



**BOCA GRANDE HISTORIC PRESERVATION BOARD
WOMAN'S CLUB ROOM
BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921
WEDNESDAY, JUNE 10, 2015
10:00 AM
AGENDA**

For public review, backup materials for the cases are available at the Johann Fust Community Library, 1040 West 10th Street, Boca Grande, starting June 3, 2015 and at www.leegov.com/dcd/events

1. **Call to Order/Roll Call/Review of Affidavit of Publication**
2. **Approval of 4/8/2015 Minutes**
3. **Public Hearing on Special Certificates of Appropriateness (COA) Cases**
Note: A summary of the zoning relief request is provided for informational purposes only. The Lee County Zoning Division will make a determination after the Historic Preservation Board renders its decision.
 - A. **COA2015-00055 Cottage #46 Gasparilla Inn 500 Palm Ave, Boca Grande, FL 33921** – Proposed addition to a non-contributing cottage on Palm Avenue. The case seeks zoning relief in the Residential Multiple-family (RM-2) zoning district from the Lee County Land Development Code.
 - a) Relief from Land Development Code, Section 34-715 and 34-2192 from the required 25 foot street setback, to allow a 20± foot setback from Palm Avenue for an addition to the existing cottage #46.
 - B. **COA2015-00056 Gasparilla Inn 500 Palm Ave. Boca Grande FL 33921** -- Proposed demolition of the pump house and construction of a new storage garage on the hotel campus.
4. **Items by the Public; Committee Members; Staff**
5. **Adjournment – Next Meeting Date: To be determined**

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Boca Grande Historic Preservation Board meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or jmiller@leegov.com). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

The agenda can be accessed at the following link approximately 7 days prior to the meeting.
<http://www.leegov.com/dcd/events>

To receive agendas by e-mail, contact jmiller@leegov.com.

www.LeeCountyTownHall.com



Share your ideas at Lee County
Government's virtual public forum today!

MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
WOMAN'S CLUB ROOM, BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921
APRIL 8, 2015
10:00 A.M.

MEMBERS PRESENT:

Bill Caldwell III, Chair
Paul Eddy
Rebecca Paterson, Vice Chair
Richard Robb
Dana Robinette
Tim Seibert
William Winterer

STAFF PRESENT:

John Bry, Intern
Janet Miller, Recording Secretary

Agenda Item 1 - Call to Order – 10:00 a.m./Review of Affidavit of Publication

Mr. Caldwell, Chair, called the meeting to order. A roll call was taken showing that Becky Paterson, Tim Seibert, Bill Caldwell, William Winterer, Dana Robinette, and Paul Eddy were present. Mr. Robb arrived later.

Ms. Miller, Recording Secretary, noted she had gotten a response from the Attorney's office stating the ad for this meeting was legally sufficient.

Agenda Item 2 – Election of Officers

Mr. Winterer felt it was very important to have someone who is here during the summer months for the Chair and Vice Chair.

Chair

Ms. Miller noted that Mr. Caldwell had served as Chair for two terms so another member would need to be selected for Chair.

Ms. Paterson nominated Mr. Seibert as Chair, seconded by Mr. Eddy. The motion was called and passed 6-0.

Vice Chair

Ms. Miller noted that Ms. Paterson had served as Vice Chair for two terms so another member would need to be selected as Vice Chair.

Ms. Paterson nominated Mr. Caldwell as Vice Chair, seconded by Ms. Robinette. The motion was called and passed 6-0.

Mr. Robb arrived at this point in the meeting, so the remaining votes will be 7-0 from hereafter.

Agenda Item 3 – Approval of 03/11/15 Minutes

Mr. Winterer made a motion to approve the 3/11/15 meeting minutes, seconded by Mr. Robb. The motion was called and passed 7-0. **(OVER)**

Agenda Item 4 – Public Hearing on a Historic Designation amending Boca Grande Historic District HD90-05-1

Change in status from non-contributing to contributing in HD 90-05-01 Boca Grande Historic District.

A. HDC2015-00001 Fehsenfeld, 351 Gilchrist Avenue, Boca Grande, FL 33921

(Historic house; qualifies as contributing)

Mr. John Bry announced that he was an Intern working with Gloria Sajgo on Historic Preservation and that he had been working in this field for a while. He reminded the Board that this item had been brought before them previously and they were provided with a Historic Designation Report. Staff reviewed this project and determined it is contributing to the district.

The Board had no questions.

Mr. Caldwell noted no members of the public were present other than the Boca Beacon.

Mr. Winterer stated the goal of the Boca Grande Historic Preservation Board is not to be obstructionists, but to add to the quality of our life in Boca Grande. He felt this proposal was one that the Board should enthusiastically approve by accepting staff's recommendation. **He made a motion to approve the project, per staff's recommendation, seconded by Mr. Seibert. The motion was called and passed 7-0.**

Ms. Paterson stated this property was one of the original beachfront houses. Bob Villa owned it for a while and did some nice improvements to it. She did not know how it was not listed as Contributing the whole time.

Some general discussion ensued.

Agenda Item 5 – Items by the Public; Committee Members; Staff

Public - None

Committee Members - None

Staff – None

Agenda Item 6 – Adjournment – Next Meeting Date

Ms. Miller stated the next Boca Grande Historic Preservation Board meeting is scheduled for May 13, 2015, but she was not certain whether or not we would have any agenda items.

Mr. Winterer and Mr. Robb stated they would be unavailable to meet on that date.

Ms. Miller stated she would take a poll to see if an alternate date would be necessary.

The meeting adjourned at 10:15 a.m.



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8344

| | | |
|---------------------------|------------------------------------|-------------|
| COA No. <u>2015-00055</u> | Designation No. <u>HD 90 05 01</u> | Date Filed: |
|---------------------------|------------------------------------|-------------|

| | | | |
|---------------------------------------|--|---|---|
| <input type="checkbox"/> Contributing | <input checked="" type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|---------------------------------------|--|---|---|

Name of Project: GASPARILLA INN COTTAGE #46

Location: 500 PALM AVE. / 888 7TH STREET E., BOCA GRANDE, FL 33921

STRAP No.: 14-43-20-00-00002.0000

Name of Applicant or Agent*: TIM KREBS, ARCH.

(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: 1460 McCALL RD. S., EDGEWATER CENTER, SUITE 4A

City, State, Zip: ENGLEWOOD, FL, 34223

Phone Number: 941-475-7327 Fax Number: 941-474-0384

Email Address: tim@takrebs.com

Name of Historic District (if applicable): BOCA GRANDE

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: 717 S.F. BUILDING ADDITION TO GASPARILLA INN COTTAGE #46

Change in Use: No Yes

If yes, explain. _____

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? No Yes

If yes, explain. _____

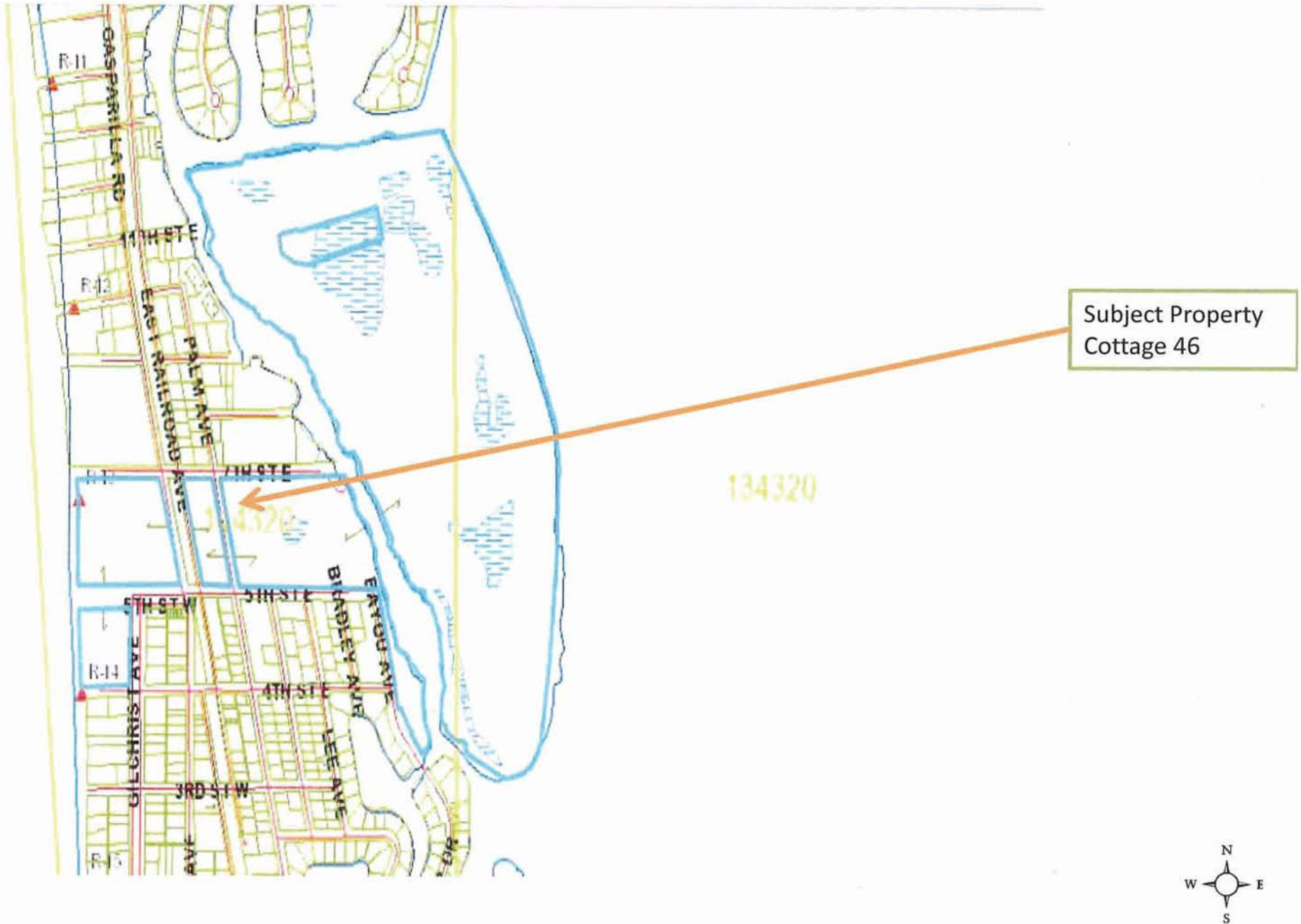
Has a development order or exemption been applied for prior to or concurrent with this application? No Yes

If yes, explain. _____

| | | | |
|---------------------------------------|--|-----------------------------------|----------------------------------|
| ***** FOR STAFF USE ONLY ***** | | | |
| Date Issued: | | <input type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED* |
| Certified by: | | | |
| <i>*Explanation attached</i> | | | |

| SUBMITTAL REQUIREMENTS | |
|--|--|
| X | Full plans and specifications (12 sets of plans, 1 set of specification). |
| X | Site plan (12). |
| X | Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting. |
| X | Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district. |
| N/A | Demolition applications only: Provide plans for the reuse of the property. |
| N/A | Moving applications only: Provide reason for the proposed move, and a description of the new location and settings. |
| ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES | |
| N/A | Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites. |
| N/A | Proposed mitigation measures. |
| N/A | Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials. |

COA2015-00055 Gasparilla Inn Cottage #46 888 7th St. BG FL 33921



COA2015-00055 Gasparilla Inn Cottage #46 888 7th St. BG FL 33921



Subject Property
Cottage 46



**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2015-00055 Gasparilla Inn 500 Palm Ave Boca Grande Fl 33921

HEARING DATE: June 10, 2015

SUMMARY:

The proposed project entails the addition to exiting cottage #46 of the Gasparilla Inn; this is a non-contributing cottage in the Boca Grande Historic District HD (District) 90-05-01. Staff analyzed the proposed project for compliance with Chapter 22 of the Lee County Land Development Code. The STRAP number is 14 43 20 00 00002 0000; the address of the Gasparilla Inn is 500 Palm Ave Boca Grande, Florida, 33921. The cottage fronts west on Palm Ave. and is located north of the main hotel building. The Gasparilla Inn under STRAP 14 43 20 00 00002 0000 is considered contributing – the inn has many accessory structures which are evaluated on their own historical and architectural significance. Per the National Register listing (8LL2494) cottage #46 is considered non-contributing.

