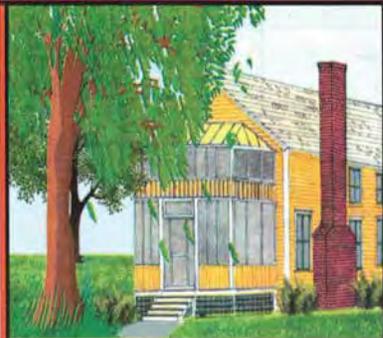




SARASOTA ALLIANCE FOR HISTORIC PRESERVATION



VAMO LODGE
C. 1895-1900

VAMO PARK



THE LODGE
1700 VAMO DRIVE

NEIGHBORHOOD

PRESENTED BY THE
SARASOTA ALLIANCE FOR HISTORIC
PRESERVATION
FEBRUARY 6, 2021



MED-REVIVAL STYLE HOME
C. 1924-1930 VAMO DRIVE

CHARRETTE

**BUILDING THE FUTURE
ON THE BEST OF ITS PAST**



SARASOTA ALLIANCE
FOR HISTORIC PRESERVATION

VAMO CHARRETTE SUMMARY PRESENTATION & RECOMMENDATIONS

February 19, 2021

Prepared For Sarasota County Parks and Recreation and Natural Resources

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Introduction

The Sarasota Alliance for Historic Preservation Inc. (SAHP) was created in 1985 with the mission to preserve and enhance our historic places. Since that time, the organization has been successful in its efforts to preserve the Rosemary Cemetery in downtown Sarasota and relocate the Bidwell-Wood House and Crocker Church to Pioneer Park. Additionally, the Alliance actively participated in the efforts to protect the C.B. Wilson House in downtown Sarasota and the Svenheim Barn on Siesta Key and assisted in efforts to relocate both to Urfer Family Park.

On February 6, 2021, the SAHP hosted a virtual charrette for the historic structures on the County-owned Vamo Park.

The purpose of the charrette was to engage the residents of the community, together with a multidisciplinary group of professionals, to create a list of potential uses and associated funding sources that could serve to preserve the historic buildings in ways that are sensitive to the nature and condition of the structures and the needs and wishes of the community.

The attendees and participants in the event represented a broad range of disciplines and stakeholders. There were no preconceived notions going into this process, and participants were instructed to speak freely and be creative.

Several themes clearly emerged from the group discussions along the way.

- The neighbors see the Mediterranean Revival at 1710 Vamo Drive as a cohesive part of their residential grid. They would very much like to see it remain a privately owned residential home. To accomplish this the recommendation was made to sell the home with historic protections, such as a preservation easement to ensure this house remains as a significant contributor to the character of Vamo Drive.
- There was also a consensus that the Lodge at 1700 Vamo Drive should be preserved, registered, and locally designated as an historical structure. The designation would protect it from demolition and avail the restorer of the necessary incentives in the FL building code, relief from the FEMA substantial improvement limitation, and financial assistance such as ad-valorem tax exemption and other incentives.
- The neighbors also endorsed keeping Vamo as a passive park, and limiting future uses of the park and Lodge property to those which will not create undue traffic and congestion and change the bucolic nature of the neighborhood.

Out of this lively, collaborative discussion, numerous ideas and suggestions were generated. These are presented in the following report.

Erin DeFazio
President, Sarasota Alliance for Historic Preservation



SARASOTA ALLIANCE
FOR HISTORIC PRESERVATION

Vamo Park Historic Structures Future Use
and Funding Charrette

Saturday, February 6th, 2021 10:00 pm - 1:00 pm

Virtual Zoom Event

AGENDA

1. 10:00 - 10:10 Welcome and Introduction
2. 10:15 - 10:45 Background Presentation
3. 10:45 - 11:30 Breakout Rooms Brainstorming
4. 11:30 - 11:40 Bio Break
5. 11:40 - 12:30 Reporting Back to the Group
6. 12:30 - 1:00 Conclusions and Next Steps

Vamo Charrette Summary Recommendations

The Charrette attendees were assigned to one of three breakout groups which were led by a Facilitator. A scribe was also assigned to each group to document the ideas that were generated.

After 45 minutes of discussion, a volunteer representative from each group was assigned to present their ideas and suggestions. After each group had presented its summary, a one-hour Roundtable segment was opened up to flesh out the ideas that were presented and form a consensus on key areas of overlap and agreement. The notes from the breakout groups are included in the appendix.

1710 Vamo Drive – The Mediterranean Revival (Med-Rev) Style Residence

Among all participants and in particular the residents who participated and live on Vamo Drive, there was universal agreement that the Mediterranean Revival home must be preserved. It is located within the Vamo Drive residential segment at the eastern edge of the Park property and completes the character of the neighboring homes located on Vamo Drive.

The location, style, construction, and condition of the house make it highly marketable in what is currently a strong real estate market. The County could generate significant proceeds from the sale which could then be used to support the needs of the Park and help restore and sustain the Lodge.

There was a consensus that the County should carve the Med-Rev out of the existing parcel and create a new parcel exclusively for it. This would facilitate the County's pursuit of a private buyer for the house. The sale should include a protective covenant and a local historic designation to ensure that the essence of the structure is preserved.

1700 Vamo Drive – The Lodge

The input provided by the break-out groups and re-enforced in the Roundtable discussion stressed the need and desire to preserve the Lodge structure.

One of the attendees had actually stayed at the Lodge back when it was operating as such. She attested to the inherently "Old Florida" character and ambience of the Lodge. Simple but very Florida.

Two other residents have been in the Lodge while it was still occupied and before the County acquired the property. Both the Lodge and Med-Rev were occupied until a recently and before the acquisition by the county was completed in 2018. They reported that the Lodge then needed repair from termite damage.

