NPS Form 10-900 (Rev. 10-90

United States Department of the Interior National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

OMB No. 1024-0018 RECEIVED 2280 800 10 1999

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions for places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property	
historic name Bonita Springs School	
other names/site number Bonita Springs Elementary School/LL990	
2. Location	
z. Location	
street & number 10701 Dean Street	n/a not for publication
city or town Bonita Springs	n/a□ vicinitv
state FLORIDA code FL county Lee	code071 zip code <u>33923</u>
3. State/Federal Agency Certification	
nationally statewide locally. See continuation sheet for additional comments.) Signature of certifying official/Title Date	
Florida State Historic Preservation Officer, Division of Historical Resources State or Federal agency and bureau In my opinion, the property meets does not meet the National Register criteria. (Decomments.)	
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	Lee Co., FL County and State			
Category of Property (Check only one box)				
⊠ buildings □ district	Contributing	Noncontribut	ting	
☐ site ☐ structure ☐ object	1	0	buildings	
	0		sites structures	
	1	0	objects total	
-			previously	
of Lee County, FL	0			
	Current Functions (Enter categories from instru	uctions)		
	Education: School			
		· · · · · · · · · · · · · · · · · · ·		
	Materials (Enter categories from	instructions)		
als:	foundation Brick			
	walls Brick			
	roof <u>Metal</u> other <u>Asphalt</u>			
	(Check only one box)	(Check only one box) Do not include any previous district site 1 0 0 0 0 0 0 0 0 0	Category of Property (Check only one box) (Check only one box) (Check only one box) (Do not include any previously listed resources in Contributing Noncontributing structure district site structure dobject Do D	

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

Bonita Springs School	Lee Co., FL			
Name of Property	County and State			
8. Statement of Significance				
Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)	Areas of Significance (Enter categories from instructions)			
MA Desperative is approximated with account that have made	Education			
A Property is associated with events that have made a significant contribution to the broad patterns of our history.	Architecture			
■ B Property is associated with the lives of persons significant in our past.				
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	Period of Significance			
□ D Property has yielded, or is likely to yield information important in prehistory or history.				
Criteria Considerations	Significant Dates			
(Mark "x" in all the boxes that apply.)	1921			
Property is:	1927			
☐ A owned by a religious institution or used for religious purposes.	Significant Person			
☐ B removed from its original location.	Cultural Affiliation			
☐ C a birthplace or grave.	n/a			
☐ D a cemetery.				
☐ E a reconstructed building, object, or structure.	Architect/Builder			
☐ F a commemorative property.	Arch.: Conrad (1921), Walker, N. Gaillard (1927)			
☐ G less than 50 years of age or achieved significance within the past 50 years	Builder: Welch R.L. (1921), Luppens, L.C. (1927)			
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)				
9. Major Bibliographical References				
Bibliography Cite the books, articles, and other sources used in preparing this form on one or r Previous documentation on file (NPS):	Primary location of additional data:			
☐ preliminary determination of individual listing (36 CFR 36) has been requested ☐ previously listed in the National Register ☐ previously determined eligible by the National Register ☐ designated a National Historic Landmark ☐ recorded by Historic American Buildings Survey	State Historic Preservation Office □ Other State Agency □ Federal agency □ Local government □ University □ Other Name of Repository			
# recorded by Historic American Engineering Record	#			

Bonita Springs School Name of Property	Lee Co., FL County and State
10. Geographical Data	
Acreage of Property Less than 1 acre1	
UTM References (Place additional references on a continuation sheet.)	
1 1 7 4 2 2 6 4 0 2 9 1 2 8 1 0 Zone Easting Northing 2	Zone Easting Northing 4 See continuation sheet
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)	
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)	
11. Form Prepared By	
name/title Stephen Olausen/Consultant, Carl Shiver/Historic Sir	tes Specialist
organization Bureau of Historic Preservation	date <u>May 1999</u>
street & number R.A. Grav Building, 500 S. Bronough Street	telephone <u>(850) 487-2333</u>
city or town <u>Tallahassee</u>	state Florida zip code 32399-0250
Additional Documentation	
Submit the following items with the completed form:	
Continuation Sheets	
Maps	
A USGS map (7.5 or 15 minute series) indicating the	ne property's location.
A Sketch map for historic districts and properties have	aving large acreage or numerous resources.
Photographs	
Representative black and white photographs of t	he property.
Additional items (check with the SHPO or FPO for any additional items)	
Property Owner (Complete this item at the request of SHPO or FPO.)	
name Lee County District School Board, Facilities (Stephanie I	Keys)
street & number 2055 Central Avenue	telephone (941) 479-4204
city or town Fort Myers	state FL zip code 33901

