prominent structure.

Lives of the persons that have been associated with the building: In terms of community planning, at the time when the Mound House was under development, the entire Island was under development, and the owners of the Mound House subdivided a major portion of the Island into streets and properties and thus were a significant part of the Island's development.

Community Planning and Development, Exploration and Settlement of the Local Area: He said the Mound House has historical significance because of its association with the people who were involved in all of those aspects mentioned above.

The building and body's distinctive characteristics in the architecture: He said anyone from anywhere in the nation who might come to look at the Mound House would be able to see that it represents primarily a 1921 appearance. He said it has many of the characteristics of an Arts and Crafts - style building, and it was a very well done as a piece of architecture. Although he had not found any record of an architect associated with the building of the Mound House, Mr. Parks said the craftsmen that did the work obviously knew what they were doing. He said that in the last several weeks the Mound House had yielded much information about local history, and that a lot had been learned about the Long family in their research. Mr. Parks felt that the Mound House had yielded a lot of local history in past research, was continuing to do so, and expected it would yield more in the future as information became available.

Mr. Parks said once he and his associates had gone through the above criteria, they found that the Mound House definitely has historical validity as a building, and from that aspect alone, felt it needed to be restored.

The ability of a property to convey its significance – its place in the community: Mr. Parks pointed out that the Mound House is in its original location and had never been moved.

The form of the building: He said the form of the building was much as it was designed, and the layout of the rooms was a clear response to the Arts and Crafts-style; the form with regards to its proportions, its length to its height, and the façade fenestration, were all typical of that period and so it maintains its form.

The physical environment: Mr. Parks noted that the setting was intact, with the exception of the development inland, in that the building still had its proximity facing onto the Intercoastal Waterway as it always had, and only in the backyard had development taken place.

Physical Elements: Mr. Parks said all the features that make up an Arts and Crafts building were still intact with the exception of the dormers, which he believed were removed in the 1950's. He said the original craftsmanship was still evident in the details of the building, and went on to describe some of those details that supported this point of view.

The building can portray the historic sense of a particular period in time: He said the features are still evident enough on the Mound House from the Arts and Crafts style to portray that particular period.

A length of time between particular persons and the property: He said the Mound House was the oldest building on the Island and it has had a distinct relationship with its owners. He added that the people who had lived there had made changes that were clearly associated with the different periods of time in which they lived there.

Having gone through all of the above items, Mr. Parks thought it was clear that the building does maintain its integrity as an historic structure.

C. A Discussion of the Period of Significance of the Mound House

Mr. Parks then described how they next had to determine a period of significance for the building, which he thought was the most important thing about the Mound House. He said while the people were locally significant, they didn't have a part in regional or national events, and that their significance had to do with their connection to the community over a long period of time. And while he was not degrading that importance, he said the Arts and Crafts architecture was more important because anyone coming from anywhere could look at the Mound House and see that it was in the Arts and Crafts style of architecture, was very distinctive, and was of that period. He said the architecture of the Mound House outweighed in importance the significance of the people who had lived there, and so it was more important to interpret the architecture in such a way as to restore the building to the period that is selected, so that the building portrays the architecture that is most significant.

Mr. Parks stated that The Period of Significance should be 1906 – 1921. He said after that time, the changes and additions such as the Florida room in the back, the pool, the caretaker's apartment, the changing of the color, the installation of siding over the wood shingle siding, the removal of the wood shingle roof, the removal of the dormers, the covering up of the rafter tails - all had diluted the architectural integrity and character of the 1921 period.

D. Recommendations

Mr. Parks then recommended a preservation approach, to include restoring the building to the 1921 building form. He felt that choosing the 1921 period for interpretation of the building, and restoring it to that time period, would bring about the most important changes that could be made to the building. He said once it was restored back to that time period, a reapplication for National Register nomination could be submitted, and that having the Mound House be on the National Register of Historic Places would be a feather in the Town's cap. He said it wouldn't carry with it restrictions that would preclude things being done, but it would put a plaque on the front door, and people would know that the building had been restored and cared for. Mr. Parks thought the application had been denied before because, as was noted, the building as it sits now is not eligible due to the additions and changes that had diluted the character of the building. He said by removal of those additions and the restorations of the various architectural features he had described earlier, the house would be brought back to its original appearance and then it would be eligible for the National Register nomination.