Preservation, Rehabilitation and Funding

Some of the key ideas included:

- No matter what the final use, the Lodge should be designated and included on the local and/or national registries of historic places. This would not only help ensure the long-term survival of the Lodge but also unlock multiple funding sources which could help pay for restoration. These include loans, grants, sale of tax credits, and property tax relief if subsequently sold or leased to a private user.
 - Proceeds from the sale of 1710 Vamo Drive could be reallocated back to restore the Lodge.
- The County retains the Lodge and enlists a preservation non-profit to provide project management and ensure that the work is appropriate and completed in the most cost-effective manner.
 - A restored Lodge could be leased to a resident caretaker who could oversee maintenance and care of the park and structures.
 - Other potential uses mentioned were a Community Center, Day Care, Fishing School, or other use that is beneficial to the public while ideally limiting activity to business hours. The Park access gate is locked at night.
 - The actual cost to accomplish this would be contingent upon the findings of a detailed architectural and engineering review. The Lodge structure is relatively simple in design and construction without the need to reproduce expensive interior or exterior finishes. The septic system in particular is a potential cost issue depending on its condition and ability to handle potential future uses of the Lodge.
- Alternatively, the County could solicit RFPs from private owner/operators who could either buy or long-term net lease the Lodge and take on the responsibility for restoring the property customized to a future potential adaptive re-use. There was consensus that the expense of restoration could be considerably less under private ownership.
 - Among potential uses could be a bed and breakfast or an AirBnB. Either option would return the Lodge to its former role of accommodating travelers and potentially hosting small community events. It could be both economically viable and self-sustaining.
- Carve off the Lodge as a separate parcel and sell, with preservation and conservation easements, to a private owner to be restored as a single-family residence. The charette noted that this was the last use of the Lodge before the County purchased it. Funds from the sale would return to the county fund that purchase the Vamo Park property.

- The neighborhood representatives were not opposed conceptually to its re-use as a single-family home or for low impact transient Lodge use.

Public-Private Partnerships

Rehabilitation

The county enlists preservation-oriented private project management firm or non-government agency (NGO), thus ensuring that the work is appropriate and completed in the most cost-effective.

Operation and Maintenance

The County could partner with a local NGO willing to take on operation and maintenance of the Lodge under a long-term lease arrangement or outright sale. Participants cited numerous organizations potentially interested in securing rights to the Lodge, including:

- **Historic Spanish Point & Selby Gardens.** There is the potential for connecting all three venues via ferry access at a restored Vamo dock. Use for exhibition space, small public event space. Potential revenue from ferry fees.
- **John and Mabel Ringling Museum of Art.** Use the lodge as an adjunct exhibition space for a collection of Florida early and contemporary art (like the Asian wing, just added) in a vintage Florida space (the Lodge itself part of the exhibit). Paid by entry fees and/or membership.
- **Pelican Cove Neighborhood Association** located next to Vamo Park may have an interest in taking stewardship of the Lodge. It could be used for community space, small events. Preserving the Vamo Park & Lodge would be beneficial to the residents of both Vamo and Pelican Cove.
- **Sarasota County Arts and Cultural Alliance.** Replicate the Hermitage Artists' Retreat Public, Private Partnership Model that presently exists on county owned land on Manasota Key. The Lodge could be leased to a non-profit organization to sponsor artists-in-residence. The County leased the Hermitage buildings to the Sarasota County Arts Council (now the Arts and Cultural Alliance) which operates the site as a writers' retreat with public programming. The residence program need not be limited to artists, as any number of professionals including environmentalists, planners and/or architects could benefit from staying at the Lodge to conduct scholarly research and giving back to the community by presenting their ideas.

- Creation of a new “**Friends of Vamo Park**” which could be a collaborative effort among those interested in preserving the Park and Lodge structures. While probably the most difficult to accomplish and sustain, it could tap into existing local funding sources including, among others,
 - Florida Historical Resources Matching Grants
 - Sarasota Arts and Cultural Alliance
 - Gulf Coast Community Foundation
 - Habitat For Humanity

VAMO Park

Residents of Vamo Drive in attendance unanimously support preserving Vamo Park as a passive park with minimal impact on traffic in the neighborhood.

Many ideas about the future use of the Park land itself, and the Lodge, were discussed in this context, thereby limiting future uses to small scale events or venues. Among those that bubbled up were:

- Water-based musical events
- Kayak rentals
- Nature Center

The neighbors were complimentary about the County’s efforts to date to clean up the park. Most felt more landscaping of the park land would also be beneficial.

Appendix 1. VAMO Park Charrette Attendees

Arthur Kalaher	VAMO Resident
Barry Preston	Developer, Real Estate Investor and Manager
Christopher Phillips	Editor, Architectural Digest & The New York Times
Erin Difazio	Realtor, President, SAHP Board of Directors
Florence Entler	Resident, Arlington Park and Preserve Arlington Park Committee
Harry Klinkhamer	Manager, Venice Historical Resources
Howard Davis	Developer, Planner
Jorge Danta-Spector	Charrette Observer, Sarasota County Historic Preservation Specialist
Jane Kirschner	Former President, Historical Society of Sarasota
Jane Reifert	VAMO Resident, Business Owner
John Grabowski	VAMO Resident
Jeanne Grabowski	VAMO Resident
Judith Fagin	Head, Business Development, Vertical Access Engineering firm.
Katherine DeSousa	Board of Directors, Center for Architecture Sarasota.
Linda Stevenson	Preservation Architect
Lorrie Muldowney	Urban Planner and Associate Architect
Marsha Fottler	President, Historical Society of Sarasota
Michael Ayres	Sarasota Opera, Development Office
Rebekka Cline	Sarasota County Parks, Business Development Coordinator
Robert Bendus	Director, Historical Resources, Sarasota County
Robin Thomas	Preservation & Restoration Specialist.
Tom McArdle	Real Estate Finance, Retired
Tony Souza	Realtor, Consultant
Rob Dynan	Past Chair, City of Sarasota Historic Preservation, Owner, Dynan Construction Management, General Contractor
Veronica Morgan	Resident, Preservationist
Cassandra Yacovazzi, PhD.	Professor of History, USF Sarasota-Manatee
Aubrey _____	VAMO Resident

Selected List of Invited Guests:

Alan Maio	Sarasota Board of County Commissioners
Nicole Rissler	Director, Sarasota County Parks and Recreation
Julian Norman Webb,	Project Architect, Goodwyn, Mills and Cawood, Inc.
Gina Alexandrov	Owner, Alexandrov Consulting, Design and Project Management, Archeological Consultants, Inc.

Appendix 2.

Breakout Group A Findings

Use aspects

Have access by boat only to stop access on the street.

Questions

How is Property zoned? Make sure property was zoned residential.

