



City of Sanibel

Planning Department

MEMORANDUM

Date: December 21, 2011
To: Judie Zimomra, City Manager
From: James C. Jordan, Planning Director

SUBJECT: Analysis of Available Areas to Accommodate the Prospective Relocation of Shore Haven at the Site of the Sanibel Historical Museum and Village

Background

Shore Haven is an existing single family residence located at 1111 Bird Lane that is designated as a historical landmark and is listed on the City's local historic registrar. The current owners of this historical structure have formally filed an application with the Planning Department to demolish this home. However, the current owners have not yet filed a complete application with plans to construct a new home at the subject address.

The pending request for the application to demolish the structure was initially discussed at the Historical Preservation Committee meeting on November 3, 2011. At this hearing the Committee asked if Councilman Harrity, the Committee's liaison, would obtain direction from Council to have Staff look into whether there is sufficient room to possibly relocate Shore Haven to the Historical Village and Museum site.

At their December 6, 2011 meeting City Council requested that staff prepare a report identifying feasible areas within the Historical Village that could accommodate the relocation of Shore Haven.

Analysis/Recommendation

Built in 1924, Shore Haven was erected from the "Verona" model Sears and Roebuck Honor Built Home kit from their Modern Homes Catalog. Excluding all add-ons improvements made to the original structures and outbuildings that have been constructed over the years Shore Haven has a 39'x 37' base footprint or 1,443 SF.

In a memorandum to City Manager, Judie Zimomra, from former Planning Director Robert Duffy, dated November 27, 2006, (see Attachment A) titled Site Evaluation of Sanibel Historical Museum and Village four possible sites were identified where Shore Haven could be placed. Location #1 is within an area between the Sanibel Package Company General Store and the Morning Glory.

Location #2 is within an area near the vegetable garden, generally between the Rutland Home/Museum and the lake behind Big Arts. Location #3 is within an area that is no longer available and it is now occupied by the School House and public bathroom facility at the Village. Location #4 is the least suited for the placement of Shore Haven as it is within an area comprised of significant gopher tortoise habitat. This particular site lies towards the northeast corner of the Village between the Sanibel Package Company/General Store and the Packing House.

Out of the three potential sites that are still available today, the Planning Department recommends Locations #2 as the most desirable area for the following reasons:

1. The location does not pose any impact or threat to existing wildlife or wildlife habitat;
2. The location is closer to central sewer service than Location #1;
3. The location can accommodate and continue to meet all access and building separation requirements of the Sanibel Fire Control District and







THE SANIBEL HISTORICAL MUSEUM & VILLAGE INC.

TO: THE SANIBEL CITY COUNCIL

FROM THE BOARD OF DIRECTORS, SHMV

RE: REPORT ON SHOREHAVEN

AT THE BOARD OF DIRECTORS MEETING HELD ON 1/25/12, MEMBERS VOTED UNANIMOUSLY TO FUND THE SHOREHAVEN PROJECT AND ITS PLACEMENT AT THE MUSEUM & VILLAGE.

HISTORICAL SIGNIFICANCE: THE BUILDING IS A SEARS & ROEBUCK KIT HOME FROM 1924. IT WAS PLACED ON THE SANIBEL REGISTRY OF HISTORICAL BUILDINGS BY THE SANIBEL HISTORICAL PRESERVATION COMMITTEE AND CITY COUNCIL IN 1992. ALTHOUGH THE BUILDING WAS ALTERED WITH VINYL SIDING AND ADDITIONS TO THE KITCHEN (SUN ROOM) AND BACK PORCHES, THE STRUCTURE STILL MAINTAINS ITS HISTORICAL INTEGRITY WITH ITS CORE: UNDER THE SIDING IS THE ORIGINAL CEDAR CLAPBOARD, THE ORIGINAL ENTRANCEWAY FACING THE BAY IS QUITE PROMINATE WITH THE SIGN SHOREHAVEN OVER THE DOOR AND ORIGINAL CLAPBOARD ON THE SIDING. THE INTERIOR STAIRCASE IS ORIGINAL, THE CEILINGS, 8FT HIGH, AND THE LUMBER UNDERNEATH THE ROOF, AND BEHIND THE WALLS IS ORIGINAL. WHEN MOVED THE SUN ROOM AND THE BACK PORCHES WILL BE REMOVED. SINCE IT IS OUR PLAN TO USE THIS BUILDING AS A GALLERY FOR PRESENTATION OF DISPLAYS NEVER BEFORE SEEN, THE INTERIOR OF THE STRUCTURE SHOULD REMAIN MODERN, AS THE BEDROOMS UPSTAIRS WILL BE USED FOR OFFICE SPACE AND STORAGE OF RECORDS. THE EXTERIOR WILL BE PRESENTED AS A 1924 BUILDING. LASTLY, THIS IS THE HOME OF ELINORE DORMER, FOUNDER OF THE SANIBEL HISTORICAL PRESERVATION COMMITTEE AND THE MUSEUM, AND NOTED AUTHOR/HISTORIAN OF "THE SEA SHELL ISLANDS", THE BIBLE OF SANIBEL HISTORY.

