



**BOCA GRANDE HISTORIC PRESERVATION BOARD
WOMAN'S CLUB ROOM
BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921**

**WEDNESDAY, FEBRUARY 12, 2014
10:00 AM**

AGENDA

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of 11/13/2013 Minutes**
- 3. Public Hearing on a Special Certificate of Appropriateness (COA) Case**
(For public review, plans for the COA case are available at the Johann Fust Community Library, 1040 West 10th Street, Boca Grande, starting February 5, 2014.)
 - A. COA2014-00005 Johnson Residence 1300 13th St W, Boca Grande, FL 33921**
Request to amend previously approved COA2013-00008 for the proposed new house and site plan only. Generally amendments include: for the new house -- enlarging the garage, adding a bedroom, changing the entrance, window and door relocations; for the site eliminating the carport, adding 48-ft +/- long 5-ft 6-in high wall fence along the south property line, reducing the size of the proposed outdoor living area.
- 4. Items by the Public; Committee Members; Staff**
- 5. Adjournment – Next Meeting Date: March 12, 2014**

Any person appealing a decision made at this hearing must ensure a record of the proceedings is made. In accordance with the Americans with Disabilities Act, Reasonable Accommodations will be made upon request. If you are in need of a Reasonable Accommodation or would like additional information, please contact Janet Miller at 533-8583.

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**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
NOVEMBER 13, 2013**

MEMBERS PRESENT:

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

STAFF PRESENT:

Janet Miller, Recording Secretary
Gloria Sajgo, Principal Planner, Planning

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

Mr. Caldwell, Chair, called the meeting to order.

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

A roll call was taken showing that Bill Caldwell, Paul Eddy, Becky Paterson, Dana Robinette, Richard Robb, Tim Seibert and Bill Winterer were present.

Agenda Item 2 – Approval of 10-9-13 Minutes

Mr. Winterer made a motion to approve the 10-9-13 meeting minutes, seconded by Ms. Paterson. The motion was called and passed 7-0.

Agenda Item 3 – Public Hearing on Special Certificate of Appropriateness (COA)

A. COA2013-00147 Johnson Residence, 1300 13th St W, Boca Grande, FL 33921 – Request to amend previously approved COA2013-00008 for the existing historic house only; generally the proposal includes floor plan revisions and removal of an addition to the second floor.

Before beginning the public hearing portion, Mr. Caldwell reviewed the procedural rules.

Ms. Sajgo reviewed the staff report and recommendation (attached).

Mr. Hartsell from Pavese Law Firm, representing Mr. and Mrs. Johnson, stated staff had adequately outlined the changes. He noted his applicants were essentially doing less than what was previously approved so that it will remain more historically integral to the way it was before. He asked that the Board approve their revisions. He also noted that Mr. Ray Fenton, architect for the applicants, was available for questions.

Mr. Caldwell opened this item for public comment. No public input was received.

Mr. Winterer stated he was familiar with the house and felt it was the Board's duty to, not only preserve the historical aspects of the district, but improve them as well when possible. He felt the project was well done.

Ms. Robinette stated she was also familiar with the house and asked what would be done with the old cypress on the back screened porch (kitchen expansion), which was original to the house.

Mr. Pat Ball, contractor for the applicants, stated the cypress would be removed, but they would try to recycle it by repurposing it elsewhere in the house.

Ms. Robinette asked about the new door going from the hall providing access to overlook the gulf.

Mr. Ball stated the engineer for the project did the design pressures for the door. The new door will be hand made with river recovered cypress. It will be a set of French doors that will be very close to the design of the doors going into the great room with a 3/16th dimensional increase to make them meet today's design pressures.

Mr. Robb made a motion to approve the project as presented by the applicant and 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, seconded by Mr. Winterer. The motion was called and passed 7-0.

Agenda Item 4 – Items by the Public; Committee Members; Staff

Public - None

Committee Members

Ms. Paterson gave an update on flood insurance for the Boca Grande Historic District. She noted there are no more exemptions for the Boca Grande area and the rates will increase by 25% each year until each property owner is where they would be if they had new construction. She believed it would be harder economically to preserve these old buildings because an individual will now be paying increased flood insurance rates in addition to other insurance such as windstorm and fire/peril.

Mr. Caldwell stated the State is supposedly going to try and streamline this issue.

Mr. Winterer asked for an update on Gilchrist.

Ms. Sajgo stated Commissioner Manning had decided to go with the community plan that was supported by the GICIA and the Inn. She believed there were discussions taking place and how and when to implement it.

Mr. Tim Seibert stated there would be problems with adopting that plan due to current regulations on Coconut Palms and not backing into traffic. He did not see how they would be able to navigate through existing laws. He also noted that this proposed plan goes against the Boca Grande Community Plan as well.

Ms. Sajgo stated it was only conceptual targeted. The appropriate parties will be looking at all the pertinent documents and ordinances to figure out how to implement it.

Mr. Caldwell noted he had never received a response to his letter that was sent on behalf of the Boca Grande Historic Preservation Board.

Mr. Bob Fletcher stated his understanding was that Commissioner Manning stated either a community plan will be adopted or nothing will be done. He agreed with comments made by Mr. Seibert and stated that he believed DOT were not willing to approve the plan as it is.

Mr. Winterer believed the preference is for the County do nothing so that it just stays as it is.

Mr. Ed Cruz stated the only thing he had read in the paper is that there have been conversations with the Commissioner and a resident (Mr. Whipple). He did not believe any set position was taken on this issue yet. More importantly, Lee County DOT has taken a position, because of safety issues and other concerns, that there should be no parking on the median. The parking should be parallel on the existing pavement. Also with that comes an analysis of the parking that will be provided by the plan, which is not that far off from what is happening out there right now in terms of cars that are accommodated currently on that median. He felt the Boca Grande community should take some lead themselves in terms of the historic importance of the median. Mr. Cruz stated he retained Attorney Beverly Grady, in conjunction with Mr. and Mrs. Hammond who has a different opinion from the one given by the County Attorney's office. Mr. Cruz stated he forwarded it to the Boca Grande HPB.

Ms. Sajgo clarified what she said earlier. Her understanding is that the County was evaluating the community plan to see how it can be handled.

Mr. Fletcher stated he had faith that some compromise would be reached on Gilchrist at some point.

Staff

Ms. Sajgo distributed some handouts to the Board: 1) Seminole Tribe Museum Quarterly Publication); 2) Study on Economic Impacts of Historic Preservation in Florida Update, 2010; 3) green book; and 4) orange book.

Green Book – This includes both the Secretary of Interior's Standards which are used to evaluate construction projects affecting contributing or historic properties and the Design Guidelines which are used to evaluate construction projects affecting non-contributing or non-historic properties and new construction on vacant parcels.

Orange Book – This book deals just with the Secretary of Interior's Standards. On page 4 are the 10 standards. The balance of the Orange Book includes materials on how to interpret the guidelines.

These books are used to formulate staff recommendations and provide the basis for the Board's decisions. Generally, each building is different and has different issues associated with it. Staff generally looks for compliance with all or a preponderance of the standards.

Agenda Item 6 – Adjournment – Next Meeting Date: November 13, 2013

Ms. Sajgo stated she did not believe there would be a December meeting as she had no items at this time. If a January meeting is held, she asked if the date could be moved to January 15th to give applicants more time to submit taking into account the holidays.

The Board stated they were not opposed to moving the date to January 15th. Mr. Robb stated he would be unable to attend.

Mr. Robb made a motion to adjourn, seconded by Mr. Eddy. The meeting adjourned at 10:44 AM.

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA2013-00147 amending COA2013-00008 Johnson Residence 1300 13th St W
Boca Grande Fl 33921

HEARING DATE: November 13, 2013

SUMMARY

The proposal deals only with the existing historic house; it seeks to amend the previously approved COA2013-00008. Generally this proposal includes revisions to the interior floor plan, some changes to windows and doors and removal of a proposed second floor addition that was previously approved under COA2013-00008. For the Board's information both the approved plans and the staff report for COA2013-00008 are attached.

The subject property is a contributing property in the Boca Grande Historic District HD 90-05-01. Additionally on August 4, 2011 it was listed on the National Register of Historic Places as the Halstead and Emily Lindsley House. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 14-43-20-01-00038.0080; the address is 1300 13th St. W Boca Grande, Fl 33921.

STAFF ANALYSIS

Existing Conditions

The subject property is a large rectangular shaped parcel (roughly 125-ft by 282-ft) with roughly 282-ft frontage on 13th St W and 125-ft frontage on the Gulf of Mexico. The house was constructed in 1938 and designed by architect Burrell Hoffman, Jr. It has a total square footage on the first and second floors of roughly 4,000 sq ft. The house was built in the Mediterranean Revival style and has a complexity of design and variable roof heights. It is a roughly 26-ft high from grade to tallest roof peak. The house has been rehabilitated to maintain its original architectural integrity. The house is considered an excellent example of the Mediterranean Revival style.

The subject historic house is a one and two story Mediterranean Revival structure featuring barrel clay tile gable and hip roofs with broad roof eaves. The exterior walls feature a painted brick veneer. The house features wood casement windows with both square and arched tops; the windows are arranged either as single windows or as part of a ribbon of windows. The south wall features a large window with a fanlight transom; a unique feature of this window is that it opens by being lowered into the wall. While the house fronts on 13th St the main entrance is to on east elevation and away from the street. A brick walkway bordered by hedges provides access from 13th St to the steps leading to the main entrance near the southeast corner.

The first floor of the west elevation features a Gulf fronting loggia accessed from the house. The second floor of the west elevation features two wood balconies: supported by brackets: one incised under the clay tile roof and the other open.

**For the existing historic house:
the proposal calls for making interior and exterior changes as shown on the plans and
the changes discussed below to previously approved plans under COA2013 -00008**

Keep the kitchen enlargement created by enclosing a roughly 12-ft by 21-ft screen porch on the first floor east elevation as approved under COA2013-0008 with some minor changes -- such as: the window type on the east elevation would be changed to a larger window. On the north elevation a door would be changed to a window and a window would be relocated.

Eliminate the new master bedroom and bath approved under COA2013-0008 on the second floor northwest elevation. As a result of eliminating this previously approved second floor expansion, the existing roofline of the northwest elevation of the house will be preserved. On the north side the existing windows on the second floor will be preserved. On the west elevation the previously approved balcony expansion with roof will be eliminated and as result, the existing open balcony as well as the existing first floor will be preserved as is – i.e. the previously approved columns on the first floor supporting the expanded second floor balcony will be eliminated (as the expanded second floor balcony is eliminated)

Staff believes this is a well thought out project. In this proposal the applicant reverses some of the previously approved changes to the historic house and thus minimizes the changes to the existing historic house and preserves its integrity. All window shutters will be operable.

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.

The proposal will allow the property to be continued to be used as a residence.

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.

The proposed project eliminates some of the previously approved changes to the existing historic house which required altering the northwest elevation of the house. As a result this proposal minimizes the removal of historic materials or alterations of features and spaces that characterize the property.

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.

There are no changes proposed that create a false sense of historical development.

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.

The design and the original materials, mass and scale of the building will be preserved.

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 proposal eliminates the second floor addition on the northwest elevation and thereby preserves more of the building's historic fabric.
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 essential form and integrity of the historic house will be maintained.

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.



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 2014-00005 (amending COA 2013-00008)

COA No. <u>14-43-20-01-00038.0080</u>	Designation No. <u>HD90 0501</u>	Date Filed:
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<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: Johnson Residence

Location: 1300 13th Street W Boca Grande Fl 33921

STRAP No.: 14-43-20-01-00038.0080

Name of Applicant or Agent*: Raymond F Fenton* Fenton Associates Architects

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

Address: 12731 Dresden Ct.

City, State, Zip: Fort Myers Fl 33912

Phone Number: 239 851 7260 Fax Number:

Email Address: RFFenton@fentonassociates.com

Name of Historic District (if applicable): Gasparilla Island

Check all that apply: ☒ Building ☐ Archaeological Site ☐ Object ☐ Landscape Feature

Project Description (describe all work proposed):

☒ .. ☐ Demolition ☒ New Construction ☐ Reconstruction ☒ Rehabilitation ☐ Relocation

Narrative: Revisions to previously approved plans, Please see attached description of changes

Add a new structure on lots 8&10, w/ 6 Bedrooms 5/6 baths and common rooms, plus 2/3 car garage and

Change in Use: ☐ No ☒ Yes

If yes, explain. Convert existing contributing garage/storage building to habitable common room.

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: ☐ APPROVED ☐ DENIED*

Certified by:

*Explanation attached

28 January 2013

Ms. Gloria Sajgo, Principal Planner
Lee County Community Development
1500 Monroe Street
Fort Myers Florida 33901

Re: Johnson Residence 1300 13th Street Boca Grande

Dear Ms. Sajgo

This letter is an attachment to our application for Certificate of Appropriateness For the above residence in the Gasparilla Historic District. Our application seeks approval of a number of revisions to our previously approved plans. I offer in narrative A brief description of each change.

Site Changes

1. Eliminate Carport parking for Historic House
2. Eliminate trellis from new house to Historic House.
3. Change driveway and parking from Shell to Natural Stone and grass.
4. Eliminate masonry wall, parallel to Gulf between Historic House and pool.
5. Add 48' of new Masonry Wall 5'-6" high on south property line extending westerly from existing wall , to match existing wall.
6. Add 4' high aluminum fence on south property line to near seawall then northerly to existing pool fence then northerly to existing wall 13th Street.
7. A reduction in size and design of outdoor living from roofed structure to Trellised structure.
8. Slight revision of brick walkway from new house to Historic House.

New House Revisions

1. Garage extended 4' westerly
2. Entrance foyer elevated to BFE added entry tair to mirror entry stair to Historic House.
3. Porch enclosed SW corner, first and second floor for additional bedroom.
4. Elevator exit door added to exterior at ground level.
5. Minor door and window relocations
6. The house, not garage or storage was move 4" closer to East property line To accommodate structural support between House and existing carport.

Respectfully Submitted



Raymond Frederick Fenton

**BOCA GRANDE HISTORIC PRESERVATION BOARD (BGHPB)
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA2014-00005 amending COA2013-00008 Johnson Residence 1300 13th St W
Boca Grande Fl 33921

HEARING DATE: February 12, 2014

SUMMARY

The subject property is a contributing property in the Boca Grande Historic District HD 90-05-01. Additionally on August 4, 2011 it was listed on the National Register of Historic Places as the Halstead and Emily Lindsley House. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation.

Request is to amend previously approved COA2013-00008 for the proposed new house and site plan only. Generally requested amendments include: for the new house -- enlarging the garage, adding a bedroom, changing the entrance, and window and door relocations; for the site eliminating the carport, adding 48-ft +/- long and 5-ft 6-in high wall fence along the south property line, and reducing the size of the proposed outdoor living area. The STRAP number is 14-43-20-01-00038.0080; the address is 1300 13th St. W Boca Grande, Fl 33921.