Uses

Keep Lodge under the control of county to make sure of the use

Have outdoor element where you could rent kayaks.

Community co-op, Community garden

Lease out to another entity to restore and use and maintain it.

Artist residency

Enlist the assistance of a Preservation organization to take proactive role in creating a package to help prospective buyer to renovate and restore property.

Funding options

Have Property sold with protective covenant?

Sell off Med Revival House use funds to restore lodge.

Miscellaneous

Maybe more park like with more landscaping.

Community Center, Day Care, Fishing School something for the community that is not busy on the

Funding Sources

Florida Dept of State Division of Historical Resources matching grant.

Sarasota Arts and Cultural Alliance

Create a Friends group like friends of Philippi Estate Park to help with fund raising events

Use historic preservation incentives available including the ad valorem tax exemption program.

Gulf Coast Community Foundation

Historic Homes Tour

Appendix 3. Breakout Group B Findings

The group discussed the Park and quickly agreed on these baseline considerations:

- Supportive of the County's acquisition of property, and its intent to keep VAMO a passive park.
- Proposals for adaptive re-use of the structures need to consider maintaining the current quiet character of the neighborhood and its limited ability to handle high volumes of traffic into and out of the park.
- The VAMO properties offer very unique locational characteristics. Their proximity, access and views of the Bay enhance the potential for successful residential or commercial uses.
- Any adaptive reuse and restoration of the properties would need to bring in non-profit or for-profit entities which have the financial capability to operate the properties, fund maintenance and improvements.

Key Recommendations

1710 Vamo Drive. 1925 Mediterranean Revival home.

- The home was occupied until shortly before its acquisition by the County. It appears to be in sound condition and offers little evidence of physical or economic obsolescence. It is in close proximity to the residential neighborhood on the western side of the park, directly across Vamo Drive from 1705 Vamo, which is currently on the market for almost \$800,000. Its architectural style is consistent with and complementary to the surrounding neighborhood. It is highly marketable.
- There was consensus that the County should carve out a new tax lot and sell 1710 Vamo Drive to a new private owner, who will repair and preserve the essence of the house. A sale with a preservation easement or agreement with the buyer to pursue and obtain a local historic designation could open up opportunities to obtain funding for repairs and obtain relief from meeting current building codes.
- The money raised from the sale of the Med Rev home could be allocated back to Vamo park and be used to enhance the park and preserve and restore the Lodge located at 1700 Vamo Drive.

1700 Vamo Drive, the VAMO Lodge property.

- The lodge appears to be in poor condition. However, there was a consensus that a detailed architectural measurement and evaluation is needed to accurately estimate the costs of restoration and modification for future adaptive re-use.
- Veronica Morgan relayed that she had stayed at the Vamo Lodge while it was still operating as and known as the Lodge. Her recollection was that the interior had ‘great charm’ and was very original.
- Beyond its physical attributes, until the 1940s the Lodge was a popular destination for locals for entertainment, and for travelers to the original “Bayonne” neighborhood. In fact, the genesis of the Vamo development was at the Lodge, where both A.A. Wren, and Missourian, Bessie Gibson (the VA and the MO) who created the Vamo subdivision in the early 1920s initially stayed at the Lodge and then used one of the rooms as an office, operating their development business out of it.
- There is a compelling public interest in preserving the Lodge. This lies in its connection to Sarasota’s early past, when it was a landing site for travelers to Bayonne from the City, its role in the development of Vamo and as one of the few remaining wood structures from the turn of the 20th century in the County warrant its preservation.

Therefore,

- The County should solicit either a non-for-profit partnership or for-profit partner who can purchase property and formulate a comprehensive plan to restore and operate the Lodge.
- The Lodge should be nominated for national and/or local historic designation. A successful petition would then trigger a thorough evaluation of adaptive reuse options and optimal funding sources, including sale of historic tax credits, grants and loans.
- Whatever entity obtains responsibility and control, would need to ensure it would be self-sustaining. Turning control over to a non-profit custodian and user would impose a substantial annual financial burden that would best be met through finding a revenue generating. use for the property.
- This could be satisfied by soliciting RFPs from private owners (and non-profits) with adequate financial resources and use options limited to those consistent with the passive character of Vamo Park and its limited ability to handle large events and traffic.
- It should explore engaging with local organizations with a vested interest in seeing the Lodge preserved, potentially the adjoining Pelican Cove Neighborhood Association.

- A further potential model for adaptive re-use is replication of the Hermitage, where the County leased the historic structures to the non-profit which is responsible for all maintenance.
- In private hands, the Lodge has economic potential if restored back to its early use as temporary lodging for visitors. Its bayfront location and vintage architecture would hold strong appeal to visitors to the City. Its small scale would not overburden the ability of the park or neighborhood to absorb the increase in traffic.

Appendix 4. Breakout Group C Findings

The Lodge:	USE	FUNDING
	Sever from park land and sell to private owner to restore with preservation easement	Not required, generates income back into park acquisition fund
	Caretaker's house - security, maintenance, preservation; possibly some public spaces with historical info	Restoration could be funded by sale of Med Rev with preservation easement and overseen by non-profit.
	Museum - extension from Ringling, shared exhibit space for Southern or FL art	
	Tour stops between Spanish Point and Selby Gardens via future ferry; Requires restoration of dock	
	Potential community involved restoration project - Habitat for Humanity style, active and involved neighborhood	Funded by the severance and residential sale of Med Rev with preservation easement
	Community use building: Event space for weddings, small kayak tours, emphasis on natural environment and historical nature	

Mediterranean Revival 1710 Vamo Drive

Almost universally suggested to sell back into private residential ownership with a preservation easement to maintain existing grid of neighborhood...possibly obtain local designation first to allow the flexibility with FEMA and the building codes to facilitate any restoration.

Overall concepts - the Lodge should be locally designated to allow restoration for whatever future use is determined. The restoration will be more affordable if done by private owner, trust, or non-profit rather than County.