Mr. Parks said once the building had been restored, the rooms within the building could then be interpreted to encompass the entire time period that the shell mound had been there, as well as the time of the house. He thought there were a number of ways to interpret the building for the public, his point being that as they were recommending it to be restored, all the periods of the building could be interpreted so that everyone could understand the progression that the building, and in fact the whole site, had taken, from before the time of the Calusa Indians up through present time. He did not believe his and his associates' approach to restoring the building would detract from or prevent the Town from doing something that was really wanted.

Mr. Parks then compared two photographs: one of the Mound House in its current state, and the other its 1921 appearance, and said his firm was recommending it be restored to the appearance as shown on the photo from 1921.

With regard to the exterior work, Mr. Parks recommended that the wood shingle roof be reinstalled, the dormers be reinstalled, the board siding be removed to expose the wood shingles underneath, the restoration of the windows, the removal of the jalousie windows from the second floor porch and the reinstallation of the screening, and the removal of the paint from the brick work. He pointed out that the house was now all white, but asked the Council to envision the lower portion of the main block of the house being

gray brick with white trim on the woodwork, dark green shingles on the walls, and gray shingles on the roof with white trim around its entirety. He thought these changes would create a very appealing appearance to the building.

As Mr. Parks indicated a photograph of the Tudor wing as it was in 1921, he said they were recommending the removal of the Florida room and the reinstallation of the Tudor wing. He also mentioned that the garage was presently under restoration, and work had started on it that morning.

Mr. Parks then covered their recommendations for the interior of the Mound House. He started by describing the current Florida room and how it was configured, and said while some space would be lost when the Tudor wing was reconstructed, the upper room in the restored Tudor wing would be compensatory or greater, and could be used for meetings or exhibits, or any number of things. He described how the living room would be restored as it had been with a fireplace, the stair hall would remain, the kitchen would be removed and the cross partition removed, and new a partition would be installed in its place. He said they were also considering putting support columns at certain points on the new partition, and putting hinges on the walls, so that they could be swung back out of the way, creating one big open room when needed.

Mr. Parks described many detailed changes to the second floor while referring to the photographs he had brought for his presentation. During this portion of the presentation, he did point out the transitional space from the stair hall that would allow for the installation of a handicap lift. He said on the second floor porch, as he had mentioned earlier, the jalousie windows would be removed and replaced by screened outer walls.

Mr. Parks then went over the cost of his recommended restoration project. He stated that there was site work that would cost \$84,000 and would include a series of things that needed to be done such as the removal of the existing inoperable irrigation system, the suggested upgrading of the entry gates, and the stripping of the asphalt from the driveway and returning it to shells only. He added that the cost of removing any invasive species and re-vegetation, both of which were required by the State when the Town had accepted some previously awarded grant monies, was not included in the \$84,000 figure. He said the State does not pay for those kinds of things, in terms of Division of Historical Resources grants, but that there were other types of grants that might cover it, such as a DOT grant.

Mr. Parks said the total cost for their recommended Restoration of the Mound House was \$476,400 with a 9% architectural engineering fee of \$41,00 for a total cost to the Town of \$517,850. He said there was another aspect that had not been taken into account, and that was that his firm had found the costs on Ft. Myers Beach were significantly higher than they are in the remainder of the State, by as much as 30% higher. He gave as an example that a yard of concrete in Tampa would cost \$70-\$71, but it was \$103 here.