STAFF ANALYSIS

Existing Conditions

The subject property is a large rectangular shaped parcel (roughly 125-ft by 282-ft) with roughly 282-ft frontage on 13th St W and 125-ft frontage on the Gulf of Mexico. The existing historic house was constructed in 1938 and designed by architect Burrell Hoffman, Jr. It has a total square footage on the first and second floors of roughly 4,000 sq ft. The house was built in the Mediterranean Revival style and has a complexity of design and variable roof heights. It is a roughly 26-ft high from grade to tallest roof peak. The house has been rehabilitated to maintain its original architectural integrity. The house is considered an excellent example of the Mediterranean Revival style.

Last year (2013) the BGHPB approved two Certificates of Appropriateness for the subject property: On February 13, 2013 the BGHPB approved COA2013-00008 for:

- Slightly enlarging the existing historic house and adding a new outdoor living area south of it;
- For the construction of a new house (which would incorporate the adaptive re-use of the garage into a day room) a new garage with storage and a new carport.

On November 13, 2013 the BGHPB approved COA2013-000147 for

- Altering the previously approved changes to the historic house (these changes for the most part reversed the previously approved changes and thus minimized the alteration to the historic fabric of the building.)

Proposed amendments to previously approved plans under COA2013 -00008 for changes to the proposed new house and the site plan:

On the attached plans the applicant has highlighted in yellow the areas affected by the proposed changes.

Requested Changes to the proposed new house

- Enlarge the proposed new two story house from 2,809 sq ft to 3,301 sq ft by enclosing the southwest porches on the first and second floors. On the first floor additional square footage will allow for an additional bedroom, a laundry and a larger living area. On the second floor would allow for a larger bedroom on the south side as well as a larger living area.
- On the north side elevate the entrance foyer to the first floor level and install exterior stairs to provide access.
- Install an elevator exit door on the ground level.
- Enlarge the proposed garage from 24-ft by 29-ft 2-in to 28-ft by 29-ft 9-in.

In general the mass, the scale, height and design of the proposed new house remain unchanged from that which was originally approved under COA2013-00008.

Requested Changes to the site plan

- Eliminate the proposed open carport east of the historic house.
- Eliminate the proposed trellis covering the walkway connecting the historic house to the proposed new house.
- Shrink the footprint of the proposed new brick outdoor living area to be located south of the historic house. Under COA 2013-00008 the outdoor area with an outdoor fireplace was to be covered by a clay tile hip roof supported by columns with a roughly square footprint of 20-ft by 24-ft. The proposal calls for shrinking the footprint to 13-ft by 20-ft so it is rectangular shaped and changing the cover from a hip roof to a trellis.
- Near the north property line, eliminate the masonry wall perpendicular to the fence wall along 13th St and parallel the Gulf; currently this wall provides separation between the north wing of the historic house and the pool area.
- Along the south side property line extend the existing wall fence westward by installing a roughly 48-ft long and 5-ft 6-in high masonry fence wall. This is essentially a privacy wall for the proposed outdoor living area.
- Expand the fenced pool area. Currently the pool area is fenced in by a 4-ft aluminum railing fence. The proposal calls for extending this fence along the seawall so roughly all of the western property line is demarcated this fence. This fence would then wrap along the south until it intersects with the proposed fence wall on the south property line.

Staff believes this is a well thought out project. Original mass, scale and height of the house are preserved. The original site plan is also preserved with minor alterations.

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.

The proposal will allow the property to be continued to be used as a residence.

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.

The proposal avoids the removal of historic materials or alterations of features and spaces that characterize the property. Essentially the main design features approved under COA2013-00008 are preserved.

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.

There are no changes proposed that create a false sense of historical development.

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.
The design and the original materials, mass and scale of the building will be preserved.
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 changes are minor alterations to the design features approved under COA 2013-00008. The proposal protects 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 essential form and integrity of the historic house will be maintained.

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.

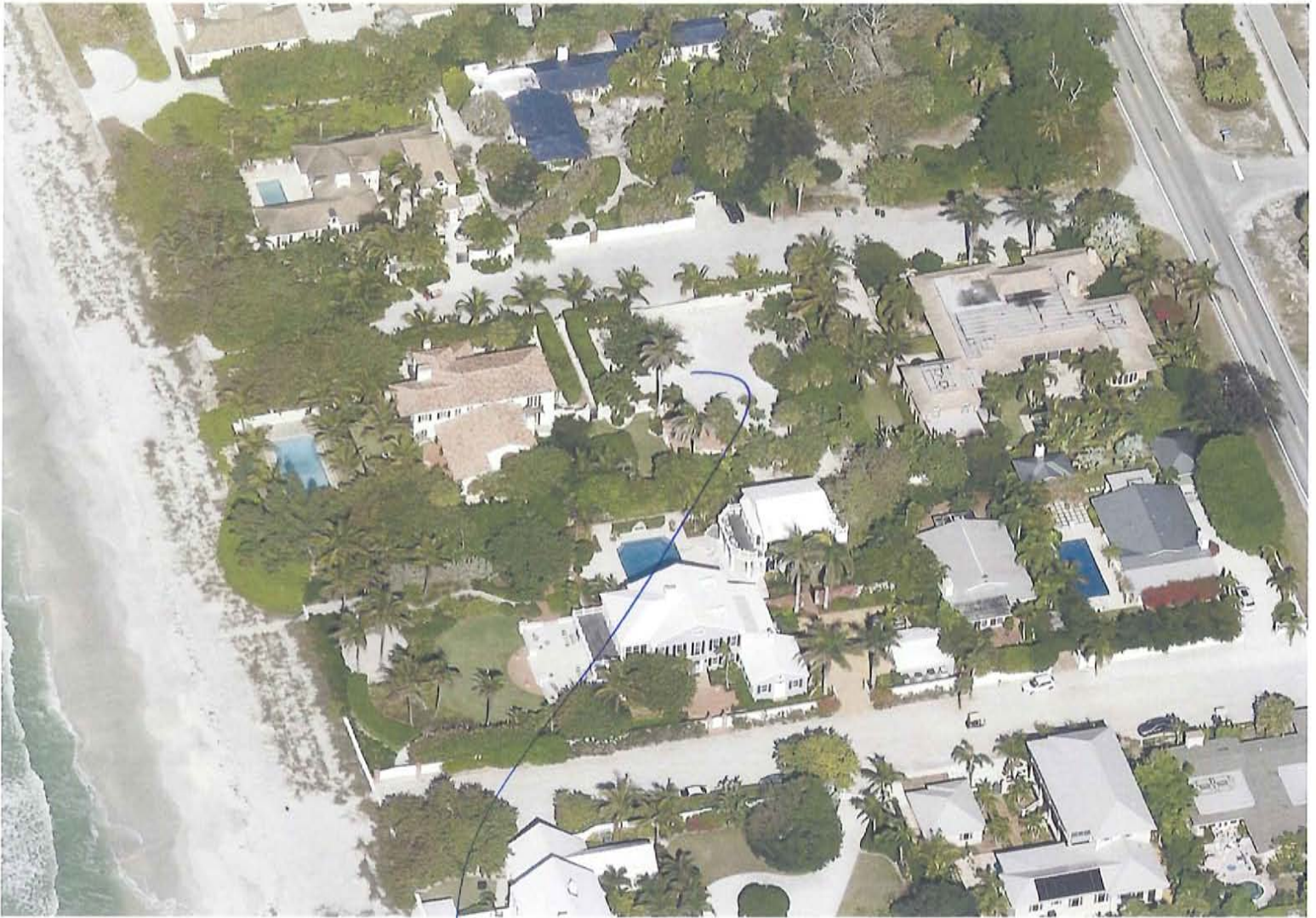
COA2014-00005 Johnson Residence – 1300 13th St. W Boca Grande
(amending COA2013-00008)



COA2014-00005 Johnson Residence – 1300 13th St. W Boca Grande
(amending COA2013-00008)



Subject Property
1300 13th St.



