



**BOCA GRANDE HISTORIC PRESERVATION BOARD
BOCA GRANDE COMMUNITY CENTER
AUDITORIUM
131 1ST STREET WEST, BOCA GRANDE, FL 33921
WEDNESDAY, DECEMBER 13, 2023
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting December 6, 2023 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of Minutes – November 8, 2023**
- 3. Request to Initiate a Historic Designation Case**
 - A. HDC2023-00002, 446 4th Street E, Boca Grande, FL 33921**

Request to change status from Non-Contributing to Contributing in the Boca Grande Historic District HD (District) 90-05-01. The Board will consider whether to direct staff to schedule the matter for public hearing.
- 4. Special Certificate of Appropriateness (SCA) Cases:**
 - A. SCA2023-00018, Boca Grande Health Clinic, 280 Park Avenue, Boca Grande, FL 33921**

Request for a Special Certificate of Appropriateness to demolish the existing Boca Grande Health Clinic Annex and construct a larger replacement building.
 - B. SCA2023-00001, 161 & 181 Gilchrist Avenue, Boca Grande, FL 33921**

Remanded Case (ADM2023-00006) – New Construction of gulf front house to replace demolished house. The SCA was denied by the Board on April 12, 2023. Applicant appealed, and the Lee County Hearing Examiner found no competent evidence on the record to support the denial. Staff is seeking approval of the SCA in accordance with the Hearing Examiner's Order.

5. Item by Staff

A. Pending Historic Cases (where they are in the process)

6. Items by the Public; Board Members

7. Adjournment – Next Meeting Date: January 10, 2024

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

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**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
WOMAN'S CLUB ROOM, BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921
NOVEMBER 8, 2023
10:00 A.M.**

MEMBERS PRESENT:

Paul Eddy	Rebecca Paterson
Jerry Edgerton (Vice Chair)	Peggy Stanley
Dennis Maloomian (Chair)	

MEMBERS ABSENT:

Bill Caldwell III	Barbara Wickwire
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STAFF PRESENT:

Peter Blackwell, Planner	Janet Miller, Recording Clerk
Dirk Danley, Senior Planner	

OUTSIDE CONSULTANTS

Tom Hinkle (Hinkle Architecture, Inc.)
Marta Howell, CEO (Friends of Boca Grande)
Jeff Mudgett (Parker/Mudgett/Smith Architects, Inc.)
Bayne Stevenson, Board Member (Friends of Boca Grande)

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

Mr. Maloomian, Chair, called the meeting to order at 10:00 a.m.

A roll call was taken and the following members were in attendance: Becky Paterson, Dennis Maloomian, Jerry Edgerton, Paul Eddy, and Peggy Stanley were present.

Ms. Miller, stated the Lee County Attorney's office reviewed the ad and Affidavit of Publication for today's meeting and determined it was legally sufficient.

NOTE: For the audio recordings for this meeting, go to:

<http://www.leegov.com/dcd/committees/committeesearch>. Once the page pulls up, click on the blue hyperlink that says "Boca Grande Historic Preservation Board (BGHPB)." There will be an audio recording for each item to help keep the recordings from being too large for the public to open. Contact Janet Miller at 239-533-8583 or jmiller@leegov.com if you need assistance.

Agenda Item 2 – Approval of Minutes – October 11, 2023

Ms. Stanley made a motion to approve the October 11, 2023 meeting minutes, seconded by Mr. Eddy. The Chair called the motion and it passed 5-0.

Agenda Item 3 – Special Certificate of Appropriateness (SCA) Case:

A. SCA2023-00016, O’Dowd Residence, 851 Palm Avenue, Boca Grande, FL 33921

Request for a Special Certificate of Appropriateness to allow additions to an existing residence to include expansion of the garage, enclosure of the space between the garage and main structure, construction of a second floor above the garage, and enclosure of the southwest covered deck.

Mr. Blackwell reviewed the staff report and recommendations.

The Board had no questions of staff; therefore, Mr. Maloomian opened this item to the applicant and their representative.

Mr. Hinkle stated that he did not have anything further to add, but was available for questions.

Ms. Stanley referred to the extension of the second floor roof portion (the dormer) and noted the elevation appeared to be changed.

Mr. Hinkle stated the dormer would be removed.

Mr. Maloomian opened this item for public comment. No members of the public wished to comment, so the public comment segment was closed.

Ms. Stanley made a motion to approve the Special Certificate of Appropriateness to permit the renovation of the single-family residence as depicted in the floor plans and elevations stamped “Received” on August 31, 2023; and make a finding that the proposed project is in compliance with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code, seconded by Mr. Eddy. The Chair called the motion and it passed 5-0.

Agenda Item 4 – Items by the Public

A. Boca Grande Community Center Proposal

Mr. Jeff Mudgett (Parker/Mudgett/Smith Architects, Inc.), Marta Howell (CEO of the Friends of Boca Grande), and Bayne Stevenson (Board Member of the Friends of Boca Grande), gave an overview of preliminary plans for expansions to the Boca Grande Community Center along with a PowerPoint presentation. During their presentation, it was noted that a survey had been distributed to the community. They received over 600 responses indicating that the community was supportive of these proposed changes. Mr. Mudgett emphasized that this overview was for the purpose of receiving public input and comments by the Board. As part of public outreach, this item will be scheduled at future meetings as well for additional public input before a formal application is submitted.

Mr. Maloomian asked when they would begin their capital campaign.

Ms. Howell stated it would begin the next day.

Mr. Stevenson noted the Friends of Boca Grande had already collected two million dollars.

Mr. Mudgett stated that the Friends of Boca Grande wanted to come before the Boca Grande Historic Preservation Board with their preliminary plans to seek public input and comments by this Board before seeking the capital for the project.

Mr. Edgerton asked who owned the property.

Ms. Howell stated it was owned by Lee County.

Mr. Edgerton asked if the Friends of Boca Grande had any type of long term agreement with the County.

Ms. Howell stated the County had discussed with them a variety of agreements. For instance, the County is going to enter into a construction agreement with the Friends of Boca Grande because it made more sense for the County to turn over that responsibility to the Friends of Boca Grande rather than managing it themselves. For a large project such as theirs, it will involve obtaining three bids and choosing the one with the lowest bid. The County would prefer that the Friends of Boca Grande take the lead on that. Regarding the ongoing occupancy management scheduling, the County is open to working with the Friends of Boca Grande as well as other groups that they currently have leases with such as the GICIA, the Arts Center, and the Friends of Boca Grande. The County plans to continue to have those lease arrangements with all groups that are currently housed in this location including the Friends of Boca Grande.

Mr. Stevenson noted that the school already has a lease that extends to 2035.

Ms. Howell stated that the County is agreeable to having that same type of lease for the Friends of Boca Grande.

Mr. Edgerton asked if they would be seeking an overall approval of the master plan or if it would be incremental approvals.

Mr. Blackwell stated it would be possible to approve the entire project and that this is how most large projects are handled even when the construction is phased. He noted this approach seems to work better for permitting staff. If there are changes or amendments that are substantial, it can be brought back before this Board. If they are minor changes, staff can approve them administratively.

Mr. Maloomian opened this item to the public.

A member of the public asked where the entrance to the theatre would be located.

Mr. Mudgett reviewed it with the public on the PowerPoint slide.

A member of the public stated she appreciated the efforts the Friends of Boca Grande have gone through to include the community in their preliminary plans as well as how thoughtful they have been with this entire campus. Her understanding was that the Friends of Boca Grande would need to raise around fourteen million dollars. However, it seems that the County is not going to make any financial contribution. She asked what kind of commitments the County would be making to the community of Boca Grande with regards to how this building will be managed and what type of commitment will they offer in terms of a long term lease. Given the multi-million dollar sports complexes the County has built throughout Lee County for other areas, she did not understand why they were not contributing anything to Boca Grande.

Mr. Blackwell stated he did not have those answers.

Mr. Stevenson stated that their current construction estimates are a little under \$11M dollars. Given their experience with other construction projects, the fund raising goal will be between \$12M - \$13M dollars. At one time, a board member on the Friends of Boca Grande suggested approaching the County about purchasing the property; however, the property is worth around \$50M - \$60M dollars. Mr. Stevenson stated the County had been very cooperative and collaborative. In order to bring this benefit to the community, he felt confident that this was the best way to reach that goal. If it is not handled this way, the community will be stuck with what they currently have. He noted the County is still mired with lan repairs. He believed this would remain to be the case for the 3 - 4 years. The Friends of Boca Grande are anxious to get this project underway and completed. Mr. Stevenson stated he had a background in real estate and noted that the County has only been leasing the facility to them for \$1.00 a year. Since they are leasing property that is \$50M - \$60M dollars, he felt it was a great deal for the Boca Grande community to be able to lease it for that amount.

The same member of the public asked how long their lease was.

Mr. Stevenson stated they were in the process of working on that with the County, but he was confident it would be a lease that was for at least the same term as the school, if not more.

The same member of the public stated her concern was that the construction project would take approximately 3 years. If the lease was only 10 years, the Friends of Boca Grande would only have 7 more years left on the lease after spending a vast amount for all the renovations.

Mr. Mudgett stated that no one has actually addressed the County on the lease yet. They plan to do that, but it has not been done yet. So far, they have only asked the County to turn the renovation responsibilities over to the Friends of Boca Grande so that they can be the *"drivers of the process."* The County was not initially convinced, but then they saw the serious intent of the Friends of Boca Grande, which took place after several meetings together. So far, it has been presented to the County that Boca Grande is a community and this is a community driven project. The main benefit will be that the Friends of Boca Grande will be able to stay in control of the situation. As noted by Mr. Stevenson, the Friends of Boca Grande will work with the County on a long term lease. Mr. Mudgett noted that the County

had not shown interest in having the Friends of Boca Grande reconstruct everything only to have it turned back over to the County in 5 – 7 years.

Mr. Stevenson noted that Boca Grande is considered the donor community for Lee County. In being the Chair of the Community Planning Panel from 2002-2003, he was aware how much the County appreciates what Boca Grande does in terms of tax credits. Therefore, he did not anticipate there being any problems with the County, but rather he was impressed with how cooperative they have been. Although this is an exciting addition to a Lee County community, the Friends of Boca Grande would need to take the leadership role if the community wants the benefit of the enhanced facilities.

The same member of the public stated she liked the proposal reviewed today with the public and Board and she is supportive of it. She just felt it would be nice to know what the commitment from the County would be, but was glad to hear that the County has been collaborative and cooperative.

Another member of the public spoke stating they were a board member of the Friends of Boca Grande. She stated how amazed she was with Ms. Howell in terms of all the different organizations/people she has worked with and that she obtained an architect for the project. Although the project entails several expansions, they are keeping a large amount of green space. To her, nothing is being taken away from the community and the community will still be left with a large amount of green space.

This item concluded.

Item 5 – Items by Board Members

Grant Funds for Historic Properties

Ms. Paterson stated there used to be funds available on a County level for historic preservation. She recalled this had changed due to a Commissioner not being in favor of continuing with this practice. However, she believed the Board would still grant funds to commercial buildings, just not residential. She asked for an update.

Mr. Blackwell stated the County no longer grants funds for residential or commercial historic properties.

Ms. Paterson asked if there were funds available at a State level.

Mr. Blackwell stated he did not know as he had not looked into that.

Ms. Paterson stated there are funds available on a National level since the downtown area is on the National Register. She asked that staff research this issue. She noted that her office is located in a contributing building that is sinking because the foundation is gone as a result of Hurricane Ian. She still did not have any resolution from her insurance company. She had only received a \$5,000 grant from the Realtors Association, which is a State level. She noted there had been another building that the Board recently approved for demolition and

reconstruction. She asked that staff research what kind of grant money is available to commercial buildings in the historic district. She asked that staff provide the results of their research to the Boca Beacon, so that those who need the funds know how to obtain them.

Mr. Blackwell stated he would research this further.

Item 6 – Items by Staff

A. Pending Historic Cases (where they are in the process)

Mr. Blackwell reviewed with the Board three pending cases and where they are in the process. 1) HDC2023-00002 (446 4th Street East). The property is non-contributing and the applicant would like to change the status to contributing. HDC cases have a two-step process. It has been found sufficient and will be on the December 13th agenda for the Board to give direction to staff to prepare a report and schedule the item for public hearing. 2) SCA2023-0018 (Boca Grande Health Clinic). This project has not been found sufficient yet, but that will be done shortly, so staff anticipates this item being scheduled for the December 13th agenda. 3) SCA2023-00001 (161 Gilchrist Avenue). This case was denied by this Board and appealed by the applicant before the Hearing Examiner. The Hearing Examiner published their finding that the preponderance of evidence in the case supported approval. They have instructed staff to remand it back to this Board for a rehearing, which will most likely be scheduled in December as well. He noted that legal counsel will be in attendance for that meeting.

Ms. Paterson asked if the Board would be provided with the exact same documentation that was provided when the case was first presented.

Mr. Blackwell stated he believed that would most likely be the case.

There was discussion on whether or not the Board would be required to approve it.

Mr. Blackwell stated his preference was for this discussion to take place in December when legal counsel would be present and could provide that type of guidance.

Mr. Mark Driscoll, representative for the Boca Grande Health Clinic, stated he was glad to hear they would be on the December agenda. He thanked the public and Board for all the input they had received over the last 5 – 6 months. He noted they had worked hard on the project and believed the Board would like their next application.

Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting is scheduled for Wednesday, December 13, 2023, at 10:00 a.m. in the Woman's Club Room.

The meeting adjourned at 11:06 a.m.

STAFF REPORT

HISTORIC DESIGNATION CHANGE IN STATUS HDC2023-00002 446 4TH STREET BUILDING

BOCA GRANDE HISTORIC PRESERVATION BOARD December 12, 2023

PROJECT ADDRESS: 446 4th Street, Boca Grande FL 33921
STRAP NUMBER: 14-43-20-01-00014.027B
DESIGNATION: HD90-05-01 Boca Grande Historic District

REQUEST

The Boca Grande Historic Preservation Board directed Staff to prepare a report for the property at 446 4th Street located at the southwest corner of the intersection of 4th Street and Palm Avenue to change its status from Non-Contributing to Contributing.

CONCLUSIONS AND RECOMMENDATIONS:

Staff has reviewed the Historic Structure Form, Florida Site File LL02475, the National Register of Historic Places Inventory Nomination Form (NRHP) for the 446 4th Street building and the Design Guidelines Manual for the Boca Grande Historic District, and concludes the proposed designation is consistent with the Criteria for Designation in Lee County Land Development Code (LDC) Section 22-204.

Therefore, staff recommends the Historic Preservation Board:

- **Conclude that the proposed designation is in compliance with Lee County LDC Section 22-204, Criteria for Designation; and**
- **Continue the Historic Designation process pursuant to LDC Sections 22-201 through 22-207 to change the status of the subject property located at 446 4th Street from Non-Contributing to Contributing.**

BACKGROUND INFORMATION AND BASIS FOR REDESIGNATION REQUEST

LDC Section 22-205 allows the owner of a property to petition the Board for a Change in Status from Non-Contributing to Contributing. LDC Section 22-206 requires Staff to prepare a report for historic resources containing an analysis of the Criteria for Designation listed in LDC Section 22-204. If the Board directs the filing of the designation report, the change in status proposed by the report will be considered by the Historic Preservation Board at a duly noticed meeting.

On October 2, 2023, the owner of the property listed as STRAP 14-43-20-01-00002.0150 located at 446 4th Street, Boca Grande submitted an application for a Change in Status for the property. At the December 13, 2023 hearing of the Boca Grande Historic Preservation Board, the property was brought before the Board by staff to consider changing the historic designation status from Non-Contributing to Contributing. The Board directed staff to begin the Change in Status process for the property located at 446 4th Street.

SEC. 22-206. - REMOVAL OF DESIGNATION OR CHANGE IN STATUS REPORT.

Action by the Historic Preservation Board to accept a removal of an historic resource designation or the change in status from Contributing to Non-Contributing property (or the reverse) must be based upon a report prepared in accordance with this section. The report must be in writing and provide specific and detailed information as to why the historic designation applicable to the property should be removed or changed from contributing to noncontributing (or the reverse).

Removal of an historic resource designation or the change in status from contributing to noncontributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in Section 22-204 for the applicable designation.

LDC SECTION 22-204: CRITERIA FOR DESIGNATION

LDC Section 22-204 provides the following five criteria for designation of historic resources, and staff's findings and conclusions of consistency with these criteria are analyzed below.

- (a) **The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:**
 - (1) **Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;**

The property is a commercial building associated with the central core of downtown Boca Grande, which retains much of its distinctive early 20th century architecture. Commercial centers like downtown Boca Grande were built near the train station for easy access to rail traffic and became the hub of commercial and cultural activity. As an early twentieth century commercial vernacular building the subject property is part of the cultural and commercial fabric that makes up downtown Boca Grande.
 - (2) **Are associated with the lives of persons significant in our past;**

There are no historically significant persons associated with the property.
 - (3) **Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;**

The subject building retains the distinctive characteristics of early 20th century commercial vernacular architecture. Building characteristics such as massing, lot coverage, rhythm and spacing, foundations, entrances, windows and doors, and roofs clearly identify and distinguish this building as an early 20th century vernacular commercial building in downtown Boca Grande.
 - (4) **Have yielded or are likely to yield information on history or prehistory; or**

There is no significant history associated with the property. However, the building itself may provide information on the historic district through physical examination of the building itself.

(5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

The property has been listed on the National Register of Historic Places with the Florida Master Site File Number of LL02475.

(b) A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;**
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;**
- (3) Associated in a significant way with a major historic event;**
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or**
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.**

The subject property does not meet any of these criteria as it is not associated with any significant people, places, or events.

(c) A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;**
- (2) Embodies the characteristics of an architectural style, period, or method of construction;**
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or**
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality, or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.**

The subject property is an example of the early 20th century commercial architecture found in the downtown and therefore meets criteria (1) and (2). However, the anonymous nature of the builders and simple design of the building render criteria (3) and (4) inapplicable.

- (d) A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:
- (1) There is an important historical event or person associated with the site;
 - (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
 - (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.
 - (4) The site was the location of historic or prehistoric activities during a particular period of time; or
 - (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
 - a. The site is intact and has had little or no subsurface disturbance; or
 - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

No archaeologically significant features have been associated with the subject property. Thus, this criterion is not applicable to the proposed change in status.

- (e) Properties not generally considered eligible for designation include cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:
- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
 - (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
 - (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
 - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

- (5) A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

Staff concludes this section does not apply to the proposed change of status.

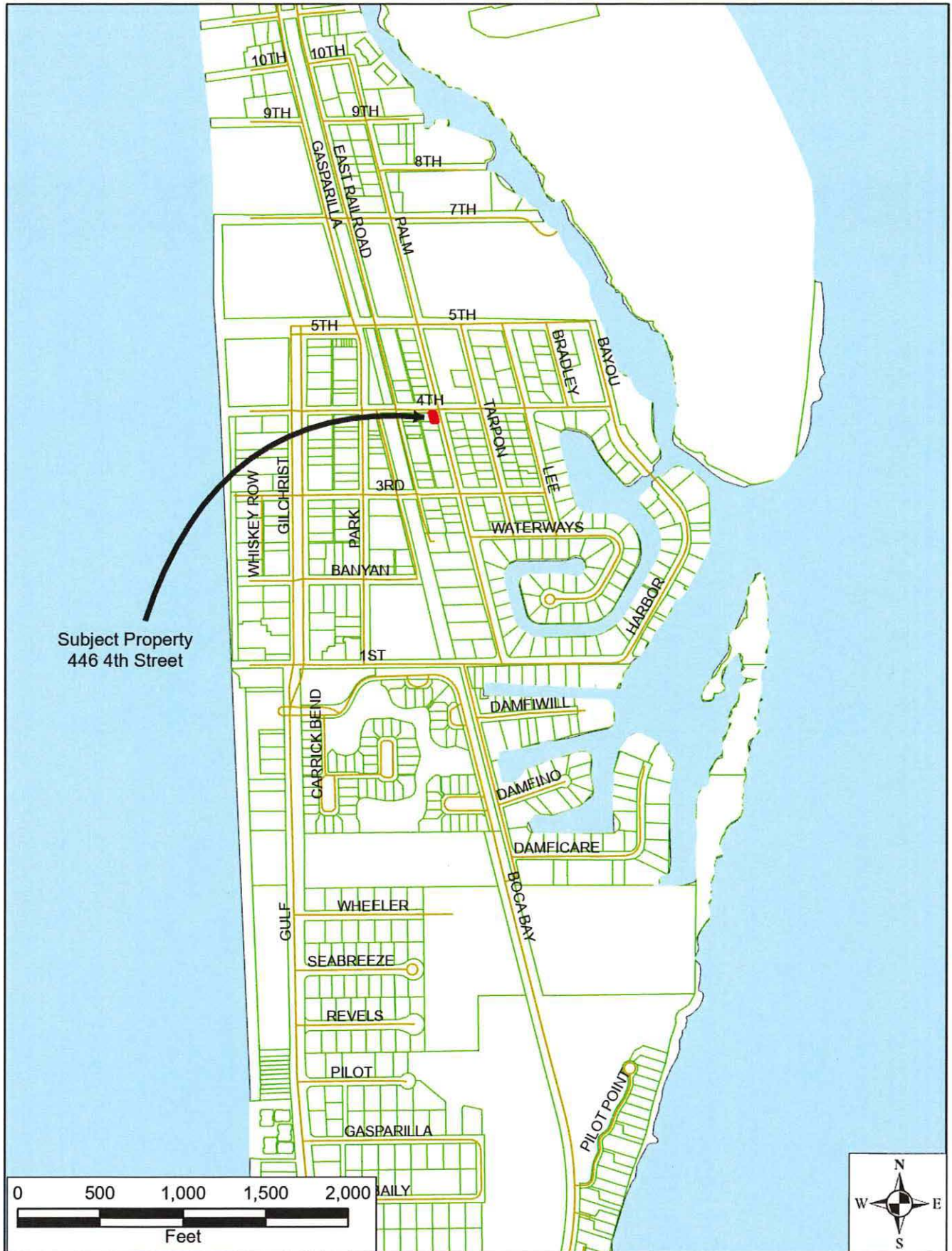
Conclusion

Based upon the findings and conclusions herein, Staff concludes the commercial building located on the subject property qualifies for designation as a Contributing historic resource because it satisfies the criteria in LDC Sections 22-204(a) through (e). Therefore, staff recommends that Board initiate the change in status process for the subject property.

List of Attachments

- A. Location Map
- B. Aerial Photo
- C. Applicant Submittal
 - a. Application Materials
 - b. Narrative
 - c. Photographs
 - d. National Historic Register
 - e. Boca Grande Design Guidelines

HDC2023-00002, 446 4th Street Commercial Building



HDC2023-00002 446 4th Street Building



HDC 2023-00002

446 4th St E Boca Grande
September 2023 Page 1 of 20

446 4th St E. Boca Grande FL 33921
Applicant's Narrative Requesting a
Change in Status: Non-Contributing to Contributing
Submitted for Review by the
Boca Grande Historic Preservation Board

PROJECT NAME:	446 4 th St E Boca Grande Fl 33921
PROJECT ADDRESS:	446 4 th St E Boca Grande Fl 33921
STRAP NUMBER:	14-43-20-01-00014.027B
Change in status Request:	Change status from Non-Contributing to Contributing in the Boca Grande Historic District HD (District) 90-05-01

Name of Applicant or Agent:	Bowen Construction Co		
Contact Person:	Braxton Bowen		
Address:	P. O. Box 71		
City, State, Zip:	Boca Grande FL 33921		
Phone Number:		E-mail	office@bowenconstructionco.com
Relationship of Applicant to owner (check one):			
<input type="checkbox"/>	Applicant is the sole owner of the property.		
<input checked="" type="checkbox"/>	Applicant has been authorized by the owner(s) to represent them for this action. (provide <u>Affidavit of Authorization</u> form) Attached		

Additional Agent			
Company Name:	APLANADAY LLC		
Contact Person:	Gloria M Sajgo		
Address:	1421 Paloma Dr		
City, State, Zip:	Ft Myers FL 33901		
Phone Number	239 850 8442	E-mail	aplanaday@yahoo.com

Property owner(s):	
Name:	Braxton Bowen and Bettelou Bowen
Address:	P. O. Box 71
City, State, Zip:	Boca Grande FL 33921

Property Information:	
Address:	446 4th St E
City, State, Zip:	Boca Grande FL 33921
STRAP Number	14-43-20-01-00014.027B

Historic District	BOCA GRANDE HD 90-05-01
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COMMUNITY DEVELOPMENT

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Attachments
Attachment 1 HD-90-05-01 identifies building as noncontributing
Attachment 2 STRAP Sheet from Lee Co Property Appraiser
Attachment 3 2011 National Register listing for the Downtown Boca Grande District
Attachment 4 Design Guidelines for the Boca Grande Historic District pages 26 - 27
Attachment 5 Designation Criteria in Sec 22-204(a - e) of the Land Development Code

I SUMMARY

The applicant requests:

A change in status from non-contributing to contributing for a property located at 446 4th St E, Boca Grande STRAP No. 14-43-20-01-00014.027B the Boca Grande Historic District HD 90-05-01.