Appendix 5. Background and History



SARASOTA ALLIANCE
FOR HISTORIC PRESERVATION

Vamo Park Historic Structures – History and Background

1700 Vamo Drive, Vamo Lodge c. 1900

1710 Vamo Drive, Mediterranean Revival c.1925

History

The Vamo Lodge is one of the oldest remaining structures in Sarasota county. Built around 1900 it is contemporary with the Guptill House at Historic Spanish Point, the Tatum House at Crowley Museum and Nature Center, and the Luke Wood House at Pioneer Park. In 1900 Sarasota had not yet been separated from Manatee County. The area around the bay was homesteaded by farmers and fishermen and what is now known as Vamo was part of an early community called Bayonne.

The Lodge actually predates the neighborhood that surrounds it. Primarily accessed by water, the building was built between 1895 and 1900 as a home for the family of Henry Wise Surgnier. The Surgnier family grew citrus (though possible on a separate plot) and Henry was an oyster fisherman. The family took on lodgers periodically, a tradition which continued with such regularity that the property became known as the Lodge in the teens. The Lodge was the social hub for the community, hosting dances, picnics, parties and functioning as a rooming house for visitors. Virginian, A.A. Wren, and Missourian, Bessie Gibson (the VA and the MO) who created the Vamo subdivision in the early 1920s initially stayed at the Lodge and then used one of the rooms as an office, operating their development business out of it. Wren and Gibson designed Vamo Drive with its wide lots and Mediterranean Revival Style homes much as it stands today.

Public Acquisition

In 2018, the lodge, together with an adjacent 1925 Mediterranean Revival Style home and the land associated with them was purchased by Sarasota County in order ‘to preserve the natural

and historical resources on the site and expand public access to the waterfront' using funds from the part of the parks acquisition process, the County held a public 'open house' meeting at the Grace Church in July of 2018. Approximately 120 members of the community attended the meeting. There was overall support of the County's acquisition of the property, and specific comments included: [bulleted excerpt from the Neighborhood Parkland Acquisition Program: Vamo Drive Site of 10/9/2018 Public Comments].

- protect the shoreline and the vistas
- complement the existing kayak launch
- preserve the historic homes and culture
- houses should be a museum like Spanish Point
- no more mansions, condos, or subdivisions
- should be a park for all to use, not just for housing and should not be shot down by a couple of people protect and recognize Vamo subdivision's historic charm from development, do not let it become a place for undesirable/illegal activity
- concern about increased traffic and safety on Vamo Drive
- Protect and preserve the quaintness of the street/neighborhood
- Improve the existing ramp
- provide adequate parking
- provide full lighting, close nightly, and have park staff presence
- allow fishing from a pier or shoreline
- provide picnic facilities
- make it kid friendly with a covered playground

In the Spring of 2019, the County applied for a Planning and Design Services Grant from the Department of State, Division of Historical Resources for Federal funds to be used for a Feasibility Study of the historic residences and property at Vamo Park. The grant was awarded and the firm of Goodwyn, Mills, Cawood was awarded the project. It is anticipated that they will provide a rough draft of the study to the County for review the third week of February. As part of this report, the firm is tasked with suggesting some potential uses for the property.

Appendix 6. Charrette Purpose

The purpose of this charrette (or workshop) was to engage the Vamo Community along with multidisciplinary professionals in the design, real estate, finance, hospitality, development, planning, preservation, architecture, and building. fields to create a supplemental list of potential uses and funding sources for the preserved historic structures at the park. Only those uses that were sensitive to the nature and condition of the structures and the needs and wishes of the community were considered.

Our goal is to provide this list to the County to consider alongside the findings of the Feasibility study, in effect giving the community an opportunity to help shape the future of the site rather than waiting to get their feedback once decisions have already been made.

The charrette provided an initial summary of the history of the structures and the site, and some background on the project to date. As much information as possible was shared regarding the restrictions and requirements of use determined by the funding that was used for the acquisition and site limitations.

Each group considered the economic viability and funding sources alongside each potential use. The group of participants were assigned to one of 3 breakout rooms to promote in-depth discussion.

Each group had a facilitator and a scribe taking notes on the ideas presented and sharing the summary of ideas when the larger group reconvened.

VAMO

1



Vamo Drive

2



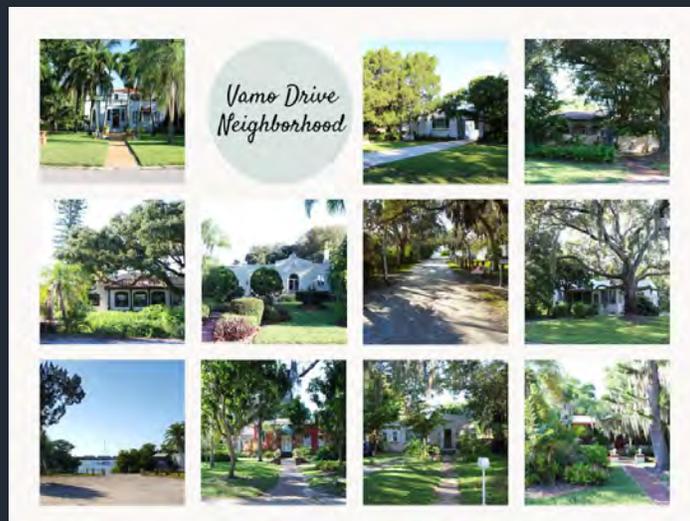
Vamo Drive

In 1924, new owners purchased lots and built 13 new homes along Vamo Drive, which runs downhill from Vamo Road toward Little Sarasota Bay. Similar in floor plan and elevation, they all displayed the stucco walls, flat roofs and ornamental parapets of the Spanish-Mediterranean architecture that was popular at the time.

Originally, the houses sat on 75- by 100-foot parcels with another vacant lot of the same size next to each. Over the years, as residents wanted larger living spaces, they remodeled and built additions. Some of the homes now have attached buildings, second stories, garages and swimming pools with lanais. Others sport gabled roofs covered with clay tiles or metal siding.

Surrounded by majestic oaks and lush landscaping, each house now has its own look, but they all retain their historical character, making Vamo Drive one of the singular "Old Florida" places in Sarasota.