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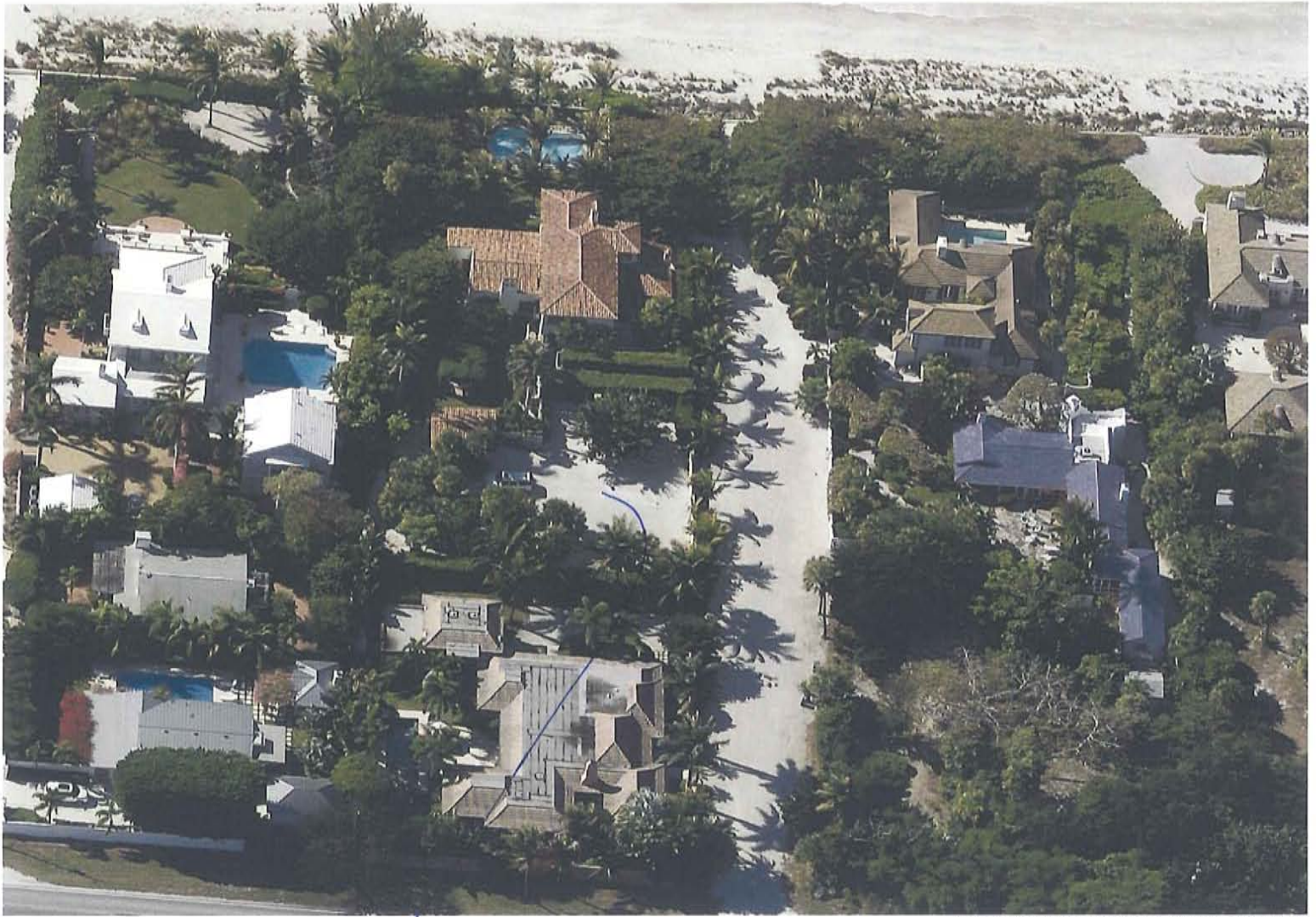
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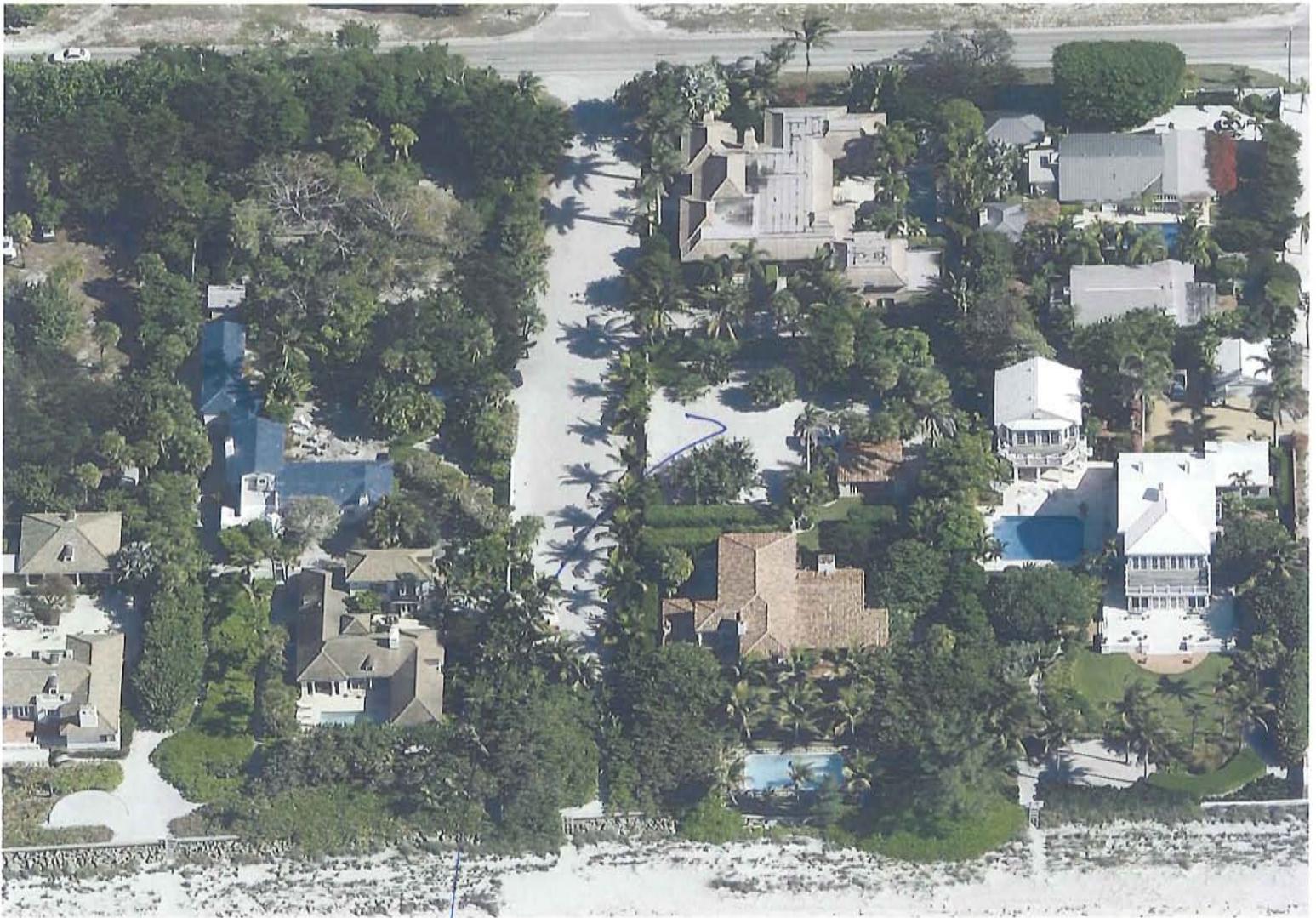
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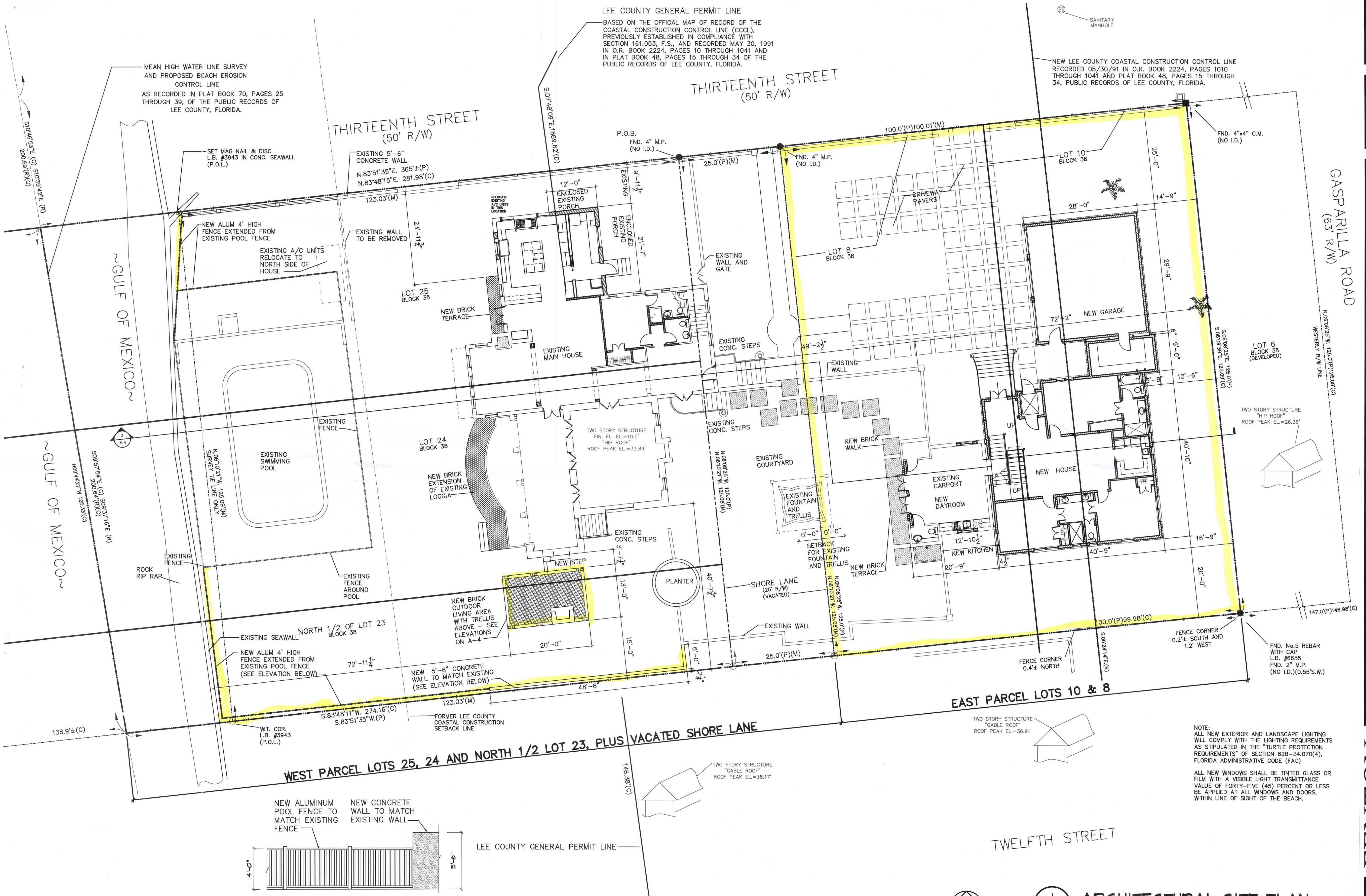
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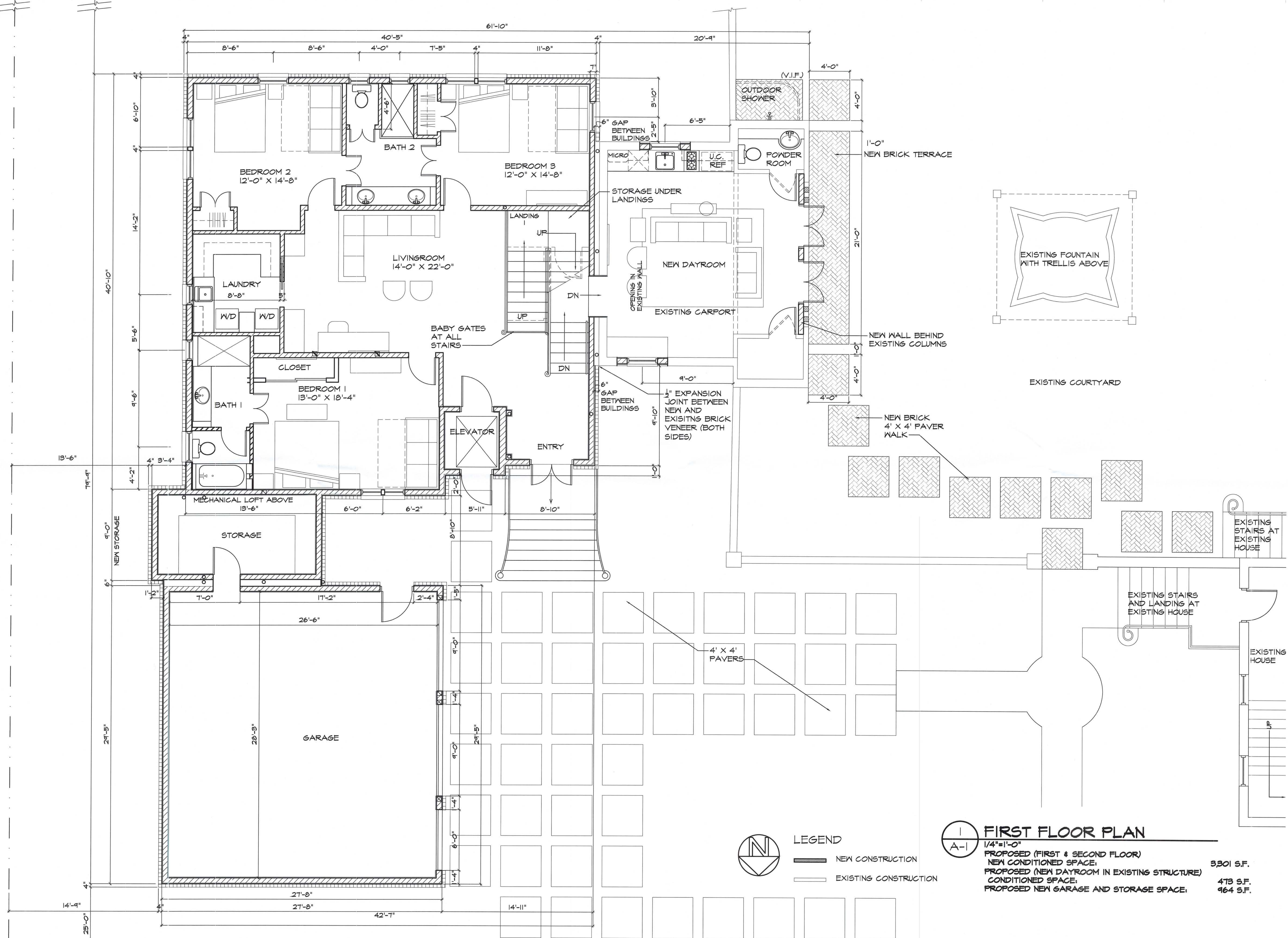


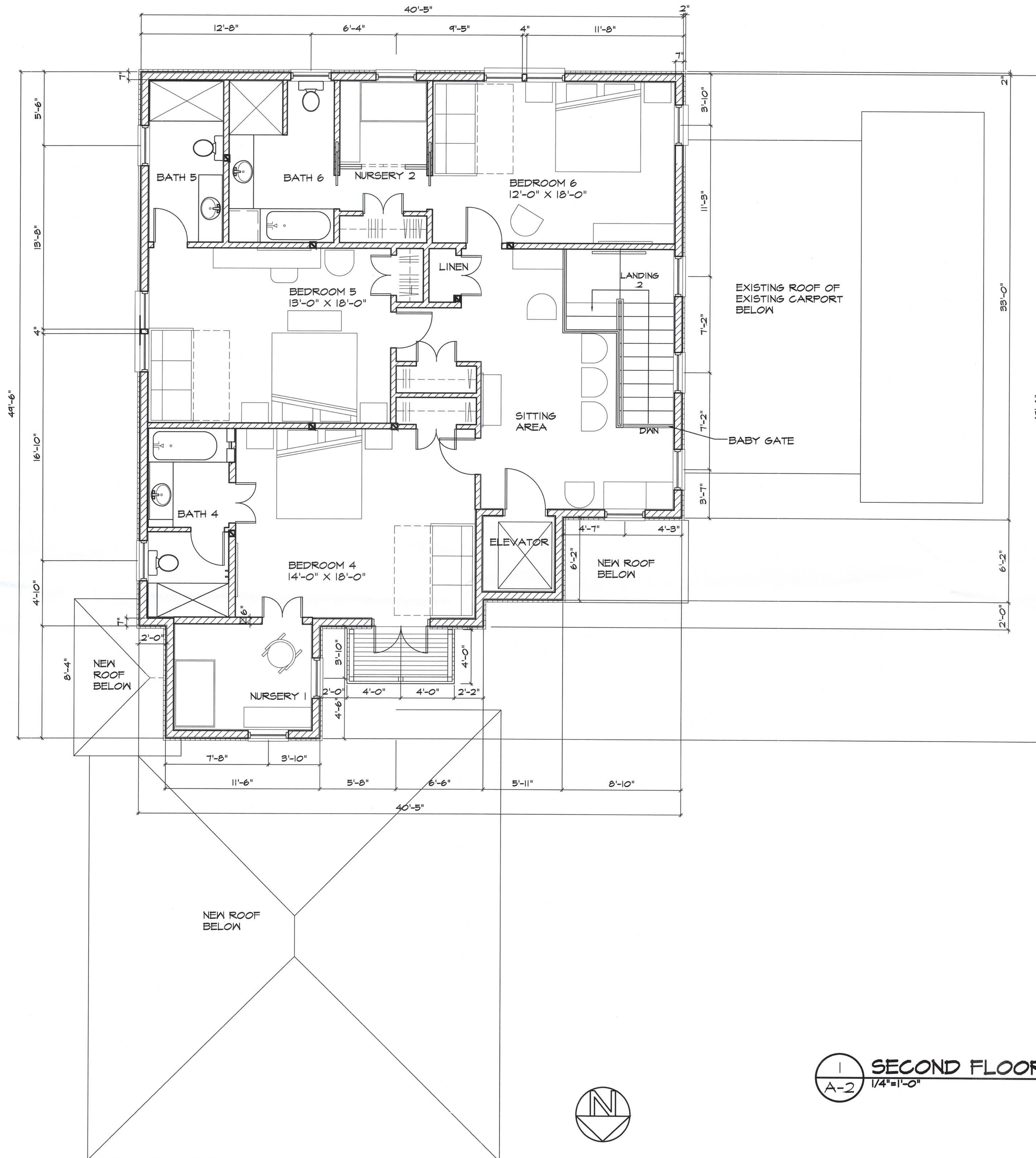
Johnson Residence New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA, PLANNERS

