

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property _____

County and State _____

Section number _____ Page _____

Name of multiple property listing (if applicable) _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 14000826

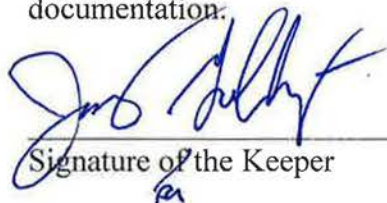
Date Listed: 10/08/2014

Property Name: Pine-Aire Lodge

County: Lee

State: FL

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper11-5-2014

Date of Action

=====

Amended Items in Nomination:

Section 10: Acreage

The acreage is hereby change to Less than One

Section 10: Verbal Boundary Description

The boundary of the nominated property is described by the dashed line on the accompanying map title "Pine-Air Lodge" created 11/2013. The boundary includes an area slightly larger than the footprint of the building.

The State Historic Preservation Office was notified of this amendment.

DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

State Historic Preservation Office (with copy of nomination)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic 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 PINE-AIRE LODGE

other names/site number Gar-Mar Villa, Tarpon Lodge

2. Location

street & number 13771 Waterfront Drive N/A ☐ not for publication

city or town Boleela (Pineland) N/A ☐ vicinity

state FLORIDA code FL county Lee code 071 zip code 33922

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Alissa Slade Lotane 8/12/14
Signature of certifying official/Title Date

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. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register
☐ See continuation sheet

☐ determined eligible for the
National Register
☐ See continuation sheet.

☐ determined not eligible for the
National Register
☐ See continuation sheet.

☐ removed from the National
Register.

☐ other, (explain) _____

Signature of the Keeper

Date of Action

Edson H. Beall

10-8-14

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ buildings
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Hotel

7. Description**Architectural Classification**

(Enter categories from instructions)

FRAME VERNACULAR

Materials

(Enter categories from instructions)

foundation Brick

walls Wood

roof Metal

other

Narrative Description

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

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.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **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.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

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 more continuation sheets.)

Previous documentation on file (NPS):

- ☐ 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

- ☐ recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

COMMERCE

ENTERTAINMENT/RECREATION

Period of Significance

1926-1963

Significant Dates

1926

1946

Significant Person**Cultural Affiliation**

N/A

Architect/Builder

Arch: Unknown

Blder: Moon, A.B.

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of Repository

10. Geographical DataAcreage of Property 3.03 acres**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	3	8	5	1	6	9	2	9	4	9	4	2	2
Zone			Easting			Northing									
2															

3															
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 Byname/title Gloria Saigo, Planner Lee County/Carl Shiver, Historic Preservationistorganization Florida Bureau of Historic Preservationdate July 2014street & number 500 South Bronough Streettelephone (850) 245-6333city or town Tallahasseestate Floridazip 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 property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the 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 Robert Wells, III, Cabbage Key Inc.street & number P.O. Box 410telephone (239) 283-3999city or town Pinelandstate Floridazip code 33945**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 Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
DESCRIPTION

SUMMARY

Pine-Aire Lodge, located at 13771 Waterfront Drive in Bokeelia (Pineland), Florida, which served as the original home for the Wilson estate is now the home of the Tarpon Lodge. The building was constructed c. 1926 as a single family dwelling and private winter fishing lodge. The house and surrounding property were converted into a fishing, boating and tourist lodging facility called Pine-Aire Lodge in 1946. Built in a Frame Vernacular style, the building is a combination of one and two-stories in height. The exterior of the building features weatherboard wood siding, hip, deck, and pavilion roofs. The fenestration on all elevations consists of original 1/1-light double-hung wood sash windows and French doors. The interior floor plan has been minimally altered since 1946. The present floor plan includes various public rooms, bedrooms and a screened porch. The interior features original pine and oak flooring, crown molding, interior wood panel doors, and a brick fireplace in the public lounge. Also found on the property are two one-story wood frame boathouses that have been combined into one building, a small 1930 one-story Frame Vernacular residence, a 1986 Frame Vernacular two-story building, a 1971 swimming pool, a modern pump house and a 1981 gazebo. Except for the lodge, all of the buildings and structures on the property are noncontributing because of their date of construction or lack of historic physical integrity.

SETTING

Bokeelia is an unincorporated community located at the northern end of Pine Island. The island is 17 miles long and 2 miles wide. It is the largest channel island on the west coast of Florida, situated between the Florida mainland and the islands of Sanibel, Captiva, Cayo Costa and Boca Grande. The Intracoastal Waterway passes through Pine Island Sound, to the west of the island. Matlacha Pass runs between Pine Island and the mainland. Pine Island is home to four unincorporated towns: Pine Island Center, St. James City, Bokeelia, and Pineland. The single incorporated city on Pine Island is St. James City, which lies approximately four miles to the south. The closest major city is Fort Myers, which is found approximately 24 miles to the southeast. Census records from 2000 show Pine Island's population as 9,016. However, the population varies seasonally because Pine Island is a winter home for many residents. Historically, the communities of Bokeelia and Pineland are virtually indistinguishable. The population of Bokeelia in 2010 was 780, a change of 11 percent since 2,000.¹ Pine Island Sound has been ranked as one of the 25 best places to fish in the continental United States by Field and Stream Magazine, with exceptional backwater fishing.²

The former Pine-Aire property lies on Waterfront Drive at the intersection of Pineland Road and presently consists of 3.03 acres occupied by the main lodge building, and three other wood frame buildings offering tourist lodging accommodations: the Island House, the Cottage, and the Boathouse. The buildings overlook Pine Island Sound which features three contemporary wood docks with 28 boat slips that extend over the water

¹ Bokeelia, Florida, <http://www.city-data.com/housing/houses-Bokeelia-Florida.html>

² Field and Stream Magazine (New York, April 21, 2003) p. 35.

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on the west side of the property beyond the 400-foot seawall (Photos 1-4). A 1982 chain link fence extends along the east/northeast property line. Contemporary lit walkways wend through the property connecting the buildings on the site to one other and to the waterfront. There are a variety of mature palm trees on the site, and it is also landscaped with bougainvillea, sea grape trees, and various semi-tropical shrubs.

