

2.35 Historical and Archeological Resources – Administrative Arrangements

A. Introduction and Background

Power, Authority and Jurisdiction:

The Historic & Archaeological Preservation Board is vested with the power, authority, and jurisdiction to designate, regulate, and administer historical and archaeological resources in Collier County, as set forth in Division 5.14 of the Land Development Code, under the direct jurisdiction and control of the Board of County Commissioners. The Preservation Board functions as an advisory board to the Board of County Commissioners.

B. Identification of Specific Objectives

Mission Statement:

It is the intent of the Preservation Board to increase public awareness of the importance and significance of Collier County's historical and archaeological heritage by protecting, preserving and perpetuating Collier County's historic and archaeological artifacts, sites, districts, structures, buildings, and properties.

Preservation Board Membership:

The Preservation Board consists of seven members that have been appointed by the Board of County Commissioners. Appointments by the Board of County Commissioners are on the basis of a potential member's involvement in community issues, integrity, experience, and interest in the field of historical and archaeological preservation. Each member of the Preservation Board must also be a resident of Collier County, Florida.

Each member of the Historic Preservation Board represents one of the following categories:

1. History
2. Archaeology
3. Real Estate, Land Development or Finance
4. Architecture, Engineering, Building Construction, and/or Landscape Architecture
5. Law or Urban Planning.

Table 2.35-1 is the official membership directory of the Preservation Board Membership:



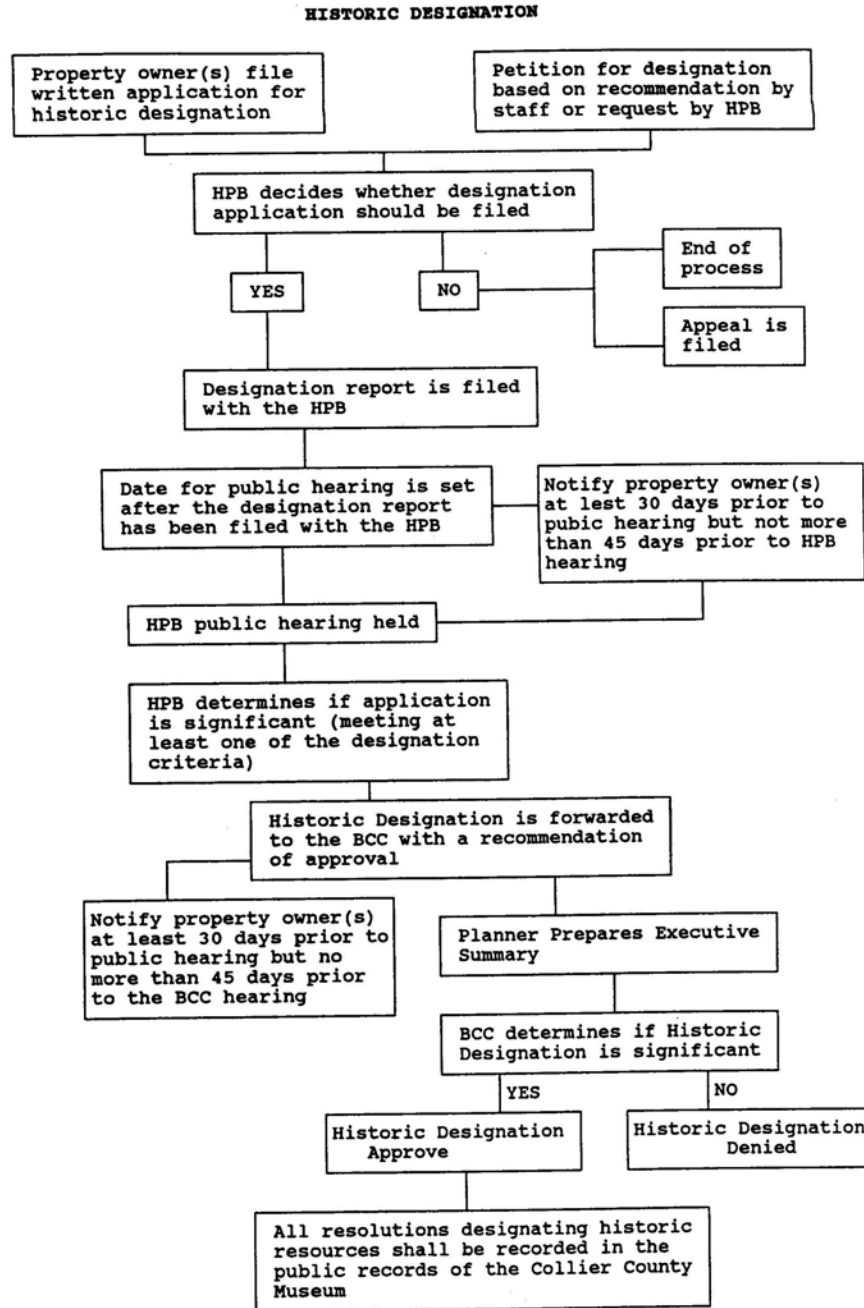
MEMBERSHIP DIRECTORY
(A Florida Certified Local Government)

