



Updates to the Preservation
Plan for the

Placida Bunk House

for

Charlotte County
Department of
Community Services

2024 Updated
Report

August 22, 2024

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&

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Update of 2017 Report by
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ACKNOWLEDGEMENTS

The 2024 Update of the Preservation Plan for the Placida Bunk House at the Cape Haze Pioneer Trail Park was a cooperative effort that benefited from the participation of many individuals. We would like to acknowledge their efforts and thank them for their contributions to the success of this project.

This project was sponsored and funded by Charlotte County Government. By acquiring lands for County parks, and collaborating with individuals, organizations and communities, Charlotte County fulfills a vital role in educating the public on responsible stewardship of these precious historical resources. As creators of the Cape Haze Pioneer Trail, the County has demonstrated its commitment to the protection of this important historic structure in its preservation and relocation on this site, and to its future interpretive value.

Special thanks to all involved in the 2017 report as well including Lanette Hart, Division Manager for Libraries and History Division, and Annette Snapp, Historian, Department of Community Services, Libraries & History Division, of Charlotte County Government, as well as all those involved in the 2024 updates for their assistance in coordinating site access and providing a liaison with the interested groups and individuals affiliated with the project.

INTRODUCTION AND PROJECT OVERVIEW

Project Scope and Goals of the 2024 Update to the Preservation Plan

The scope of this project is to develop an updated Preservation Plan for the Placida Bunk House (FMSF#CH00417), located within the Cape Haze Pioneer Trail Park, Charlotte County, Florida. In order to develop this plan, the following work was undertaken:

Task 1 – Existing Conditions Verification: CA³ and consultant, using the existing information, will visit the site and document updated existing conditions of the building. We will develop plans for documenting this information that in some cases will be simply confirming the existing report and what has changed since this prior report was developed to identify further deterioration and concerns since 2017.

Task 2 – Review and Update Preservation Plan Report; Historical and Existing Conditions Sections: CA³ and consultant will review the sections of the 2017 Preservation Plan Report and any prior reports developed for this property pertaining to the structure’s history and existing conditions as of 2017 and attempt to determine if any other significant information about the existing building or its history might have been overlooked or inaccurate in the 2017 report. We will also look at how the building’s condition and use have changed since the completion of the 2017 report. Our intent is not to spend unnecessary time or funds to repeat research that has already been performed or reiterate accurate findings that have already been reported, but rather to correct and supplement the 2017 report where needed.

Task 3 – Review and Update Preservation Plan Report; Preservation Recommendations: CA³ and consultant will review the preservation-recommendations sections of the 2017 Preservation Plan and develop an updated report providing CA³’s recommendations for how the County might preserve the site and building, protect it from future deterioration, and present it to the public in a way that conveys its

historical significance, associations, and uses. has already been performed or reiterate accurate findings that have already been reported, but rather to correct and supplement the 2017 report where needed.

Task 4 – Construction Documents for Repair: CA³ and consultant will develop Construction Documents for the restoration of the exterior of the building, restoring or stabilizing the structure to prevent further deterioration with appropriate maintenance so the structure does not fall into a state of disrepair. Some measures may be temporary due to cost restrictions or an unknown final direction.

Task 5 – Probable Cost of Renovation: CA³ and consultant will develop an Estimated Cost of Construction to implement the proposed developed Construction Documents.

This Preservation Plan report begins with a brief overview by others of the development history, construction, and significance of the Bunk House. The Plan records the existing conditions of the structure, establishes the standards for evaluating the building and recommends the work necessary for implementing the preservation plan for the building. This work includes identification of character-defining features, treatment guidelines, and guidelines for ongoing preservation. The written guidelines are reinforced with graphic documents.

Development History of the Bunk House and its Significance (2017):

The community of Placida had its roots as a fishing camp in the 1870s. A town grew up around it when the American Agricultural Chemical Company built the Charlotte Harbor and Northern Railroad to transport phosphate from its mining interests in the Peace River basin to the deep-water harbor of Boca Grand Island. The Placida Bunk House was constructed to serve the Charlotte Harbor & Northern Railroad as housing for the section workers and was typical of the frame vernacular structures of this period.¹

The building's character defining features include the rectangular plan, a steeply sloped gable roof, 6 over 6 double hung windows, five panel wood doors and board and batten siding. The structure was constructed from locally available materials, such as the highly decay-resistant yellow heart pine.

By the 1920s, the structure was occupied by the Futch family, and their memories have been documented in several interviews with family members that were published in the local newspaper in the mid-1990s.² The house was also used as a "Meeting House" for prayer services, beginning about 1938 and as a post office. The upper loft area became a school for children.³

The Goff family occupied the house from the late 1930s to the 1950s, and we are fortunate to have the memories of those family members to document the changes made to the house during this period.⁴ In the 1950s, the house passed to John Bass and it was during this period that the house was updated with a kitchen and a bathroom in an addition to the building. It was during this period that the interior walls were covered with gypsum board.⁵

Charlotte County acquired the building in 2005, and it was relocated to the new site in the Cape Haze Pioneer Trail Park in 2007.

Summary of Statement of Significance (2017):

(2017) The Placida Bunk House has been listed on the Florida Master Site File, as 8CH00417, form date 8/01/89.⁶ The property is a county designated historic structure.⁷

The following text summary is from the application form for the historic marker located at the new site of the Bunk House, and defines the statement of significance.

“The historical Placida Bunk Hose is one of few railroad associated structures left in Charlotte County. Significant for its association with the Charlotte Harbor and Northern Railroad and its successors, the Placid Bunk House is inextricably linked with the history of Placida area and settlement by local families in the 1900s.”

Endnotes:
Text from Charlotte County Historic Marker on site. Florida Site File form, prepared by Historic Property Associates, Inc. 08/01/89.
Diane Harris. Englewood Sun-Herald. Saturday January 14, 1995, “Betty Futch Macguire – growing up at the Crossing”. Charlotte Sun. May 31, 1995. “Betty Futch Macguire remembers the hobos of Placida”. Manuscript by Gladys Goff “Now they tell me”. Early 1990s. Article in the Sarasota Herald Tribune August 3, 1992. Lindsay Williams. “Our fascinating past”. December 1, 1996.
Interview with Bob Goff, August 27, 2008 by Linda Stevenson, in Preservation Plan report, 2008.
Notes from Goff interview, 2008.
Florida Master Site File form, file # 8CH00417, prepared by Historic Property Consultants, Inc. 08/01/89.
Development History and Summary of Statement of Significance Sections were produced for the 2017 report update by Stevenson Architects, Inc.

EXISTING CONDITIONS ASSESSMENT

CONDITIONS ASSESSMENT FOR THE PLACIDA BUNK HOUSE (FMSF# 8CH00417)
Note: Descriptions are from the 2017 Report. Conditions have been updated to current 2024 conditions.