Mr. Parks then discussed grant information with regards to funding for the project and described two types of grants available from the Division of Historical Resources. The first type of grant he described was for Acquisition

and Development projects; the State will fund normally up to \$50,000 for which a matching share either of money or in-kind services must be provided by the applicant, and the application is due on December 15th making the funds, if granted, available in the following July, with the project normally given 12 months to be completed. He mentioned that this grant could be used for architectural services. The second type of grant Mr. Parks described was a Special Category type of grant to assist in large restoration projects. He explained that applications had to be in by May 31st, then the applicants are ranked and the grant review process begins in September or October in Tallahassee. The following April and May when the legislature meets, it is decided how much money each state will get to mete out at the state level. Mr. Parks said historically, the State of Florida had routinely gotten between 12 and 14 million dollars, but one year they got none. He said there were normally about 100 applications received for this grant each year, and usually and between 40 and 60 projects get funded. If it has been determined that you would get a grant, then by July or August you are given a Grant Award Agreement that everyone must sign, with stipulations including the maintenance of the building, in exactly the form to which you stated you were going to restore it, for ten years. He said this type of grant was normally in the \$50,000 - \$350,000 range, and because the State tries to award grant money to as many qualifying applicants as possible, if one applies for \$350,000 to \$450,000 range, it will get taken down to the \$300,000 to \$330,000 range, a typical amount given in the last few years,. He felt there was a significant amount of money to be obtained through the grants.

He recapped his presentation to the Council, and offered to answer any questions anyone had.

Vice Mayor Rynearson referred to the 1906-1921 time period to which Mr. Parks and his associates recommended restoring the Mound House, and also cited a letter from Katherine Harris in which she stated that one could apply for National Registry for a building after it has passed the 50 year old mark, and that the Mound House could be pulled back to 1938 by pulling the caretakers quarters off and the carport and removing the concrete. He asked why the Town couldn't take the house back into the 1950's and be qualified for the National Register of Historic Places, and then work it from there and not have near the costs. He said he had a real problem with what Ms. Myers had said about some of CELCAB not having had a chance to study the packets before voting. He said he wanted it to go back to CELCAB and have them study it thoroughly until they are happy with it, because this was going to be a very big decision, and probably the most important one that would be made on the Mound House. He said he was not against the restoration, but he thought they might be going down the wrong road.

Mr. Parks replied that the Florida room probably dates from 1959, and also the pool. He said the stone floor in the Florida room goes right out to and surrounds the pool area. He said from the aerial photographs they had seen and the research they had done, they both date from 1959. Vice Mayor

Rynearson asked why the Council was getting a conflicting timeline, and asked if there was actual documentation to clear up the discrepancy. Mr. Parks said there was an aerial photo that shows the pool being under construction in 1958.

Mr. Parks and Ms. Younkin exchanged a bit of dialogue, with Ms. Younkin off the microphone. Mayor Van Duzer cautioned that they needed to be on the record and asked Ms. Younkin to come forward and speak into the microphone.

Ms. Younkin said the Lee County Property Appraiser shows that the Florida room was added in 1959. Mr. Parks said they were confident about that date. He referred to the Secretary of the Interior Standards and how those standards applied to the Mound House. He said one of the primary objectives of those standards was not to create false history, and he did not want to use those standards to justify a pick-and-choose method. He said if the pool was there before the Florida room, and the pool was to be removed, then the Florida room would have to be removed as well, and that all additions after the pool would have to be removed so that when someone comes to look at the Mound House, they see the way it existed at some period in time. Vice Mayor Rynearson said if they chose the 1950's, then it wouldn't be picking and choosing. Mr. Parks clarified his earlier point that if the Florida room is left, then the pool must be left also, and obviously the pool was going to be removed, as grant money had already been accepted and the archeology exhibit was already underway. He made another point in relation to the Secretary of the Interior Standards, with regards to the integrity of a building, and said the Florida room has no significant architecture to it, but is an addition of the west wall and the south wall with a flat roof, with no detailing of the woodwork or anything else architecturally significant. Vice Mayor Rynearson asked if part of the roof over the Florida room was part of the old Tudor roof, and Mr. Parks said it was not. Mr. Parks said Corbett had created a panel in the wall and one could see in the paint a scar of the original overhang of the roof on the 1909 brick addition. He said they had determined that the people who added the Florida room probably reused some of the wood from the Tudor wing, perhaps three or four boards. He added that there were photos that show a much steeper pitch than the one that exists now. Vice Mayor Rynearson asked if the priced quoted by Mr. Parks included jackhammering all the stone and concrete out, and Mr. Parks said it did. Vice Mayor Rynearson pointed out that they hadn't even mentioned the fact that there would be an archeological dig underneath all of that. Mr. Parks thought they would find evidence of the original buildings as they demolish the newer additions, as to the exact dimensions of the building. He said there was evidence to be looked for underneath. Vice Mayor Rynearson asked if there was anything that could prevent them from selecting another time period. Mr. Parks said if the 1958 time period was chosen, there would be a lag between the present and 2008 as far as being eligible. He said it would not be eligible at this point in time. Vice Mayor Rynearson said he understood that it would be a two or three year lag, but there was already a big demolition going on at