STAFF ANALYSIS:

According to the National Register Nomination Cottage #46 was built in 1978 and is considered a non-contributing structure to the Gasparilla Inn complex. The cottage is shaped as a narrow rectangle -- with the long leg along Palm Ave. The design is reminiscent of the ranch style residences. It features a long narrow asphalt shingle side gable roof. The cottage roughly has 58-ft fronting on Palm Ave and is roughly 23-ft deep. It has an area of about 1,444 sq ft. The height of the building is roughly 12-ft from grade to roof peak. It features horizontal vinyl siding with sliding glass doors on the front and the rear. The windows are 4/1 and 6/1. The two front doors are single multi-light doors. The cottage includes 2 bedrooms with bathrooms, a family room, a sitting room, and the living room.

The proposal calls for adding roughly 717 sq ft to increase the total living area to 2,161 sq ft. The horizontal vinyl siding would be replaced with “Hardieplank” horizontal siding. The proposed addition on the north would feature a gable on hip roof. The height of the addition will be roughly 15-ft from grade to roof peak; it will feature 6/1 windows-- single and in pairs.

The bulk of the addition will be located on the rear elevation which will be expanded by adding a rectangular area roughly 15-ft by 34-ft to accommodate two new bedrooms with bathrooms (increasing the number of bedrooms with bathrooms to 4).

On the front elevation the cottage would be extended roughly 6-ft north to expand the former family room and recreate a new “rec” room.

On the front elevation, under its broad roof eaves the existing cottage includes two single front doors, sliding glass door and a “bump out” area for bedroom #2. The proposal calls for breaking up the long front side gable roof as follows:

- On the front elevation towards the south a small gable roofed entry supported by two columns will be added to create a covered access to the south front door.
- Also on the front elevation towards the north a small gable roof would be installed over the bump out area for bedroom #2 and staggered behind it would be a larger gable roof supported by a single column to create a covered access for the north front door. The sliding doors on the front would be eliminated and replaced by a pair of 6/1 windows.

- The rear elevation would feature an addition roughly 15-ft by 33-ft which will accommodate the two new bedrooms with bathrooms. The sliding glass doors at the rear would be eliminated.

The Secretary of the Interior's Standards for Rehabilitation

(Please also refer to the discussion above in conjunction with the evaluation below)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
N/A
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
N/A
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. N/A
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. N/A
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. N/A
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence N/A
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. N/A
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
The proposed addition is to non-contributing cottage in the Gasparilla Inn complex and as a result will not destroy the historic materials that characterize historic properties that make up the Gasparilla Inn complex.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

This is a new addition to a non-contributing cottage. The addition is done in a manner that does not affect the historic properties. If this addition is removed in the future the historic properties will be unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC.

COA2015-00055 Gasparilla Inn Cottage #46 888 7th St. BG FL 33921



Front West elevation along Palm Ave.



Front West and side South elevation along Palm Ave.



Front West and side North along Palm Ave.

COA2015-00055 Gasparilla Inn Cottage #46 888 7th St. BG FL 33921



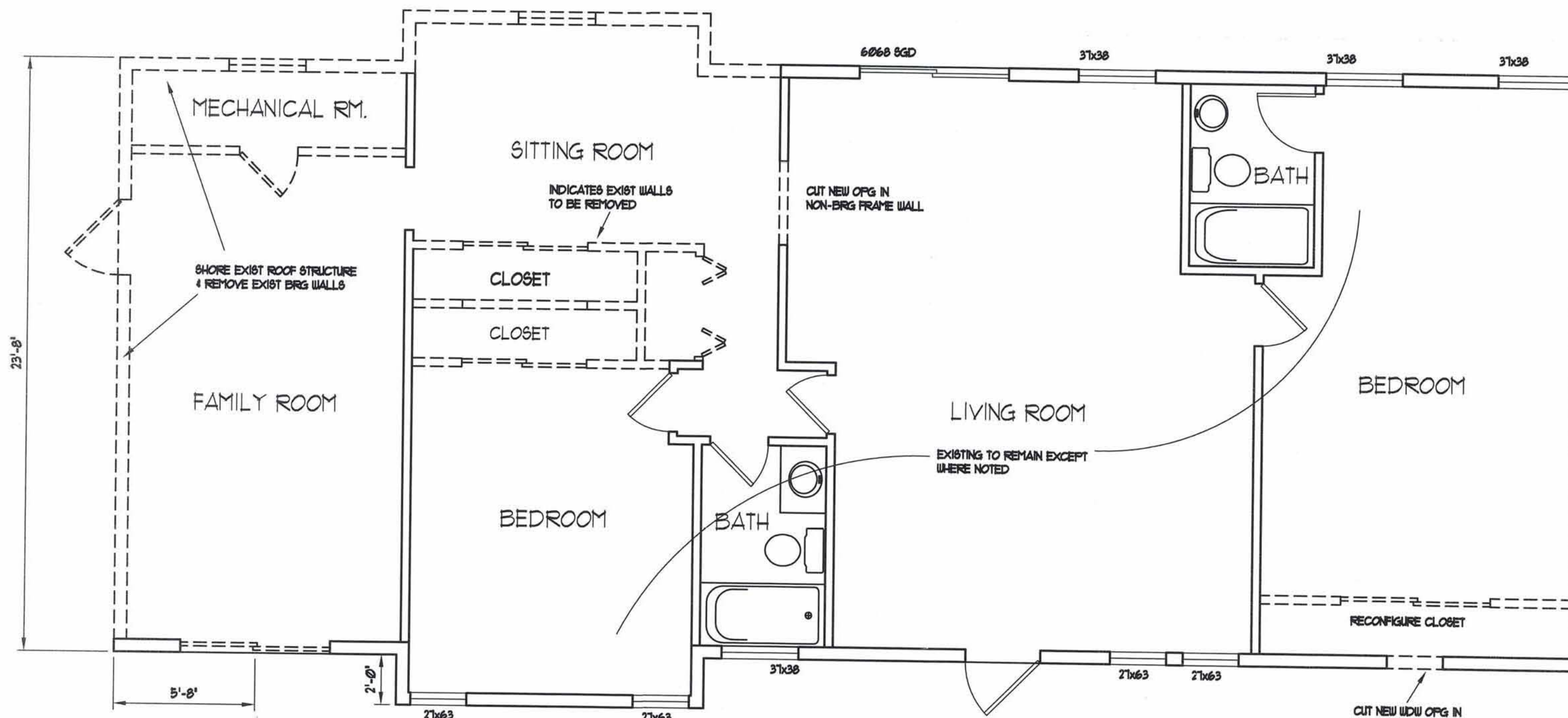
Rear East elevation



Property across the street

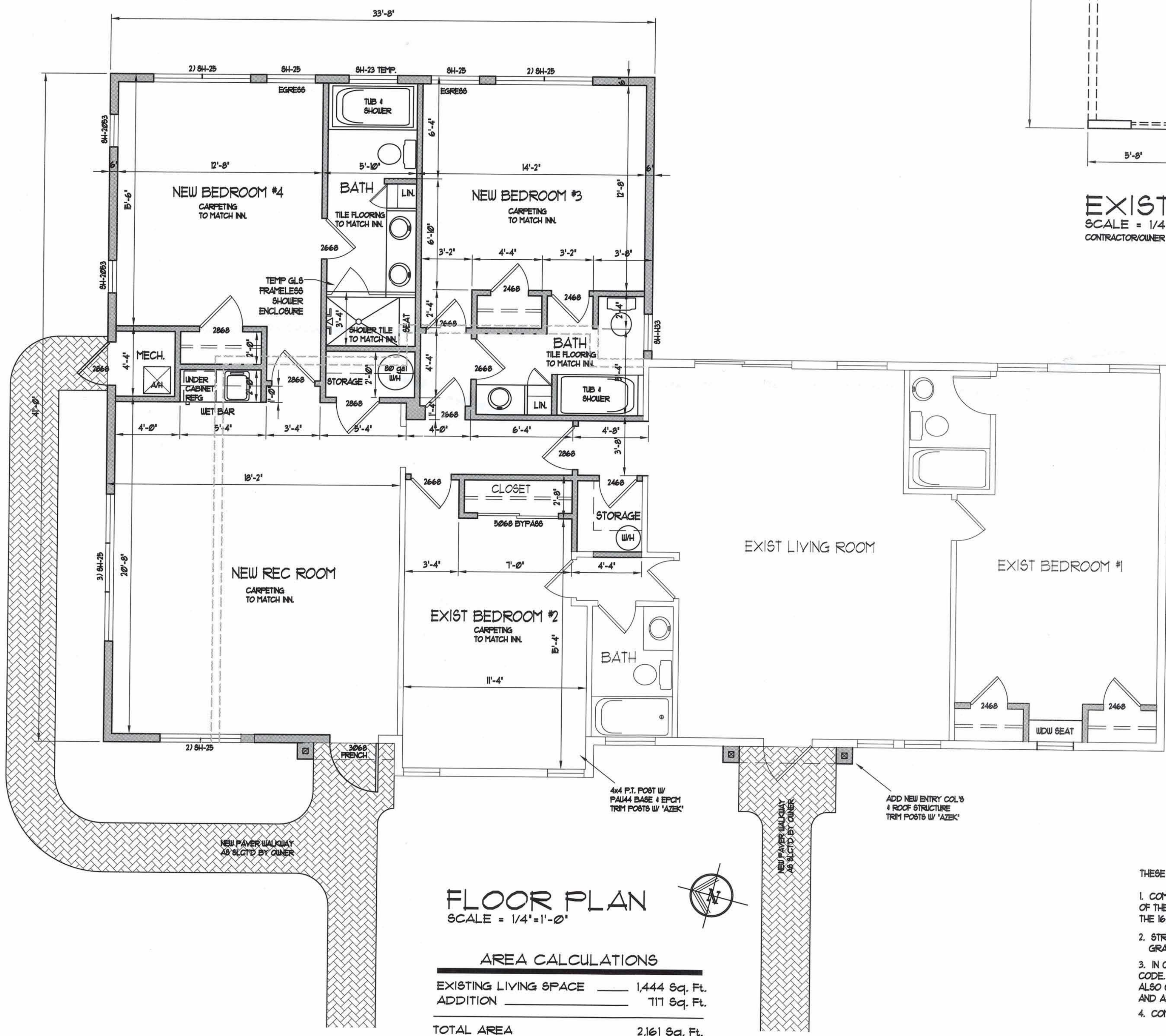
MATERIALS SPECIFICATIONS:

1. NEW WINDOWS TO BE WINDOOR V400 SERIES 6-LIGHT OVER 1-LIGHT STYLE WINDOWS TO MATCH GASPARILLA INN WINDOWS.
2. ALL NEW INTERIOR DOORS TO BE 6-PANEL DOORS TO MATCH EXISTING INN INTERIOR DOORS. INTERIOR FRENCH DOORS TO BE 10-LIGHT WOOD FRAMED FRENCH DOORS.
3. INTERIOR FINISHES- ALL INTERIOR TRIM TO MATCH THE INN. SMOOTH FINISH DRYWALL THROUGHOUT. CARPETING TO MATCH THE INN. WHITE TILE FLOORING IN BATHROOMS TO MATCH THE INN. SHOWER TILE TO MATCH THE INN.
4. ALL CLOSETS TO HAVE BREADBOARD AND WOOD ROD & SHELF TO MATCH EXISTING.
5. ALL PLUMBING FIXTURES TO MATCH COLOR AND STYLE OF THE INN.
6. REPLACE EXISTING EXTERIOR VINYL SIDING WITH HARDIEPLANK 'SELECT CEDARMILL'
7. ALL PAINT FINISHES TO MATCH GASPARILLA INN.



EXISTING & DEMOLITION FLOOR PLAN
 SCALE = 1/4" = 1'-0"
 CONTRACTOR/OWNER TO FIELD VERIFY ALL NEW & EXISTING DETAILS, DIMENSIONS, & CONDITIONS PRIOR TO CONSTRUCTION.