3



4



1770 Vamo Drive

5



1758 Vamo Drive

6



1759 Vamo Drive

7



1735 Vamo Drive

8



1745 Vamo Drive

9



1705 Vamo Drive

10



1720 Vamo Drive

11



1725 Vamo Drive

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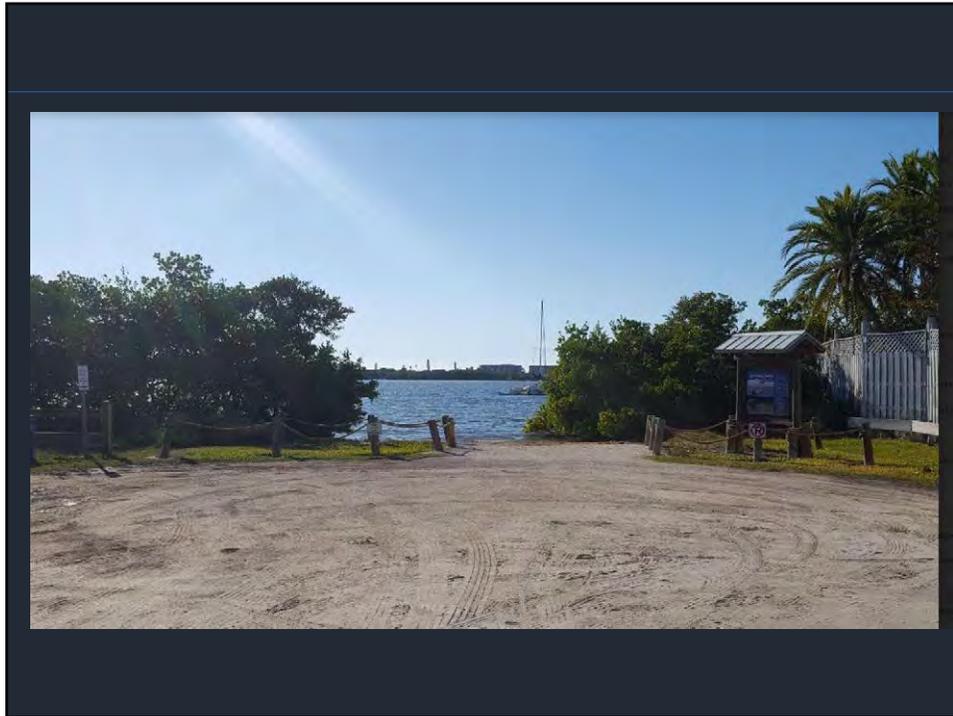
1734 Vamo Drive

13



Old Aerial Map of Vamo Park

14



15



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**Sarasota Alliance For Historic
Preservation**

VAMO Park Historic Structures – Background

1700 Vamo Drive, Vamo Lodge c. 1900 & 1710 Vamo Drive, Mediterranean Revival c. 1925

HISTORY

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The Lodge actually predates the neighborhood that surrounds it. Primarily accessed by water, the building was built between 1895 and 1900 as a home for the Family of Henry Wise Surgnier. The Surgnier family grew citrus (though possibly on a separate plot) and Henry was an oyster fisherman. The family took on lodgers periodically, a tradition with such regularity that the property became known as the Lodge in the teens.

From the late teens to the 1940's, the Lodge was the social hub for the community, hosting dances, picnics, parties and functioning as a rooming house for visitors. Virginian, A.A. Wren, and Missourian, Bessie Gibson, (the VA and the MO) who created the VAMO subdivision in the early 1920's initially stayed at the Lodge and then used one of the rooms as an office, operating their development business out of it. Wren and Gibson designed Vamo Drive with the wide lots and Mediterranean Revival style homes much as it stands today.

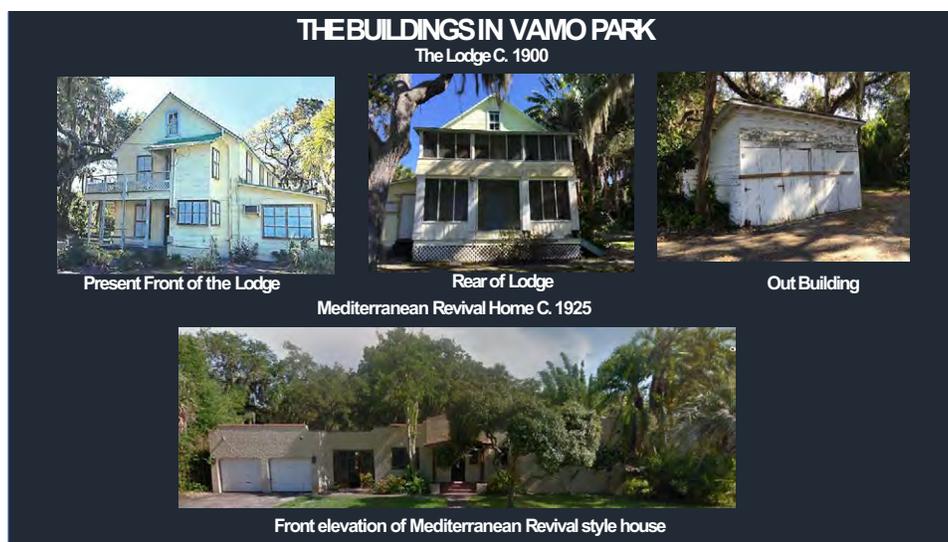
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<p style="text-align: center;">VAMO LODGE</p> <p>EIGHT miles south of Sarasota on the old Tamiami Trail. One of the most attractive resorts on the West Coast. Spacious grass covered grounds shaded by giant oaks. Large casino, dining hall and dance floor. Ideal place for picnics, parties, receptions, etc. Special chicken dinners, Sundays from 5:30 to 7:30 p. m., \$1. Palermo spaghetti suppers, Thursdays, 3:30 to 7:30 p. m., 75 cents. Phone reservations. Telephone 24-311.</p>	<p>NEW YEAR'S DANCE MONDAY NIGHT Vamo Lodge Starting 9 p. m., This Year Ending Sometime Next Year ADMISSION 25c</p>	<p style="text-align: center;">VAMO LODGE</p> <p>Take Tamiami Trail toward Venice, turn at the sign of the big fire.</p> <p style="text-align: center;">DANCE</p> <p style="text-align: center;">Park Plan TEN TO ONE (Good Bet) Gold Coast Orchestra</p>
<p>Sarasota Herald, Sarasota, Florida, US December 30, 1928, Page 5 https://newspaperarchive.com/tbr/articles/clipimg-dec-30-1928-1831534/ NEWSPAPERARCHIVE®</p>		
<p>DR. J. B. MOBLEY Practicing Physician since 1885 SPECIALIST in Diseases of Women and Children Located at J. B. Surgnier, s Place, BAYONNE, FLA-</p>		

18



19



20

PUBLIC ACQUISITION

In 2018, the Lodge, together with an adjacent 1925 Mediterranean Revival Style home and the land associated with them was purchased by Sarasota County in order 'to preserve the natural and historical resources on the site and expand public access to the waterfront' using funds from the County. As part of the parks acquisition process, the County held a public 'Open House' meeting at the Grace Church in July of 2018. Approximately 120 members of the community attended the meeting. There was overall support of the County's acquisition of the property, and the preservation of the historic structures.

