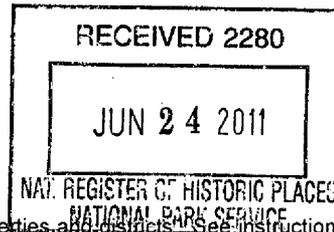


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



502

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 LINDSLEY, HALSTEAD AND EMILY, HOUSE

other names/site number Huger, Margaret, House; FMSF# 8LL00958

2. Location

street & number 1300 West 13th Street. N/A  not for publication

city or town Boca Grande N/A  vicinity

state FLORIDA code FL county Lee code 071 zip code 33921

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.)

Bonnie E. Mattick/DSHPO 6/8/2011  
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) \_\_\_\_\_

Edson H. Beal  
Signature of the Keeper

Date of Action

8-4-11

LINDSLEY, HALSTEAD AND EMILY, HOUSE  
Name of Property

Lee Co., FL  
County and State

**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	
2	0	buildings
0	0	sites
1	2	structures
0	1	objects
3	3	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
- DOMESTIC/Secondary Structure/Garage
- LANDSCAPE/Wall
- LANDSCAPE/Pergola
- LANDSCAPE/Fountain

**Current Functions**  
(Enter categories from instructions)

- DOMESTIC/Single Dwelling
- DOMESTIC/Secondary Structure/Garage
- LANDSCAPE/Wall
- LANDSCAPE/Pergola
- LANDSCAPE/Fountain

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

19TH & 20TH CENTURY REVIVAL/Mediterranean Revival

**Materials**  
(Enter categories from instructions)

foundation Brick

walls Brick

roof Clay Tile

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1938

**Significant Dates**

1938

**Significant Person**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Arch: Hoffman, F. Burrall, Jr.

Blder: Griffin Builders

**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

**Primary location of additional data:**

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

Name of Repository

# \_\_\_\_\_

LINDSLEY, HALSTEAD AND EMILY, HOUSE  
Name of Property

Lee Co., FL  
County and State

**10. Geographical Data**

**Acreage of Property** Less than 1

**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	3	7	4	2	2	0	2	9	6	0	3	0	0
	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 By**

name/title Mikki Hartig, Consultant/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date March 2011

street & number 500 South Bronough Street telephone (850) 245-6333

city or town Tallahassee 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 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 Dana Briscoe Robinette

street & number Post Office Box 2116 telephone (423) 626-4551

city or town Boca Grande state Florida zip code 33921

**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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National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 7 Page 1

LINDSLEY, HALSTEAD AND EMILY HOUSE,  
BOCA GRANDE, LEE COUNTY, FLORIDA  
DESCRIPTION

**SUMMARY**

The Halstead and Emily Lindsley House, located at 1300 West 13th Street in Boca Grande, Florida, is a one- and two-story Mediterranean Revival style single family dwelling that was constructed c.1938. The house has an irregular ground plan and rests on a continuous brick foundation. The building is covered with cross gable and hip roofs surfaced with barrel tile. The exterior walls, chimneys, and foundation are brick that has been painted white. Most of the windows are paired 3/3-light and 4/4-light wood casements. French doors provide access portions of the first floor and to three second story balconies. Curved wood handrails and turned wood balustrades are found at the two main entrances to the house. The interior of the house displays original cypress doors, built-in cabinetry and both cypress and brick flooring. The property also features a historic one-story brick one-car garage and pavilion and a brick garden wall. The garden enclosed by the brick wall contains a modern fountain sheltered by a contemporary pergola. The property also features a modern concrete privacy wall, and an iron fence that borders three sides of a modern swimming pool. The interior floor plan has been minimally altered and presently consists of first and second floor central halls, a kitchen, a living room, dining room, a sitting room and two upstairs bedrooms. A third second floor bedroom was converted into an office. There is also an upstairs library. The residence features three full bathrooms and two half baths. There is also a pantry off the kitchen, a laundry room, and a number of closets. The interior walls are surfaced with stucco. The house features both an open loggia and terrace and a screened porch.

**SETTING**

Boca Grande is a town in Lee County, Florida, located on Gasparilla Island, a seven-mile-long island bordered by the Gulf of Mexico on the west and Charlotte Harbor on the east. Two-thirds of the island is located in Lee County and one-third is located in Charlotte County. The island is one of a chain of islands lying between the gulf from the harbor. The closest major cities are Fort Myers to the south and Sarasota to the north. The population of the island varies from 600 to over 3,000 depending upon the season. Boca Grande is connected to the mainland by a narrow toll bridge that crosses Charlotte Harbor. The town has been a tourist destination since the early 20th century. The elite visitors often stay at the first class Gasparilla Inn Hotel located next to the downtown Boca Grande area.