DESCRIPTION

Exterior

The Lodge is approached by Waterfront Drive (Photo 5) which terminates at the entrance to the building facing a circular drive (Photos 6-7). The primary entranceway faces southeast onto Waterfront Drive. The entranceway is covered by a projecting hip roof, surfaced with V-crimp metal sheets, suspended on both sides by arched knee braces with wood trellis infill. Paired multi-light French entrance doors are flanked by independently placed 1/1-light double-hung wood sash windows. Walls at either side of the entrance are each pierced by matching independent double-hung sash windows flanked at either side by matching pairs of windows. The lodge is a 6,900 square foot two-story Frame Vernacular building with a modified U-shaped plan. The center of the U is filled by a screened porch covered by a translucent vinyl pavilion roof. The north and south wings of the building form the sides the porch. The first story of the lodge is essentially covered by a flat deck roof. The flat roof plane is hidden from street view by a truncated metal roof that runs along the perimeter of the exterior walls. Wide overhanging boxed wood eaves are found along the edges of the roof. The second story block is covered by a hip roof, surfaced in V-crimp metal. The building is devoid of decorative or applied exterior architectural details. The southeast elevation joins two extensions at the rear (northeast elevation) of the building (Photo 8).

The northeast elevation of the Lodge (Photo 9) reflects an addition with drop-siding walls joined to a lattice-walled extension, both of which covered by hip roofs surfaced with V-crimp metal sheets. An entrance to the kitchen is on the lattice of the northeast elevation. North of the addition is storage area that appears to have originally been a laundry drying area. The northwest elevation (Photos 10-12) displays both paired and independently placed wood double-hung sash windows. That elevation features an exterior brick chimney (Photos 10-11), with a metal chimney cap, flanked by a single 1/1-light window on both sides. On the second story overlooking the chimney is a small balcony with a wooden railing (Photos 11-12) that serves an upstairs bedroom accessed by paired 10-light French doors. There is a companion balcony on other side of the second floor.

The original primary facade of the Lodge faces southwest (Photos 13-14). The facade consists of three parts covered with hip roofs surfaced with V-crimp metal roofing. The fenestration consists of paired 1/1-light double-hung wood sash windows in the unequal size northwest and southeast wings. In the center is a one-story five-bay screened porch, originally configured as an unroofed wood deck porch, that now features a vinyl pavilion roof supported by wood posts. The north and south wings of the facade form the two sides of the

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Section number 7 Page 3 PINE-AIRE LODGE
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DESCRIPTION

porch. Access to the porch from the outside is gained via three concrete steps flanked by a simple wooden railing leading to a screened door. In 1958, the porch was covered with a wooden roof and enclosed with jalousie windows, but in 2004, following damage by Hurricane Charley, new screening within aluminum framing was put in place and the existing roof was installed.

Interior

The interior of the main structure retains most of its original c. 1926 architectural details and materials. The walls and ceilings are plaster over lath. The flooring is original oak on the first floor and original heart pine on the second floor. The interior doors are paneled wood. The paneled wooden door and door hardware, interior window casings, and baseboards are all original, and may, in part, date from the 1926 period. The 1946 era elements are original to the transformation of the residence into the Pine-Aire Lodge.

The first floor has a floor plan that has been minimally altered. Presently, the plan consists of a lobby (Photo 15) or entrance vestibule leading to a cocktail bar (Photo 16) on the east wall of the lounge area. At the north end of the room is an original brick fireplace (Photo 17) with a wood mantel and ceramic tiled hearth. The lounge leads to a short hall connecting the main dining room (Photo 18) and the screened porch, which is used for additional restaurant seating (Photo 19) and can be accessed via French doors from the porch. On the interior of the porch, the south wall of the north wing is pierced with paired and single matching windows (Photo 20). The main wood and glass panel entrance door to the porch is flanked by 6/6-light and 8/8-light windows (Photo 21). The north wall of the south wing is pierced by a pair of French doors (Photo 22). The remaining two non-public rooms on the first floor are unaltered and presently used as offices. A kitchen, large pantry, and a dishwashing room are on the central east side of the first floor. Two storage closets were converted into two public restrooms in 1981.

There are eight guest rooms in the Lodge, four on each floor, each of which have been assigned Florida place names. (Photos 23-24). Each guest room on both floors has a private bath and closet. An interior stairwell with wood steps and a simple wood hand rail accesses the second floor. The second floor has four guest rooms which are accessed from the central hall at the top of the stairs (Photos 25-26). Two of the waterside guest rooms have balconies.

Additions and Alterations to Main Building

The primary orientation and entrance to the main structure was originally constructed to face Pine Island Sound. The main entrance was changed from the west to face Waterfront Street on the south in 1946, when the property was placed in service for public lodging. This was to allow for a more public and convenient access from the street for arriving guests. This alteration necessitated the removal of a brick chimney and an interior brick fireplace mirroring another fireplace on the first floor interior and exterior north wall which still exists. In 1981, a truncated metal roof was added along the exterior perimeter walls of the first floor and a metal hip

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 4 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
DESCRIPTION

roof replaced the original flat roof on the second story block. The original flat roof decks on the first story block were retained. A pair of original wood windows and window openings on both the north and south elevations of the second story block were removed in 1981 and replaced with paired French doors opening onto small balconies in two of the "water view" upstairs bedroom to allow for an outdoor seating area to provide a view of the docks and Pine Island Sound.

Interior alterations, beyond the updating of baths and the kitchen, were minimal. In 1981, two former downstairs closets or storage rooms were converted into restrooms. In early 2000, the original pantry area was converted to a cocktail bar.

NONCONTRIBUTING RESOURCES (outside the National Register Boundary)

Island House

Located just north of the main structure is Island House (Photos 27-28). It is a two-story, elevated Frame Vernacular building constructed in 1986 as a dormitory and additional office space for the owner of the property at that time, Medical Management Institute, which operated The Cloisters on the property, an alcohol and drug rehabilitation facility. The structure was elevated to meet FEMA (Federal Emergency Management Agency) flood elevation regulations. Twelve guest rooms are available in Island House.

The Cottage

A small, one-story frame residential building known as The Cottage is located north of the Lodge House (Photos 29-30). It is a section of a larger building completed in 1930 by Graham Wilson; however, it is only a small section of a much larger building that was constructed elsewhere on the original Wilson Estate, which was cut into sections with this single piece then relocated to its present site.