Character Defining Features(2017):

The Placida Bunk House is a two-story rectangular building, about 24’ wide by 24’-6” long, built in the Frame Vernacular Style, with the exterior board and batten siding over balloon frame wood construction as its most distinctive characteristic.

The character defining features include:

- Simple rectangular plan form
- Constructed with balloon wood frame walls.
- Use of locally available materials, heart pine interior tongue and groove wall cladding on one interior wall, balance of interior has exposed wall and ceiling structure and wood tongue and groove flooring.
- Rectangular wood casings at double-hung wood windows and door openings
- Wide overhanging eaves
- Gable ends, steep pitch to main roof



Facade: South Elevation (2024) facing access road to Cape Haze Pioneer Trail



Facade: East Elevation (2024)



Facade: North Elevation (2024)



Facade: West Elevation (2024)



View looking west towards Cape Haze Pioneer Trail (2024)

Evaluation of Building Conditions & Treatments:

Site surroundings:

Description: The building is set back approximately 20 feet from the Park’s paved access to the Cape Haze Pioneer Bicycle Trail, and is surrounded by a stretch of vegetation to the north, offering some visual protection from the suburban development. The structure is surrounded by an eight-foot-wide band of crushed shell aggregate. The building area is enclosed by an 8-foot-tall chain-link fence and a lockable gate access is provided on the east side.

Condition: The site is well maintained and the building has been secured. Note bee infestations on the North and South side of structure at the upper-level roof eave and wall areas. Note 1 large iguana is inhabiting the structure (2024).

Exterior Materials:

Roofing:

Description: The earliest roof material was most likely sawn wood shingles or metal sheet roofing. Later in its history, the roof was covered with layers of roll roofing material, on at least two occasions. These layers were removed, the current roof covering was applied as part of the stabilization work in 2012 and consists of a 2-ply bituminous roll roofing, on new plywood decking, applied over the old roof deck boards. Fascia and drip edges were also replaced. This new material covers both the upper gable roof and the lower shed roof.

Condition: The roof covering, related flashings and aluminum drip edges have aged as anticipated since their installation are in fair condition.(age- 12+ years) (2024).



View of southeast corner, with roof covering in fair condition. (2024)

Detail of roof membrane system and aluminum drip edges installed as part of the 2012 stabilization project. Some rafter ends were replaced as part of the 2012 stabilization project. (2024)

Rafters, exposed and fascia remnants:

Description: The 2 x 4 rafters are exposed from below on the exterior along most of the eave edges. There is evidence that these rafter ends were covered with fascia boards for most of the building's life. The existing raking fascia remain on the east side. (Note: These fascia boards supported metal gutters that led to a wood water tank (cistern).

Condition: Damaged rafter ends have been replaced in the 2012 stabilization project. (2024)The rafter ends are mostly protected from weather by the fascia board and deterioration appears to be minimal.

Roof deck sheathing, exposed at eaves:

Description: The ¾" by 6" wood tongue and groove boards are exposed at the underside of the eaves and the gable end roof overhang. The gable end eave boards have two weathered paint coatings, the earliest is a yellow color, and the topmost layers is a white pigment. The paint coatings are severely weathered. The fascia board behind the drip edge appears to be in fair condition. The fascia board is not painted and the drip edge extends down about half of the height, exposing the bottom half to water and weather. The fascia board ends are most prone to deterioration and will need to be reviewed for replacement.

Condition: The 2012 stabilization project addressed this area by replacing damaged areas of the original deck with ¾" thick plywood, and added a new layer of 19/32" plywood on top of the original deck.

(2024)This work of the 2012 project has successfully stabilized the roof substrate and is helping to maintain the building roof in a weather-tight condition.

Cladding: Board and batten siding

Description: All facades are covered with vertical boards, 3/4” thick by 9 -3/4” wide and two distinct styles of battens. The earlier battens are 3/4” x 3-3/4” wide with beveled edges. Some replacement battens are 3/4” by 3” nominal square sections. The batten strips were originally placed over both the exterior and interior face of the boards.

Condition: Some of the original beveled battens have been replaced with various sizes and types of batts. Condition of batts have deteriorated since 2017(2024)



East Side Board and Batten siding severely deteriorated at base of structure (2024)

General Interior Condition (2024):

The interior of the first floor of the structure is in very poor condition. Due to being full of debris, moving around and documenting interior conditions is difficult. This debris includes fallen plaster and paint, doors, new wood, old wood, deconstructed outhouse, interior shoring. Interior air quality is poor with air borne debris and particles visible. 1 large iguana was found to be living inside as well as 2 different beehive infestations. The second floor, while free of most debris, has several shoring walls erected for roof support.

Windows

Description: The existing windows are typically 6 over 6 double hung sash set in wood frames with square casings. The dormers featured windows with 2 over 2 lites. The western-most window on the south wall was a small lite with 6 panes, and has been altered with the addition of a 2 over 2 lower section.

Condition: The windows are overall in poor condition and will need extensive restoration/reconstruction to be re-used in any future endeavor.(2024)



Second Floor East window typical 6/6 sash (2024)



Second floor North window 2/2 sash at east dormer (2024)

Exterior Doors

Description: Two types of exterior doors are found on the building. Two of the doors are stile and rail wood doors featuring five horizontal recessed panels. These doors were located at the south entrance and the north facade, east door. (Although this door has been stored inside the building and a plywood panel on hinges encloses this opening now.) The north façade door on the west opening features four vertical panels, organized as 2/2 panels. Exterior doors typically measure 32” wide.

Some hardware is extant, including surface mounted rim locks and some early hinges.

Condition: The three doors can potentially be salvaged and reused. The remaining doors can serve as templates for recreating missing doors on the south façade. The hardware should be salvaged for repair and reuse where possible and can serve as templates for replacement parts if desired (2024).



Interior view of north (rear) door on east end



Interior view of north door, west end



Interior view of south (front) door



Interior plans door in northwest room

(Note: These images depicting the doors are from the 2008 Preservation Plan as they show the condition of the doors clearly. The interior condition of space did not allow for clean photos of doors. Assume doors have degraded since 2008)

Interior Components:

(Note: at the time of the 2024 project, the interior had been secured, all openings boarded up, lines of internal shoring installed and parts of the building and other construction materials are stored inside. Access in some spaces was severely limited and some interior features have been covered over and obscured from view. In some sections of this report, photographs from the 2008 Preservation Plan project report are used herein to provide a visual reference for the conditions assessment narrative.

These are indicated by the date in parentheses after the photo captions.)

Plan Organization(2017):

The floor plan consists of a two-story section that dates from the earliest period of construction. The building had a front room added early in its history. A rear porch and bathroom were added by the mid-1950s in an 8 foot by 20-foot addition, which was subsequently removed when the building was relocated to the park in 2007.

See Drawing A1.0 for the plan layout as it exists today.