EXISTING LIVING SPACE — 1,444 Sq. Ft.



FLOOR PLAN
 SCALE = 1/4" = 1'-0"

AREA CALCULATIONS

| | |
|-----------------------|----------------------|
| EXISTING LIVING SPACE | 1,444 Sq. Ft. |
| ADDITION | 717 Sq. Ft. |
| TOTAL AREA | 2,161 Sq. Ft. |

GENERAL NOTES

1. ROOF DESIGN LIVE LOAD ---- 20 P.S.F. WIND BORNE DEBRIS REGION ALL GLAZING TO BE IMPACT OR PROTECTED WITH SHUTTERS WIND SPEED DESIGN ---- 160 MPH ULTIMATE + 24 MPH. NOMINAL BUILDING RISK CATEGORY II, EXPOSURE 'D' PER A.S.C.E. 1-10 INTERNAL PRESSURE COEFFICIENT = +.18 DESIGN PRESSURES FOR WINDOWS & DOORS

| | | | |
|-----------|------|-------|--------|
| WINDOWS | 413 | -44.8 | P.S.F. |
| EXT DOORS | 39.4 | -42.3 | P.S.F. |
2. EXTERIOR WALL SEGMENTS SHOWN SHADED ARE SHEAR WALL SEGMENTS CONSIDERED.
3. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR. DESIGN SOIL PRESSURE ---- 2,000 P.S.F.
4. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS (2,500 P.S.I. FOR SLABS) UNLESS NOTED OTHERWISE ON PLANS OR DETAILS
5. REINFORCING STEEL TO BE ASTM A-65 GR 40, UNLESS NOTED OTHERWISE.
6. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
7. ALL FRAMING LUMBER SHALL BE DOUG-FIR S-P-F, OR S. PINE, -GRADE 2 OR BETTER W/ 1,000 P.S.I. (BEARING HEADERS & EXTERIOR WALL FRG ONLY)
8. MINIMUM PRE-FABRICATED TRUSS DESIGN LOADS TO BE:
 TOP CHORD LIVE LOAD ---- 30 P.S.F. *
 TOP CHORD DEAD LOAD ---- 5 P.S.F. *
 BOTTOM CHORD ---- 10 P.S.F. *
 TOTAL ---- 55 P.S.F. *
 * OR AS NOTED ON APPROVED TRUSS PLAN AND APPROVED BY CONTRACTOR/OWNER AND PERMITTING AGENCY
9. UNLESS NOTED OTHERWISE ON THESE PLANS - ROOF UPLIFT DESIGN LOADS SHALL BE AS NOTED ON APPROVED TRUSS MFGRS DRAWINGS, ROOF TRUSS AND GIRDER ANCHORS TO BE IN ACCORDANCE W/ THE FOLLOWING SCHEDULE, USE PRODUCTS OF USFI INSTALL IN ACCORDANCE W/ MFGRS SPECIFICATIONS THE FOLLOWING TYPES: UNLESS NOTED OTHERWISE ON PLAN

| MODEL | FASTENERS | ALLOWABLE UPLIFT |
|--------------|------------------------|------------------|
| FRAME: RT16A | 9-10d x 1 1/2" + 8-10d | 360 LBS |
10. ROOFING MATERIAL & FASTENING TO BE IN ACCORDANCE W/ MFGRS SPECIFICATIONS (CONTRACTOR TO SUPPLY)
11. LOAD BEARING HEADER STUD REQUIREMENTS:
 FOR SPANS TO 6'-0" USE ONE HEADER STUD WITH 2 FULL LENGTH STUDS
 FOR SPANS GREATER THAN 6'-0" USE 2 HEADER STUDS WITH 3 FULL LENGTH STUDS FOR UPLIFT REQTS STUD TO SLAB/FOUNDATION
 USE USFI HT116 FOR LOADS LESS THAN 3250 LBS. W/ 18-16d
 USE USFI HT116 FOR LOADS LESS THAN 4200 LBS. W/ 18-16d
12. FOR TRUSS/GIRDER CONNECTION TO STUD WALLS UNLESS NOTED OTHERWISE:
 USE USFI RT16T FOR LOADS LESS THAN 1225 LBS. (MAX. 2 PER STUD) (W/14-16d TOTAL)
 USE USFI HT100 FOR LOADS LESS THAN 1250 LBS. (MAX. 2 PER STUD) (W/24-10d x 12")
13. WINDOWS BY: FGT EXTERIOR DOORS BY: THERMA-TRU ALL WINDOW & DOOR FASTENING TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS ALUM. MULLIONS TO BE INSTALLED PER MFGRS SPEC'S. SEE ENGINEERED SHOP DRAWINGS BY MFR.
14. EPOXY SET THREADED RODS & REINFORCING SHALL BE SET WITH SIMPSON ET IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH
15. TERRACE PROTECTION TO BE COMPLIANT WITH 2010 FBC - SOIL PROTECT TO EXTEND 12" BEYOND EXTERIOR WALLS OF STRUCTURE.
16. ALL CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE MIN. 12" AWAY FROM STRUCTURE SIDEWALL USING UNDERGROUND PIPING, TAIL EXTENSIONS OR SPLASH BLOCKS
17. ALL RECEPTACLES NOT REQUIRED TO BE GFI SHALL BE ARC FAULT PROTECTED PER THE CURRENT NEC. ALL RECEPTACLES TO BE TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
18. PROVIDE CARBON MONOXIDE ALARM WITHIN 10' OF EACH BEDROOM.

THESE PLANS ARE IN COMPLIANCE WITH:

1. COMPLIANCE WITH SECTION 1609, 2010 EDITION OF THE FLORIDA BUILDING CODE FOR THE 160 MPH ULTIMATE WIND SPEED ZONE.
2. STRUCTURAL CALCULATIONS FOR GRAVITY LOADS.
3. IN COMPLIANCE WITH THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 14, ARTICLE II, DIVISION 2, SEA TURTLES, ALSO CHAPTER 6, ARTICLE III, COASTAL CONSTRUCTION CODE, AND ARTICLE IV, FLOOD HAZARD REDUCTION.
4. COMPLIANCE WITH THE 2010 F.B.C.

T.A. KREBS, NCARB
 (941) 475-1321

THE WORK OF THIS PROJECT TO BE DONE IN COMPLIANCE W/ THE F.B.C. 2010 EXISTING BUILDINGS CHAPTER 3 * PRESCRIPTIVE COMPLIANCE METHOD * SECTION 1002.3

**ADDITION/RENOVATION FOR:
 GASPARILLA INN**
 COTTAGE #46, PALM AVE, BOCA GRANDE, FLORIDA

architect
 la krebs, LLC
 MA 26002462

WEST OFFICE:
 Edgewater Ctr. suite 404
 1480 McCall Rd. S
 Englewood, Fla. 34225
 (941) 475-7327

EAST OFFICE:
 305 S. Andrews Ave.
 suite 603
 Ft. Lauderdale, Fla. 33301
 (954) 999-0488

www.lakrebs.com

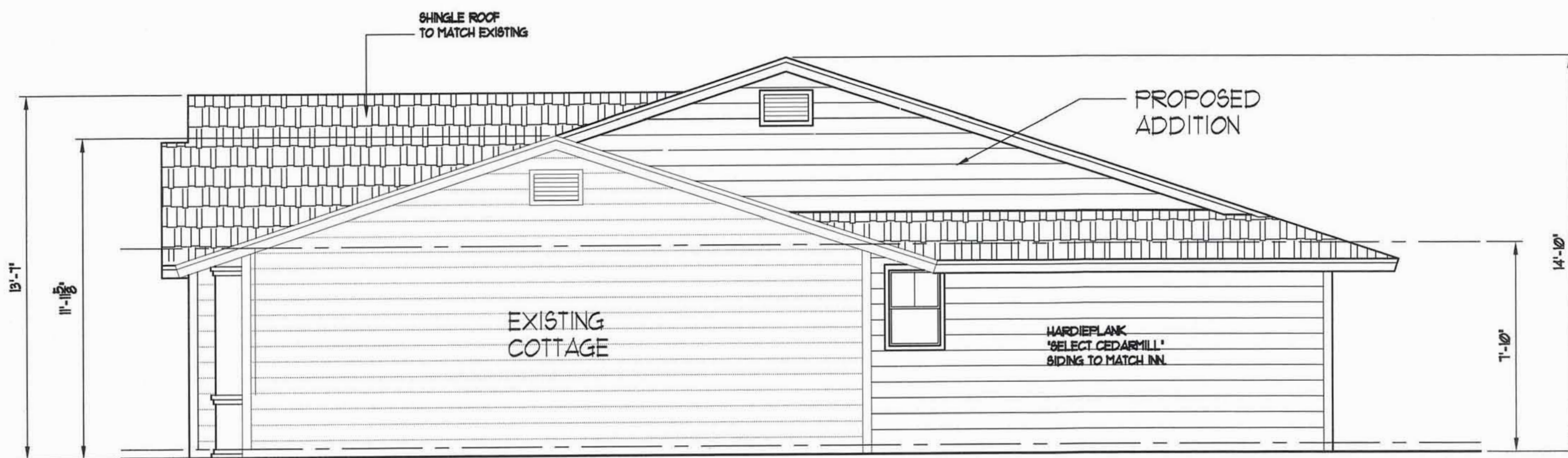
revisions:
 5-21-2015

date: 2464
 job no. 4-28-2015

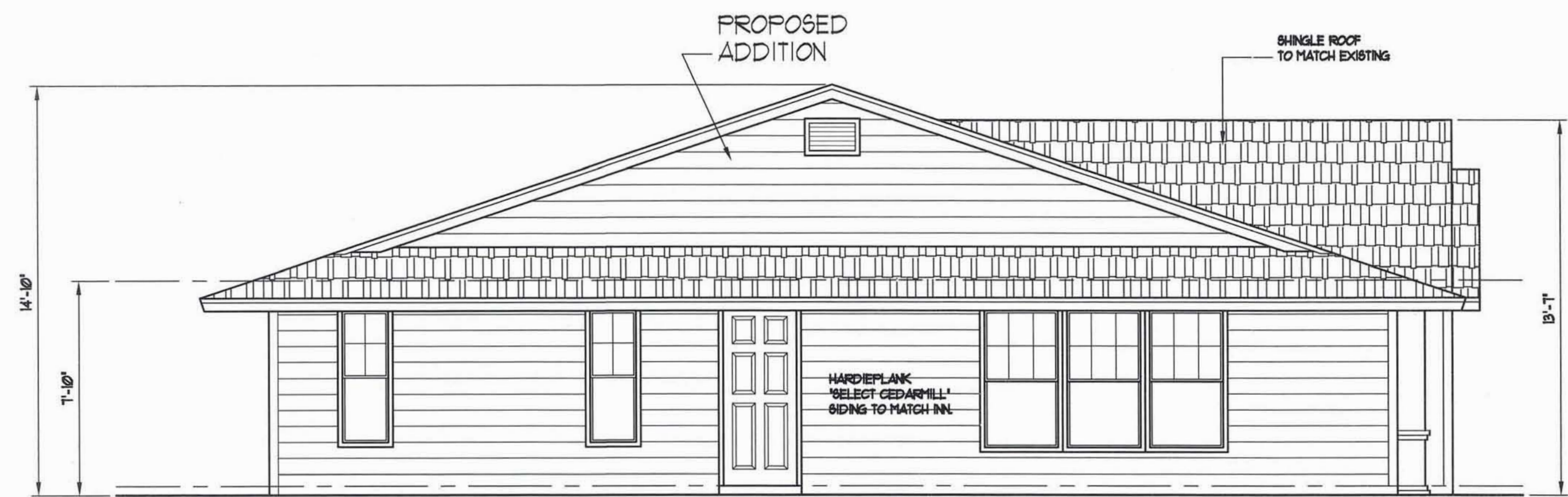
PR-1

drawing:

Timothy Krebs, Architect, A0000168



NEW SOUTH ELEVATION
SCALE = 1/4"=1'-0"



NEW NORTH ELEVATION
SCALE = 1/4"=1'-0"



NEW EAST ELEVATION
SCALE = 1/4"=1'-0"



NEW WEST ELEVATION
SCALE = 1/4"=1'-0"

MATERIALS SPECIFICATIONS:

1. NEW WINDOWS TO BE WINDOOR V400 SERIES 6-LIGHT OVER 1-LIGHT STYLE WINDOWS TO MATCH GASPARILLA INN WINDOWS.
2. ALL NEW INTERIOR DOORS TO BE 6-PANEL DOORS TO MATCH EXISTING INN INTERIOR DOORS. INTERIOR FRENCH DOORS TO BE 10-LIGHT WOOD FRAMED FRENCH DOORS.
3. INTERIOR FINISHES- ALL INTERIOR TRIM TO MATCH THE INN. SMOOTH FINISH DRYWALL THROUGHOUT. CARPETING TO MATCH THE INN. WHITE TILE FLOORING IN BATHROOMS TO MATCH THE INN. SHOWER TILE TO MATCH THE INN.
4. ALL CLOSETS TO HAVE BEADBOARD AND WOOD ROD & SHELF TO MATCH EXISTING.
5. ALL PLUMBING FIXTURES TO MATCH COLOR AND STYLE OF THE INN.
6. REPLACE EXISTING EXTERIOR VINYL SIDING WITH HARDIEPLANK 'SELECT CEDARMILL'.
7. ALL PAINT FINISHES TO MATCH GASPARILLA INN.