Boathouse

Directly west of The Cottage and north of the main building are two identical, historic, former boathouses that were constructed in 1926 (Photos 31-32). They originally stood side by side on a wood pier projecting into the water on the west side of the property. The boathouses suffered serious damage by Hurricane Charley in 2004. They were moved to their present location, joined together, and extensively repaired on the site.

Gazebo

A 1981 wood gazebo (Photo 32), with decorative millwork, is located on the lawn slightly southwest of the main structure.

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PINE-AIRE LODGE
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Swimming Pool and Pump House

Modernization and alterations to the 1971 swimming pool on the site were undertaken in 2001. The pool was re-surfaced and re-tiled at that time (Photos 33-34). The filtration and pump system was enclosed in 1981 utilizing v-groove plywood (T-111). The swimming pool and pump house are also considered noncontributing due to their age.

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Section number 8 Page 1 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

The Pine-Aire Lodge is significant at the local level under Criterion A is in the area of Commerce and Entertainment/Recreation as a public lodging facility that first established Pineland and Pine Island as a popular resort and fishing destination, particularly for tarpon and other game fish in the area from the 1920s to the 1950s. In 1946, the residence was converted into a hotel to attract sports fishermen and tourists drawn by the expanded use of the automobile and the great growth in both national and Florida tourism. Small hotels, like Pine-Aire Lodge, began to cater sports fishermen and tourists seeking scenic views and recreational sailing along the Intracoastal Waterway of the Gulf of Mexico. Today the hotel, renamed Tarpon Lodge, is a high end hostelry that caters both to overnight and extended stay guests who attend specialized events, such as conferences and weddings.

HISTORICAL CONTEXT

The earliest settlers to Pine Island were Calusa Indians who settled on the island around 300 A.D. The Calusa were a large tribe or confederation of tribes on the west coast of Florida and in the Florida Keys. Their entire life and religion revolved around the harvesting of the Gulf of Mexico and its interior Florida bays. On Pine Island, they lived off the island's bountiful seafood, local game, and edible plants and roots. Ponce de Leon and other Spanish explorers, who arrived in the region in 1521, received a hostile reception. The Calusa killed de Leon. European contact was disastrous for Florida's native population, most of whom died out from disease or conflict with the Spanish settlers. Most of the remaining Indians left Florida for Cuba in 1763 when the British took control of the colony. The Calusa left numerous middens and large mounds of shells which now serve as tourist destinations on the island.

There was no permanent white settlement on Pine Island until about 1873, when entrepreneurs began building a fishermen's haven with hotels and businesses at present-day St. James City. In 1880, there were five families and one single man living at Pineland. In April of 1885, William Batty of Levy County, Florida, purchased 142 acres on the island. The area that would eventually become Pineland was first known as Batty's Landing.³ In the late 1880s, more settlers began to arrive, some working as fishermen as a means of support for themselves and their families. Others established small farms. Some of the fishermen became fishing guides for wealthy visiting northerners.

The waters of Pine Island Sound boasted some of the best fishing and charter fishing in Florida. The sport of tarpon fishing originated in Pine Island Sound in the late 1880s. Its atmosphere was surrounded by an unspoiled serenity and what became world-renowned fishing; particularly for tarpon and other popular game fish. Boca Grande Pass (just across Pine Island Sound from Pine Island) became the "Tarpon Capital of the

³ Jordan, Elaine Blohm, Tales of Pine Island, Jordan Ink Publishing Company. Special Centennial Edition, 1985, fourth printing, 005, pg. 111 and Deeds of Record, Lee County, FL

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World." The area began to gain fame through the publications of several tarpon fishing pioneers. Soon the word spread throughout the angling world, and by the late 1800s, anglers from around the globe were making arrangements to come to the area to pit their skills against the mighty tarpon. At this time the only mode of transportation was by steamship or by boat from the terminus of Henry Plant railroad at Punta Gorda. Later, other railroads, such as the Seaboard Airline and Central and Northern Railroads, provided connections to Fort Myers and Boca Grande, but Pine Island remained inaccessible from the mainland except by boat until 1928, when the first bridge was completed.⁴

By 1892, William Batty's daughter held title to her father's former Batty's Landing landholdings. She sold the property to Robert A. and Elizabeth Glover, residents of Tampa in Hillsborough County, Florida, and natives of New York, who purchased the property as an investment but never resided there. In 1895, Batty's Landing was being worked as a vegetable farm by tenants George Kirk and a Captain Rhodes.⁵ A big freeze devastated the citrus industry in Florida north of Sarasota in 1895. Many settlers began to move further south, including a few to Batty's Landing. Some came by private boats and others came by the Henry B. Plant steamers, which came to Pine Island to deliver mail and supplies to settlers.⁶

On October 19, 1900, the Glovers sold 19 acres at Batty's Landing to Henry W. and Minta Martin, natives of Kentucky. Henry Martin moved to the island with his large family from Inverness, Florida, where he had operated a phosphate plant. The Martin's house is said to have been the first house built in Pineland.⁷ In 1902, an application for a post office was made. The application stated that there were between 30 and 40 residents living at the settlement of Batty's Landing.⁸ The application for a Pineland Post Office was approved, and Minta Martin served as the first postmistress.⁹

In the early 1900s, settlers began arriving in the settlement of Bokeelia and made a living raising tropical fruit. By 1910, the population of Pineland had increased to 78 residents. According to the federal census for that year, they were all farmers, fishermen, or citrus growers.¹⁰ The population grew to 90 by 1920. Although there was a store in nearby Bokeelia, most residents had gardens, caught fish and made their own living.¹¹ Harry Poe Johnson built a southern style mansion on Pineland about 1914. In 1916, Captain Peter Haines built a house

⁴ Jordan, Elaine Blohm, Tales of Pine Island, Jordan Ink Publishing Company. Special Centennial Edition, 1985, fourth printing, 2005, pg. 72

⁵ Ibid.

⁶ Jordan, Elaine Blohm, Pine Island, The Forgotten Island, Bookmasters, Inc., Lancaster, Ohio, 1982, pg. 108

⁷ Jordan, Pine Island the Forgotten Island, pg. 73

⁸ Ibid. and page 112 and Census of the United States, Ninth Census, St. John's County, 1880, Eleventh Census, 29th Precinct, Hillsborough County, 1900, Census of Florida, Twelfth Census, Precinct 10, Inverness, 1900, Hillsborough County, 1900 and, Thirteenth Census, Precinct 16, Pineland, 1910 and Jordan, Elaine Blohm, Pine Island, The Forgotten Island, pg. 116.