Interior Spaces and Finishes:

Northeast Room

Floor:

Several layers of sheet flooring had been applied over the original wood tongue and groove floor. The flooring is in poor condition. As part of the 2012 stabilization project, the flooring assembly has been covered with ¾" plywood.



Southeast corner with modern closet. Note the exposed section of vertical board finish on the south side of the wall. (2008)



Shoring and Debris at Southeast corner(2024)



Northeast corner after (2008)



Northeast Corner with Shoring (2024)



Walls and ceiling:

The walls and ceiling are covered with a layer of paper faced gypsum board, that is painted. This material was added by the mid-1950s. The wallboard material is in poor condition.

Casings and interior trim:

The wood 1 x 4 casings were removed and replaced over the wallboard, according to one of the former residents of the building. The base consists of the same 1 x 4 material. There is a wood trim piece at the wall to ceiling joint. All of the woodwork has been painted.

Northwest Room:

Floor:

Several layers of sheet flooring have been applied over the original wood tongue and groove floor. The flooring is in poor condition. As part of the 2012 stabilization project, damaged flooring was patched in with plywood and a new layer of ¾" plywood was added over the entire floor.

Walls and ceiling:

The walls and ceiling are covered with a layer of paper-faced gypsum board that is painted. This material was added by the mid-1950s. The wallboard material is in poor condition.

Casings and interior trim:

The wood 1 x 4 casings were removed and replaced over the wallboard, according to one of the former residents of the building. The base consists of the same 1 x 4 material. There is a wood trim piece at the wall to ceiling joint. All of the woodwork has been painted.

Woodwork, built-ins

This room contains a circa-1950s set of cabinets, sink and countertop when the space was converted to a kitchen.

Condition: The built-ins are in poor condition overall and should be documented before removal.



Northwest corner (2008)



Built-in cabinets and sink, c. 1950s (2024)

South room

Originally one room, the dividing wall was added during the 1950s.

Floor:

This space has wood flooring that is in very poor condition. The wood floor in the west room had been replaced at the time of the 2008 Preservation Plan. There was an area in front of the door to the northeast room where the boards could be removed to sweep out dust. No evidence of this feature was observed in the 2008 Preservation Plan report. As part of the 2012 stabilization project, damaged flooring was patched and a new layer of ¾" plywood was added over the entire floor.

Walls and ceiling:

The walls and ceiling are covered with a thin layer of paper faced gypsum board, that is painted. This material was added during the mid-1950s. The wallboard material is in poor condition.



East wall of south room with wallboard removed (2008)



West wall (2024)



Ceiling framing and roof rafters south room looking east (2024)

Stairs

The stair opening has wood casings, and a small landing is located at two risers above the first floor level. According to an oral history of a former resident¹, an opening was located from the first-floor north-west room onto this landing in the 1940s, this has been since been enclosed with gypsum wallboard. The west wall of the stair is clad all the way up with heart pine beadboard.



Details at bead board on west wall, second floor. (2017) The board above the bead board in this location was removed for paint analysis as part of the 2008 Preservation Plan.



Stairs from first floor (2024)



Stairs from second floor (2008)

Loft area:

The loft appears to have been originally divided into two areas by the beadboard-clad partition. The chamfered, cased opening into the west space off the landing was added when the plywood paneling was installed during the 1950s.

¹ Interview with Bob Goff, 2008 Preservation Plan Appendix A.



Loft west side, shoring and diagonal braces (2024)



Loft east side, shoring and diagonal braces

Floor:

This space had wood tongue and groove flooring. The underside is visible from the first floor. As part of the 2012 stabilization project, the floor was covered with a layer of $\frac{3}{4}$ "-thick plywood and temporary shoring walls and diagonal braces were installed as part of the 2012 Stabilization project.

Walls and ceiling:

The walls and ceiling are covered with a thin layer of plywood that is painted. This material was added during the mid-1950s. This material is in poor condition. The paneling covers the original beadboard wall covering that is in very good condition. A section of this material was extracted for a paint analysis study as part of the 2008 Preservation Plan. The report is included in the Appendix section of this report.

Casings and interior trim:

The wood 1 x 4 casings were removed and replaced over the plywood, according to one of the former residents of the building. The base consists of the same 1 x 4 material. All of the woodwork has been painted.

Structural System:

Framing system, general:(2024)

The building framing features traditional balloon framed stud walls with notched-in ledgers. Joists are notched over the ledgers, and rafters are notched over the wall top plates. The gable end walls were constructed with let-in diagonal braces, although some of these braces have been cut out. This interlocking system has proven its longevity and allows the structure to effectively resist lateral load forces, such as high winds. The original framing members were milled from old- growth yellow heart pine found in the region. This wood has significant structural load capacities, density and is quite resistant to decay and insects.

In locations where water infiltration has occurred, the wood framing members exhibit significant damage. Temporary shoring has been installed in the 2012 Stabilization project. Two rows of shoring, running east to west, were added in the one-story section, and three rows were added in the two-story portion of the building. Diagonal bracing shores the roof rafters at mid-span, and ties back to the vertical rows of shoring in place.

Structural: Roof framing at upper roof:

Description: The roof framing consists of full 2 x 4 rafters at 24” on center that are notched onto a wood top plate capping the wood stud walls. There is no ridge beam or bracing. Rough sawn 2 x 6 collar ties are placed about 42 inches below the ridge. The undersides of the original ¾” x 6” deck boards are visible from the attic area.

Condition: The rafters are in generally good condition on the interior, but some exterior rafter ends exhibited significant decay. Portions of the walls are not weather tight and water has been entering the wall framing and potentially affecting roof members for some time. As part of the 2012 Stabilization project, some of the rafter ends have been sistered with new material or replaced. The rafters adjacent to the west dormer are in extremely poor condition and should be replaced. The tongue and groove roof deck is in generally fair condition on the interior face.

The roof joists were not accessible at the time of our site visit in 2024 due to two bee hives within the roof.



Attic rafters and collar ties (2008)

Structural: Roof framing at lower roof:

Description: The lower roof framing consists of full 2 x 4 rafters at 24” on center that are notched onto a wood top plate capping the wood stud walls. Temporary support walls were added below 2 x 4 ceiling joists that supported the drywall ceiling. It is unclear why the temporary support walls were required. There does not appear to be any obvious signs of overstress, failure, or deflection in the ceiling joists.

Condition: The rafters are in fair to good condition on the interior, but some exterior rafter ends

exhibit significant decay.



Roof rafters at shed roof section with later ceiling joists and tongue and groove roof deck (2008)

First floor ceiling joists:

Description: The 2 x 4 nominal joists were added during the 1950s, when the interiors were covered with gypsum board. The drywall ceiling has been nearly completely removed.

Condition: The joists are in fair condition. It appears that the ceiling joists in the southern rooms may be able to be removed if the ceiling will not be added back.

Second floor framing:

Description: The roof framing consists of full 2 x 8 rafters at 24" on center.