The Halstead Lindsley House is located in a residential neighborhood approximately one-half mile north of the historic downtown commercial core of Boca Grande. Thirteenth Street runs east to west and is intersected by Gasparilla Road, the primary north to south road. The house is located on the south side of 13th Street, an unpaved traffic artery (Photo 1) that ends at the public beach on the Gulf of Mexico. Most of the residences in vicinity of the Lindsley House were constructed in the post-World War II era, although one other residence also constructed c.1938 stands immediately to the east of the Lindsley House.

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NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 7 Page 2

LINDSLEY, HALSTEAD AND EMILY HOUSE,  
BOCA GRANDE, LEE COUNTY, FLORIDA  
DESCRIPTION

The property is 125 feet wide and 303 feet deep, encompassing 37,875 square feet on the south side of the street. A non-historic masonry wall with wood entrance gates (Photos 2-4) that provide auto and pedestrian access to the property are found on the north property line facing the street. A historic brick garden wall is attached to the house on the east and south. The wall is stepped where it extends from the house and then levels and turns to attach to the north wall of the historic garage. The wall is also attached to the south wall of the garage. It then continues from the north of the garage and turns west, returning to the beginning point on the house (Photos 5-9). Pedestrian access to the garden is gained from the north (Photos 10-11) and west through wood and wrought iron gates as well as from the south side of the interior of the house. An exterior fireplace (Photos 12-13) marks the location of the living room fireplace on the interior. The west gate exits (Photos 14-15) from the garden to a paved walkway leading to a covered loggia and brick terrace on the west. At the edge of the west property line is a concrete seawall that borders the beach on the Gulf of Mexico. Trees and plantings on the property include cocoanut and cabbage palms, Confederate jasmine, and gardenia bushes.

**DESCRIPTION**

Residence Exterior

The Halstead House is a one- and two-story brick residence that has an irregular ground plan and rests on a continuous brick foundation. The exterior walls are painted white, and the building features gable, cross-gable, hipped, and shed roofs of various heights, all surfaced in barrel tile. The house retains all its original cypress casement windows, shutters, trim work, and exterior and interior cypress doors and flooring. The main, first story of the house is irregular in plan and extends north and south. The narrow second story extends east and west and is covered with a combination of a hip and gable roof surfaced with clay tile.

The design of the house does not strongly emphasize a primary facade. The main entrance to the residence (Photo 9) is found in the east wing at the end of the brick-paved walkway (Photo 4), which is bordered by mature hedges. Masonry steps ascend a high stoop that is bounded on the north by a curved wood balustrade with turned wood balusters and on the south by the brick garden wall. The doorway is set directly into the brick wall which is surmounted by a lintel of vertical bricks. An original hammered copper wall sconce containing an electric candle is found immediately to the right of the entranceway. Beneath the light fixture is a small copper plaque of fleur-de-lis design with a moveable ring that marks the location of the doorbell. The entrance contains a screen door which opens onto the cypress main door. The fenestration of this elevation (Photo 10) consists of two 3-light wood casement windows on the first story, a single 3-light casement window that illuminates the stairs between the first and second floors, and two identical windows on the second story that provide natural light to the room now used as an office.

The south elevation of the east wing has a secondary entrance (Photos 10-11) that leads from the house to the walled garden. This doorway is also located at the top of a masonry stoop and is bounded on the outside by a curved wood balustrade and turned wood balusters. This entrance also has a light sconce similar to the one on

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LINDSLEY, HALSTEAD AND EMILY HOUSE,  
BOCA GRANDE, LEE COUNTY, FLORIDA  
DESCRIPTION

the east elevation. French doors found at the top of the stoop open onto the same foyer as the door on the east elevation. Above the entrance is a second story wooden balcony supported by brackets. The balcony features a balustrade composed of a molded handrail and turned balusters. Paired 3-light French doors connect the balcony with the upstairs office. A small paired 3-light casement window found immediately north of the balcony illuminates the bathroom of the office. Most of the historic windows and French doors are fitted with operable wooden shutters rather than louvered blinds. At the second level of this block is a wood balcony with a tiled shed roof supported by two square cypress posts. The balcony has a wooden handrail with turned balusters, matching those seen on the entrance porches. Paired 3-light French doors provide access to the balcony from the interior.

The one-story south elevation (Photos 10-11) of the house is covered by a tiled side gable roof that exhibits a brick chimney and decorative exterior fireplace (Photo 12). The elevation faces the walled garden. Two paired 3-light wood casement windows flank the chimney (Photo 13). An arched double leaf gate (Photos 14-15), located where the brick garden wall abuts the east elevation of the house, allows access to the south elevation of the house. The south wall is dominated by a single large 12-light single hung sash window with a fixed 6-light fanlight transom above (Photo 16). Massive hinged operational cypress arched louvered blinds flank the window. The window opens by being lowered into the wall below from inside the house.