⁹ Jordan, Elaine Blohm, Pine Island, The Forgotten Island, pg. 107, and Jordan, Elaine Blohm, Tales of Pine Island, pg. 112

¹⁰ Census of the United States, Thirteenth Census, Pineland, 1910

¹¹ Jordan, Elaine Blohm, Tales of Pine Island, pg. 45

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Section number 8 Page 3 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
SIGNIFICANCE

patterned after those the U.S. Army built for troops in the tropics. An Annapolis graduate, Haines was forced by circumstances to leave his successful navy career to look for a place to start a new life, and decided to settle in Bokeelia on Pine Island.

Passengers, supplies, mail, and freight were brought to the island by way of the steamer Gladys. The vessel was also used to ship out fruits and vegetables from the island.¹² Sometime in the 1920s, Frank Adams and Captain John Smith built a sawmill in Pineland. It provided much of the lumber used in construction on the island for a number of years.¹³

STATEMENT OF SIGNIFICANCE

In 1911, Haro Harrsen platted Haro Harrsen Subdivision on land in Pineland that he had begun purchasing in 1899. On March 23, 1925, Harrsen sold approximately ten acres of property to Graham L. Wilson.¹⁴ Over the next few months, Wilson purchased several additional contiguous parcels. Wilson and his wife, Mary, natives of Philadelphia, moved to Pineland in 1925. Graham purchased a tract of property and told neighbors that he intended on building just a "fishing shack".¹⁵ However, on April 28, 1925, Graham hired builder, A.B. Moon, to construct a waterfront winter fishing retreat on his property. Wilson also commissioned Moon to build three guest cottages on the property, each with three rooms.¹⁶ Fresh water was unavailable, so a cistern was also placed on the site next to the main residence. Wilson installed a power plant on the property, because there was no other source of electricity on the island before 1941.¹⁷

A hurricane struck the west coast of Florida on September 18, 1926, and over \$4,800 in damage was done to the progress of work already completed between April and September of that year, including the floors of the unfinished house.¹⁸ All work on Wilson's original acreage was finally completed in late 1926 at a total cost of \$50,000. The main house was named Gra-Mar Villa, a combination of Graham and Mary Wilson's first names.

The property was only accessible by a shell road on Pine Island or by water. Being an enthusiastic fisherman, Wilson had two wood frame boat houses built on a pier over the water at the edge of the property. Cypress lumber, floated over from Boca Grande, was used in their construction. Graham Wilson had a large boat,

¹² Jordan, Pine Island, the Forgotten Island, pg. 56

¹³ Jordan, Elaine Blohm, Pine Island, The Forgotten Island, pg. 116

¹⁴ Jordan, Elaine Blohm, Pine Island, The Forgotten Island, pg. 116
and Deeds of Record, Lee County, FL, Book 77, page 407

¹⁵ Jordan, Tales of Pine Island, pg. 63

¹⁶ All three guest houses have survived; however, one was moved offsite in 1951. The other two remain in their original location but the portion of property where they stand was portioned off the original larger site when it was sold in 1980. Jordan, Elaine Blohm, Pine Island, The Forgotten Island pp., 117 and 118.

¹⁷ Friends of the Randell Research Center, newsletter, dated December 2009., Volume 8, No. 4

¹⁸ Ibid. pg. 118 (No biographical or census information on Moon could be located)

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Section number 8 Page 4 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
SIGNIFICANCE

approximately fifty feet in length, but the water was not deep enough to bring inland to dock on his property. Wilson had a 35-foot-wide channel dug from his property to deeper water approximately a mile or mile-and-a-half out into Pine Island Sound. Once completed, larger boats for leisure or commerce had access to Pineland. The channel continues to bear the name "Wilson Cut."

The Wilsons planted a variety of plants on their property. There were winding paths and roads, tropical trees, a rose garden, and flower beds as well as bird baths, fountains, a tennis court, and even a small golf course.¹⁹ By 1930, of Graham Wilson made a final purchase of land in Pineland adjacent to his original estate bringing his ownership to a total of 70 contiguous acres.²⁰

Graham Wilson died at Gra-Mar Villa in Pineland on March 21, 1937, leaving an estate of over one hundred thousand dollars to his widow.²¹ Mary Wilson continued to live in Gra-Mar Villa until August 20, 1945, when she sold it and the remaining acreage from the original Wilson Estate to Dr. Norris J. Heckel and his wife, Eileen Heckel.²² Mary Wilson died in Ft. Myers in Lee County, Florida in 1960.²³ Dr. Heckel was a physician from Chicago. Because of his active medical practice in Chicago, it is doubtful that the Heckels spent much time at their Pineland property, and soon placed it in use for paying guests. Between 1945 and 1949, the Heckels began selling off various sections of the original Wilson Estate acreage they had acquired.²⁴ They retained ownership of Gra-Mar Villa, the boathouses, and guest houses.

In 1946, Gra-Mar Villa, the three guest houses, the two boathouses, the dock and the immediate land area around them became the centerpiece of an upscale post-World War II guest and sportsmen lodging facility called Pine-Aire Lodge. The main building, the guest houses, and docks were easily adaptable for conversion to a sportsman's lodge to attract avid fishermen. Guests and families stayed to catch and eat their own dinners, cooked courtesy of the lodge's restaurant. Pine-Aire Lodge had easy boat access and dockage. Fishing guides and rental boats were readily available for guests.