Condition: The joists are in good condition on the interior, but some exterior bearing ends exhibit significant decay and need reinforcement.

(2024) Water intrusion is apparent in many locations surrounding windows and doors, at that the Second Floor joist bearing locations. The joists are notched and bear on a continuous 2 x 4 ledger. The ledger and the exterior wall framing has deteriorated in many locations due to water intrusion. The ledger will need to be assessed and replaced as warranted.



Second floor joists, north wall, notched over ledger which is notched into the studs. Note stud to right of opening was cut off. (2008)

Wall framing, two story walls:

Description: The walls are balloon framed with 2 x 4 wood studs at varying centers. It appears that the original framing had a stud on each side of an opening and other studs are spaced at between 36 inches to 40 inches on center.

Condition: The two story wall framing has been altered on both the north and south walls. A number of the studs have been cut at the first floor windows. A few studs are missing entirely and others have been damaged by rot and insects. The exterior wall boards were applied vertically and appear to bridge the span between horizontal framing members.

(2024) There are very few vertically oriented 2 x studs within the exterior wall framing. Much of the framing is vertical T&G panels. The wall framing around most of the windows shows signs of deterioration. The wall framing is the most deteriorated and the most under designed portion of the structure. The wall framing at the ground floor of the two story portion will require repairs and remediation.

Wall framing, one story walls:

Description: The walls of the single-story section are framed with 2 x 4s with a single top plate and bottom plate.

Condition: (2024) The walls on the one story section are damaged and the entire northeast corner framing is missing underneath the siding. Plywood panels have been added where the wall framing appears to be missing to patch the side and potentially cover an existing window location.

First floor framing:

Description: 1-7/8" x 8" floor joists at 24" on center frame the floor. The original floor beams have been replaced with 3.5" x 9.25" parallam beams as part of the building relocation project from 2007.

Condition:(2024) The joists are generally in good condition and have been connected to the new floor beams with metal connectors. Some joists have cracks and damage and need to be repaired or reinforced with new pressure treated "sistered" joists (several perimeter joists were replaced with new pressure treated 2 x 8s).

The parallam beams bear on concrete bearing blocks with a copper isolation plate. There are very few areas of deterioration, and the beams appear to be holding up well to the exposure. However, the end grains of the beams are exposed and need to be covered. Extending the wall sheathing down to cover the beams, or adding a perimeter dropped joist to protect the beams is warranted. The beams along the north and south faces also need to be protected from the weather.



Floor joists on new foundation system with galvanized connectors (2008)

Foundations and foundation:

Description: When the building was relocated, a new concrete footing and precast concrete pedestal system was constructed with new parallel beams supporting the floor joists.

Condition: (2024) Foundations and floor beams appear to be performing adequately.

Building Systems:

Mechanical: (2017)

Description: There is no mechanical heating, cooling or ventilation system in this building.

Electrical:(2017)

Description: The original electricity was installed in 1950, with the original service fuse box without a cover still in place on the east façade. The interior electrical system consisted of six surface mounted lights and two outlets, all of which are in place. Additional outlets were added after the later 1950s. The electrical system is not functional at this time



East wall with fuse box (2024)

Plumbing:(2017)

Description: There was no internal plumbing until the addition of a faucet in the front room that was fed by the water tank (cistern). The kitchen sink dates from a much later renovation from the 1950s, and the addition housing the modern bathroom was removed from the structure after its relocation in 2007.

Outbuildings:

Outhouse: Due to its extremely poor condition, the wood outhouse structure has been deconstructed and parts of the structure area stored within the building.



Outhouse south side East side North side
(Photographs from 2008, prior to deconstruction of the outhouse.)

E

EXISTING CONDITIONS DRAWINGS(2017 AND 2024)