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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		_		BONITA SPRINGS, LEE COUNTY, FLORIDA
				DESCRIPTION

SUMMARY

The Bonita Springs School at 10701 Dean Street in the town of Bonita Springs, Lee County, Florida, is comprised of two school buildings constructed in 1921 and 1927. The 1921 building is a masonry vernacular structure, while the 1927 unit features elements of the Mediterranean Revival style. In the early 1940s the two buildings were united by a short brick connector joining the main halls of the two school buildings. The building continues to serve as a public elementary school.

PRESENT AND ORIGINAL APPEARANCE

Setting

Bonita Springs is an unincorporated community of about 10,000 residents in southern Lee County, near the northern border of Collier County. The Bonita Springs School complex is bounded by Hampton Street on the north, Horne Avenue on the east, Dean Street on the south, and Pullen Avenue on the west. Low density residential areas with houses dating from between 1930 and 1960 adjoin the property on the north, east, and west. An area of undeveloped land acts as a buffer between the school property and busy Bonita Springs Road located two blocks to the south. The historic Bonita Springs School is located in the southwestern corner of the property (photo 1). It is surrounded on the north and east by permanent and temporary school buildings added to the property during the interval between 1957 and the present. The northern half of the property is reserved for playgrounds.

Exterior

Because of their close proximity to one another and the addition of the connector in the 1940s that united the two buildings (photos 2-3), the 1921 and 1927 structures now have the general appearance of a single building that has been enlarged at a later period. Each "wing" reflects the stylistic preferences of the period in which it was constructed. The one-story 1921 school has a T-shaped plan, and its west elevation abuts the rear (east) elevation of the 1927 building (photos 4-5). The 1921 building consists of a hipped-roof main block, whose original main facade faced south. At the rear (north) of the building is an east-west oriented cross-hip extension. The walls are constructed of brick laid in common bond with a header course every five rows. The building originally contained three classrooms and was accessed by two doorways located on either side of the cross-hip extension which was the main facade of the building.

The 1927 building, found immediately west of its 1921 neighbor, has both a one-story and a two-story section. The western half of the building has a flat roof surrounded by a parapet that terminates in a false gable

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on the western, or main facade end. The rear (east) section of the building is two stories in height and is covered by a side-facing gable roof. It is constructed of terra-cotta tile faced with brick veneer. The two buildings are attached by a narrow flat-roofed connector that was constructed in the early 1940s. A one-story flat roof addition extends south from the connector (photo 2) between the two main units of the building.

West (Main) Facade

The west elevation of the 1927 building now serves as the main entrance to both school buildings (photo 6). A double-door entrance is located at the top of a one-bay, enclosed, brick-walled porch accessed by concrete steps flanked by concrete balustrade walls. The one-story entrance structure has a flat roof surrounded by a plain parapet and is much lower in height than the main wall of the building behind it. The porch receives natural light from the metal awning windows located in its north and south sides. The enclosed porch is flanked by groups of three arched windows united by a label molding.

South Elevation

The south elevation is visually divided into three parts. The westernmost part of the elevation consists the one-story, flat roofed section of the 1927 building. It contains a set of five arched window openings united by a continuous brick drip molding (photos 5, 7). The two-story portion of the building rises to the east of the flat roof unit. It has a front-facing, parapetted gable roof with barrel tile cresting and a corbeled brick cornice (photo 5). A brick string course divides the cornice and the second story windows. An arched wing wall provides a visual transition between the one-story and two-story sections of the buildings. The two-story wing has three rectangular window bays on each story. The center bays on both stories are filled with A/C units and the outer bays have metal awning windows. The second and first story windows are separated by a band of decorative diaper pattern brick. A flat and shed roof extension on the east wall of the two-story unit contains the interior stairwell. It features a parapet with masonry coping and a blind arch window in the second story of the east side.

The middle bay of the school consists of a one-story flat roof addition that extends to the south of the main structures and a flat roof connector that joins the two buildings (photo 2). A pair of rectangular windows with a brick sills pierces the south elevation of the flat roof addition. The connector has a corbeled brick cornice and two brick pilasters with corbeled brick capitals.