FINANCIAL PLAN: THE ESTIMATED COST TO REMOVE THE ADDITIONS NOTED ABOVE, MOVE THE BUILDING AND PREPARE THE SITE AT THE MUSEUM & VILLAGE IS \$150,000. THE BOARD WILL AUTHORIZE PAYMENT FROM OUR RESERVES. THE COST OF REHABBING THE EXTERIOR AND ANY IMPROVEMENTS/REPAIRS TO THE INTERIOR WILL BE BOURNE BY THE MUSEUM, THROUGH RESERVES/GRANTS/DONATIONS.THE COST OF A PHONE LINE/COMPUTER LINE WILL BE PAID FOR BY THE MUSEUM.

IT IS OUR HOPE THAT THE CITY COUNCIL WILL ACCEPT SHOREHAVEN INTO THE MUSEUM & VILLAGE.

SINCERELY,

A handwritten signature in black ink, appearing to read "Alex Werner". The signature is fluid and cursive, with a long horizontal stroke at the end.

ALEX WERNER, PRESIDENT

CC: CITY MANAGER

NOTE: ATTACHMENTS

TOM DOYLE, PRESIDENT

FLINT AND DOYLE STRUCTURAL MOVERS, INC

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From: Deborah Gleason [mailto:sanibelinfo@yahoo.com]

Sent: Friday, December 30, 2011 4:31 PM

To: Tom Doyle

Subject: Shore Haven

Hi Tom

I just left a message for you on your cell. I've not spoken to you in weeks and suddenly remembered that we have a city council meeting on Tuesday. If council has a ball park idea of the cost of moving Shore Haven it would be helpful, but not imperative.

I'm getting a little worried that the current owner might decide to use their permit for demolition if we don't get this project moving. Of course getting the city to move faster is my main chore. And I guess I'm curious as to how it's all done...after the porches are removed. So any update or proposed plan would be welcomed.

Have a Happy New Year!

Regards

Deb Gleason

Deb McQuade Gleason, Realtor

CenturyLink Webmail

afwerner@embarqmail.com

± Font size -

Fwd: Shore Haven

From : Jimmy Jordan <Jimmy.Jordan@mysanibel.com>
Subject : Fwd: Shore Haven
To : afwerner@embarqmail.com

Mon, Jan 02, 2012 12:07 PM

Sent from my iPad 2

Begin forwarded message:

From: Deborah Gleason <sanibelinfo@yahoo.com>
Date: January 2, 2012 10:37:07 AM EST
To: Jimmy Jordan <Jimmy.Jordan@mysanibel.com>
Subject: Fw: RE: Shore Haven

Hey Jim.....FYI

Don't know if this might be helpful for tomorrow's meeting.
Wish you a Happy Healthy 2012!
Deb

Deb McQuade Gleason, Realtor
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--- On **Mon, 1/2/12, Tom Doyle** <tom@flintanddoyle.com> wrote:

From: Tom Doyle <tom@flintanddoyle.com>
Subject: RE: Shore Haven
To: "Deborah Gleason" <sanibelinfo@yahoo.com>
Date: Monday, January 2, 2012, 8:12 AM

Deborah,

The best guess for the cost of relocating the Shore Haven would be \$150,000.00. This should cover the relocation by barge to the end of Dixie Beach Road then by road to the historical Park. In this budget number is an amount to cover cost of respective utility companies such as LCEC and cablevision to assist in getting the house under overhead wires. The budget number also covers the demolition of the parts of the building not to be moved and a new foundation at the new site for the Shore Haven to set on.

Please don't hesitate to contact me with anymore questions.