AS-1

ARCHITECTURAL
SITE PLAN
JANUARY 24, 2014



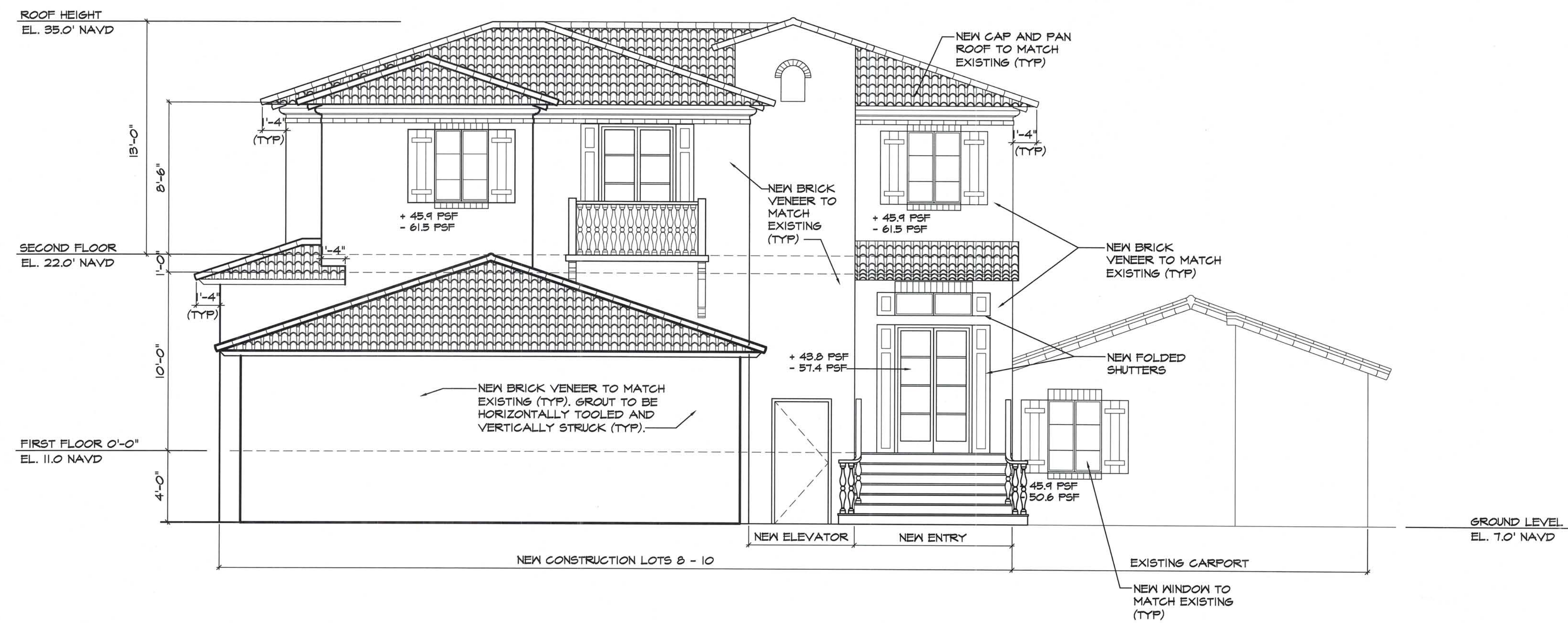
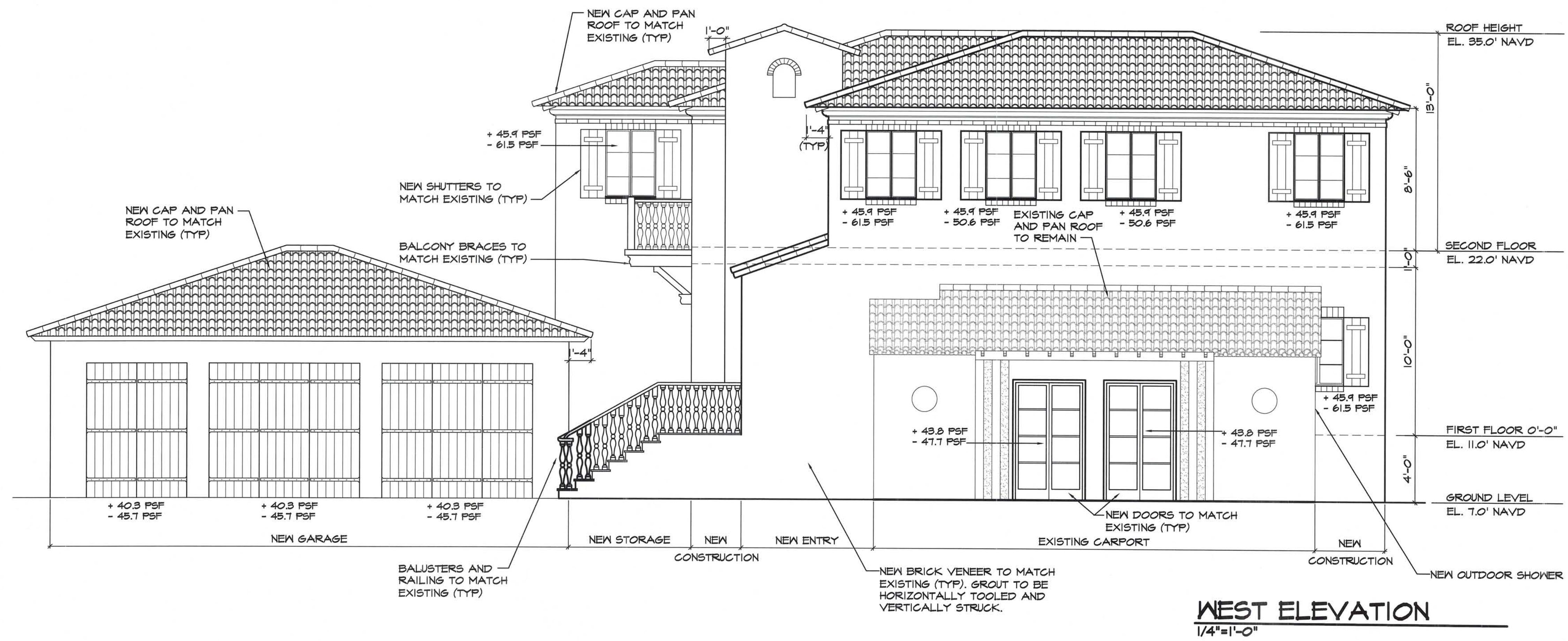


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A-2 SECOND FLOOR PLAN
1/4"=1'-0"

Johnson Residence New House

1300 Thirteenth Street
Boca Grande, FL 33921

FENTON
ASSOCIATES
ARCHITECTS
ARCHITECTS, AIA, PLANNERS



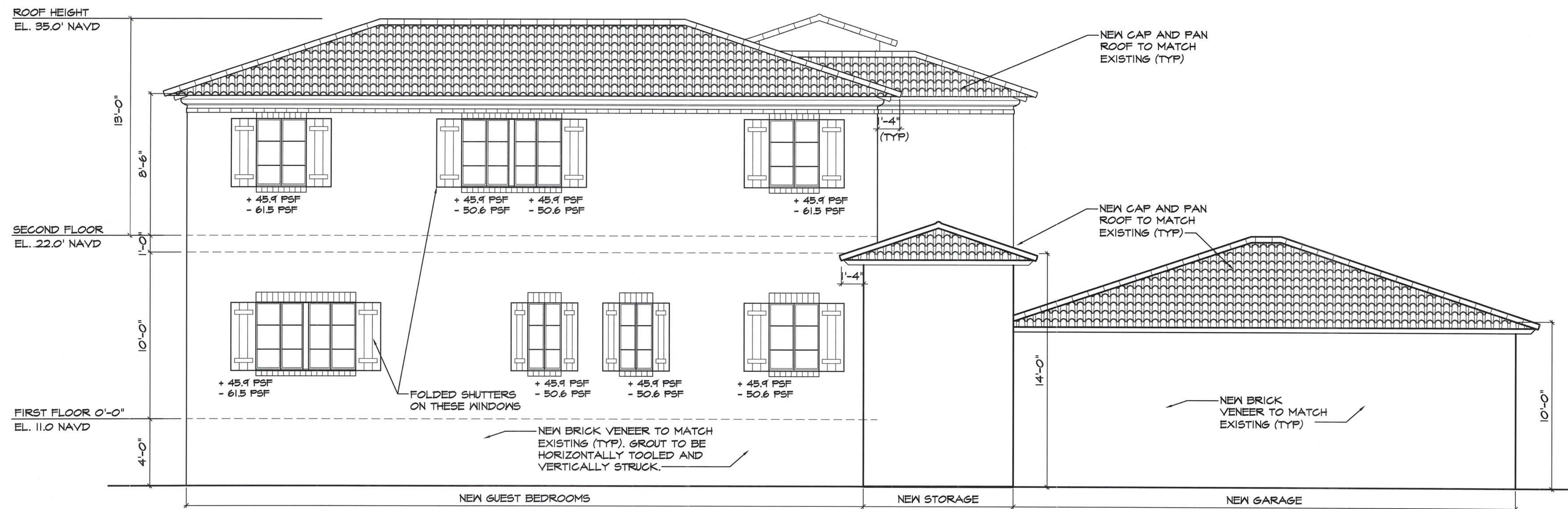
Johnson Residence New House
1300 Thirteenth Street

1300 Thirteenth Street
Boca Grande, FL 33921

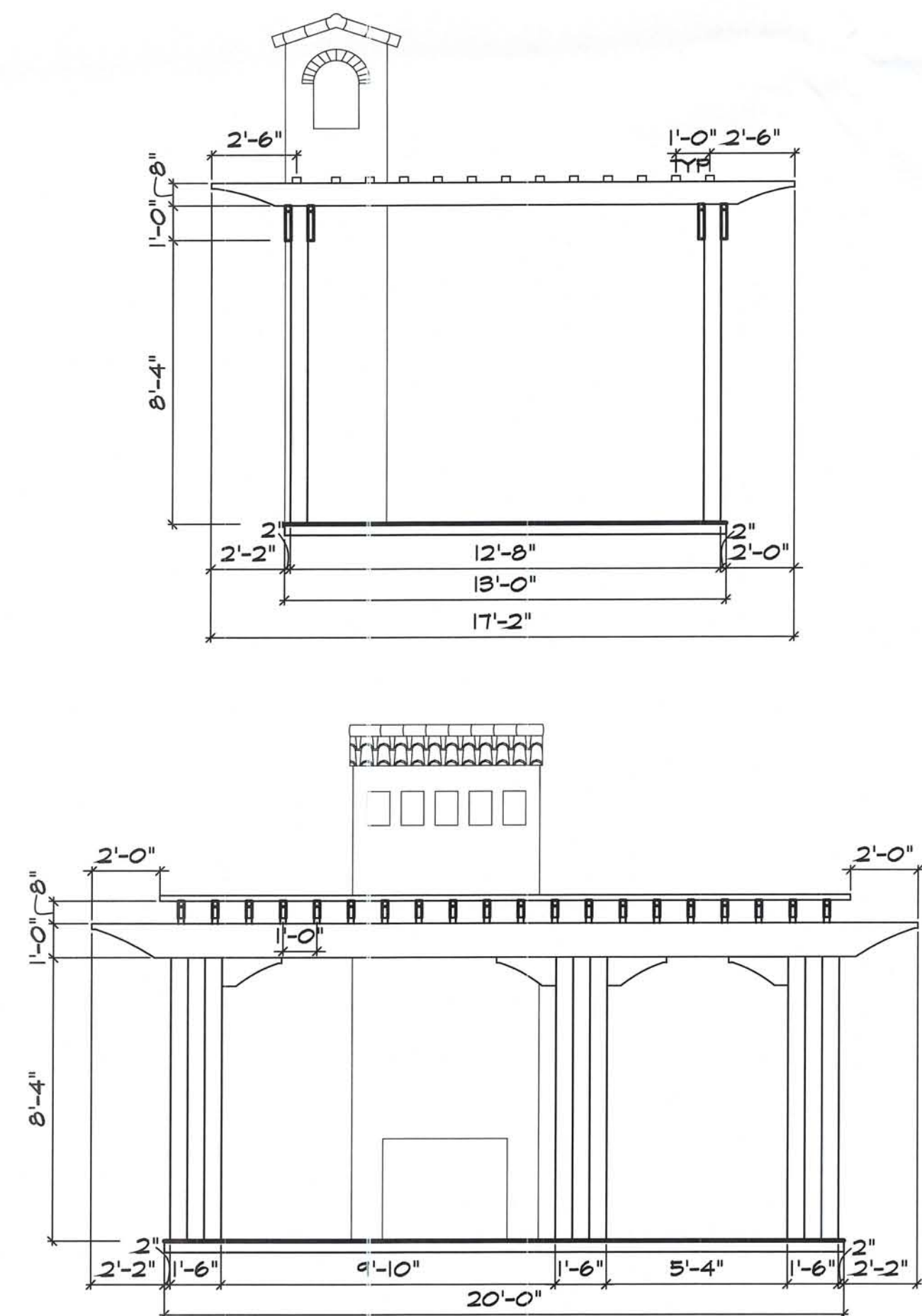
**FENTON
ASSOCIATES
ARCHITECTS**
ARCHITECTS. AIA. PLANNERS

A-3

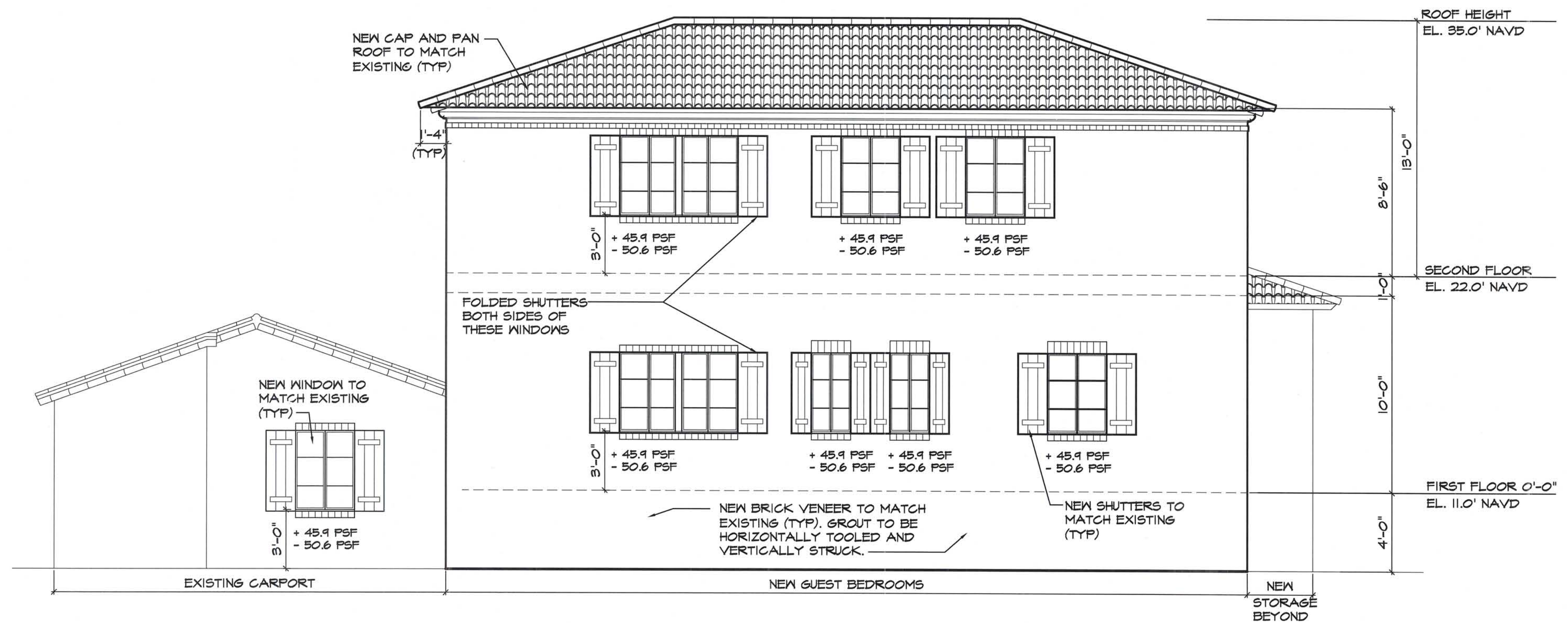
NEW HOUSE
BUILDING
ELEVATIONS
JANUARY 24, 2014



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



**MAIN HOUSE SOUTH SIDE
TRELLIS**
1/4"=1'-0"



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

Previously approved COA2013-00008

- Previously approved plans
- Back up: Staff report, maps and photographs



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>COA2013-00008</u>	Designation No. <u>HD90 05 01</u>	Date Filed:
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<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
--	---	---	---

Name of Project: Johnson Residence

Location: 1300 13th Street W Boca Grande Fl 33921

STRAP No.: 14-43-20-01-00038.0080

Name of Applicant or Agent*: Raymond F Fenton* Fenton Associates Architects

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

Address: 19512 Lost Creek Dr

City, State, Zip: Fort Myers Fl, 33967

Phone Number: 239 936 8336 Fax Number: COMMUNITY DEVELOPMENT

Email Address: RFFenton@fentonassociates.com

Name of Historic District (if applicable): Gasparilla Island

Check all that apply: ☒ Building ☐ Archaeological Site ☐ Object ☐ Landscape Feature

Project Description (describe all work proposed):

☒ Demolition ☒ New Construction ☐ Reconstruction ☒ Rehabilitation ☐ Relocation

Interior renovation, second floor minor addition, Add 2nd floor terrace, Add outdoor living

Narrative: Gazebo, enclose an existing porch to kitchen (all to existing principal structure),

Add a new structure on lots 8&10, w/ 4-5 Bedrooms 5/6 baths and common rooms, plus 2/3 car garage and

Change in Use: ☐ No ☒ Yes

If yes, explain. Convert existing contributing garage/storage building to habitable common room.

