2040

City of Punta Gorda Comprehensive Plan

Historic Element

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I. EXECUTIVE SUMMARY

The *Historical Element* provides a plan for the preservation of the City of Punta Gorda's historical resources which include historical, architectural, maritime, and archaeological sites. This purpose is in accordance with the foresight of the City's founder, Isaac Trabue, who preserved land along the harbor and inland upon which sites were built and our stories took place. So that we may continue to grow in our understanding of the past and celebrate the greatness of our cultural heritage, it is important to increase awareness of our City's historical resources. It is also critical to identify sites, districts, structures, and artifacts of historical, cultural, archaeological, and ecological significance to allow continued research of our cultural history on land preserved for this purpose. Education of our population on the importance of historical preservation of these vast resources provides a catalyst to economic development, cultural heritage and sustainable tourism.

The City of Punta Gorda has a rich, diverse history. While 1884 marked the beginning of modern settlement in Punta Gorda when, on the instructions of Mr. Trabue, surveyor Kelley B. Harvey laid out streets and blocks along the Peace River for the Town of Trabue, the area was originally settled, many centuries before European explorers landed in Florida, by the Calusa tribe. In the 15th century, Spanish ships explored our waters. In the years that followed, small Spanish fishing encampments were established along the coast. These early migrants traded cattle, fish, and other goods with Cuba. In the 19th century, after the Seminole Wars, pioneers settled the land growing crops and raising cattle that fed both U.S. and Confederate Armies during the War Between the States. In the 1880s the railroad brought relative prosperity and many famous visitors to the area. Men and women from all over the world have walked along the harbor to view the magnificent sunsets and the majestic wildlife.

To that end, the goals, objectives and policies (GOP's) of this element need to guide future growth in the fine balancing act between the individual development rights and community benefits in an effort to preserve the rich diverse historical and ecological past of the City of Punta Gorda. Implementation of the entire Comprehensive Plan is an important component in preserving the City's historical and natural resources to create a more sustainable urban environment, while reinforcing not only the City's urban form, but also complimenting the pattern of development, preventing urban sprawl, and providing for continued economic development. Therefore, the GOP's must be far-reaching enough to encompass the full range of the community vision, while allowing the necessary flexibility required by the rapidly changing social, economic, and technical landscape. Balancing growth with economic sustainability will become paramount in a time of limited economic resources.

II. INTRODUCTION

Purpose

The *Historical Element* provides a plan for the protection, enhancement and preservation of those structures or lands in the

area having historical, archaeological, architectural, scenic or similar significance. Through the Growth Management Act, historically significant properties and resources are required to be addressed by the Future Land Use and Housing Elements. This new element will meet the requirements of the rules, fulfill a desire of the citizens to set in place policies that will strengthen and enforce our historical preservation efforts and preserve and protect historic and archaeological resources within the City. This historic preservation will enhance community pride and strengthen the partnerships among the past, present, and future providing for orderly growth in the life and appearance of the community.

Relationship to the City's Comprehensive Plan

The goals, objectives and policies identified in the *Historical Element* literally relate to every other element of the City's Comprehensive Plan in the following manner:

- **Future Land Use Element**: The *Future Land Use Element* seeks to and utilizes advanced innovative and sustainable development techniques that include, transfer of density, density bonuses, planned developments, and land use classifications that permit a mix of uses. These tools are used to advance such strategies as affordable housing, historic preservation and protection of environmentally sensitive areas. The designation of the Historic Districts protects historic resources in and around the traditional downtown of Punta Gorda. It provides for review of proposed changes to historic buildings. It grants the City "first right of refusal" to any historic structure should a property owner submit a demolition permit. It encourages property owners to seek preservation assistance from the Historic Preservation Advisory Board (HPAB). In addition to the protected districts, the City offers limited protections to any structure listed on the Florida Master Site File.
- **Conservation Element:** The *Conservation Element* provides key data and goals which identify the rich historic ecological communities of land which played an important role in the development of the City of Punta Gorda. As the community continues to grow, it is important to manage, conserve and protect the diverse wildlife and their native habitats within the City of Punta Gorda.
- **Coastal Management Element:** The *Coastal Management Element* details Punta Gorda's traditional economy which was primarily comprised of fishing, tourism and rail to water transportation. The City of Punta Gorda is situated at the mouth of the Peace River on Charlotte Harbor. This area is a vital part of the Charlotte Harbor National Estuary Program as designated by the U.S. Environmental Protection Agency. Approximately half of the City's waterfront lies within this ecologically rich aquatic preserve. The City's downtown waterfront area contains numerous historic structures. This element provides policies that assist in maintaining the historical integrity of structures while striving toward compliance with Federal Emergency Management Agency (FEMA) building standards and local hazard mitigation strategies.
- **Infrastructure Element:** The *Infrastructure Element* is concerned with the impacts of the existing and future facilities on existing historic and natural systems.

- **Housing Element**: The *Housing Element* identifies an adequate supply of land and housing opportunities which include a variety of housing types and costs, to meet the needs of very low, low and moderate income households, both present and future. The conservation and rehabilitation of the current housing stock, which may include historic structures assists the City in meeting its goal to eliminate sub-standard housing conditions; allows the opportunity for the appropriate siting of group and foster care facilities in residential areas, and presents possible coordination of various housing programs with other agencies.
- **Recreation and Open Space Element**: The *Recreation and Open Space Element* details the park system identifying intensive play areas, nature oriented activity areas, extensive natural areas, special activity areas, and urban scenic and historic passive areas. By incorporating its historic districts and structures into the overall park system the City increases awareness and appreciation to its historic resources.
- **Community Facilities Element**: The *Community Facilities Element* supports the future level of service and promotes a coherent built environment, which respects local, historical and regional architecture. The City directly owns and maintains two historic properties, City Hall and the A. C. Freeman House.
- **Transportation Element:** The *Transportation Element* supports the concept of future growth and promotes a coherent built environment, which respects local, historical and regional architecture. The promotion of an integrated and balanced transportation system based on pedestrian, bicycle, transit, and automobile use allows for residents and tourists to maneuver through the City to their respective destination points. Focusing on all modes of transport in a balanced manner the City seeks to preserve our downtown and waterfront areas, as well as the historical resources found there. The Comprehensive Plan seeks to outline the aesthetic, economical, historical, and philosophical goals the City feels will achieve high standards and promote the unique character and environment of Punta Gorda, while enhancing property values and advancing the quality of life. The City of Punta Gorda remains focused on improving its multi modal connection system to all communities and implementing its vision as the economic hub of Charlotte County, grounded by the strong connection to its rich history and natural environment.
- **Public Schools Facilities Element:** The *Public School Facilities Element,* by virtue of the overall growth management strategies, analyzes the direction and intensity of future growth and development in siting future public school facilities consistent with the Future Land Use Map, including the Historic Overlay Districts.
- **Intergovernmental Coordination Element:** The *Intergovernmental Coordination Element* identifies and analyzes existing mechanisms of intergovernmental coordination, identifies needs, and makes recommendations to ensure consistent implementation of the Comprehensive Plan as to the effect land use decisions have on regional and historical levels.

- **Capital Improvements Element:** Although no longer required by the state, the *Capital Improvements Element* ensures concurrency is achieved within a five-year concurrency related capital improvements schedule and capital improvements program. The capital improvements schedule and capital improvements program are tools used by the City for managing growth and maintaining and improving the level of service for all areas within the City, including the Historic Districts.

III. LEGISLATION

Federal Regulations

Historic Sites Act of 1935 (Public Law 74-292)

This Act is the predecessor to the National Historic Preservation Act. It required the Secretary of the Interior to identify, acquire, and restore qualifying historic sites. It also called upon federal agencies to consider preservation needs in their plans.

The National Historic and Preservation Act of 1966

The National Historic Preservation Act of 1966 was written to preserve historical and archaeological sites in the United States. It established the National Register of Historic Places which identifies sites, buildings, districts, and significant objects that are important to American history, architecture, archeology, engineering, and culture. The act requires federal agencies to evaluate the impact of all federally funded or permitted projects on historic properties (buildings, archaeological sites, etc.) through a Section 106 review process. This process requires Federal agencies to take into account the effects of their undertakings on historic properties, and afford the Advisory Council on Historic Preservation a reasonable opportunity to comment. The Act also created the list of National Historic Landmarks and the State Historic Preservation Offices.

Transportation Act of 1966 (Public Law 89-670 23 U.S.C. 138)

Section 4(f) of the Transportation Act established the requirement for consideration of park and recreational lands, wildlife and waterfowl refuges, and historic sites in transportation project development. The law, now codified in 49 U.S.C. §303 and 23 U.S.C. §138, is implemented by the Federal Highway Administration (FHWA) through the regulation 23 CFR 774.

National Environmental Policy Act (NEPA) of 1969 (Public Law 91-140 42 U.S.C. 4321 et. seq. 1970)

The NEPA of 1969 specifically calls for the coordination of federal plans, functions, programs, and resources to the end that the Nation may preserve important historic, cultural, and natural aspects of our heritage, and maintain wherever possible, an environment that supports diversity and variety of individual choice.

Archeological Resources Protection Act of 1979

The purpose of the *Archeological Resources Protection Act of 1979* is to secure, for the present and future benefit of the American people, the protection of archaeological resources and sites which are on public lands and Indian lands, and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals (Sec. 2(4)(b)).

State Regulations

Florida Statutes

Chapter 163.3177 (1) (a)

Under Florida Statutes, the Comprehensive Plan may include optional elements. The purpose of this element is to set out plans and programs for those structures or lands in the area having historical, archeological, architectural, scenic, or similar significance.

Chapter 267

Florida Historical Resources Act is Florida's primary historic preservation legislation and it grants the Division of Historical Resources title to the sites and artifacts on state-owned and state-controlled land. This statute requires a permit to conduct archaeology and provides penalties for removing or disturbing sites or objects without such permit. It applies to whether a site is recorded or not with the Division of Historical Resources.

Local Regulations

City Ordinance - Land Development Regulations Chapter 26 City of Punta Gorda Code of Ordinances

Section 3.14 - HO, Historic Overlay District

The Historic Overlay District is established to preserve and protect Punta Gorda's locally designated historic districts and landmarks, which are among the City's most valued and important assets.

Section 3.15 Establishment of Official Zoning Map

The boundaries of all districts are established as shown on the Official Map, which is considered as part of the Code. Any amendments made to the boundaries must be reflected on the Official Zoning Map by the Zoning Official or designee within 30 days following the amendment.

Section 7.3 Building Style

Buildings subject to the provisions of Article 7 are required to incorporate elements of the architectural styles outlined in the City of Punta Gorda Historic District Design Guidelines Part II.

Section 8.1 Demolition and Relocation of Historic Buildings

This section establishes minimum standards for the demolition and relocation of structures listed on the National Register of

Historic Places, the Florida Master Site File, or other Local Historic Landmark.

Section 8.16 Transfer of Development Rights [TDRs]

This section allows any structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmarks to become sending sites for the purposes of transferring development rights.

Section 10.6 Parking in the CC District

The provisions of this section permit all existing structures to be considered conforming in regards to parking even if renovations occur and/or uses on the site change.

Section 11.11 Creative Signs

The provisions of this section allow the creative application of signage beyond the restrictions otherwise encapsulated by Article 11. The Design Criteria established in this section specifically relate to the preservation and enhancement of the historic character of the City.

Section 14.8 Variances

Article 14 provides the standards for flood hazard areas of the City. In addition, over ninety (90) percent of the land area of the City lies within the 100 year floodplain these provisions are critical to the safe development of the City. This Section specifically recognizes the need to provide relief from these provisions for designated historic structures so as to minimize the adverse impacts of the provisions to the architectural and historic character of the structures reviewed.