ADDITION/RENOVATION FOR:
GASPARILLA INN
COTTAGE #46, PALM AVE., BOCA GRANDE, FLORIDA

architect
la krebs llc
AA 26002462

WEST OFFICE:
Edgewater Cir. suite4A
1460 McCall Rd. S
Englewood, Fla. 34223
(841)475-7327

EAST OFFICE:
305 S. Andrews Ave.
suite 603
Fl. Lauderdale, Fla. 33301
(954)999-0488

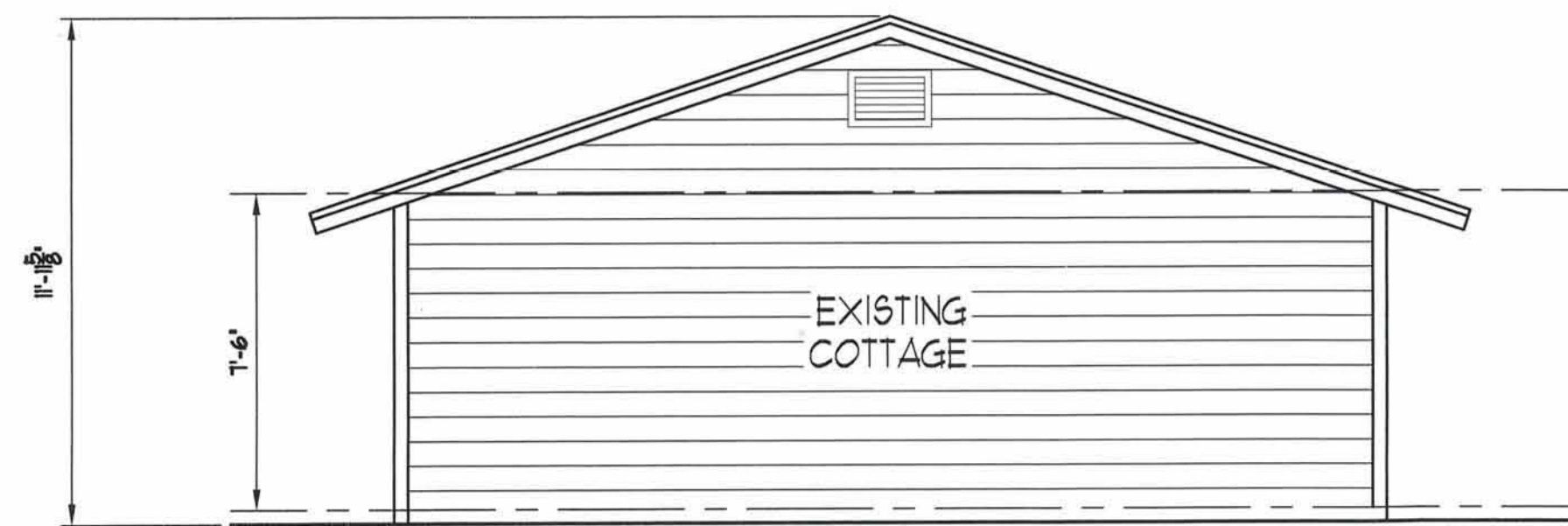
www.lakrebs.com

revisions:
5-21-2015

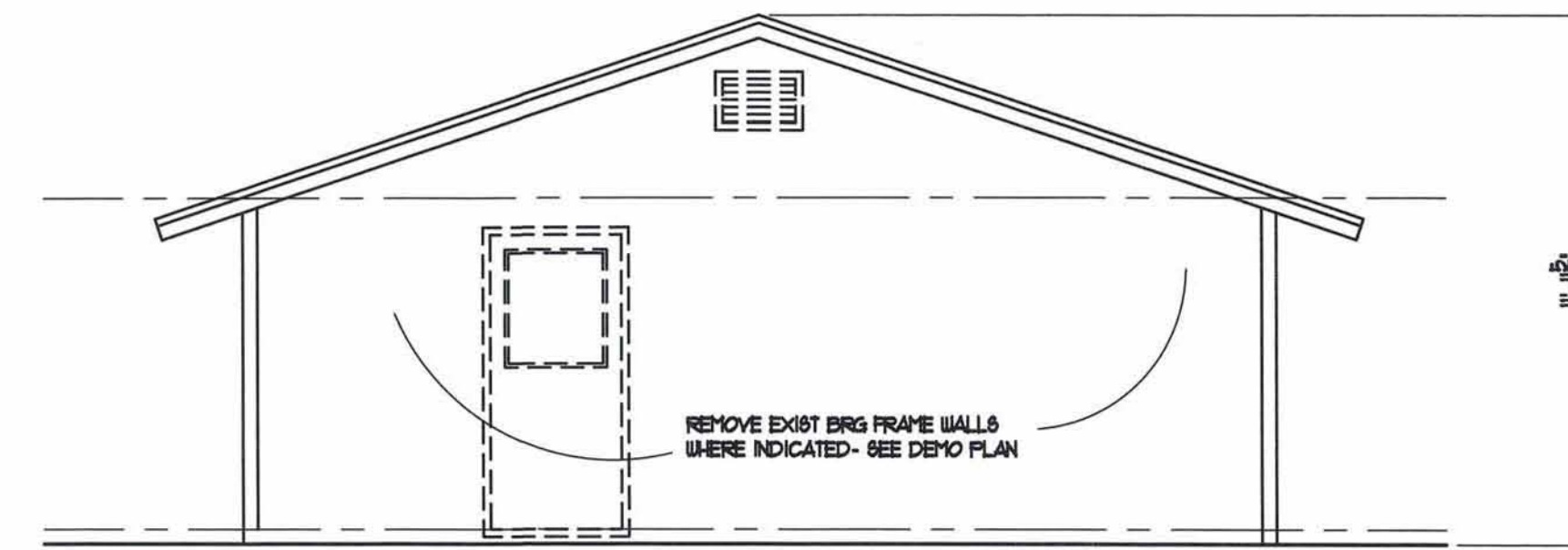
date: 2464
job no.4-28-2015

PR-2

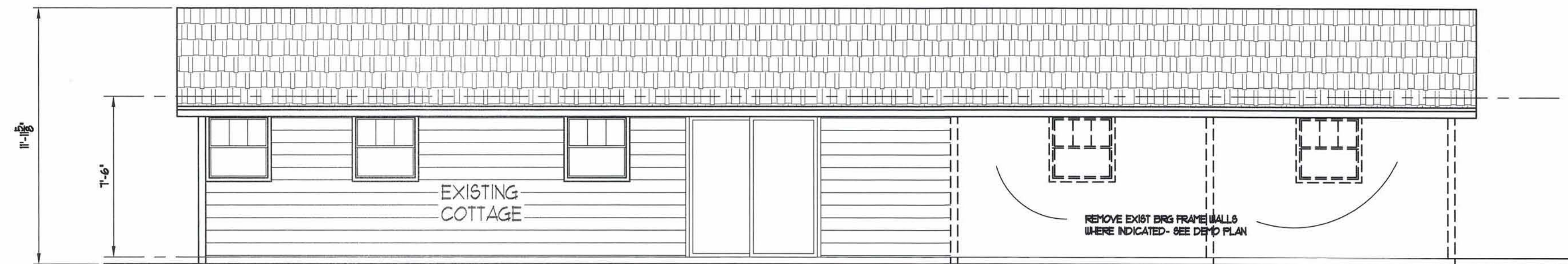
drawing:



EXISTING SOUTH ELEVATION
SCALE = 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE = 1/4"=1'-0"



EXISTING EAST ELEVATION
SCALE = 1/4"=1'-0"



EXISTING WEST ELEVATION
SCALE = 1/4"=1'-0"

architect
La krebs llc
FL 26002462

WEST OFFICE:
Edgewater Ctr. suite4A
1460 McCall Rd. S
Englewood, Fla. 34223
(941)475-7327

EAST OFFICE:
305 S. Andrews Ave.
suite 603
Fl. Lauderdale, Fla. 33301
(954)999-0488
www.lakrebs.com

revisions:
5-21-2015

date: 2464
job no. 5-21-2015

PR-3

drawing:

ADDITION/RENOVATION FOR:
GASPARILLA INN
COTTAGE #46, PALM AVE, BOCA GRANDE, FLORIDA



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8344

| | | |
|---------------------------|-----------------------------------|-------------|
| COA No. <u>2015-00056</u> | Designation No. <u>HD 90 0501</u> | Date Filed: |
|---------------------------|-----------------------------------|-------------|

| | | | |
|---------------------------------------|--|---|---|
| <input type="checkbox"/> Contributing | <input checked="" type="checkbox"/> Non-Contributing | <input type="checkbox"/> Individual Designation | <input type="checkbox"/> Not Historical |
|---------------------------------------|--|---|---|

Name of Project: GASPARILLA INN STORAGE GARAGE

Location: 500 PALM AVE. / 888 7TH STREET E., BOCA GRANDE, FL 33921

STRAP No.: 14-43-20-00-00002.0000

Name of Applicant or Agent*: TIM KREBS, ARCH.

*(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)*

Address: 1460 McCALL RD. S., EDGEWATER CENTER, SUITE 4A

City, State, Zip: ENGLEWOOD, FL, 34223

Phone Number: 941-475-7327 Fax Number: 941-474-0384

Email Address: tim@takrebs.com

Name of Historic District (if applicable): BOCA GRANDE

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: CONSTRUCTION OF NEW 1200 S.F. STORAGE GARAGE

Change in Use: No Yes

If yes, explain. _____

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? No Yes

If yes, explain. _____

Has a development order or exemption been applied for prior to or concurrent with this application? No Yes

If yes, explain. _____

| | | | |
|---------------------------------------|--|-----------------------------------|----------------------------------|
| ***** FOR STAFF USE ONLY ***** | | | |
| Date Issued: | | <input type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED* |
| Certified by: | | | |
| <i>*Explanation attached</i> | | | |

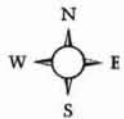
| SUBMITTAL REQUIREMENTS | |
|--|--|
| X | Full plans and specifications (12 sets of plans, 1 set of specification). |
| X | Site plan (12). |
| X | Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting. |
| X | Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district. |
| N/A | Demolition applications only: Provide plans for the reuse of the property. |
| N/A | Moving applications only: Provide reason for the proposed move, and a description of the new location and settings. |
| ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES | |
| N/A | Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites. |
| N/A | Proposed mitigation measures. |
| N/A | Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials. |