This application is filed pursuant to Lee County Land Development (LDC) Section 22-205 (1) which allows for change in status to be initiated by an owner. To do so an owner has to file for a change of status of a historic designation to be presented to the Historic Preservation Board for action. Section 22-205 (1) *"Removal of designation or change in status initiated by owner. The owner must file a written petition for removal of designation or change in status. The petition must state with specificity the reason for the request and include sufficient information to support investigation of the property in response to the request. The complete petition or subsequently requested report will be presented to the Historic Preservation Board for action."*

LDC Sec 22-206 of Chapter 22, sets for the criteria for a change in status: *"Removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in section 22-204 for the applicable designation."*

Chapter 22 of the LDC defines non-contributing property as follows: *"Noncontributing property means any building, structure or site which does not contribute to the overall historic significance of a designated historic district due to alterations, disturbances or other changes and therefore no longer possesses historic integrity or was not present during the period of historic significance or is incapable of yielding important information about that period."*

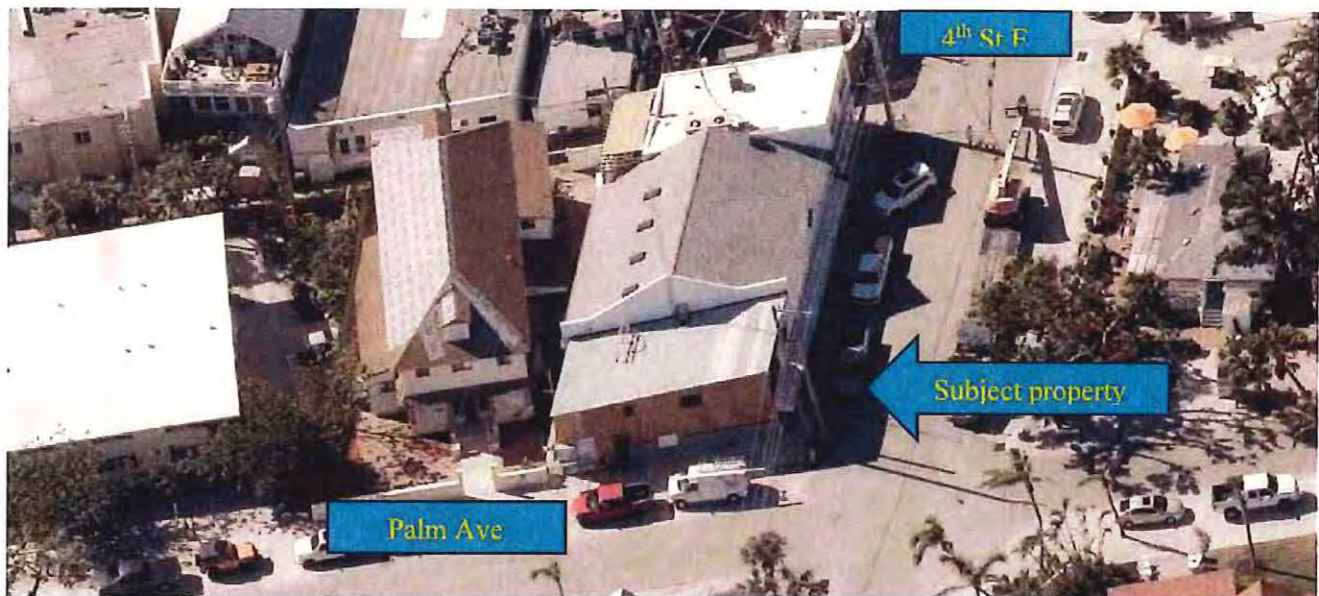
As detailed in this application the subject property does not meet the non-contributing designation as the property possesses architectural integrity, is nearly 100 years old and significant to the historic district and is likely to yield important information about commercial vernacular buildings in Boca Grande in the early to mid-20th Century.

As described in this application the subject property meets the criteria for a contributing resource as set forth in Land Development Code LDC Chapter 22 – Sec 22-204 Criteria for designation and therefore is more **appropriately designated as contributing instead of non-contributing.**

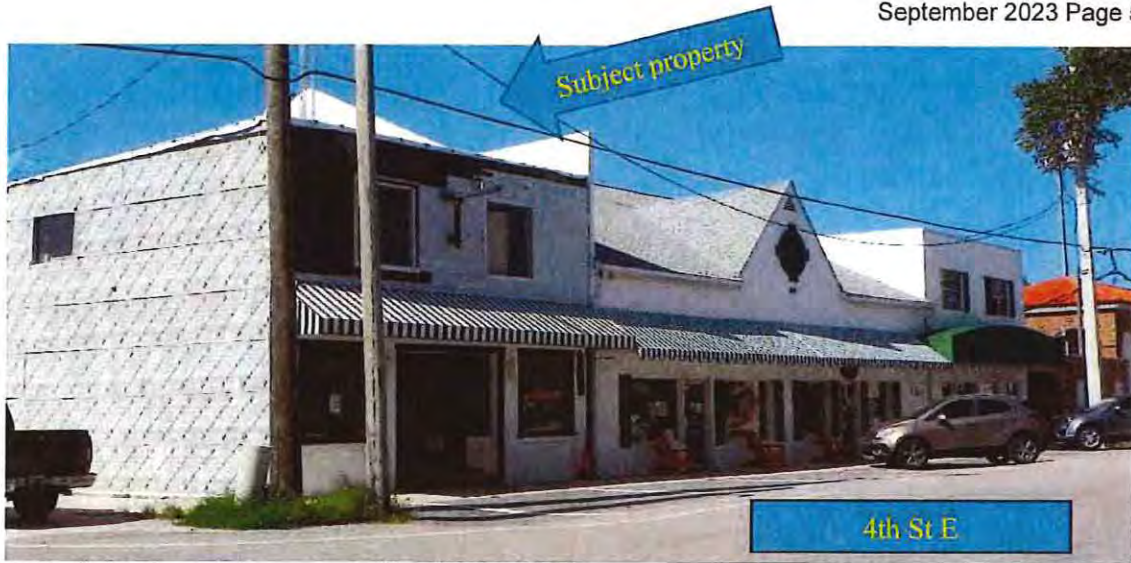
II LOCATION:



North elevation on 4th St E of the subject two-story building at the SW corner of 4th St E and Palm Ave Boca Grande (Source property appraiser imagery 01/15/2023)



East elevation on Palm Ave of the subject two-story building at the SW corner of 4th St E and Palm Ave Boca Grande (Source property appraiser imagery 01/11/2023)



446 4th St E -- SW corner of 4th St E and Palm Ave two-story commercial building fronting 4th St E. Damage from Hurricane Ian is still visible (August 2023) but bldg. is occupied and weather tight



Building façade along Palm Ave. Hurricane damage is still visible (August 2023) but building is occupied and weather tight.

III BACKGROUND -- THE NON-CONTRIBUTING STATUS IN THE DESIGNATION

1990 NON-CONTRIBUTING STATUS UNDER LOCAL DESIGNATION HD 90-05-01 In 1990 this property (446 4th St E) was designated as non-contributing under Boca Grande Historic District Designation HD 90-05-01. There is no available documentation as to the specific reasons the subject building was considered non-contributing. Most of the documentation about buildings in the district focuses on the contributing buildings. However, one can guess that a lack of information about the building's history and some of the alterations to the building (for instance windows) might have played a part in designating the building as non-contributing. (Attachment 1 and 2)

IV REASONS FOR CHANGING THE DESIGNATION TO CONTRIBUTING

1. 2011 CONTRIBUTING LISTING UNDER NATIONAL REGISTER'S (NR) "DOWNTOWN BOCA GRANDE HISTORIC DISTRICT" –

Listing the subject property as contributing to the Downtown Boca Grande National Register Historic District confirms the significance of the subject building at 446 4th St. E. The National Register of Historic Properties is the official list of the Nation's historic places worthy of preservation. As a national listing the National Register focuses on national significance -- excluding properties that are only locally significant. It is relatively rare to find the current situation where a property is listed as contributing to National Register District but is considered non-contributing at the local level. This application seeks to remedy this situation by changing the local designation to contributing so that it is in compliance with the National Register listing. (Attachment 3)

In 2008 Mikki Hartig of Historical and Architectural Research Services submitted a Proposed "Downtown Boca Grande Historic District" to the Florida Division of Historic Resources. Ms. Hartig identified the subject property (446 4th St E and the adjoining property to the west at 444 4th St E) as non-contributing to the proposed NR District. Ms. Hartig filled out a Florida Master Site File #8LL02475 for these two properties; she deemed that these two properties did not qualify for NR listing due to alterations to the buildings.

In 2011 both the Florida Division Historic Resources and the U. S. Dept of the Interior National Park Service (state and federal administrators of the NR program) disagreed with Ms. Hartig's and determined that both properties were contributing to the district. As of August 24, 2011 the "Downtown Boca Grande Historic District" was listed on the National Register of Historic Places with both 444 and 446 4th St E listed as contributing properties.

Please see the attached NR Listing –

- **NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section 7 Page 3

As part of the listing's lengthy section regarding "ARCHITECTURAL DESCRIPTION – Commercial Architectural Styles in the District" on Section 7 Page 3

"From about 1900 to 1940, the form of commercial buildings in Florida and the historic district changed little although new materials and stylistic influences began to appear." (First paragraph)

"The Downtown Boca Grande Historic District contains a surprising number of historic Frame Vernacular commercial buildings.... Boca Grande did not begin to have definable commercial core until the 1920s and never suffered a major widespread fire in the area, allowing its wood frame buildings to survive." (Second paragraph)

- **NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET**

Section 7 Page 4

The NR listing includes a lengthy section regarding "ARCHITECTURAL DESCRIPTION – Commercial Architectural Styles in the District" on Section 7 Page 4

In the fourth paragraph, the listing discusses two properties: 444 E and 446 4th St E. Unfortunately, due a scrivener's error the addresses are transposed: the subject property is identified as 444 4th Street E (instead of 446). However, as both 444 and 446 4th St E are considered contributing to the National Register listing the scrivener' error has no impact on the final status of the subject property; it is contributing.

- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET
Section 7 Page 12
Under a listing of CONTRIBUTING BUILDINGS the subject building at 446 4th St E is included as contributing with a date of construction as c. 1926.
- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET
Section 10 Page 1 and Map
Verbal Boundary Description just references a district map that is typically the last page of the listing. But for the convenience of the reader that map is also inserted as the page that follows Section 10 Page 1. On the "Downtown Boca Grande Historic District" Map the diagonal hatch labels the contributing properties and 446 4th St E is labeled as contributing to the NR District.
- NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET
Section __ Page 2 and 3 identifies the attached photographs
Page 2 notes that 446 4th St East Main (North) the subject property's façade is on Photo 15 of 59
Page 3 notes that 444 4th St East Main (North) the façade of the adjoining property to the west is on Photo 16 of 59 (Please note that on this photo the subject property is visible at the end of the block corner of 4th St E and Palm Ave)

Photographs 15 and 16 out of 59 are the only two photographs included in the attached NR file. Including all 59 photographs made the size of the Downtown Boca Grande Historic District unwieldy for easy distribution. However, the complete National Register file can be accessed at the following websites

<https://catalog.archives.gov/id/77842850>

OR

https://s3.amazonaws.com/NARAprdstorage/lz/electronic-records/rg-079/NPS_FL/11000577.pdf

If you need additional assistance contact Gloria Sajgo aplanaday@yahoo.com

2. THE BUILDING AT 446 4TH ST E IS NEARLY 100 YEARS OLD

In the Downtown Boca Grande National Register District, the building's age is identified as c.1926.

According to the Lee County Property Appraiser's website the first-year the building was on tax roll was 1929.

As a result, the building's age is estimated to be between 94 and 97 – well beyond the recommendation that for historic designation buildings be at least 50 years old (unless exceptionally important.) The architectural significance of the building is obvious and is discussed below. The historical significance of the building is unknown. However, with the establishment of the Boca Grande Historical Society there is a possibility that information about the history of the building will become available in the future.

3. THE BUILDING AT 446 4TH ST E RETAINS ITS ARCHITECTURAL INTEGRITY

The building retains its architectural integrity as a 1920s commercial structure. Of course, one can see that there have been alterations – for instance some original windows and window spaces have been altered and the siding will have to be replaced due to serious hurricane damage. However, the building is easily recognized as an early 20th century commercial vernacular building.

As shown below the building still features the characteristics of Commercial Vernacular Architecture as identified in the Design Guidelines Manual for the Boca Grande Historic District (See Attachment 4 and below Italics are quotes from page 27 of the Manual) The entire Manual is available at <https://www.leegov.com/dcd/Documents/Planning/Historic/BGDesignGuideline.pdf>

- **Massing**

Contributing commercial buildings are predominantly one and two stories in height. Buildings on the Park Avenue block present a fairly unified block or mass with sidewalk frontages and adjoining party walls defining each. distinct building.

The subject building is a 2-story building, built to the property line along both 4th St E and Palm Ave with sidewalk frontage on both streets. The subject building shares a party wall with the adjoining building to the west on 4th St E.

- **Lot Coverage**

Commercial buildings tend to cover lots almost entirely, with alley space to the rear.

The subject building is on a small lot with 25-ft along 4th St E and 50-ft along Palm Ave or approximately 1250 sq ft. Just looking at the subject building from the street, it is obvious it covers most of the lot. According to the Property Appraiser on the first-floor lot coverage 1,181 sq ft – which does take up most of the lot area.

- **Rhythm and Spacing**

Entrances of the commercial buildings display typical recessed storefronts and awning projections. The covered sidewalks are a distinctive feature of the district.

On the first floor on 4th St E the subject property has a typical recessed storefront and the façade is covered by an awning extending over the sidewalk. With a typical zero-front setback of an early 20th century building, the building abuts the sidewalks along 4th St E and Palm Ave.

- **Foundations**

Floors are normally set at street level (few have raised floors with entrance porches).

The first floor is set at street level.

- Entrances

Entrances are most often recessed from the main facade and located under projecting or suspended sidewalk coverings. These coverings are often simple wood framed decks suspended by metal chain or cable.

As typical of a commercial building, it features a recessed storefront entrance along 4th St E and also an awning projecting over the sidewalk and spanning the building (25-ft) façade on 4th St E

- Windows and Doors

Windows on the first floor facing the street are typically large panes of storefront flanking the entrance doors centered in the facade. Windows on the second floors and around the sides were double hung sash, some with divided lights and others without.

The windows on the first floor facing 4th St e are large panes of storefront windows flanking the storefront entrance doors centered on and recessed into the façade. The windows on the second floor are not original. Window spaces are not visible along Palm Ave as that side is covered,

- Exterior Materials

Horizontal clapboard is commonly used on frame buildings. Masonry structures are stuccoed. In both cases, the use of decoration is very limited. Roof materials vary widely on sloped roofs, from shingles to metal to composite roll roofing. A composite roll membrane material is used exclusively on flat roofs.

The siding on the building was severely damaged during Hurricane Ian. On the front elevation portions of the vinyl siding have peeled away. On the side elevation along Palm Ave., the entire east side elevation is covered by a temporary waterproof membrane.

- Roofs

On the front facade, most roofs are hidden by a false parapet. Roof shapes are usually flat behind the built up parapets. The scale of the commercial buildings reflects a familiarity with the human form in building height, window sizes, door sizes and storefront design. A vertical emphasis is found which moves the eye upward to the cornice area where signage is located.

The building features a plain flat roof – without a parapet. The flat roof on this two-story commercial building has been damaged. Currently a temporary waterproof membrane has been installed to keep the building weather tight.

4. THE BUILDING AT 446 4TH ST E BOCA GRANDE FL. MEETS THE CRITERIA IN LAND DEVELOPMENT CODE LDC CHAPTER 22 – SEC 22-204 CRITERIA FOR DESIGNATION.

This application is filed pursuant to Lee County Land Development (LDC) Section 22-205 (1) which allows for change in status from non-contributing to contributing to be initiated by an owner.

LDC Sec 22-206 of Chapter 22, sets for the criteria for a change in status: *"Removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in section 22-204 for the applicable designation."* (Attachment 5)

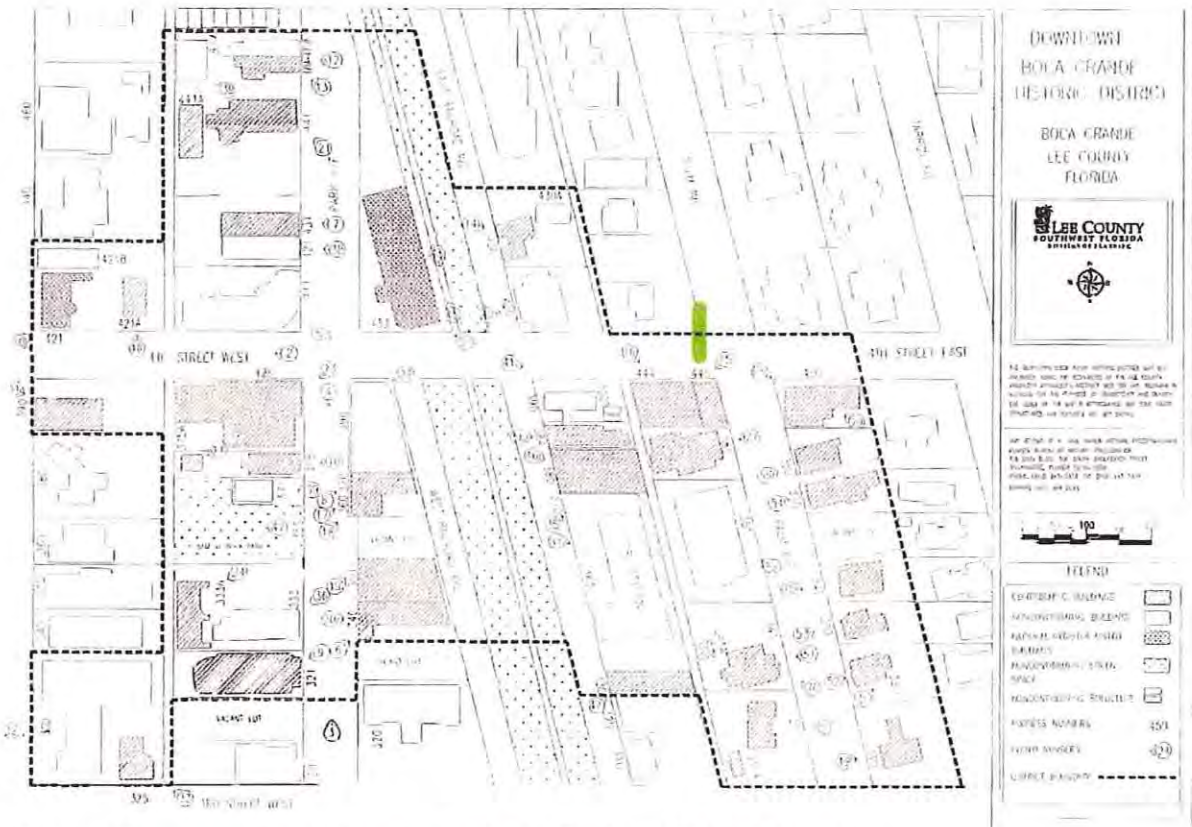
LDC Section 22-204 provides the five criteria (a) to (e) for the designation of a historic resource as contributing. Please note meeting only one of these criteria is sufficient for designation. The analysis below demonstrates that the subject property 446 4th St E Boca Grande FL (STRAP 14-43-20-01-00014.027B) meets most of these criteria. **As a result, the applicant requests that the subject building's designation status be changed from non-contributing to contributing.**

Sec. 22-204.Criteria for designation.

- (a)** *The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship or associations, and because they:*
- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state or the nation;*
 - (2) Are associated with the lives of persons significant in our past;*
 - (3) Embody the distinctive characteristics of a type, period, style or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;*
 - (4) Have yielded or are likely to yield information on history or prehistory; or*
 - (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.*

ANALYSIS of Criteria 22-204(a)

Criteria 22-204 (a) Criteria for designation. *The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship or associations, ...*



(Source Downtown Boca Grande National Register District listing)

Historically downtown Boca Grande has been a cultural center for commercial activities in Boca Grande. This building at 446 4th St E in Boca Grande is located within the Commercial area of Boca Grande that historically served the needs for goods and services for both residents and visitors. The building's architecture is significant as it is in keeping with the architecture of other commercial vernacular architecture in the district. As such it is a surviving example of early twentieth century Florida commercial vernacular architecture. Please refer to the section below that discusses the architectural integrity of the building and how its design features are characteristic of Commercial Vernacular Architecture as identified in the Design Guidelines Manual for the Boca Grande Historic District

Criteria 22-204 (a) (1) Criteria for designation. *Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state or the nation;*

ANALYSIS of Criteria 22-204(a)(1)

The building is a commercial building associated with the commercial core of downtown Boca Grande, which retains much of its distinctive early 20th century architecture. Commercial centers like downtown Boca Grande's were built near the train station for easy access to rail traffic and became the hub of commercial and cultural activity. As an early twentieth century commercial vernacular building the subject property is part of the cultural and commercial fabric that makes up downtown Boca Grande.

Criteria 22-204 (a) (2) Criteria for designation. *Are associated with the lives of persons significant in our past;*

ANALYSIS of Criteria 22-204(a)(2)

There is a lack of information on the history of the history of the building.

Criteria 22-204 (a)(3) Criteria for designation. *Embody the distinctive characteristics of a type, period, style or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;*

ANALYSIS of Criteria 22-204(a)(3)

As discussed in the section above (see: 3. THE BUILDING AT 446 4TH ST E RETAINS ITS ARCHITECTURAL INTEGRITY) the subject building retains the distinctive characteristics of early 20th century commercial vernacular architecture. The building components (such as massing, lot coverage, rhythm and spacing, foundations, entrances, windows and doors, and roofs clearly identify and distinguish this building as an early 20th century vernacular commercial building in downtown Boca Grande.

Criteria 22-204 (a) (4) Criteria for designation. *Have yielded or are likely to yield information on history or prehistory; or*

ANALYSIS of Criteria 22-204(a)(4)

While there is little known about the history of this building there is an opportunity for this building to yield information about its history. The establishment of a professional Boca Grande Historical Society already has yielded much historic information about other older buildings in the downtown area. It is likely that with a central depository of historic information and professional research staff information about this building's history will be uncovered. As the building is nearly 100 years old it is likely more historians will take note of it and perhaps devote time to researching its history.

Criteria 22-204 (a) (5) Criteria for designation. *Are listed or have been determined eligible for listing in the National Register of Historic Places.*

ANALYSIS of Criteria 22-204(a)(5)

The subject building is listed as a contributing structure in the Downtown Boca Grande National Register Historic District.

Criteria 22-204 (b) Criteria for designation. *A historic resource shall be deemed to have historical or cultural significance if it is:*

- (1) Associated with the life or activities of a person of importance in local, state or national history;*
- (2) The site of a historic event with a significant effect upon the county, state or nation;*
- (3) Associated in a significant way with a major historic event;*
- (4) Exemplary of the historical, political, cultural, economic or social trends of the community in history; or*
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.*

ANALYSIS of Criteria 22-204 (b) (1-3) and (4-5)

Criteria 22-204 (b) (1-3)

Due to the lack of historic knowledge about this property none of these criteria apply.

Criteria 22-204 (b) (4-5)

The subject property is part of the Downtown Boca Grande National Register historic district which is identified as significant with NR criteria A and C. Criteria A is "... associated with events that have made a significant contribution to the broad patterns of our history."

The downtown Boca Grande historic district, the nearby Gasparilla Inn hotel and nearby the train station are all listed on the National Register of Historic Places. These historic resources underscore the commercial and cultural trends in the history of Boca Grande and more broadly the development of small unincorporated towns in early twentieth century in Florida and the nation. As an early 20th century vernacular commercial building in the downtown Boca Grande historic district, the subject property is an integral part of the district and as such it is associated in a significant way with commercial core of Boca Grande which contributes substantially to the life of the community.

Criteria 22-204 (c) Criteria for designation. *A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:*

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;*
- (2) Embodies the characteristics of an architectural style, period or method of construction;*
- (3) Is a historic or outstanding work of a prominent architect, designer or landscape architect; or*
- (4) Contains elements of design, detail, material or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the South Florida environment.*

ANALYSIS of Criteria 22-204 (c) (1-2) and (3 - 4)

Criteria 22-204 (c) (1-2)

The subject property is part of the Downtown Boca Grande National Register historic district which is identified as significant with NR criteria A and C. Criteria C is "... embodies the distinctive characteristics of a type, period, or method of construction ..."