Section 15.4 Historic Preservation Advisory Board

This section outlines the power and duties of this board relative to the Land Development Regulations, Chapter 26 as established by City Council.

Section 16.3 Application for Certificate of Appropriateness

This section provides the requirements for Certificate of Appropriateness for any structures listed on the National Register of Historic Places, the Florida Master Site File, or other Local Historic Landmark, establishing two levels of review; Staff level and Historic Preservation Advisory Board level: based on activities applied for on the Certificate of Appropriateness.

IV. INVENTORY AND ANALYSIS

The history of Punta Gorda and Charlotte Harbor is rich and diverse, a kaleidoscope of changing landscapes and cultures. History is etched in the land, told in our stories, and written in our books. As we piece together a more accurate picture of the past, the present is enriched, and we better understand our responsibilities to the future.

The pre-history of our area is unwritten. Over the past centuries, ecologists, biologists, and geologists have studied the land. From soil and rock samples, scientists have identified and described changes in Florida's landscape. Archeologists have pieced together information about the people that lived here from the artifacts unearthed from numerous local digs.

Beginning in the 15th century with the landing of Ponce de Leon, we have written accounts of our history. Because our land was occupied by many different peoples, our history is richly diverse. A document published through the Charlotte County School System in the 1950s, republished recently by the Local History Curriculum Committee, contains an historic overview of our area within the context of the history of Florida. The information in this document is divided into historical periods from the Early Contact Period (12,000 BC) through to the Modern Era Period (ending 1959). This document is reprinted below. To this is added the General Development Period (1960 to1988), the Post-General Development Period (1989 to 2004), and the Post-Charley Period (2004 to present time) wherein we write our own pages of history.

12,000 BPE: Florida's Prehistoric People

Archeological evidence indicates that people inhabited the Florida Peninsula 12,000 years ago. Florida's land mass was more than twice the size as it is today. Large mammals, now extinct, such as the saber-toothed tiger, the mastodon, and the giant armadillo roamed the land. Florida's ecosystems supported a wide diversity of plants and animals. The people that inhabited Florida were hunter-gatherers, subsisting on small animals, plants, nuts, and shellfish, settling in areas where there was a fresh water supply, sufficient resources for tool-making, and firewood. Florida's pre-historic people developed cultivated agriculture, established trade with other groups in what is now the southeastern United States, and developed complex social organizations reflected in ancient temple mounds and village complexes. The Calusa and Tequesta Indians vied for domination of South Florida at the Charlotte Harbor Boundary.

1500 – 1521 AD: Landing of Juan Ponce de Leon

Although other Europeans may have landed on Florida's shores prior to 1513, Florida's written history begins in this year with the arrival of Juan Ponce de Leon, Spanish explorer and adventurer. Ponce de Leon first wades ashore on the northeast coast of Florida, presumably near present-day St. Augustine. He names the land Florida in honor of Pascua Florida, the feast of the flowers, Spain's Easter time celebration. Florida is identified as a desirable place for explorers, missionaries, and treasure seekers. In 1521 Spanish records indicate that Ponce de Leon accompanied by two-hundred people lands on the southwestern coast of Florida at a spot presumed to be Charlotte Harbor at Pine Island in what is now Lee County. Ponce de Leon brings with him Andalusian horses and cattle, sheep, goats, and pigs to help create a new settlement. Ponce de Leon's attempt at colonization fails due to attacks by native people. In a bloody battle between the Calusa Indians and the Spanish, Ponce de Leon is fatally wounded and the colony is abandoned.

An unknown Spanish cartographer was updating a map of the New World. On the map, he sketched a meandering river in a previously uncharted region. Like all cartography, it was part

accurate representation, part educated guess. He labeled it Rio de la Paz, or the "Peace River."

1539 – 1542 AD: Exploration of Hernando de Soto

In 1539 explorer and adventurer, Hernando de Soto, is believed to have landed in the vicinity of Charlotte Harbor Town. De Soto heads an expedition in hopes of finding the fabled wealth of the Indian People. DeSoto brings with him cattle, hogs, and Spanish war dogs known as Alons. These animals, allowed to run wild in the swamps, hammocks, pine forests, and grassy plains, spread throughout the Florida peninsula. Although no great treasures are found by de Soto, his explorations inform Europeans about Florida and its relationship to Cuba, Mexico, and Southern and Central South America.

1559 – 1600 AD: Spanish Gain Control of Florida

While throughout the period of early exploration Spanish vessels, called plate fleets, heavily laden with gold, silver, and supplies, sail the Gulf Stream through the Florida Straits, it would not be until 1559 that Europeans would attempt to colonize Florida.

Under the leadership of Tristan de Luna Y Arellano the Spanish attempt to establish a settlement at Pensacola Bay, but a series of misfortunes thwarts this effort. Beginning with the explorations of Juan Ribault in 1562 and followed two years later by a fellow Frenchman, Rene Goulaine de Laudonniere, the French begin to colonize the area. De Laudonniere establishes Fort Caroline at the mouth of the St. John's River, near present-day Jacksonville. French explorations accelerate Spain's plans for colonization. In 1565 Pedro Menendez de Aviles hastens across the Atlantic and lands at a place he calls San Augustin (St. Augustine), the first permanent European settlement in what is now the United States. Menendez accomplishes his goal of expelling the French, attacking and killing all settlers except for non-combatants and Frenchmen who profess belief in the Roman Catholic faith. He captures the French Fort Caroline and renames it San Mateo. Two years later the French, under the leadership of Dominique de Gourgues, retaliate against the Spanish recapturing San Mateo. The Spanish stationed at San Mateo pay with their lives. This does not halt the Spanish whose pattern of constructing forts and Roman Catholic missions among the native people continue. One such mission is established at San Antonio among the Calusa at their capital, Toampe. San Antonio is located in St. Carlos Bay, now known as Charlotte Harbor, and is believed to have been located at or near present day Burnt Store area just south of the present day City of Punta Gorda. The mission-fort is in use for at least two years. The English, also eager to exploit the wealth of the Americas, increasingly come into conflict with Spain's expanding empire. In 1586 the English captain, Sir Francis Drake, loots and burns the tiny village of St. Augustine. Spain's control of the area continues, despite this attack. As late as 1600 Spain's power over what is now the southeastern United States is unquestioned.

1607 – 1740 AD: Spanish Control of Florida Weakens

The English establish their first colonies in North America at Jamestown and Plymouth well to the north of the seat of Spanish

colonial power in Florida. Wanting to take advantage of the continent's natural resources, the English gradually push the borders of Spanish power southward into southern Georgia. English settlers in the Carolinas are particularly hostile toward the Spanish. Led by Colonel James Moore, the Carolinians and their Creek Indian allies attack Spanish Florida's eastern borders in 1702, destroying the town of St. Augustine. Their assaults continue for several years, killing many native people and enslaving many others. At the same time, French explorers are moving down the Mississippi River Valley and eastward along the Gulf Coast. The French continue to harass the Spanish, capturing Pensacola in 1719, 21 years after the town had been established. England establishes Georgia in 1733. In 1740 Georgians attack the Castilllo de San Marcos at St. Augustine for almost a month. While the attack is not successful, it does point out the growing weakness of Spanish Florida. During this time, Florida's native population suffers many losses. Between 1702 and 1710, Florida's native population is devastated by disease, war, and slave raids by English colonists from Georgia. The Spanish control of Florida weakens as the last remaining sympatric Calusa are evacuated to Cuba. Displaced from their homelands in the southeastern United States, bands of Lower Creek Indians migrated to Florida and the Peace River Valley in the early 1700s, while it was still under Spanish rule. There they mingled with runaway slaves and adopted the colorful attire of Scottish traders, forging a unique culture and coming to be known as Seminoles, or "separatists." The Seminole Indians, who settled on the banks of the Peace River Valley located on the River Tallackchopo, "The River of Long Peas," for the wild peas that covered the river's banks. This River was previously identified on other maps as the Peace River.

1763 – 1783 AD: British Gain Control of Florida

Britain captures Havana, Cuba from Spain during the Seven Years' War (1756 to 1763). In exchange for Havana, the British gain control of Florida in 1763. The British split Florida into two parts, East Florida with its capital at St. Augustine and West Florida, with its seat at Pensacola. Britain offers land and help to white settlers to generate products for export. British surveyors map much of the land and coastline. In 1765 British surveyor George Gould finds 400 Spanish-Indian fishermen curing mullet for the Cuban market on San Carlos Bay and in 1772, Bernard Romans surveys San Carlos Bay renaming the northern estuary "Charlotte" after King George's queen. Romans' map is engraved on copper by Paul Revere of Boston. During this period, the British also try to develop relations with the Seminoles moving into the area from the north. British strategies for growth may have converted Florida into a flourishing colony, but plans are interrupted by the War for American Independence (1776 to 1783.) Throughout the War for Independence, the two Florida's remain loyal to Great Britain. Spain, participating indirectly in the war as an ally of France, captures Pensacola from the British in 1781. In 1784 Spain regains control of the rest of Florida as part of the peace treaty that ends the American Revolution.

1783 – 1821 AD: Florida Becomes a United States Territory - 2nd Spanish Period

When the British evacuate Florida, Spanish settlers, as well as settlers from the newly formed United States, come pouring into Florida. Spain offers favorable terms for acquiring property known as land grants. Others coming into Florida are escaped

slaves. Instead of becoming more Spanish, east and west Florida becomes increasingly more American. During this period the United States led several official and unofficial U.S. military expeditions into Florida. In 1818 General Andrew Jackson leads a military foray into Florida. General Jackson's battles with Florida's native people would later be known as the First Seminole War (1818 to 1827). In 1821 Spain formally cedes Florida to the United States according to the terms of the Adams-Onis Treaty. And in the same year, Andrew Jackson returns to Florida to establish a new territorial government on behalf of the United States.

1821 – 1832 AD: The Treaty of Payne's Landing

East and West Florida are merged into one entity after territorial status is granted. Tallahassee is chosen as the capital due to its location half way between St. Augustine and Pensacola. The territory of Florida is a vast wilderness, sparsely populated with settlements of native Indian people, African Americans, and Spaniards. Prior to the railroads, immigration to south Florida is slow, yet the Red Hills area in the Panhandle is particularly attractive to people from the older southern plantations in Virginia, the Carolina's and Georgia. The Indian population at this time consists of several groups, particularly the Seminole and the Miccosukee people.

Many African-American refugees, known as maroons, from slavery in the Southern U.S. live with the Indians. In 1821 a group of maroons settle at Pine Island and establish a colony. They obtain weapons from Cuban-Spanish fisherman and make a living cutting timber and fishing, selling the wood and fish in Havana. The colony lasts for a few years after which the maroons flee to the Bahamas via fishing boats.

Indian removal becomes popular with white settlers because they want the lands occupied by the Indians and the Indian community often provides a sanctuary for runaway slaves. The federal government is pressured to remove Indian people from Florida. In 1832 the U. S. government and Seminole leaders sign the Treaty of Payne's Landing. Under this treaty the U. S. offers lands west of the Mississippi to Indians who agree to leave Florida voluntarily.

1835 – 1842 AD: The Second Seminole War

As many Indians leave the state, many decide to stay. Seminole leader Osceola refuses to leave his land. In 1835 the U. S. government sends troops to Florida to enforce the treaty. The Second Seminole War (1835 to 1842) begins with the Dade Massacre. The Seminoles kill all but one of the 110 troops sent by the U. S. Osceola becomes a legendary Seminole war leader. Under his leadership, the Seminoles win the respect of the United States soldiers for their bravery, fortitude, and ability to adapt to changing circumstances. Osceola is arrested by Brigadier General Joseph Marion Hernandez while negotiating under a white truce flag in October 1837 by order of General Thomas Jesup. Osceola dies of malaria in South Carolina less than three months after his capture. During this time, in August of 1841, a detachment of the 8th infantry, commanded by Captain T. P. Guynn, is posted on Pease Creek, previously known as the River of Peace, twenty miles from the mouth on the river, on the southern bank, eighty miles south of Fort Brooke. The post is called Camp Ogden and is established for the double purpose of

being an advanced position towards the Big Cypress Swamp, and a convenient spot to procure suitable material for the building of canoes. The Second Seminole War Finally ends in 1842, seven years after it began. Under President Andrew Jackson the U. S. government spends over $10 million dollars and the lives of many U.S. soldiers, Indian people, and U. S. citizens to force the removal of the Seminoles. In the end, the outcomes are not as the federal government had planned. Some Indians migrate voluntarily, some are captured and sent west under military guard, while others escape into the Everglades where they make a life for themselves away from contact with white people.