PLACIDA BUNK HOUSE

RESTORATION PROJECT
EXISTING CONDITIONS DRAWINGS

Cape Haze Pioneer Trail Park
Charlotte County, FL 33981

PLACIDA BUNK HOUSE
Charlotte County, FL 33981

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A0.0
24-01-2024

PLACIDA BUNK HOUSE

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 2024.08.05.001 - 2024

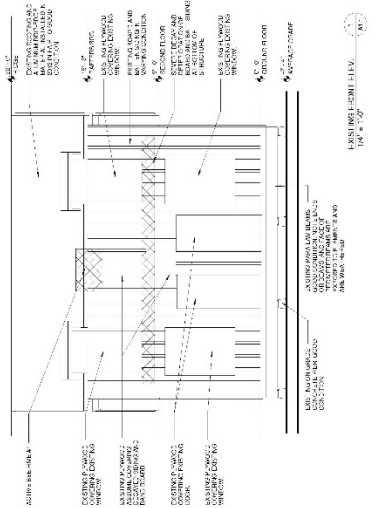
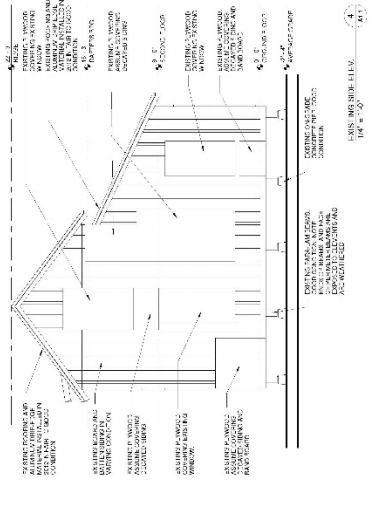
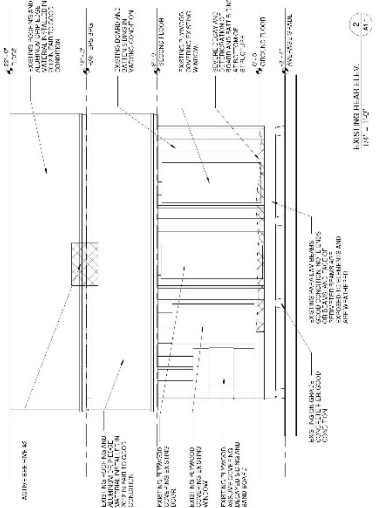
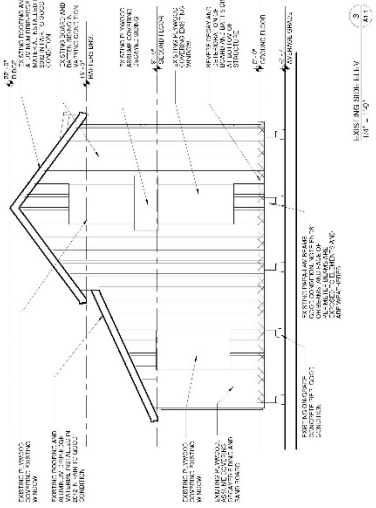
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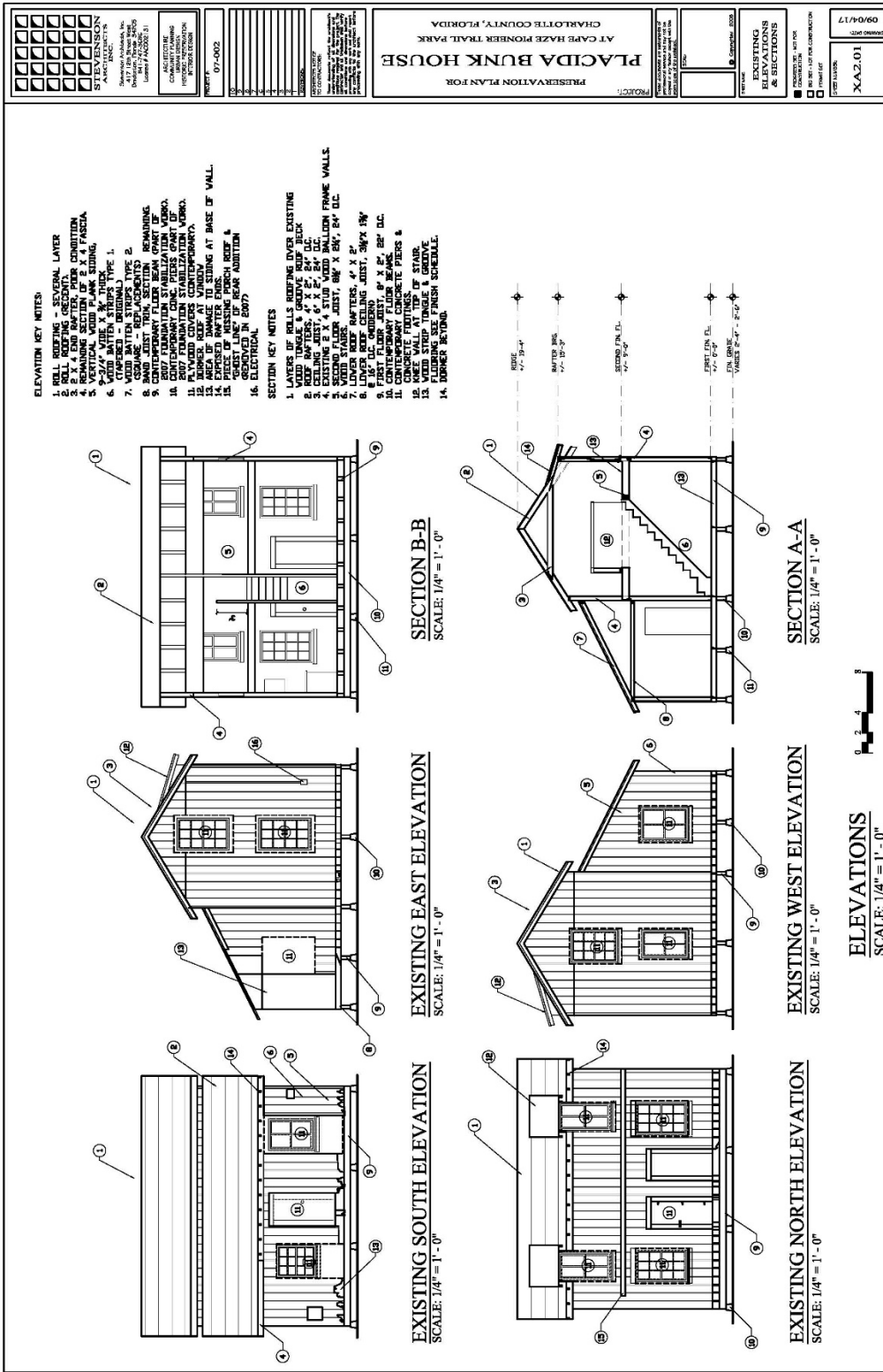
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 PLOT DATE: 2024.08.05.001

EXISTING CONDITIONS
 ELEVATIONS

SCALE: 1/8" = 1'-0"
A1.1
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XA2.01 Exist. Elevations and Sections(2017)

PRESERVATION PLAN

Owner's Use Program: (2017)

The “Placida Bunk House” will be preserved and restored in its location at the Cape Haze Pioneer Trail north trailhead park. The building is an artifact that will be used to interpret important themes of Florida history. These themes include:

- The importance of the railroads in the development of southwest Florida, as seen in this example of a utilitarian structure built for housing the railroad workers
- Typical architectural and construction features of the Florida frame vernacular construction

Period of significance: (2017)

The primary period of significance is identified in the Statement of Significance as the early period of the building as a railroad accessory structure (c. 1907), as described in the Introduction. This is the preferred option for interpretation and focus for the restoration work.

“The historical Placida Bunk House is one of few railroad associated structures left in Charlotte County. Significant for its association with the Charlotte Harbor and Northern Railroad and its successors, the Placid Bunk House is inextricably linked with the history of Placida area and settlement by local families in the 1900s. “

The secondary period reflects a change in use to an early family residence from the (1920s to mid-1950s). These conditions were documented in the 2008 Preservation Plan report.

Historic Preservation Standards and Guidelines:(2024)

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

The Preservation Plan for the Bunk House has been developed in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings. 1

Treatment Approaches

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the

limited and sensitive upgrading of electrical, systems and other code-required work to make properties functional is appropriate within a preservation project.²

The first phase of the proposed treatment is a **Preservation** approach that is based on physical evidence still extant in the building.

The second phase of the project will be a **Restoration** to an earlier period in the building's history, to focus on the resource's primary significance as a building constructed to house railroad workers. The National Park Service defines restoration as:

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.³

Restoration as a treatment

When the property's design, architectural, or historical significance during a particular period of time outweighs the potential loss of extant materials, features, spaces, and finishes that characterize other historical periods; when there is substantial physical and documentary evidence for the work; and when contemporary alterations and additions are not planned, Restoration may be considered as a treatment. Prior to undertaking work, a particular period of time, i.e., the restoration period, should be selected and justified, and a documentation plan for Restoration developed.

Standards for Restoration

1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.

The building will be used an educational and interpretive tool to present early Florida history and the influence of the railroads on the development of south-west Florida.

2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.

See descriptions later in this section for recommended treatments for historic materials. The original design of the building, layouts, features, spaces and spatial relationships will be retained and preserved.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

Work will use similar materials and be physically and visually compatible. Replacement materials will be labeled on non-visible surfaces.

4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.

The owner has determined that the period of significance is related to the building's original purpose as a bunk house for the railroad workers, and should reflect the initial period of construction dating from 1907. As part of the Restoration Project- Option 1, the sections of the building that are to be removed will be documented through additional drawings and photographs as the elements are carefully deconstructed.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

These features are identified as Character-defining features in Chapter II.

6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

The plan calls for further investigation of building conditions during the restoration phase, with the careful removal of modern layers of materials and additional documentation of physical evidence.

8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The selection of chemical or physical treatments is based on the retention of original historic fabric and the selection of processes that do not damage or alter the appearance of the materials.