<p>Ms. Diane M. Gonzalez 809 Walkerbilt Road, Suite #3 Naples, Florida 34110 Phone Number: 593-0088 Fax: 593-0090 (LAW - Vice Chair) Term Expires: 10/1/04</p>	<p>Joanne Marro Quinn P.O. Box 8142 Naples, Florida 34101-8142 Phone Number: 261-9468 E-Mail: JoaQuinn27@aol.com (AT LARGE - Chairperson) Term Expires: 10/1/04</p>
<p>Mr. William J. Tyson 732 Hernando Drive Marco Island, Florida 34145 Phone Number: 394-0800 E-Mail: marcobil@naples.net Fax: 394-5662 (LANDSCAPE ARCHITECT) Term Expires: 10/1/06</p>	<p>Mr. Thomas W. Franchino 183 Westwood Drive Naples, Florida 34110 Phone Number: 263-8357 E-Mail: Tom@Franchinolaw.com Fax: 263-0445 (REAL ESTATE) Term Expires: 10/1/05</p>
<p>Mr. John W. Thompson 576 Retreat Drive, Apt. 202 Naples, Florida 34110 Phone Number: 597-2269 E-Mail: JWTDLT@AOL.COM (ARCHAEOLOGY) Term Expires: 10/1/05</p>	<p>Mr. William J. Dempsey 1836 Harbor Lane Naples, Florida 34104 Phone Number: 261-9300 (Work) E-Mail: Wjdempsey@napleslaw.com Fax: 261-9782 (AT LARGE) Term Expires: 10/1/06</p>
<p>Adam Brooks 3121 Orange Grove Trail Naples, Florida 34119 Phone Number: 262-5345 E-Mail: ABBFLA66@YAHOO.COM Fax: 649-1293 (HISTORY) Term Expires: 10/1/06</p>	<p>Ms. Susan M. Harp Bureau of Historic Preservation R. A. Gray Building 500 South Bronough Street Tallahassee, FL 32399 Phone Number: 850-245-6333 (STATE CLG COORDINATOR)</p>

<p>PLANNING STAFF:</p> <p>Raymond Bellows, Chief Planner Christopher Brown, Planning Technician 2800 N. Horseshoe Drive Naples, Florida 34104 Phone Number: 403-2400 E-Mail: RayBellows@colliergov.net Ray Bellows/F/Historic Preservation 10-31/03</p>	<p>VOLUNTEER:</p> <p>David J. Driapsa, Landscape Architect 725 103rd Avenue North Naples, Florida 34108-3222 Phone Number: (239) 591-2321 Fax: (239) 591-8887 E-Mail: agarden@naples.net</p>
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Overview of Preservation Regulations: Section 2.2.25 of the Collier County Land Development Code provides the regulations that are administered by the Community Development and Environmental Services Administrator for the preservation of historical and archaeological sites. The intent of these regulations is to recognize the importance and significance of Collier County’s historical and archaeological heritage by protecting and preserving these sites, districts, structures, buildings, and properties. (Refer to attached Figures 2.35-1 through 2.35-5.) These regulations are a vital tool in protecting the public interest, to halt illicit digging or excavation activities, which could result in the destruction of prehistoric and historic archaeological sites, and to regulate the use of land in a manner, which affords the maximum protection consistent with individual property rights. It is not the intent to deny anyone the use of his property, but rather to regulate the use of such property in a manner that will ensure, to the greatest degree possible, that historic and archaeological resources are protected from damage, destruction, relocations, or exportations.