1842 – 1845 AD: Florida becomes the 27th State of the United States

Despite bloody conflicts with Indian populations, white Floridians concentrate on developing the territory and gaining statehood. The population reaches close to 54,500 people with African-American slaves making up almost half the population. Steamboat navigation is well established on the Apalachicola and St. Johns Rivers and railroads are planned. During this period, Florida is divided into three areas: East Florida from the Atlantic Ocean to the Suwannee River; Middle Florida, between the Suwannee and the Apalachicola Rivers; and West Florida, between the Apalachicola River and the Perdido River. The southern area of the territory, south of present day Gainesville, is sparsely settled by whites.

In 1845 Thomas P. Kennedy opens a trading post for Seminoles on the east shore of Charlotte Harbor. On March 3, 1845 Florida becomes the 27th state of the United States with William Dunn Moseley as the first Governor.

1845 – 1858 AD: The Third Seminole War

After Osceola's death during the Second Seminole War, Billy Bowlegs becomes a rising Seminole leader. While he had signed the Treaty at Paynes's Landing, he refuses to leave the state. He and his band of 200 warriors become some of the most prominent survivors of the war. Billy Bowlegs is brought to Washington D.C. to impress upon him the power of the country to which Florida is a part. Although there is tension between the settlers and the Indians, Bowlegs and his warriors live in relative peace in southwest Florida. An Indian agent, John Casey, is assigned to the area and in 1849 Chief Bowlegs and Agent Casey meet for negotiations at the Burnt Store site. Tensions escalate and the United States Army builds Fort Ogden on the east bank of the Peace River to oppose the Seminoles. Captain John Winder builds a fort on the west bank of the Peace River near Fort Ogden as a refuge for settlers. In 1855 a group of Army engineers invades Bowlegs property and cuts down a banana tree. This action is believed to be a deliberate act to provoke Bowlegs to retaliate so that there is reason to force the relocation of the Indians. The ploy works and the Third Seminole War begins with the conflict lasting until 1858.

In 1857 a breastworks, named Camp Ogden, the only military Fort or Camp located in the current boundaries of Charlotte County, is constructed at today's Cleveland by Company H, Fifth, U. S. Infantry. This temporary defense site is built to monitor the last of the Seminoles lingering in the area. In 1858 the last battle of the Third Seminole War is fought on the Peace River

south of Fort Meade. Chief Bowlegs, defeated, agrees to relocate to Oklahoma with the remaining known Seminoles. Florida's Peace River author, Canter Brown, Jr. states that for centuries the Peace River was designated in various languages on European maps as the River of Peace and by the mid- to late-1800s, the name Peace River had become commonplace and it remains so.

1860 – 1865 AD: Florida Secedes From the Union

Slavery issues begin to dominate the affairs of the new state. Most Florida voters, white males ages 21 years or older, do not oppose slavery; yet, they are concerned about the growing feeling against it in the North and view the new anti-slavery Republican Party with suspicion. In the 1860 Presidential election, no Floridians vote for Abraham Lincoln. Shortly after Lincoln's election, a special convention draws up an ordinance that allows Florida to secede from the Union on January 10, 1861. This secession action is not submitted for popular approval and there is a large minority in Florida opposed to the secession.

On April 11, 1861, Fort Sumter is captured and the Civil War begins. On April 19, 1861 Abraham Lincoln proclaims the naval blockade of the southern states including Charlotte Harbor. During the Civil War, Florida supplies the Confederacy with food and other provisions via ship captains known as blockade runners. Captain James McCay, a Scottish immigrant who had set up residence for himself and his family in Tampa, operates a shipping company running the blockades of Southwest Florida's many ports. He becomes one of Florida's most active blockade runners. In response to Union Naval raids, Captain James McKay forms the Cow Cavalry, a small group of ranchers and cowhands that protect cattle ranches, salt mills, and small Florida towns from Union raids. Members of the Cow Calvary include locals in the Myakka and Peace River area. Captain James McKay and Jacob Summerlin, reputed to be the first born on Florida territory and who amasses a fortune from cattle ranching, abandon the Burnt Store Dock and build a new one at Hickory Bluff, today's town of Charlotte Harbor, with the help of ranchers Joel Knight, Jockey Whidden, and others. McKay's side wheel steamer makes six successful runs through the blockade before the steamer is caught and burned. In 1863 Union Rangers from Key West mount an incursion into ranches between the Myakka and Peace Rivers to recruit converts from Confederacy Rangers. The Union Rangers retreat without success after two desultory skirmishes near El Jobean. In 1865 shortly before the end of the Civil War, the Confederate Cow Cavalry of Peace River cattlemen attack Union forces at Fort Myers. A few cannon rounds are exchanged without effect.

1865 – 1876 AD: County Seat Moves to Pine Level

Charlotte County is originally part of Manatee County. Manatee County moves the county seat to Pine Level, near Tater Hill, now Arcadia. Nathan Decoster, formerly a Union Officer at Fort Myers, locates to Hickory Bluff near Charlotte Harbor Town to operate the first sawmill south of Tampa. Decoster later plats Harbor View. In 1867 the International Ocean Telegraph Company builds a line and parallel road just west of Babcock Ranch to Punta Rassa, and then the first undersea cable to Havana.

Beginning in 1869 the Federal government institutes a congressional program of reconstruction in the southern states including Florida. During this time, Republican officeholders enact sweeping changes, many of which are aimed at improving conditions for African Americans. John F. Bartholf, formerly a Union officer at Fort Myers, is named Reconstruction Clerk of Court at Pine Level and later Superintendent of Public Instruction. Around this time Federal troops are ordered to leave Florida. John Lomans, the only African-American in Manatee County who can read and write, is appointed 'servant of the court' to serve on all juries. In 1870 Ziba King sets up a store at Fort Ogden and begins to build the largest cattle herd in the area. His cow path to Hickory Bluff Dock along an old Indian trail is today's King's Highway. In 1873 or 1874 the Trinity Methodist Church, the oldest in today's Charlotte County, is organized at Hickory Bluff. Superintendent of Public Instruction, John F. Bartholf, builds the first school there. Frederick Howard with his wife Anna and two nephews build a log cabin in the area and are the first settlers on the south shore of Charlotte Harbor. In 1874 or 1875 Nathan Decoster is named County Judge. He sells his sawmill to Thomas Williams. In 1875 a Post Office is established at Hickory Bluff. John F. Bartholf is named postmaster and calls his post office Charlotte Harbor to describe his jurisdiction territory that included all north harbor settlements.

1877 – 1878 AD: Tourism Increases in Southwest Florida

During the final quarter of the nineteenth century, large-scale commercial agriculture in Florida, especially cattle ranching, grows in importance. Industries such as cigar manufacturing take root in the immigrant communities of the state. Additionally, investors become interested in enterprises that extract resources from the water and land. These extractive operations are as widely diverse as sponge harvesting in Tarpon Springs and phosphate mining in the southwestern part of the state. The Florida citrus industry grows rapidly despite occasional freezes and economic setbacks. The development of industries throughout the state prompts the construction of roads and railroads on a large scale. In 1855 the State Legislature passes the Internal Improvement Act. The legislation offers cheap or free public land to investors, particularly those interested in transportation. The act, and other legislation like it, has its greatest effect in the years between the end of the Civil War and the beginning of World War I. During this period, many railroads are constructed throughout the state by companies owned by Henry Flagler and Henry B. Plant, who also build lavish homes near their railroad lines.

Beginning in the 1870s, the natural beauty of Charlotte Harbor and Lemon Bay, as well as our mild climate, attracts visitors from the northern states. Steamboat tours of Florida's winding rivers are a popular attraction for these visitors, some of whom settle permanently. In 1878 Captain William Goff settles at Lemon Bay, today's Englewood. Goff operates a schooner called "Nellie Bly," sparking the settlement of Vineland. One year later, in 1879, James Madison Lanier and his wife, Sarah, build the first log home in what is today's Punta Gorda. And, in 1880, John Cross founds Liverpool on the Peace River south of Fort Ogden. Cross operates an ox-drawn drayage and general store on this site. Cross builds a wharf and warehouse at Liverpool as a deepwater port for the busy community of Fort Ogden. Service is provided

to the port by two sailing vessels of 30 to 40 ton capacity, the Lilly White and the Emma White, connecting this area to Key West and Mobile, Alabama.

1878 – 1886 AD: Isaac Trabue arrives in Charlotte Harbor

Tourism brings investors and the Internal Improvement Act stimulates initial efforts to drain the southern portion of the state in order to convert it to farmland. In 1881 Hamilton Disston, a wealthy saw manufacturer, buys four million acres of swamp and overflowed lands including the shores of Charlotte Harbor for 25 cents an acre. In December, Disston sells the Charlotte Harbor area land to Sir Edward J. Reed, a member of Parliament and a wealthy financier. John Cross becomes a real estate agent for Reed. In 1883 John Cross advertises cheap land at Charlotte Harbor in the northern newspapers. Colonel Isaac Trabue of Louisville, Kentucky, sees Cross' advertisement and buys thirty acres from James Lanier through John Cross. In 1884 surveyor Kelley B. Harvey works to lay out streets and blocks according to instructions from Isaac Trabue. All waterfront property is designated to be parks and streets are laid to wind along the Peace River. The Town of Trabue, a subdivision, is recorded on February 24, 1885. These development projects have far-reaching effects on the agriculture, manufacturing, and extractive industries of late nineteenth century Florida. In 1883 Army Captain Francis LeBaron surveys the Peace River and discovers phosphate deposits. The citrus industry especially benefits as it is now possible to pick oranges in south Florida, put them on a train heading north, and eat them in Baltimore, Philadelphia, or New York in less than a week.

More tourism brings more people. With more people, there is a need for spiritual leadership. In 1882 the Reverend George W. Gatewood, a licensed Methodist preacher, comes to the area to minister to settlers and the Seminole Indians. In 1884 Cleveland is platted by Dr. A. T. Holleyman, who builds the Baxter House, a hunting lodge for himself, his partner, W. J. Scott, and friends. In 1885 Colonel Isaac Trabue sets aside a city block in his Town of Trabue plat for cultivation of pineapples, profits from which buy gold medals for winners of an annual chess tournament. Trabue also persuades Florida Southern Railway to extend its line from Bartow to his town. Albert W. Gilchrist arrives in the Town of Trabue as a surveyor for the Florida Southern Railway. He employs five black surveyors and a foreman who settle in Punta Gorda. They include, Sam Kenedy, Dan T. Smith, Columbus Reese, Alex Stephens, and S.P. Andrews. In 1885 phosphate rock is discovered on the banks of the Peace River just above Punta Gorda. Phosphate is a valuable mineral for fertilizers and many other products and is in great demand worldwide. The phosphate is barged down the Peace River to Port Boca Grande where it is loaded onto schooners for worldwide shipment.