A brick walkway runs east to west along the base of the house on the south. The walkway extends to four brick steps which ascend to a brick archway on the west. The archway accesses a five-bay covered loggia and brick terrace facing the Gulf of Mexico. The east wall of the loggia features three sets of paired 4-light cypress French doors with cypress screen doors and original door hardware. Each pair of doors is flanked by operable cypress shutters, and a single wrought iron lantern wall sconce is located between each pair of doors (Photo 17). Brick steps also descend from the terrace to the lawn below on the west (Photo 18). The loggia is covered by a tiled shed roof with exposed cypress rafters featuring shaped rafter tails and a cypress ceiling. Four pairs of simple slender cypress posts support the roof on the west. A stucco covered brick wall, with a full-height arched opening at center, supports the loggia roof on the south (Photo 19). The roof is attached to the two-story section of the house on the north. The east wall of the loggia features three sets of paired 4-light cypress French doors with cypress screen doors and original door hardware. Each pair of doors is flanked by operable cypress shutters. A single wrought iron lantern wall sconce is located between each pair of doors.

Abutting the terrace on the north is the south wall of the two-story section of the house. A secondary entrance (Photo 20) pierces the south wall of this block and provides an additional access to the loggia and terrace from inside the house. The south wall of the two-story block of the house has a single pair of arched 4-light wood casement windows on the first story (Photo 21) and a series of 4-light wood casement windows with flat heads flanked by solid wood shutters that illuminate the major interior spaces south of the central hall on the second floor (Photo 22). The west elevation of the house features a projecting wing (Photos 22-24) that exhibits three arched paired 4-light wood casement windows on the first story and a balcony on the second story that is supported by massive wooden brackets attached to the wall below. The balcony is sheltered by a hipped roof

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Section number 7 Page 4 LINDSLEY, HALSTEAD AND EMILY HOUSE,  
BOCA GRANDE, LEE COUNTY, FLORIDA  
DESCRIPTION

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covered with clay tile supported by four bracketed wooden posts. The balcony is bordered by a balustrade that has a molded handrail and spindle balusters. A pair of French doors provides access from the upstairs master bedroom. The north elevation of the bay that extends west of the terrace features an arched paired 4-light casement window on the first story and a paired 4-light casement window with a flat head on the second story.

Immediately north of the west extension, the west elevation recedes (Photos 24-26) to the east and has two paired 3-light casement windows with wood shutters on the first story. Above the first story is another balcony that abuts the brick chimney on the south and is supported by wooden brackets below. This balcony also has a balustrade with a molded handrail and spindle balusters. The balcony is accessed by a single pair of 5-light French doors next to which is a paired 3-light wood casement window. Both the doorway and the window have been fitted with wooden shutters. Attached to the two-story section of the house on the north is a one-story wing (Photo 27) that contains the laundry room. The extension is covered with a shed roof and has two small 1/1-light double-hung wood sash windows with hinged wooden Roman screens (Photo 28).

A screened porch (Photos 29-32) is located on the east side of the block. Tiled brick stairs with shaped handrails and balustrades, matching the others seen on the west elevation, provide access to the porch. On the north wall of the two-story section of the house east of the screened porch is a section of the contemporary masonry privacy wall. This wall is attached to the privacy wall on the north side of the property and the northeast corner of the main block of the house, forming an enclosed patio.

Interior

A copy of the original architectural drawings does not indicate the planned use for most rooms in the house beyond a few handwritten notes. The floor plan has been minimally altered and presently consists of first and second floor central halls, a living room, dining room, kitchen, butler's pantry, laundry room, a sitting room and two upstairs bedrooms, an upstairs library, three full and two half baths, and a number of closets. Interior walls are covered with stucco.

Beyond the main entrance door on the east is a wide linear central hallway running east to west with rooms projecting from either side. The hall provides a view of the Gulf of Mexico from the main entrance to the back of the house. Original decorative wall sconces are on the north wall. The flooring is brick laid in a herringbone pattern. The same flooring extends into the powder room and bath on the north and the large living room to the south (Photo 33).

The living room (Photos 34-35) has an open beamed ceiling with massive cypress beams. A simple fireplace, highlighted by a slab of coral stone and a tiled hearth, is found on the east wall. French doors on the west wall provide access to the loggia and terrace beyond. At the west end of the first floor hall is the dining room which, like the living room, features a simple fireplace with a coral block inset above on the north wall (Photo 36). The kitchen (Photos 37-39) is accessed from the hall on the north and from the dining room on the east. North

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BOCA GRANDE, LEE COUNTY, FLORIDA  
DESCRIPTION

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of the kitchen is a butler's pantry and a laundry room. The screened porch is accessed from the east side of the kitchen. A short hallway south of the kitchen gives access to the sitting room (Photo 40), which was originally a servant's bedroom.