Figure 2.35-1



HISTORIC DESIGNATION CHART/10/28/93/md

Figure 2.35-2

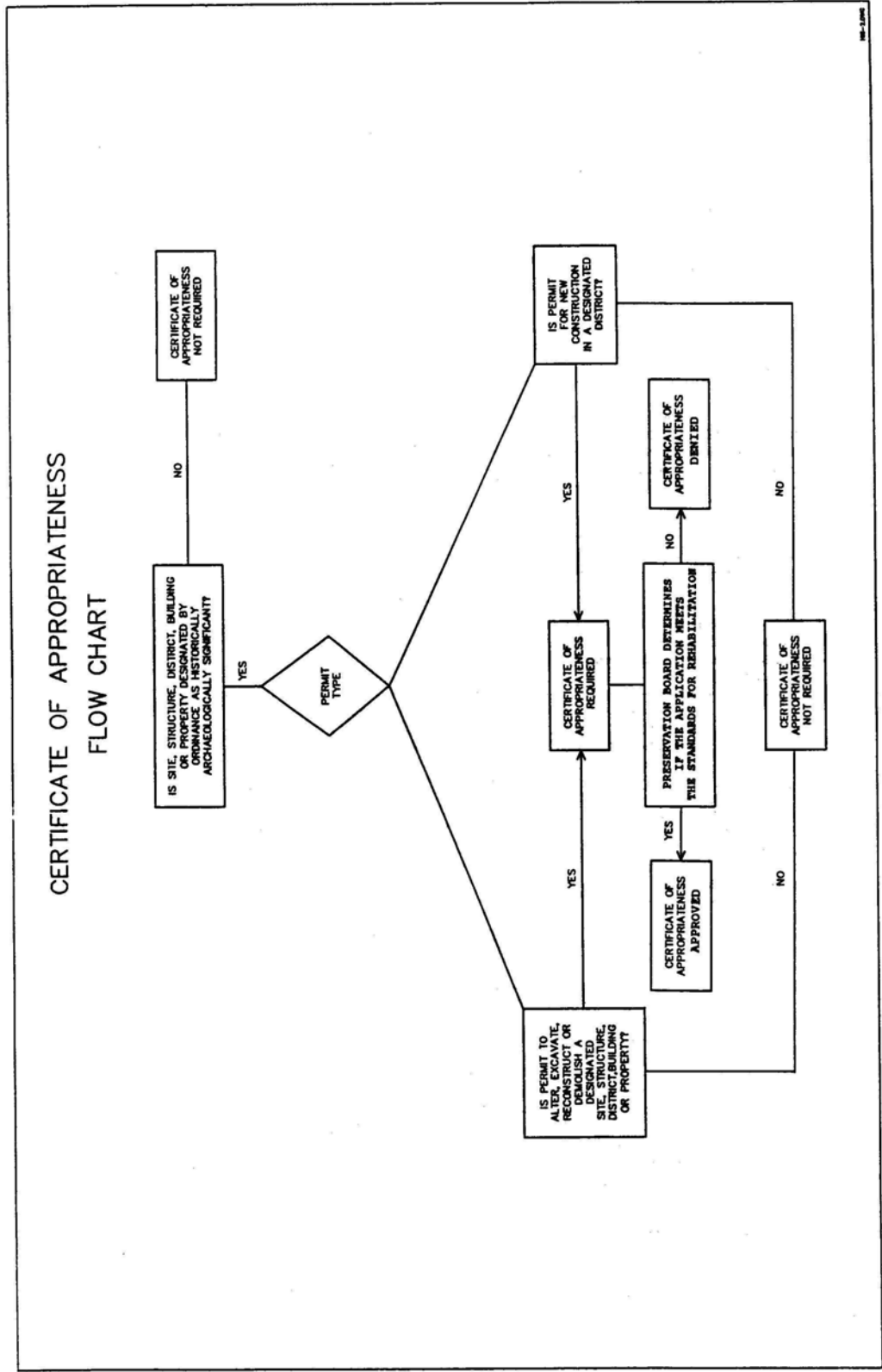


Figure 2.35-3

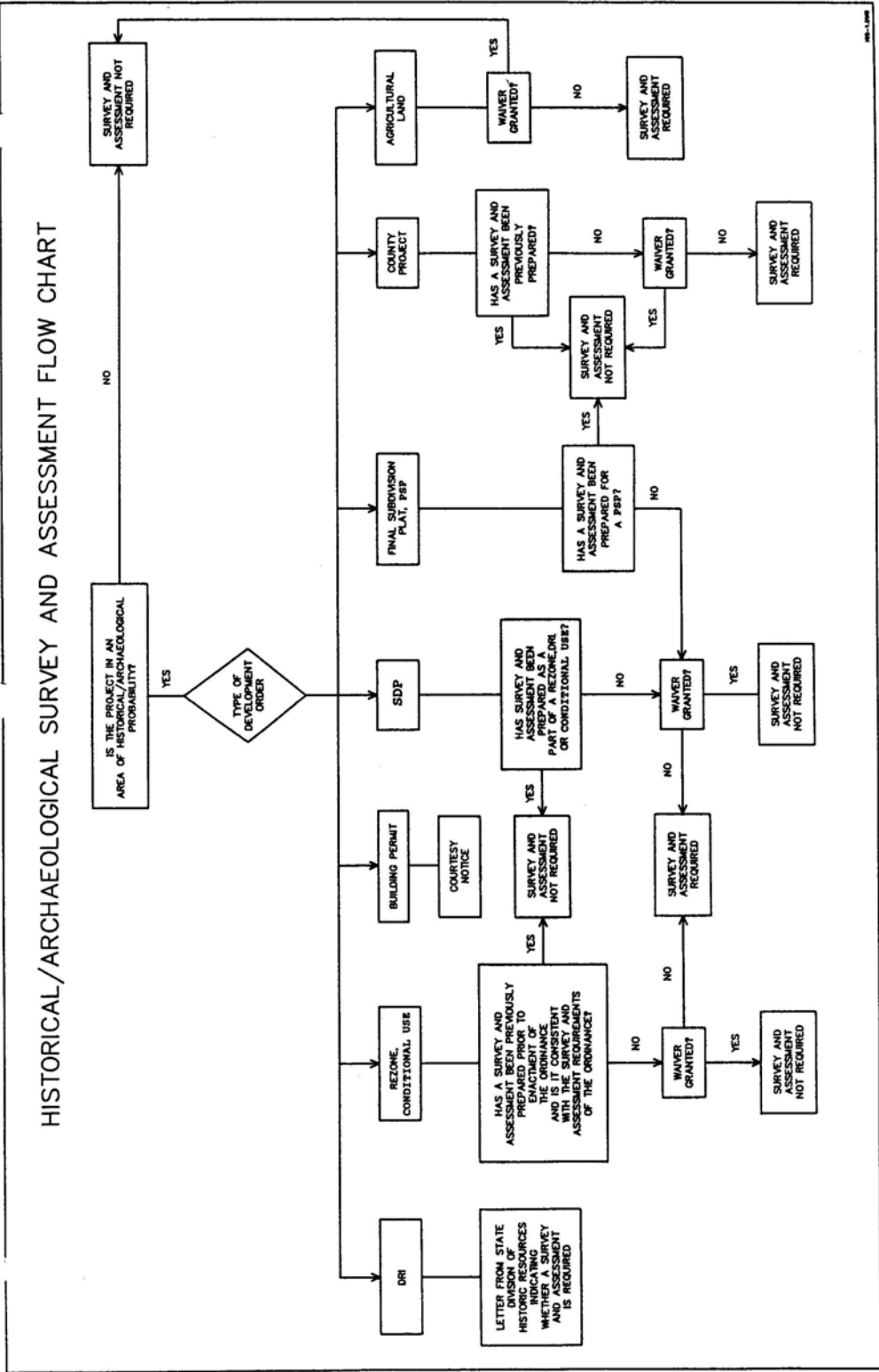


Figure 2.35-4