COA2015-00056 Gasparilla Inn Storage Garage 888 7th St. BG FL 33921

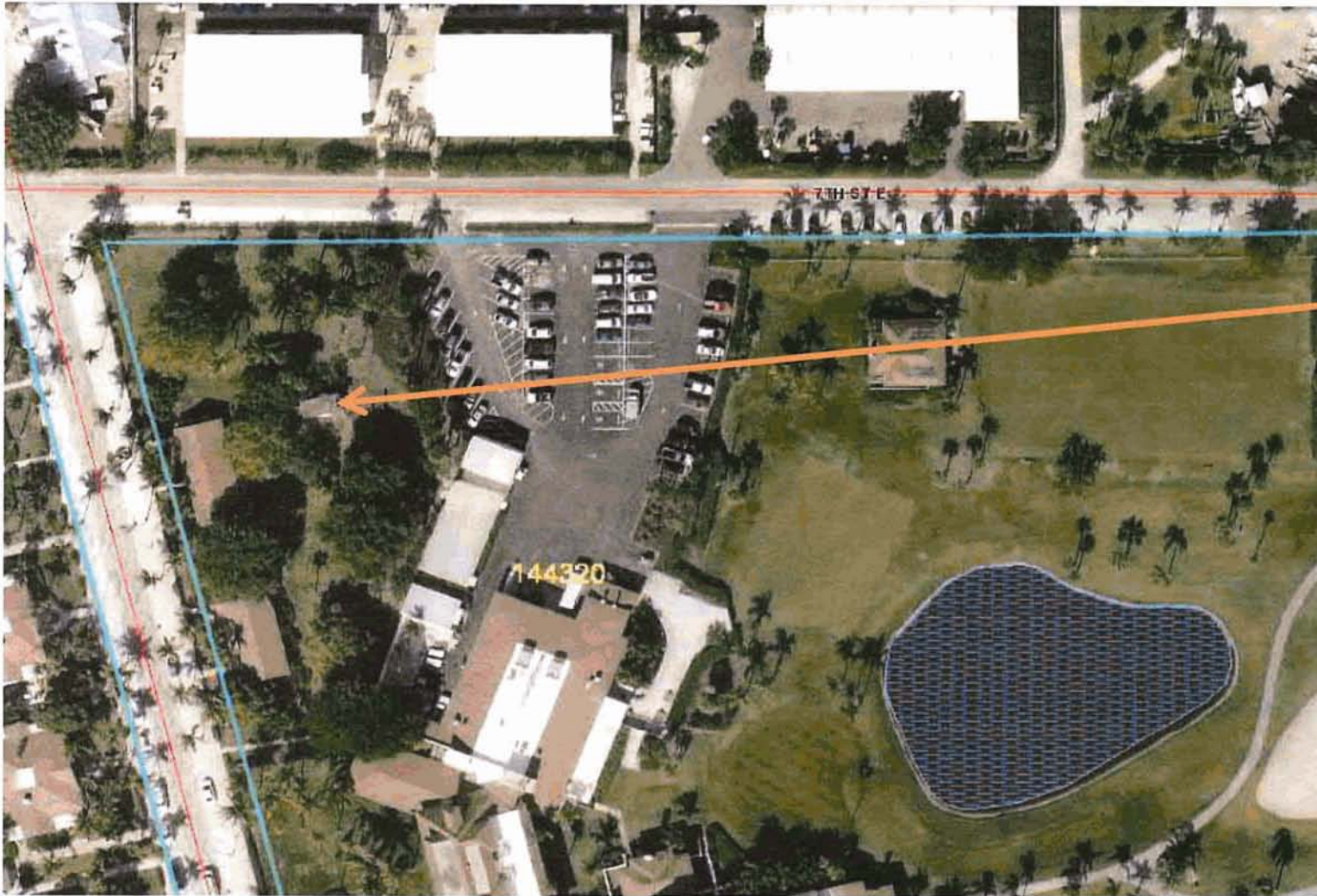


Subject Property
Storage Garage

134320



COA2015-00056 Gasparilla Inn Storage Garage 888 7th St. BG FL 33921



Subject Property
Storage Garage



**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2015-00056 Gasparilla Inn 500 Palm Ave Boca Grande Fl 33921

HEARING DATE: June 10, 2015

SUMMARY:

The proposed project entails the demolition a non-contributing small pump house utility building and the new construction of a storage garage at roughly the same location as the pump house in the Boca Grande Historic District HD (District) 90-05-01. Staff analyzed the proposed project for compliance with Chapter 22 of the Lee County Land Development Code. The STRAP number is 14 43 20 00 00002 0000; the address of the Gasparilla Inn is 500 Palm Ave Boca Grande, Florida, 33921. Physically, the little pump house is located in the grassy campus area north of the main hotel building. The Gasparilla Inn under STRAP 14 43 20 00 00002 0000 is considered contributing – the inn has many accessory structures which are evaluated on their own historical and architectural significance. Per the National Register listing (8LL2494) this little pump house would be a noncontributing storage structure.

STAFF ANALYSIS:

The existing pump house building is a small roughly 10-ft by 20-ft concrete block building accessed by stairs on the (front) north and the (rear) south. The building is located on the grassy campus area north of the main hotel building. This is a non-contributing building.

The applicant proposes to demolish this pump house building which is associated with the former water tower which was also a non-contributing structure and was demolished in 2007. The demolition was approved under COA2007-00072.

At roughly the location of the existing pump house the applicant proposes to build a storage garage. This building would be a concrete block building with a textured stucco finish and would feature a gable on hip roof asphalt shingle roof. The maximum height of the building would be 15-ft from grade to roof peak. The building would face north east with an overhead garage door and a single door next to it. The side elevations would feature two pairs of 6/2 windows.

The building would be located roughly 61-ft south of 7th St E and roughly 33-ft east of the parking lot at the rear of the large hotel building. The building would be accessed through the existing grassy area; there are no plans for a gravel driveway as the building would be a storage building that would not be used daily.

The Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
N/A
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
N/A
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. N/A
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. N/A
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. N/A
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence N/A
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. N/A
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed demolition of the pump house and the new construction of the storage garage will not affect any historic buildings on the inn campus. The new storage garage will be easily differentiated from the existing building historic buildings at the Inn.

The new storage garage is proposed to be undertaken in such way that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC.