There are two half-baths and one full bath downstairs. One half-bath is accessed through a powder room (former coat closet) that is entered from the north side of the hall. The other half-bath is accessed via the screened porch. The single downstairs full bath adjoins what was originally a servant's bedroom (now a sitting room or den) found north of the east-west hall.

The stairway to the second floor (Photos 41-42) is found immediately right of the main entrance to the house from the east. The stairs and hand rail are made of cypress. A short string of stairs ascends north to a landing where the stairs turn to the west. At the top of the stairs on the second floor is an L-shaped hallway.

One former bedroom, presently used as a library (Photo 43), is at the top of the stairs. The other bedrooms are located off the hallway to the east, west and north. The north bedroom features built-in cypress bookshelves and cabinetry at either side of a small vestibule inside the entrance from the hall. The west bedroom (Photos 44-45) has a simple fireplace highlighted by coral stone and a tiled hearth. Access to the bath is on the east. The east bedroom has a fireplace matching the west bedroom and is presently used as a home office (Photo 46). It has an adjoining bathroom on the west. There are several upstairs closets. Some, including one in the master bath and two in the hall, have extensive built-in storage and shelving made of cypress. A piece of lumber used in constructing one of the upstairs closets displays the handwritten words "Burrall Hoffman Griffin Builders" (Photo 47).

#### Garage

A one-story single vehicle garage (Photos 5 and 48) is located east of the residence. The garage is constructed of brick resting on a concrete slab. It has a tiled gable roof. On the west elevation, an inset pavilion is found under the roof slope. This elevation faces the walled garden, pergola and fountain to the west. The floor of the pavilion is brick. The ceiling is cypress with exposed cypress rafters, with shaped rafter tails found under the eaves. A pedestrian gateway to the walled garden is found south of the garage. Cloverleaf shaped wood vents pierce the west wall at either side of the pavilion. The east wall of the garage features brick laid in an open basket weave pattern that allows for ventilation (Photo 6).

#### **Noncontributing Resources**

##### Fountain and Pergola

Centered within the walled garden is a non-historic masonry fountain surrounded by a brick deck. The fountain is an exact replica of an original fountain that was missing when the current owner purchased the property in

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LINDSLEY, HALSTEAD AND EMILY HOUSE,  
BOCA GRANDE, LEE COUNTY, FLORIDA  
DESCRIPTION

2008. The area where the fountain originally existed had been filled in. In 2009, the existing fountain was fabricated to exactly match the original and installed in the same precise location as the original based on a copy of the original architectural drawings. A contemporary pergola, with wood trellis and bracketed wood corner posts, was constructed in 2009 to shelter the fountain and deck. (Photos 49-50)

Swimming Pool

A c.1958 swimming pool (Photos 23 and 51) bordered by a metal fence and concrete wall is found west of the house. The pool has been updated recently and the simple contemporary wrought iron fence enclosure was installed in 2008.

Masonry Privacy Wall

A contemporary masonry privacy wall, installed in 2009, extends along the property line on the north. A short matching section of wall is attached near midpoint on the south. The wall section attaches to the house and creates an enclosed patio area on the east off the northeast screened porch (Photos 2-3).

Alterations

In 2009, the current owner oversaw the reconstruction of wood stair railings at three entrances to the house. At some point, the original railings and handrails had been removed and replaced with non-historic metal railings. Those were removed and the existing railings were milled to exactly replicate the railings and installed as shown on a copy of the original architectural drawings in possession of the current owner. Beside a few replacement exterior light fixtures, no alterations to the exterior of the house, the garden wall or garage have taken place. The copy of the original architectural drawings calls for the brick exterior to be painted.

Alterations to the interior of the house are limited to a few changes in the floor plan, some replacement flooring in the kitchen and laundry room and the replacement of bathroom fixtures. The laundry room on the first floor was only accessible from the exterior of the house as built, but in 2009, the current owner created an interior entrance to the laundry room from the kitchen by adding a door on the south wall of the room. The original exterior door was not altered or sealed on the exterior.

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CONTINUATION SHEET**

Section number 8 Page 1 LINDSLEY, HALSTEAD AND EMILY, HOUSE  
BOCA GRANDE, LEE COUNTY, FLORIDA  
SIGNIFICANCE

**SUMMARY**

The Halstead and Emily Lindsley House is significant on the local level under Criterion C in the area of Architecture as an excellent example of the Mediterranean Revival Style. The house and garage were designed by Florida architect F. Burrall Hoffman, Jr., who also designed Vizcaya, now a National Historic Landmark, in Miami, Florida. Hoffman designed the house for Halstead Lindsley, who had been his classmate at Harvard University. The residence is notable for the excellence its design, workmanship, and elaborate details. Both the house and historic garage are well-preserved.