the pool, and the garage was already being refurbished, and there was a lot to do. He said he was not in a hurry, and wanted to be sure and thorough, and he wanted proof of what was being said. Mr. Parks made the point that the letter, which suggested 1938, was incorrect and through the research his firm had done, they found that it was really 1921. He said those two time periods were the same in terms of what the building looked like. He said their research found the report that was based on the 1938 date had some inaccuracies in it. Vice Mayor Rynearson pointed out that none of the documentation to support Mr. Park's conclusions about the date discrepancy was included in their packets. Mr. Park thought that he could get the State to issue a notice to the Town to clarify things and to say what was eligible and what was not, in very specific terms, as to what time lines would qualify for the National Register.

Councilman Massucco said he had been thinking along the same lines as Vice Mayor Rynearson. He said that CELCAB had made a presentation to them that morning and it had had great influence on his decision because Council relies heavily on CELCAB's recommendations, and so wanted to give them more time to analyze the report from Mr. Parks and his associates before Council made any decisions.

Councilman Massucco then asked if restoring the Mound House back to 1921 would automatically place it on the National Register or if a new application would have to be submitted. Mr. Parks said the previous application would have to be revised and resubmitted, but he felt the letter the Town had received, in response to its initial application to the National Register, indicated that the Mound House would automatically be eligible after being restored. Councilman Massucco then asked what some of the advantages were to the Mound House being on the National Register. Mr. Parks explained that when a building has been designated as being on the National Register of Historic Places, anyone who might come to look at the property would understand that the building had been brought through many steps to prove its historic significance and that it had been restored to the proper time period. Councilman Massucco said that was not exactly what he had meant, but rather, he wanted to know if there would be an advantage in the future to being on the National Register, in terms of getting help with maintenance costs or any other advantage. Mr. Parks said it would immediately give the Town a leg up in the grant process, and any grants applied for in the future. He pointed out that many people mistakenly thought that putting their property on the National Register would open the property up to lots of restrictions from the government concerning what can and can't be done to the property, and that was not true. He said if you get on the Register, you are given guidelines so as to maintain the designation, but they don't tell you how to run the property. Councilman Massucco asked about a statement in the report that said a matching amount of \$50,000 was required, and all relevant expenditures for the property within the previous five years could be considered when attempting to meet that requirement. He asked how that worked, and if it included anything the Town had spent so far. Ms. Segal-George said the Town could meet that easily, and Councilman Massucco said

he was sure that was so. Mr. Parks said any money spent on the property, including the money spent to buy the property, would be eligible for inclusion in the matching fund amount.

Councilman Massucco then concurred with Vice Mayor Rynearson in that he agreed it would be worth looking into restoring the Mound House to the 1950's period. Mr. Parks remarked that maintaining the Florida room precludes the reinstallation of the Tudor wing. He said the Tudor wing could not be put on with any part of the Florida room left on. He said the Council should keep in mind that if the Florida room were to be maintained, then it would need to be maintained as it presently exists and not changed to be false history or make it something that it never was.