In 1886 the Southern Railroad extends tracks into Punta Gorda making it the southernmost terminus of the U.S. rail system. In addition to providing an alternate means of exporting fish and minerals overland, the railroad brings more tourism to Southwest Florida. In July of 1886 the first train arrives at Trabue with 200 workmen who immediately begin the building of the large Hotel Punta Gorda for wealthy winter visitors. During the hotel's first season, there are 3,320 guests registered, making it a popular southern resort for northern tourists. Also in this year, a post office is established at Cleveland. The Hotel Dade, a commercial

hotel, may have been opened as early as 1886 for some of the visitors during the construction of the Hotel Punta Gorda and the Railroad Wharf, but officially opened in 1887.

Figure 1: Urban Design Historic Archives: Hotel Punta Gorda c1887-1896

Originally located at Marion Avenue and Taylor Street, the Hotel Dade is placed on logs and rolled to Marion Avenue and Sullivan Street. The Hotel Dade is the residence of Albert W. Gilchrist.

1887 – 1905 AD: The City of Punta Gorda is Born

In 1887 the Town of Trabue is part of Manatee County. On May 19th, 1887, a convention is called to divide the County of Manatee. A dividing line is established and the City of Trabue becomes part of the newly established DeSoto County. On December 3rd, 1887, a group of thirty-five citizens, including Sam Kenedy, the African American surveyor who arrived with Albert Gilchrist, led by Kelly B. Harvey, meet at the Hector House around a pool table and vote to incorporate the town. Documents are filed in December 1887 and the unincorporated town of Trabue became the City of Punta Gorda.

Development continues in newly incorporated Punta Gorda. The hub of Punta Gorda's commercial activity is the Railroad Wharf at the end of King Street. A rail connection is built between the Railroad Wharf and the Deep Water Dock. The Hotel Punta Gorda is under construction as are the City Wharf, the Long Dock, and the Railroad Depot. After the 1886 fire in Key West, many small Key West cigar firms looked at towns all over Florida for attractive opportunities to re-establish their businesses. They sought free land and free buildings, and many enterprising communities provided the financial incentives. The El Palmetto Cigar Company relocates to Punta Gorda and flourishes, housing workers in small cottages at Virginia and Cochran Street. Two houses are later donated to the City of Punta Gorda's History Park.

In 1888 classes outgrow the community hall and the first building is designated as a school at the corner of Marion & Harvey Streets. The first school for African Americans is formed. On February 17, 1893, the first issue of the Punta Gorda Herald appears.

In 1901 a decision by Henry Plant, owner of the railroad, changes the economic climate of Punta Gorda. Having a substantial financial commitment to Tampa and believing that Florida's west coast should have only one deep-water port, Plant orders the removal of the railroad connection between the Deep Water Dock and the Railroad Wharf thus severing Punta Gorda's railroad

connection to deep water. Several industries are impacted by this decision, one of which is the cigar industry. The El Palmetto Cigar Co. folds, as the cigar industry gravitates to Tampa. Del Huckeby of Cleveland buys a number of the cottages built to house workers and moves them to Brown and Wood Streets.

Industry and development continues but with a different emphasis. The Punta Gorda Bank is chartered on October 10, 1893 by Fort Ogden cattleman, Ziba King. His cashier is John Farrington. The bank begins its business operations at Marian Avenue and Cross Street. In 1897 Perry "Bud" McAdow buys controlling interest in the bank and in 1899, the Punta Gorda Bank is granted a State Charter. Local merchant A. C. Freeman becomes mayor in 1900.

At this time, the cattle industry is thriving. In 1901 the last cattle dock is built in Punta Gorda. It is thirty-one hundred feet long and extends out into Charlotte Harbor to a depth of nine feet. A warehouse at the end of the dock is built by Colonel Trabue. Most of the cattle, shipped from the Charlotte Harbor area, are sent to Cuba, but some are marketed to Key West. In 1902 the Atlantic Coast Line takes over the Plant System, which includes 2,220 miles of track including the line to Punta Gorda. In 1904 the Atlantic Coast Line extends the line south from Punta Gorda to Fort Myers. At this time the telephone line is also extended to Fort Myers from Punta Gorda which was connected two years previously to Arcadia.

A. C. Freeman, who moved to the area in 1889, becomes a city tax collector, councilman, mayor, sheriff, and county commissioner. He builds his first home in 1903 a two story Victorian house, on Marion Avenue at a cost of less than 1,900 dollars. A steel tower is erected on the waterfront near Sullivan Street on land which is now the Charlotte Harbor Event Center. The new tower is sixty feet high with a flag staff twenty feet above the ground from which storm signals may be displayed. This tower is in use until after Hurricane Donna in 1960.

Also in 1903 Albert Gilchrist is elected as state representative and appoints Dan Smith, one of the black surveyors, to the DeSoto County board of education. Mr. Smith meets Benjamin Baker at an educator's convention in New Orleans. Mr. Baker comes to Punta Gorda to teach the black students. "A two room, wood frame "colored school" is built on East Marion Ave. near the water at the end of Cooper Street.

1905 – 1920 AD: The Great Fire and the Rebuilding of Punta Gorda

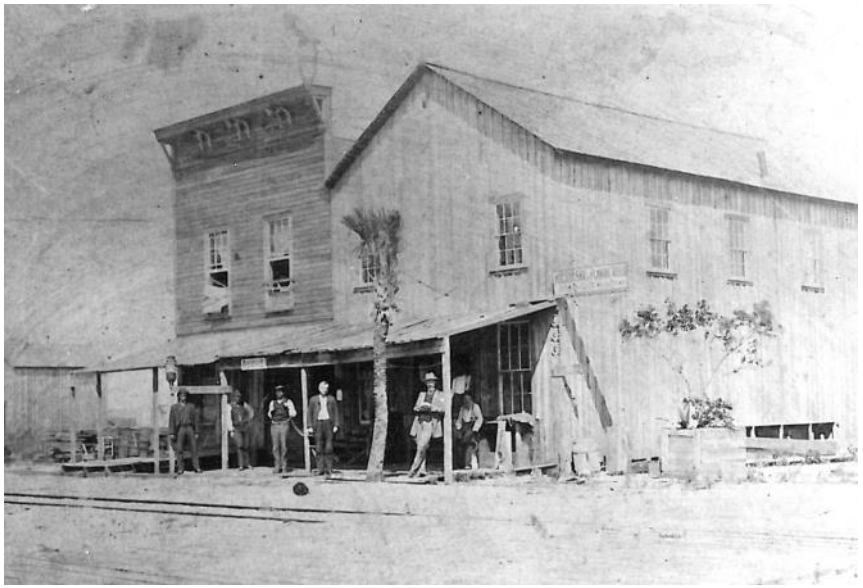


Figure 2: Urban Design Historic Archives: Commercial Building on King Street c1890's

The great fire of 1905 destroys most of wood framed buildings in downtown Punta Gorda. As a result, City Council orders all new construction to be made of brick or concrete. Tin roofs become popular throughout the town. Also in this year, Marian McAdow plants the Banyan Tree, as well as other tropical trees on the grounds of her estate home on Retta Esplanade. The Banyan Tree remains there today.

In 1907 Punta Gorda Grammar & High School opens with an enrollment of 150 students. Student overcrowding forces the construction of a new school on Taylor Street in 1911. In 1908, George Brown, a skilled African American shipbuilder builds the Cleveland Steam Marine Ways. This shipyard, owned and operated by George Brown becomes the biggest shipyard in southwest Florida. Also in this year, Albert W. Gilchrist is elected Governor of Florida and the City Wharf is erected at the foot of Sullivan Street. In 1909 the City of Punta Gorda begins supplying electric power to its residents.

By the turn of the century, Florida's population and per capita wealth are increasing rapidly. The potential of the "Sunshine State" appears endless. By the end of World War I, land developers descend on this virtual gold mine. With more Americans owning automobiles, it becomes commonplace to vacation in Florida. Many visitors stay on, and exotic projects spring up in southern Florida. Some people move onto land made from drained swamps. Others buy canal-crossed tracts through what had previously been dry land. The real estate developments quickly attract buyers and land in Florida is sold and resold. Profits and prices for many developers reach inflated levels.

Punta Gorda is a destination point. Tony Janus of Tampa lands the first airplane in Punta Gorda, a Benoit flying boat, and lumberman Edward V. Babcock of Pittsburg buys two townships east of Punta Gorda along Telegraph-Cypress road to harvest timber. When it became clear the trees would not grow back in a profitable timeframe the land was used for ranching and hunting. He names this the Crescent B. Ranch, still a working ranch today. This same year, Dr. George Stone of Punta Gorda supervises construction of a sea wall along Retta Esplanade to create upscale

home lots. Residents sue successfully to prevent building on this land dedicated for parks by Colonel Isaac Trabue.

In 1914 Hotel Punta Gorda closes. In 1915 a fire on the Railroad Dock is a crippling blow to Punta Gorda's economy due to the fact that the fire occurs during the closed season and stored nets and fishing gear are lost. However, commercial fishing remains important to Punta Gorda's economy until after World War II.

The building of a road from Tampa to Miami begins in 1914. The original plan is to divert the Tamiami Trail inland to avoid Charlotte Harbor and the lower Caloosahatchee River at Fort Myers. John Hagan Sr., a resident of Charlotte Harbor Town and a commissioner of DeSoto County, persuades residents on the west coast to rush ahead and build a shell and marl road as well as a "great bridge" over Charlotte Harbor in order to bring the Tamiami Trail back into Punta Gorda. Various road-and-bridge tax districts were established for the purpose. Punta Gorda and Charlotte Harbor Town issued $200,000 worth of bonds. No state or federal money was sought. Work begins on the bridge in 1916.

Also in 1916, the largest shipyard is built in the area, the Cleveland Steam Marine Ways. It is owned and operated by black businessman George Brown. The shipyard services the largest of the ships using Charlotte Harbor and the Peace River. The Cleveland Steam Marine Ways functions as a storage facility for yachts owned by locals and winter residents in the area.

In 1920 the Baltimore Orioles arrive in Punta Gorda for spring training at a multi-use ballpark with full amenities. The facility is constructed at the crossing of Carmelita and Florida Streets. The site now holds the Charlotte County Little League Fields, a BMX track, and a Horse Show Ring.

State government begins to represent a larger proportion of its citizens. Female citizens win the right to vote in 1920 when the Nineteenth Amendment to the United States Constitution becomes law. Also in 1920, the National Prohibition of Alcoholic Beverages becomes effective. Moonshiners and rum-runners spring up in Charlotte Harbor to fill the demand for whiskey. In this same year, Punta Gorda adopts a new City Charter.

1921 – 1925 AD: The Charlotte Harbor Bridge Opens

In 1921 Charlotte, Glades, Hardy, and Highlands Counties split from DeSoto County. Punta Gorda is chosen as the county seat by public referendum for the new Charlotte County. Governor Cary A. Hardee appoints the first roster of county officers. William H. Whitten, a prominent businessman, is appointed County Commissioner. Whitten, a pineapple grower and businessman, advances his own money to complete construction of the first bridge across Charlotte Harbor. The Charlotte Harbor Bridge opens on July 7, 1921 and property along the water, previously platted by Trabue and improved by a seawall construction project in the 1920s, is named Gilchrist Park in honor of former Florida Governor Albert Gilchrist.

With the completion of the first bridge across Charlotte Harbor schools begin bussing students from rural communities to the Junior High in Port Charlotte and combine schools in Punta Gorda. George Brown continues to prosper and buys many investment properties in Punta Gorda. In 1921 Brown donates

land, located at the southwest corner of Marion and Nesbit Streets, for the black Masonic Tuscan Lodge 92.

The town continues to change. In 1922 Punta Gorda buys its first fire truck, a British-built Seagrave. Cleve Cleveland is appointed fire chief. The economy is doing well, but as the country heads toward the Great Depression, some industries decline while others prosper. When the Florida Legislature bans the leasing of convicts for private labor in turpentine camps, the turpentine industry begins to decline. The Stephens Brothers Turpentine Camp at Southland suspends operations. They sell its large acreage to Boston-Florida Realty Company for a community development named New Boston under the management of Joe Bean.