Norris and Elaine Heckel maintained ownership of the lodge portion of the property for only three years. In 1948, they sold it to Frank and Marie Mitchell of Fort. Myers, Florida. The Mitchells also maintained ownership for only three years. The Mitchells sold Pine-Aire Lodge to I.B. and Mary Hunt Jones in 1951.²⁵ The Joneses operated the facility for guests October 1 to July 1 and for serious tarpon fishermen during the May 1 to July 1 tarpon fishing season. Most guests would stay for a few weeks at a time. Ground

¹⁹ Jordan, Elaine Blohm, *Tales of Pine Island*, pg. 63

²⁰ *Ft. Myers News-Press*, March 22, 1937

²¹ Probate Records, Lee County, Florida

²² Deeds of Record, Lee County, Florida, Book 161, Page 510

²³ *Ft. Myers News-Press*, November 13, 1960

²⁴ Deeds of Record, Lee County, Florida

²⁵ Deed Book 209, Page.66, Public Records of Lee County, Florida and Social Security Death Index

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Section number 8 Page 5 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
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transportation was provided from Ft. Myers to Pineland for arriving guests, if needed.²⁶ Guests could also travel by rail to Boca Grande and then be transported to the lodge by water. In 1955, the Joneses sold the lodge to Boyce M. Royal, who were living in Fort Myers.²⁷ The Royals operated the lodge in the winter season. In the summer months, the Royal family lived in the main building, but moved to a cottage on the property when they had guests staying in the main building.²⁸

On December 29, 1965, the property was sold to the American Bible College.²⁹ They renamed the Pine-Aire Lodge "Pala Mar" which translates to Big House By the Sea.³⁰ In the 1970s, the principals of the American Evangelical Christian Church, the umbrella organization of the bible college, made Pineland the organization's national headquarters.³¹ The group continued to own all of the Pine-Aire Lodge property until 1980, when the property and all of the buildings and improvements were sold to the Medical Management Institute.

The Medical Management Institute placed the main building, outbuildings and site associated with the former Pine-Aire Lodge in use as a private drug and alcohol rehabilitation center called the Cloisters. Landscaping and walkways were improved. The swimming pool were updated, and a pump house was built to provide water for the pool and house pool equipment. A detached two-story Frame Vernacular building was completed in 1986 north of the main structure to provide additional housing for patients and staff. A wood gazebo was placed on the site. The facility continued in operation from 1980 until 1996. Subsequently, the buildings and site remained unoccupied for three years.

In 2000 Robert and Phyllis Wells purchased the property. Both of the buildings and all of the remaining Pine-Aire Lodge acreage were placed back into use for public recreational lodging as the Tarpon Lodge. They renovated the Lodge and opened a full-service restaurant. The present-day Tarpon Lodge opened for business in June of 2001. When Hurricane Charley made landfall on Pine Island on August 13, 2004, it damaged the roof of the Lodge, flooded the main dining room, and shattered some the windows. The Island House was damaged and all of the docks were destroyed. The boathouses were relocated to a land site on the property, joined together, and rebuilt as a guest house. The restaurant in the Lodge reopened on December 15, 2004. The lodging facility reopened during the 2005 New Year's holiday. Today, Tarpon Lodge enjoys first-class guest rooms, a four-star restaurant, panoramic waterfront views, and access to a variety of activities on Pine Island. The inn still attracts dedicated sports fishermen.

²⁶ Come to Pine-Aire Lodge On Lovely Pine Island in the Gulf of Mexico, a promotional brochure, 1951

²⁷ Deed Book 249, Page 556, Public Records of Lee County, Florida

²⁸ Royal, Dona, telephone interview with Mikki Hartig, Historical & Architectural Research Services, July 23, 2010

²⁹ Deeds of Record, Book 414, page 773

³⁰ Jordan, Elaine Blohm, pp., 120-121

³¹ http://en.wikipedia.org/wiki/American_Evangelical_Christian_Churches

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PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
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Wells, III, Robert, current owner, interview with Mikki Hartig, Historical & Architectural Research Services, Sarasota, Florida, September, 2009.

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Section number 9 Page 2

PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
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1880, 1890, 1900, 1910, 1920 & 1930.

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PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
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Section number 10 Page 1 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

PT GOVT LOT 1
DESC OR 1488 PG 447
LESS OR 1608 PG 0156

07-44-22-00-00008.0050

A tract or parcel of land lying in Government Lot 1, Section 7, Township 44 South, Range 22 East, Pine Island, Lee County Florida more particularly described as follows:

From a concrete monument marking the northeasterly corner of Haro Harrsen Subdivision according to a map or plat thereof recorded in Plat Book 1, page 62, of the Public Records of Lee County, Florida, runs 89°37'30" W along the northerly line of said Subdivision passing through a concrete monument marking a point on the easterly line of Pineland Road at 234.08' for 281.22 to a concrete post marking a point on the westerly side of said road; thence run N 18°59'37" W for 105.52' to a concrete post marking the intersection of the northerly boundary of the lands conveyed by deed recorded in Official Records Book 1038, Page 1681 through 1683 of the said Public Records and Point of Beginning; thence run 89°37'30" E parallel with said north line of Haro Harrsen Subdivision for 20' to a point in the centerline of Pineland Road as constructed thence run N 04°° W along said centerline for 1038' to a point of curvature thence run northerly and northeasterly along said centerline along the arc of a curve to the right having a radius of 115.00' for 86.31 to a Point of Tangency; thence run N 38°37'00" E along said centerline for 83.84' thence run N 57°27'52" W passing through a concrete monument at 22.78' for 123.21' to a concrete monument; thence run N 46°57'06" W for 100.00 to a concrete monument; thence run N 19°03'17" W for 89.75' to a ¾" iron pipe; thence run N 87°09'15" W for 63, 39' to a 2/4" iron pipe; thence run 68°40'08" W for 54.78' to a drill hole in the cap of a concrete seawall along the waters of Pine Island Sound; thence southeasterly and southerly along said concrete seawall to an intersection with a line bearing S 89°37'30" W from Point of Beginning; thence run N 89°E for 269.36' to a concrete post and Point of Beginning less and except any part of the above described land lying with the right-of-way for Pineland Road.

Boundary Justification

The boundary includes only that portion of the above described property contained in the dashed boundary line shown on the attached site map. The boundaries were drawn to exclude all of the noncontributing resources on the original Wilson Estate site that became Pine-Aire Lodge in 1946, that is presently the Tarpon Lodge.

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PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

PHOTO LIST

1. Pine-Aire Lodge,
2. 13771 Waterfront Drive, Pineland, Lee County, Florida
3. Gloria Sajgo
4. 2013
5. Lee County Planning Department
6. Sign at Intersection of Pineland Road, Looking West
7. Photo 1 of 35

Items 2-5 are the same for the following photographs unless indicated.