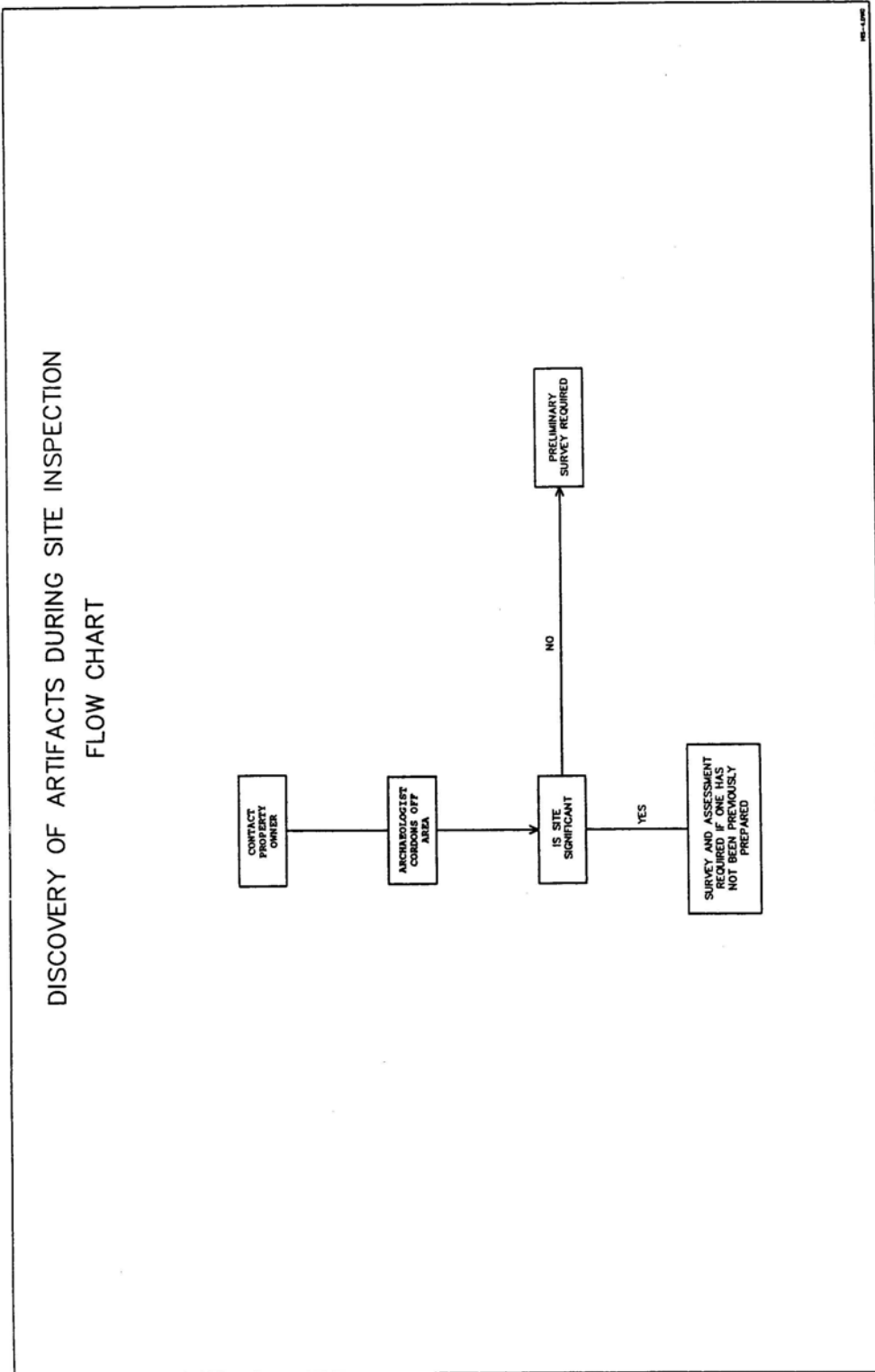
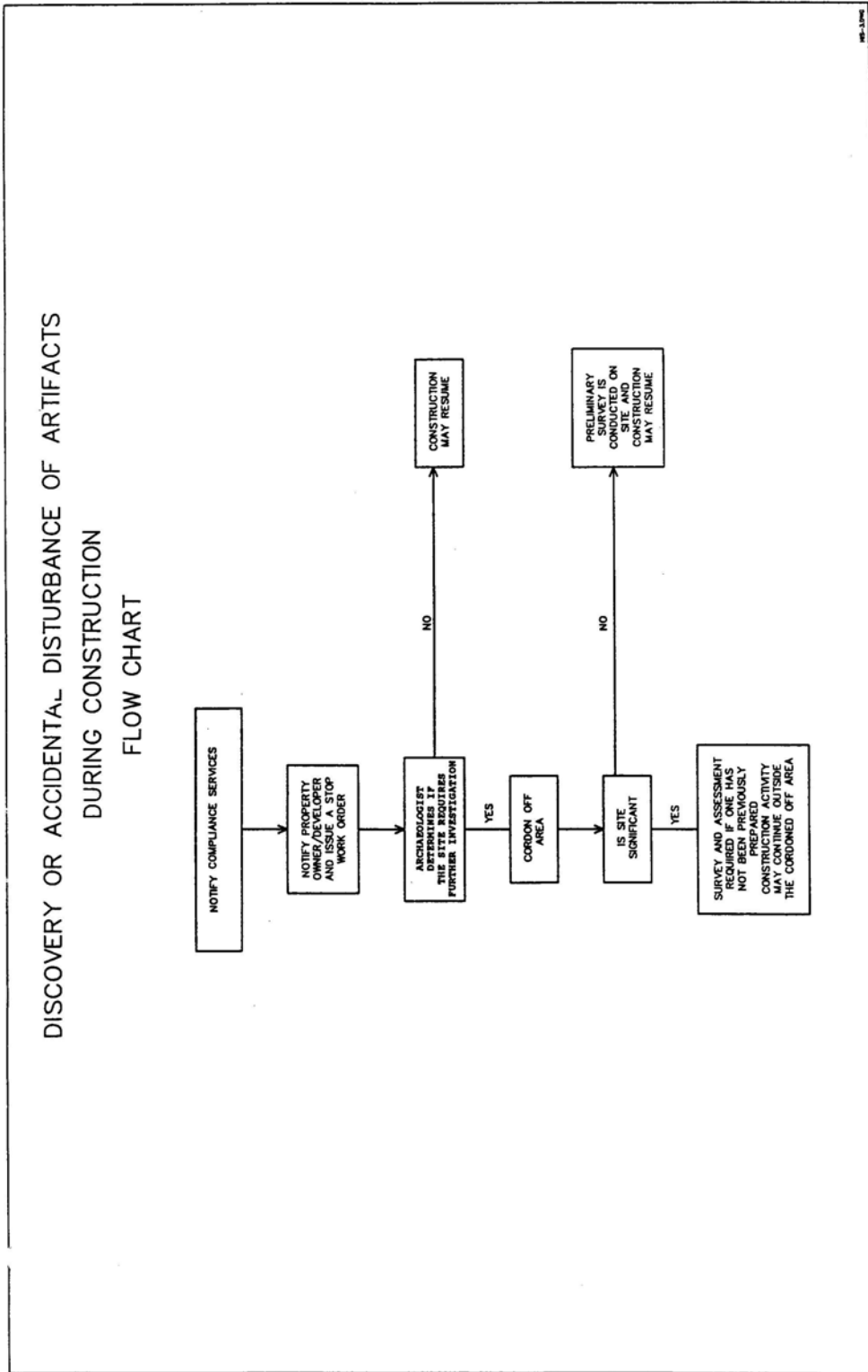