In these years, the Great Florida Land Boom occurs. Henry Chapin buys the Buchan store and pavilion at Englewood and builds the Royal Casino at the end of the pier for dancing, gambling, and illegal liquor. In 1924, because lots at New Boston are not selling so well, Joel Bean renames the town El Jobe An, an anagram of his name, to give it a "romantic" sound. He builds a hotel for prospective customers and obtains permission to rename the post office. Years later the name is shortened by the Postmaster General to El Jobean. In Punta Gorda, H. W. Smith, a local businessman and longtime County Commissioner, constructs the Arcade Building which is a vital part of the business district. Tenants include the U.S. Post Office, a drug store, grocery store, doctor's office, real estate broker, and jewelry store.

Figure 3: Urban Design Archives: 1924 Aerial Photo of Punta Gorda looking north to Charlotte Harbor

In 1925 Barron Collier buys the Old Hotel Punta Gorda, enlarges it, adds modern plumbing, and renames it Hotel Charlotte Harbor. Also in 1925, a home is built by Joseph Blanchard, an African-American sea captain and fisherman. Upon the death of Blanchard's last surviving daughter, African American community historian, Bernice Russell purchases the Blanchard House. Since Russell's death, the museum has been open to the public and is operated as a museum celebrating African-American history in the area.

1926 – 1940 AD: The Great Depression Era

Florida's economic bubble bursts in 1926 when money and credit run out when banks and investors abruptly stop trusting the

"paper" millionaires. Severe hurricanes sweep through the state in 1926 and 1928 further damaging Florida's economy. Despite these setbacks to the state economy, Punta Gorda continues to see development and change. Bussing increases Punta Gorda's enrollment to 1,000 students and the construction of Charlotte High School is necessary. In 1927 the Punta Gorda Woman's Club is constructed on Sullivan Street on land donated by Judge William Fenmore Cooper. This structure houses the Punta Gorda Public Library until 1957. The third Punta Gorda Train Depot is built in 1928 in a Mission Revival Style popular in Florida. The entire length of Tamiami Trail connecting Tampa to Miami is completed in 1928. Also in 1928 the Barron Collier Bridge is started to replace the bridge completed in 1921 which was deemed insufficient due to its narrow width. Fish wholesalers move from the Railroad Wharf to the City Dock at Maude Street which would later become Fishermen's Village.

Figure 4: Urban Design Historic Archives: 100 block of Marion Avenue looking east c1930's

By the time the Great Depression begins in the rest of the nation in 1929, Floridians had already become accustomed to economic hardship. In 1929 the Mediterranean fruit fly invades the state and the citrus industry suffers. A quarantine is established and troops set up road blocks and check points to search vehicles for any contraband citrus fruit. Florida's citrus production is cut by about sixty percent. Commercial fishing nearly stops because of economic conditions from the hurricanes and the stock market crash in 1929. Fishermen are limited to three hundred (300) pounds of mullet per week, receiving only one cent per pound at times. With the stock market crash the last gasps of the Great Florida Land Boom crash as well.

Punta Gorda continues to grow and construction continues. In 1930 the Sacred Heart Roman Catholic Church is dedicated at Punta Gorda and the Macedonia Baptist Church is organized in

1932 by the Reverend Andrew J. Warren, pastor. The Baron Collier Bridge is completed and dedicated with a free fish fry for the public on July 4, 1931.

In 1937 the requirement that voters pay a "poll tax" was repealed, allowing poor African American and white Floridians to have a greater voice in government. Also in 1937 Sallie Jones, one of the original 21 teachers assigned to Charlotte High School, is appointed as the first female superintendent of schools in the State of Florida and serves 16 years as superintendent. Mr. Baker retires in 1940 after 49 years of teaching and died in 1942. A new school for the African American Community (Baker Center) is constructed. The school remained segregated until 1964 when Charlotte County Schools were integrated. In 1944 the U. S. Supreme Court outlawed a system of all-white primary elections that had limited the right of African Americans to vote.

1941 – 1945 AD: Punta Gorda & World War II

In 1941 the United States enters World War II. The military draft begins. Joyce Hindman, later mayor of Punta Gorda, is the first inducted from Florida. Rationing begins. World War II spurs economic development in Florida. The state becomes a major training center for soldiers, sailors, and particularly for aviators of the United States military and its allies because of its year-round mild climate. Military training airfields are constructed throughout Southwest Florida. In early October 1942, the County Commission assembles acreage for a United States Army Air Corps training field near Punta Gorda. More than 5,000 pilots attend and graduate. This facility is deactivated immediately after World War II. Highway and airport construction accelerates so that by the war's end Florida has an up-to-date transportation network ready for use by residents and visitors who arrive in an endless stream.

During this time, six of the seven African-American Bailey Brothers, residents of Punta Gorda, serve in World War II. Charles Bailey became one of the famous Tuskegee Airmen (Red Tails) of the Army Air Corps. Flying the P-40 "Josephine" named for his mother and later the P-51 "My Buddy" named after his father, Lt. Bailey flew over 130 combat missions in North Africa and Europe earning the Distinguished Flying Cross, the Air Medal with four oak clusters, and the Presidential Unit Citation. The other brothers, Maurice (Army), Berlin (Navy), Harding (Navy), Paul (Army), and Arthur (Marines) also served in World War II. The youngest brother, Lt. Carl Bailey, too young for WWII, follows in his brother, Charles's, footsteps becoming a Tuskegee Airman flying the F-84 fighter jet in the Korean War.

Fred Babcock assembles 63,000 acres for Babcock-Webb Wildlife Management Area in east Charlotte County. This is part of the Edward V. Babcock land holding assembled in the 1920s. It was logged but found to be too wet for ranching and soils too poor to profitably regrow timber.

In 1942 Benjamin J. Baker, a prominent teacher for the black community, dies. The new Baker Elementary School is named in his honor. In 1944 Hotel Charlotte Harbor at Punta Gorda is sold. The new owners refurbished the old hotel and reopen it as the Charlotte Harbor Spa. In 1945 World War II ends with Charlotte County seeing fifteen of its young men killed in the line of duty.

1946 - 1960 AD: Post War Boom

One of the most significant trends of the postwar era is steady population growth resulting from large migrations into the state from the northern states and other western hemisphere countries, most notably, Cuba and Haiti. The people who make up Florida's diverse population work to make the Sunshine State a place where all citizens have equal rights under the law. Florida's public education system and public places undergo great changes in the 1950s. African American citizens join Governor LeRoy Collins and other white supporters to end discrimination in schools and other institutions. Two large residential developers (General Development Corporation and Punta Gorda Isles Development Corporation) spur Southwest Florida growth and force the expansion of the district.

Florida's economy becomes more diverse. Tourism, cattle, citrus, and phosphate are joined by new industries like aerospace and technology that greatly expand the numbers of jobs available to residents. When the interstate highway system is built throughout the state, Florida becomes home to major international airports. Industry expands as well as the university and community college systems.

In 1947 Charlotte Hospital is built by the Punta Gorda Rotary Club. There are twelve beds. Also in this year, the County builds a bridge to replace the old Chadwick structure in Englewood. This bridge is named for State Representative Leo Wotitzky, a Punta Gorda resident. In 1951, William H. and Alfred G. Vanderbilt purchase 35,000 acres in Charlotte County for twenty dollars per acre for use primarily as a cattle ranch. The land is later developed as Cape Haze.

Communications become more advanced and real estate investment increases and in 1953 the telephone rotary dial system reaches Punta Gorda. The first call is made by Mayor E. J. McCann to his sister in New Jersey. In 1954 cattle baron A. C. Frizzell sells 82,000 acres of his Charlotte County range to Yellowknife Bear Mines, Ltd. and Chemical Research Corporation of Canada in partnership with the Mackle Brothers Construction Company of Miami. In 1955 the Mackle Brothers clear land and build four model homes along Tamiami Trail north of Charlotte Harbor. Investors, recognized as General Development Corporation, name the development Port Charlotte. An advertising blitz launches in northern and foreign cities offering $600 home lots for $10 down and $10 a month. Sales skyrocket.

Alfred M. Johns and Wilber H. "Bud" Cole purchase sand flats at Punta Gorda in 1958. They dredge 55 miles of canals to get the fill they need to raise ground level in order to provide waterfront properties with saltwater access. Deed restrictions spur upscale development at Punta Gorda and Burnt Store Isles. Around this time, the Punta Gorda library moves from the Woman's Club into its own building. This first library building later converted to the Adventure Museum was destroyed by Hurricane Charley in 2004.

In 1959 the Charlotte Harbor Spa, the final incarnation of the grand hotel originally built by Henry Plant, a fixture in Punta Gorda since 1886, is burned under suspicious circumstances. The loss of this massive structure leaves a void in the heart of Punta Gorda's historic downtown. This void was temporarily filled by the Punta Gorda Mall, a strip shopping center with ample parking typical of modern suburban development of the type

soon to fill Charlotte County. The Mall was demolished as a result of damage from Hurricane Charley in 2004.

Figure 5: Urban Design Historic Archives: Punta Gorda Mall

1960 – 1989 AD: General Development Period

With the invention of affordable home air conditioning in the 1960s more people move into the area in and around Punta Gorda. Al Johns and Bud Cole continue to plat Punta Gorda Isles and build homes along the newly dredged canals.

Figure 6: Urban Design Historic Archives: Punta Gorda Isles c1970's

In 1960 Hurricane Donna rips through Punta Gorda, damaging 1,220 homes and destroying eighteen. Despite this, people continue to migrate into the area. The Charlotte County Art Guild is organized in 1961. In 1963 the Charlotte County Library system is established with branches in Punta Gorda, Port Charlotte, and Englewood. In 1964 Charlotte County schools are integrated with the assistance of Mr. John Allen, a Charlotte County native, dedicated community servant, and civil rights advocate. He later assists in the founding of the NAACP (National Association for the Advancement of Colored People) chapter in Punta Gorda. The Charlotte County Memorial Auditorium is built

on Retta Esplanade in 1968. Charlotte Hospital continues to thrive. Opened originally in 1947, with physical expansions in the 1950s and 1960s, the hospital receives accreditation from the Joint Commission on Accreditation of Hospitals in 1963. In 1965 the hospital adds a 13-bed intensive care unit, a new laboratory, and a 60-bed extended care facility. It is the only one of its design and size in the United States. By 1966 the hospital name is changed to Medical Center.

Utilities and roads are built to meet the needs of the growing population. New schools are built in rapid succession beginning in 1960 and continuing over the next 30 years. In 1970 the Punta Gorda Herald publishes 6 days a week. Tamiami Trail, also known as U. S. 41, expands to four lanes. The Federal Department of Transportation approves the extension of Interstate 75 south from the Tampa Bay area to Naples after appeals from Charlotte County and other Southwest Florida civic leaders. Both the Atlantic Coast Railroad and the Charlotte Harbor & Northern Railway (CH&N) railroad service Punta Gorda. As automobile traffic increases, rail use declines. In 1971, the Atlantic Coast Railroad discontinues passenger service and in 1972 the CH&N Railroad suspended operations abandoning all right-of-ways by 1988. In 1976 the Albert W. Gilchrist Bridge is opened allowing southbound traffic across Charlotte Harbor. In 1979 Derek Dunn-Rankin starts a second newspaper in the area, the Charlotte Sun.