Councilman Reynolds thought they were on two tracks. He thought he was hearing from the other Council members that they wanted to remodel the house and keep all the conveniences that are currently there. He said that was one direction to go, but it was not historical preservation. He recapped all the different additions that had been made over the years, and remarked that everyone loved the Florida room, but, he said it had nothing significant to do with the rest of the original structure. He said he loved the Florida room, but they would have to give up something for the restoration of the building. He felt there was no choice, and that they should forget the modernism and go to the structure as outlined by Mr. Parks.

Councilman Reynolds said he had a lot of problems as he went through the report, the number one problem being the expense. He thought the Town had thrown a lot of money into the Mound House, and that he had been told it was grant money. He said that if it was looked into, it would be found not to be all grant money. He was confident one would find there was a lot of Town money being spent there, and that it was a significant factor. He thought if they were going to carry it into the future and preserve the property, which he and several good friends thought was a good idea, that people might think it was getting too expensive. He added that most of those same people would probably say to go ahead and do whatever had to be done to preserve it. He said he had a problem with losing the Florida room at first, but as he worked through the recommendations, he changed his mind, and now felt that was insignificant. He felt if they were going to make the restoration according to the National Register guidelines, that they should just go ahead.

Councilman Reynolds then asked for clarification on the figures that Mr. Parks had shown them, as he felt they did not add up to \$517,000. He asked what was not included in the figures. Mr. Parks said the re-vegetation and removal of invasive species in the site work was not included, and the additional monies his firm thought it would cost to build in the Ft. Myers Beach area as opposed to out in the rest of the State was also not included. Councilman Reynolds asked how much of the \$517,000 Mr. Parks expected could be covered by grants. Mr. Parks said all it would take was two \$250,000 grants to just about cover it. He didn't think that was an unusual expectation. He told the Council about the Citrus County Courthouse restoration project his firm had completed in which six grants had been

awarded. Mr. Parks believed the State could fund the biggest majority of the costs, and said that was why he had spent so much time talking about grants in his presentation. Councilman Reynolds remarked that no matter whether they went with something more extensive or less extensive, there was no ideal, and he thought that Mr. Parks and his associates had done a magnificent job, and Ms. Schober had worked very hard on it, too. He hoped that Council would look at it from that perspective, and get on with it. He thought if they did go in that direction, the plan presented by Mr. Parks was a good plan to do it with.

Mr. Park asked to address a few points that Councilman Reynolds had made. He said on the exterior of the building, if a later time period was chosen, there would be very few changes that would have to be made other than removing the carport and removing the caretaker's wing. He said it would not get the dormers back, and would remain white, as it presently is top to bottom, because the color scheme from the other proposed time period could not be put on a 1959 building, as it never existed that way. He said the building would not look significantly different than it does right now if the 1959 time period is chosen. With regards to the interior, he said originally it had natural wood floors, and the woodwork was ebonized, and the brick was natural on the inside. He said they concluded that by 1959, everything had been painted, so the paint could not be stripped off if they were going for eligibility in the National Register, so as to keep it in line with the 1959 time period. He felt if the building were not restored to its original integrity, it would be a hard sell in Tallahassee. He explained, from his experience, the proposals for any time period must be given in fine detail. He said its historical significance had been established, and if it goes through the restoration process, it will have integrity. He didn't know that it would if the 1959 time period was maintained.

Councilman Reynolds remarked that someone had mentioned something about the ebonized wood when he had toured the Mound House many years ago.

Mayor Van Duzer said he realized that, after listening to all the comments, that he thought that what had been proposed by Mr. Parks was the right thing to do with the Mound House. He said he understood that it was expensive, but he had been led to believe that most of it could be covered by grants. With regard to the Florida room, he believed it was from 1959 as well as the pool. He said it appeared to him that in order to take the Mound House back to its valuable historical significance would require that the Florida room be removed, and to put the kitchen and dining area back on. He said that he had no problem with sending it back to CELCAB with a time limit so that the decision could be made, but pointed out that the time frame would have to be relatively fast because one of the grant deadlines was in May. He thought a lot of people had been upset when they learned that it might be brought back to before the 1950's, but added that since he read the history of the building, and heard the recommendations, he thought it was valuable to the community to restore it to the 1921 time period.