9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The building has been relocated to a new site, which is within the Cape Haze Pioneer Trail Park. Any sitework will be monitored as necessary.

10. Designs that were never executed historically will not be constructed. Any changes in design will be based only on documentary or physical evidence.

Building Codes and Regulatory Requirements

In addition to the historic preservation guidelines and recommendations to preserve and restore the historic building, the facilities that are open to the public will require design solutions to meet current regulatory criteria, and the Owner's Use Program for the site.

The Florida Building Code (FBC), 2023 (8th) Editions

At the time of this report, the FBC 2023 code edition is in effect.

The Florida Building Code (FBC) in Chapter 34, Existing Structures, directs the user to comply with the provisions in the Florida Existing Building Code, for alterations, repairs, additions, relocation and change in occupancy. The Florida Existing Building Code (FEBC) addresses specific provisions for historic buildings in Chapter 12.

Section 1203 acknowledges the goal of the code is “to minimize damage to and loss of historic structures, their unique characteristics and their contents. . .” and goes on to list six objectives that reference the Secretary of the Interior Standards for Rehabilitation (Appendix B of FEBC 2014 ed.). See preceding section for discussion of the standards.

Section 1205 addresses Compliance with the code objectives and allows for compliance with alternative-based provisions or performance-based provisions for historic structures. This provision allows for greater flexibility in the preservation of the character defining features of the buildings. This chapter also allows for three methods of achieving compliance with life-safety provisions of the codes; these are:

1. Prescriptive-based provisions of the Code

For this method, the proposed construction work must be classified according to the level of intervention required for the historic building.

- The simplest level of work is a repair; this includes the patching or restoration of materials elements, equipment or fixtures, for the purpose of maintaining these features in good or sound condition.
- Level 1 alterations cover the removal and replacement of existing with new materials that essentially serve the same purpose as the original, such as the replacement of a roof covering material.
- Level 2 alterations including the reconfiguration of space, adding or eliminating a door or window, reconfiguring building systems and the installation of additional equipment, such as the introduction of a new or the reworking of an existing air conditioning system.

- Level 3 alterations apply when the work area exceeds 50% of the total area of the building and the work is within any 12-month period.
2. Compliance alternative-based provisions of the Code.
 3. Performance –based provisions of NFPA 914, Code for Fire Protection of Historic Structures, Chapter 6, along with a structural evaluation as specified in Section 1401.4.1 of the FEBC.⁴

For methods 2 and 3, the code compliance path can be tailored more precisely to the conditions of the property. The primary document for this process is the investigation and evaluation report that is prepared by an architect or engineer. Section 1206 addresses the requirements for this type of investigation and evaluation report, which shall comply with the Sections 4.3.1.2 through 4.3.2 *NFPA 914 Code for Fire Protection of Historic Structures*. This is the method that is recommended for the Placida Bunk House project for any future rehabilitation and restoration work.

Where structural alterations meet the definition of “limited structural alterations”, the valuation and analysis shall demonstrate that the altered building or structure complies with codes applicable at the time the building was constructed.⁵ However, where anchorage can be accomplished without damage to historic fabric, it is recommended that additional anchorage be provided. See also the section entitled “Resiliency Planning for Historic Structures”.

Florida Accessibility Code (FBC Accessibility 2023)

As the buildings are historically designated by Charlotte County, certain alternative minimum accessibility standards may be applied.⁶ Section 202.5 Alterations to qualified historic buildings and Facilities requires coordination through the State Historic Preservation Officer (Bureau of Historic Preservation, Division of Historical Resources, Department of State), who may determine if exceptions for alterations may be applied.

Examples of these exceptions and potential solutions for this project are noted below.

- Only one accessible route from a site access point to an accessible entrance must be provided. (202.6.2.1, Exception 1 and 206.2.3, Exception 7.)
- An existing accessible parking space is located in the parking lot and a stabilized path will be provided from the existing paved walk to the interpretive path ramp. The new stabilized interpretative path is around the 3 sides of the Bunk House.
- No public entrance will be provided as no public entrance will be allowed. (206.4, Exception 2.)

- No toilets are provided within the Bunk House. Accessible restrooms are provided elsewhere on site.
- Only the publicly used spaces on the level of accessible entrance must be accessible.
- Public viewing for interpretive purposes is planned from the exterior only. Through windows or shadow boxes at each window.
- Displays and written information should be located where visible by a seated person.
- For example, programs, such as museum and display type features, could be experienced by audio-visual programs in a shadow box area at an exterior window viewable from the exterior interpretive path only.

Resiliency Planning for Historic Structures: (2017, 2024)

Sometimes a building's most significant character-defining features, such as historic windows and doors, are among the weakest elements that are subject to hurricane force winds and air borne debris. *The Secretary of the Interior Standards* recommends the retention of historic windows and doors. Providing demountable coverings for these openings is the most cost-effective and architecturally sensitive way to secure the building envelope during high wind events. Appropriate options can include:

- Shutters (if the building originally had shutters).
- Fully demountable storm panel systems are cost effective but labor intensive; options include perforated metal, poly carbonate panels in tracks, plywood and storm screens.
- Hurricane impact rated doors and windows. Made from current materials and finished to replicate historical finishes

Preservation Treatment Approaches – Ongoing Preservation and Restoration: (2017)

Based on the Existing Conditions Assessment report in chapter II, and the review of the Standards and Guidelines and Code and Regulatory Requirements, the project approach will encompass two phases of work. First, the building will be preserved and protected with ongoing preservation work while funding for the second phase, the restoration plan project, is sought. The restoration plan can be implemented in a prioritized manner over time, based on available funding.

General Recommendations: (2024)

This building is architecturally and historically significant, with the character defining features intact and viable for preservation and restoration. The sensitive treatment of the buildings and site can preserve character-defining features within preservation guidelines

- Provision of compatible function within the historic structure, in this case public access to the exterior only with interior site lines through windows or interoperative shadowboxes at each window.
- Protection of historic building from hazardous and flammable elements.
- Interpretation of the building can be presented to the public through the experience of the architecture, craftsmanship and function of the building and the site.

New facilities are available on site for some functions not compatible with historic structures

- Accessible restroom facility is located on site
- New paths to connect the building to the site access points

Infrastructure upgrades

- Discrete electrical system replacement, new service outlets and power provisions for lighting on interpretive displays and for security system
- Replace windows with similar style and wood clad exterior finish

Building master plan based on this study should be implemented with the following elements

- Prioritized work plans
- Scheduled cyclical observation, maintenance and treatments
- Long-term interpretive goals for the building and site

The fire protection and security procedures should be reviewed with the perspective of preserving the historic building, as well as the building users.

- Maintain a hand held fire extinguisher on the premises at all times.
- Provide for a security system with motion sensors and contacts at doors and windows.