**HISTORICAL CONTEXT**

During the period following the Civil War, fishermen and their families migrated to the Gasparilla Island area to harvest the seafood bounty of Charlotte Harbor. By 1879, a successful fish ranch with permanent structures and 30 employees was in operation on the island.<sup>1</sup> With no means of preserving their catch for shipping, fish were salted. In the later part of the century, the construction of an ice factory in Punta Gorda and ice houses along Charlotte Harbor in which to store fish greatly improved the ability to send fish to northeastern markets.<sup>2</sup>

The history of the island and Boca Grande is linked to the phosphate industry. In the 1880s, phosphate rock was discovered on the banks of the Peace River, north of Arcadia, Florida. Phosphate was barged down the Peace River to Port Boca Grande and loaded onto schooners. In 1890, a lighthouse was constructed at the southern tip of Gasparilla Island to help guide ships travelling between ports along the Gulf of Mexico. For over fifty years, Boca Grande, with one of the deepest natural ports on the coast of Florida, played a major role in the shipping of phosphate.<sup>3</sup>

By the last years of the nineteenth century, the central section of Gasparilla Island appeared to be attractive for development. Most of the available plats were all acquired by John Wall, a Tampa attorney, and Albert Gilchrist, a Punta Gorda politician who became governor of Florida in 1909.<sup>4</sup> On January 29, 1897, Gilchrist filed a plat for "The Town of Boca Grande on Gasparilla Island." It consisted of six blocks along the Gulf front in the south central portion of Gasparilla Island, which he envisioned as the most suitable part for residential development. For nearly a decade, no streets were laid out nor any building lots sold.<sup>5</sup> Boca Grande continued to consist of only the lighthouse and a "cluster of camps and a few rickety dwellings for fisherfolk."<sup>6</sup>

<sup>1</sup> "North Captiva: Boca Grande History," <http://www.beachvacation4me.com/north-captiva-info.cfm?pageID=25>.

<sup>2</sup> Marilyn Hoeckel and Theodore VanTallie, *Boca Grande, Images of America*, (Boca Grande, FL: Arcadia Publishing, 2000), 7.

<sup>3</sup> Charles Blanchard, ed., *Boca Grande, Lives of an Island*, (The Boca Grande Historical Society), 139; Robert Lee Thompson, *Peace River Valley, The Puritan's Utopia: an Unpublished History*, 1980.

<sup>4</sup> History of Boca Grande," *Breeze Newspapers*, 2006, 9.

<sup>5</sup> Plat Book 1, Page 7, Public Records of Lee County, Florida.

<sup>6</sup> Blanchard, *Boca Grande, Images of America*, p.8; *Peace River Valley, The Puritan's Utopia*, 41.

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**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

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LINDSLEY, HALSTEAD AND EMILY, HOUSE  
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SIGNIFICANCE

Around 1900, Peter Bradley, owner of the American Agricultural Chemical Company (AAC), determined that a railroad would be more efficient in transporting phosphate to the Boca Grande port than barges. Bradley and his senior associates formed the Alafia, Manatee and Gulf Coast Railway to link the port with the outside world. Construction of the rail line began in 1905 and was completed in 1907. The railroad company underwent a name change in July of that year, becoming The Charlotte Harbor and Northern (CH&N) Railroad. Trains began to arrive in early 1908.<sup>7</sup> The first depot was a small wood frame building located at the corner of Park and Fourth Street. This depot was replaced in 1910 with a much grander brick Mediterranean Revival style terminal that became the destination for both freight cars hauling phosphate and for passengers who began to come to Boca Grande as winter season tourists. When the railroad was very near completion, Bradley and his senior associate, James Gifford, reviewed Gilchrist's 1897 plat of Boca Grande and decided to develop the island as a "high class" winter resort.<sup>8</sup>

Bradley purchased Albert Gilchrist's and John Wall's land holdings for \$100,000 and authorized a new town plat, which was filed on January 9, 1908.<sup>9</sup> In 1909, Bradley and his associates formed the Boca Grande Land Company and decided to build a hotel on the island. At first the hotel was small and intended only for the use of visiting officers of the ACC. In 1912, the hotel was enlarged and named the Hotel Boca Grande but soon it was renamed the Gasparilla Inn. The railroad subsequently built half a dozen homes on Second Street and within a few years, more land on the island was sold for the construction of other homes to be built for wealthy buyers.<sup>10</sup> Some settlers began to construct a few commercial buildings in the center of the town to service the wealthy winter residents, railroad employees, and hotel guests and employees.

In 1915, the Gasparilla Inn was almost doubled in size. The enlargement and resulting increase in visitors further spurred the growth of "downtown" Boca Grande, and the island and the Gasparilla Inn became a prime tourist destination for the wealthy.<sup>11</sup> By 1924, the land boom in Florida was at its height and the AAC was determined to capitalize on it and make greater efforts to sell property to the wealthy for winter homes. Despite great and high pressure sales efforts, land sales were unsuccessful.