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

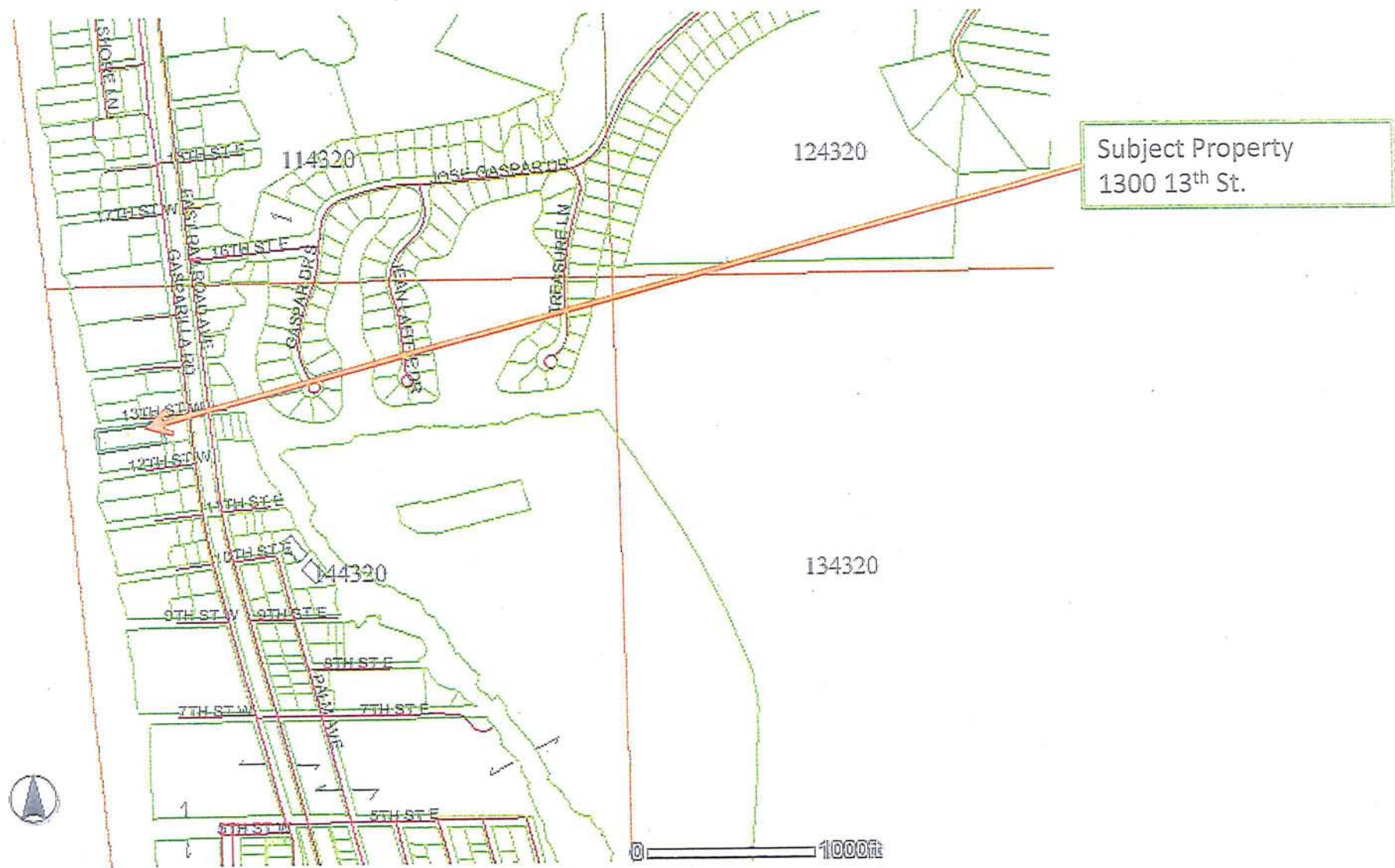
If yes, explain. SET BACKS

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:	
*Explanation attached	

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



BOCA GRANDE HISTORIC PRESERVATION BOARD STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA2013-00008 Johnson Residence 1300 13th St W Boca Grande Fl 33921

HEARING DATE: February 13, 2013

SUMMARY

The proposal calls for small additions to an existing historic house and the construction of a new single family residence on the subject parcel. The subject property is a contributing property in the Boca Grande Historic District HD 90-05-01. Additionally on August 4, 2011 it was listed on the National Register of Historic Places as the Halstead and Emily Lindsley House. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 14-43-20-01-00038.0080; the address is 1300 13th St. W Boca Grande, Fl 33921.

STAFF ANALYSIS

Existing Conditions

The subject property is a large rectangular shaped parcel (roughly 125-ft by 282-ft) with roughly 282-ft frontage on 13th St W and 125-ft frontage on the Gulf of Mexico. The house was constructed in 1938 and designed by architect Burrell Hoffman, Jr. It has a total square footage on the first and second floors of roughly 4,000 sq ft. The house was built in the Mediterranean Revival style and has a complexity of design and variable roof heights. It is a roughly 26-ft high from grade to tallest roof peak.

The house has been carefully rehabilitated by its current owner to maintain its original architectural integrity. For a detailed description of the house please refer to the attached National Register listing document (which includes both a narrative and photographs). The house is considered an excellent example of the Mediterranean Revival style. According to the National Register listing no alterations to the exterior of the house, the garden wall or the garage have taken place and alterations to the interior are limited to a few changes in the floor plan, replacement of flooring in the kitchen and laundry room and replacement of some bathroom fixtures.

The subject historic house is a one and two story Mediterranean Revival structure featuring barrel clay tile gable and hip roofs with broad roof eaves. The exterior walls feature a painted brick veneer. The house features wood casement windows with both square and arched tops; the windows are arranged either as single windows or as part of a ribbon of windows. The south wall features a large window with a fanlight transom; a unique feature of this window is that it opens by being lowered into the wall. While the house fronts on 13th St the main entrance is to on east elevation and away from the street. A brick walkway bordered by hedges provides access from 13th St to the steps leading to the main entrance near the southeast corner. These steps feature a curved balustrade on one side.

The first floor of the west elevation features a Gulf fronting loggia accessed from the house by three pairs of French Doors. The second floor of the west elevation features two wood balconies: supported by brackets: one incised under the clay tile roof and the other open.

Nestled at the back and side of the house is an interior courtyard bounded (on the west and north) by the house, (on the south and north) by fence walls and (on the east) by a porch incised into the side of the garage building.

The Proposal

The proposal calls for adding roughly 441 sq ft to the existing house and for the adaptive re-use of the garage as a dayroom. To provide additional living space, the proposal also calls for the construction of a new house on the site; the new dwelling will include roughly 2,900 sq ft of first and second floor air conditioned space plus a garage with storage and a carport.

Main changes to the existing historic house

- Enlarge the kitchen on the first floor: On the northwest corner of the first floor is the existing kitchen with access to a screen porch (roughly 12-ft by 21-ft) to the east.
 - The proposal calls for enclosing the screen porch to accommodate a kitchen expansion. The wall material of the new enclosed area will feature a brick veneer to match that of the existing house; two original windows will be re-used.
 - On the west elevation by the Gulf one of the kitchen windows will be replaced by a pair of French Doors that will open to new 10-ft by 14-ft brick terrace.
 -
- New Master Bedroom and Bath. On the northwest corner on the second floor is the existing office which features a small open balcony on the west. The proposal calls for altering this space and increasing it by roughly 440 sq ft to create a new Master Bedroom and Bath. The wall material will feature a brick veneer to match that of the existing house; original windows will be re-used as feasible.
 - The existing open balcony is roughly 2 ½ -ft deep by 14-ft. The depth of this open balcony will be increased by roughly 7-ft to 9 ½ ft to accommodate a sitting area with a Gulf view. This new, larger balcony will be supported by columns instead of brackets.
 - On the north side the floor area will be expanded by demolishing the existing north wall and replacing it with a new wall located 3 ft to the north of the existing wall.
 - A new master bathroom area will be created in line with the new north wall and over the existing first floor screen porch (which will be enclosed for the kitchen expansion.)
 -
- Expanded brick terrace
 - The brick terrace in front of the west loggia will be expanded and the new addition will match the original terrace's design.
 -
- New Outdoor Living Area
 - A new outdoor living area will be constructed next to the (south side) of the Gulf fronting loggia.
 - The new outdoor living area will be roughly 20-ft by 24-ft. and feature a barrel tile hip roof and an outdoor fire place.

Adaptive re-use of the garage into a day room The existing historic garage building is a detached structure at the east end of the interior courtyard. The garage features a gable roof with barrel clay tiles and painted brick walls. The building was designed in the form of two back to back rectangular shaped wings: a long and narrow wing housing the open porch incised under the roof and facing the interior courtyard and the shorter and wider wing housing a garage accessed by a driveway from 13th St W. The building area is roughly 473 sq ft and has a height of roughly 13-ft from grade to roof peak.

- The mass, scale and materials of the building will would remain the same. The wall separating the porch and the garage will be removed to create one large day room. The open porch will be enclosed and two pairs of double French doors will open to a new brick walk and then to the interior courtyard. This design preserves the relationship between this small building and the interior courtyard. This design also provides an element of transition between the existing historic house and the proposed new house.

Construction of a new house: The subject parcel is large enough to accommodate two separate dwelling units: the existing historic house and a new house. By building another dwelling unit on the site, the applicant will gain the additional living space while minimizing the impact of the new construction on the historic house. The proposed new house will feature roughly 2,800 sq ft of first and second floor air conditioned space, a new garage with storage with roughly 900 sq ft and a proposed new carport with roughly 484 sq ft.

- The proposed new house
 - The new house will be located east of the historic house, the interior courtyard and the proposed day room. On the first floor it will include two bedrooms with bathrooms, a kitchen and living area. On the second floor it will include three bedrooms with bathrooms.
 - The building echoes the design of the historic house and features barrel clay tile roofs, painted brick veneer walls, casement windows and balconies. The house has a complexity of design and variable roof heights. It is a roughly 28-ft high from grade to tallest roof peak as this new house must meet FEMA regulations.
- The proposed garage and carport
 - A driveway will run from 13th St. W and terminate at the proposed house. On the way to the house the driveway will be flanked by a garage to the east and a carport to the west creating a symmetrical and complex approach to the proposed house. The garage will feature a hip roof with barrel clay tiles and walls to match the house and have a height of roughly 14-ft from grade to roof peak. It will be located in front of (north) of the proposed house and set back roughly 30-ft from 13th St W. Rather than front the street, the garage doors will be on the west side minimizing garage's impact on the streetscape and the site. As a single story structure the garage will provide a visual transition from the street to the proposed two-story house behind it.
 - The carport will feature a hip roof with barrel clay tiles supported by columns. It will have a height of roughly 14f-t from grade to roof peak. The carport will be located in front of (north) of the interior courtyard and setback roughly 32-ft from 13th St W. It will help buffer the interior courtyard from the street.

Staff believes this is a well thought out project. The applicant has incorporated the additional square footage needed while minimizing the impact on the existing historic house and preserving its integrity. The proposed new house is compatible in design, mass and form with the historic house and the district in general.

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.*

The proposal will allow the property to be continued to be used as a residence.

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.*

The proposed project retains and preserves the character of the historic house as the proposed changes are minimal and concentrated on the northwest corners of the first and second floors. The majority of the exterior fabric of the historic house remains intact.

The proposal avoids the removal of historic materials or alterations of features and spaces that characterize the property. By adding a second dwelling unit east of the existing interior courtyard and preserving the existing garage building and adaptively re-using it as a day room, the proposal avoids altering the interior courtyard space that is a signature feature of this property.

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.

There are no changes proposed that create a false sense of historical development.

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.

The design and the original materials, mass and scale of the building will be preserved.

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 additions to the northwest corners on the first and second floors are not destroying materials that characterize the property. Generally the total area of the proposed addition to the historic house is quite small and is in keeping with the massing, size, scale and architectural features of the historic house. In the historic house the new outdoor living area and the new balcony to the master bedroom will easily be differentiated from the old. The proposed design preserves important historic features of the house including the interior courtyard and the garage, which will be adaptively re-used as a day room.

The bulk of the new addition will be constructed as part of a new dwelling unit on the site and as such it will be easily differentiated from the old. This new house will be compatible with the massing, size, scale and architectural features of the historic house. The proposal clearly protects 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 essential form and integrity of the historic house will be maintained. Because the bulk of the addition is constructed as a separate new dwelling unit, if this new dwelling unit were removed in the future the essential form and integrity of the historic property and its environment 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.