COA2015-00056 Gasparilla Inn Storage Garage 888 7th St. BG FL 33921

Gasparilla Inn Pump House to be demolished



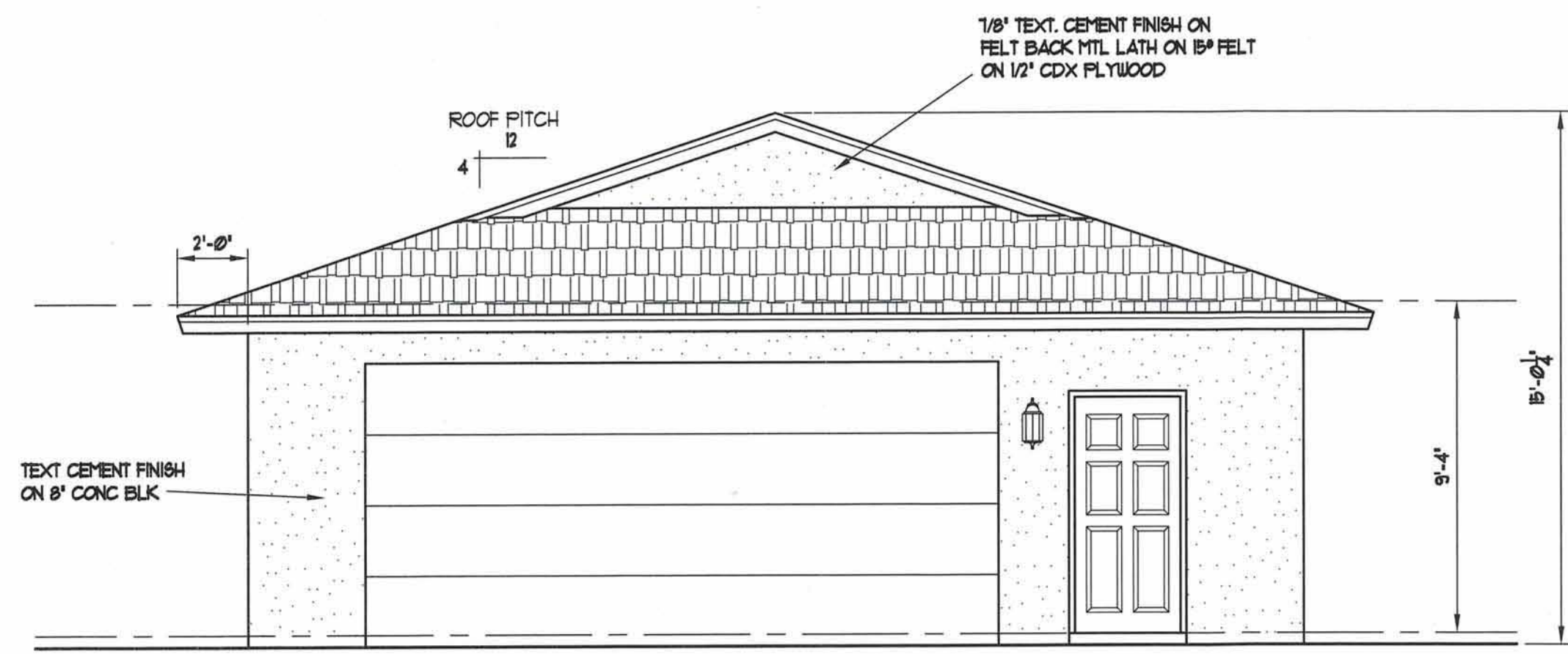
Front North and side West



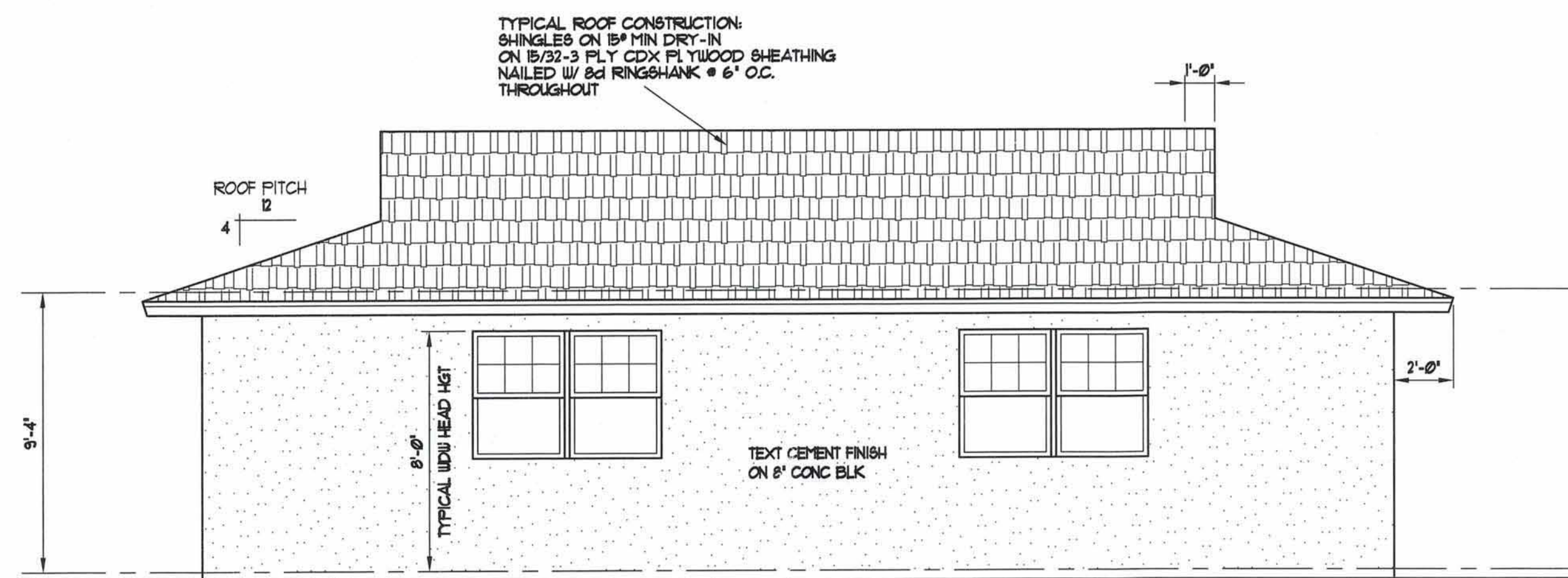
Front North and side East



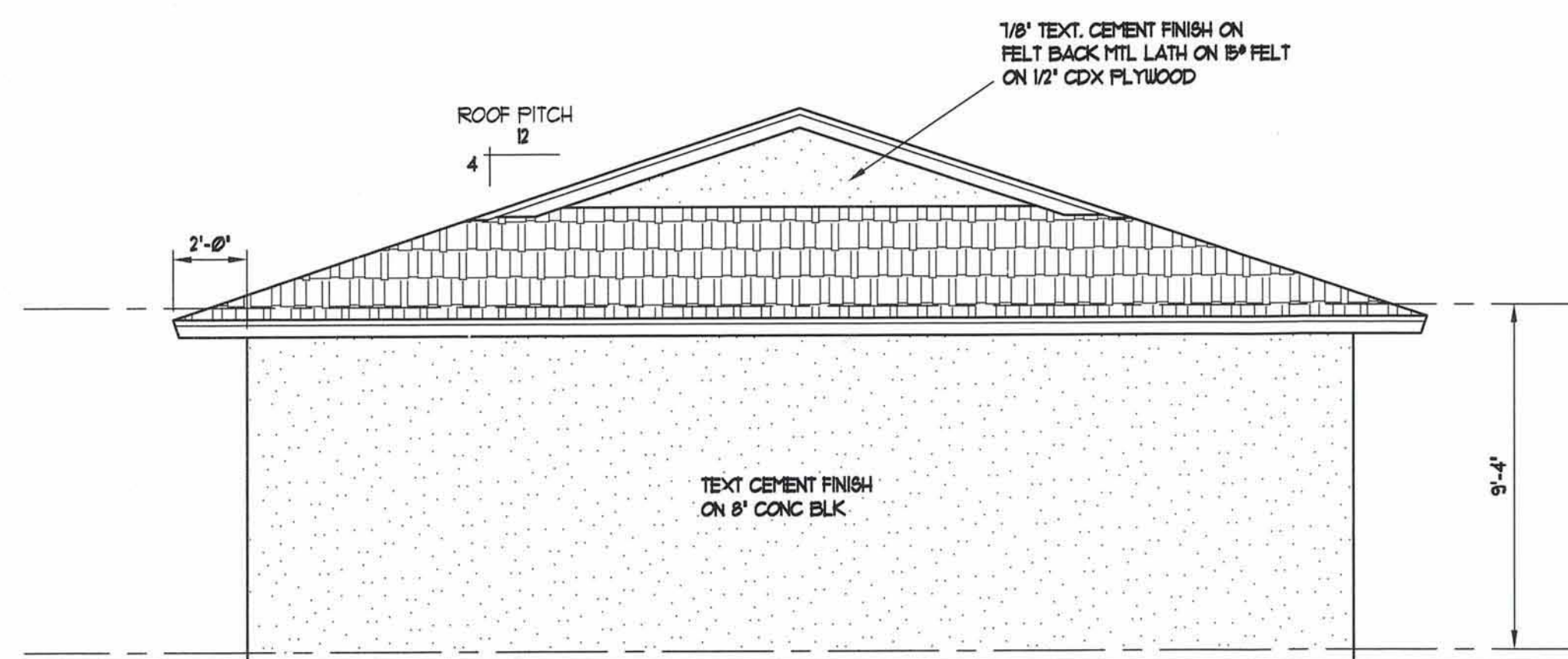
Rear South



FRONT ELEVATION
SCALE = 1/4" = 1'-0"

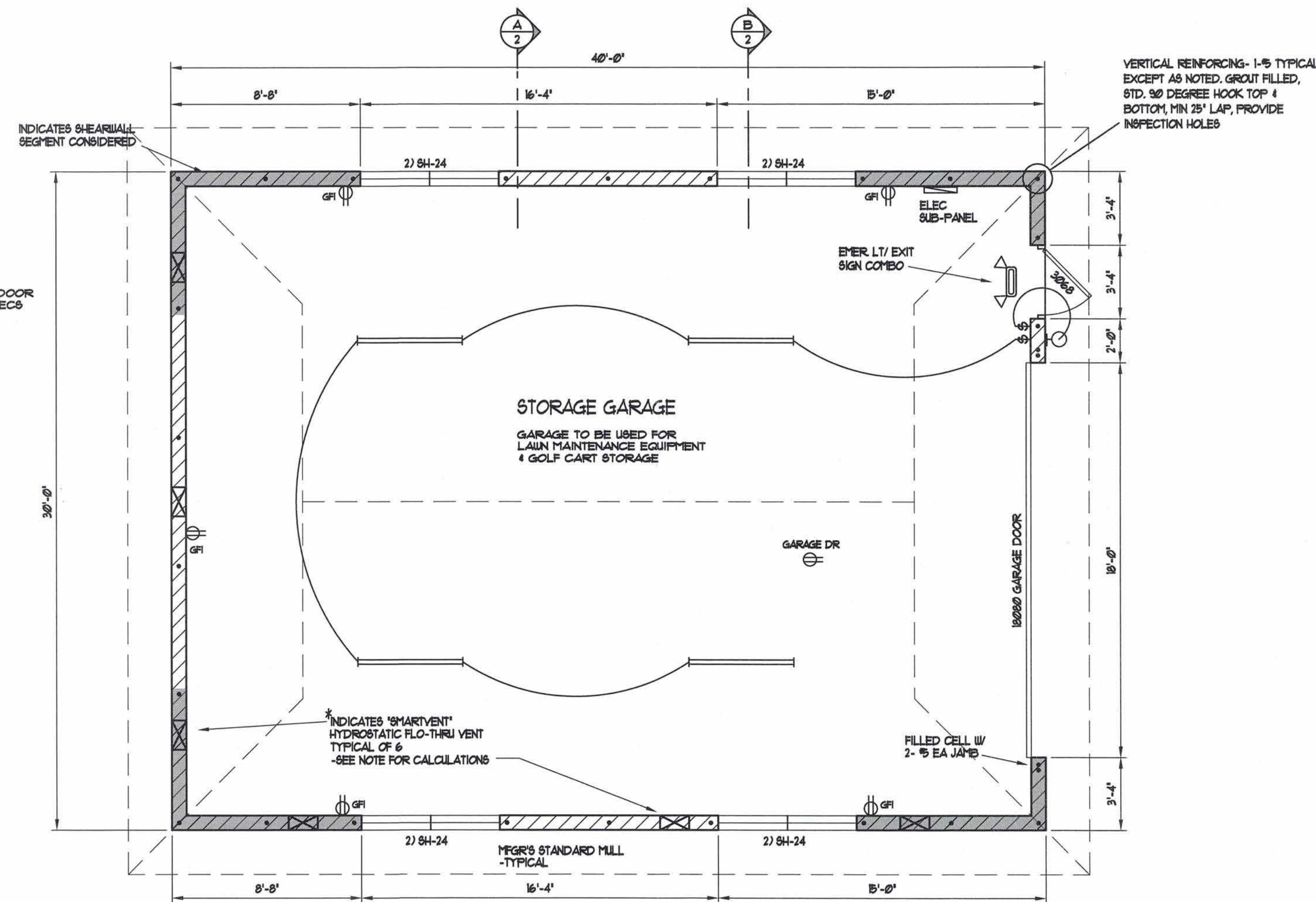


TYPICAL SIDE ELEVATION
SCALE = 1/4" = 1'-0"



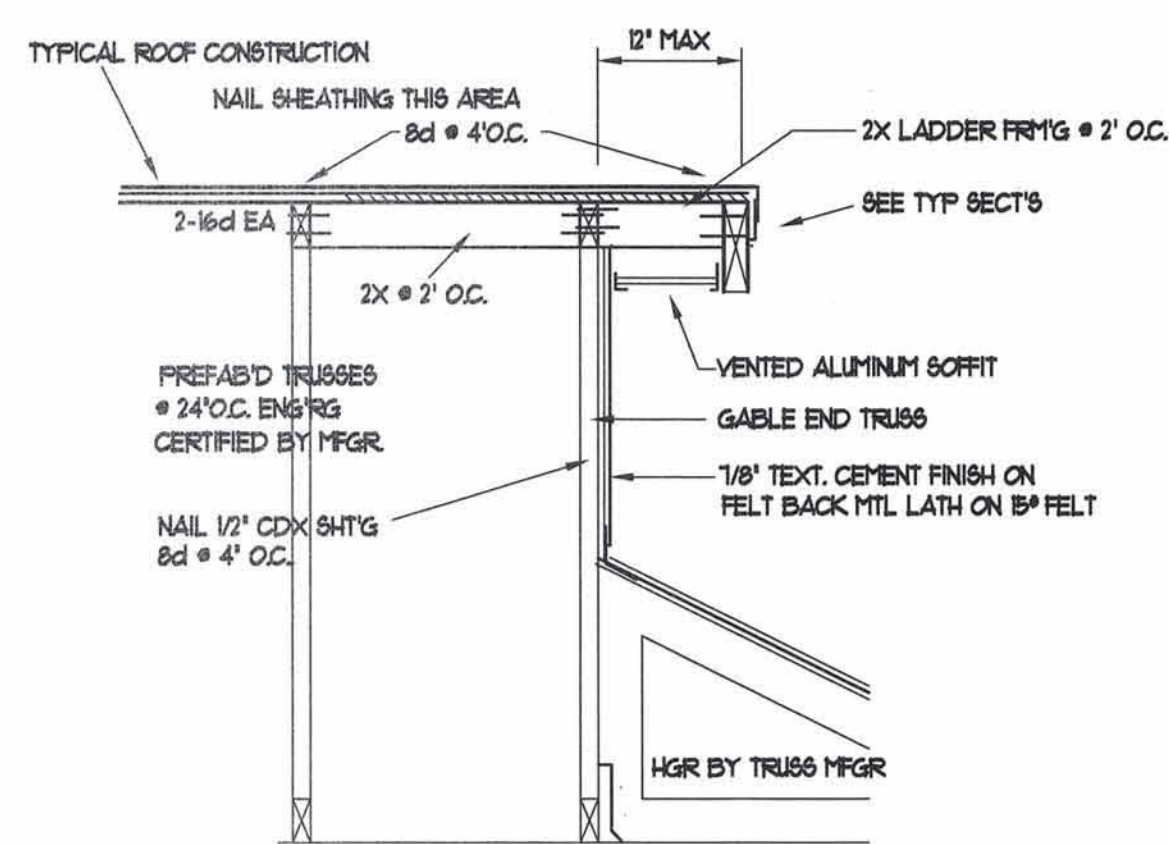
REAR ELEVATION
SCALE = 1/4" = 1'-0"

NOTE: VERIFY ALL REG'D WDW. & DOOR ROUGH OPG'S W/ MFR'S SPECS



FLOOR PLAN
SCALE = 1/4" = 1'-0"
TOTAL AREA - 1200 SQ. FT.

FLOOR PLAN NOTES:
PROVIDE FIRE EXTINGUISHERS AS REQUIRED - TYPES, SIZES AND LOCATIONS COMPLYING W/ NFPA.
CONTRACTOR TO FIELD VERIFY ALL DETAILS & DIMENSIONS BEFORE THE START OF CONSTRUCTION



DETAIL @ 'BOSTON' HIP GABLE
SCALE: 3/4" = 1'-0"

*** TYPICAL BFE NOTES**
1. ALL ELECTRICAL TO BE ABOVE BFE.
2. ALL MATERIALS USED BELOW BFE SHALL BE FLOOD & DECAY RESISTANT.
3. ALL GLASS BELOW BFE SHALL BE TEMPERED.
4. ALL DOORS BELOW BFE SHALL BE FLOOD RESISTANT, INCLUDING GARAGE DOOR.
PROVIDE WATER FLOW-THRU VENTS (SMARTVENTS) AS REG'D PER CODE, AT 1-SQUARE INCH PER 1-SQUARE FOOT OF FLOOR AREA (1200 SQ. FT.) ONE 'SMARTVENT' IS EQUIVALENT TO 200 SQ. IN. OF OPENING.
1200 SQ. FT. / 200 = 6 VENTS REQUIRED
BOTT. OF VENT MAX. 1'-0" ABV FIN GRADE
MINIMUM OF (2) VENTS LOCATED ON DIFFERENT WALLS

THESE PLANS ARE IN COMPLIANCE WITH:

1. COMPLIANCE WITH SECTION 1609, 2010 EDITION OF THE FLORIDA BUILDING CODE FOR THE 160 MPH ULTIMATE WIND SPEED ZONE.
2. STRUCTURAL CALCULATIONS FOR GRAVITY LOADS.
3. IN COMPLIANCE WITH THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTER 14, ARTICLE II, DIVISION 2, SEA TURTLES, ALSO CHAPTER 6, ARTICLE III, COASTAL CONSTRUCTION CODE, AND ARTICLE IV, FLOOD HAZARD REDUCTION.
4. COMPLIANCE WITH THE 2010 F.B.C.