After an unsuccessful attempt to auction off the Gasparilla Inn in 1925, the ACC sold the Gasparilla Inn to Barron G. Collier of New York City in March of 1930. Collier built a new golf course east of the Gasparilla Inn for its guests and opened a local bank. He purchased the telephone, lighting, and fire protection systems from the Boca Grande Corporation.<sup>12</sup> Barron Collier died in 1939, and, in 1961, the Collier Corporation sold the Inn, the cottages and surrounding property to a syndicate of winter residents. The syndicate included DuPont heir Bayard Sharp who had lived in Boca Grande for many years. In 1963, Sharp bought out the other members of

<sup>7</sup> Ibid. 58.

<sup>8</sup> Theodore VanItallie, Peter Butler Bradley, Part I-Founding Father of Boca Grande, 8.

<sup>9</sup> Plat Book 1, Page 37, Public Records of Lee County, Florida.

<sup>10</sup> Boca Grande, Lives of an Island, 12.

<sup>11</sup> Ibid., 52.

<sup>12</sup> Ibid., 11-12.

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the syndicate and formed Gasparilla, Incorporated. Sharp and other island residents began a long campaign and worked hard to preserve the old way of life on the island. Nearly all of the property owners and several of the island's long-term guests put great effort to a fight against excessive development<sup>13</sup> and were successful in limiting the amount and size of future development. Because of limited development that has taken place and the designation of a local historic district to protect the historic core of the island, Boca Grande retains its unique unspoiled natural feeling.

**Halstead and Emily Lindsley**

The house at 1300 West 13th Street was built in 1938 for Halstead and Emily Lindsley. Halstead Camp Lindsley was born in Yokohama, Japan, on November 29, 1879.<sup>14</sup> His father, John Halstead Lindsley, and mother, Virginia Thayer (Née Payne) were descendents of old New England families.<sup>15</sup> Halstead's father was a senior partner of Frazar & Company, importers and exporters. He also represented the Canadian Pacific Steamship Company and was president of the American-Asiatic Association and Chamber of Commerce.<sup>16</sup> John Lindsley worked and lived with his wife in Japan for twenty years. Their three children Halstead, Maya, and Thayer were born during that time.

Halstead and his siblings were educated both in Japan and the United States.<sup>17</sup> Halstead entered Harvard University in 1898 and was graduated in 1902, the year the rest of the family moved permanently back to the United States.<sup>18</sup> After completing his studies at Harvard, Halstead Lindsley joined the New England Exploration Company in Boston.<sup>19</sup> In 1902, he went to Telluride San Miguel, Colorado, to manage the Smuggler's Union Mine. When the mine closed in 1904, he leased part of the mine and started his first mining company, Lindsley and King with Joe King. He began leasing other mines in partnership with Robert Livermore and Arthur Townsend under the name of Lindsley, Townsend and Livermore.

In 1909, Halstead married Margaret Lorna Ashton Stimson (1888-1955) in Boston.<sup>20</sup> By 1913, Halstead and Margaret were living in Idaho Springs, Colorado.<sup>21</sup> Their first child, Joan Ashton Lindsley, was born in Denver, Colorado.<sup>22</sup> The family soon moved back to Boston where a second daughter, Leonore Lindsley, was

<sup>13</sup> *Island Reporter*, February 17, 1978.

<sup>14</sup> Herbert Armstrong Poole, *The Genealogy of John Lindsley (1845-1909) and His Wife, Virginia Thayer Payne (1856-1941)* (Milton, Massachusetts: H. A. Poole, 1950.), p.29.

<sup>15</sup> *Ibid.*, 5.

<sup>16</sup> *Ibid.*

<sup>17</sup> *Ibid.*, 8.

<sup>18</sup> Harvard University, *Harvard Alumni Directory*, Boston, Massachusetts, 1913.

<sup>19</sup> *Ibid.*, 8.

<sup>20</sup> *Ibid.*

<sup>21</sup> *Harvard Alumni Directory*.

<sup>22</sup> Poole, 29.

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born.<sup>23</sup> When the United States entered World War I, Halstead joined the U.S. Army and served as an ordinance officer in Europe until the war's end. He was discharged as a major in 1919.<sup>24</sup> After the war, he resumed his career in mining management and consulting.