Figure 2.35-5



Certified Local Government (CLG):

The National Historic Preservation Act established a nationwide program of financial and technical assistance to preserve historic properties - building, structures, neighborhoods, and other places of importance in the historic and cultural life of a nation. Collier County directly participates in this program since the Florida State Preservation Officer certified it on March 7, 1995. Collier County qualified for CLG status when it established its own Preservation Board and developed a program of meeting Federal and State standards. A major incentive of the CLG Program is the pool of grant funds State Historic Preservation Offices (SHPOs) set aside to fund local historic preservation projects. Grants to Certified Local Governments have funded a wide variety of local preservation projects. Projects eligible for funding and the criteria used to select them are developed by the Florida State Historic Preservation Office and typically require matching funds by the local government.

Locally Designated Historic Sites:

The designation of specific sites, structures, buildings, districts, and properties may be initiated by the Preservation Board or by a property owner. Upon consideration of the Preservation Board's findings and recommendations, and upon the consideration of the criteria and guidelines contained in the Land Development Code, the Board of County Commissioners may either approve, by resolution, or deny a petition for historic designation. The Board of County Commissioners has designated the following sites and structures as locally significant.

- **Smallwood's Store:** This store was established in 1906 and is now one of the oldest buildings in Collier County. The building was elevated approximately 6 feet on pilings in 1924 to prevent flood damage. The store and trading post served the Seminole Indians, settlers and the early pioneers of Chokoloskee and Collier County. Currently the wood frame structure still rests upon pilings and remains in its original state with 95 percent of the initial stock and artifacts intact. The store has also been listed on the National Register of Historic Places. The store is located on the south end of Main Street in Section 36, Township 53 South, Range 29 East in Chokoloskee.
- **Weaver's Station:** This is one of the original way stations erected in 1928 on the Tamiami Trail. These stations were strung out at ten-mile intervals throughout Collier County. These stations were of great importance at the time given the unreliability of motorcars of the period and the fact that there were no other settlements between Naples and Miami. Weaver Station offered gasoline, oil, water, and a tire repair service. It also had a restaurant on the ground floor with rest rooms, and accommodations for the station keeper on the second floor. In addition, several "tourist cabins" essentially unfurnished small houses, offered a night's rest for those with their own bedding. There are plans to replicate Weaver's Station that was destroyed during Hurricane Andrew. The site is located on the south side of US-41 and approximately 3 miles east of the Port of the Islands development in Section 13, Township 52 South, Range 28 East.