The building portrays the environment in the early 20th century when commercial properties appealed to the pedestrian public and street frontage was at a premium. Reflecting economic considerations of the time, this property features a narrow street frontage and greater depth. Additionally, like many of the commercial vernacular buildings of the time the subject building features a simplicity of design which emphasizing the commercial function of the building. As already noted, the building embodies the characteristics of early 20th century commercial vernacular architecture (see above: 3. THE BUILDING AT 446 4TH ST E RETAINS ITS ARCHITECTURAL INTEGRITY)

Criteria 22-204 (c) (3 - 4)

Due to the simple nature of commercial vernacular architecture none of these criteria apply.

Criteria 22-204 (d). Criteria for designation.

A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;*
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;*
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;*
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or*
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:*
 - a. The site is intact and has had little or no subsurface disturbance; or*
 - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information*

ANALYSIS of Criteria 22-204 (d)

Criteria 22-204 (d) No known archaeologically significant features have been identified on this site, this criterion does not apply to the proposed change in status.

Sec. 22-204. Criteria for designation

- (e) Properties not generally considered eligible for designation include cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:
- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
 - (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
 - (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
 - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
 - (5) A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own historical significance.
 - (6) A building, structure, site or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

ANALYSIS of Criteria 22-204 (e)

The above section does not apply to the proposed change of status. None of the criteria listed above apply to the subject property.

V CONSIDERATIONS FOR REQUESTING A CHANGE IN DESIGNATION

1. Existing condition of the building

The building suffered damage during Hurricane Ian and a permanent roof and siding are still to be installed. However, the existing condition of the building is good and stable. The building is weather tight and occupied. A change in the building's designation to contributing will recognize the historic significance of this nearly 100-year-old building. As a designated contributing historic resource this property might be eligible for relief from applicable regulations (such as: zoning and building codes) to preserve the building and allow its continued use over years to come.

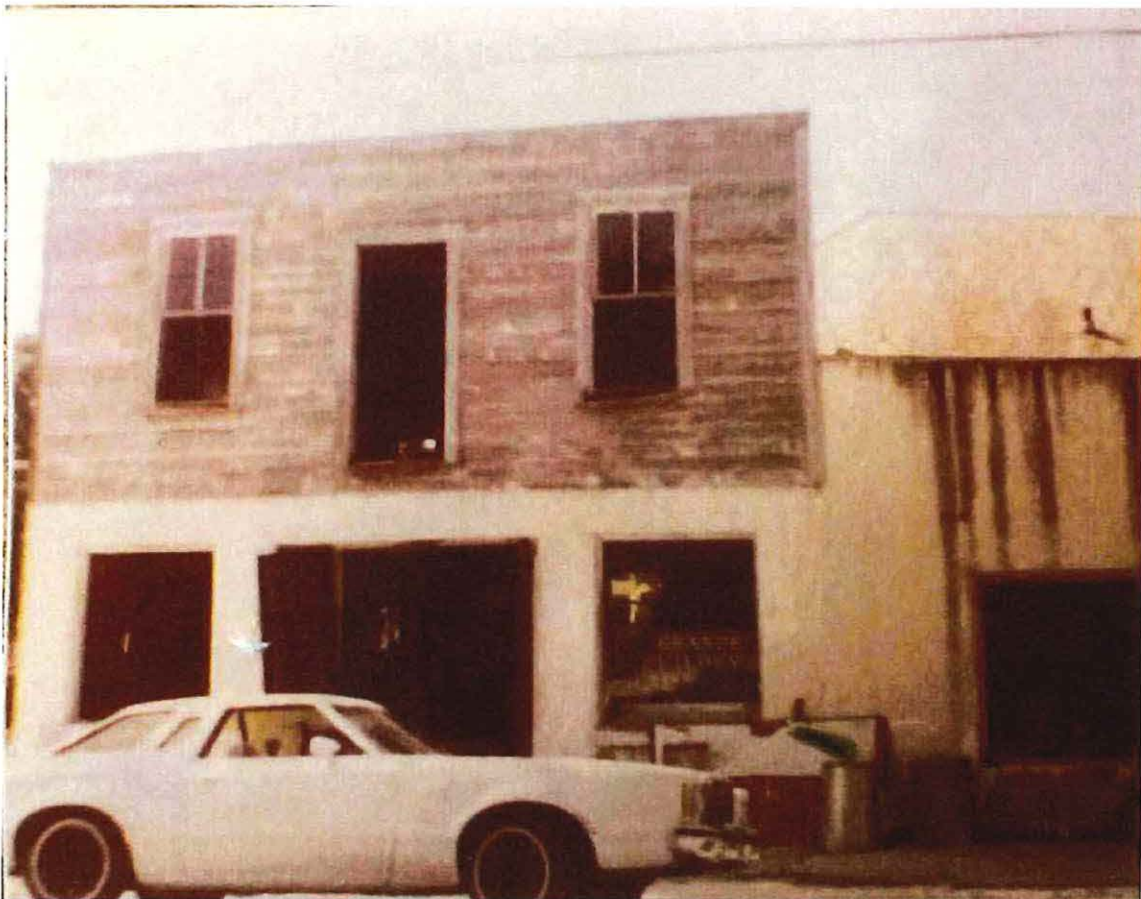
2. Potential future rehabilitative proposals

Braxton Bowen, one of the property owners, recently located two 1980s photos of the subject property. As a result, potential rehabilitation projects might incorporate some of the building features reflected in these photographs: such as horizontal siding, and more historically accurate windows and a door opening to a balcony or second floor porch. The photograph below shows a door opening on the second-floor front façade. This would indicate that there was some type of porch or balcony over the sidewalk (See Photographs section.)

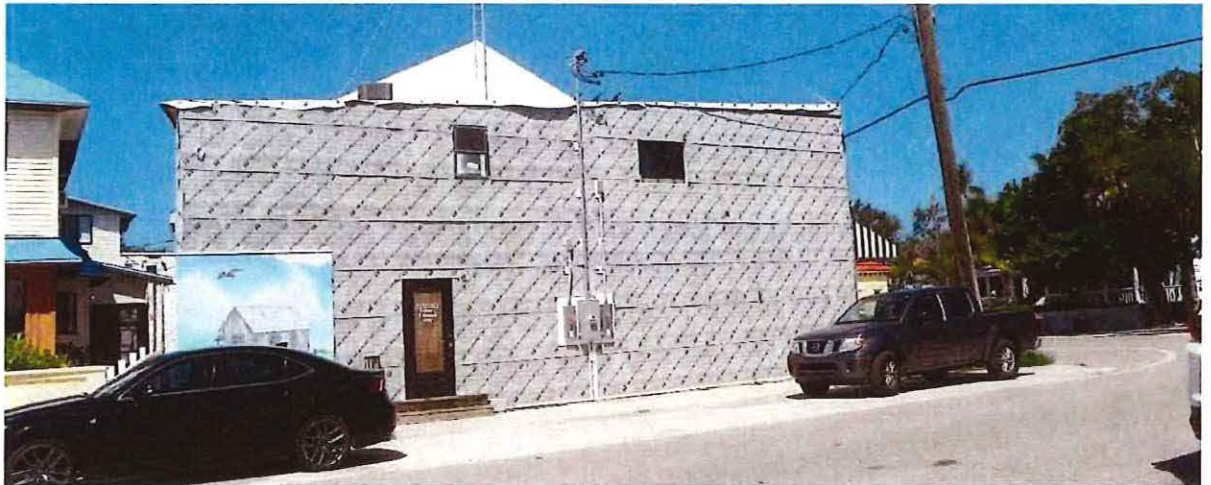
Photographs with current and historic views of streetscape



August 2023 – Façade along 4th St E of building at 446 4th St E



1980s photo of the building façade along 4th St E of the building at 446 4th St E. BG Note door opening on the second-floor level indicating an opening to a balcony or porch over the sidewalk. Source Braxton Bowen



August 2023 – Façade along Palm Ave. of building at 446 4th St E



1980s photo of the building façade along Palm Ave of the building at 446 4th St E BG.
Source Braxton Bowen



August 2023 Streetscape along 4th E. bldg. No historic photos of subject property. See below for historic photos of neighboring properties.



1935 Gaines Chevrolet Building and Post office w/apt Source BG Historical Soc. (08-0128)



c. 1925 Post Office on first floor and apt on the second floor Building fronts on 4th St E. Source BG Historical Soc. (01-0128)



August 2023 entrance to subject building at 446 4th St E on the foreground and 444 4th St E beyond under the awning. Note tile roofed train station on the far right



1930s in front of the post office standing under awning looking west to train. Source BG Historical Soc. (01-0005)

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, BRAXTON BOWEN (name), as OWNER/PRESIDENT (owner/title) of BOWEN CONSTRUCTION CO. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property at 446 4TH ST E BOCA GRANDE FL 33921 and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.


Signature

9/25/23
Date

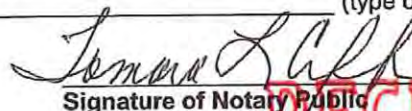
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of September, 2023, by Braxton Bowen (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification.

STAMP/SEAL




Signature of Notary Public



Attachments

Attachment 1 HD-90-05-01 identifies building as noncontributing
Attachment 2 STRAP Sheet from Lee Co Property Appraiser
Attachment 3 2011 National Register listing for the Downtown Boca Grande District
Attachment 4 Design Guidelines for the Boca Grande Historic District pages 26 - 27
Attachment 5 Designation Criteria in Sec 22-204(a - e) of the Land Development Code

RECEIVED
OCT 02 2023

COMMUNITY DEVELOPMENT

Attachment 1 HD-90-05-01 identifies the building as contributing
(See STRAP number 14 43 20 01 00014 027B)

RECEIVED
OCT 02 2023
COMMUNITY DEVELOPMENT

RESOLUTION DESIGNATING

HISTORIC RESOURCE (HD-90-05-01 District)

2880885

WHEREAS, the Lee County Historic Preservation Board is authorized by Ordinance No. 88-62, the Lee County Historic Preservation Ordinance, to consider requests to designate archaeological resources and buildings, and structures and sites as historic resources in order to preserve these resources from uncontrolled alteration or destruction; and

WHEREAS, a request has been filed to designate the Boca Grande Historic District, located at Boca Grande, unincorporated Lee County, Florida, as a historic resource; and

WHEREAS, a designation report meeting the requirements of Ordinance 88-62 was filed with the Board's staff on May 14, 1990; and

WHEREAS, Notice of Intent to designate the Boca Grande Historic District as a historic resource was mailed to the owners of the properties listed in Attachment A by registered mail, return receipt requested on May 17, 1990; and

WHEREAS, Notice of Intent to designate was advertised on June 6, 1990 for a public hearing on June 18, 1990; and

WHEREAS, the Board has determined that the Boca Grande Historic District meets the criteria for designation set forth in Ordinance 88-62.

NOW, THEREFORE, BE IT RESOLVED BY THE LEE COUNTY HISTORIC PRESERVATION BOARD THAT:

1. The Lee County Historic Preservation Board approves the petition to designate as a historic resource the Boca Grande Historic District, approves all the recommendations set forth in designation report HD 90-05-01 District and approves all the guidelines for new construction and non-contributing structures set forth in Attachment B.
2. All provisions of the Lee County Historic Preservation Ordinance, No. 88-62, or as may be hereafter amended, renumbered or replaced, applicable to a designated historic district shall apply to the properties in the Boca Grande Historic District (HD 90-05-01 District).
3. This Resolution shall be recorded in the Public Records of Lee County, Florida within twenty-five (25) days of the date the Resolution is signed, unless a timely appeal of the Board's decision as reflected in this Resolution, is filed.

(6318x/1)

RECEIVED
OCT 02 2023

Page 1 of 2

COMMUNITY DEVELOPMENT

RECORDS VERIFIED - CHARLIE GREENE, CLERK
BY: J. TURNER, D.C.

317X

RESOLUTION DESIGNATING HISTORIC RESOURCE HD 90-05-01 District

The foregoing Resolution was adopted by the Lee County Historic Preservation Board upon a motion by Creighton Sherman, and seconded by Jan Brown and, upon being put to a vote, the result was as follows:

Creighton Sherman	<u>AYE</u>
Linda Sickler Robinson	<u>AYE</u>
Patricia Meiser	<u>AYE</u>
Stephanie Keyes	<u>AYE</u>
Ernest Hall	<u>AYE</u>
Jan Brown	<u>AYE</u>
Eugene Schmitt	<u>AYE</u>

DULY PASSED AND ADOPTED this 18 day of June,
A.D., 1990.

ATTEST:

BY:

Gloria M. Lejko
As Clerk for the Lee County
Historic Preservation Board

LEE HISTORIC PRESERVATION BOARD

BY:

Eugene C. Schmitt
Chairman

July 2, 1990
Date

Approved as to form by:

Andrew M. Lang
County Attorney's Office

OR2164 PG1167

ATTACHMENT A

page 7 of 18

STRAP	NAME	LEGAL DESCRIPTION
14-43-20-01-00013.0070	BOCA GR HEALTH CLINIC INC P O BOX 518 BOCA GRANDE FL	BOCA GRANDE BLK 13 PB 7 PG 1 LOT 7 + LOT PT 8 DESC IN OR 488 P 529 33921
14-43-20-01-00013.0110	POKROP HAROLD F + FRANCES O P O BOX 1179 PALM BEACH FL	BOCA GRANDE BLK 13 PB 7 PG 1 LOT 11 33480
14-43-20-01-00013.0170	JOINER ELIZABETH F P O BOX 282 BOCA GRANDE FL	BOCA GRANDE BLK 13 PB 7 PG 1 LOTS 17 + 18 33921
14-43-20-01-00014.0010	UNITED TEL CO OF FL MC 5234 PO BOX 5000 ALTAMONTE SPRINGS FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 1 + 2 32701
14-43-20-01-00014.0070	BOCA GRANDE FIRE CONT DIST BOX 532 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 7 THRU 10 33921
14-43-20-01-00014.0110	GRIFFIN BLDGS SUPPLY P O BOX 157 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOT 11 33921
14-43-20-01-00014.0170	SPURGEON JAY D + SUSAN P O BOX 441 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 17 + 18 33921
14-43-20-01-00014.0230	GASPARILLA INN INC BOX 3779 GREENVILLE DE	BOCA GRANDE BLK 14 PB 7 PG 1 LOTS 23 THRU 25 19807
14-43-20-01-00014.027A	GRIFFITH RICHARD E 3745 W. 12 ERIE PA	BOCA GRANDE BLK 14 PB 7 PG 1 W 75 FT LOT 27 16505
14-43-20-01-00014.027B	BOWEN BRAXTON + BETTELOU PO BOX 71 BOCA GRANDE FL	BOCA GRANDE BLK 14 PB 7 PG 1 E 25 FT LOT 27 33921

OR 2164 PG 188

**Property Data****STRAP: 14-43-20-01-00014.027B Folio ID: 10000544**

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Owner Of Record - Tenants by Entirety [\[Change Address\]](#)BOWEN BRAXTON & BETTELOU
PO BOX 71
BOCA GRANDE FL 33921**Site Address**Site Address maintained by [E911 Program Addressing](#)446 4TH ST E
BOCA GRANDE FL 33921**Property Description**

Do not use for legal documents!

BOCA GRANDE
BLK 14 PB 7 PG 1
E 25 FT LOT 27[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)[\[Pictometry Aerial Viewer\]](#)[Current Working Values](#)[Hurricane Ian Tax Roll Value Letter](#) [Tax Refund Status](#)

Just	636,701
Attributes	
Land Units Of Measure	SF
Units	1568.00
Total Number of Buildings	1
Total Bedrooms / Fixtures	0 / 6
Gross Building Area	2,381
1st Year Building on Tax Roll	1929
Historic Designation	Yes

Image of Structure[Photo Date May of 2009](#) ☐ [View other photos](#)

Last Inspection Date: 07/20/2023

Exemptions / Classified Use (Current)

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Exemptions / Classified Use (2023 TRIM)

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Values (2023 TRIM)

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Taxing Authorities

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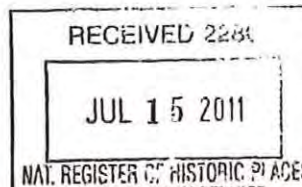
Sales / Transactions

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OCT 02 2023**COMMUNITY DEVELOPMENT**

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



577

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

other names/site number Village of Boca Grande

2. Location

street & number Bounded by Gilchrist Av West, 5th St North, Palm Av East, 3rd St South N/A ☐ not for publication

city or town Boca Grande N/A ☐ vicinity

state FLORIDA code FL county Lee code 071 zip code 33921

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brian C. Mattick / DSHPO 7/7/2011
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

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COMMUNITY DEVELOPMENT

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register
☐ See continuation sheet
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ See continuation sheet.
☐ removed from the National Register.
☐ other, (explain) _____

Signature of the Keeper

Date of Action

Edson H. Beall

8-24-11

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

Name of Property

Lee Co., FL

County and State

5. Classification**Ownership of Property**

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☐ buildings
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing

Noncontributing

34	15	buildings
0	2	sites
0	1	structures
0	0	objects
34	18	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use**Historic Functions**

(Enter categories from instructions)

COMMERCE TRADE/ Business/Office

COMMERCE TRADE/Retail

TRANSPORTATION/Train Depot

RELIGION/Religious /Church

DOMESTIC/Single Dwelling, Residence

LANDSCAPE/Park

INDUSTRY/Telephone Transmission Tower

Current Functions

(Enter categories from instructions)

COMMERCE TRADE/ Business/Office

COMMERCE TRADE/Retail

COMMERCE TRADE/Shopping Mall

RELIGION/Religious /Church

DOMESTIC/Single Dwelling, Residence

LANDSCAPE/Park

INDUSTRY/Telephone Transmission Tower

7. Description**Architectural Classification**

(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH & 20TH CENTURY REVIVALS/Mediterranean Revival

Modern Movement/Moderne

Materials

(Enter categories from instructions)

foundation Brick

walls Stucco

Wood

roof Tar and Gravel

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Downtown Boca Grande Historic District represents the historic commercial core of the town of Boca Grande. The district contains a collection of commercial and residential buildings built between c. 1900 and 1953. The district is generally centered in the vicinity of Park Avenue and Palm Avenue, the main business thoroughfares in the town. The historic district contains 54 resources, 36 of which are contributing buildings (67 percent), and 18 resources that are noncontributing (33 percent). The noncontributing resources include 15 buildings, 2 sites, and 1 structure. Two buildings, the Charlotte Harbor and Northern Railway Depot (NR 12/13/79) and the First Baptist Church of Boca Grande (NR 12/2/09) are already individually listed in the National Register of Historic Places. The contributing building resources are confined to four architectural styles: Frame Vernacular, Masonry Vernacular, Mediterranean Revival, and Art Moderne. Most of the buildings are Frame Vernacular and are all either one or two stories in height. The most prevalent building material is wood and most of the commercial buildings feature traditional storefront windows and entrances. In addition to the commercial buildings, the district contains nine contributing single family dwellings, and two historic church parsonages. The noncontributing buildings are either new construction (post-1953) or historic buildings that have undergone extensive inappropriate alterations. The district also features two noncontributing public parks. Sam Murphy Park is a small green space in the center of town that contains benches and a fountain. The Railroad Bike Trail Park borders the historic railroad right-of-way that is now used as a public bicycle and pedestrian path that extends almost the entire length of the island. The district also contains one non-historic structure, a cellular telephone signal tower.

SETTING

The unincorporated Town of Boca Grande is a small community located in Lee County on Gasparilla Island, a seven mile long barrier island bordered by the Gulf of Mexico on the west and Charlotte Harbor on the east. Its name—Spanish for “Big Mouth”—comes from the mouth of the waterway, called Boca Grande Pass, at the southern tip of the island. The island is one of a chain of islands that separate the Gulf from the mainland. Two thirds of the island is located in Lee County and one-third is located in Charlotte County. Boca Grande is found entirely in the Lee County portion of the island. The closest major cities are Ft. Myers to the south and Sarasota to the north. It is part of the Cape Coral–Fort Myers Metropolitan Statistical Area. Boca Grande is home to both seasonal and year-round residents. The population of the island varies from about 600 to over 3,000, depending upon the season.

One of the major attractions of Boca Grande is the Gasparilla Inn (Photo 1), located about a city block north of the historic district. The Downtown Boca Grande Historic District is surrounded by noncontributing commercial buildings, outside its boundaries because they were constructed post-1953. Some historic buildings are found near the boundaries but could not be included within the district because of their isolation. The

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National Park Service

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CONTINUATION SHEET**

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

terrain throughout the district is flat, and the city streets are all two lanes (Photos 2-3). Both diagonal and parallel parking is available in the business core (Photo 4), and most of the residential buildings have driveways at one side of the residence (Photo 5), although only a few of the houses have associated garages. Building lots are generally narrow, and commercial buildings are built out to the sidewalk with virtually no setback. The residential buildings have slightly deeper setbacks from the street. The two churches within the boundaries of the district occupy corner sites and have minimal front and side yard setbacks.

ARCHITECTURAL DESCRIPTION

All of the contributing buildings within the district boundaries are in good to excellent condition and limited to one and two stories in height. They have a variety of uses, including retail, office, residential and religious. Construction materials and scale vary. Some of those along Park Avenue have a somewhat unified appearance because they are joined with party walls (Photo 6). Commercial buildings in the district tend to fill the entire lot on which they are sited and most of them have service alleys at the rear or separating them from other buildings on the city block. A number of storefront entrances are recessed (Photo 7) and many structures have awnings or street canopies extending over the sidewalk (Photo 8). The most common roof plan is flat with a raised parapet. Common elements in building height, display windows, knee walls, door openings, and general storefront design can sometimes be seen. A few of the commercial buildings have second-floor residential space and occupants. In general, the buildings have a regular form and plan, are front-facing, and are one to two stories in height. Entrances vary, including multiple storefronts, those that are centrally placed, or those placed at the corner.

Commercial Architectural Styles in the District

The various distinct styles of historic and non-historic commercial architecture that can be seen in the historic district include: Frame Vernacular, Masonry Vernacular, Art Moderne and Mediterranean Revival. The construction of commercial buildings in Florida during the late 19th and early 20th centuries generally mirrored national trends. Most commercial buildings were concentrated in areas where land value was high, and this influenced lot size and the form and plan of buildings.

Most commercial buildings were rectangular in plan and had a narrow street facade which was the visual focus of the building, providing its identifying features. Facades were organized into distinct zones and sections commonly referred to as one- or two-part blocks. One-part blocks were one story in height and formed by structural framework, such as columns or pilasters, kick plates, and a cornice topped by a parapet. Large display windows, with transom windows above, were incorporated to display merchandise and to provide natural light to the interior. The front wall space above the transoms and street canopy provided a place for signage. Other materials such as doors and decorative stylistic elements were often limited to the street level or the roof

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 3

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

cornice. From about 1900 to 1940, the form of commercial buildings in Florida and the historic district changed little although new materials and stylistic influences began to appear.

Frame Vernacular Commercial Buildings

The Downtown Boca Grande Historic District contains a surprising number of historic Frame Vernacular commercial buildings. Generally, by the end of the 19th century even small towns across America had begun to replace wood frame with masonry as the form of construction for commercial buildings. This change was often prompted by disastrous fires that destroyed the commercial centers of communities congested with flammable wooden buildings. The downtown section of Sanford, Florida, was swept by fire in September 1887,¹ but the scale of this fire was dwarfed by the great Jacksonville fire that devastated the commercial center of the city in 1901, resulting in the destruction of over 2,000 buildings.² Boca Grande did not begin to have definable commercial core until the 1920s and never suffered a major widespread fire in the area, allowing its wood frame buildings to survive.

The former **San Marco Theatre**, (Photo 9) at 321 Park Avenue, built in 1928, is a significant local downtown landmark and a good example of commercial Frame Vernacular architecture. The building has a rectangular plan, and the exterior fabric is weatherboard. A shallow shed roof portico dominates the primary facade. A 5V crimp metal gable roof covers the structure. The original fenestration has been replaced with 8/8-light double-hung vinyl sash windows, but the building continues to relay its historic public use, presence, and character. In 1951, the theater began to show movies again. It closed in 1973, and presently houses shops and a restaurant on the first floor and offices upstairs.³

The Boca Grande Outfitters Building, (Photo 10) at 375 Park Avenue, built in 1915, is a type of Frame Vernacular building of which there are several examples in the historic district. The first floor shop sells fishing tackle and sports clothes, and there are living quarters on the second floor. There is also a one-story wood frame garage and storage room (Photo 11) at the rear of the property that dates from probably 1925. The main building has a rectangular ground plan, is two stories in height, and has a front gable roof surfaced with V-crimp metal roofing. The first story is set back beneath the second floor veranda that is supported by square posts and has a shed roof covered with V-crimp metal sheeting. The veranda has a knee wall balustrade composed of vertical boarding. The main fenestration consists of 6/6-light wood sash windows with functional louvered blinds. There are also single plate glass display windows on the main facade and a lunette window in the roof gable. The exterior wall material is wood drop siding.