In 1981, to serve the growing number of permanent residents, the old Baron Collier Bridge over Charlotte Harbor is replaced with a twin of the Albert Gilchrist Bridge and traffic on U.S. 41 is split onto two one-way streets through the heart of downtown, with Cross Street becoming U.S. 41 Southbound and Tamiami Trail becoming U.S. 41Northbound. With the expansion of U. S. 41 and the building of the new bridge, commercial businesses open along the U.S. 41 corridor. Businesses located in the downtown area, such as the Punta Gorda Fish Company, the last of the wholesale fish companies, close. By the 1980's, with growth spreading throughout the county, the Charlotte County Government relocates its administration center out of its traditional home in downtown Punta Gorda to Murdock Circle in Port Charlotte. In 1985, the Charlotte County Art Guild builds the Visual Arts Center in Punta Gorda.

In the mid-1980s with all the small and large changes occurring in the area, historic preservation efforts begin to take root in Punta Gorda. In 1985 under threat from demolition to make way for new development, the home originally built by Mayor A. C. Freeman is moved from East Marion Avenue. The Victorian-style home, built in 1903, is transported a few blocks south and east to its new location at 639 Hargreaves Street and restored by volunteers. In 1987, realizing that a great number of historic structures were under similar threat, the citizens and the City sought a $90,000 grant from the State of Florida. This grant funding was used to hire Florida Preservation Services who conducted the first historic resources survey of the City.

This effort led to the designation of the Punta Gorda Residential National Register District as well as the individual listing of several other structures on the National Register of Historic Places including the A. C. Freeman House. This report also resulted in a historic preservation plan providing major goals and recommendations for preservation in the community. With the

increase in historic and place awareness, the City of Punta Gorda forms a Revitalization Committee, an advisory board of citizens. The charge of this committee is to research and suggest policies and projects that would stimulate commerce and growth in Downtown Punta Gorda. Efforts include the restoration of Punta Gorda's historic brick streets, decorative street lighting, and other street scape improvements to historic commercial thoroughfares. City Council dedicates a funding source specifically for the preservation and economic revitalization to historic downtown and surrounding historic neighborhoods.

In 1989 trailer homes at Punta Gorda's Municipal Mobile Home Park on the waterfront are moved out. Contract for public-private development is awarded to Classic Properties of New Orleans. A recession puts the construction at this location on hold. At the end of this decade, the Charlotte Sun and the Punta Gorda Herald merge as a full daily newspaper, known as the Charlotte Sun Herald.

1990 - 2004 AD: Post General Development Period

Rapid growth continues in the state and the county. Even though the suburban-style growth in unincorporated areas of the County far outpaces it, the City continues to grow.

On December 12, 1990, Charlotte High School's main three-story building is added to the United States' National Register of Historic Places. The Punta Gorda Historic Society works with the City to create the Punta Gorda Historical Park. The History Park is established in 1994 and several historic structures are moved to this location. One is the old Cigar Factory cottages, donated to the City by owner Mike Nicholson and the other is the Trabue Land Sales Office. In 1995 City Council officially changes Cochran Street to Dr. Martin Luther King Blvd. Cochran Street, the heart of the African-American community, was a small business district during the height of segregation laws in Florida. The name change honoring Dr. King is due to the efforts of Bernice Andrews Russell, a long-time resident and a graduate of the Baker Academy. Mrs. Russell is an activist who works for school integration and becomes the historian of the local African American Community. In addition, Fred Babcock donates the old Atlantic Coast Line Depot to Old Punta Gorda, Inc. for restoration.

In 2002 to 2003, the City receives a historic preservation grant from the Florida Department of State, the Division of Historical Resources, to update the 1987 survey of historic properties located within the City's Community Redevelopment Area and to develop design guidelines for the National Historic District. The project also entails a survey of the historic structures of the City's eastside (Trabue-Woods) neighborhoods. These resources are key components in developing the City's broader historic preservation efforts. The Bernice Russell Center is established in 2002 to honor the memory of Bernice Andrews Russell. The Center is dedicated to continuing the work of documenting the contributions of the African-American community to Punta Gorda and Charlotte County.

2004 - Present AD: Post Charley Period

The 2004 to 2005 hurricane seasons held Florida tourism at bay with an unprecedented number of tropical storms and hurricanes. On August 13, 2004, the first of these storms to hit

Florida, Hurricane Charley, plows up Charlotte Harbor ripping through the heart of Punta Gorda and devastates homes and businesses. In addition, commercial fishing and water-based tourist activities are threatened by severe red tide outbreaks.

After Hurricane Charley, residents and business people vow to pick up the pieces and rebuild. A group of concerned citizens come together and form Team Punta Gorda which becomes one of the most important volunteer groups in the City. TEAM PG grows to over 1,800 members, 350 financial contributors, and 200 active volunteers. The group's mission is to unite Punta Gorda residents for the purposes of collaborating with federal, state, county, and local political leaders in order to re-build and re-vitalize the City.

In 2005 the group hires Correa and Associates, an Urban Design firm with an international portfolio. The 2005 Citizens Master Plan is developed during an intensive 7- day charrette that includes workshops, educational lectures, tours, and the input of countless citizens. The final result is a visually compelling document that provides the vision upon which to guide the development and redevelopment of Punta Gorda. This document positively influences the numerous projects in the community that are completed post Hurricane Charley.

The City is committed to moving forward and seeks out assistance from the state and federal governments for grants and redevelopment funding. The CRA focuses redevelopment efforts on projects which assist in the rebuilding of our public space. These efforts concentrate on several expansive projects which stress the importance of maintaining our public waterfront and help re-establish the critical mass of structures and economic activity within the downtown area and adjacent neighborhoods. An economic feasibility study, targeting ways to recruit, retain and restore business to the area through the arts, culture, hospitality, tourism, retail recreation and service industries, is completed in 2007. This document becomes part of the City's strategic planning.

Housing recovers slowly after the 2004 hurricane season, particularly non-luxury market rate and affordable housing. Over the next several years projects begin and partnerships form to increase the stock of various housing types. These projects include:

- Joint partnership project between Trabue Woods Economic Development and the Punta Gorda Community Redevelopment Agency to build a two-story townhouse building with eight units;
- The Bernice Russell Community Development Corporation, a group consisting of local community activists, partner with the Punta Gorda CRA/City Council to construct a mixed use development of retail space with affordable rental housing above;
- Joint partnership between the City and the Peace River Land Trust, creates three affordable single family homes;
- Redevelopment of a 184 unit publicly owned subsidized housing project. This development, Gulf Breeze Apartments, is an award winning housing project. The project includes a variety of housing types, recreational facilities, and green spaces all built upon an extension of the existing street grid. This design fully integrates the new project into the existing community.

Many other projects are completed within the area. The A. C. Freeman House, under threat again from the wrecking ball, is moved to West Retta Esplanade after being gifted to the City in 2005. The home is rehabilitated in a prominent gateway location serving as a house museum and office of the Charlotte County Chamber of Commerce. The Indian Statue, carved from the trunk of a Monkey Pod Tree by internationally known artist Peter Toth in1974, is also saved by the City and relocated beside the A. C. Freeman House. The CRA develops plans for the public property behind the government complex on Harvey Street providing much needed parking and a plaza area. The plaza area links the City Hall Annex, Historic City Hall and the A. C. Freeman House. The project is completed in 2007. The Historic Charlotte County Courthouse reopens February 29, 2008 after an award winning rehabilitation is completed on the 1928 Courthouse. The Charlotte Harbor Events and Conference Center opens in 2009. This project includes a promenade along the waterfront, relinking the site to the original vision embodied in the plat of the Town of Trabue of a public waterfront. This is a small portion of a Harborwalk linking the Bayfront Punta Gorda Hospital to the east through downtown to Fishermen's Village covering over two miles of the southern shore of Charlotte Harbor.

Hurricane Charley destroys six Charlotte County public schools on August 13, including four in Punta Gorda, Baker Center, East Elementary, Punta Gorda Middle, and Charlotte High. The School Board spends the next six years rebuilding these schools including the restoration of the three-story building, the Charlotte High School national landmark.

All this reconstruction spurs other developments throughout the downtown. Hotels such as the Harbor Inn-Sheraton and the Wyvern Hotel are completed. Various beautification projects restore some of the canopy trees lost during the hurricane. Infrastructure projects continue to redevelop, restore, and improve roadways and connections from neighborhoods to the downtown business area. The completion of Martin Luther King Blvd, a five phased project, further enhances and encourages re-investment in the Trabue Woods Area, a vital community within the CRA boundaries. The development and implementation of the City's Punta Gorda Pathways, a series of multi-use recreational trails, provide bicycle and pedestrian routes around the City, and safely connects neighborhoods and businesses together. The development of a pedestrian friendly park is completed directly across from the newly renovated Courthouse. This urban park is named Hector House Plaza in honor of the former two-story structure where the incorporation papers for the City were signed in 1887. This structure is demolished in 1988. The property where the original Hector House once stood is now a sitting garden with landscaped bushes, colorful plants, public seating, and chess boards.

Figure 5: Fawley Bryant Photo of Herald Court Parking Centre 2009

Downtown Redevelopment activity also includes the construction of a 400 space municipal parking structure known as Herald Court Centre. Located in the heart of the historic business district, it is a catalyst for future development without risking further destruction of historic buildings due to parking lot construction. Herald Court Centre includes facades which blend into the pattern typically found on historic main streets. The Centre also contains 17,000 square feet of retail space on the ground floor.

City Preservation Efforts

Considering the relatively short period of European habitation in the Southwest Florida region, the City of Punta Gorda contains a substantial concentration of historic structures. Evidence dates back into pre-history with area Calusa Indian settlement mounds and canals. The platting of the Trabue subdivision in 1884 first designates the period of regular European or American habitation in the 1880s. The plat provides a traditional grid pattern with square blocks of approximately 400 feet on a side. Punta Gorda grows in the historic boom-bust cycles typical of most Florida communities with periods of substantial growth in the late 1880s to early 1910s, the 1920s and again in the post-World War II (1945 to1960) era. The majority of Punta Gorda's historic resources lie within the area of the original Trabue Plat of 1884.

Within the original Trabue Plat area, the City maintains a National Register Historic District covering an area of 52 acres and two locally designated Historic Districts; the Downtown Commercial Historic District 73 acres and the Trabue-Woods Historic District 80 acres. Map 11.1 identifies these districts. In addition, two structures individually listed on the National Register of Historic Places occur outside of a Historic District as well as numerous structures listed on the Florida Master Site File, the State of Florida's list of historically significant sites. The National Register Historic District and five nationally listed structures are located within the area of the original Trabue plat. In addition to the nationally designated district and structures the City of Punta Gorda contains over 150 structures listed on the Florida Master Site File (Appendix 11.1). The City is currently conducting an update to the historic resources survey. This survey is the first to be conducted citywide and will capture all existing structures built prior to 1966. The survey area can be seen on Map 11.2.

The City has in place a preservation advisory board as well as cooperative partnerships with several organizations that assist

with the review and oversight of historical preservation of structures and resources.

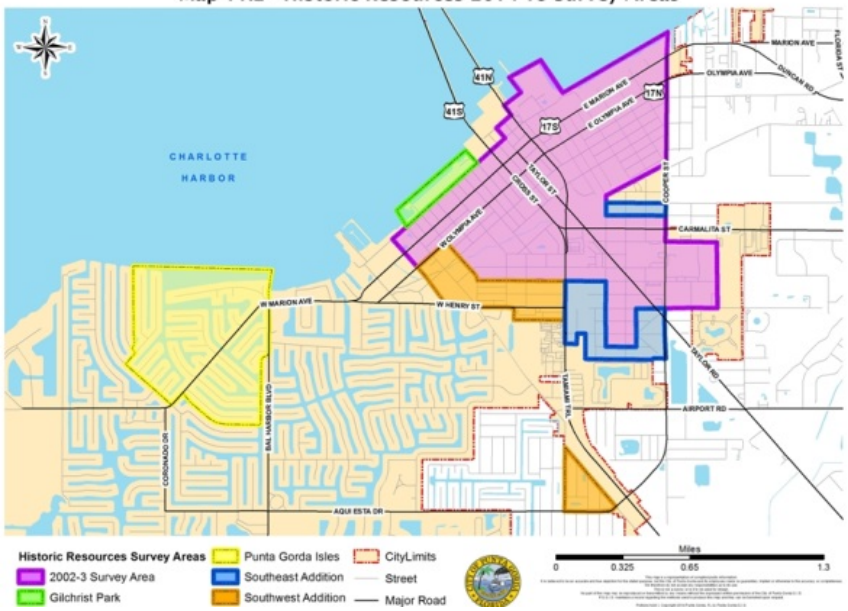
Map 11.1 - Historic Overlay Districts

Source: Urban Design Staff 2014

Historical Preservation Advisory Board (HPAB)

The HPAB is an officially appointed Board of the City of Punta Gorda whose primary responsibility is to advise City Council on all matters of historical importance. One of the key roles of the HPAB is to identify for the City Council historically significant structures and sites that should be considered for the designation as a "Local Historic Landmark" or be nominated for listing on the National Register of Historic Places.