T.A. KREBS, NCARB
(941) 415-1327

SEE OWNER'S SITE PLAN FOR PROJECT LOCATION

NEW STORAGE GARAGE FOR:
GASPARILLA INN
BOCA GRANDE, FLORIDA

architect
la krebs llc
LA 28002462

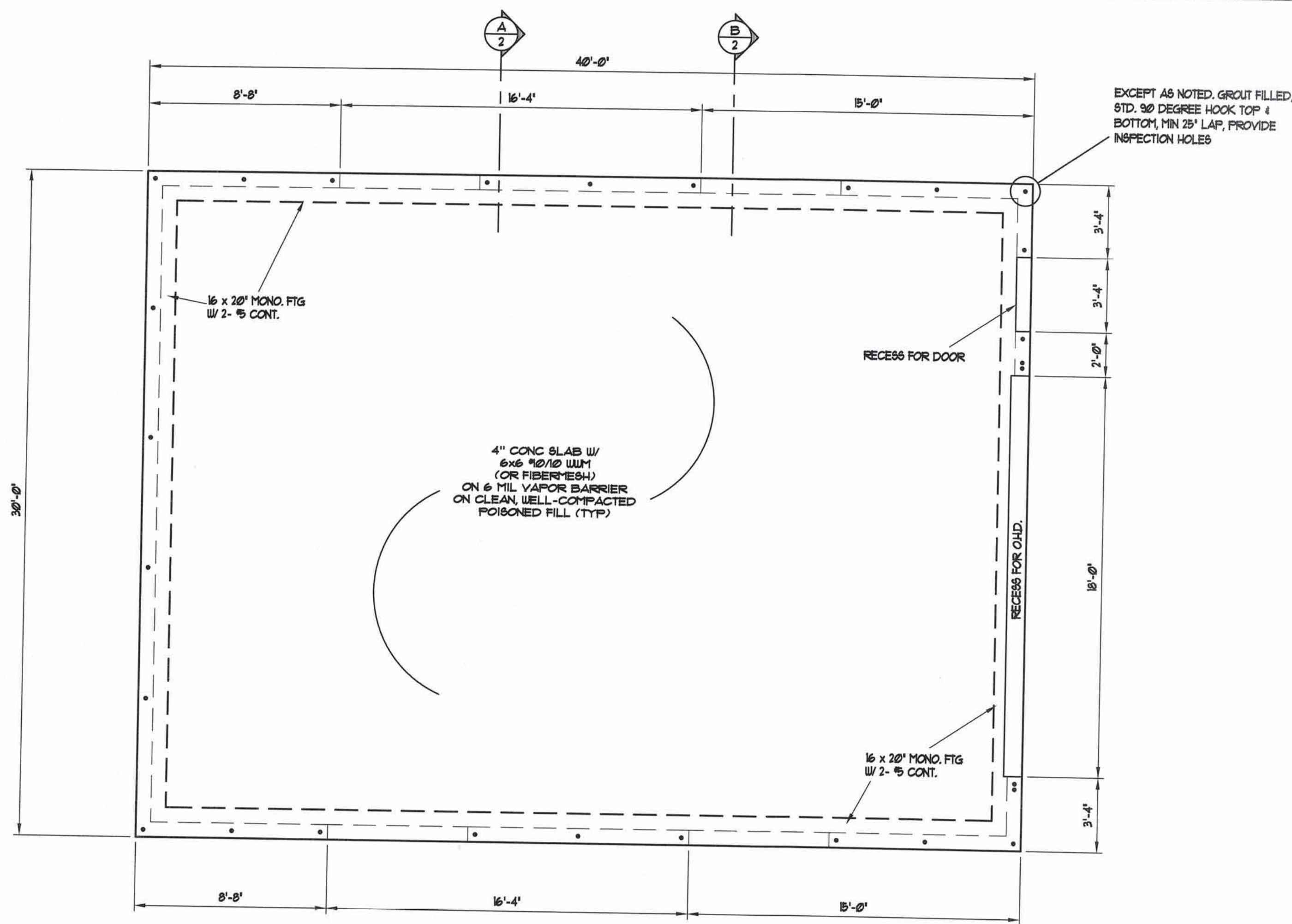
WEST OFFICE:
Edgewater Cir. suite 4A
1450 McCall Rd. S
Englewood, Fla. 34223
(941) 475-7327

EAST OFFICE:
305 S. Andrews Ave.
suite 603
Ft. Lauderdale, Fla. 33301
(954) 999-0488
www.lakrebs.com

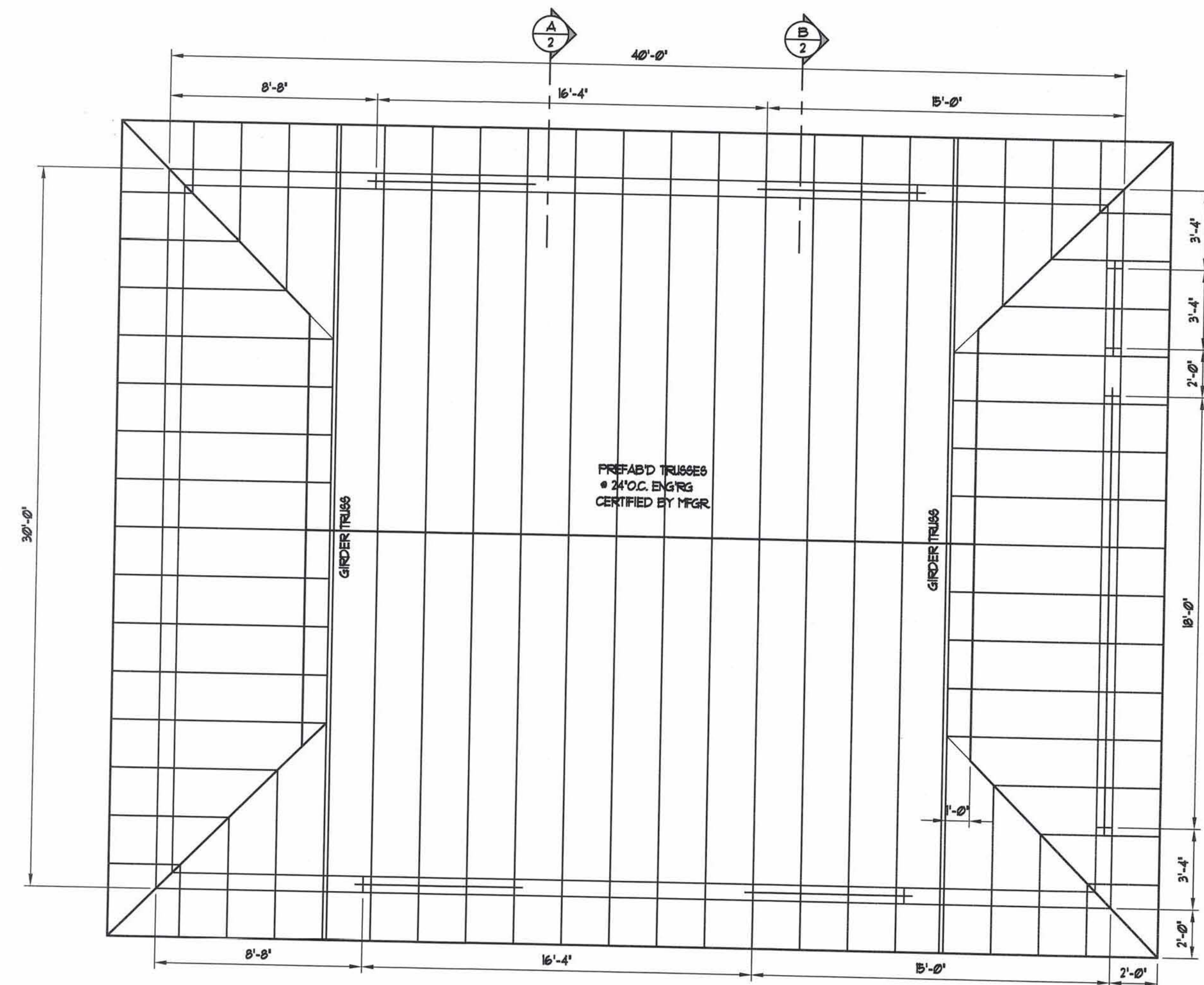
revisions:
5-21-2015

date: 4-28-2015
job no. 2463

1 of 2
drawing:

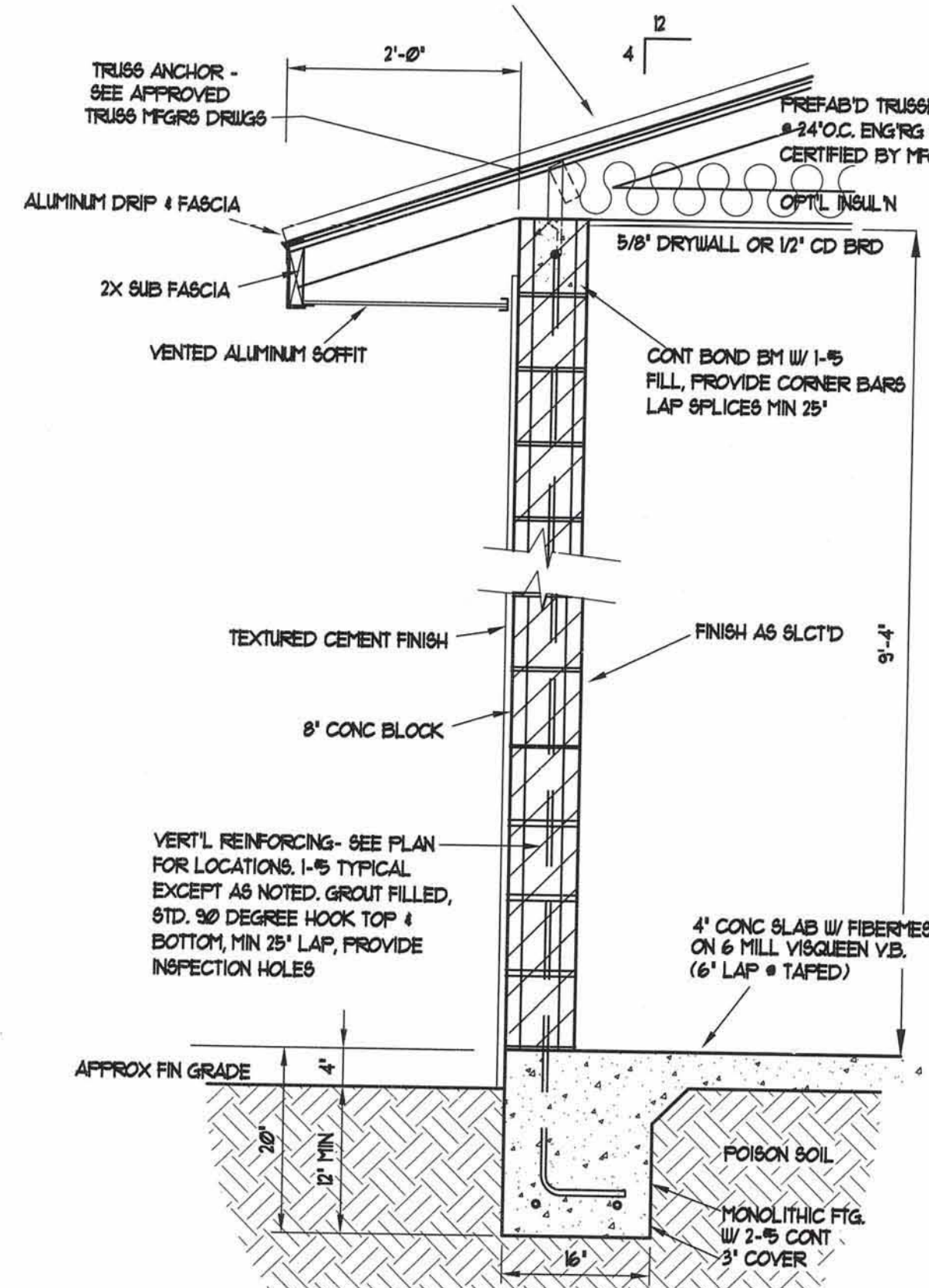


FOUNDATION PLAN
SCALE = 1/4" = 1'-0"