Copyright ©2012 Pictometry International Cor

SUBJECT PROPERTY

N
1



Copyright ©2012 Pictometry International Cor

SUBSEIT PROPERTY

N
1



Copyright ©2012 Pictometry International Cor

SUBJECT PROPERTY

2

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Area of the proposed new dwelling unit wing



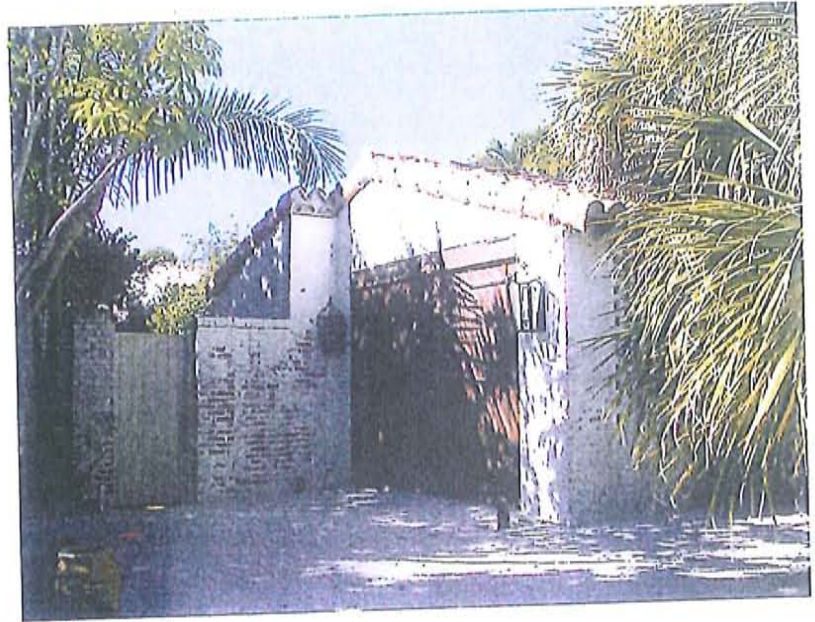
Area of the proposed new dwelling unit wing

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Existing garage to be turned
into dayroom – North
elevation

South elevation



West elevation

COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Existing Kitchen to be expanded



Window to the left of the sink to be replaced with French door



North 1st floor screened porch to be enclosed for Kitchen expansion



COA2013-00008 Johnson Residence – 1300 13th St. W Boca Grande



Second Floor master bedroom's to be expanded over first floor screen room which will be enclosed for the kitchen expansion.

Master bedroom's balcony to be enlarged



1st floor terrace area created by master bedroom expansion









LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. COA2013-00008

JOHNSON RESIDENCE
1300 13TH ST W BOCA GRANDE 33921

FMSF #:

☒ Contributing Non-Contributing Individual Designation Not Historical

YOU ARE HEREBY NOTIFIED that the Boca Grande Historic Preservation Board voted to:

_____ Approve
☒ Approve with Conditions
_____ Deny
_____ Continued

Date of Decision: 03/06/2013

(See Page 2 for Conditions)

The proposed project as approved is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code.

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate as noted below) have been furnished to the following persons:

ROBINETTE DANA B TR +

Property Owner _____ with ☒ without Plans

Pam Houck/ Shawn Lamey

Director, Zoning Division ☒ with _____ without plans

RAYMOND F. FENTON

Applicant ☒ with _____ without plans

Environmental Sciences

_____ with ☒ without plans

Steve Hartsell

Atty for Prop. Owner

☒ with _____ without plans

Date: 03/06/2013

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. COA2013-00008
FMSF #:

☒ Contributing

☐ Non-Contributing

☐ Individual Designation

☐ Not Historical

Designation No.: HD90-05-01
Name of Project: JOHNSON RESIDENCE
Location: 1300 13TH ST W BOCA GRANDE 33921
STRAP No.: 14-43-20-01-00038.0080

Name of Applicant: RAYMOND F. FENTON
Address: FENTON ASSOCIATES ARCHITECTS
19512 LOST CREEK DRIVE
FORT MYERS, FL 33967

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

☐ **APPROVED**

Certified by: Gloria Sajgo

Date Certified by Staff: 03/06/2013

☒ **APPROVED WITH CONDITIONS** For the reason outlined below

☐ **DENIED**

For the reason outlined below

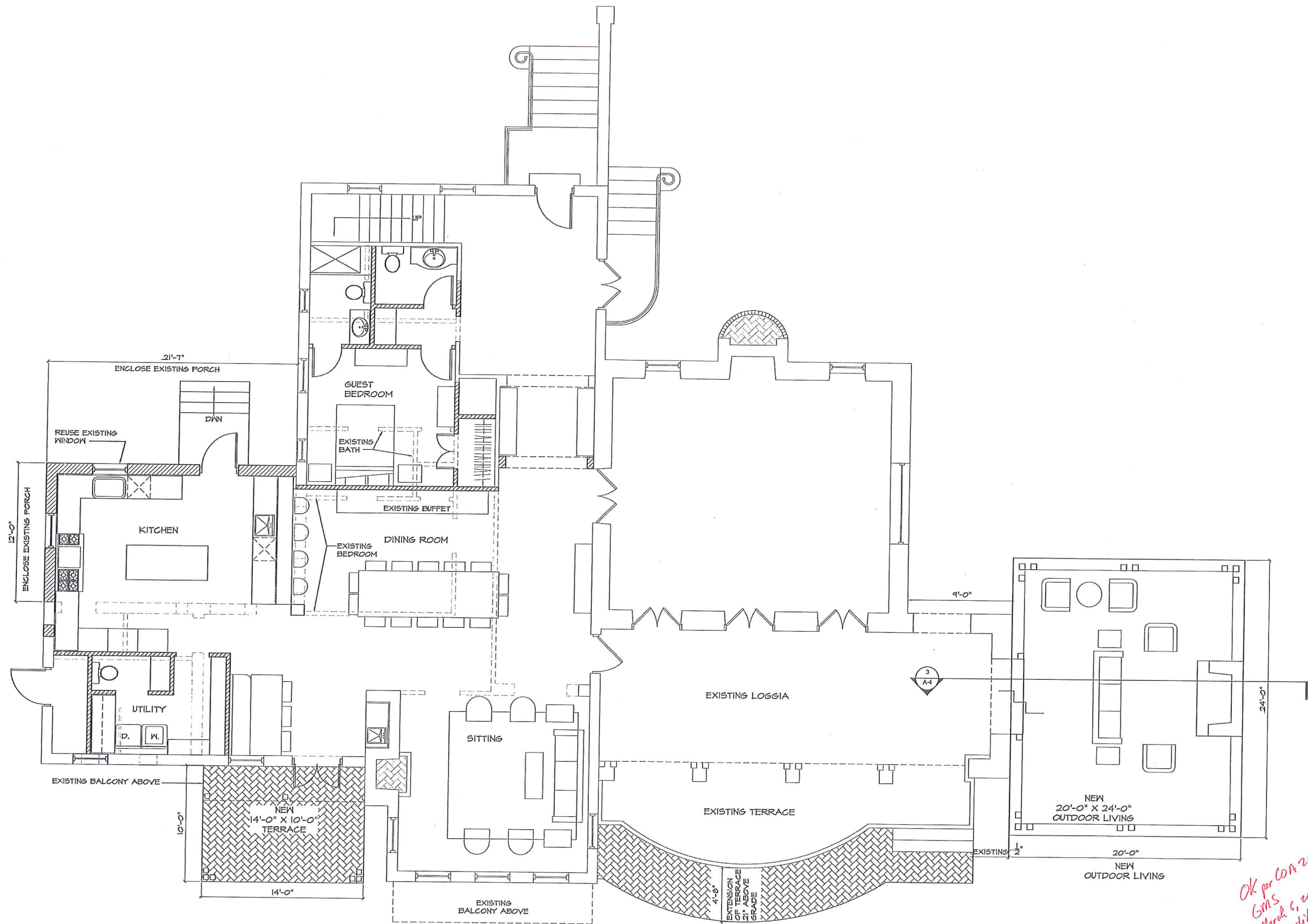
☐ **CONTINUED**

COMMENTS:

1. The applicant must obtain an approved site specific determination from DEP allowing the construction of the proposed project seaward of the Coastal Construction Line as presented to the Boca Grande Historic Preservation Board.
2. Any future changes to the plans approved by Boca Grande Historic Preservation Board must be brought back to the Boca Grande Historic Preservation Board for its review and approval regardless of the reason for the changes.

NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 days of the date of this decision. The notice of appeal must state the decision being appealed, the grounds for the appeal, and a summary of the relief sought. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, and must otherwise comply with LDC § 34-145(a), pertaining to appeals from administrative matters, and any county administrative codes adopted to implement the provisions of LDC Chapter 34. Notwithstanding the foregoing, except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party does not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.



LEGEND

	NEW DOOR		NEW WALL
	EXISTING DOOR		EXISTING WALL TO REMAIN
			EXISTING WALL TO BE REMOVED



**EXISTING MAIN HOUSE
FIRST FLOOR PLAN**

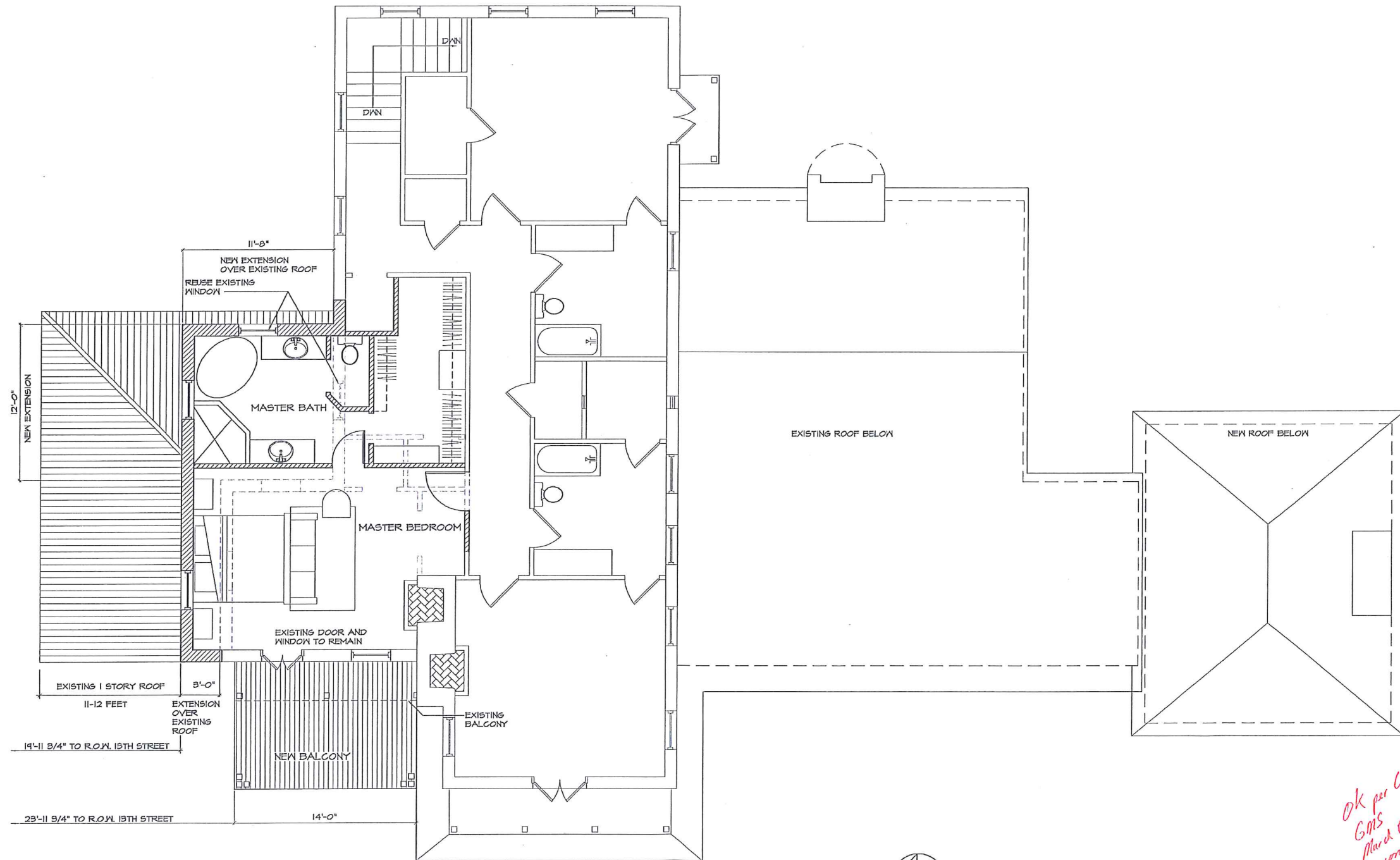
1/4"=1'-0"
 EXISTING (FIRST & SECOND FLOOR) CONDITIONED SPACE: 4,085 S.F.
 PROPOSED (FIRST & SECOND FLOOR) ADDITION CONDITIONED SPACE: 441 S.F.
 TOTAL CONDITIONED SPACE: 4,526 S.F.

*OK per CoA 2013-00008
 GMS
 March 6, 2013
 see conditions page 2 of CoA*

Johnson Residence Addition and New House
 1300 Thirteenth Street
 Boca Grande, FL 33921

**FENTON
 ASSOCIATES
 ARCHITECTS**
 ARCHITECTS, AIA, PLANNERS

A-1
 FLOOR PLAN
 MARCH 5, 2013



- LEGEND**
- NEW DOOR
 - NEW WALL
 - EXISTING WALL TO REMAIN
 - EXISTING DOOR
 - EXISTING WALL TO BE REMOVED



1
A-2

**EXISTING MAIN HOUSE
SECOND FLOOR PLAN**

1/4"=1'-0"
EXISTING (FIRST & SECOND FLOOR) CONDITIONED SPACE: 4,085 S.F.
PROPOSED (FIRST & SECOND FLOOR) ADDITION CONDITIONED SPACE: 441 S.F.
TOTAL CONDITIONED SPACE: 4,526 S.F.