- **Rosemary Cemetery:** There are 60 people buried in Rosemary Cemetery that was established by E.W. Crayton in 1931. Many of the decedents were early pioneers to the area and were considered founding fathers of Collier County. In 1976, the site was donated to Collier County. The Board of County Commissioners designated this site as locally significant in 1993 and provided funds to restore the cemetery at that time. The site is located on the south side of Pine Ridge Road and approximately 100 feet east of US-41 in Section 15, Township 49 South, Range 25 East.
- **Ochopee Post Office:** This is the smallest of all the United States Post Offices and is still a significant and functioning reminder of the early tomato farming community in Ochopee. The structure first existed as a storage shed housing irrigation pipes and farming equipment. The shed became a Post Office in 1953 after a fire destroyed the first Post Office and much of the town. It was subsequently moved to its present location in order to continue to serve as a Post Office. Today, this wood frame structure remains in its near original state. This site is located on the south side of US-41 and approximately 1,000 feet east of Caldwell Road in Section 34, Township 52 South, Range 30 East in Ochopee.
- **Captain John Horr House:** The Board of County Commissioners designated this structure as locally significant in 1996. The structure is also listed on the National Register of Historic Places. There are three major aspects of historical significance associated with this dwelling. 1) In association with Captain John Horr, who played a substantial role in the settlement of Collier County; 2) The method of construction is significant since it was constructed of “Tabby” which is an early form of concrete; and 3) The site is significant as an example of the economic phenomenon that occurred in the late 1800’s known as the “Pineapple Boom”. The two-story dwelling was built in 1877 on an island that was to bear the owner’s name. Today, only the remains are of the “tabby” walls and foundation, which are located on a preserve tract within the Key Marco development in Section 22, Township 52 South, Range 26 East.

C. Data Assessment

Areas for consideration for inclusion in areas of historical/archaeological probability shall have one or more of the characteristics as listed in Section 2.2.25.2 of the Collier County Land Development Code. Some of these characteristics include areas that are associated with distinctive elements of the cultural, social, ethnic, political, religious, prehistoric or architectural history of the area. They also contribute to the pattern of history in the community. A Probability Area can also include areas associated with the lives of persons significant in history or the area contains structures that embody the distinctive characteristics of a type, period, method or materials of construction. Lastly, the area has yielded or is likely to yield information on local history or pre-history. A complete list of the criteria is contained in the County’s Land Development Code.

Archeological Consultants, Inc. (ACI) performed the mapping of areas of high Historical/Archaeological Probability in the unincorporated areas of Collier County in 1993 and an update occurred 1999. The scope work involved six task elements:

1. Background research
2. Formulation of a site predictive model
3. Limited archaeological field survey
4. Preparation of Florida Master Site File Forms
5. Develop Probability Maps
6. Prepare a report on findings

The resulting report and attached Probability Maps provided a framework for a unified and consistent program for the management of Collier County's prehistoric and historic resources. While the model and maps identified the areas of highest archaeological probability to the best of the available information, prehistoric and historic archaeological sites will occur outside of the delimited probability areas and some probability areas may onto contain any sites. Future research will refine the model to account for these deviations. This information provides the database with the necessary information to implement Collier County's Historic Preservation Ordinance.

D. Objective Achievement Analysis:

Collier County's historic preservation goals, objectives and policies occur in three separate elements of the County's Growth Management Plan (GMP): Housing, Future Land Use and Conservation & Coastal Management. These provisions are implemented through the Collier County Land Development Code (LDC).

Objective	Target	Conditions when Plan was adopted	Current Conditions	Comments
<p>Housing Element, Objective 5:</p> <p>Collier County and the City of Naples will annually monitor all identified historically significant structures to determine that these structures are being conserved, maintained, and/or rehabilitated.</p>	<p>Monitor historically significant structures in Collier County</p>	<p>Prior to the adoption of this objective, the County had no formal statement on monitoring historically significant structures as a high priority</p>	<p>Policy 5.1: Ensure the coordination of the Housing Element policies with the Future Land Use policies relevant to historic preservation. All structures that are listed on the National Register of Historic Places, or as contributing structures within the Old Naples National Register Historic District, or structures that are designated as locally significant historic resources will be encouraged to maintain their historic value through the provision of technical assistance.</p> <p>Policy 5.2: By 1999, the County and City will review the land development regulations, building code, FEMA regulations, and other requirements, and amend as necessary to encourage the conservation, maintenance and rehabilitation of historically significant structures.</p>	<p>This is a good objective that should remain in the revised Comprehensive Plan.</p>