¹ Sanford Historic Downtown Walking Tour, <http://sanfordfl.gov/tour/wtour.pdf>.

² Great Jacksonville Fire of 1901, http://www.floridamemory.com/photographiccollection/photo_exhibits/jacksonvillefire_intro.cfm.

³ Charles Blanchard, ed., *Boca Grande, Lives of an Island*, (Boca Grande: The Boca Grande Historical Society and Museum, 2006), 123.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

The small wood frame garage at the rear of the main building at 375 Park Avenue has a rectangular ground plan, is one story in height, and has a front gable roof surfaced in V-crimp sheet metal. The exterior wall material is drop siding, and there is a round louvered wooden vent in the gable end. There is a one vehicle bay with a modern garage door at the north side of the west elevation, next to which is a non-historic 1/1-light double-hung sash window. To the south side of the facade is a non-historic wood and glass entrance door that has been fitted with a screened door.

What appears to be one building at 471 Park Avenue (Photos 12-13) is actually two separate buildings with identical facades, the **Tarpon Coast Realty** at 471 A and, the **Dolphin Cove Restaurant** at 471 B. the south building dating from c. 1915 and the north one designed and constructed c. 1975 to match the earlier one. The building at 471 B also houses a golf cart rental outlet. The twin buildings are two stories in height and have front gable roofs surfaced with V-crimp metal sheeting. The major fenestration on the second story is 1/1-light double-hung wood frame sash windows. The ground stories have plate glass display windows and doors that provide entrance to the business units. The wooden stairs leading to the second floor of the south building are original. Access to the second floor of the north building is gained through the wood and glass paneled door on the street level. The buildings have a unified suspended canopy with a latticework balustrade.

The Seale Family Inc. Building at 430 East Railroad Avenue (Photo 14), constructed c. 1928, originally served as the offices of Henry Griffin, the building contractor who constructed many buildings on Gasparilla Island between 1928 and 1956. This distinctive wood frame building consists of two "false front" facades joined by a recessed "hyphen." The building has weatherboard siding, plate glass windows framing central doorways, high wooden parapets fronting pitched roof surfaced with V-Crimp metal roofing. The noncontributing Masonry Vernacular building at the rear of the lot houses the Boca Grande Golf Cart Rental and Sales Company.

The two-story Frame Vernacular building at **444 4th Street East** (Photo 15) was constructed in 1926 and is now used as a health food store on the ground floor and building contractor offices on the second floor. The two buildings next door at **446 4th Street East** (Photo 16) now comprise a single parcel that combines a one-story Wood Frame Vernacular building and a two-story Masonry Vernacular, both of which were also constructed c. 1926. The exterior of the wood frame building has been covered with stucco to match its masonry partner, but it retains most of its original exterior appearance. The buildings presently house a dry cleaning business, a limousine service office, and a manicure salon.

Masonry Vernacular

In Florida before the Civil War, masonry construction was significantly less common than wood framing. Brick, the most common masonry material in the country, was not readily available because of a scarcity of clay in much of the state. Florida also lacked railroads for transportation of the material. After the Civil War, brick became more readily available, particularly in the 1880s, when railroads began to open the Florida peninsula. It

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

was several years, however, before the rails expanded into the more southern parts of the state and the use of brick became the chosen material for the construction of commercial buildings in south Florida. Beginning in the 1920s, hollow clay tile and concrete block also became widely used in commercial construction. These new materials were as strong as fired brick, but were lighter and cheaper. In later years, concrete block rivaled as a structural material in Florida.

Masonry Vernacular buildings usually had regular or rectangular plans with continuous or slab concrete or hollow clay tile foundations. Commercial examples were most often one or two-stories in height. Roofs were usually flat with a parapet front wall. Ornamentation was usually simple, perhaps with some corbelling or cast concrete detailing.

Originally occupied by **Kuhl's Store**, the commercial building at 370 Park Avenue (Photo 17) was constructed c. 1926 and is adjacent to a similar two-story building at 360 Park Avenue (Photo 18), which was completed in 1941, just before the United States entered World War II.

The Temptation Restaurant (Photo 19), at 350 Park Avenue, is a World War II era Masonry Vernacular building. Construction began in 1939 but was interrupted by war shortages before it was completed c. 1946. It is two stories in height and has a simple rectangular plan. Construction is stucco over concrete block resting on a poured concrete slab. Wood entrance doors, wood framed display windows and transom windows appear on the primary facade at street level. The first floor storefronts have accommodated the Temptation Restaurant and Package Store since the building was completed. The interior of the restaurant displays original Art Deco period decorative elements such as floor and wall tile and light fixtures. The second floor has historically been in use as residential space and presently remains in such use.

The post-World War II era saw little growth in the commercial area. **The Van Fleet Building**, located at 340 Park Avenue (Photo 20) abuts The Temptation Restaurant on the south. It was completed c. 1945 by the same builder as the Temptation Restaurant and is very similar in design and materials. The first floor is occupied by offices, with residential space in on the second floor. **Hudson's Grocery**, originally Whidden's Grocery & Gulf Gas Station, at 441 Park Avenue (Photo 21) was completed in 1948 and heralds the type of small concrete block convenience store that is now familiar today. The facade was covered with vinyl siding around 1983. The gas pump on the front of the building is only a historical ornament, since there are no gas stations on the island today.

Mediterranean Revival Style

Spanish and other Mediterranean-influenced styles of architecture reflecting a tradition of Spanish colonial architecture were most commonly constructed in California, Arizona, Texas and Florida. Principally, Mediterranean derived styles were Italian Renaissance, Mission, and Spanish Colonial Revival which were

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

popularized at the 1915 Panama-California International Exposition at San Diego. Identifying features of Mediterranean-influenced architecture include clay tile roofs, stucco exterior walls, straight or arched windows, arcades, ceramic tile decoration and ornate low-relief carvings highlighting arches, columns window surrounds, cornices and often parapets. Plans were usually irregular. Foundations were most often continuous. Primary exterior wall finishes were stucco.

The only notable example of the Mediterranean Revival Style in the historic district is the former **Charlotte Harbor and Northern Railroad Depot** (Photo 22) at 433 4th Street West, which was individually listed in the National Register of Historic Places in 1979. The Boca Grande Railroad Depot, built between 1905-1907 by the Charlotte Harbor and Northern Railroad, was acquired by Seaboard Coast Line Railroad in 1926. The railroad continued to bring visitors to Boca Grande until the Boca Grande Causeway opened to automobile traffic in 1958. The depot was restored in the 1970s and a number of shops, offices and a restaurant now occupy the old building.

Art Moderne

The Art Moderne style broke from the more flamboyant and decorative styles of earlier years. The style began to become popular after 1930, when industrial designs began to exhibit streamlined shapes. The concept of rounded corners to make automobiles and airplanes more aerodynamic was applied to many things such as kitchen appliances, jewelry, and many other products in addition to architecture.

Art Moderne buildings in Florida were generally located in coastal communities where tourism remained popular during the Depression. The style was usually applied to commercial and apartment buildings. They had flat roofs, smooth exterior surfaces, glass blocks, horizontal grooves, cantilevered overhangs, and rounded corners to emphasize a streamline effect. Plans were irregular, foundations were continuous concrete, and primary exteriors were stucco. Ornamentation included asymmetrical facades, rounded corners, lines in walls. There are two Art Moderne Style buildings within the proposed district, both being modest examples of the style.

Fugate's, (Photo 23) located at 428 4th Street West, is a simple 1936 Depression era Art Moderne masonry building that is minimally altered on the exterior, although a one-story addition with several storefronts was constructed on the west in c.1947.⁴ The structure is constructed of stucco over concrete block on a continuous concrete foundation. Curvilinear stucco banding adds a stylistic detail to the exterior walls. The building has a flat roof with a plain parapet beneath which is a wide frieze that curves just above the main entrance to the building.

⁴ Suzanne Fugate, granddaughter Jerome Fugate, Sr., telephone interview with Mikki Hartig on October 18, 2007.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 7

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

Fugate's has been a commercial fixture for many years on the island. The store was built for Jerome Fugate, Sr. in 1936. The building originally contained a general store and a pharmacy. On the south, there was an open roofed cocktail lounge until after World War II, when a roof was constructed over the open patio to accommodate a dress shop. Additions on the west made c.1947 provided space for a beauty and barber shop, the Boca Grande Clinic, and a physician's office. The Fugate family continued to own the building and operate Fugate's until 1982, when it was sold outside of the family.⁵ The store continues in operation today and still bears the Fugate name on the exterior.

Cabbage Court, now the Boca Grande Village Inn (Photo 24), located at 333A Park Avenue, is two-story stucco over concrete block building with minimal stylistic details including stepped masonry exterior stair walls. Cabbage Court is a plain example of the style. Its Art Moderne details being limited to the continuous cornice on the parapet and the stringcourse on the frieze. The doorways also feature cantilevered eyebrows.

Frame Vernacular Houses

All of the contributing single family dwellings are classified as Frame Vernacular. They are small in size, from one to two stories in height with simple ground plans, gable or hip roofs, front porches, and wood sash windows. Most of the residences are found on Palm Avenue and date from 1909 to 1946. These were originally winter homes, and all of them were constructed within or immediately adjacent to the downtown business district.

The house at **342 Palm Avenue** (Photo 25) retains most of its original features. It was constructed in 1910 for Mary Frances Whidden of the Boca Grande pioneering Whidden family. It is 1½ stories in height, and has a side gable main roof sheathed in V-crimp metal. A long shed dormer occupies the front slope of the main roof. The house has a rectangular ground plan, wood drop siding exterior fabric, 6/6-light and 1/1-light double-hung wood sash windows, and metal awning windows. The house rests on a brick pier foundation that is masked by wood lattice. A screened porch occupies a portion of the main facade. The porch is accessed by a set of wooden steps with a wooden hand rail. A wood and wire screen door opens onto the porch. A non-historic metal fire escape stairway is found on the south elevation of the building.

The Frame Vernacular house at **341 Palm Avenue** (Photo 26), constructed in 1935, is a one-story residence with a cross-gable roof covered with asphalt shingles. The building has weatherboard exterior fabric and rests on brick piers masked by weatherboard skirting. The original screened porch has been enclosed with metal awning windows, and the main fenestration for the building is 1/1-light double-hung sash windows. A one-bay portico occupies the center of the main facade. The small structure has a gable roof that is supported by square wooden posts. A short flight of concrete steps provides access to the porch. At the rear of the property is a

⁵ Ibid.

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Section number 7 Page 8 DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
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DESCRIPTION

small one-story Frame Vernacular garage. Although originally a residence, the property has been rezoned for commercial use and is now occupied by a tree trimming and maintenance service.

Frame Vernacular Hotels

The **Palmetto Inn** at 381 Palm Avenue was originally built in 1900 as a private residence (Photo 27). In 1913, the two-story building was transformed into an inn. In 1985, the inn was converted into five one bedroom rental suites with fully equipped kitchens, sitting rooms and separate bedrooms for hire for a night, a week a month or longer.⁶ Despite alterations to the exterior, which included sheathing the building with vinyl siding, the old inn remains an important historical and visual landmark.

Although the **Anchor Inn** (Photo 28) at 450 4th Street East, constructed in 1925, was built as a boarding house, it exhibits the characteristics of Frame Vernacular single family dwelling. This simple two-story building has an L-shaped ground plan and rests on a concrete wall foundation. The original wood exterior siding has been covered with vinyl siding. The main fenestration consists of 1/1-light double hung sash windows that have been fitted with decorative wooden blinds. The one-story veranda extends along the two street facades of the hotel and has a shed roof supported by square wood posts. The decorative brackets on the posts are not original. Both the main roof and veranda roof are surfaced with V-Crimp metal sheeting. The veranda features a balustrade having a plain handrail and stick balusters. The building underwent a complete renovation in 2005. The Anchor Inn now consists of four suites with entrances from the courtyard and pool area (Photo 29). These entrances are out of view from the street, preserving the historic views from 4th Street and Palm Avenue.

Historic Wood Frame Churches

There are three churches in the Downtown Boca Grande Historic District, two of which contribute to the historic character of the District. The **First Baptist Church of Boca Grande** (Photo 30) at 421 4th Street (NR 2010) is an excellent example of an early 20th Century Carpenter Gothic Revival church with a Combination Plan interior. Completed in 1915, the church is well preserved and minimally altered. The church is of balloon frame construction with original beveled wood siding on the exterior and is covered by an intersecting gable roof dominated by a wood frame bell tower containing the original church bell. Original lancet windows pierce each elevation.

Saint Andrew's Episcopal Church (Photo 31) at 390 Gilchrist Avenue was constructed c. 1916, the year that the congregation purchased Lot 1, Block 16, on the corner of Gilchrist and Fourth Street for \$1. The building

⁶ A pillar of Boca Grande rebuilt The Palmetto Inn, <http://beta.bocagrandetalk.com/page/content.detail/id/505812/A-pillar-of-Boca-Grande-rebuilt-The-Palmetto-Inn.html?nav=5046>.

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BOCA GRANDE, LEE COUNTY, FLORIDA
DESCRIPTION

has a rectangular ground plan, a front gable roof surfaced with metal sheeting. The exterior fabric is wood drop siding, and the fenestration is 3/1-light double-hung wood sash windows. The small wooden bell tower has a pyramidal roof topped with a small cross. The church has an integrated front porch featuring short square columns atop a balustrade wall. The church exhibits no direct historical style references.

Noncontributing Historic Buildings

The Gothic Revival style **Boca Grande United Methodist Church** (Photo 32) at 300 Gilchrist Avenue was completed in 2009. The church is a larger and more elaborate version of the 1925 church that was demolished in 2006. The original Frame Vernacular church parsonage at 325 3rd Street West (Photo 33) is still found on the property and is a building that contributes to the historic character of the district.

There are no municipal, county, state, or U.S. government buildings in Downtown Boca Grande Historic District. The former Boca Grande Mercantile Building at 390 Park Avenue was constructed in the first decade of the 20th century. The second story of the brick building was badly damaged by fire around 1980 and was removed in the reconstruction of the building. The street level of the building was also substantially compromised by changes to the storefronts and the application of stucco over the original red brick. The U.S. Postal Service leases an office in the building at 390 Park Avenue (Photo 34).

The building at **370 East Railroad Avenue** (Photo 35) was constructed in 1930. It is now a commercial condominium with six property owners, and its present fanciful "historic" appearance dates from 2006. The style of the building is difficult to classify. The most distinctive features are the latticed screen in the gable end and the arched display windows at the street level of the main facade. The exterior siding is vinyl imitating wood drop siding, and the windows have been fitted with top-hinged louvered blinds, often called Bahama shutters. The two-story porch on the facade has been enclosed. Although attempting to exhibit a "historic" appearance, there is nothing about the present appearance of the building that reflects commercial wood frame architecture of the early 20th century.

Non-Historic Buildings

There are non-historic commercial buildings in the Downtown Boca Grande Historic District that exhibit a variety of neo-historic revival styles and construction types. The wood frame building at **333 Park Avenue** (Photo 36) that stands in front of the Cabbage Court Hotel attempts to mimic a historic Frame Vernacular building. Constructed in 2000, the building has a rectangular ground plan, sits on high concrete piers and is covered by a gable-on-hip main roof that has been surfaced with V-Crimp metal roofing. The exterior walls are sheathed in board-and-batten siding, and the main fenestration is 9/9-light windows with vinyl sashes. The north elevation has a two-story veranda that runs the length of the building. The veranda is sheltered by an

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extension of the main roof and is supported by plain wooden posts. The veranda is bounded by a balustrade with simple handrails and stick balusters. The exterior of the building is unpainted.

The **Boca Grande Fire Department Building** (Photo 37) at East 360 Railroad Avenue appears to be constructed of wood, but the basic construction material of the c. 2004 facility is concrete block with a covering of vinyl imitation weatherboard and stucco. There is a one-story porch with a shed roof supported by square wooden columns. The two-story office section of the building features a three-story hose tower and 2/2-light sash windows with decorative louvered blinds.

The three-story building at **421 Park Avenue** (Photo 38) attempts to look like a Frame Vernacular commercial building dating from the first decade of the 20th century, but it is actually a concrete block building constructed in 1976. The present street facade and south elevation of vinyl siding dates from only about 2006. Previously, the exterior was sheathed in what appeared to be rough, unpainted wood shingles. The ground floor is occupied by a retail shop and restaurant. The upper floors contain residential apartments.

At the rear of **477 Park Avenue** (Photo 39) is two-story wood frame residential building constructed in 1991. It features a recessed first story with a full-width veranda on the second story. The building has a side-gable roof surfaced with asphalt shingles. The veranda is supported by square wooden posts, and an exterior wooden stairway with a stick balustrade leads to the veranda which continues the stick balustrade for the width of the facade. Three sets of French doors provide access to the second floor from the veranda. The ground story has a wood and glass panel main entrance, and large double wood panel doors open onto a storage room. The fenestration consists of 8/8-light metal frame sash windows.

Neo-Mediterranean Revival

There are two Neo-Mediterranean Revival style buildings in the historic district. The most elaborate of them is the **Galleria of Boca Grande** (Photo 40) at 420 Railroad Avenue East, which was constructed in 1991. The two-story building has an irregular ground plan and is constructed of concrete block surfaced with smooth stucco. The first story facade exhibits a main entrance located at the top of a stoop with concrete steps flanked by curved balustrade walls. To the left of the entranceway is a plate glass display window and other fenestration on the street level includes what appears to be paired 4/4-light wood casement windows. The two-story main body of the building has a pyramidal roof surfaced with clay tile. The one-story wings have a complex hip roof also surfaced with clay tile. The second story of the main facade has a recessed balcony with three arches supported by thick columns. The balcony has a metal railing and is accessed by French doors. The north elevation of the building features a walled patio sheltered by a large cloth canopy.

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Non-Historic Structure.

The **Sprint Building and Service Tower** (Photo 41) at 390 E. Railroad Avenue, constructed in 1983, dominates the skyline. The building is red brick at the base of the tall metal cellular telephone broadcast tower has been provided with a Romanesque Revival appearance to give it a more "historic" appearance.

Non-Historic Parks and Green Spaces

Sam Murphy Park (Photo 42) at 355 Park Avenue was established in the 1980s by the Gasparilla Island Conservation and Improvement Association. It is surrounded by a thick hedge and features ornamental plants suitable for the semitropical climate of Central Florida and a re-circulating shallow reflecting pool. It is open to the public without charge. The park, located at 350 Park Avenue in the heart of Boca Grande Village, is a tribute to the late local environmentalist Samuel W. Murphy Jr., a graduate of Harvard Law School who had a distinguished law career and was a past president of the Gasparilla Island Conservation and Improvement Association.

The **Railroad Bike Trail Park** (Photo 43), which runs through the center of Boca Grande along the old railroad right-of-way, is paved and landscaped on both sides with palmettos and other plantings. The 6.5 mile trail runs the length of the island.

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BOCA GRANDE, LEE COUNTY, FLORIDA
BUILDING LIST

CONTRIBUTING BUILDINGS *Listed in the National Register

<u>Address</u>	<u>Present Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF #</u>
<u>Third Street West</u>				
325	Parsonage	Frame Vernacular	c. 1925	LL00938
<u>Fourth Street East</u>				
444	Retail/Offices	Masonry Vernacular	c. 1926	LL02475
446	Retail/Offices	Frame Vernacular	c. 1926	LL02475
450	Hotel	Frame Vernacular	c. 1925	LL00873
<u>Fourth Street West</u>				
421*	Church	Gothic Revival	c. 1915	LL00947
421A	Parsonage	Frame Vernacular	c. 1933	LL00947
428	Retail	Moderne	c. 1936	LL01816
433*	Retail/Offices	Mediterranean Revival	c. 1909	LL00104
<u>Gilchrist Avenue</u>				
390	Church	Frame Vernacular	c. 1915	LL00851
<u>Palm Avenue</u>				
310	Residential	Frame Vernacular	c. 1925	LL00880
311	Residential	Frame Vernacular	c. 1940	LL00879
311A	Storage	Frame Vernacular	c. 1940	LL00879
330	Residential	Frame Vernacular	c. 1946	LL00878
340	Residential	Frame Vernacular	c. 1946	LL00877
341	Residential	Frame Vernacular	c. 1935	LL01712
341A	Garage	Frame Vernacular	c. 1935	LL01712
342	Residential	Frame Vernacular	c. 1910	LL00952
370	Residential	Frame Vernacular	c. 1915	LL00876
380	Residential	Frame Vernacular	c. 1930	LL00874

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BOCA GRANDE, LEE COUNTY, FLORIDA
BUILDING LIST

Palm Avenue (cont.)

381	Hotel	Frame Vernacular	c. 1900	LL00875
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Park Avenue

321	Restaurant	Frame Vernacular	c. 1928	LL00903
333A	Hotel	Moderne	c. 1953	LL01815
340	Retail/Offices	Masonry Vernacular	c. 1945	LL00904
350	Retail/Offices	Masonry Vernacular	c. 1939	LL02476
360	Retail	Masonry Vernacular	c. 1941	LL00905
370	Retail	Masonry Vernacular	c. 1928	LL01704
375	Retail	Frame Vernacular	c. 1915	LL00907
375A	Residential	Frame Vernacular	c. 1925	LL00907
431	Retail	Frame Vernacular	c. 1917	LL00911
441	Retail	Masonry Vernacular	c. 1948	LL00912
441A	Residential	Masonry Vernacular	c. 1948	LL00912
471A	Restaurant/Offices	Frame Vernacular	c. 1915	LL00913

East Railroad Avenue

330	Contractor	Metal Frame	c. 1926	LL00845
384	Retail	Frame Vernacular	c. 1925	LL02418
380	Retail	Commercial Style	c. 1926	LL00843
430	Offices	Frame Vernacular	c. 1926	LL00840

NONCONTRIBUTING BUILDINGS

<u>Address</u>	<u>Present Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF #</u>
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Fourth Street West

421B	Fellowship Hall	Frame Vernacular	c. 1962	LL00947
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Gilchrist Avenue

300	Methodist Church	Neo-Gothic Revival	c. 2009	N/A
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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
BUILDING LIST

Palm Avenue

351	Apartments	Masonry Vernacular	c. 1978	N/A
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Park Avenue

333	Offices	Frame Vernacular	c. 2000	N/A
371	Retail	Masonry Vernacular	c. 1979	N/A
390	Retail	Masonry Vernacular	c. 1910	LL00908
411	Retail	Mediterranean Revival	c. 2003	N/A
421	Retail	Mixed Vernacular	c. 1976	N/A
471B	Restaurant/Offices	Frame Vernacular	c. 1975	N/A
477	Apartments	Masonry Vernacular	c. 1991	N/A

East Railroad Avenue

360	Fire Station	Faux Victorian	c. 2004	N/A
370	Offices	Frame Vernacular	c. 1917	LL02477
390	Utility Building	Masonry Vernacular	c. 1983	N/A
420	Retail	Neo-Mediterranean Revival	c. 1992	N/A
430A	Golf Cart Rental	Masonry Vernacular	c. 1980	

Noncontributing Sites

Sam Murphy Park	355 Park Avenue	N/A	1980	N/A
Railroad Bike Trail	Length of Island	N/A	1985	N/A

Noncontributing Structure

390A	Signal Tower	Metal Frame	c. 1983	N/A
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8. Statement of Significance**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References**Bibliography**

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 36) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

COMMERCE

ENTERTAINMENT/RECREATION

ARCHITECTURE

Period of Significance

c. 1900-1953

Significant Dates

c. 1900

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY

The Downtown Boca Grande Historic District is significant at the local level under Criteria A and C, in the areas of Commerce, Recreation/Entertainment, and Architecture. The historic district has historically served as the commercial core of downtown Boca Grande which mainly served the needs of tourists and sportsmen. The district contains distinctive examples of a variety architectural styles, including Wood Frame and Masonry Vernacular, Mediterranean Revival, Moderne, and Gothic Revival. Although some of the original commercial structures have been replaced with recent construction and some of the historic buildings have suffered insensitive alterations, the Downtown Boca Grande Historic District retains its sense as the original commercial center of the community that developed from the period c. 1900-1953. The preservation of the historic character of the district has been maintained in part by the restrictions placed on automobile traffic on the island. No bridge linked Gasparilla Island to the mainland until 1958, and there are no gas stations on the island. Residents and visitors are encouraged to walk or use electric golf carts for local travel and shopping errands.