The facade of the 1921 portion of the school has a stepped parapet with metal coping and a corbeled brick cornice (photos 5 and 8). A recessed panel located in the center of the parapet contains the name of the school in low relief. A grouping of five rectangular windows is centered on the facade. Smaller rectangular

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windows flank the grouping at the corners.

North Elevation

The north elevation of the 1927 building is nearly identical to the south elevation (photo 9). The corridor connector is recessed between the two main blocks of the buildings and contains a single door entrance (photo 3). The 1921 portion of the building contains two groups of five rectangular windows (photo 10).

East Elevation

The east elevation of the building features a hip roof extension and a flat roof entrance bay (photo 11). The entrance bay has a corbeled brick cornice and a pair of modern replacement doors. A series of single rectangular windows pierce the side of the building at regular intervals.

Exterior alterations

The most visible of the alterations made to the historic building are the replacement of all the original windows and doors and the flat roof addition located at the junction of the 1927 building and the connector linking the 1921 and 1927 structures. The original double-hung sash windows have all been removed and replaced with aluminum awning windows. Some of the window openings have been partially filled with plywood, and some of the windows have been filled with air conditioning units. the original openings, however, remain intact.

Interior

Some the major interior spaces of the two buildings remain intact. The main entrance to the 1927 building leads to a hall that extends the length of both buildings (photos 12-13). The six classrooms that have not been subdivided for other uses are similar in size and layout (photo 14). They contain their original built-in blackboards and pine moldings. The oak floors remain in good condition, but are presently covered with carpeting. The stairwell to the second floor is constructed of concrete and has its original metal railings (photo 15). It leads to a small landing with exposed brick walls and a blind arch window (photo 16).

Interior alterations

Two of the classrooms on the ground floor of the 1927 building have been subdivided with wood stud walls to create a teachers lounge, bathrooms, clinic, school store, and preparation room. Several of the original

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classroom doors have also been replaced and modern drop ceilings have been added to provide space for electrical and ventilation conduits and lighting fixtures.

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United States Department of the Interior National Park Service

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				SIGNIFICANCE

STATEMENT OF SIGNIFICANCE

SUMMARY

Bonita Springs School, now known as Bonita Springs Elementary School, is eligible for listing in the National Register of Historic Places under criteria A and C at the local level in the areas of education and architecture. Constructed as two buildings in 1921 and 1927, the buildings were united to form a single structure in the early 1940s. The building is associated with a massive building campaign undertaken by the Lee County Board of Public Instruction in the 1920s to improve school facilities throughout the county. The campaign of the Board also focused on updating curricula for all students in elementary and secondary schools. In the area of architecture the building possesses significance as an example of an early twentieth century school and as a good illustration of the Mediterranean Revival style as it was applied to public buildings. The buildings contribute to the Historic Resources of Lee County multiple property group under historic context V, Historic Development of the Lee County School System, 1887-1950 and property type F.3 Educational Buildings.

DEVELOPMENT OF BONITA SPRINGS SCHOOL

Located in southernmost Lee County on the banks of the Imperial River, the rural village of Bonita Springs grew into a thriving small town during the Florida Land Boom of the 1920s. Originally known as Survey, the community was the site of several substantial citrus groves when much of the land was purchased by a group of investors led by J. Henry Ragsdale in 1912. Ragsdale renamed the village Bonita Springs in honor of his daughter's name and because of the location there of a fresh water spring. The event that sparked intensive settlement of the community was the construction of the Fort Myers Southern Railroad through the community in 1923. Bonita Springs became popular as a health resort after the renovation of the Shangri-La Spa Hotel (formerly the Bonita Villa Hotel) in 1924. Another popular boom time resort was Imperial Court, a hotel complex that included a number of cabins along the banks of the Imperial River. In addition to the railway, the development of Bonita Springs was aided by its location on the Tamiami Trail Highway between Fort Myers and Naples, a roadway which was completed in the late 1920s. By the end of the Florida Land Boom in the mid-1920s, the Town of Bonita Springs had a population of 315.

Several wood frame school buildings had been constructed in Bonita Springs before World War I, but by the mid 1910s the school age population of the community warranted the erection of a larger, more permanent

¹Florida Preservation Services, "Lee County Historic Sites Survey," (Report prepared for the Lee County Planning Department, December, 1986) 49.