Archival storage - The collection of architectural elements and other artifacts for the building should be stored in a special area designed for this purpose, that may be located on site or in another County facility that meets these criteria.

- This area should be treated periodically for insects.
- This should include an area for storage of building related documents to aid in ongoing preservation projects. Digital copies should be archived and copied to an external storage when possible.
- Certain original building elements and other artifacts have been removed over time. These elements should be identified, catalogued, and reused where possible.

Phase 1: Ongoing preservation and stabilization work: (2024)

The building will be stabilized and preserved in place, with the work focusing on the following items:

- Monitor condition of the building to ensure security and stability prior to the implementation of the Preservation Plan.
- Maintain site, including weed trimming and mowing area in and around the fence enclosure.
- Remove or relocate bees nests and iguana.
- Maintain pest control service and periodic inspections.
- Remove construction materials and items that are stored in the interior, catalog historic materials and store for future reuse or to serve as templates for reproducing historic feature.
- Maintain security measures to protect the interior, including barriers to access and security of openings.
- Materials conservation measures to maintain weather-tight integrity of the structure, and to arrest the deterioration of the exterior wood materials.

Roof covering:

- Monitor and maintain the two-ply modified bitumen temporary roof covering and aluminum drip edges in place.
- Monitor existing roof rafters and repair or replace damaged roof rafters with pressure treated southern yellow pine, cut to match dimensions, sizes and profiles of the original rafters.

Windows and doors:

- Monitor and maintain plywood panels over all window and door openings to maintain security for the interior.

Wood structural frame, exposed to exterior:

- Treat wood to reduce deterioration due to water penetration and fungal decay.
- Monitor the installed shoring and bracing installed in the 2012 stabilization project. Provide additional framing and bracing as needed to maintain stability of the balloon frame structure until restoration funds are available.

Stabilization: Interior Features Treatment Recommendations:

- Complete selective demolition of interior modern finishes, remove debris.
- Salvage any historic building components found within; window and doors, hardware and other artifacts, and catalog for reuse in the restoration work.

Phase 2: Restoration Work: (2024)

Two options for restoration work will be considered.

Restoration: Option 1

Restore exterior of the building to its original material and finish as it stands today. No further exterior demolition to be completed

Design aspects of this option include

- Recreate/Replace with similar, windows and exterior doors of the two-story bunk house.
- Remove interior wall and ceiling finishes (except for wood beadboard on stair wall, building structural framing will be exposed on interior
- Remove interior light fixtures
- Create “shadowbox” display areas at each window for displaying artifacts and photos. Displays to be curated by Historical Society
- Provide convenience outlets in discrete locations for future lighting for interpretive displays
- Provide motion activated or push button audio accompaniment to the displays

Restoration: Option 2

Restore exterior of the building as it stands today and portion of 1st floor interior to its original material and finish. No further exterior demolition to be completed

Design aspects of this option include

- Recreate/Replace with similar, windows and exterior doors of the two-story bunk house.
- Restore Northeast room adjacent to kitchen. Other rooms contain shoring walls and cannot be restored easily
- Restore/replace interior light fixtures in Northeast room
- Restored interior space viewable through the new windows from the interpretive path
- Provide convenience outlets in discrete locations for future lighting for interpretive displays
- Provide motion activated or push-button audio accompaniment to the displays at each window
- Shadowbox displays to remain at 5 other locations

Both Restoration Options will include the following:

- Roof replacement with appropriate materials to maintain the historic integrity of the building, including restoration of wood roof deck and structural roof framing.
- Structural repairs to wood balloon framed wall construction and completion of structural load path connections through the wood framing members
- Restoration of the weather-tight integrity of the building’s materials, treatment of wood components
- New accessible interpretive walking path around exterior of bunk house to shadow box locations
- Post mounted informational plaques denoting bunkhouse history mounted along the interpretive path. Plaques to be curated by Historical Society

- Remove all interior debris and decaying materials.
- Re-work existing shoring as determined by structural

Restoration: Exterior Features Treatment Recommendations: (2024)

Exterior wall construction:

- Inspect interior for water intrusion and deterioration of materials.
- Consolidate small areas of damage to wood framing with wood epoxy materials
- Treat wood with boron preservative treatment and water repellent on exposed areas
- Restore the paint coating to the wood structural components of the building, matching the first layer or second layer of paint from the period of significance. To be determined by Historical Society

Roof covering:

- Remove existing roof membrane and inspect existing roof deck, make necessary repairs along with structural repairs to roof framing.
- For option 1, provide new metal roof system or provide new membrane roof system, installed per the manufacturer's specifications.
- For either option, provide new roof edge flashing, compatible with the roofing system.

Windows and doors:

- Option 1: Replace windows with new impact rated windows finished to match existing
- Option 2: Windows will require major restoration and major reconstruction
- Remove the sash from the frames
- Make structural repairs to the wall framing as described in the section on framing repairs
- Remove existing glazing and salvage where possible
- Replace damaged, rotted sections with new heart pine wood, match existing members in size, profiles, thickness
- For frames and sash of the windows which were painted, restore the paint finish using top quality primer and two coats of paint, color to match the first painted surface from the period of significance.
- Reglaze and replace sash in the frames.

Exterior doors:

- Salvage exterior doors, repair where possible, recreate as required to match existing doors
- Repair casings and trims, if material is too damaged or rotted, recreate casings and trim to match existing features

Restoration: Interior Features Treatment Recommendations: (2024)

Wall and roof framing: (2024 – Snell Engineering Consultants)

- Replace balloon frame studs that have been cut off at first floor with new full height salvaged yellow heart-pine material.
- If framing sections are replaced, match size and profile of replaced sections
- Connections of new roof and floor members to wall framing should be concealed from view using Simpson Strong-Drive SDWC Truss screws.
- The first floor joists were previously strapped to the new beam and foundation system when the structure was moved to this location in 2007. “Sister” any damaged joists with similar type and size, attach to existing joist and to beams.

Electrical system:

- A new electrical service should be supplied underground and interior service outlets and lighting should be provided for maintenance access.
- Provide lighting and power outlet at each shadowbox location
- For option 2, restore the historic light fixtures on the interior

Interior built in furnishings:

- These features post-date the period of significance and will be documented before removal.

Restoration: Site work Recommendations: (2024)

New stabilized pathways

- Construct new stabilized interpretive pathway around the bunkhouse with standing area at each window/shadowbox.

Ongoing Preservation and Cyclical Maintenance: (2017,2024)

After completion of the restoration plan, the building will require ongoing preservation and cyclical maintenance. See categories below for tasks and recommendations on scheduling these tasks.

- Monitoring and scheduled maintenance should be conducted on a cyclical schedule by employees and/or contractors.
- Educational sessions for employees should be conducted periodically to inform them of the historic features of the building.
 - Contractors working on the site should be similarly informed.
 - Volunteers may be considered for participation in certain activities.
- Maintain water management where needed.
 - Check ground drainage in relation to building foundations.