HISTORICAL CONTEXT

The earliest settlers of European descent came to Gasparilla Island to fish. By the late 1870s, several fish ranches were operating in the Charlotte Harbor area. One of them would later be at the north end of Gasparilla Island in the small village called Gasparilla. By 1879, a successful fish ranch on the north end of the island with permanent structures and 30 employees was operating in the village of Gasparilla. With no means of refrigeration for preserving their catch for shipping, the fish were salted. In the later part of the century, an ice factory in Punta Gorda and ice houses built along Charlotte Harbor greatly improved the ability to send fish to northeastern markets.⁷

In 1881, phosphate, used in the production of commercial fertilizer, was discovered in the Peace River Valley northeast of Boca Grande. This discovery would bring the railroad to Gasparilla Island and would result in the construction of both the port and the town of Boca Grande. "River pebble" phosphate was first mined in the Peace River near Arcadia and Zolfo Springs in 1888. "Land pebble" mining began in 1890, and by 1900, land mining had replaced river mining. The river valley itself became known as "Bone Valley" because of the thousands of bones and fossilized remains of mastodons and other prehistoric animals found in association with the phosphate deposits. The industry soon spread the length of the Peace River Valley, centering around Mulberry and Bartow.⁸

⁷ Marilyn Hoeckel and Theodore B. VanItallie, *Images of America, Boca Grande* (Charleston, S.C.: Arcadia Publishing, 1950), p. 7.

⁸ Gene M. Burnett, *Florida's Past: People and Events that Shaped the State*, Vol. 3 (Sarasota: Pineapple Press, 1996), p. 34.

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BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

In the early years of the industry, the phosphate was brought to the Gulf of Mexico for shipment by two methods—rail and barge. At first it was transported by rail to Punta Gorda on the east side of Charlotte Harbor. In 1885, phosphate rock was discovered on the banks of the Peace River just above Punta Gorda, east of Gasparilla Island across Charlotte Harbor. It was this discovery that would turn the south end of Gasparilla Island into a major deep water port (Boca Grande Pass is one of the deepest natural inlets in Florida) and was responsible for the development of the town of Boca Grande. In 1897, the rails to the "Long Dock" in Punta Gorda were removed, and rail shipment of phosphate to Punta Gorda ceased. Far more commonly, phosphate was transported down the Peace River to Charlotte Harbor in barges, where it was transferred onto ocean-going ships near the deep water of Boca Grande Pass at the southern tip of Gasparilla Island.

The American Agricultural Chemical Company (AACC) was owned by Peter Bradley (1850-1933),⁹ the son of William L. Bradley, the founder of the Bradley Fertilizer Company in Boston, Massachusetts. Peter Bradley dominated the phosphate industry of Central Florida and at first barged phosphate down the Peace River to Port Boca Grande, where it was loaded onto schooners for worldwide shipment. By 1905, however, the company determined that a railroad would be more efficient in transporting phosphate to the port. Rail transportation would also provide a means to transport fish from the Gasparilla Island and other nearby ports. Bradley and his senior associates decided to form a railroad company, the Alafia, Manatee and Gulf Coast Railway, and extend the six-mile Hull-Liverpool railroad 40 miles south to Boca Grande Pass and to continue on to Arcadia, Florida.

The AACC determined that the proposed terminus of the railroad should be located about a quarter mile north of the lighthouse on the harbor side of Gasparilla Island. In 1905 officials of the Agrico subsidiary Peace River Mining Company, along with engineers from the United States Army Corps of Engineers and 60 laborers, landed on Gasparilla Island, and surveying and construction of the railroad began. The only buildings on the island at this time were the lighthouse and the assistant keeper's house located at the extreme southern tip of the island. The railroad terminus with its 1,000-foot long pier would be built nearby. To accomplish this they needed a charter, and they purchased the old charter of the Alafia, Manatee & Gulf Railway in 1905. The AM&G had been formed on June 5, 1897, to run from Plant City in Hillsborough County to Charlotte Harbor in Lee County via Arcadia but could never raise the money to build the line. This name of the railway company was not acceptable to Bradley and he changed its name to the Charlotte Harbor & Northern Railway on July 5, 1905.¹⁰ In 1906, construction began on the railroad and the two-mile long bridge connecting the island with the mainland. The rail line was completed in 1907.¹¹ Boca Grande soon acquired a growing market for goods transported by train.

⁹ "Peter Bradley," *National Cyclopedia of American Biography* (James T. White & Co., 1936), vol. 25, pg. 282.

¹⁰ Donald R. Hensley, Jr., "Charlotte Harbor & Northern Railway, 'The Boca Grande Route,'" *Tap Lines, Shortline and Industrial Railroading in Florida and Georgia*, <http://www.taplines.net/0307/chn02.html>.

¹¹ Theodore VanItallie, *Peter Butler Bradley, Part I-Founding Father of Boca Grande*, p. 7; Arnold, Anthony unpublished history of American Agricultural Company history, undated, p. 121, copy on file at Gasparilla Inn.

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

To increase the value of his investment, Peter Bradley decided to develop a town on the island. The town of Boca Grande had already existed on paper long before it became an actual town. In January 1897, Albert W. Gilchrist (1858-1926), an engineer and surveyor from Punta Gorda, who later became governor of Florida from 1909-1913,¹² filed a plat with Lee County encompassing six blocks along the Gulf of Mexico, just to the north of the 2-mile-long federally owned military reserve at Gasparilla's south end. On this plat, three blocks were on the Gulf of Mexico and three were situated to the west, separated by a street called Gilchrist Avenue. The cross streets were named First, Second, Third, and Fourth streets. This platted area, which Gilchrist named "Town of Boca Grande on Gasparilla Island," was placed at the widest part of the island and was therefore well suited for residential development.¹³ However, for more than a decade, the streets were not actually laid out and no lots were sold. The area that Gilchrist platted was adjacent to what would be the site of the Gasparilla Inn Hotel. At the time the plat was filed, Boca Grande consisted of a "cluster of camps and a few rickety dwellings for fisher folk."¹⁴

After completion of the railroad in 1907, Peter Bradley, the president of AACC, and a senior associate, attorney James M. Gifford, took a careful look at Gilchrist's plan. At first, Peter Bradley had envisioned a quiet residential island community in Boca Grande that would have had houses and facilities largely to serve company employees and stockholders.¹⁵ Bradley, along with Gifford, Gilchrist, and John Wall, became partners with the principals of the AACC and formed the Boca Grande Land Company.¹⁶ Bradley purchased Gilchrist's and John Wall's holdings on the island for \$100,000.

A new town plat was filed on January 9, 1908.¹⁷ On February 21, 1909, the Boca Grande Land Company decided to construct a resort hotel on the island.¹⁸ Plans for the hotel were drawn and presented by Augustus D. Shephard, but construction of the hotel was postponed, because Bradley and other officers of the company decided to focus first on assuring that the Boca Grande development would be upscale and attract wealthy buyers. They did this by restricting the lots of Gulf Boulevard and Gilchrist Avenue to the building of residences with a minimum construction cost of \$4,000 and \$3,500. At first only a few homes were built but by a dozen years later, a few more lots were sold and large homes were built. Eventually, the list of early property owners included J. Pierpont Morgan, Thomas Lamont, the du Pont family and other prominent names such as

¹² "History of Boca Grande," Breeze Newspapers, 2006, <http://www.flguide.com/boca/history.asp>.

¹³ Plat Book 1, Page 7, Public Records of Lee County, Florida.

¹⁴ Hoeckel and VanItallie, *Boca Grande, Images of America*, p. 8.

¹⁵ Anthony Arnold, *A Brief History of Boca Grande*, p. 125.

¹⁶ Lee County Government, Boca Grande Historic District, <http://www.leecounty.com/dcd/HistoricPreservation/HistoricDistricts/BocaGrande.htm>

¹⁷ Plat Book 1, Page 37, Public Records of Lee County, Florida.

¹⁸ *Island Reporter*, February 17, 1978.

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BOCA GRANDE, LEE COUNTY, FLORIDA
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Crowninshield, Saltonstall, Payne, Cabot, Frothingham, Drexel, Biddle, and Eastman. The railroad built a depot in Boca Grande in 1910 which housed their offices on the second floor.¹⁹

Finally, a decision was made to move forward with the construction of what was first known as the Boca Grande Hotel to be ready for opening for the 1911-1912 season.²⁰ It soon became clear, however, that the original hotel was too small. Inspired by what railroad magnates Henry B. Plant and Henry Flagler had done in resort development, Bradley decided to develop the Boca Grande as a high class winter resort. Plant and Flagler had built sumptuous hotels next to their rail lines to attract passengers and prospective home builders to the town sites along their routes. Bradley and his partners decided to enlarge and promote the hotel as a world-class resort. To make the building more luxurious, Bradley and his associates hired prominent Tampa architect Francis J. Kennard to draw the plans for the hotel expansion.²¹

The Hotel Boca Grande, renamed the Gasparilla Inn, became a great success with a large group of Boston society people being its first guests.²² By 1915, accommodation requests had grown so much that the company again called upon Kennard to draw plans to double the size of the hotel.²³ In response to the growing importance of the hotel, some individuals began to construct commercial buildings in what would become the center of town to serve the needs of not only wealthy winter residents but also railroad workers, fishermen, hotel employees, and other ordinary people who began to arrive in the nascent community.²⁴

In 1915, the growing increase in winter visitors and residents spurred the further growth of the commercial center of Boca Grande. The Boca Grande Land Company employed A.H. Twombly, a sanitary engineer, to lay out and install sewers in the platted area of the town. In these early years, there were two grocery stores, a general mercantile store, and a drug store. Few extant commercial buildings in the historic district predate the 1920s. **The Boca Grande Outfitters Building**, (Photo 10) at 375 Park Avenue was built in 1915, and the **Palmetto Inn** (Photo 27), built in 1900 as a private residence, was converted into an inn around 1913. The southern half of the twin buildings at 471 Park Avenue (Photos 12-13) was constructed in 1915.

The commercial center of the island finally began to grow with new businesses in the 1920s, as can be seen in an aerial photo taken c.1920 (Photo 44). A pair of railroad tracks can be seen running into the center of town, with the railroad depot surrounded by a scattering of wood frame commercial buildings in the distance. By 1924, the land boom in Florida was at its height and the railroad depot saw increased activity as both wealthy and ordinary citizens flocked to the island for the winter tourist season (Photo 45). The AACC was determined

¹⁹ *Ibid.*, pg. 7-8

²⁰ Theodore VanItallie, Peter Butler Bradley, Part I-Founding Father of Boca Grande, p. 9.

²¹ Theodore VanItallie, Peter Butler Bradley, Part I-Founding Father of Boca Grande, p. 8.

²² Karl Abbott, *Open for The Season*, Doubleday, Garden City, New York, 1950, p. 120.

²³ History of Boca Grande, Breeze Newspapers, 2006, p. 9.

²⁴ *Boca Grande, Lives of an Island*, The Boca Grande Historical Society, Edited by Charles Blanchard, published by the Boca Grande Historical Society, 2006, pg. 12.

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DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

to capitalize on it and make greater efforts to sell property to the wealthy for winter homes. Despite great and high pressure sales efforts, land sales during this time were unsuccessful.

In 1925, Colonel L.J. Campbell, President of the Youngstown Sheet and Tube Company, saw an opportunity and entered into an agreement to sell property for the AACC on a commission basis. An auction of the company's land holdings and the Gasparilla Inn was scheduled for January 29 and 30, 1925, at the Tampa Bay Hotel in Tampa, Florida. Although no buyer could be found for the Gasparilla Inn, many land sales were made for a total amount of \$270,000 and virtually all of the undeveloped beachfront property and interior lots had been sold.²⁵ About the same time, S. Davies Warfield, President of the Seaboard Airline Railroad, was undertaking plans to extend his rail line on the west coast of Florida. Peter Bradley began negotiations with Warfield with regard to the CH&N Railroad. Eventually, a lease was negotiated which could later be converted to a sale. The effective date of the lease was December 31, 1925. Thus, the AACC was no longer in the railroad business having profited a little over one million dollars.²⁶

The 1920s saw more construction in the downtown area in the wake of the 1920s Florida Land Boom, which also brought more tourists to the island. The **Anchor Inn** (Photo 28) was one of several small hotels and boarding houses erected to house tourists of modest means. The **Gaines Chevrolet Dealership**, 380 E. Railroad Avenue (Photo 46), constructed in 1926, demonstrated that the permanent population of Boca Grande had grown enough to warrant the establishment of such a business. The Griffin Builders offices at 430 East Railroad Avenue (Photo 14), constructed c. 1928, also indicated the growing importance of real estate development on the island during the 1920s. Before the 1920s ended, the town had a telephone office, several dress shops, a flower shop, several rooming houses, and the **San Marco Theatre**, (Photo 9). A variety of new residents came to the island to make it their home, some to start new businesses, and others to work for the railroad.²⁷

The AACC sold the Gasparilla Inn to Barron G. Collier of New York City in March of 1930. Collier built a new golf course east of the Gasparilla Inn for its guests and opened a local bank. He purchased the telephone, lighting, and fire protection systems from the Boca Grande Corporation. The ACC had built and owned the powerhouse providing electricity for the island in 1909. The powerhouse remained in use until 1952, when Florida Power and Light took it over and began to provide electric service to the island.²⁸

Few land sales took place during the Depression and during World War II, but construction did not cease completely. **Fugate's** (Photo 23), constructed c. 1936, was among the most important of the Depression era buildings erected in Boca Grande. Construction on the **The Temptation Restaurant** (Photo 19), at 350 Park

²⁵ A.B. Arnold, engineer for AAC Co. for 46 years, taken from a booklet he wrote on the history of the AAC, excerpt taken from a copy in possession of Historical and Architectural Research Services, pg. 130.

²⁶ Lee County Designation Report, Boca Grande Historic District, 1990.

²⁷ Boca Grande, Images of America, p. 52.

²⁸ Ibid., pp. 111-112.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6 DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
SIGNIFICANCE

Avenue Park Avenue and **The Van Fleet Building** (Photo 20) at 340 Park Avenue began in 1939 but was interrupted by building material shortages during World War II and was not completed until c. 1946.²⁹

Barron Collier died in 1939, but the Collier Corporation retained ownership of the Gasparilla Inn until 1963, when a group of investors purchased Collier's holdings. One year later, Bayard Sharp, who had lived on the island for many years, took over sole ownership of the hotel. Bayard Sharp, along with property owners in Boca Grande, began a successful campaign to preserve the historic character of the village by fighting to limit the scope of future development.³⁰

Passenger rail service to Boca Grande ceased in 1958, but freight trains continued to use the depot until the late 1970s. When the rail line was abandoned by the CSX Railroad in 1982, the rails and ties were removed. Bayard Sharp swapped a valuable piece of property on Gasparilla Island for the old railroad right-of-way. He raised funds to construct a paved bike path, creating the first bike-rail-to-trail in Florida. The trail was dedicated on February 23, 1985, and its ownership transferred to the nonprofit Gasparilla Island Conservation and Improvement Association. Sharp mandated that both bicycles and electric golf carts could use the trail.³¹ Because of limited development that has taken place and the designation of the village of Boca Grande as a local historic district to protect the historic core of the island, Boca Grande has retained much of its historic character.

The downtown core of Boca Grande and the nearby Gasparilla Inn have historically been the centers of recreational and commercial activity on Gasparilla Island. The Downtown Boca Grande Historic District is a commercial area that has historically served the needs for goods and services for both visitors and permanent residents. The historic district is significant for its architecture, whose buildings are surviving examples of early Florida styles and types that embody the distinctive characteristics of their period of construction.

²⁹ Lee County Property Appraiser's records.

³⁰ *Island Reporter*, February 17, 1978.

³¹ Two Florida Trails Worlds Apart, http://www.railstotrails.org/resources/documents/magazine/p08-13_winter08.pdf

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

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Hoeckel, Marilyn and VanItallie, Theodore B. Images of America, Boca Grande. Charleston, SC: Arcadia Publishing, 2003.

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

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Plat Book 1, Page 7, Public Records of Lee County, Florida.

Plat Book 1, Page 37, Public Records of Lee County, Florida.

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Catlette, Thomas, Canton, Ohio, Gasparilla Inn Maintenance Supervisor from 1974-2005, telephone interview with Mikki Hartig on November 13, 2006.

Fugate, Suzanne, granddaughter of Jerome Fugate, Sr., Telephone interview with Mikki Hartig on October 18, 2007.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 3

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

Peebles, Vernon, Charlotte County historian, Telephone interview with Mikki Hartig on October 18, 2006.

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

Name of Property

Lee Co., FL

County and State

10. Geographical DataAcreage of Property 23 apprx**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	3	7	4	3	6	0	2	9	5	9	4	8	0
Zone			Easting			Northing									
2	1	7	3	7	4	7	8	0	2	9	5	9	4	8	0

3	1	7	3	7	4	6	0	0	2	9	5	9	1	0	0
Zone			Easting			Northing									
4	1	7	3	7	4	3	6	0	2	9	5	9	1	0	0

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title Mikki Hartig, Consultant/Carl Shiver, Historic Preservationistorganization Florida Bureau of Historic Preservationdate May 2011street & number 500 South Bronough Streettelephone (850) 245-6333city or town Tallahasseestate Floridazip code 32399-0250**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____

telephone _____

city or town _____

state _____

zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 1

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the Downtown Boca Grande are those shown on the map of the district that accompanies this National Register Nomination.

Boundary Justification

The boundaries encompass the largest concentration of historic resources associated with and contiguous to the historic commercial center of the community of Boca Grande.

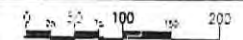
DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

BOCA GRANDE
LEE COUNTY
FLORIDA



THE DOWNTOWN BOCA GRANDE HISTORIC DISTRICT MAP WAS PREPARED USING THE RECORDS OF THE LEE COUNTY HISTORIC ARCHIVES' HISTORIC AND PHOTOGRAPHY IN RECORDS FOR THE PURPOSE OF CONSERVATION AND CLARITY. THE SCALE OF THE MAP IS APPROXIMATE AND SOME STREET STRUCTURES AND FEATURES ARE NOT SHOWN.

MAP PREPARED BY: CARL SWARTZ HISTORIC PHOTOGRAPHY
FLORIDA BUREAU OF HISTORIC PRESERVATION
P.O. BOX 542, 500 SOUTH WILLOWDALE STREET
TALLAHASSEE, FLORIDA 32301-0542
PHONE: (904) 245-6332 FAX: (904) 245-6421
DRAWING DATE: MAY 2011



LEGEND

- CONTRIBUTING BUILDINGS
- NONCONTRIBUTING BUILDINGS
- NATIONAL REGISTER LISTED BUILDINGS
- NONCONTRIBUTING GREEN SPACE
- NONCONTRIBUTING STRUCTURE
- ADDRESS NUMBERS 450
- PHOTO NUMBERS 424
- DISTRICT BOUNDARY



**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 1 DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

PHOTO LIST

1. Gasparilla Inn, 500 Palm Avenue, Boca Grande (Lee County), Florida
2. Downtown Boca Grande Historic District (Boca Grande, Lee County), Florida
3. Mikki Hartig
4. 2007
5. Boca Grande Historical Society
6. Main (Southwest) Facade, Looking Northeast
7. Photo 1 of 59 (not shown on district map)

1. View of 4th Street West
2. Downtown Boca Grande Historic District (Boca Grande, Lee County), Florida
3. Mikki Hartig
4. 2007
5. Boca Grande Historical Society
6. Streetscape, Looking West from 428 4th Street West
7. Photo 2 of 59

Items 2 to 5 are the same for the following photographs unless otherwise noted.

1. View of Park Avenue
6. Streetscape, Looking North from near 321 Park Avenue
7. Photo 3 of 59

1. View of Park Avenue
6. Streetscape, Looking South from near 428 4th Street West
7. Photo 4 of 59

1. 330 Palm Avenue
6. View of Driveway, Looking Northeast
7. Photo 5 of 59

1. 340-350 Park Avenue
6. West Facades, Looking Northeast
7. Photo 6 of 59

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 2 DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 431 Park Avenue
6. East Facade Looking West
7. Photo 7 of 59

1. 360-370 Park Avenue
6. East Elevations, Looking Northeast
7. Photo 8 of 59

1. San Marco Theater, 321 Park Avenue
6. Main (East) Facade, Looking Southwest
7. Photo 9 of 59

1. 375 Park Avenue
6. Main (East) Facade, Looking West
7. Photo 10 of 59

1. 375A Park Avenue
6. East Elevation, Looking Southeast
7. Photo 11 of 59

1. 471A-B Park Avenue
6. Main (East) Facade, Looking West
7. Photo 12 of 59

1. 471A-B Park Avenue
6. Main (East) Facade and South Elevation, Looking Northwest
7. Photo 13 of 59

1. 430 East Railroad Avenue
6. Main (Southwest) Facade, Looking Southeast
7. Photo 14 of 59

1. 446 4th Street East
6. Main (North) Facade, Looking Southwest
7. Photo 15 of 59

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 3

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 444 4th Street East
- 6. Main (North) Facade Looking Southeast
- 7. Photo 16 of 59

- 1. 370 Park Avenue
- 6. Main (West) Facade, Looking Northeast
- 7. Photo 17 of 59

- 1. 360 Park Avenue
- 6. Main (West) Facade and South Elevation, Looking Northeast
- 7. Photo 18 of 59

- 1. 350 Park Avenue
- 6. Main (West) Facade, Looking Northeast
- 7. Photo 19 of 59

- 1. 340 Park Avenue
- 6. Main (West) Facade, Looking East
- 7. Photo 20 of 59

- 1. 441 Park Avenue
- 6. Main (East) Facade, Looking Northwest
- 7. Photo 21 of 59

- 1. 433 4th Street West
- 6. Main (Southeast) Facade and Northeast Elevation, Looking Northwest
- 7. Photo 22 of 59

- 1. 428 West 4th Street
- 6. North and East Elevations, Looking Southwest
- 7. Photo 23 of 59

- 1. 333A Park Avenue
- 6. Main (East) Facade and North Elevation, Looking Southwest
- 7. Photo 24 of 59

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 4

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 342 Palm Avenue
- 6. Main (West) Facade, Looking East
- 7. Photo 25 of 59

- 1. 341 Palm Avenue
- 6. Main (Northeast) Facade, Looking Southwest
- 7. Photo 26 of 59

- 1. 381 Palm Avenue
- 6. Main (Northeast) Facade and West Elevation, Looking Northeast
- 7. Photo 27 of 59

- 1. 450 4th Street East
- 6. North and West Elevations, Looking Southeast
- 7. Photo 28 of 59

- 1. 450 4th Street East
- 6. South Elevation, Looking Northwest
- 7. Photo 29 of 59

- 1. 421 4th Street West
- 6. Main (South) Facade, Looking Northeast
- 7. Photo 30 of 59

- 1. 390 Gilchrist Avenue
- 6. Main (West) Facade and North Elevation, Looking Southeast
- 7. Photo 31 of 59

- 1. 300 Gilchrist Avenue
- 6. West Elevation, Looking Southeast
- 7. Photo 32 of 59

- 1. 325 3rd Street West
- 6. Main (South) Facade and East Elevation, Looking Northwest
- 7. Photo 33 of 59

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 5

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 390 Park Avenue
- 6. North and East Elevations, Looking Southwest
- 7. Photo 34 of 59

- 1. 370 Railroad Avenue East
- 6. Main (West) Facade and South Elevation, Looking Northeast
- 7. Photo 35 of 59

- 1. 333 Park Avenue
- 6. Main (East) Facade and North Elevation, Looking Southwest
- 7. Photo 36 of 59

- 1. 360 East Railroad Avenue
- 6. Main (West) Facade, Looking Southeast
- 7. Photo 37 of 59

- 1. 421 Park Avenue
- 6. Main (East) Facade, Looking West
- 7. Photo 38 of 59

- 1. 477 Park Avenue
- 6. Main (East) Facade and South Elevation, Looking Northwest
- 7. Photo 39 of 59

- 1. 420 East Railroad Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 40 of 59

- 1. 390 East Railroad Avenue
- 6. West and North Elevations, Looking Southeast
- 7. Photo 41 of 59

- 1. 355 Park Avenue
- 6. View Looking West
- 7. Photo 42 of 59

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 6

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. Railroad Bike Trail
6. View Looking Southeast
7. Photo 43 of 59

1. Aerial View of Boca Grande
3. Unknown
4. c. 1920
5. Boca Grande Historical Society
6. Looking Northwest toward Downtown
7. Photo 44 of 59 (not shown on district map)

1. Charlotte Harbor and Northern Railroad Depot
2. 433 4th Street West
3. Unknown
4. 1926
5. State Library of Florida Photo Archives
6. Looking Northwest
7. Photo 45 of 59

1. 380 East Railroad Avenue
6. West Elevation, Looking Southeast
7. Photo 46 of 59

1. 330 East Railroad Avenue
6. West Facade, Looking Northeast
7. Photo 47 of 59

ADDITIONAL PHOTOGRAPHS OF CONTRIBUTING BUILDINGS

1. 421A 4th Street West
6. Main (South) Facade Looking North
7. Photo 48 of 59

1. 310 Palm Avenue
6. Main (Southwest) Facade, Looking Northeast
7. Photo 49 of 59

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 7

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

- 1. 311 Palm Avenue
- 6. Main (East) Facade, Looking West
- 7. Photo 50 of 59

- 1. 341 Palm Avenue
- 6. Main (Northeast) Facade, Looking Southwest
- 7. Photo 51 of 59

- 1. 330 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 52 of 59

- 1. 340 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 53 of 59

- 1. 370 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 54 of 59

- 1. 380 Palm Avenue
- 6. Main (Southwest) Facade, Looking Northeast
- 7. Photo 55 of 59

- 1. 384 East Railroad Avenue
- 6. Main (West) Facade, Looking East
- 7. Photo 56 of 59

ADDITIONAL PHOTOGRAPHS OF NONCONTRIBUTING BUILDINGS

- 1. 411 Park Avenue
- 6. Main (Southeast) Facade, Looking Northwest
- 7. Photo 57 of 59

- 1. 351 Palm Avenue
- 6. Main (Northeast) Facade, Looking Northwest
- 7. Photo 58 of 59

**United States Department of the Interior
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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number _____ Page 8

DOWNTOWN BOCA GRANDE HISTORIC DISTRICT
BOCA GRANDE, LEE COUNTY, FLORIDA
LIST OF PHOTOGRAPHS

1. 371 (383) Park Avenue
6. Main (East) Facade, Looking West
7. Photo 59 of 59

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Downtown Boca Grande Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Lee

DATE RECEIVED: 7/15/11 DATE OF PENDING LIST: 8/08/11
DATE OF 16TH DAY: 8/23/11 DATE OF 45TH DAY: 8/30/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000577

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 8-24-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

Due to the size of the complete National Register Downtown Boca Grande Historic District file only two photographs pertaining to the subject property at 446 4th St E are included. These are photographs labeled as 15 and 16 out of 59.