In 1921, Halstead and Margaret divorced, and in 1923 he married Emily Low Bacon.<sup>25</sup> Halstead and Emily had one child, Virginia, who was born in 1924.<sup>26</sup> In 1926, Lindsley transferred his business operations to Canada, maintaining offices in Toronto and New York. In 1928, Halstead and his brother Thayer, along with a number of other associates, organized Ventures Limited, a company that purchased and developed various mineral resources. Halstead was the president and handled the business aspects of the company, whereas, his brother, a trained geologist, examined potential mining resources.<sup>27</sup> By the 1950s, Ventures Limited was netting almost a million dollars a year.<sup>28</sup> Halstead and his brother, Thayer, continued to work together, eventually forming 45 other mining companies.<sup>29</sup>

In 1938, Halstead commissioned former Harvard classmate F. Burrall Hoffman, Jr., who had already established himself as a prominent society architect, to design a vacation home for Lindsley and his family in Boca Grande, Florida. Hoffman had visited Boca Grande in 1935 and designed houses for several of its wealthy winter residents.<sup>30</sup> The original architectural drawings for the Lindsley House are dated May 1938 and construction is believed to have been completed later that year.

For the next seven years, the Lindsleys used the house as a winter home, with their main residence remaining in Lenox, Massachusetts. Their daughter Virginia, who attended school in Lenox, often visited her parents in Boca Grande.<sup>31</sup> The three of them were the primary occupants of their winter home until July of 1943, when Virginia married Jacque Gignoux in Lenox. Although his two oldest children, Joan and Leonore, primarily lived with his former wife Margaret, they visited the Boca Grande house from time to time.<sup>32</sup>

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<sup>23</sup> Ibid., 8.

<sup>24</sup> Ibid.

<sup>25</sup> U.S. Department of the Interior, Census Office, Eleventh Census, Population, 1900, Brooklyn, New York.

<sup>26</sup> Poole, 29.

<sup>27</sup> Reginald Gignoux, grandson of Halstead and Emily Lindsley, in a telephone interview with Mikki Hartig, April 24, 2010.

<sup>28</sup> Fred Bosworth, "The Unknown Giant of Canadian Mining, Thayer Lindsley, Maclean's Magazine, (Part 2 of 2, August 15, 1951),

5.

<sup>29</sup> Reginald Gignoux, telephone interview with Mikki Hartig, April 24, 2010.

<sup>30</sup> Charles Blanchard, ed., Boca Grande, Lives of an Island, (Boca Grande: Boca Grande Historical Society and Museum, 2006), 196.

<sup>31</sup> Gignoux interview with Mikki Hartig.

<sup>32</sup> Ibid.

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**Subsequent Property Owners**

Halstead Lindsley died on March 22, 1945, and was buried in Lenox.<sup>33</sup> Emily Lindsley sold the Boca Grande house to Margaret Huger in 1947.<sup>34</sup> Emily moved to New York City, where she died in 1961.<sup>35</sup> Margaret Huger had made visits to Boca Grande beginning in 1926.<sup>36</sup> Charles E. and Mary Kock purchased the property from Margaret Huger on January 11, 1957.<sup>37</sup> They would own the house for the next 29 years.<sup>38</sup> Charles Kock died in September 1984,<sup>39</sup> and Mary Kock in October 1985.<sup>40</sup> The house was inherited by their daughter Joan Kock Howe, who had married William Francis Howe, Jr., in 1955. The Howes used the house as a winter home from 1985 until 1998, after which they made it their permanent residence. Joan Kock Howe died on December 30, 2000.<sup>41</sup> William Howe lived in the Boca Grande house until he died on June 27, 2007.<sup>42</sup> His children sold the property to the present owner, Dana Robinette, in July 2008.<sup>43</sup>

**Architect F. Burrall Hoffman, Jr.**

Francis Burrall Hoffman, Jr., was born on March 6, 1882. His boyhood was spent in New Orleans, Louisiana, and Lenox, Massachusetts. He entered Harvard in 1899. He aspired to be an architect but Harvard offered no architectural degree, so he spent his senior year of college apprenticing with the Boston architectural firm Carrere and Hastings.<sup>44</sup> In 1902, he made a trip around the world with his brother, William, to further his architectural studies.

From 1903 to 1907, Hoffman attended the Ecole des Beaux-Arts in Paris and after receiving his diploma with honors, returned to the Carrere and Hastings office in 1907.<sup>45</sup> He left Carrere and Hastings in 1910 and opened his own office in Manhattan.<sup>46</sup> In the fall of 1910, Hoffman began an association with Harry Creighton Ingalls, also a former student at the Ecole des Beaux Arts who became a well-known theater designer.

<sup>33</sup> Poole, 8.

<sup>34</sup> Robin Gross Howe, granddaughter of Charles and Mary, Kock, email to Mikki Hartig, May 5, 2010.

<sup>35</sup> Gignoux interview.

<sup>36</sup> Margaret Huger, Letter to Charles Kock, dated January 13, 1957.

<sup>37</sup> Deed Books of Lee County, Florida, Deed Book 266, Page 165

<sup>38</sup> Gross email.

<sup>39</sup> Ibid.

<sup>40</sup> Ibid.