Map 11.2 - Historic Resources 2014-15 Survey Areas



Source: Urban Design Staff 2014

In addition, the Board promotes public awareness of historic preservation and its community benefits. The HPAB may make policy recommendations for the protection of historically significant structures and sites. The Board also carries the responsibility, under the City's Land Development Regulations, to propose recommendations to staff regarding certificates of appropriateness for any potential relocation or demolition,

variance, or sign on any structure listed on the Florida Master Site File.

Major City Projects Related to Historic Preservation

- Historic Resources Survey 1987, 1999, 2002-2003, & 2012-2014
- Re-bricking of historic City streets
- Establishment of History Park in partnership with the PG Historic Society
- 2000 Downtown & Eastside Planning Study
- Rehabilitation of the A. C. Freeman House, ownership & maintenance by the City
- Restoration of City Hall after extensive damage from Hurricane Charley 2004
- Restoration of Charlotte High School after extensive damage from Hurricane Charley 2004
- Restoration of historic Charlotte County Courthouse, city funds and political capital expended to ensure county-led project proceeded
- Protected 401 Cross Street house from demolition by moving it to the 400 block of West Olympia Ave transferring ownership to private individual for rehabilitation

Punta Gorda Historic Society (PGHS)

The PGHS works to educate the general public about Punta Gorda's history. For nearly 30 years, member efforts provide for the preservation, interpretation, and recounting of local history. Past efforts include preserving historic buildings, authoring books, writing and directing plays, and creating slide presentations. They also sponsor seasonal tours of historic buildings.

The PGHS is engaged in numerous projects that strive to maintain the architectural and other tangible artifacts of Punta Gorda's past. Projects include:

- Restoration of the Punta Gorda Train Depot, the Cigar Cottage, the Trabue Land Sales Office, the Price House, the Gilchrist Bed & Breakfast, and most recently the Quednau-Hindman House
- Establishment of a partnership between the Punta Gorda History Park and the City of Punta Gorda
- Fund raising for specific projects (Gilchrist Park Gazebo)

Punta Gorda Historic Mural Society (PGHMS)

The PGHMS is a non-profit, 501c(3) organization whose objectives include the revitalization, preservation, and economic enhancement of our community through the painting of murals that depict the history of our area. PGHMS is a volunteer-run organization that commissions locally and nationally known artists in cooperation with property owners to produce murals of lasting beauty and value to the community.

Charlotte County Historical Center Society (CCHCS)

The CCHCS is a local non-profit organization whose purpose is 1) to further the historical purposes of the Historical Center; 2) to raise and receive funds for the benefit of the Center and its programs; 3) to organize volunteers to meet the goals of the CCHCS; and 4) to promote and encourage public interest in, and support for, the Historical Center and its programs. The CCHCS is instrumental in bringing the Charlotte County Advisory Committee and the City Historic Preservation Advisory Board together for a joint marker program within the City of Punta Gorda. These historical markers add value to the area's heritage tourism.

Punta Gorda Historic Center (PGHC)

In 2010 a request was made of TEAM Punta Gorda to assist a local private historical collector with a permanent solution in the preservation of his large personal collection of materials relevant to the history of Punta Gorda, Charlotte Harbor and Florida. A group was spun off from TEAM Punta Gorda to address the issue of historical preservation to insure that future generations will be able to know their rich history. It was agreed that it would be a center for research and education and general public exploration of our unique history. The group became the Punta Gorda History Center, Inc. With the volunteer assistance of many key interested citizens the organization was incorporated and established as a 501(c)(3) corporation. Local groups also include the Punta Gorda Woman's Club, TEAM Punta Gorda, the Punta Gorda Historic Mural Society, the Punta Gorda History Society, the City of Punta Gorda, representatives of Charlotte County government and other local historical organizations and many local businesses. Over the course of several years several strategic planning sessions were held, and a roadmap for a center outlining its future direction was established, the Vernon Peeples collection was inventoried, discussions were held with many other local history centers were held, experts in historical archiving were consulted, potential funding sources were identified.

The Center will ultimately contain a wealth of primary and secondary source materials in print, manuscript, audio-visual, and digital formats. This will include books, periodicals, pamphlets, ephemera; newspapers and news clippings; maps; photographs and slides; microfilm and fiche, videos, DVDs, and recordings; posters and broadsides; archives and manuscripts; scrapbooks, oral histories and realia. The material preserved will shed light on many aspects of the Punta Gorda history: its geography and ecology; its politics and government, its businesses; and most importantly the lives of its people, those that settled, those that passed through, both the ordinary and extraordinary: explorers, entrepreneurs, frontiersmen, cattle barrons, artists, politicians, tourists, etc..

TEAM Punta Gorda

TEAM Punta Gorda was created in 2004 in the wake of the devastation caused by Hurricane Charley. A grass roots entity, their purpose is to: *Bring together residents, business and property owners, and government officials to rebuild and*

revitalize greater Punta Gorda. Based on the vision established in the 2005 Citizens Master Plan, TEAM Punta Gorda undertakes various projects large and small which enhance and improve the City of Punta Gorda.

Florida Gulf Coast University

Florida Gulf Coast University Quality Enhancement Plan focuses on the development of ecological perspective, sense of place, and community awareness and involvement. To this end, students are encouraged to become involved in faculty-led service projects of reciprocal benefit to both student and place. A university satellite campus is located at the Herald Court Centre in the heart of the City. Students enroll in credit courses on this campus and are involved in our community by working with the Punta Gorda Historical Society and the Urban Design Division. Their participation in the development of a Historical Element of the City's Comprehensive Plan brings a fresh new perspective to the table and an opportunity for the FGCU students to actively participate in planning their own future.

Summary

As Florida continues to attract tourists and retirees, Punta Gorda's population is projected to increase. Water and other natural resources will play a critical role in the future of the state as well as the City.

With these impending trends, it becomes critical for the preservation of what the City has within its boundary to preserve, protect, and maintain the story of the City of Punta Gorda, as well as the rich and diverse land upon which the City rests. The historic buildings, neighborhoods, and monuments are visual reminders of this story. Each structure, site, or artifact is unique and weaves into one fascinating whole our sense of place.

The City of Punta Gorda will continue to be a leader in planning, protecting, and preserving this rich history. Understanding the importance of historic preservation, the City will embrace emerging trends in urban planning that support historic preservation. The need for this Historic Element in the 2030 Comprehensive Plan was identified in the previous Evaluation and Appraisal Report and is the base upon which the City will strengthen and support historic preservation efforts.

The goal of developing this Historic Element is to highlight the importance of Punta Gorda's rich and colorful history, provide the community with a tangible link to the past, and represent an opportunity to enhance the economic sustainability through increased heritage tourism. This Historic Element will enable the City to set specific goals, objectives, and policies to ensure that Punta Gorda's past is preserved as a key to its future and continue to build a community that is respectful of the past, insync with the present and increase its value in the future.

V. GOALS, OBJECTIVES, AND POLICIES

Goal 11.1: Assist the efforts of individuals, organizations, and agencies that enrich our understanding of local history.

Objective 11.1.1: Strengthen communications between the City staff & Historic Preservation Advisory Board (HPAB); and individuals, organizations, and agencies that seek to protect, educate, and preserve our local history.

Policy 11.1.1.1: The City staff and HPAB, as directed by City Council, will engage in communications with those public & private individuals and organizations interested in preserving and protecting the City's significant historical resources.

Measurement: *Number of communication documents between those interested in protecting the City's significant resources.*

Policy 11.1.1.2: The City staff or HPAB will provide assistance to these groups as requested and as found to be technically and financially feasible.

Measurement: *Number of technical and financially feasible requests for assistance.*

Objective 11.1.2: Encourage individuals, organizations, and agencies to share information and communicate with the City.

Policy 11.1.2.1: Identify and maintain a list of groups and organizations involved with historic preservation, research, and education and publish this list on the city website.

Measurement: *Creation of a list that identifies groups and organizations involved in historical research and publication on the city website.*

Policy 11.1.2.2: Contact individuals and invite key people to public meetings and/or discussions sponsored through the City.

Measurement: *Assist HPAB in inviting individuals and key persons to speak at meetings and events.*

Policy 11.1.2.3: Provide a venue for the various groups involved in historic preservation to communicate about possible joint projects and initiatives of mutual concern and benefit.

Measurement: *Number of joint projects or initiatives produced from City-hosted engagement efforts.*

Objective 11.1.3: Encourage other City departments with an interest to become involved in historic research and preservation efforts.

Policy 11.1.3.1: Identify those departments within the City system that may be of service to historic research and preservation.

Measurement: *List of departments that may assist and advance historic research and preservation efforts.*

Policy 11.1.3.2: Meet with City departments at staff meetings, or in general discussion groups, to generate ideas on how their department may become involved in historic preservation.

Measurement: *Number of individual meetings, staff meetings, and discussion groups performed annually.*

Policy 11.1.3.3: Acknowledge the involvement of City departments and their employees in historic preservation by way of internal publications, events, and awards as well as through the press and media.

Measurement: Number of acknowledgements to the departments and employees recognized for their assistance in historic preservation.

Objective 11.1.4: Identify potential opportunities for community members to work together on projects of mutual interests.

Policy 11.1.4.1: Identify potential opportunities for community members to learn about one another's projects.

Measurement: *List of opportunities developed from other City and County projects.*

Policy 11.1.4.2: Publicize interests and initiatives in the City's weekly and information sharing publications.

Measurement: *Number of projects included in the City's Weekly Information and Information Sharing publications.*

Policy 11.1.4.3: Provide regular updates to an online publication that reports on work in progress on historic research and preservation.

Measurement: *Establish a bi-annual update on historical preservation to be included in the City newsletter, weekly updates, local newspaper, and other publications.*

Objective 11.1.5: Follow up on those programs and initiatives that significantly impact the preservation of historic sites and artifacts.

Policy 11.1.5.1: Identify those programs and projects that further historic preservation.

Measurement: *Number of programs identified.*

Policy 11.1.5.2: Communicate with those manning this project.

Measurement: *Provide information to be updated at monthly HPAB meetings.*

Goal 11.2: Assist in the development of a single-source repository for historical records and artifacts.

Objective 11.2.1: Strengthen City efforts to maintain a catalogue of historically significant sites and artifacts.

Policy 11.2.1.1: Review the current process used by the City to maintain historical records and information then identify areas that may be challenging to maintain, may need simplification, or may need additional work.

Measurement: *Completion of a report that identifies the existing process and the resulting action plan.*

Policy 11.2.1.2: Review models from other local, state, and regional organizations, identifying those that are the most comprehensive and user-friendly.

Measurement: *Inclusion of this information in the above report.*

Policy 11.2.1.3: Implementation of improvements to the current system through which the City stores and disseminates historic information.