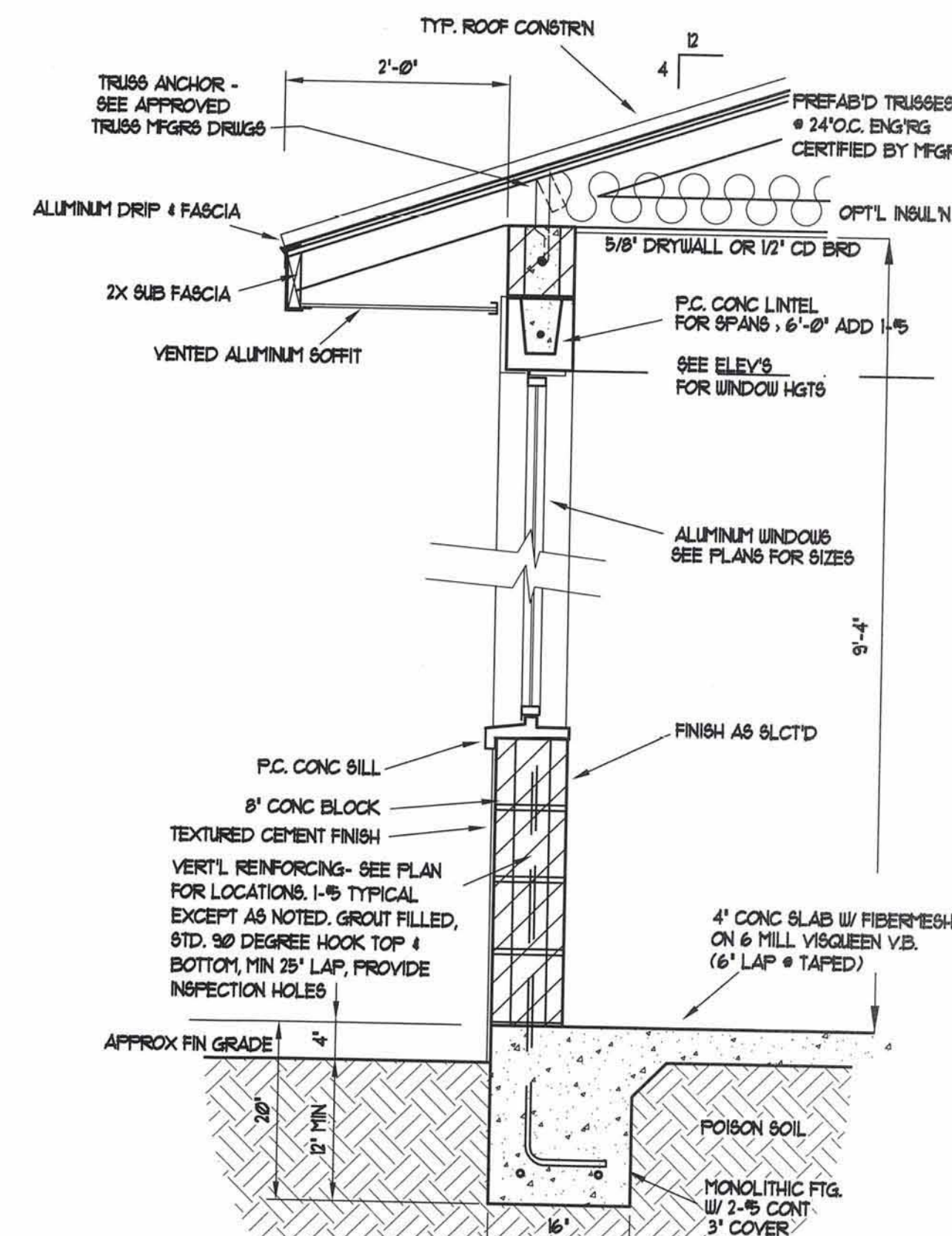


ROOF FRAMING PLAN
SCALE = 1/4" = 1'-0"
FOR FINAL TRUSS PLACEMENT + CONNECTIONS, SEE APPROVED TRUSS MFR'S DRAWINGS

TYPICAL ROOF CONSTRUCTION:
SHINGLES ON 1/2" MIN DRY-IN
ON 5/8" - 4 FLY CDX PLYWOOD SHEATHING
NAILED W/ 8d 'RINGSHANK' @ 6" O.C. THROUGHOUT



TYPICAL WALL SECTION (A)
SCALE = 3/4" = 1'-0"



TYPICAL WALL SECTION (B)
SCALE = 3/4" = 1'-0"

GENERAL NOTES

- ROOF DESIGN LIVE LOAD ---- 20 P.S.F.
WIND BORNE DEBRIS REGION ALL GLAZING TO BE IMPACT OR PROTECTED WITH SHUTTERS
WIND SPEED DESIGN ----- 160 MPH ULTIMATE + 124 MPH NOMINAL BUILDING RISK CATEGORY II, EXPOSURE 'D'
PER A.S.C.E. 7-10
INTERNAL PRESSURE COEFFICIENT = +- .18
DESIGN PRESSURES FOR WINDOWS & DOORS
WINDOWS
EXT DOORS ----- 44.3 -44.8
O/H GARAGE DOORS ----- 33.4 -42.9
HTAB ----- 38.1 -38.1
ROOF TRUSS & GIRDER UPLIFTS PER APPROVED MFR'S DRAWINGS
- EXTERIOR WALL SEGMENTS SHOWN SHADED ARE SHEAR WALL SEGMENTS CONSIDERED.
- ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR
DESIGN SOIL PRESSURE ----- 2,000 P.S.F.
- ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS (2,500 P.S.I. FOR SLABS)
UNLESS NOTED OTHERWISE ON PLANS OR DETAILS
MORTAR SHALL BE TYPE "M" OR "S"
- REINFORCING STEEL TO BE ASTM A-615 GR 40, UNLESS NOTED OTHERWISE.
- PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
- JAMBES @ OPENINGS, 6" SHALL BE FILLED SOLID AND REINFORCED WITH 1-5 UNLESS NOTED OTHERWISE
- MASONRY WALLS OVER 10' HIGH TO BE BRACED IN ACCORDANCE W/ THE "STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" OR PROVIDE AN EVACUATION ROUTE PER THE ABOVE STANDARD
- PRECAST CONCRETE LINTELS SHALL HAVE THE FOLLOWING MINIMUM SAFE LOAD CAPACITIES UNFILLED:
SPANS TO 4'-0" ---- 184 P.L.F.
SPANS TO 8'-0" ---- 573 P.L.F.
SPANS TO 12'-0" ---- 448 P.L.F.
SPANS TO 16'-0" ---- 336 P.L.F.
SPANS TO 20'-0" ---- 238 P.L.F.
SPANS TO 24'-0" ---- 150 P.L.F.
FOR SPANS, 15'-4" LINTELS SHALL HAVE THE FOLLOWING MINIMUM SAFE (SUPERIMPOSED) LOAD CAPACITIES, FILLED W/ 3,000 P.S.I. W/ 1-5 REBAR
SPANS TO 14 FT. ---- 465 P.L.F.
SPANS TO 16'-0" ---- 310 P.L.F.
SPANS TO 20'-0" ---- 183 P.L.F.
SPANS TO 23'-4" ---- 130 P.L.F.
LINTELS SHALL BEAR MANUFACTURER'S NAME & CAPACITY WHERE P.C. LINTEL IS REBAR REINFORCEMENT IS NOTED USE ASTM A-615 GRADE 60 STEEL
- MINIMUM PRE-FABRICATED TRUSS DESIGN LOADS TO BE:
TOP CHORD LIVE LOAD ---- 30 P.S.F.
TOP CHORD DEAD LOAD --- 5 P.S.F.
BOTTOM CHORD ----- 10 P.S.F.
TOTAL ----- 55 P.S.F.
* OR AS NOTED ON APPROVED TRUSS PLAN AND APPROVED BY CONTRACTOR/OWNER AND PERMITTING AGENCY
- UNLESS NOTED OTHERWISE ON THESE PLANS -
ROOF UPLIFT DESIGN LOADS SHALL BE AS NOTED ON APPROVED TRUSS MFR'S DRAWINGS, ROOF TRUSS AND GIRDER ANCHORS TO BE IN ACCORDANCE W/ THE FOLLOWING SCHEDULE, USE PRODUCTS OF 188" INSTALL IN ACCORDANCE W/ MFR'S SPECIFICATIONS THE FOLLOWING TYPES:
UNLESS NOTED OTHERWISE ON PLAN
MASONRY: MODEL FASTENERS ALLOWABLE UPLIFT
TAH 3- 10d x 1 1/2" 1265 LBS.
HTAB 10- 10d x 1 1/2" 1675 LBS.
2-HTAB 10- 10d x 1 1/2" EA 3230 LBS.
- ROOFING MATERIAL & FASTENING TO BE IN ACCORDANCE W/ MFR'S SPECIFICATIONS (CONTRACTOR TO SUPPLY)
- UNLESS SPECIFIED BY MFRG. FASTEN P.T. BUCKS FOR EXTERIOR DOORS, WINDOWS, & SLIDING GL. DOORS INTO MASONRY AS FOLLOWS:
FOR 1X MATERIAL: 3/16" TAP-CON" THRU WINDOW FRAME INTO MASONRY (MIN 1-1/2" EMBEDMT), SPACE @ 6" FROM CORNERS & 24" O.C. MAX. OR PER WINDOW MANUFACTURERS INSTALL RECHTS BUCK REQUIRED @ HEAD & JAMBES @ MUST EXTEND PAST INTERIOR WINDOW FRAME FOR 2X MATERIAL: 1/4" TAP-CONS @ 6" FROM CORNERS & 16" O.C. MIN 1-1/2" EMBEDMT INTO MASONRY
- WINDOWS BY: PGT
EXTERIOR DOORS BY: THERMA-TRU
GARAGE DOORS BY: CLOPAY OR WINDOW
ALL WINDOW & DOOR FASTENING TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
- EPOXY SET THREADED RODS & REINFORCING SHALL BE SET WITH SIMPSON ET' IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH
- TERMITE PROTECTION TO BE COMPLIANT WITH 2010 IBC - SOIL PROTECT- TO EXTEND 12" BEYOND EXTERIOR WALLS OF STRUCTURE.
- ALL CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE MIN 12" AWAY FROM STRUCTURE SIDEWALL USING UNDERGROUND PIPING, TAIL EXTENSIONS OR SPLASH BLOCKS
- FOR ANY MIS-PLACED TRUSS STRAPS IN MASONRY, USE THE FOLLOWING:
MODEL FASTENERS ALLOWABLE UPLIFT
USP HTUM16 (4) 1/4"x-3/4" TAPCONS 625 LBS.
USP (2) HTUM16 (4) 1/4"x-3/4" TAPCONS EACH 2450 LBS.
* OR EQUIVALENT SIMPSON PRODUCT
* INSTALL ALL CONNECTORS IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS

architect
la krebs, LLC
AA 26002482

WEST OFFICE:
Edgewater Ctr. suite 4A
1460 McCall Rd. S
Englewood, Fla. 34223
(941)475-7327

EAST OFFICE:
305 S. Andrews Ave.
suite 603
Ft. Lauderdale, Fla. 33301
(954)999-0488

www.lakrebs.com

revisions:

date: 4-28-2015
job no. 2463

2 of 2
drawing:

NEW STORAGE GARAGE FOR:
GASPARILLA INN
BOCA GRANDE, FLORIDA

Timothy Krebs, Architect A0000168