Objective	Target	Conditions when Plan was adopted	Current Conditions	Comments
<p>Housing Element, Objective 5 <i>(continued)</i></p>			<p>County Policies:</p> <p>Policy 5.5: The conservation and rehabilitation, demolition or relocation of housing which is of historic significance shall be accomplished by working with private sector groups and private developers.</p> <p>Policy 5.6: The Land Development Code that regulates the rehabilitation, demolition or relocation of historically housing will be amended as needed.</p> <p>Policy 5.7: Every five years, the Historical Housing Construction Survey will be updated to ensure further identification of historically significant housing. The Collier County Probability maps will be updated as each new historic structure or residence is listed on the National Register or is locally nominated.</p> <p>Policy 5.8: By 1999, the Historical/Archaeological Preservation Ordinance shall be updated to include any new historically significant housing and to include any changes in State or Federal regulations concerning historical properties</p>	

Objective	Target	Conditions when Plan was adopted	Current Conditions	Comments
<p>Future Land Use Element, Objective 3:</p> <p>Land Development Regulations have been adopted to implement this Growth Management Plan pursuant to Chapter 163.3202, F.S. in order to ensure protection of natural and historic resources, the availability of land for utility facilities, promote compatible land uses within the airport noise zone, and to provide for management of growth in an efficient and effective manner.</p>	<p>Ensure protection of historic resources in Collier County.</p>	<p>Land Development Code, Ordinance 91-70, effective of Aug. 16, 1991 – Historical/Archeological Preservation Board, provides mapped areas of historical mapped areas of historical historical/archeological probability, where within any area would be required to have a survey and assessment by a trained Archeologist, and a process to designate historical/archeological sites, structures, and properties.</p>	<p>Archeological Consultants, Inc. performed the mapping of areas of Probability in the unincorporated areas of Collier County in 1993 and updated in 1999.</p>	<p>This is a good objective that should remain in the revised Comprehensive Plan.</p>
<p>Conservation & Coastal Management Element, Objective 11.1:</p> <p>The County shall provide for the protection, preservation, and sensitive re-use of historic resources.</p>	<p>Protect and preserve and sensitive reuse of historic resources</p>	<p>Prior to the adoption of this objective, the County had no formal statement on improving land use decisions based upon historically significant structures</p>	<p>Policy 11.1.1: Continue in effect regulations regarding development and other land alteration activities that ensure the conservation, sensitive re-use, preservation of significant historic and archaeological resources, or appropriate mitigation in accordance with State standards.</p> <p>Policy 11.1.2: There shall be no loss of historic or archaeological resources on County-owned property and historic resources on private property shall be protected, preserved or utilized in a manner that will allow their continued existence. Conservation techniques shall include at a minimum.</p>	<p>This is a good objective that should remain in the revised Comprehensive Plan.</p>

Objective	Target	Conditions when Plan was adopted	Current Conditions	Comments
<p>Conservation & Coastal Management Element, Objective 11.1 (Continued):</p> <p>The County shall provide for the protection, preservation, and sensitive re-use of historic resources.</p>	<p>Protect and preserve and sensitive reuse of historic resources</p>	<p>Prior to the adoption of this objective, the County had no formal statement on improving land use decisions based upon historically significant structures</p>	<p>Policy 11.1.3: If, during the course of site clearing, excavation, or other construction activities, an archaeological or historical site, artifact, or other indicator is discovered, development activities at that site shall be immediately stopped and the appropriate agency notified. Development will be suspended for a sufficient length of time to enable the County or a designated consultant to assess the find and determine the proper course of action in regard to its salvageability. The County will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any construction activity.</p>	

E. Conclusion

ACI's report and accompanying series of Historical/Archaeological Probability Maps provide the framework for a unified and consistent program for the administrative arrangements of Collier County's historical and archaeological resources.

While the model and maps identify the areas of highest archaeological probability to the best of the available information, there can be no question that prehistoric and historic archaeological sites will occur outside the delimited probability areas, and some probability areas may not contain any sites. Future research will refine the model to account for these deviations. No archaeological probability model is static; each is a "working document" which requires periodic revision.

F. Specific Policy Relevance to Each Objective

The County is of the opinion that the all of the objective's enabling policies continue to be relevant and should be retained.