Vice Mayor Rynearson said he didn't disagree, and that maybe the house needed to be restored to the 1921 era, but he saw a lot of statements made in the proposal that were not documented. He said he wanted to make a motion to send it back to CELCAB for their reconsideration, and any documents needed were to be gotten, and if it came back and everyone was happy... he thought Mr. Parks and his associates did a tremendous job. He thought the presentation was great, but he really wanted to dot the i's and cross the t's.

MOTION: A motion was made by Vice Mayor Rynearson to send the proposal back to CELCAB, get the documentation to back up statements and to answer questions, and to put a time limit on when it has to come back to Council. Councilman Massucco seconded the motion.

Councilman Reynolds said he had no idea what Fran Myers had been talking about during the Public Comments. He didn't know how his or any other Council member's comments would conflict with Ms. Myers' reason for changing her mind. But he did agree that Council often gets information at the last minute, and then they are supposed to vote on it, and he understood her reluctance from that standpoint in needing further discussion. He said that was not the way one would want to approach approving a project. He hoped that CELCAB would not change and decide to keep the Florida room. He felt if they did that, the project might just as well be cancelled and just have a short, cheap modernization of the building. He said if the chairman of CELCAB, even if she was speaking for herself, felt she wanted to have more time to discuss the project, he had no objection to that.

Councilman Massucco asked if the \$517,850 total included the 30% price hike that was found for cost of materials in the Ft. Myers Beach area. Mr. Parks said it did not. Mayor Van Duzer noted that it could be an additional \$150,000 on top of the total figure given.

It was determined that CELCAB would meet again on April 25th, and that Town Council would not have any more meetings in April after that. Ms. Segal-George said they would try to bring their findings in time for the May 2nd Town Council meeting if possible. Mayor Van Duzer asked Ms. Schober if that would allow them to go forward with the application for the grant. Ms. Schober said architectural drawings would have to be submitted by May 31st, but Mr. Parks had told her they were nearing completion of them.

VOTE: Motion passed unanimously.

Mayor Van Duzer thanked John Parks and Kathryn Younkin and told them they had done a superb job in their presentation. He told them it was valuable information that they had provided for the Council to consider.

VI. COUNCIL MEMBER ITEMS AND REPORTS:

Councilman Massucco thanked Ms. Schober for the tour of the Mound House he had taken a few days prior. He thought the tour was very impressive and he had learned a lot.

Mayor Van Duzer offered his thanks to the Town Staff and the Town Council for their gracious consideration for the loss he had had in his family. He said the flowers and kind words were very much appreciated.

VII. TOWN MANAGER'S ITEMS:

None.

VIII. PUBLIC COMMENT:

Mayor Van Duzer commented that he had seen Ceel there but she had left. Ms. Segal-George said that Pete was home now and was doing better, but Ceel had to leave to take care of him.

Mr. Murphy came forward and introduced a new Town employee, Dave Sharpels. Mr. Sharpels introduced himself as having an Undergrad Degree in Environmental Science, and as having just completed his course work at Tufts University for a Masters in Urban Planning. He said he moved here with his wife and new baby from New Hampshire, and was looking forward to working for the Town. Mayor Van Duzer jokingly asked if Mr. Sharpels could assure them that he was not a Gator fan. Mr. Sharpels said he could assure him. Lots of laughs. Councilman Massucco welcomed him to Ft. Myers Beach. Mayor Van Duzer said Mr. Sharpels had a big job ahead of him and to go after it. Mr. Sharpels said he was looking forward to it.

IX. ADJOURNMENT:

Mayor Van Duzer adjourned the meeting at 11:14 A.M.

Respectfully submitted,

Jo List
Transcribing Secretary