In the Spring of 2019, the County applied for a Planning and Design Services Grant from the Department of State, Division of Historical Resources, for Federal Funds to be used for a Feasibility Study of the historic residences and property at Vamo Park. The grant was awarded and the firm of Goodwyn, Mills, Carwood was awarded the project. It is anticipated that they will provide a rough draft of the study to the County for review the third week of February. As part of this report, the firm is tasked with suggesting some potential uses for the property.

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A Neighborhood Plan

The Sarasota Alliance for Historic Preservation is conducting a public planning Charrette to provide assistance to the neighborhood to seek out solutions that will save and reuse the historic buildings while preserving the park.

What is a Charrette?

1. A small Cart and/or
2. A collection of ideas
3. An intensely focused activity intended to build consensus among participants, develop specific design goals and solutions for a project, and motivate participants and stakeholders to be committed to reaching those goals. Participants represent all who can influence the project design decisions.

The word charrette is French for "cart" or "chariot." Its use in the sense of design and planning arose in the 19th century at the École des Beaux-Arts in Paris, where it was not unusual at the end of a term for teams of student architects to work right up until a deadline, when a charrette would be wheeled among them so they would place their final project on the cart or actually jump on the cart to finish their design. The students frantically worked together to complete or improve their projects.

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A Neighborhood Plan

The purpose of this Charrette is to engage the VAMO Community along with multidisciplinary professionals in the Design, Real Estate, Finance, Hospitality, Development, Planning and Historic Preservation fields, etc. to create a supplemental list of potential users and funding sources for the preserved historic structures at the Park that are sensitive to the nature and condition of the structures and the needs and wishes of the community. Our goal is to provide a list to the County to consider alongside the findings of the Feasibility Study, in effect giving the community an opportunity to help shape the future of the site rather than waiting to get feedback once decisions have already been made.

The Charrette will involve an initial summary of the history of the structures and the site, and some background on the project to date. As much information as possible will be shared regarding the restrictions and requirements of use determined by the funding that was used for the acquisition. It is imperative that each group consider the economic viability and funding sources alongside each potential use. The larger group of participants will then be broken down into 4 smaller break-out rooms to facilitate the generation of ideas.

Each group will have a moderator from SAHP and will nominate a participant to act as a 'reporter' taking notes on the ideas presented and sharing the Summary of ideas with the larger group when it reconvenes. The full list will then be presented to the County.

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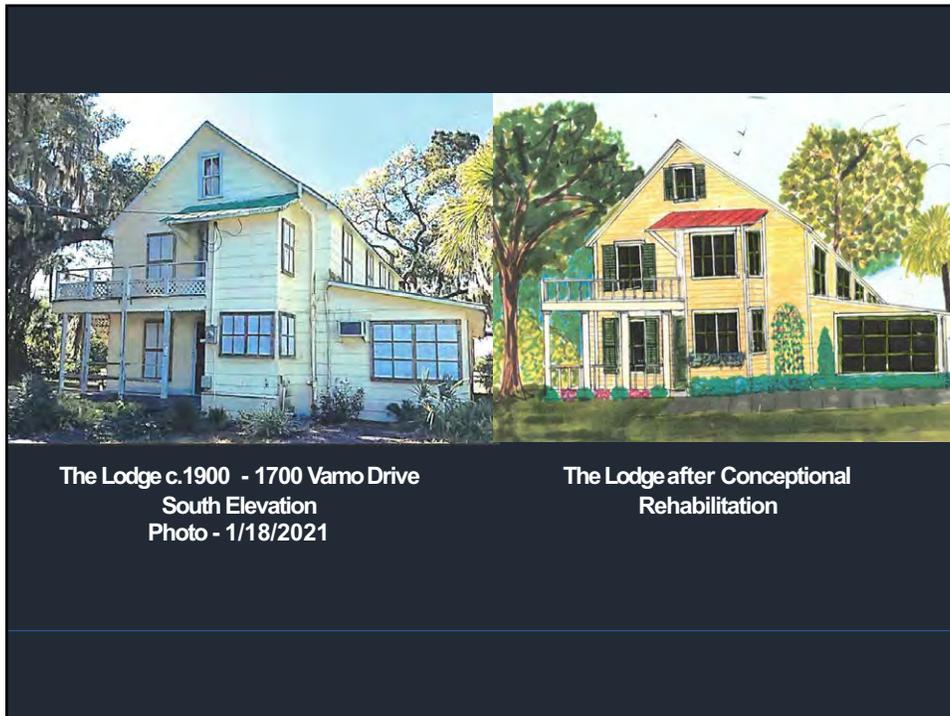
Guiding Principles:

- survival and restoration/re-use of both the Mediterranean revival (Norma's house) and the Lodge
- neighborhood compatibility
- funding strategies are essential for each potential use
- this will be an exercise shaped by collaboration, out of the box thinking, and open discussions
- there will be no single conclusive finding, rather multiple brilliant ideas that will then be relayed to the County as ways to permit these structures to survive for future generations.

Site Considerations:

- Vamo Drive is a dead end road leading to the passive park, which includes the kayak launch into shallow waters and healthy mangroves.
- The Park acquisition program does have a provision for selling of or severing of surplus property provided that the intent of the original purchase is maintained, and, if sold, the funds are returned to the land acquisition program to be used again.
- The properties are on septic systems and the County has no plans for installation of sewer there.
- Parking is very limited
- Vamo Park is a passive park and will remain as such.
- The Lodge requires substantial restoration.