The complete National Register file can be accessed through

<https://catalog.archives.gov/id/77842850>

OR

https://s3.amazonaws.com/NARAprdstorage/lz/electronic-records/rg-079/NPS_FL/11000577.pdf

If you need additional assistance contact Gloria Sajgo aplanaday@yahoo.com



DOWNTOWN BOCA GRANDE HISTORIC
DISTRICT

LEE CO, FL

15/69



DOWNTOWN BOCA RATON HISTORIC
DISTRICT

WEE WEE FC

16/54



Zone	Existing	Marthing
1 17	374265	299410
2 17	374780	299480
3 17	374600	299400
4 17	374360	299360

NATIONAL DATA CENTER
DEPT. OF THE INTERIOR
WASHINGTON, D. C.

Map of the Placida Quadrangle, Florida, showing the Gulf of Mexico, Placida Harbor, Gasparilla Sound, and various islands and points. The map is color-coded to show different elevations and water depths. A scale bar and north arrow are located at the bottom center.

Map of the Placida Quadrangle, Florida, showing the Gulf of Mexico, Placida Harbor, Gasparilla Sound, and various islands and points. The map is color-coded to show different elevations and water depths. A scale bar and north arrow are located at the bottom center.

Map of the Placida Quadrangle, Florida, showing the Gulf of Mexico, Placida Harbor, Gasparilla Sound, and various islands and points. The map is color-coded to show different elevations and water depths. A scale bar and north arrow are located at the bottom center.

Map of the Placida Quadrangle, Florida, showing the Gulf of Mexico, Placida Harbor, Gasparilla Sound, and various islands and points. The map is color-coded to show different elevations and water depths. A scale bar and north arrow are located at the bottom center.

	Zone	Easting	Northing
1	17	374360	2959480
2	17	374780	2959480
3	17	374600	2959100
4	17	374780	2959100

G U L F O F M E X I C O

3428 JIN AND CHEN

[illegible]

✓ $\frac{1}{2}$ = 0.50 = 50% = half = one out of two

[illegible]

PORT BOCA GRANDE, FLA.
2007 43 74 024

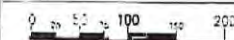
DOWNTOWN BOCA GRANDE HISTORIC DISTRICT

BOCA GRANDE
LEE COUNTY
FLORIDA



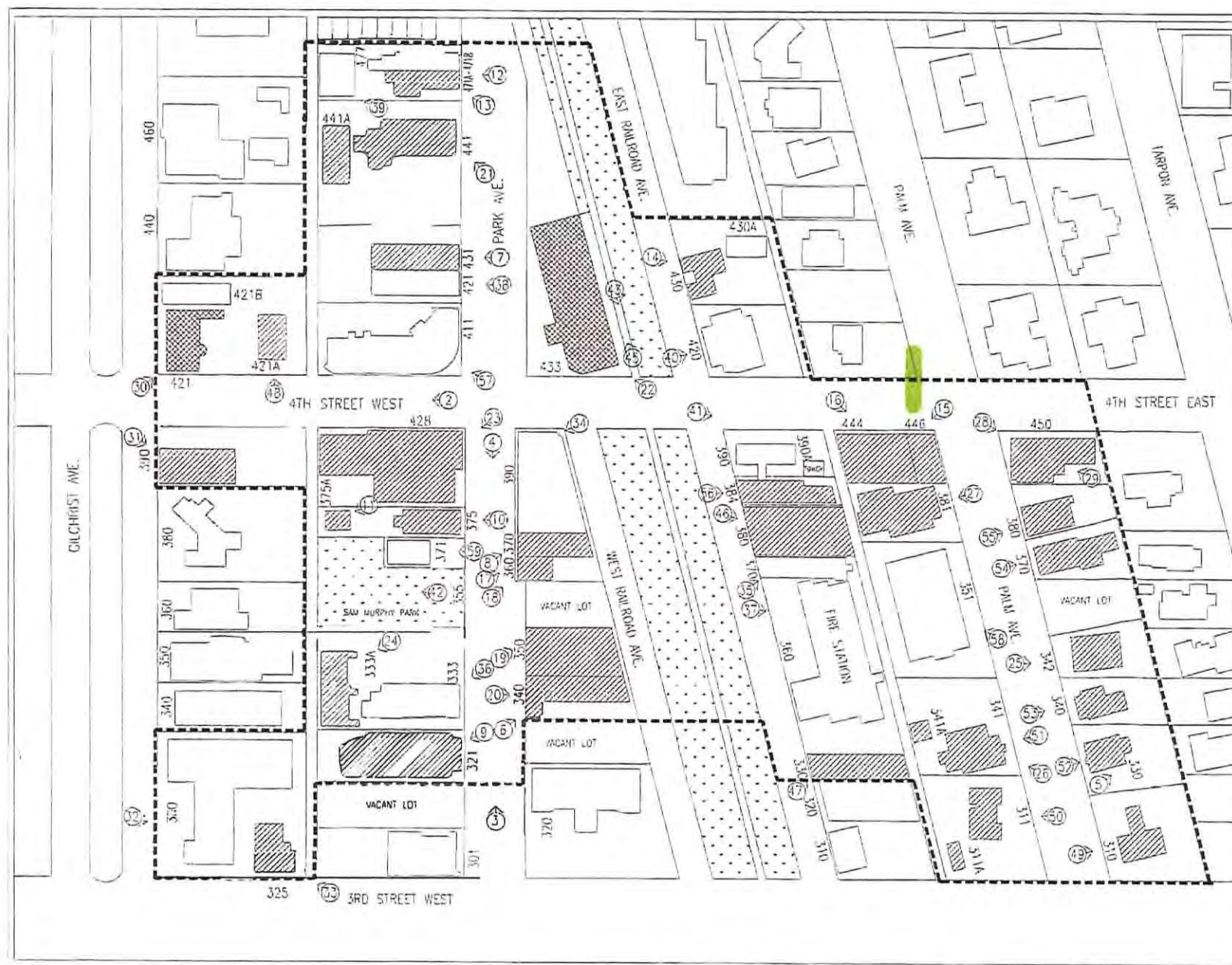
THE DOWNTOWN BOCA GRANDE HISTORIC DISTRICT WAS PREPARED USING THE RECORDS OF THE LEE COUNTY PROPERTY APPRAISER'S OFFICE AND RECORDS IN ADDITION FOR THE PURPOSES OF CONSISTENCY AND CLARITY THE SCALE OF THE MAP IS APPROXIMATE AND SOME WHITE STRUCTURES AND FEATURES ARE NOT SHOWN.

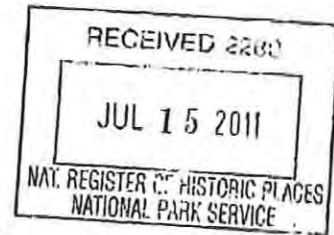
MAP DEVELOPED BY H. CARL SWARTZ HISTORIC PRESERVATION
FLORIDA BUREAU OF HISTORIC PRESERVATION
104 E. BAY BLVD., 3RD FLOOR, MIAMI BEACH, FLORIDA 33139-0000
PHONE: (305) 241-5333, FAX: (305) 243-5437
REVISED DATE: MAY 2011



LEGEND

- CONTRIBUTING BUILDINGS
- NONCONTRIBUTING BUILDINGS
- NATIONAL REGISTER LISTED BUILDINGS
- NONCONTRIBUTING GREEN SPACE
- NONCONTRIBUTING STRUCTURE
- ADDRESS NUMBERS 450
- PHOTO NUMBERS (24)
- DISTRICT BOUNDARY





FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

July 7, 2011

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed is a nomination to list the following property on the National Register:

Downtown Boca Grande Historic District, Boca Grande, Lee County, Florida

Also enclosed, per Jim Gabbert's request, is a disk with the digital images for the nomination of the Girardeau House in Monticello, Jefferson County, previously submitted.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

Barbara E. Mattick

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer
for Survey & Registration

Enclosures

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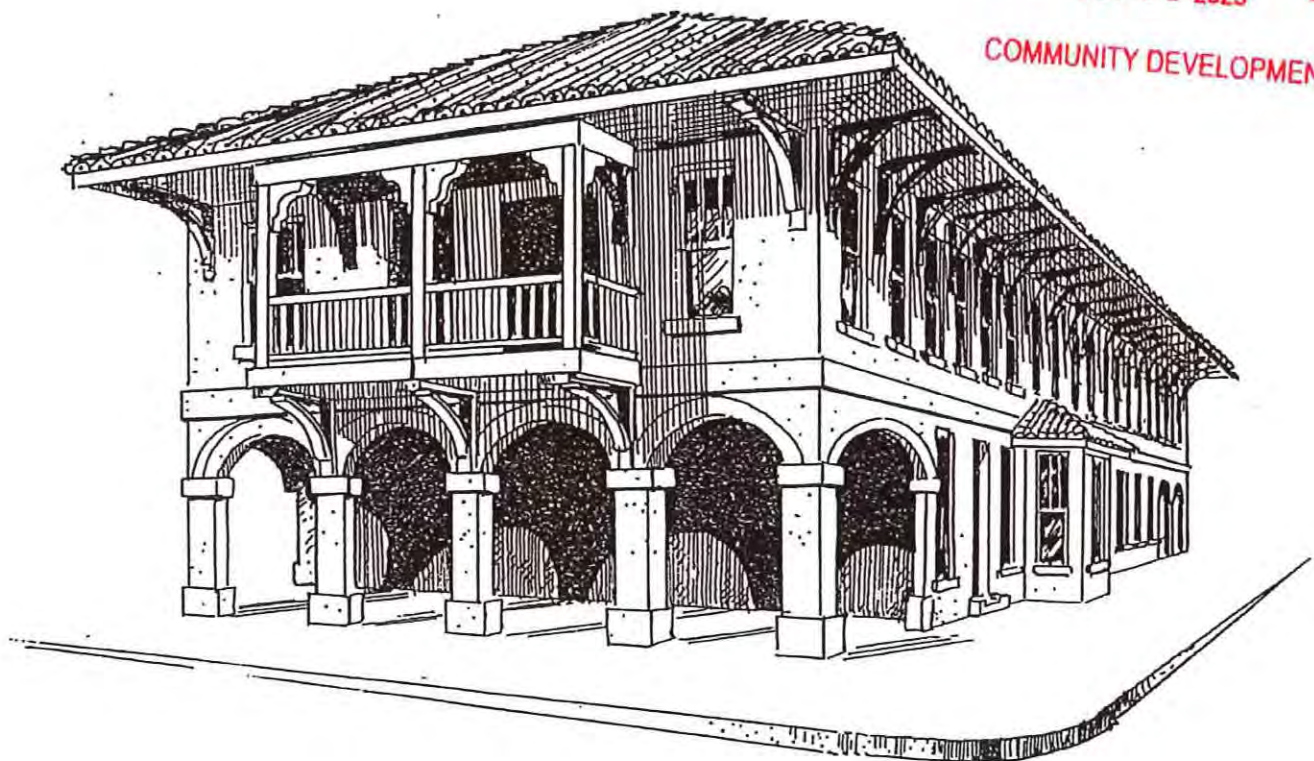
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DESIGN GUIDELINES MANUAL
for the
BOCA GRANDE
HISTORIC DISTRICT IN LEE COUNTY, FLORIDA
Rehabilitation of Historic Buildings,
New Construction and
Remodeling of Non-Historic Buildings
June, 1993

RECEIVED
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COMMUNITY DEVELOPMENT



COMMERCIAL ARCHITECTURE

COMMERCIAL VERNACULAR 1885-1925

The Commercial Vernacular style is a simple form of architecture found in business blocks. A square mass with a flat roof with a parapet typifies this style. Occasionally a front facing gable is found. These buildings are most identifiable by their simplicity. They were meant to be very functional mercantile buildings of either frame or masonry construction, one to two stories in height. They were rectangular and generally took up the property from lot line to lot line, with incised entrances under a covered sidewalk. Commercial buildings were usually two stories in height. The fenestration on the main floor consisted of large glass display windows set on either side of a recessed entrance.

The commercial buildings are significant as they functioned historically as they do today to provide for the commercial trade needs of the community. There are several excellent examples of business blocks, which remain intact today reflecting the original historical purpose.

General Description

The character defining features of the commercial properties include a variety of commercial architectural styles as well as a scale, proportion and use of materials that distinguish the Boca Grande Historic District from other sectors of the built environment of Gasparilla Island. Several of the contributing buildings have been fully rehabilitated including the Train Depot, Hotel Hell, and Trading Company. For the most part, the properties within the commercial area are in good condition and most are occupied and in operation.

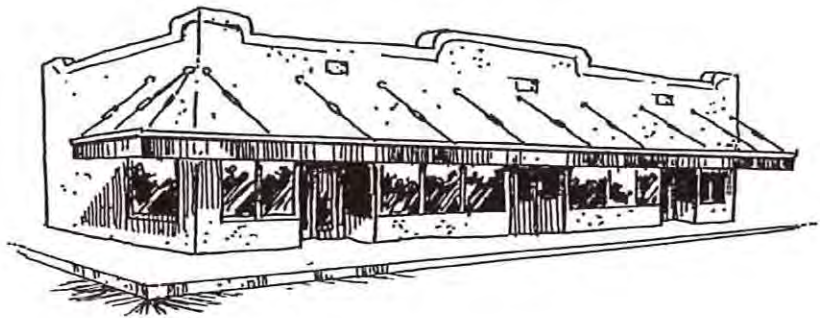


fig. 10. Vernacular Storefront

Massing

Contributing commercial buildings are predominantly one and two stories in height. Buildings on the Park Avenue block present a fairly unified block or mass with sidewalk frontages and adjoining party walls defining each distinct building.

Lot Coverage

Commercial buildings tend to cover lots almost entirely, with alley space to the rear.

Rhythm and Spacing

Entrances of the commercial buildings display typical recessed storefronts and awning projections. The covered sidewalks are a distinctive feature of the district.

Foundations

Floors are normally set at street level (few have raised floors with entrance porches).

Entrances

Entrances are most often recessed from the main facade and located under projecting or suspended sidewalk coverings. These coverings are often simple wood framed decks suspended by metal chain or cable.

Windows and Doors

Windows on the first floor facing the street are typically large panes of storefront flanking the entrance doors centered in the facade. Windows on the second floors and around the sides were double hung sash, some with divided lights and others without.

Exterior Materials

Horizontal clapboard is commonly used on frame buildings. Masonry structures are stuccoed. In both cases, the use of decoration is very limited. Roof materials vary widely on sloped roofs, from shingles to metal to composite roll roofing. A composite roll membrane material is used exclusively on flat roofs.

Roofs

On the front facade, most roofs are hidden by a false parapet. Roof shapes are usually flat behind the built up parapets. The scale of the commercial buildings reflects a familiarity with the human form in building height, window sizes, door sizes and storefront design. A vertical emphasis is found which moves the eye upward to the cornice area where signage is located.

Sec. 22-204. - Criteria for designation.

- (a) The Historic Preservation Board shall have the authority to designate historic resources based upon their significance in the County's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship or associations, and because they:
- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric or architectural history that have contributed to the pattern of history in the community, the County, Southwestern Florida, the State or the nation;
 - (2) Are associated with the lives of persons significant in the past;
 - (3) Embody the distinctive characteristics of a type, period, style or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
 - (4) Have yielded or are likely to yield information on history or prehistory; or
 - (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.
- (b) An historic resource shall be deemed to have historical or cultural significance if it is:
- (1) Associated with the life or activities of a person of importance in local, State or national history;
 - (2) The site of an historic event with a significant effect upon the County, State or nation;
 - (3) Associated in a significant way with a major historic event;
 - (4) Exemplary of the historical, political, cultural, economic or social trends of the community in history; or
 - (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.
- (c) An historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:
- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
 - (2) Embodies the characteristics of an architectural style, period or method of construction;
 - (3) Is an historic or outstanding work of a prominent architect, designer or landscape architect; or
 - (4) Contains elements of design, detail, material or craftsmanship which are of outstanding quality, or which represented, in its time, a significant innovation, adaptation or response to the South Florida environment.

(d)



An historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
 - (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
 - (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
 - (4) The site was the location of historic or prehistoric activities during a particular period of time; or
 - (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
 - a. The site is intact and has had little or no subsurface disturbance; or
 - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.
- (e) Properties not generally considered eligible for designation include cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:
- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
 - (2) A building or structure removed from its location, but which is primarily significant for architectural value, or is the surviving structure most importantly associated with an historic event or person.
 - (3) A birthplace or grave of an historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
 - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
 - (5) A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own historical significance.
 - (6)

A building, structure, site or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

(LDC 1994, § 22-204; Ord. No. 88-62, § 7D, 12-21-1988)

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2023-00018, BOCA GRANDE HEALTH CLINIC ANNEX**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
December 13, 2023**

PROJECT ADDRESS: 280 Park Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00006.0080
DESIGNATION: Non-Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow demolition of an existing medical office building and construction of a larger replacement building.

The subject property is listed as non-contributing in the Boca Grande Historic District (HD 90-05-01). Therefore, any changes are required to be consistent with the Design Guidelines for the Boca Grande Historic District and Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the Certificate of Appropriateness application package and finds the project to be substantially consistent with the Design Guidelines for the Boca Grande Historic District and LDC Chapter 22.

Staff recommends that the Boca Grande Historic Preservation Board:

- **Approve the Special Certificate of Appropriateness to permit the demolition of the existing medical office building and construction of a new building as depicted in the site plan, floor plans and elevations stamped “Received” on September 22 and October 23, 2023; and**
- **Make a finding that the proposed project is in compliance with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code.**

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The subject property is designated as a non-contributing property and is located at 280 Park Avenue. The property consists of four platted lots and a vacated alley from the Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. The property is located at the north end of a platted block and fronts on three streets: 3rd Street to the north, Park Avenue on the west and West Railroad Avenue on the East. To the north, across 3rd Street is the main building of the Boca Grande Health Clinic. To the east, across West Railroad Avenue, is vacant land and the walking path on the former railroad right-of-way. To the west, across Park Avenue are two single family residences. And to the south, abutting the property, is a large lot owned by the Diocese of Venice. Therefore, the property has only one abutting lot.

The subject property is a quadrilateral lot with the east boundary being at a slight angle to the other sides. The lot is currently developed with a commercial building described by the Property Appraiser as a 3,561

square-foot “Office-Low Rise. Built in 1963. When including features such as the porte cochere and open porches, the square footage is 4,173. The building has a combination of hip and gable roofs with asphalt shingles. The main parking area is along 3rd Street with a second row of spaces along the southwest boundary of the property.

The property has previous historic cases:

SCA2023-00002	Demolition and new construction (DENIED)
COA2018-00087	Approved internal renovations.
COA2018-00084	Approved internal renovations.
COA2011-00029	Approved USE permit
COA2009-00074	Approved new A/C
COA2008-00126	Approved underground propane tank
COA2008-00036	Approved porte cochere

Previous SCA Case

The applicant previously sought approval for a Special Certificate of Appropriateness for a proposed new clinic building in Case SCA2023-00002. The case was heard at the May 10, 2023 hearing of the Boca Grande Historic Preservation Board. At the hearing, the Board denied the proposed redevelopment due to concerns that the proposed building was too large for the subject property and its location in the historic district. This caused the proposed building to not conform to either criteria 4.1 or 4.3 of the Design Guidelines for the Boca Grande Historic District. The applicant has reduced the height of the proposed building from 36 feet above grade to 32 feet above grade and the area of the proposed structure from 13,299 square feet to 11,284 square feet in order to address these issues. In addition, the applicant held a public meeting on October 26th, 2023 to gather public input on the proposed project.

Concurrent VAR Case

The applicant has submitted a concurrent application for a variance from the Lee County Land Development Code Section 34-2020 which requires 50 parking spaces to allow a maximum of 10 spaces. This case (VAR2023-00002) is still under review by staff.

Requested Changes

The applicant is seeking approval of a Special Certificate of Appropriateness to permit the following:

- Demolish the existing medical office building.
- Construct a new medical office building.

Demolition of Existing Building

The applicant proposes to demolish the existing medical office building located on the subject property. LDC Section 22-104 addresses demolition of structures within the historic district and has seven criteria that must be met in order to proceed with a demolition. The applicant has addressed these criteria and staff finds their answers correct and accurate. Therefore, the applicants’ answers are reproduced below:

(1) Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?

No. The existing structure is a single-story medical health facility that is not unique to the Boca Grande Historic District other than the use itself having existed in this location since 1985.

(2) Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

No. The existing single-story medical health facility is of typical construction and design for the time period of which it was constructed. The proposed building will follow style and finishes as the existing health facility.

(3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the county or the region?

No. The existing single-story medical health facility is of typical construction and is rather common throughout Lee County.

(4) Does the building or structure contribute significantly to the historic character of a designated historic district?

No. The existing single-story medical health facility is not indicative of the historic character of the Boca Grande Historic District.

(5) Would retention of the building or structure promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

No. The existing single-story medical health facility does not provide any opportunity for the study of local history.

(6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Yes. The property is proposed to be redeveloped with the same use, only expanded and new construction. The medical health facility to be built will be 11,284 square feet, two stories, and will mimic the architectural character of the surrounding area.

(7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

No. The existing single-story medical health facility continues to be structurally sound.

Staff agrees with the applicant and finds that the criteria for demolitions have been met. Staff recommends that the Board approve the request for demolition of the subject building.

Overall Layout

The applicant proposes to construct a new two-story medical office building on the subject property. The new building will be located in the same location as the existing building. The footprint of the building will be a rectangle oriented with the long access running east-west like the existing building. The proposed roof style will mainly be a cross of hip-roof and mansard roof with a single gable roof on the north elevation at the west end. The interior area of the roof will be flat. The hip and gable sections will be covered in terracotta tile and the building will be sided with stucco. This combination of roof types and siding is found throughout the community and as such its use here conforms to the character of the historic district.

The second floor will extend slightly beyond the ground floor provide a covered porch and pedestrian access area. The loggia design on the north façade will match the main clinic building to the north and as such will conform to the character of the district. The walls will be faced with stucco and the arches and columns will feature coral stone. This again matches the main clinic building to the north.

The main issue with the proposed structure is the increase in size. The proposed building will be 32 feet above grade and will have two stories versus the single floor and 14-foot peak roof height of the existing structure. The proposed building will be 11,284 square feet, almost three times the 4,173 square feet of the existing building. However, the location and setting of the building mitigates the impact of this increase in height and area on the historic district. The subject property caps the north end of the platted block and therefore has streets abutting on three sides. This reduces conflict with neighboring structures by providing a greater amount of open space on three sides of the building. On the south side, the single-family residence uses a tall, peaked gable roof and the entire structure is slightly elevated. This creates a visually tall structure that is not significantly different from the proposed building. The other abutting building is a daycare center and is therefore not a residential use that would be significantly impacted by a tall neighboring building.

The proposed building will not include a porte cochere or covered vehicular access like the existing building. Instead, the proposed covered pedestrian area on the west end of the building will provide the main access to the building. In doing this, the proposed building will pull back from the west property line and create greater space and room around the property.