3. Internet
4. 2013
6. Aerial View of Tarpon Lodge Property, Looking Northeast
7. Photo 2 of 35

6. View of the Seawall, Looking Southeast
7. Photo 3 of 35

6. View of the Seawall, Looking East
7. Photo 4 of 35

6. Waterfront Drive, Looking Northwest
7. Photo 5 of 35

6. Southeast Elevation, Pine-Aire Lodge, Looking Northwest
7. Photo 6 of 35

6. Southeast Elevation, Pine-Aire Lodge, Looking Southwest
7. Photo 7 of 35

6. Southeast Corner, Pine-Aire Lodge, Looking Northwest
7. Photo 8 of 35

6. Northwest Corner, Pine-Aire Lodge, Looking Southeast
7. Photo 9 of 35

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Section number Photos Page 2 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

6. Northwest Elevation, Pine-Air Lodge, Looking Southeast

7. Photo 10 of 35

6. Northwest Elevation, Pine-Aire Lodge, Looking Southeast

7. Photo 11 of 35

6. Northwest Elevation, Pine-Aire Lodge, Looking West

7. Photo 12 of 35

6. Northwest Elevation and Southwest Facade, Pine-Aire Lodge, Looking Northeast

7. Photo 13 of 35

6. Southwest Facade, Pine-Aire Lodge, Looking Northeast

7. Photo 14 of 35

6. Interior, Pine-Aire Lodge, Lobby, Looking Southwest

7. Photo 15 of 35

6. Interior, Pine-Aire Lodge, Bar, Looking Northwest

7. Photo 16 of 35

6. Interior, Pine-Aire Lodge, Lounge, Looking Northwest

7. Photo 17 of 35

6. Interior, Pine-Aire Lodge, Main Dining Room, Looking Southwest

7. Photo 18 of 35

6. Interior, Pine-Aire Lodge, Screened Porch, Looking Southwest

7. Photo 19 of 35

6. Interior, Pine-Aire Lodge, Screened Porch, Looking Northwest

7. Photo 20 of 35

6. Interior, Pine-Aire Lodge, Screened Porch, Looking Northeast

7. Photo 21 of 35

6. Interior, Pine-Aire Lodge, Screened Porch, Looking Southeast

7. Photo 22 of 35

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Section number Photos Page 3 PINE-AIRE LODGE
PINELAND, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