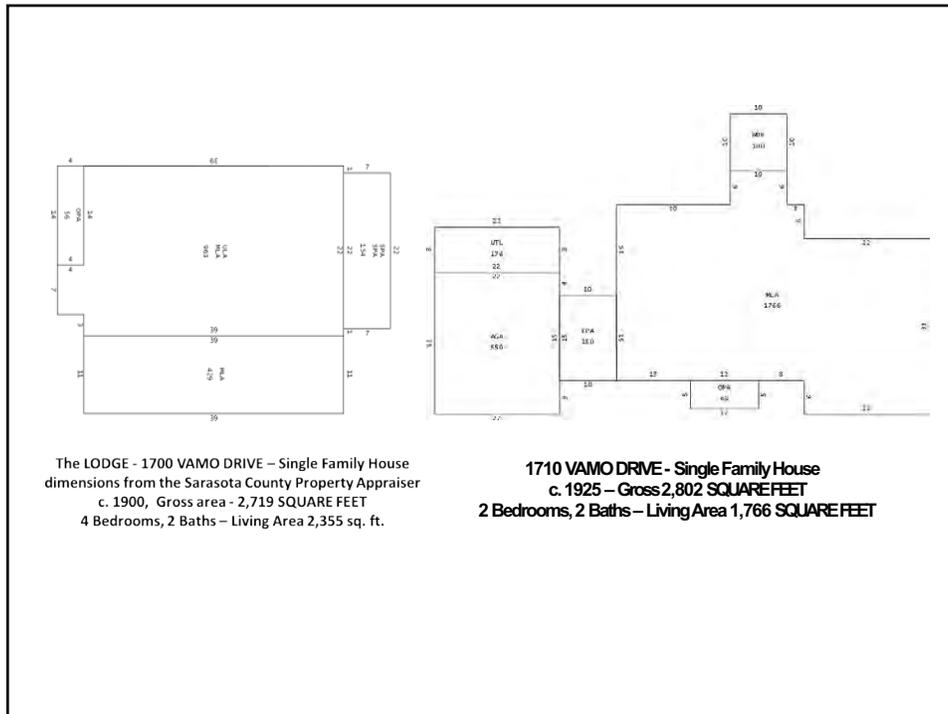
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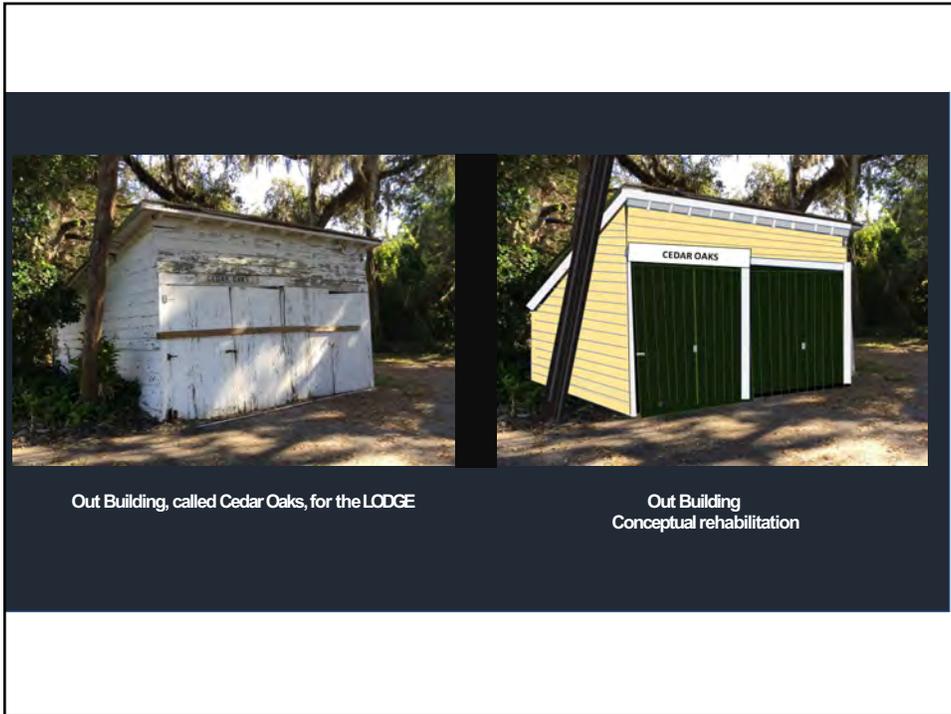
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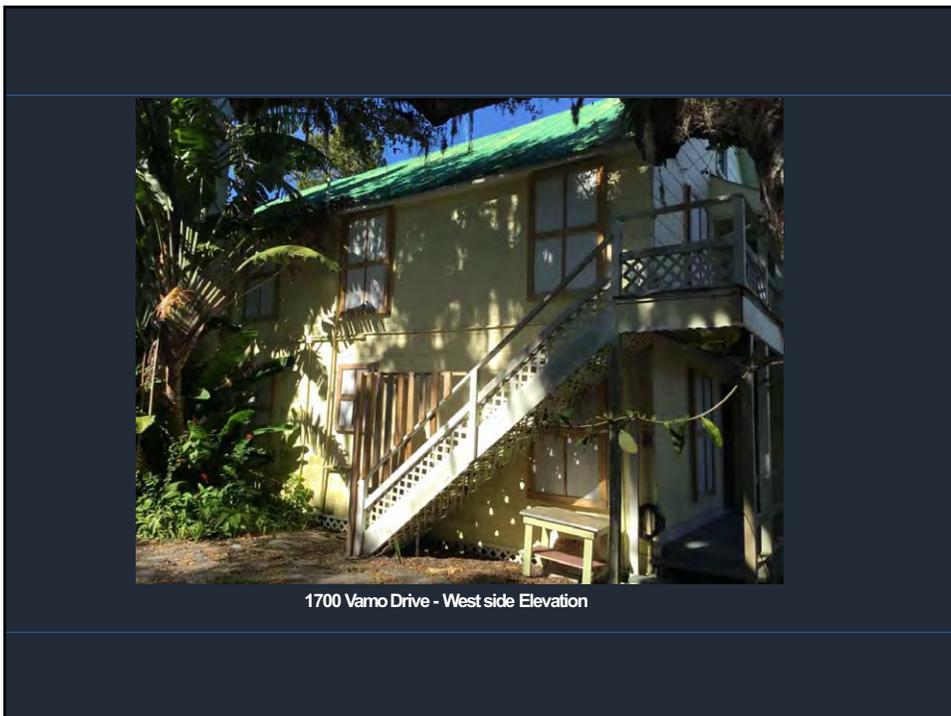
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30



1700 Vamo Drive – West side elevation continued, showing 2nd and 1st floor Sun Porch.

31



North Elevation – believed to be the original front elevation

32



1700 Vamo Drive Rear (North) Elevation inside the sunporch. Novelty siding and center door entrance. This wood siding was apparently covered by Asbestos siding popular between 1906 and was banned in 1978.