In addition, the use of a rectangular design for the proposed building is the most compact method to utilize the available area. This design allows for the most usable square footage of the property with the least amount of building size per square foot. This also allows the building to maintain the traditional setback pattern for the block and district as a whole in addition to matching the existing clinic building to the north.

North Façade

The north perimeter of the first floor will have columns separated by arched openings supporting the outer edge of the overhanging second floor, creating a loggia underneath. A larger arch will be located underneath the gable roof providing access to the covered pedestrian area at the west end of the building. A circular vent will be located at the top of the gable roof. There will be a series of spread-out multi-light arched windows on the ground floor and multi-light rectangular windows on the second floor. In addition, there will be a ribbon of three large multi-light rectangular windows on the north-side dormer flanked by two smaller rectangular multi-light windows. Staff finds that although these large multi-light windows are not found on the existing building, they match the larger size of the proposed building and maintain the proportion of glass in the north façade. There is a two-story lattice proposed for the east end of the façade. Such features are a common architectural element within the historic district. Visual separation of the floors is created by a horizontal bar running the length of the façade.

South Façade

The south façade will have spaced rectangular windows on both floors similar in style to the rest of the building. There will be a single door access with a ADA-compliant ramp. The west end of the façade will be open where the second floor creates an open porch for pedestrians. A horizontal bar will run the length of the façade and will create a visual separation of the two floors.

East Façade

The east façade will feature two windows on the ground floor and five windows on the second floor. These will be multi-light rectangular windows similar to the rest of the building. The floors will be separated by the horizontal bar running the length of the façade. There will be no access points on this façade. An enclosure for a dumpster and generator will be located on this side of the building.

West Façade

The west façade will have windows on the second floor similar to the rest of the building. The main feature will be the covered entrance and outdoor pedestrian area on the ground floor. This will be created by an overhang of the second floor at the western end of the building. Four large square columns will support this porch. There will be two entrances on this façade, the main entrance at the north end of the façade and a secondary access at the south end of the façade. The horizontal bar that provides separation of the floors on the other facades will run along the bottom of the second floor overhang.

Staff finds that the proposed new building is consistent with the following Boca Grande Design Guidelines.

Design Guidelines for the Boca Grande Historic District

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.

Although the addition of a second floor increases the height of the building, there are many buildings in that range within the historic district and the community as a whole.

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of façades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The overall pattern of spacing between buildings is maintained because the new building keeps the shorter setback from the southern boundary than from the streets. All other boundaries abut onto roadways and are not relevant to this criterion. The existing yard space and open area on the lot is on the north and west sides of the property and the proposed building will keep the proposed open area to the north and west of the new building. The new building will be aligned with the roadways in the same manner as the existing building.

1.3 Additions should attempt to maintain the overall sense of size of the building.

Because the proposal is a new, single building, there are no additions to evaluate.

1.4 Buildings at the end of a block should be similar in height to the buildings or provide a visual transition to the next block.

The proposed building will be two stories. Both of the buildings neighboring on the south side of the property are one-story structures. The daycare building is very low in design while the single-family residence to the southeast has a tall, peaked gable roof. As such, only the one abutting building is close in height to the proposed medical office.

The main clinic building across 3rd Street is also a one-story structure but is a rather tall design with peaked gable roofs. As such, the subject building does create a gentler transition to the main clinic building on the next block.

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.

The proposed building will conform to the character of the main clinic building across 3rd Street through the use of similar design and materials. This will be achieved through the use of similar arches on the north façade and similar building materials.

1.6 Maintain the traditional proportions of glass in building façades.

Both the existing structure and the proposed building use a series of discrete windows on their facades. The exception to this pattern is the ribbon of large windows under the gable roof on the north façade. These windows do not dominate the pattern of glazing for the majority of the proposed building and their larger size maintains the proportion of glass with the larger building. The proposed office therefore generally maintains the proportions of glass.

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.

Both the existing and proposed medical offices follow the same pattern of running east-west with a parking area at the west end of the property. Both have relatively plain roof styles running along the east-west axis. The proposed building will remove the existing porte cochere attached to the west of the building. This will make the proposed entrance less elaborate architecturally but will help reduce the visual mass of the overall structure.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

The existing property is non-contributing and meets the criteria for demolition. Therefore, there are no specific historically significant features on the property to be preserved.

2.2 Maintain the traditional orientation patterns of building façades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.

The structure will stay oriented to be facing and parallel to 3rd Street and will therefore maintain the traditional orientation of building facades on the subject property and on the block.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front façade.

The proportions of the main structure of the existing building have been altered in the proposed building by the addition of a second floor and the removal of the porte cochere. However, the proposed building will retain the general east-west orientation and rectangular nature of the original building. No additions are proposed.

- 2.4 Maintain traditional setback patterns.** Porches, decks, solid fences or other additions, should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback. The proposed building will be largely on the same footprint as the existing structure and therefore conforms to this criterion. The main change in footprint is the removal of the porte cochere which actually reduces the extent of the building footprint.
- 2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service.** Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.
There are no alley ways associated with this property.
- 2.6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site.** Service areas and trash containers should be screened from view using fences, lattice screens or hedges.
There are no accessory buildings proposed for the property.
- 2.7 Decks should be as unobtrusive as possible.** Railings should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.
No decks are being proposed as part of the request.
- 2.8 Paving materials and patterns should respect traditional patterns on the block.**
The proposed paving materials and designs are similar to those found within the Historic District.
- 2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.**
The existing and required landscaping is compatible with the typical pattern found in the historic district.
- 3.0 Additions to Existing Buildings**
N/A
- 4.0 New Construction**
- 4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.**
The use of an arched ground-floor loggia combines with the tile roof to create a Mediterranean theme. This style is found within the historic district and therefore the proposed building is harmonious to the character of the historic district.
- 4.2 Align the façade of the building with the historic setbacks of the block or district.**
The proposed building will maintain the alignment and setback pattern of the existing building.
- 4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.**

At two stories, the proposed building will be much larger than the existing building. However, the removal of the western porte cochere maintains the proportions of the structure which mitigates much of the visual mass. In addition, the location of the building at the end of the block reduces the number of abutting properties that could otherwise emphasize the new building's greater mass.

4.4 Building and roof forms should match those used historically.

The proposed building and roof forms are similar to the main clinic building and are similar to other structures within the historic district.

4.5 Use similar building materials to those used historically for all major surfaces.

The materials proposed for the new building will match the main clinic building and will be compatible with the historic district.

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.

Both the existing and proposed structures will use a simple series of individual windows along the long façades. The few larger windows help maintain the proportion of glass in the overall structure.

5.0 Relocating Buildings in a Historic District

N/A

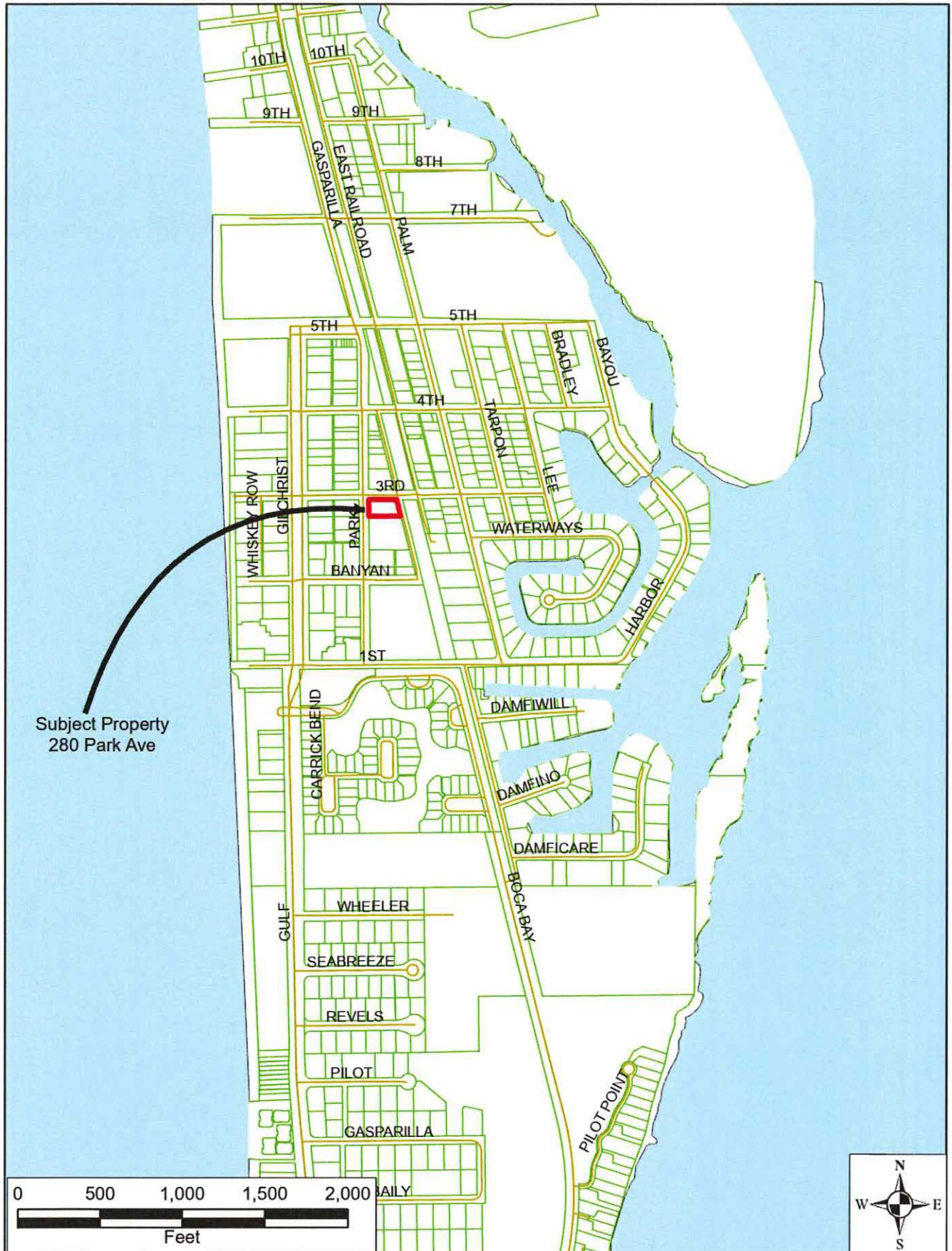
Conclusion

Staff reviewed the Certificate of Appropriateness submission package and finds the project is consistent with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code.

Attachments:

- Location Map
- Aerial
- Article on 10/26 Public Meeting
- Decision Document from May 10, 2023 Hearing
- Applicant Packet:
 - Narrative
 - Floor and Roof Plans
 - Elevations
 - Renderings
 - Site Plan

SCA2023-00018, Boca Grande Health Clinic Annex



SCA2023-00018 Boca Grande Health Clinic



Clinic holds first webinar of season, discusses updated potential renovation

BY MARCY SHORTUSE, Boca Beacon

There was a lot of information to cover at the first Boca Grande Health Clinic “Welcome Back to the Island” webinar” on Thursday, Oct. 26. The doctors spoke about updates at the Clinic in technology, numbers and vaccinations. Fire Chief C.W.

Blosser discussed emergency medical information and varying levels of emergency care. But the most intriguing part of the presentation was made by Clinic Executive Director Mark Driscoll and others, discussing their newest plan for the second renovation proposal that will go before Lee County and the Boca Grande Historic Preservation Board in the future.

After their initial plan was denied by the Historic Preservation Board in May of last year by a unanimous vote, Driscoll said the Clinic Foundation members have been listening to the people of the island, as have been the doctors. They’ve heard many comments, such as that the building was too big, there were too many entrances and exits, they didn’t like the windows and that there would be parking problems with a bigger facility.

After gathering information since the meeting last year, Driscoll said they sat down with a project team made up of national expert architect and engineers, as well as their project manager.

“We know we need more space, but we don’t know what’s going to happen in the future,” Driscoll said. “One thing we do know is that there is a physician shortage in this country and it’s getting worse, especially in primary care.”

Driscoll said this to emphasize the importance of medical care on a local level. Having a facility equipped to deal with many issues, not to mention the ability to perform many tests and imaging, is invaluable now for the island’s population ... and will be even more valuable in the future.

Driscoll said the project team has come up with a plan that takes the existing space and maximizes it for clinical care, which means less space is needed in the new, proposed facility. Minimizing the footprint is what the new plan is all about.

Driscoll said they have put their applications in with the county (the county had actually approved the first plan, even when the Historic Board did not), and the “question-and-answer” period has begun. As far as getting the information of the proposal to the public, not only will they be presenting again to the Historic Board at some time in the future, they will have a section on their web site with detailed options to tour the proposed facility. It hasn’t been set up yet, but Driscoll said they will let people know as soon as it is.

"Another key for this new facility is a softer, more residential look," he said. "The profile has been lowered, entrances and exits have been minimized, we will be using pavers around the building and on the street crosswalks if allowed – like the ones that The Inn and Boca Bay have used – and we will be putting mature trees and bushes in. We want it to look like it's been there all along."

The renderings shown attest to the fact that the new proposal looks more "cottage" and less "clinic."

Another noticeable difference in the plan is that the height has been dropped from 38 feet to 31 feet.

An "aquawall" will also be installed (to prevent the building from being flooded) and the square footage has dropped from 13,000 to 11,000 square feet.

The first floor of the new building would be used for urgent care and same-day services and would include three negative pressure rooms. That gives Clinic workers the ability to clean and sterilize rooms in a rapid fashion. The second floor would be for telehealth and would also contain three other pods – two for primary care and one for urgent care. Driscoll said this is optimal for more separation of sick and well patients.

The original clinic, or "North Building," would be used for physical therapy and a rehabilitation area. The Clinic Foundation would move there as well.

Both the new and old buildings would hold space for visiting specialists, as they have done in the past.

Driscoll also explained that, contrary to rumors, there will be no MRI facility on premises, but there will be X-ray, CT and ultrasound imaging available.

"In theory, by Christmas of 2026 this project could be done," Driscoll said.

"When I came here we had a five-year plan in place. We continue to build on those building blocks. I'm very excited about that."

BOCA GRANDE HISTORIC PRESERVATION BOARD

**SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2023-00002
DECISION**

☐ Contributing ☒ Non-Contributing ☐ Individual Designation ☐ Not Historical

Designation No.: HD 90-05-01
Name of Project: Boca Grande Health Clinic Annex
Location: 280 Park Avenue Boca Grande, FL 33921
Strap Nos.: 14-43-20-01-00006.0080
Name of Agent: Lindsay F. Robin
E-Mail: lrobin@m-da.com

Request: Demolish an existing medical office building and construct a larger replacement building.

Summary: Lindsay F. Robin, representing the landowner of the subject property, filed an application for a Certificate of Appropriateness on January 30, 2023. The application was deemed sufficient for review on April 5, 2023. The Boca Grande Historic Preservation Board meeting was scheduled and advertised. The application was heard before the Boca Grande Historic Preservation Board on May 10, 2023.

YOU ARE HEREBY NOTIFIED that the following action was taken by the Boca Grande Historic Preservation Board:

A Motion was made by Jerry Edgerton and seconded by Peggy Stanley to **DENY** the Special Certificate of Appropriateness for the subject property to demolish an existing medical office building and construct a larger replacement building pursuant to LDC Chapter 22 as provided in the elevations stamped "Received" 3/29/23, attached hereto as Exhibit A. The BGHPB finds that the proposed project does not comply with Criteria 4.1 and 4.3 of the Boca Grande Historic District Design Guidelines as evidenced by the Findings of Fact attached hereto as Exhibit B.

The Motion carried with 7 ayes to 0 nays.



Boca Grande Historic Preservation Board
Chair

5/10/23

Date of Decision

DECISION EFFECTIVE DATE:

The Decision of the Boca Grande Historic Preservation Board is effective on the date the written decision of the Historic Preservation Board was rendered.

NOTICE OF APPEAL RIGHTS:

Pursuant to LDC § 22-42, an 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 calendar days of the date the written decision of the Historic Preservation Board was rendered. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, which shall state the decision being appealed, the grounds for the appeal and a summary of the relief sought. Appeals shall otherwise be pursued using the procedure set forth in the LDC § 34-145(a), pertaining to appeals from administrative matters, and in accordance with the county administrative codes adopted to implement the provisions of LDC Chapter 34. Except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party shall not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

ATTACHMENTS:

- Exhibit A: Elevations
- Exhibit B: Findings of Fact

EXHIBIT A: ELEVATIONS

EXHIBIT B: FINDINGS OF FACT

Location, Surrounding Uses, and Existing Conditions

The subject property is designated as a non-contributing property, and is located at 280 Park Avenue. The property consists of four platted lots and a vacated alley from the Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. The property is located at the north end of a platted block and fronts on three streets: 3rd Street to the north, Park Avenue on the west and West Railroad Avenue on the East. To the north, across 3rd Street is the main building of the Boca Grande Health Clinic. To the east, across West Railroad Avenue, is vacant land and the walking path on the former railroad right-of-way. To the west, across Park Avenue are two single family residences. And to the south, abutting the property, is a large lot owned by the Diocese of Venice. Therefore, the property has only one abutting lot.

The subject property is a quadrilateral lot with the east boundary being at a slight angle to the other sides. The lot is currently developed with a commercial building described by the Property Appraiser as a 3,561 square-foot "Office-Low Rise. Built in 1963. When including features such as the porte cochere and open porches, the square footage is 4,173. The building has a combination of hip and gable roofs with asphalt shingles. The main parking area is along 3rd Street with a second row of spaces along the southwest boundary of the property.

The property has previous historic cases.

COA2018-00087	Approved internal renovations.
COA2018-00084	Approved internal renovations.
COA2011-00029	Approved USE permit
COA2009-00074	Approved new A/C
COA2008-00126	Approved Underground propane tank
COA2008-00036	Approved Porte Cochere

Requested Changes

The applicant is seeking approval of a Special Certificate of Appropriateness to permit the following:

- Demolish the existing medical office building.
- Construct a new medical office building.

Demolition of Existing Building

The applicant proposes to demolish the existing medical office building located on the subject property. LDC Section 22-104 addresses demolition of structures within the historic district and has seven criteria that must be met in order to proceed with a demolition. The applicant has addressed these criteria and staff finds their answers correct and accurate. Therefore, the applicants' answers are reproduced below:

(1) Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?

No. The existing structure is a single-story medical health facility that is not unique to the Boca Grande Historic District other than the use itself having existed in this location since 1963.

(2) Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

No. The existing single-story medical health facility is of typical construction and design for the time period of which it was constructed. The proposed building will follow style and finishes as the existing health facility.

(3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the county or the region?

No. The existing single-story medical health facility is of typical construction and is rather common throughout Lee County.

(4) Does the building or structure contribute significantly to the historic character of a designated historic district?

No. The existing single-story medical health facility is not indicative of the historic character of the Boca Grande Historic District.

(5) Would retention of the building or structure promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

No. The existing single-story medical health facility does not provide any opportunity for the study of local history.

(6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Yes. The property is proposed to be redeveloped with an expanded suite of medical services and facilities. The medical health facility to be built will be 13,299 square feet, two stories, and will mimic the architectural character of the surrounding area.

(7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

No. The existing single-story medical health facility continues to be structurally sound.

Staff agrees with the applicant and finds that the criteria for demolitions have been met. Staff recommends that the Board approve the request for demolition of the subject building.

New Medical Office

The applicant proposes to construct a new two-story medical office building on the subject property. The new building will be located in the same location as the existing building. The foot print of the building will be a rectangle oriented with the long access running east-west like the existing building. The proposed building will be hip-roofed with a flat top and covered in Spanish tile. There will be a single gable-roofed dormer on the north façade. The use of hip and gable roofs with Spanish tile is found throughout the community and as such its use here conforms to the character of the historic district.

The perimeter of the first floor will have columns separated by arched openings supporting the outer edge of the overhanging second floor, creating a loggia underneath. The second floor will extend westward to cover the area currently used as a Porte Cochere and will provide a covered vehicular access area. The loggia design will match the main clinic building to the north and as

such will conform to the character of the district. The walls will be faced with stucco and the arches and columns will feature coral stone. This again matches the main clinic building to the north.

The existing building contains a series of spread out small sash windows along both long façades. A similar series of five small windows is located along the east façade and the west façade contains a pair of larger windows and the main entrance. The proposed building will roughly echo this window layout. Both long facades will have a series of spread out multi-light arched windows on the ground floor and multi-light rectangular windows on the second floor. In addition, there will be a large multi-light arched window on the north-side dormer and four similar windows on the second floor west façade. Staff finds that although the large arched windows are not found on the existing building, that they conform to the character of the historic district and the community as a whole.

The main issue with the proposed structure is the increase in size. Not only is the proposed building approximately double the height of the existing structure, but the second floor will extend beyond the current footprint of existing building to cover areas that are currently occupied by the Porte Cochere and canopies. However, there are several mitigating factors. The first is that the subject property caps the north end of the platted block and therefore has streets abutting on three sides. This reduces conflict neighboring structures. On the south side, the single-family residence uses a tall, peaked gable roof and the entire structure is slightly elevated. This creates a visually tall structure that is not significantly different from the proposed building. The other abutting building is a daycare center and is therefore not a living residence that would be inconvenienced by a tall neighboring building. A second mitigating factor is the extension of the second floor to the west. Although this increases the actual mass of the building, it helps maintain the horizontally-oriented proportions of the existing residence and significantly reduces verticality in the buildings appearance.

DESIGN GUIDELINES FOR THE BOCA GRANDE HISTORIC DISTRICT

1.0 Streetscape

- 1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.**
- 1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern of setbacks, entrances and alignment of façades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.**
- 1.3 Additions should attempt to maintain the overall sense of size of the building.**
- 1.4 Buildings at the end of a block should be similar in height to the buildings, or provide a visual transition to the next block.**
- 1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.**
- 1.6 Maintain the traditional proportions of glass in building façades.**

- 1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.

2.0 Building Site

- 2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.
- 2.2 Maintain the traditional orientation patterns of building façades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.
- 2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front façade.
- 2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions, should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.
- 2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.
- 2.6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.
- 2.7 Decks should be as unobtrusive as possible. Railings should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.
- 2.8 Paving materials and patterns should respect traditional patterns on the block.
- 2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.

3.0 Additions to Existing Buildings

N/A

4.0 New Construction

- 4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.
- 4.2 Align the façade of the building with the historic setbacks of the block or district.
- 4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.
- 4.4 Building and roof forms should match those used historically.
- 4.5 Use similar building materials to those used historically for all major surfaces.

- 4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.

5.0 Relocating Buildings in a Historic District

N/A

Board Findings

1. Although the Board did not object to the form or materials proposed for the proposed office, it found that the height of the structure is too large for the immediate block of surrounding residences. The proposal is therefore not consistent with Guideline 4.1.
2. The Board finds that the proposed structure exceeds both the mass and scale of the block and therefore is not consistent with Guideline 4.3.

Attachments:

- Location Map
- Aerial

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October 23, 2023

Mr. Peter Blackwell, AICP
Planner
Lee County Department of Community Development
Zoning Section
blackwpc@leegov.com

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COMMUNITY DEVELOPMENT

RE: SCA2023-00002 – Boca Grande Health Clinic
Special Certificate of Appropriateness

Mr. Blackwell:

The purpose of this letter is to provide a response to the Lee County Department of Community Development review comments dated October 9, 2023.

The following items are being provided to assist in your review of the resubmittal, and in response to the comments received.

1. One (1) copy of the revised project narrative;
2. One (1) copy of the revised architectural renderings and floor plans; and
3. One (1) revised proposed site plan.

ZONING COMMENTS

Reviewed by: Peter Blackwell, AICP

1. *Please provide an analysis of all the criteria of the Boca Grande Design Guidelines, noting which are not applicable and why. This analysis should address the scale of the proposed architectural features including a comparison with similar features on the existing building across 3rd Street.*

Response: Please refer to the revised request narrative, which now addresses all Boca Grande Design Guidelines, and indicates which are not applicable and why.

2. *Please provide elevations that include building dimensions including the height. The height should be in both NAVD and above grade. Please provide the dimensions of the windows on all sides and the arches along the north façade. These dimensions should be large enough so that they are at least 12-point font when printed at 11X17-inch format.*

Response: Please refer to the revised architectural elevations and renderings, which now depict height in both NAVD and above grade. Dimensions of the windows on all side and the arches along the north façade have been added as well. The dimensions are a minimum 12-point font.

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3. Please provide a narrative detailing community outreach efforts since the previous Historic Board hearing.

Response: The Boca Grande Health Clinic understands the importance and value of community input and has made significant modifications to the proposed building.