- Perform this review at quarterly intervals, and after significant storm events.
- Materials and moisture issues
 - Inspect for build-up of earth and organic matter around the perimeter and maintain separation of wood 6” from ground contact.
 - Monitor sealants for hardening and cracking.
 - Inspect interior for water intrusion and deterioration of materials, such as around roof penetrations, at sills.
 - Perform this review at semi-annual intervals, and after significant storm events.
- Examine walls and roof for movement and deterioration
 - Monitor walls for movement or deterioration and repair or replacement.
 - For re-nailing in historic materials at gable ends or wood frame sections:
 - Use stainless steel nails one size larger than original.
 - Pre-drill to avoid splitting seasoned lumber.
 - Use smooth faced hammer to preserve anticorrosive surface of fasteners (nails)
 - Perform this review at semi-annual intervals, and after significant storm events.
- Prohibit storage of flammable materials in or near historic buildings(always).
- Treat insect infestations and remove nests
 - Annual pest control contracts and visual observations at quarterly intervals.
- Archival material, including drawings of the buildings, should be monitored and preserved.
- Digital copies should be archived and copied to external storage.
- Historic elements and features such as furniture, lighting, tools and doors (if any) should be catalogued and stored safely until it is possible to install them in a secure and visible location.

Building Materials and Treatment Recommendations

See the product information listings below, (organized by CSI divisions) for recommendations for these materials. Before beginning any project, review code requirements and confirm the availability of materials.

Division 6 – Carpentry

Finish Carpentry:

Exterior trim and casings, vertical boards and battens, replacement pieces for wood doors and window repairs: Softwood Lumber Trim for stained or painted finish:

Clear vertical grain heart pine. Acceptable manufacturers include:

Salvaged heart pine, Goodwin Lumber Company, Micanopy, Fl.

Face Surface: Match texture of existing adjacent board.

Exterior structural framing and exposed rafters ends:

Pressure treated southern yellow pine.

Wood preservatives, fillers and consolidants:

- There are three important criteria in selecting the appropriate treatment material for wood conservation:
- Provide effective protection while minimizing hazards to the environment and the workers utilizing the product
- Find a treatment that is as “reversible” as possible, as there may be future products or techniques that will prove even more effective
- Minimize visual changes in the appearance of the wood

With these criteria in mind, an effective method for preserving wood is the use of low hazard borate-based preservatives with an ethylene glycol component. Some available products include:

- Boracol 20-02, Sansin Corporation. Bora-Care, Nisus Corporation

A water repellent coating will need to be applied on top of the borate to hold it in place, with a mildewcide (Busan 1009R) added into the material.

Other useful and proven products include;

Stainable and pre-stained fillers, epoxy fillers Minwax (800) 523-9299 www.minwax.com

Epoxy consolidants for wood repairs: Abatron

Wood consolidants and epoxy fillers

(800) 445-1754

www.abatron.com

Wood Care Systems *Liquid Timber epoxy* (800) 827-3480 www.woodcaresystems.com

Division 7 – Thermal and Moisture Protection

Roofing materials:

For option 1, the early roof material was likely wood shingles. Given issues with longevity of this material, risk of fire, etc., a more viable option may be a metal roof. In the region, corrugated metal roofs were popular during the period of significance.

Metal roof: Corrugated metal galvanized metal roof, 24 gage. Flashing Metals: Galvanized metal, finish to match roof metal.

For option 2, a membrane roof would be a viable choice, as there is precedent for this material on the building that dates from the period of single-family residential use.

Membrane Roof : Two (2) ply SBS Cold Adhesive Applied system for nail-able deck. N-1-1-MG by GAF or equal.

Flashing: Galvanized metal.

Division 8 – Openings

Hardware:

Restore original hardware. Where reproduction hardware is needed, including hinges, knobs, levers handles and escutcheon plates:

Exterior/ Interior finish for all: Oil rubbed bronze finish: Manufacturers include:

Crown City hardware: <http://www.crowncityhardware.com/ie7.html>

Division 9 – Finishes

Paint: Premium grade primers and top coats where indicated.

Division 16 – Electrical

Provide electrical service from the existing restroom building electrical service panel. Provide new 100 amp subpanel on exterior, north wall

Provide two service outlets on first floor in stair wall and one on the second floor, to provide power for future integral display and interpretive lighting.

Option 1 Preservation – Install (1) 4” recessed LED light and (1) duplex outlet per shadow box for use in displaying historical content

Option 2 Preservation – Install Lighting and Electrical for use in displaying historically recreated interior

Conceptual Design: (2024)

Prioritization of Work

The following is the recommended sequence of work.

1. Pest removal
2. Structural stabilization work, additional structural supports and ties where indicated, for roof and floor framing and exterior walls.
3. Weatherization of the exterior envelope, including restoration of (repair where possible, replace as needed with matching in-kind wall and gable end siding, roofing, sealants, windows and doors.
4. Exterior restoration work
5. Electrical work
6. Creation of shadowboxes or Interior restoration work, including interior wall repairs.
7. First floor room finishes if option 2 is selected
8. Site work: paths and lighting
9. Second floor shoring updates if required

Conceptual Design drawings: See Appendix C for drawings

Restoration Budget	Low ROM	High ROM
Phase 1 – Stabilization and Restoration	\$149,350	\$208,800
Phase 2 – Historical Preservation and Display Option 1	\$99,325	\$126,150
Phase 2 – Historical Preservation and Display Option 2	\$24,396	\$34,445

Conclusion:

The “Placida Bunk House” is an architecturally and historically significant building as it is one of few remaining examples of railroad related structures. Preservation and restoration of this structure is viable and readily achievable, as described in this report.

APPENDICES

- 1 “Four Approaches to the Treatment of Historic Properties”, Technical Preservation Services, National Park Service website. <https://www.nps.gov/tps/standards/four-treatments.htm>
- 2 <https://www.nps.gov/tps/standards/four-treatments/treatment-preservation.htm>
- 3 <https://www.nps.gov/tps/standards/four-treatments/treatment-restoration.htm>
- 4 FEBC, Section 1205 Compliance, 2014 ed.
- 5 FEBC, current edition, 707.5.2.
- 6 Florida Building Code Accessibility Code., section 11-4.1.7 (b) Definition (iii) Designated as historic under an appropriate state or local law.
- 7 In the case of historic preservation programs, such as an historic house museum, alternative methods include using audio-visual materials to depict portions of the house that cannot otherwise be made accessible. In the case of other qualified historic properties, such as an historic government office building, alternative methods include relocating programs and services to accessible locations. The Department of Justice ADA regulations also allow public entities to use alternative methods when altering qualified historic buildings or facilities in the rare situations where the State Historic Preservation Officer determines that it is not feasible to provide physical access using the exceptions permitted in Section 202.5 without threatening or destroying the historic significance of the building or facility. See [28 CFR 35.151\(d\)](#).

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