*OK per CoA 2013-00008
GIS
March 6, 2013
see conditions on page 2
of attached CoA*

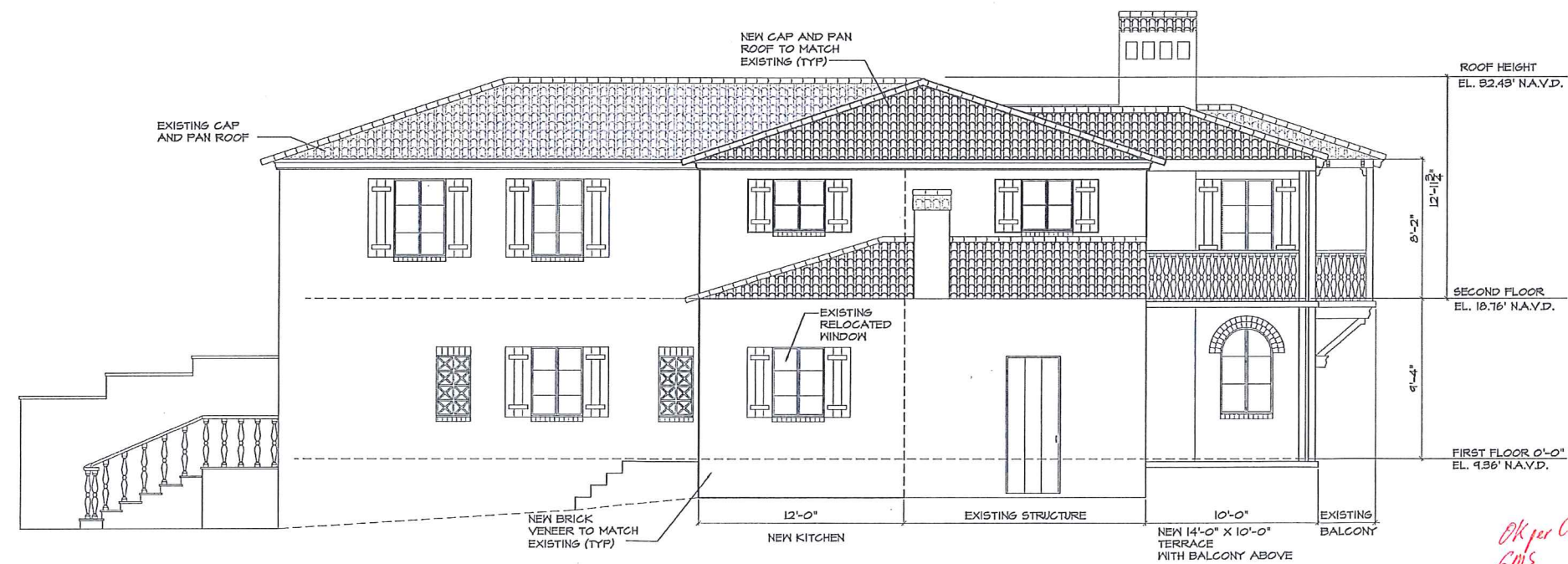
Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

**FENTON
ASSOCIATES
ARCHITECTS**
ARCHITECTS, AIA, PLANNERS

A-2
FLOOR PLAN
MARCH 5, 2013



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



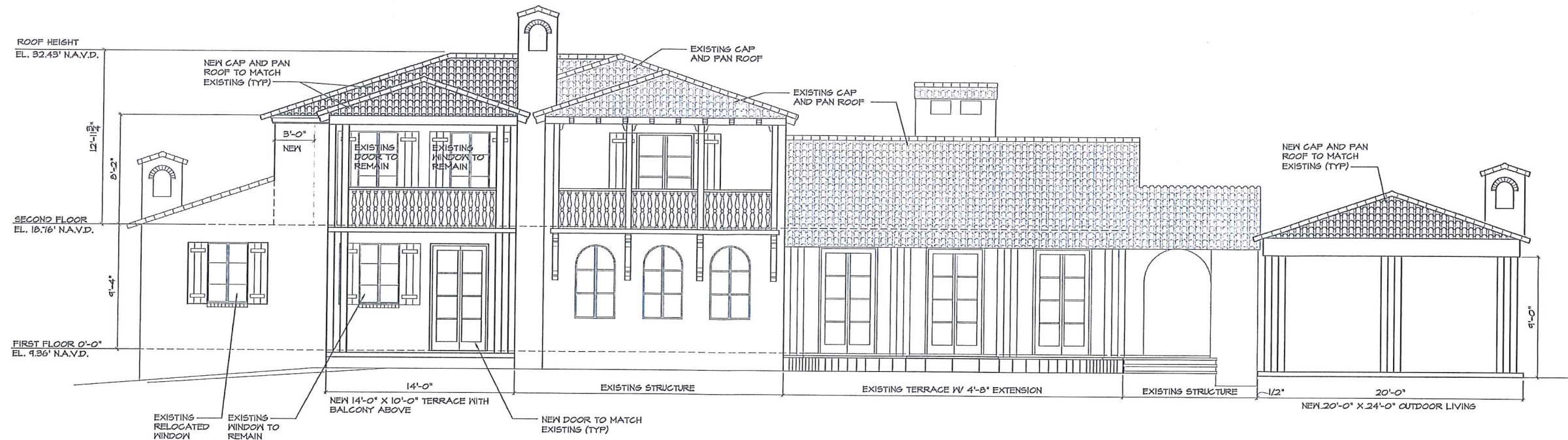
NORTH SIDE ELEVATION
1/4"=1'-0"

*OK per COA 2013-00008
GMS
March 6, 2013
See conditions on page 2
of attached COA*

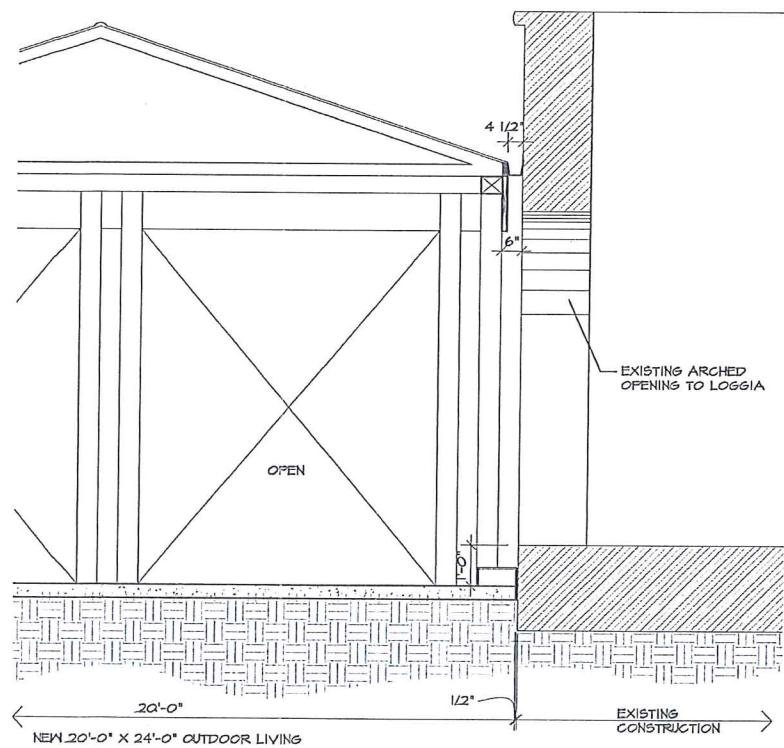
Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA, PLANNERS

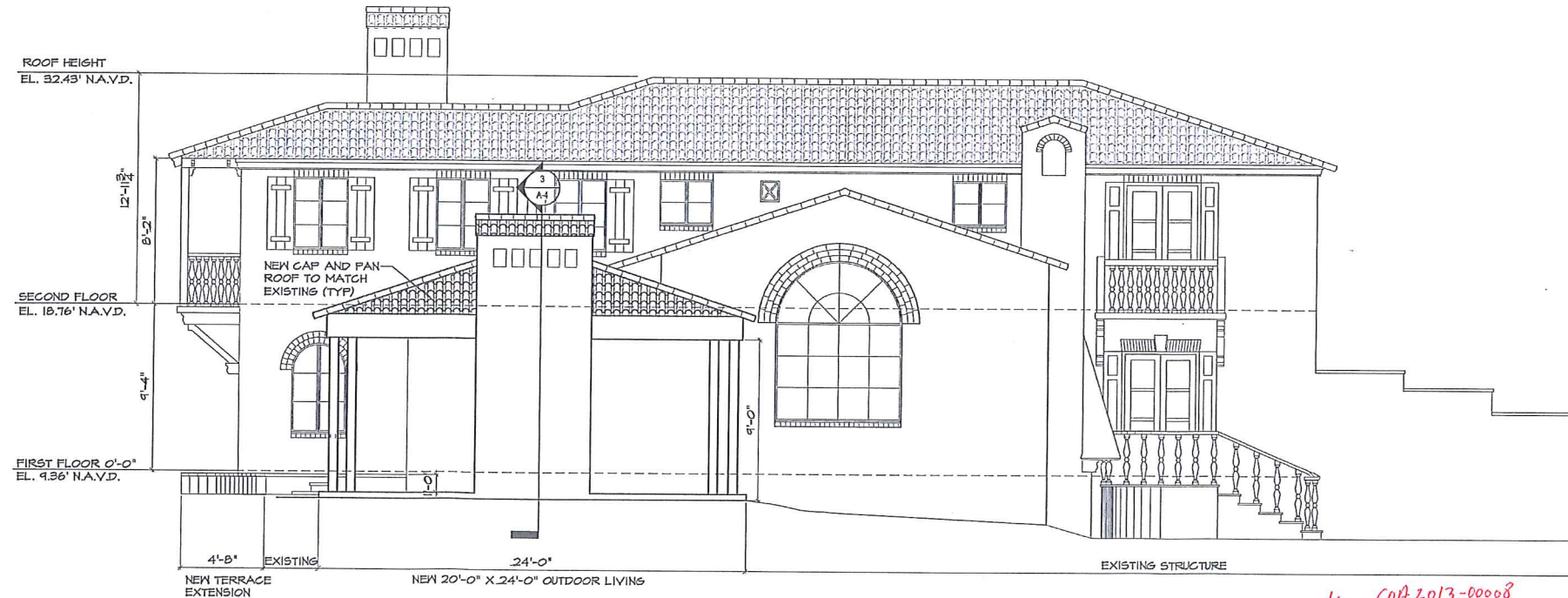
A-3
BUILDING ELEVATIONS
MARCH 5, 2013



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



BLDG SECTION THRU
EXISTING TO NEW
3
A-4 1/2"=1'-0"



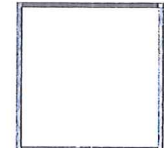
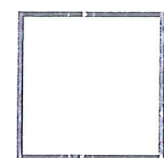
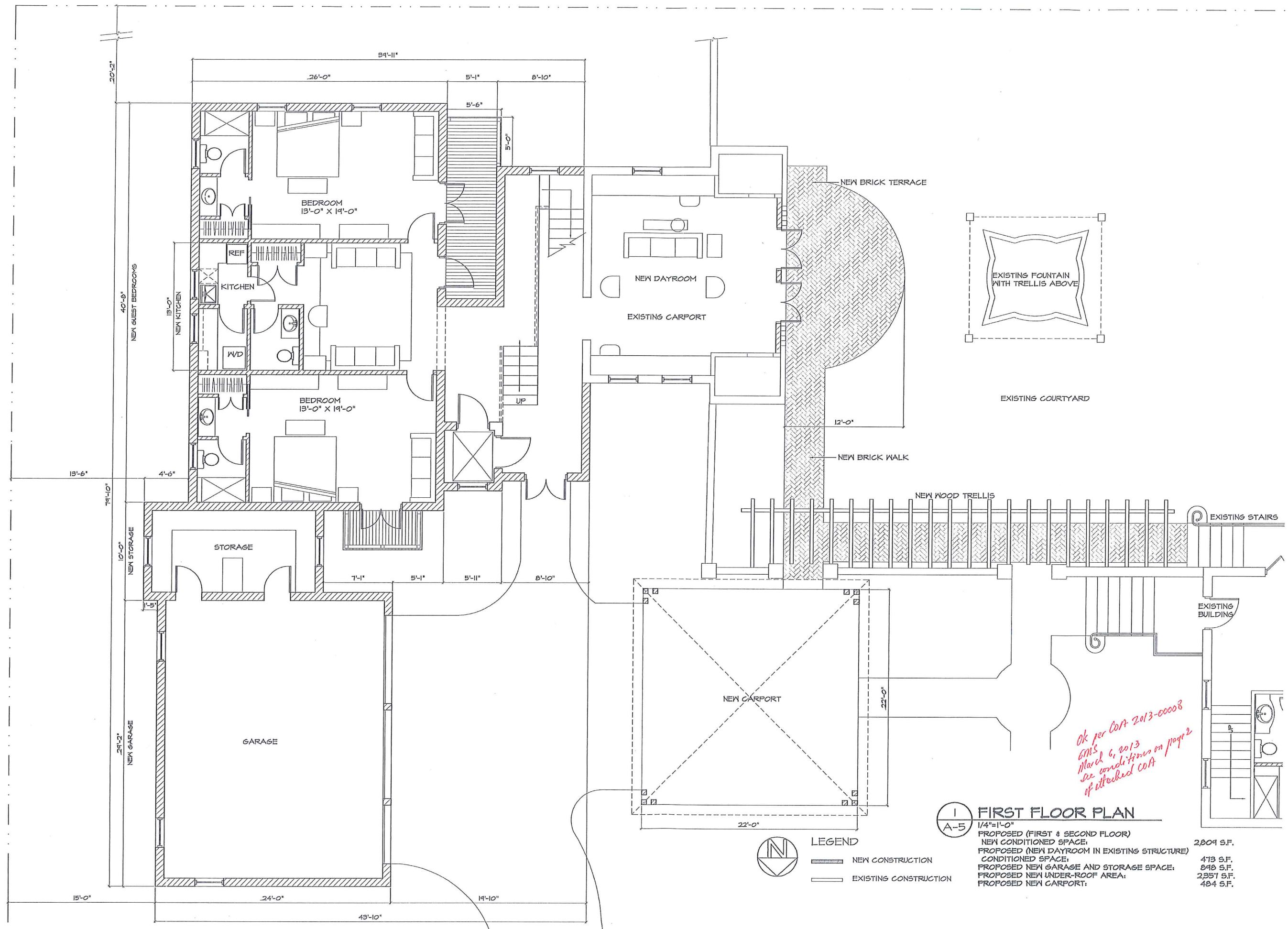
SOUTH SIDE ELEVATION
1/4"=1'-0"