6. Interior, Pine-Aire Lodge, Northeast Bedroom, First Floor, Looking Northeast

7. Photo 23 of 35

6. Interior, Pine-Aire Lodge, Middle Bedroom, First Floor, Looking Northwest

7. Photo 24 of 35

6. Interior, Pine-Aire Lodge, Northeast Bedroom, Second Floor, Looking Northeast

7. Photo 25 of 35

6. Interior, Pine-Aire Lodge, Southwest Bedroom, Second Floor, Looking Northwest

7. Photo 26 of 35

6. Island House, Southwest Facade and Northwest Elevation, Looking Northeast

7. Photo 27 of 35

6. Island House, Northeast Elevation, Looking Northwest

7. Photo 28 of 35

6. Cottage, Southeast Facade, Looking North

7. Photo 29 of 35

6. Cottage, Northeast Elevation, Looking West

7. Photo 30 of 35

6. Boathouse, Southeast Facade and Northeast Elevation, Looking Northwest

7. Photo 31 of 35

6. Boathouse, West Elevation, Looking Northeast

7. Photo 32 of 35

6. Swimming Pool, Looking South

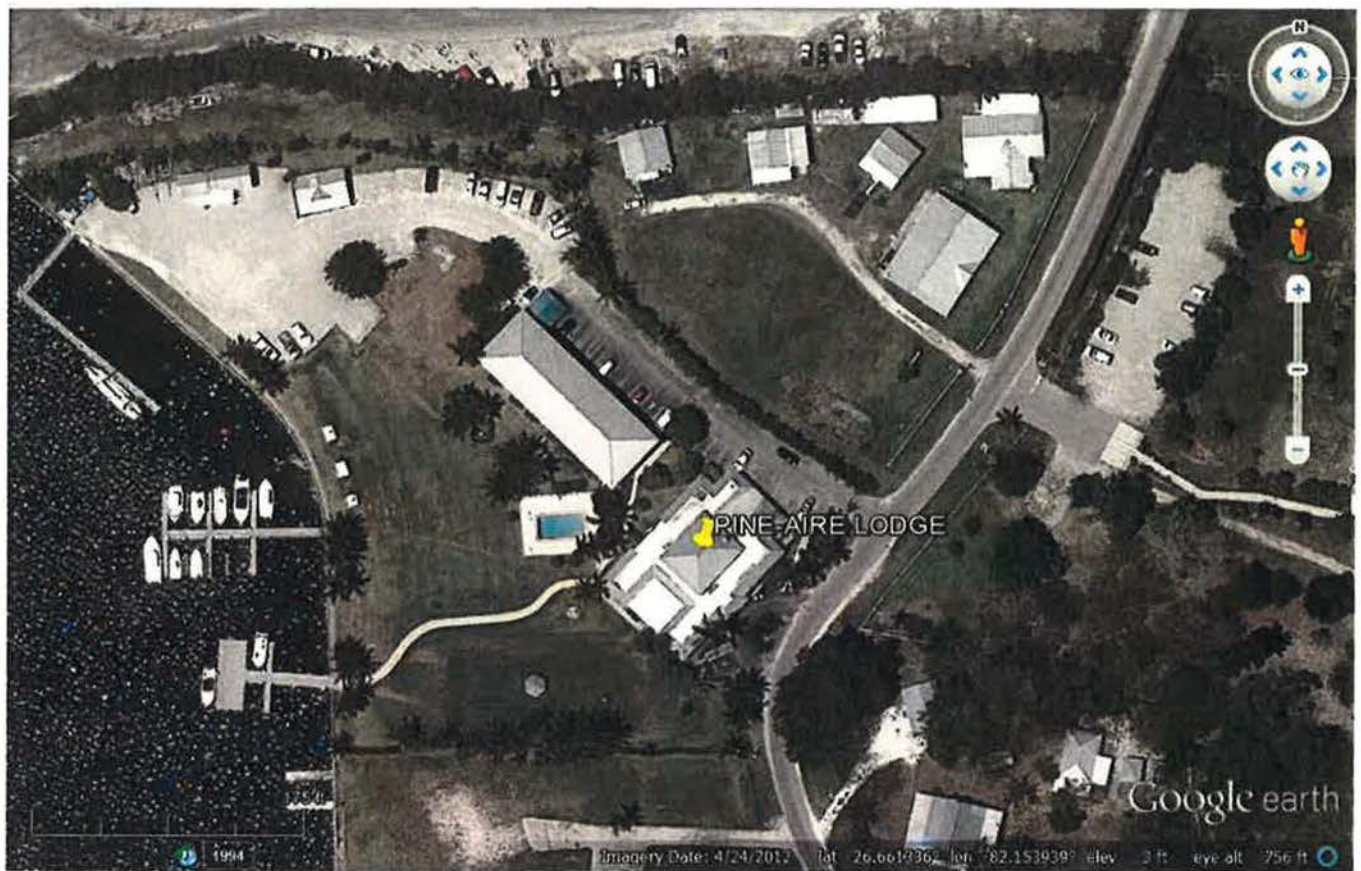
7. Photo 33 of 35

6. Pump House, Looking Southeast

7. Photo 34 of 35

6. Gazebo, Looking Southwest

7. Photo 35 of 35

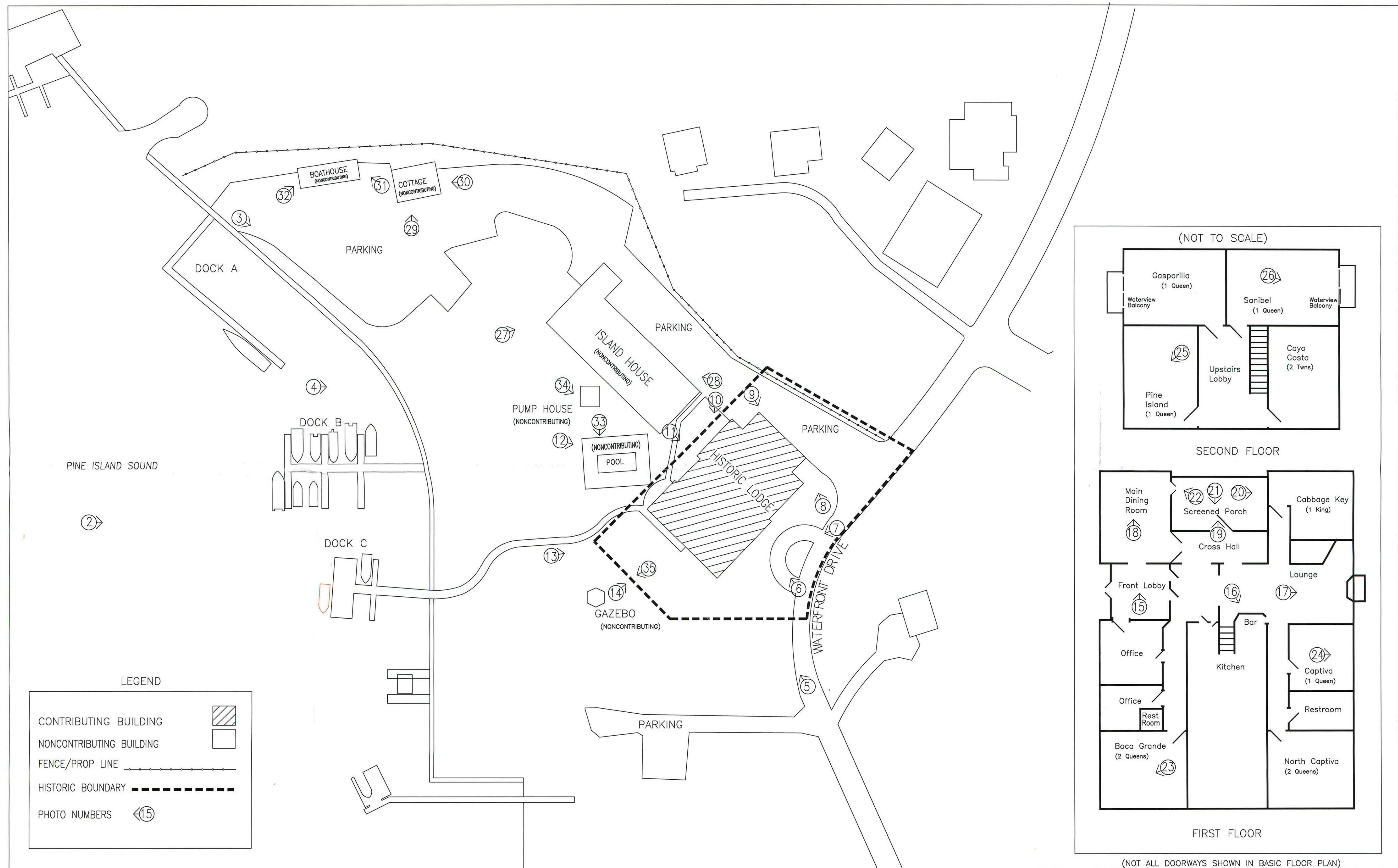


PINE-AIRE LODGE
1300 S.W. North 167th Street

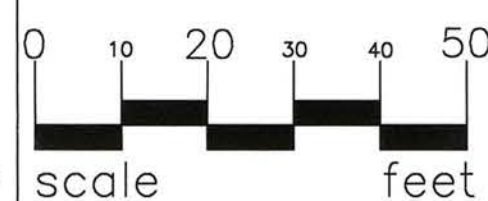
UTM References

<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
17	385169	2949422

Latitude 26.661001°
Longitude: -82.153658°



Pine-Aire Lodge
13771 Waterfront Drive
BOKEELA [PINELAND], (LEE COUNTY), FLORIDA



Gloria M. Sajgo, AICP, Principal Planner
Lee County Planning Division
P.O. Box 398 Fort Myers Fl 33902
FORT MYERS, FLORIDA 33902
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e-mail gsajgo@leegov.com

DRAWN BY: W. Carl Shiver
DRAWING DATE: SEPTEMBER-NOVEMBER 2013

THE PINE-AIRE LODGE SITE PLAN WAS DRAWN USING A VARIETY OF VISUAL RESOURCES INCLUDING SURVEY MAPS, COUNTY PROPERTY APPRAISER'S MAPS, AERIAL AND HISTORIC PHOTOGRAPHS AND ON-SITE VIEWS. THE SITE PLAN HAS BEEN DRAWN TO APPROXIMATE SCALE BUT VARIATIONS WERE ALLOWED FOR THE PURPOSE OF CLARITY. THE MAP WAS PREPARED USING THE AUTOCAD COMPUTER DRAWING PROGRAM.