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schoolhouse. In 1913 local resident J.R. Walker deeded the property where the present school is located to the Lee County Board of Public Instruction. In an election held in the existing wood frame schoolhouse in May 1917, local residents voted in favor of assessing a tax to underwrite an \$8,000 bond issue, but construction of the new school was delayed to due the United States' entrance into World War I.²

Following the war, interest in erecting the new school at Bonita Springs was revived. In December 1919 the board accepted plans for the building, which were drawn by a Tampa architect named Conrad. Bids for the building's construction were sought, but those received were considered too high and once again construction was delayed. In 1920 the board asked Conrad to revise the plans to bring them in line with the money available for construction. Finally, in April of 1921 local contractor R.L. Welch submitted an acceptable bid of \$9,355 and work on the new school commenced. The building was completed in time for the opening of the 1921-1922 school term in September.³

During the Florida Land Boom years of the mid 1920s the small three-room school house became over-crowded due to an increase in the population of Bonita Springs. Local residents again voted in favor of a bond issue to erect an additional school building on the property. The bonds were part of a massive \$983,000 issue let in May 1926. The Fort Myers district was to receive the bulk of the funds for three new schools and an apartment building to house teachers. Other areas that were targeted for funding were Estero, Alva, and Olga. All of the new school buildings were to be designed in the Spanish style and feature large, well lit classrooms, auditoriums, and the most up-to-date educational equipment. The School Board also required that only local construction firms be employed in the construction of the schools.⁴

Shortly after the bond issue was let, the board authorized architect N. Gaillard Walker to draw plans for the school. In April 1927 local builder L.C. Luppens' bid of \$22,012, which included the utilization of the relatively new fireproof building material of hollow concrete tile for the load bearing walls, was accepted by the board. The two-story building was completed the following August. Sometime between the time the building was finished and the early 1940s, the two school buildings were joined by a one-story brick connector.⁵

By time the new school building was completed, the county was beginning to feel the effects of the

²Donald O. Stone and Beth W. Carter, *The First 100 Years: Lee County Public Schools, 1887-1987* (Fort Myers, Florida: Department of Printing, The School Board of Lee County, 1987) 214; Lee County School Board, Minutes, January 2, April 3, and May 15, 1917.

³Stone and Carter, *The First 100 Years*, 214; Lee County School Board, Minutes, August 20 and September 15, 1920, October 5, 1921.

⁴The Fort Myers Press September 11, 1926.

⁵Lee County School Board, Minutes,

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collapse of the land boom. The onslaught of the Great Depression two years later took a heavy toll on its rural agricultural communities, including Bonita Springs. The Depression caused prices for locally produced crops to plunge and many people were forced to seek work or relief in Fort Myers or other cities. By 1931 the original Bonita Springs school had fallen into disrepair. With little money in its operating budget, the school board was forced to close off that part of the school. It remained closed until after World War II.⁶

Like most communities in Florida, Bonita Springs experienced another growth spurt in the years immediately following the war. Once again the existing school facilities were overtaxed. The problem of overcrowding in the Bonita Springs School was alleviated by the removal of grades eight through twelve.

Eventually the school became solely an elementary school serving grades Kindergarten through five. The post-war growth was accompanied by further development of the school's campus. In 1954 a cafeteria building was constructed on the southeast corner of the property. Two classroom buildings were constructed northeast of the original building in 1963 and 1971. The northern half of the school lot was developed for playgrounds and a open air physical education pavilion was erected there in 1979. At about the same time a number of portable classrooms and temporary buildings were added to the property. The most recent addition was a media center, which was built in 1992.

CONCLUSION

Criterion A

Bonita Springs School is eligible for listing the National Register of Historic Places under Criteria A in the area of education. It is the only surviving historic educational building in Bonita Springs and was constructed as part of the first concerted effort by the county's school districts to provide modern and safe educational facilities for their school age children. It is also a relatively rare, in the context of Florida's history, example of a historic school that continues to serve its original function.

Criterion C

The building has additional significance under Criterion C as an example of the use of contemporary

⁶Stone and Carter, The First 100 Years, 215.

⁷Ibid., 214.

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architectural concepts in educational facility design. Designed for a small group of children, the first school featured three spacious, well lit classrooms and indoor bathroom facilities. The 1927 addition brought the total number of classrooms to eight and added space for administration offices. The two buildings were designed to promote a healthy and functional learning environment.

The school has further significance under criterion C as and example of the work of prominent local architect N. Gaillard Walker. It is the only surviving historic Mediterranean Revival style building in the community. Elements of the style are exhibited in the 1927 addition by a shaped gable end parapet, ceramic tile appliqués, and repeating arched windows. With the exception of the removal of the original windows and doors, the building retains its historic appearance to a high degree. It remains a prominent landmark and center for community activities in the neighborhood in which it is located, and is one of few surviving buildings in Bonita Springs that was constructed during the historic period.