OK per COA 2013-00008
GMS
March 6, 2013
see conditions on page 2
of attached COA

Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON
ASSOCIATES
ARCHITECTS
ARCHITECTS, AIA, PLANNERS

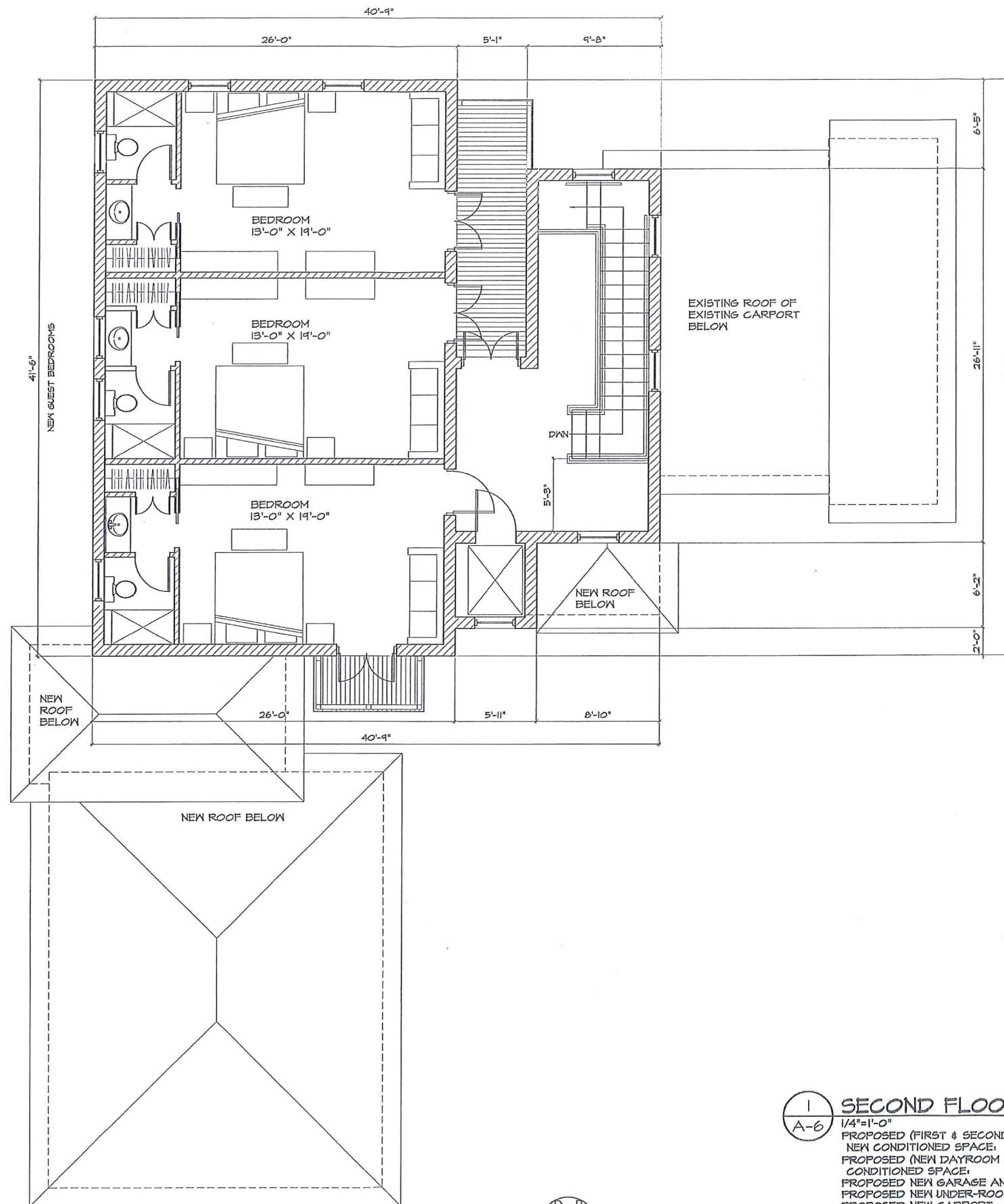
A-4
BUILDING
ELEVATIONS
MARCH 5, 2013



Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON
ASSOCIATES
ARCHITECTS
ARCHITECTS, AIA, PLANNERS

A-5
FLOOR PLAN
MARCH 5, 2013



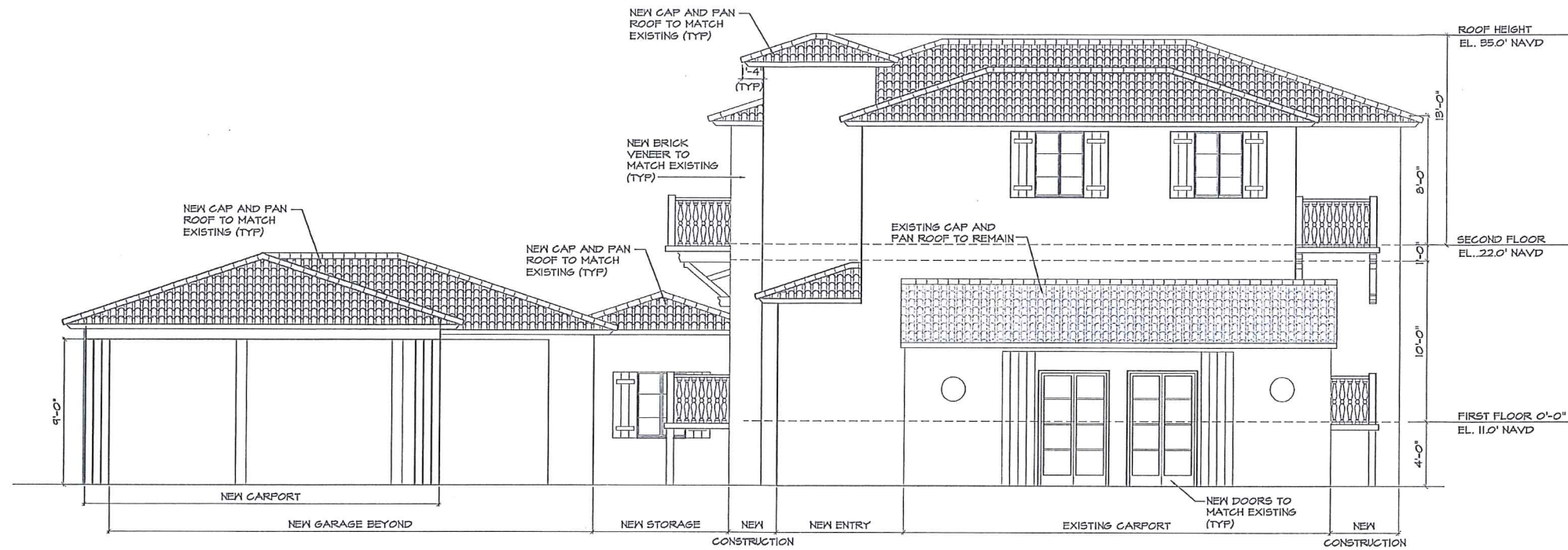
*OK per CoA 2013-00008
6/15
March 6, 2013
see conditions on page 2
of attached CoA*

SECOND FLOOR PLAN	
1/4"=1'-0"	
PROPOSED (FIRST & SECOND FLOOR)	
NEW CONDITIONED SPACE:	2,801 S.F.
PROPOSED (NEW DAYROOM IN EXISTING STRUCTURE)	
CONDITIONED SPACE:	473 S.F.
PROPOSED NEW GARAGE AND STORAGE SPACE:	848 S.F.
PROPOSED NEW UNDER-ROOF AREA:	2,351 S.F.
PROPOSED NEW CARPORT:	484 S.F.

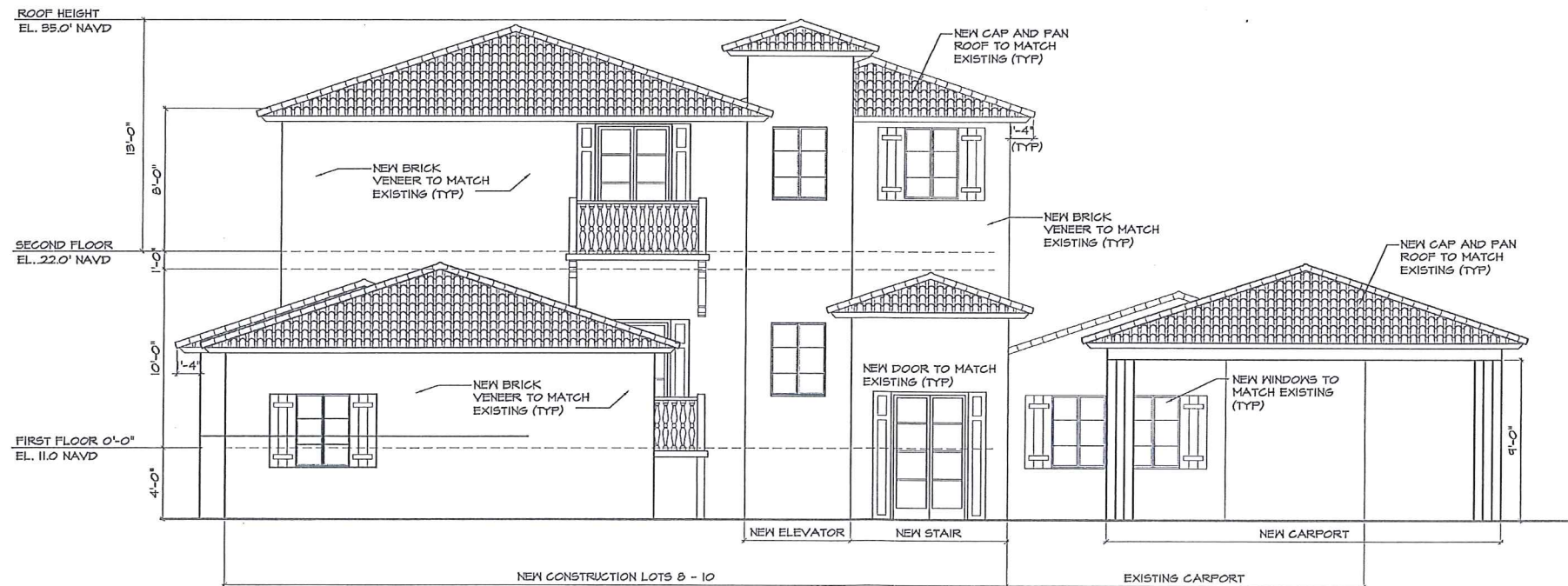
Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON ASSOCIATES ARCHITECTS
ARCHITECTS, AIA, PLANNERS

A-6
FLOOR PLAN
MARCH 5, 2013



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



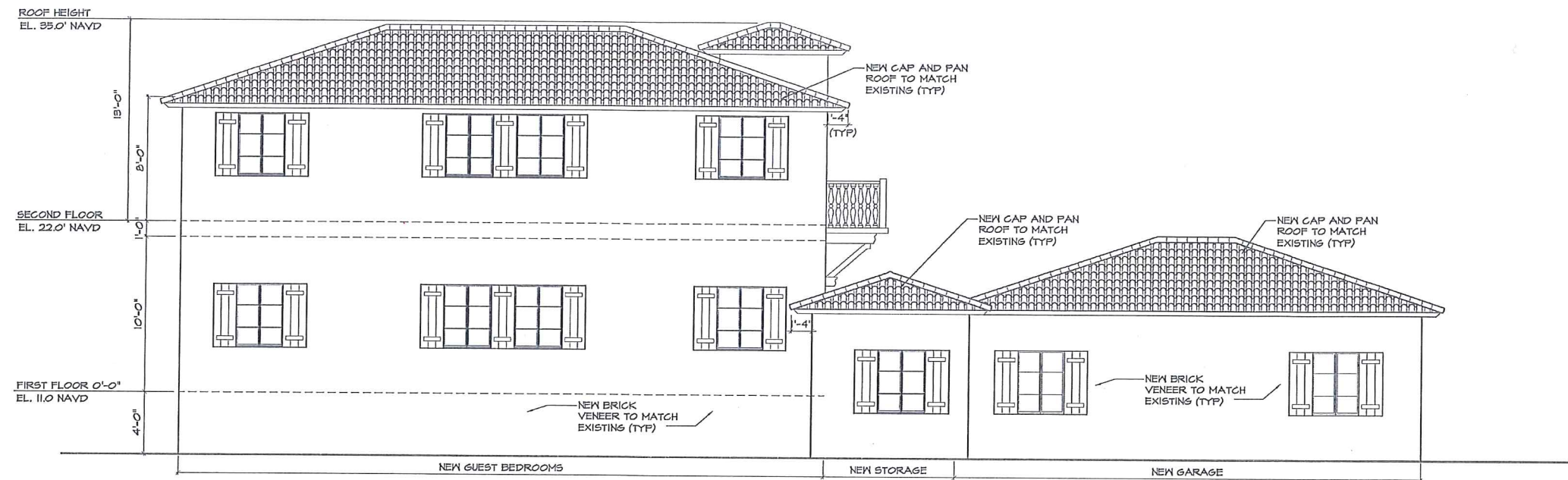
NORTH ELEVATION
1/4"=1'-0"

*ok per CoA 2013-00008
GMS
March 6, 2013
see conditions on page 2
of attached CoA*

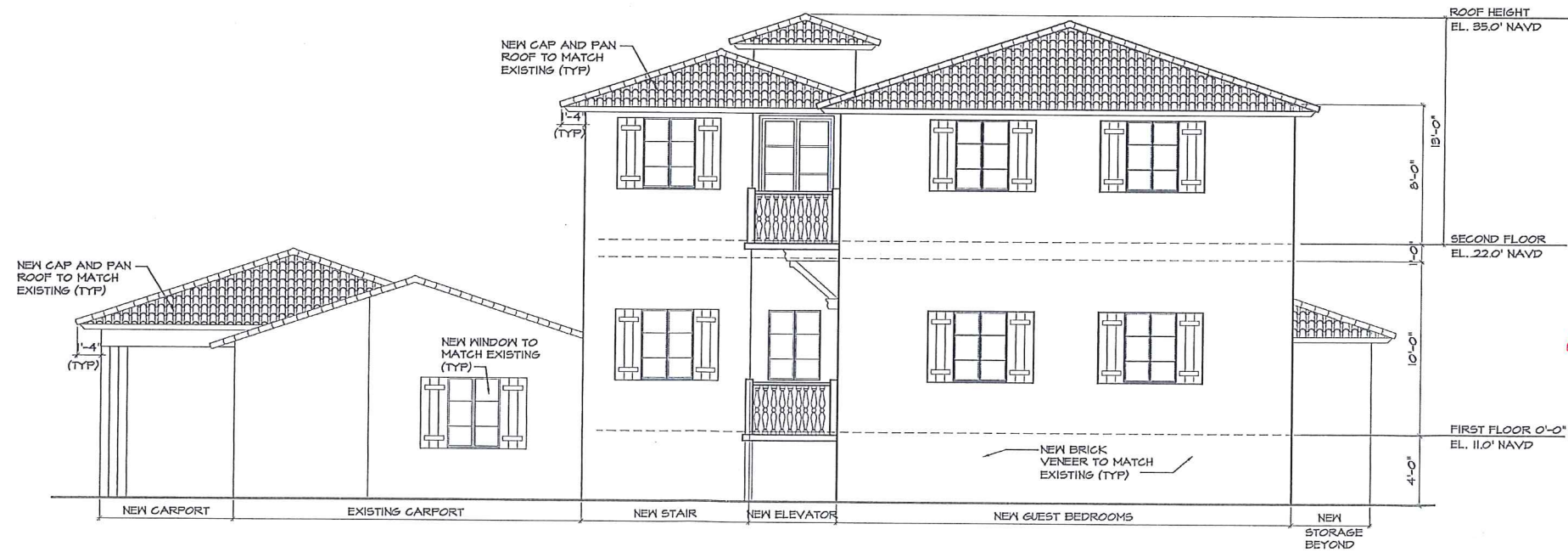
Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

**FENTON
ASSOCIATES
ARCHITECTS**
ARCHITECTS AIA PLANNERS

A-7
BUILDING
ELEVATIONS
MARCH 5, 2013



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



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

*OK per COA 2013-00008
GMS
March 6, 2013
see conditions on page 2
of attached COA*

Johnson Residence Addition and New House
1300 Thirteenth Street
Boca Grande, FL 33921

FENTON
ASSOCIATES
ARCHITECTS
ARCHITECTS, AIA, PLANNERS

A-8
BUILDING
ELEVATIONS
MARCH 5, 2013