MAP REVIEWED BY: CARL SHIVER
FLORIDA BUREAU OF HISTORIC PRESERVATION
R.A. GRAY BUILDING
500 SOUTH BRONOUGH STREET
TALLAHASSEE, FLORIDA 32399-0250
PHONE NUMBER (850) 245-6333
TOLL FREE NUMBER 1-800-7278
FAX NUMBER (850) 245-6437

DRAWING NUMBER
N/A

SHEET NO. 1 OF 1

ORIGINAL SURVEY MAP PROVIDED BY:
ROBERT WELLS, III, CABBAGE KEY, INC.
P.O. BOX 410, PINELAND, FLORIDA 33945
PHONE: (239) 283-3999

SITE PLAN

**TARPON
LODGE**



←
**SPORTSMAN INN
RESTAURANT
& BAR**

Pineland Marina
Turn Here

Boot Ramp



Wet & Dry
Storage

Ship's Store



**PARKING \$10.00
RAMPING \$15.00**

BOAT DOCKS & RACKS FOR SALE LEASE







TARPON LODGE













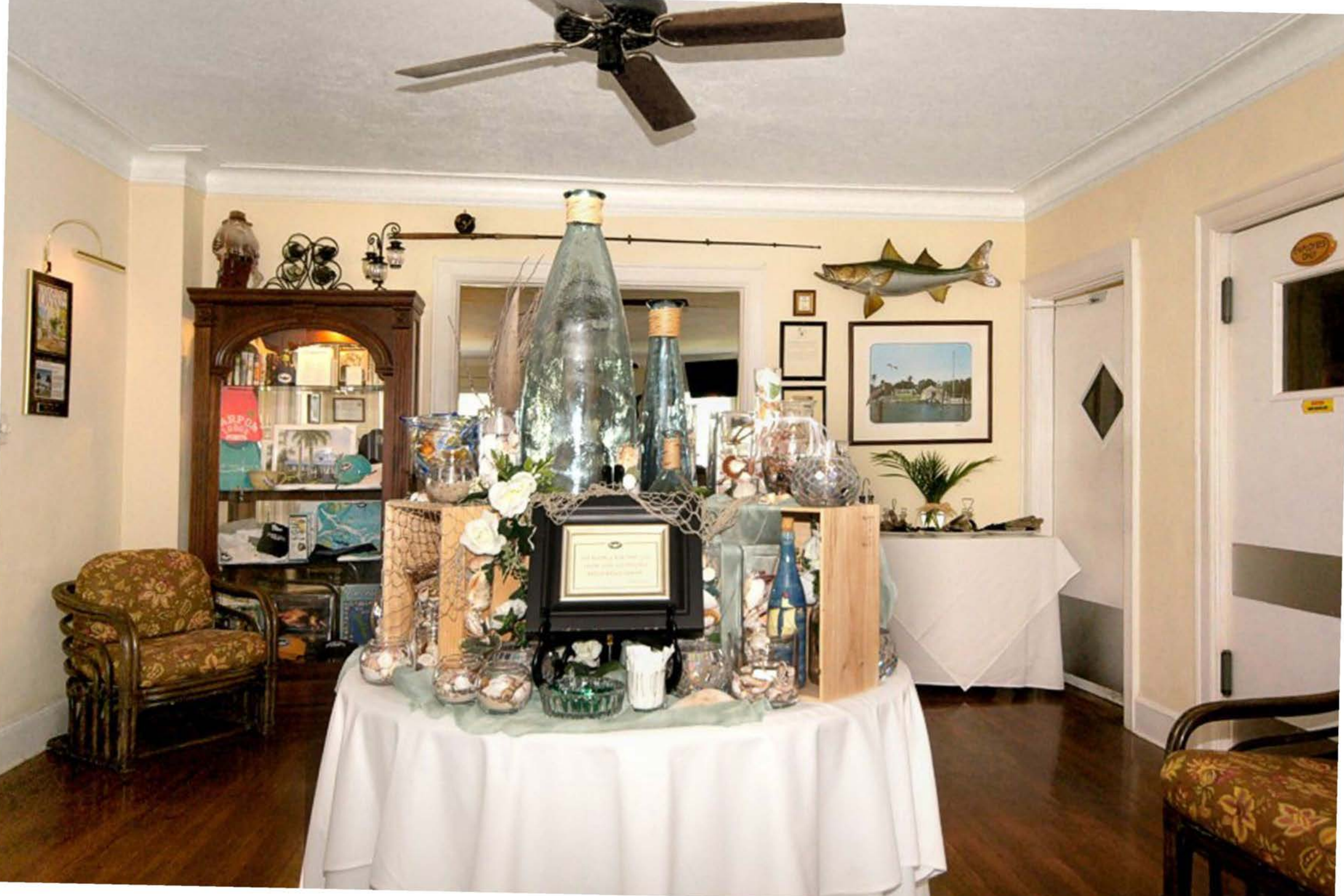




















































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Pine--Aire Lodge
NAME:

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Lee

DATE RECEIVED: 8/22/14 DATE OF PENDING LIST: 9/23/14
DATE OF 16TH DAY: 10/08/14 DATE OF 45TH DAY: 10/08/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000826

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT OCT - 8 2014 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State



August 12, 2014

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of the Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a submission of the nomination and additional materials (nomination form, continuation sheets, site plan, GIS data, digital images and disk) for:

Pine-Aire Lodge (FMSF #8LL02567), Lee County

Please do not hesitate to contact me at (850) 245-6357 if you have any questions or require any additional information.

Sincerely,

A blue ink signature of Desiree Estabrook.

Desiree Estabrook
Historic Preservation Supervisor, Survey & Registration
Bureau of Historic Preservation



Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) fheritage.com
Promoting Florida's History and Culture VivaFlorida.org