<sup>41</sup> New York Times, January 3, 2001.

<sup>42</sup> New York Times, April 21, 2010.

<sup>43</sup> Document 200800194054, Lee County, Florida Public Records.

<sup>44</sup> Ibid.

<sup>45</sup> David Gray, Thomas Hastings, Architect: Collected Writings Together with a Memoir (Boston, 1933), 32-34.

<sup>46</sup> James Maher, Twilight of Splendor: Chronicles of the Age of American Places, (Boston, MA: Little, Brown and Company, 1975), 180.

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In 1911, Ingalls and Hoffman received the commission for the Little Theater (renamed the Helen Hayes Theatre in 1983) in New York City. They completed two additional theaters on Broadway, the Neighborhood Playhouse (c.1912) and the Henry Miller Theater (now the Stephen Sondheim Theatre) in 1918. They also designed three churches, St. Ann's Roman Catholic Church in Lenox, Massachusetts; The Queen of the Most Holy Rosary Church (1914) in Bridgehampton, New York; and St. Brigid's Roman Catholic Church in Westbury, New York.

Hoffman worked primarily in New York, New England, and Florida. His work in Florida spanned over sixty years. By the time he was thirty-five, he was one of the most successful architects working in Florida. One of Hoffman's major commissions was Vizcaya, the palatial home of James Deering in Miami. Hoffman was recommended for the commission by Deering's art advisor Paul Chalfin, who had been selected to assist in choosing the art and furnishings for the mansion that Deering planned to build.<sup>47</sup> The estate was designated a National Historic Landmark in 1994.

Hoffman received commissions for several houses in Boca Grande during the 1930s, among them the design and overseeing the construction of the Lindsley House. The Mediterranean Revival style Lindsley residence was among the most ambitious house designs built in Boca Grande during that period.<sup>48</sup> After a long and successful career, Hoffman died at the age of 98 on December 7, 1980.

### **Griffin Builders**

The Lindsley House was constructed by Griffin Builders, founded by Henry Griffin, one of the most active contracting firms on Gasparilla Island from the 1930s to the 1950s. Henry Griffin was responsible for building a number homes and commercial buildings in Boca Grande and other parts of Gasparilla Island. The lumber used in the construction of two upstairs closets in the Lindsley House is marked with the wording "Burrall Hoffman and Griffin Builders."

### **ARCHITECTURAL CONTEXT**

The **Mediterranean Revival** style is an eclectic design style movement that was first introduced in the United States around the turn of the nineteenth century, and came into prominence in the 1920s and 1930s. The style evolved from rekindled interest in the Italian Renaissance architecture of palaces and seaside villas dating from the sixteenth century, and can be found predominantly in California and Florida due to the popular association of these coastal regions with Mediterranean resorts.

Architects August Geiger and Addison Mizner did much to popularize this style in Florida; while Bertram

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<sup>47</sup>Ibid.

<sup>48</sup>James Maher, *Twilight of Splendor*, p.180.

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Goodhue, Sumner Spaulding, and Paul Williams did likewise in California. Structures are typically multi-story and based on a rectangular floor plan, and feature massive, symmetrical primary facades. Mediterranean Revival is generally characterized by stuccoed wall surfaces, flat or low-pitched terra cotta and tile roofs, arches, scrolled or tile-capped parapet walls and articulated door surrounds. Feature detailing is occasionally executed in keystone.

Balconies and window grilles are common, and are generally fabricated out of wrought iron or wood. Ornamentation can range from simple to dramatic, and may draw from a number of Mediterranean references. Classical, Spanish Renaissance, Spanish Colonial, and Beaux-Arts architecture details are often incorporated into the design, as are lush gardens. The style was most commonly applied to hotels, apartment buildings, commercial structures, and even modest residences.

**ARCHITECTURAL SIGNIFICANCE**

The Halstead House qualifies for listing in the National Register of Historic Places under Criterion C for its architecture. The residence and the garage embody the distinctive characteristics of the Mediterranean Revival style, exhibiting a wide variety of forms and decorative features, including the use of arches, stucco-covered walls, casement windows, balconies, and other elements. The house retains its integrity to a large degree, exhibiting its outstanding design, workmanship, and use of materials, including cypress wood, coral rock, and clay tile. It is thought to be the most elaborately designed residence in Boca Grande.

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Gross, Robin Howe, granddaughter of Charles and Mary, Kock, email to Mikki Hartig, May 5, 2010.

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GEOGRAPHICAL DATA

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**Verbal Boundary Description**

Lots 8, 10, 24, 25 and the N ½ of Lot 23 and SH adjacent to Lot 10, Block 38, Boca Grande

**Boundary Justification**

The boundaries encompass all of the property historically and presently associated with the historic residence.

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5. Historical & Architectural Research Services, Sarasota, Florida
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(HOFFMAN)