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				BIBLIOGRAPHICAL REFERENCES

MAJOR BIBLIOGRAPHICAL REFERENCES

- Board, Prudy Taylor and Patricia Pope Bartlett. Lee County: A Pictorial History. Norfolk and Virginia Beach, Virginia: The Donning Company/Publishers, 1985.
- Florida Preservation Services. "Lee County Historic Sites Survey." Report prepared for the Lee County Planning Department, December, 1986.
- Fort Myers Press, September 9, 1926; April 30, 1927.
- Grismer, Karl H. *The Story of Fort Myers*. Fort Myers Beach, Florida: The Island Press Publishers, 1982. Facsimile reproduction of 1949 edition.
- Lee County School Board. Minutes, 1928-1950.
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				GEOGRAPHICAL DATA

VERBAL BOUNDARY DESCRIPTION

The boundaries of the Bonita Springs School are that part of Block 54 in the plat of Bonita Springs, as recorded in Lee County Plat Book 3, page 26, that is enclosed by the boundary line shown on the site plan of the property included with the National Register nomination.

BOUNDARY JUSTIFICATION

The boundaries of the Bonita Springs School encompass all of the significant historic resources and the area immediately around them that were associated with the school during the period of significance, 1921-1949.

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•				PHOTOGRAPHS

INVENTORY OF PHOTOGRAPHS

- 1. BONITA SPRINGS SCHOOL
- 2. LEE COUNTY, FLORIDA
- 3. STEPHEN OLAUSEN
- 4. NOVEMBER 1996
- 5. HISTORIC PROPERTY ASSOCIATES
- 6. OBLIQUE VIEW OF FACADE (SOUTH ELEVATION), FACING NORTHWEST
- 7. PHOTO NO. 1 OF 16

Numbers 1-5 are the same for the remaining photographs.

- 6. VIEW OF THE FLAT ROOF ADDITION AND STAIRWELL EXTENSION, FACING NORTHWEST
- 7. PHOTO NO. 2 OF 16
- 6. CONNECTOR BETWEEN THE ORIGINAL BUILDING AND THE 1927 BUILDING, FACING SOUTH
- 7. PHOTO NO. 3 OF 16
- 6. VIEW OF THE 1921 BUILDING, FACING NORTH
- 7. PHOTO NO. 4 OF 16
- 6. VIEW OF FACADE OF THE 1927 BUILDING, FACING NORTH
- 7. PHOTO NO. 5 OF 16
- 6. VIEW OF WEST SIDE, FACING EAST
- 7. PHOTO NO. 6 OF 16
- 6. VIEW OF FACADE OF THE 1927 BUILDING, FACING NORTHEAST
- 7. PHOTO NO. 7 OF 16
- 6. DETAIL VIEW OF THE 1921 BUILDING'S PARAPET AND CORNICE, FACING NORTH
- 7. PHOTO NO. 8 OF 16
- 6. VIEW OF THE REAR (NORTH) ELEVATION OF THE 1927 BUILDING, FACING SOUTH
- 7. PHOTO NO. 9 OF 16

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- 6. VIEW OF THE REAR ELEVATION OF THE 1921 BUILDING, FACING SOUTHEAST
- 7. PHOTO NO. 10 OF 16
- 6. VIEW OF EAST SIDE, FACING NORTHWEST
- 7. PHOTO NO. 11 OF 16
- 6. INTERIOR VIEW OF MAIN HALLWAY, FACING EAST
- 7. PHOTO NO. 12 OF 16
- 6. INTERIOR VIEW OF MAIN HALLWAY, FACING WEST
- 7. PHOTO NO. 13 OF 16
- 6. INTERIOR VIEW OF A TYPICAL CLASSROOM, FACING NORTHWEST
- 7. PHOTO NO. 14 OF 16
- 6. INTERIOR VIEW OF STAIRWELL TO THE SECOND FLOOR OF THE 1927 BUILDING, FACING NORTHEAST
- 7. PHOTO NO. 15 OF 16
- 6. VIEW OF SECOND FLOOR LANDING AND BLIND ARCH WINDOW IN THE 1927 BUILDING, FACING NORTHEAST
- 7. PHOTO NO. 16 OF 16