1700 Vamo Drive rear (North) – showing one story wood wing on the west side of rear façade. Not know if this is an addition or original to the property, but it shows in the next old photo.

33



1700 Vamo Drive– East side elevation of one story addition. May have been a porch.

34



North elevation of The Lodge with sun porches, could be original front of house facing the Bay.



Loving unknown couple
Date Unknown c. 1920's-30's
taken near double height sunporches

35



View from 1710 Vamo Drive to "The Lodge" at 1700 Vamo Drive

36



Park land at the rear of the Lodge to a fence separating the 2 dwellings from the rest of the Park

37

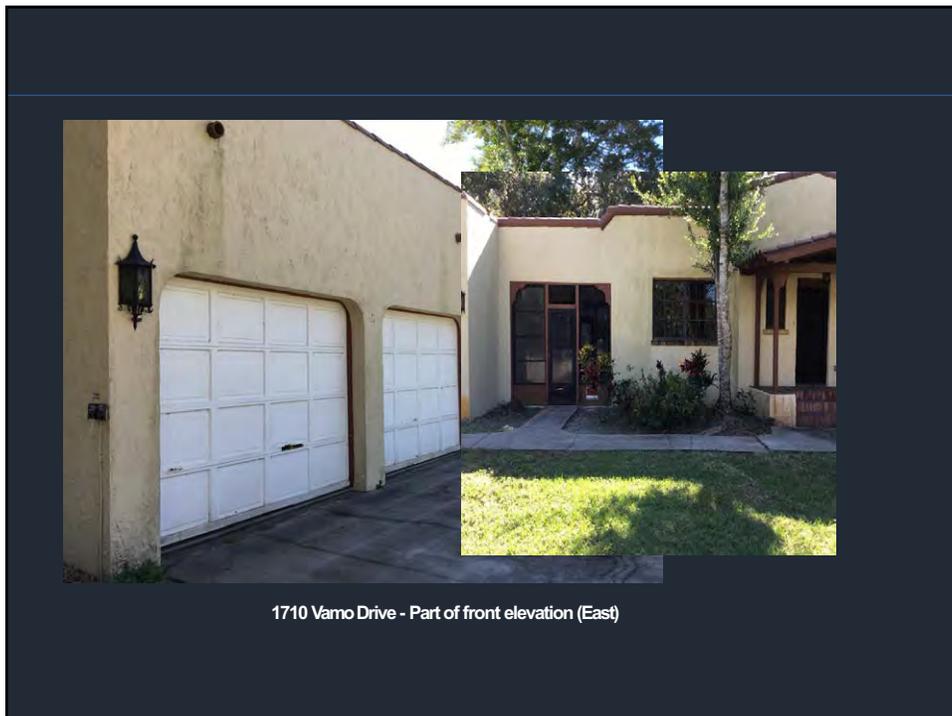


1710 Vamo Drive – built c. 1925

38



39



40



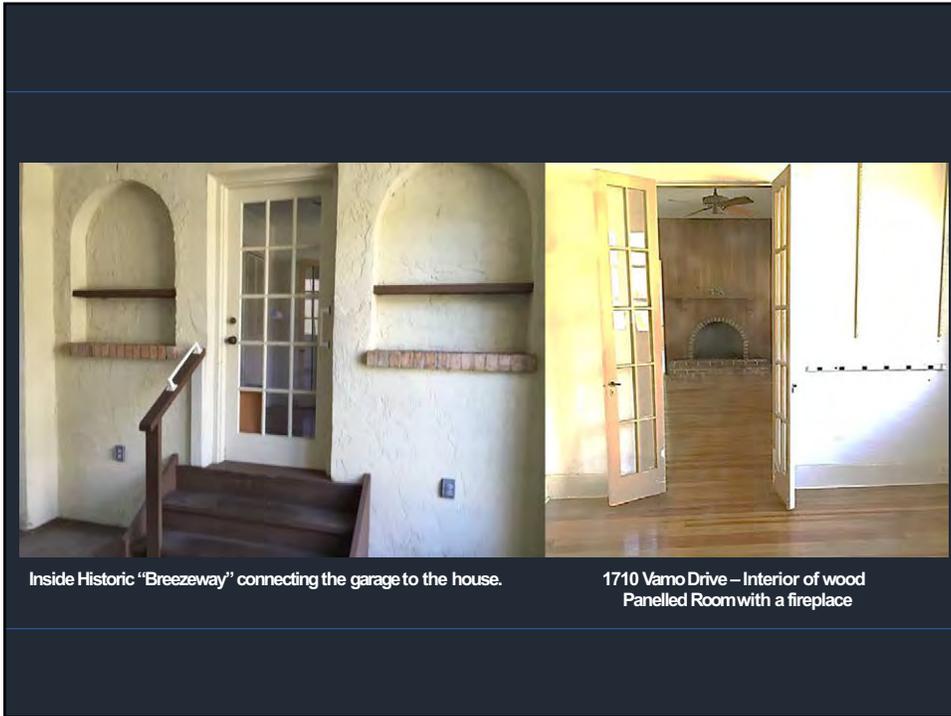
1710 Vamo – Part of front elevation (East)

41



1710 Vamo Drive – Rear (West) elevation

42



43

Exhibit 2.

1710 Vamo Drive

Mediterranean Revival Interior Photos



Exhibit 2 photos courtesy of Sarasota County Parks Recreation and Natural Resources.



Large Kitchen





Note Wood Floor under Tile

Exhibit 2.

1700 Vamo Drive

The Lodge

Interior Photos