Measurement: *Implementation of the data into an organized system made accessible to the public.*

Objective 11.2.2: Network with local, state, and federal organizations and agencies that offer historical information and make these available to members of our community.

Policy 11.2.2.1: Identify local, state, and federal organizations and agencies that provide information and documentation relevant to the history of Punta Gorda.

Measurement: *List of local, state, and federal organizations and agencies that provide local historic preservation.*

Policy 11.2.2.2: Publish a list containing links to organizations and agencies with historical information or documentation relevant to the City of Punta Gorda on the city website.

Measurement: *Completion of this list and its placement on the City's webpage.*

Policy 11.2.2.3: Support nominations of qualified sites within City limits to the National Register of Historic Places.

Measurement: *Number of nominations to the National Register of Historic Places.*

Objective 11.2.3: Assist in the promotion of a viable business plan to secure a community-supported, physical location for the deposition of historic books, documents, and artifacts.

Policy 11.2.3.1: Assign a City liaison to work with a committee of those who would like to build a community-supported physical site for the deposition of historic artifacts.

Measurement: *Assignment of the Urban Design personnel to act as a liaison to such a committee.*

Policy 11.2.3.2: Provide information as requested to the group in the writing of a viable business plan to realize this goal.

Measurement: *Provision of information and data to assist in the writing of a viable business plan.*

Goal 11.3: Strengthen public understanding of the economic value of historical sites and increase the diversity of funding sources that support historic research, preservation, and promotion.

Objective 11.3.1: Pursue funding through public, private, state, or national entities that support the implementation of this element.

Policy 11.3.1.1: Seek out and apply for grants that will provide resources necessary to fully implement this element.

Measurement: *Number of grant applications submitted for resource assistance.*

Policy 11.3.1.2: Seek out and apply for grants that cover costs of implementation, such as those that fund comprehensive surveys of historic information.

Measurement: *Number of grant applications submitted for surveys dealing with historic preservation.*

Policy 11.3.1.3: Seek out and apply for grants that fund preservation of historic sites.

Measurement: *Number of grant applications submitted for funding.*

Objective 11.3.2: Assist those individuals, agencies, and organizations to find funding sources for programs that forward the goals, objectives, and policies of this element.

Policy 11.3.2.1: Share a list of potential funding sources, identified in Objective 11.3.1, with individuals, agencies, and organizations for programs that forward the implementation of this element.

Measurement: *Provision of list of potential funding sources to groups.*

Policy 11.3.2.2: Assist by providing information and support for grants written by other organizations for historic preservation activities.

Measurement: *Number of grant applications supported.*

Policy 11.3.2.3: Provide information to individuals and developers of the potential availability of tax credits and other financial incentives for historic preservation.

Measurement: *Dissemination of the information through a pamphlet or web link.*

Policy 11.3.2.4: HPAB will undertake educational activities to explain the benefits of historic preservation.

Measurement: *Number of educational activities undertaken by the HPAB.*

Goal 11.4: Strengthen relationships with educational establishments that provide programs that offer research, graduate services, and technical assistance.

Objective 11.4.1: Encourage partnerships between the City and educational institutions including Charlotte County Schools, Florida SouthWest College, and the various units of the State University System.

Policy 11.4.1.1: The City will partner with research and graduate students in their projects dealing with the City's historic preservation efforts.

Measurement: *Number of educational activities undertaken by Growth Management Staff.*

Policy 11.4.1.2: The City, when requested, will engage in educational events or workshops with local Charlotte County Schools to promote historic preservation programs.

Measurement: *Number of educational activities requested by the schools and undertaken by Growth Management staff.*

Goal 11.5: The City will network with other local, state, and federal agencies that engage in historical research, preservation, and promotion.

Objective 11.5.1: Monitor state and federal legislation related to historic preservation and take positions on matters of local concern

Policy 11.5.1.1: The City will monitor state and federal legislation related to historic preservation and as directed by City Council, will work with local legislators to initiate new legislation or regulatory changes.

Measurement: *Number of new legislation or regulatory changes related to local historic preservation.*

Policy 11.5.1.2: Review the impacts of legislation on historic preservation within the City and respond accordingly.

Measurement: *Number of legislation bills that require City responses.*

Objective 11.5.2: Encourage citizens at the grassroots level to become involved in the decisions made at the local, state, and federal level with regard to historic preservation.

Policy 11.5.2.1: In administrative meetings and/or public meetings, set agenda items that inform local officials, City employees, and citizens of changes or updates in laws, customs, or procedures.

Measurement: *Annual number of agenda items/updates added to City Council and other Committee meetings updating and informing the citizenry of changes in historic preservation laws, customs, or procedures.*

Policy 11.5.2.2: Participate in workshops and seminars that help citizens understand the implication and impact of local, state, or federal legislation on historic preservation.

Measurement: *Number of workshops and seminars that educate the citizens on the implication and impact of local, state, or federal legislation on historic preservation.*

Policy 11.5.2.3: HPAB will encourage volunteers, students, clubs, and organizations with the implementation of the objectives and policies stated in Goal 11.5.

Measurement: *Number of volunteers, students, clubs, and organizations at the grassroots level to become involved in the decisions made at the local, state, and federal level with regard to historic preservation.*

Policy 11.5.2.4: Acknowledge advocacy of preservation efforts through annual awards and recognition programs.

Measurement: *Number of recognition awards presented to preservation advocates.*

Objective 11.5.3: Strengthen network sharing of information and discussion among Florida Preservation Partners in aspects that forward historic preservation.

Policy 11.5.3.1: Participate in meetings, blogs, web-based seminars, and webinars to share information and discuss ideas and implementation strategies with other preservation partners.

Measurement: *Number of meetings, web-based seminars and webinars attended by staff or HPAB members that share information and discuss ideas and implementation strategies with other preservation partners.*

Policy 11.5.3.2: Continue to work toward the education of staff and HPAB members on historic preservation through their attendance at State and/or National Conferences.

Measurement: *Number of state or national conferences attended by staff and HPAB members.*

Goal 11.6: Increase public awareness and engagement with the history of Punta Gorda.

Objective 11.6.1: Actively promote the City as a place that values its cultural heritage and historic preservation.

Policy 11.6.1.1: Utilize the hibiscus logo for promotional materials.

Measurement: *Use of hibiscus logo, on HPAB and City historic preservation-related documents.*

Policy 11.6.1.2: Encourage community-based programs, such as Gallery Walk, to celebrate Punta Gorda's rich cultural history in its events, programs, and promotions.

Measurement: *Number of community-based events which celebrate Punta Gorda's history.*

Policy 11.6.1.3: Work together with community organizations with goals consistent with the purpose of this Historic Element to expand their program and outreach efforts.

Measurement: *Number of partnerships formed which help advance the goals in the Historic Preservation Element.*

Policy 11.6.1.4: Encourage participation by the City's diverse ethnic communities to celebrate our common cultural heritage.

Measurement: *Number of partnerships with the various communities celebrating their contributions to the City's cultural heritage.*

Goal 11.7: Support community initiatives that preserve, protect, and celebrate our history.

Objective 11.7.1: Provide support to members of the community whose initiatives forward the goals of this element.

Policy 11.7.1.1: Establish a network of working volunteers, organizations, and agencies that are willing to provide education and technical assistance for historic preservation.

Measurement: *Development and maintenance of a list of volunteers, organizations, and agencies that provide education and technical assistance for historic preservation.*

Objective 11.7.2: Broadly disseminate via City communication channels, initiatives that may significantly impact the City's historic preservation efforts.

Policy 11.7.2.1: Establish a system where citizens may make their programs and requests known to constituents of our community.

Measurement: *Development of a system for the community, through the City's existing website.*

Policy 11.7.2.2: Include information on historic preservation projects in their semi-annual e-newsletter to residents and businesses.

Measurement: *Inclusion of projects in the City's semi-annual newsletter.*

Policy 11.7.2.3: Provide information through monthly historical preservation advisory meetings.

Measurement: *Number of monthly information provided to the HPAB monthly agenda packet.*

Goal 11.8: Continually strive to develop ways in which to build a community that is mindful and appreciative of the past, its relationship to the present, and its value to the future.

Objective 11.8.1: Require the implementation of appropriate processes by the City to preserve the value of historic resources within the City.

Policy 11.8.1.1: Establish standards and processes that evaluate historic structures and sites.

Measurement: *Review and update the City's Historic Preservation processes and policies every five to ten years.*

Policy 11.8.1.2: Review and update local ordinances that preserve and protect historical resources.

> ***Measurement:*** *The review and update of the historic preservation ordinances and subsequent changes if necessary every five years to ten years.*

Policy 11.8.1.3: Ensure land use designations and overlay districts support historic preservation.

> ***Measurement:*** *Number of comprehensive plan amendments or zoning changes to preserve, enhance, and encourage historic preservation.*

Policy 11.8.1.4: Update and continue to implement architectural standards that demonstrate/promote the appropriate development patterns within existing historic neighborhoods.

> ***Measurement:*** *Completion of architectural standard updates every five to ten years that demonstrate/promote the development patterns of existing historic neighborhoods.*

Policy 11.8.1.5: Through Design Studio and Certificate of Appropriateness processes, the City shall work with individuals and developers to prevent the loss of historical sites or structures.

> ***Measurement:*** *Number of historic sites that are renovated, rehabilitated, adapted, altered, or restored.*

Policy 11.8.1.6: Review and recommend amendments to City regulations in order to remove obstacles to the rehabilitation of qualified historic sites or structures and urge their continued use or adaptive reuse.

> ***Measurement:*** *Number of land development changes to preserve, enhance, and encourage the continued use or adaptive reuse of historic sites.*

Policy 11.8.1.7: Continue to review requests for additions, alterations, rehabilitations, relocations, and demolitions of historically significant structures to ensure that requests are compatible with the continued historic viability of the structures and associated districts through the Certificate of Appropriate process.

> ***Measurement:*** *The number of Certificate of Appropriateness applications reviewed.*

Policy 11.8.1.8: Maintain standards for the review of demolitions, rehabilitations, renovations,

alterations, relocations, and new construction in historic districts.

> ***Measurement:*** *Review schedule of standards every five to ten years for the demolition, rehabilitation, renovation, alteration, relocation, and new construction in historic districts.*

Policy 11.8.1.9: Incorporate historic markers and other educational/informational products or programs into the City Park System including the multi-use recreational trails.

> ***Measurement:*** *Number of historic markers or other educational products or programs deployed into the City Parks System.*

Policy 11.8.1.10: Maintain housing policies that continue to promote and protect the historic resources of the City.

> ***Measurement:*** *Review of and updates to housing policies as identified in the Housing Element which is updated every seven years.*

Policy 11.8.1.11: Through the Design Studio and the Certificate of Appropriateness processes, the City will advise individuals and developers on additions, alterations, and modifications that are appropriate and support the preservation of Punta Gorda's unique character and history.

> ***Measurement:*** *Number of Design Studio applicants requesting and Certificate of Appropriateness issued for additions, alterations, and modifications that are appropriate to historical, cultural, maritime, archeological, and environmentally significant structures.*

Policy 11.8.1.12: Advocate for the modification of project plans through the Design Studio to minimize adverse impacts on the historical resource.

> ***Measurement:*** *Number of modifications and plans submitted that successfully minimize adverse impacts on the resource.*

Policy 11.8.1.13: Within the parameters of the Florida Building Code the Chief Building Official shall consider alternative materials, design, or methods of construction in order to facilitate the rehabilitation, restoration, and reuse of any identified historic structure or site in the City.

> ***Measurement:*** *Number of alternative design or methods accepted.*

Policy 11.8.1.14: Require that all land development applications that require a site plan

or subdivision plat, review, address, and disclose the potential occurrence of significant historical resources.

> ***Measurement:*** *Number of development applications that review, address, and disclose potential occurrences of significant historical resources.*