At the May 2023 Historic Preservation Board meeting, the Clinic presented its plans in detail along with many letters of patient and community support. In response to feedback provided by the Historic Preservation Board members and community commentary made during the meeting, the Clinic has solicited additional input over the past five months since that meeting from the following sources:

- Historic Preservation Board members
- Clinic Board members and input from their neighbors
- Emergency Services
- Interested island residents
- Neighborhood comments
- Boca Beacon
- Foundation Board members and input from their neighbors
- Island employer input to the Clinic
- Patient-to-physician input on a daily/weekly basis

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The Clinic is also hosting a townhall-style virtual meeting on October 26, 2023 where the Clinic will share updates to the proposed new building as well as the changes that have been made as a result of patient, community, and employer input. This meeting will provide yet another opportunity for community input.

These activities build upon a thoughtful and intentional listening process to seek patient and employer input for their future facilities. This process began in 2019 with a community survey and with an additional Foundation survey in the last year. Three assessments have been conducted by the Clinic and national experts focusing on needed services, space allocation, and needed facilities. The assessments and surveys informed a Clinic Board-led strategic plan and vision that continues to guide this process.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Lindsay F. Robin, AICP
Senior Planner



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Boca Grande Health Clinic
Special Certificate of Appropriateness
Project Narrative
REVISED OCTOBER 2023

COMMUNITY DEVELOPMENT

I. Property Information & Request

The subject property ("property") is located at 280 Park Avenue, Boca Grande, and is identified by STRAP 14-43-20-01-00006.0080. The property is located within the Boca Grande Historic District as adopted by HD-90-05-01. Specifically, the property is located east of Park Avenue, west of West Railroad Avenue, south of 3rd Street West, and north of Banyan Street. Currently the property is utilized as a health clinic, which is not identified as a historic resource.

It is the desire of the Boca Grande Health Clinic Foundation to demolish the existing structure and construct a new health clinic on the property. Therefore, this Special Certificate of Appropriateness includes a request for Demolition of the existing health clinic, and construction of the new health clinic as allowed by LDC Section 22-174. The Applicant is submitting concurrent applications for an Administrative Variance and a Public Hearing Variance. The Administrative Variance addresses requests for LDC relief from setbacks and landscape buffers, and the public hearing variance requests relief from off-street parking requirements.

II. Demolition

The existing health clinic was first on the Lee County Tax Rolls in 1963. As described on the Lee County Property Appraiser, it is classified as a nursing home, hospital, home for special services, and is approximately 3,561 sq. ft. in building area. Pursuant to BOCC Resolution No. 85-2-10, the health clinic may operate at this location despite the RS-1 zoning district designation on the property, which does not permit the medical office use. The structure is not considered a historic resource and does not contribute to the historic character of the Boca Grande Historic District.



Figure 1. Existing Structure to be Demolished



Lee County Land Development Code Section 22-104, Demolition, identifies the standards that must be met for a structure within the Boca Grande Historic District to be demolished.

(1) Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?

No. The existing structure is a single-story medical health facility that is not unique to the Boca Grande Historic District other than the use itself having existed in this location since 1985.

(2) Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

No. The existing single-story medical health facility is of typical construction and design for the time period of which it was constructed. The proposed building will follow style and finishes as the existing health facility.

(3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the county or the region?

No. The existing single-story medical health facility is of typical construction and is rather common throughout Lee County.

(4) Does the building or structure contribute significantly to the historic character of a designated historic district?

No. The existing single-story medical health facility is not indicative of the historic character of the Boca Grande Historic District.

(5) Would retention of the building or structure promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

No. The existing single-story medical health facility does not provide any opportunity for the study of local history.

(6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

Yes. The property is proposed to be redeveloped with the same use, only expanded and new construction. The medical health facility to be built will be 11,284 sq. ft., two stories, and will mimic the architectural character of the surrounding area.

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(7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

No. The existing single-story medical health facility continues to be structurally sound.

New Construction

After the demolition of the existing single-story medical health facility, a two-story health clinic will be constructed on the property, with the same uses as previously existed, but more suited to serve the ongoing needs of the island residents.

The design of the health clinic seeks to utilize the architectural design that is common and expected on Boca Grande, as demonstrated by the architectural elevation prepared by Studio+. The elevation is shown below in Figure 2.



Figure 2. Architectural Elevation

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Within the Boca Grande Historic District are guidelines for new construction as approved by HD90-05-01.

1.0 Streetscape

1.1 Building Heights should be similar to the range of heights already found in the district and on the particular block of the street structure.

The proposed Boca Grande Health Clinic has an overall Building Height of 31' from ground level and is proposed to be two stories. The existing clinic is a single-story structure. While the new clinic will be one additional story than what currently exists, it remains compatible with the surrounding area, which contains both one- and two-story structures. On the block, there are many two-story structures along Park Avenue just north of 3rd St. W. The proposed new clinic will complement the existing heights of the buildings along Park Avenue and in this general area of Boca Grande.

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front facade so the visual quality of spacing is preserved. Maintain traditional pattern of setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The proposed Boca Grande Health Clinic maintains the pattern of spaces between buildings and, when completed, will enhance the character of the surrounding area. There are no additions proposed. Traditional setbacks are maintained along the key street frontages. Entrances have been maintained; however, due to community feedback, vehicular entrances have been modified to suit the needs of the area and to allow the clinic to function in a practical manner. As shown on the architectural elevations, traditional yard spaces and openness is maintained around the clinic, especially at the front and sides of buildings where lush landscaping and visually attractive architecture are proposed. Proposed building is set back from property line similar to other structures along 3rd Street, Park Ave., and Railroad Ave.

1.3 Additions should attempt to maintain overall sense of the size of the building. Not applicable. There are no additions proposed.

1.4 Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block.

As proposed, the building height is compatible and consistent with the buildings on the block and provide an ideal visual transition to the block directly north along the Park Avenue frontage, which is comprised of buildings of a similar height. The Applicant has made great efforts to reduce the height of the proposed clinic, while maintaining a height that allows for resiliency and protection against flooding.

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1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.

The proposed clinic maintains the traditional alignment of the horizontal and vertical elements of buildings along the block. The existing clinic, which is proposed to be demolished, currently has an entrance located on Park Ave., which is where the proposed entrance will be for the newly constructed clinic. The proposed architectural elevations of the new clinic demonstrate building elements from the existing clinic located on the north side of 3rd St. W. to establish a common design pattern.

1.6 Maintain the traditional proportions of glass in building facades.

The clinic maintains traditional proportions of glass in building facades and as demonstrated on the architectural renderings, the windows mimic those found on the island and within the direct vicinity of the project within the historic district. Windows and glazing of the proposed building are intended to be similar that of the existing clinic building on 3rd Street.

1.7 Maintain the traditional alignment between roof lines, porch protrusions and entrances.

The clinic as proposed maintains the traditional alignment between roof lines, porch protrusions and entrances. The roof of the proposed building are intended to be similar that of the existing clinic building on 3rd Street.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation, and potential archaeological features.

Design intent of the new building site is to create a wellness-center feel, integrating the parcels to the north and south of 3rd Street with buildings of similar character and extending pathways for vehicles and pedestrians.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.

The proposed orientation of the Boca Grande Health Clinic maintains the traditional orientation patterns of building facades to the street. The property is not located near water. As demonstrated by the elevations, the front of the building, which is the primary entry, will be in the same location as the existing building today, which is parallel to Park Ave. The northern façade, which is located on 3rd St. W. mimics the architectural character of the area and of the existing clinic building which is planned to remain. The design of the new building maintains the existing character of the property's frontage. Proposed building façade is parallel to the primary street used to approach the entrance – 3rd Street.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the buildings front facade.

The Proposed building is proportioned similar to the existing Clinic Building. There are no additions proposed.

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Special Certificate of Appropriateness
Project Narrative
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COMMUNITY DEVELOPMENT

- 2.4. Maintain traditional setback patterns.** Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

The proposed structure will reflect the traditional patterns and traditional setbacks of the buildings on the same block and surrounding area.

- 2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service.** Parking and access to parking should relate to alley systems, where present and should be limited to the rear of structures where this pattern is traditional.

There are no parking spaces on the south side of the proposed building.

- 2.6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site.** Service areas and trash containers should be screened from view using fences, lattice screens or hedges.

Not applicable. There are no accessory buildings.

- 2.7 Decks should be as unobtrusive as possible.** Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.

Not applicable. There are no decks.

- 2.8 Paving materials and patterns should respect traditional patterns on the block**

The proposed structure will reflect materials and patterns accordingly to match those on the block it located at and surrounding areas. Colored concrete unit pavers is proposed for the parking areas of the new clinic building site. The same paver material is proposed to span across 3rd Street and into the parking area of the existing clinic, further reinforcing the campus concept.

- 2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing and type where possible.**

The landscape surrounding the structure will maintain the alignment and spacing of the surrounding area. New landscaping will incorporate traditional planting patterns and species.

3.0 Additions to Existing Buildings

- 3.1 Additions should be compatible with the size, scale, color, material, and character of the building and its environment.** Additions may include porches and bay windows as well as entire wings or rooms.

Not applicable. The Applicant is not proposing additions to existing buildings.



3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts.
Not applicable. The Applicant is not proposing additions to existing buildings.

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material and scale with the character of the block or district.

The proposed design will reflect the same finishes and scale as the existing clinic.

4.2 Align the façade of the building with the historic setback of the block or district

The façade of the building aligns with the existing historic setback.

4.3 New buildings should appear in similar mass and scale with historic structures in the block or surrounding area.

The proposed building maintains similar mass and scale to those adjacent and the existing clinic with a proportion of 4:1.

4.4 Building and roof form should match those used historically.

The proposed roof material and style will match those adjacent to it.

4.5 Use similar building materials to those used historically for all major surfaces.

The materials to be used are the same as the existing clinic with the intent to match the historic district.

4.6 Window sizes and proportions similar to those uses historically. To create larger surfaces of glass, consider combining several standard windows in a row.

The windows on the proposed building will match those in the existing clinic in scale and style.

5.0 Relocating Buildings in a Historic District

5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building.

Not applicable. The Applicant is not proposing to relocate a building in this Historic District.

5.2 Align the building within the historic patterns of setbacks and open space ratios.

Not applicable. The Applicant is not proposing to relocate a building in this Historic District.

5.3 Orient the building according to the traditional pattern of the block or district.

Not applicable. The Applicant is not proposing to relocate a building in this Historic District.

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General Architectural Description

The Mediterranean Revival style of the proposed building features Spanish barrel clay tile-style roofs and stucco walls. Roof forms are a combination of hip and gabled types. The actual material of roof tiles would be cement, colored and formed to resemble reddish terracotta a shaped in the American Spanish style and laid in a regular pattern. The main colors of the proposed building are intended to match those of the existing BGHC building – terracotta red for the tiled roof; light pink for the stucco; natural tones for the keystone trim and accents.

Fenestration is intended to match the type and proportions of the existing Clinic – a combination of double-hung sash windows with divided lights and fixed aluminum storefront windows and entrances. Some arched windows are also included to echo the openings of the arcade.

The northern façade features a large archway at the recessed main entry, consistent with the Mediterranean Revival vernacular of the island and mirroring the arch of the porte-cochere of the existing BGHC building across 3rd Street. The first floor of the north façade of clinic is set back from the second level creating an arcade which further reinforces the visual link to the existing clinic building. The columns of the arcade and windows are articulated with keystone trim. Above the main gabled entry, a decorative elliptical medallion of keystone with the year of the building's erection is placed, similar to a detail found on porte-cochere of the existing clinic.

At the eave level, decorative brackets suggest exposed roof rafters found on the existing clinic building. The roof configuration behind the sloped tiled roof areas includes a recess flat area to conceal mechanical equipment.

As an element intended to create a wellness-oriented facility, a low wall is proposed to be set along the property line on Park Avenue. This low wall would be similar in color and stone cap articulation to an existing low wall found on the south side of the existing clinic building, and roughly aligned with the white stuccoed low wall found in front the Catholic church.

Identifying entrance to the new wellness facility, a monument sign is proposed to be placed at the northwest corner of the property. The sign would be modest in size and styled to reflect the architecture of the clinics. The final location and design of the sign will be submitted to the board for review at a later date.

New landscaping along the Park Avenue side of the site will include trees and bushes that will mature to form a visual buffer to residences across the street. New vegetation along the south side of the property will be appropriately specified and designed to also form an effective buffer to the adjacent Pre-School site. Existing trees along the 3rd Street right-of-way will be protected and maintained during construction. Along Railroad Avenue, existing landscaping will be reconfigured to allow for construction of a new service yard with low walls to hide dumpsters and generator.

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MORRIS**DEPEW**ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com**Boca Grande Health Clinic**
Special Certificate of Appropriateness

	Materials Description
Roofing	Material: Terracotta Finish: kiln-fired process (dark orange)
Upper-level wall surface	Material: Sand finished stucco. Color: Pale Salmon (RGB 208,192,184,255)
Lower-level wall surface	Material: Sand finished stucco. Color: Pale Salmon (RGB 208,192,184,255)
Upper and lower trim	Material: EIFS system, trim and banding Color: White (RGB 243,243,243,255)
Upper-Accent trim	Material: Keystone Color: Tan (RGB 245,244,233,255)

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PROJECT NARRATIVE

LOCATED IN LEE COUNTY OF BOCA GRANDE, FL 34102, THE PROPOSED BOCA GRANDE HEALTH CLINIC IS A TWO STORY BUILDING WITH AN OVERALL BUILDING HEIGHT OF 31' FEET. ADJACENT TO THE PROPOSED SITE THERE IS A SINGLE-STORY CLINIC. ALTHOUGH THE THE PROPOSED STRUCTURE WILL HAVE ONE ADDITIONAL STORY THAN THE CURRENT CLINIC, THE STRUCTURE WILL BE COMPATIBLE IN DESIGN WITH THE SURROUNDING AREA. ON THE PARTICULAR BLOCK, THERE ARE MANY TWO-STORY STRUCTURES ALONG PARK AVENUE JUST NORTH OF 3RD ST. WEST.

THE PROPOSED NEW CLINIC WILL COMPLEMENT THE EXISTING HEIGHTS OF THE BUILDINGS ALONG PARK AVENUE AND IN THIS GENERAL AREA OF BOCA GRANDE.

GROSS AREA CALCULATIONS

FIRST FLOOR – 5,014 SQFT
SECOND FLOOR – 6,270 SQFT
TOTAL EXISTING – 11,284 SQFT

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COMMUNITY DEVELOPMENT

PROJECT INFORMATION SHEET

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION

PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-01

ISSUE DATE: 09/22/23
SCALE:

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COMMUNITY DEVELOPMENT



BUILDING SQUARE FOOTAGE (GROSS)

1ST FLOOR = 5,014 S.F.
2ND FLOOR = 6,270 S.F.

TOTAL = 11,284 S.F.

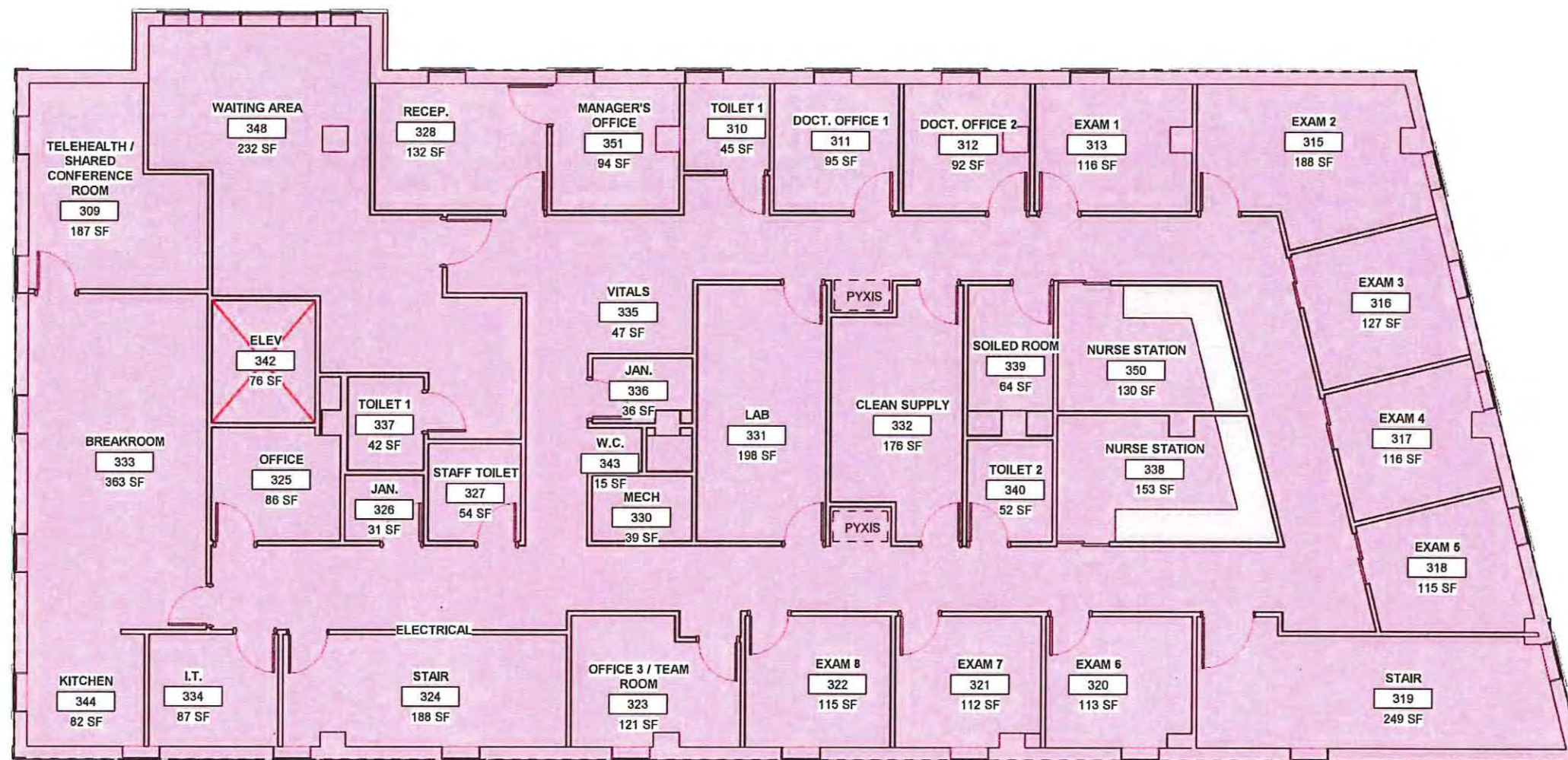
FIRST FLOOR - URGENT CARE AND IMAGING DEPARTMENT.

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION

PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-02

ISSUE DATE: 09/22/23
SCALE: 3/32" = 1'-0"



P-06 2

1
P-06

BUILDING SQUARE FOOTAGE (GROSS)

1ST FLOOR = 5,014 S.F.
2ND FLOOR = 6,270 S.F.

TOTAL = 11,284 S.F.

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OCT 23 2023
COMMUNITY DEVELOPMENT

SECOND FLOOR - PRIMARY CARE CLINIC

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION

PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-03

ISSUE DATE: 09/22/23
SCALE: 3/32" = 1'-0"

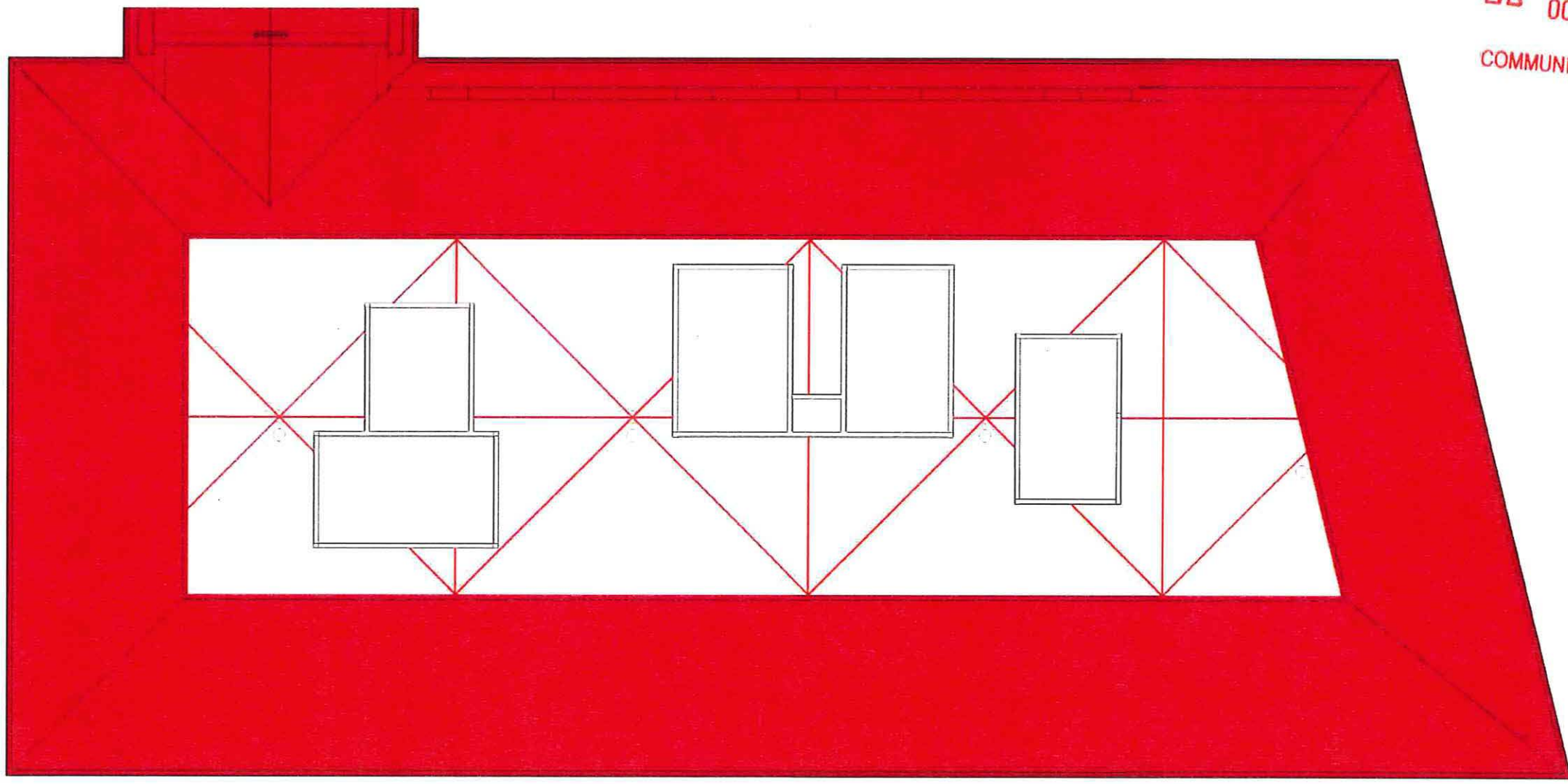
P-08
1

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COMMUNITY DEVELOPMENT

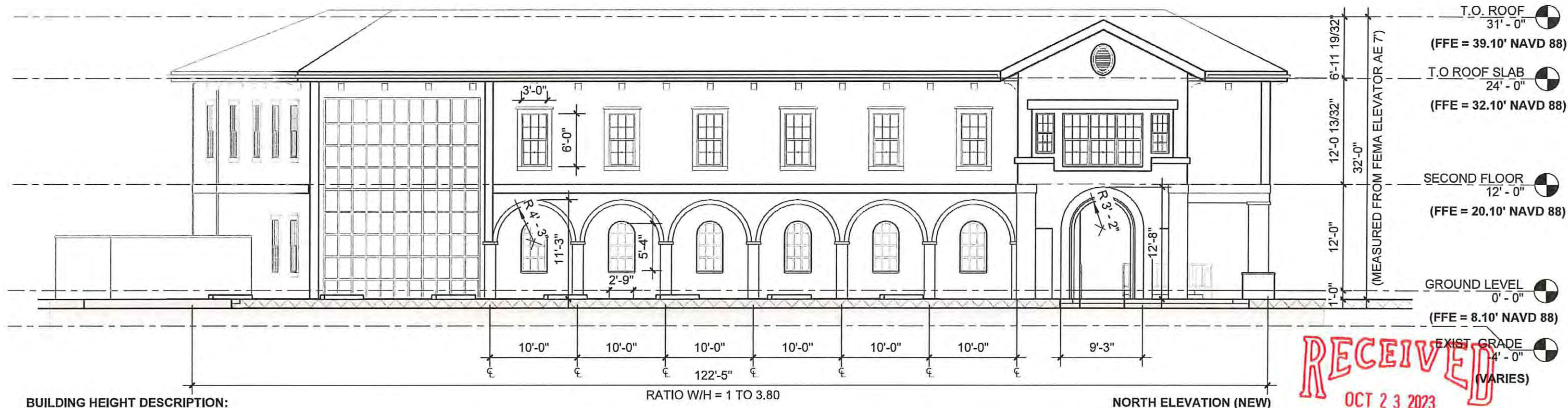
P-05
1

P-06
2

P-06
1



ROOF PLAN

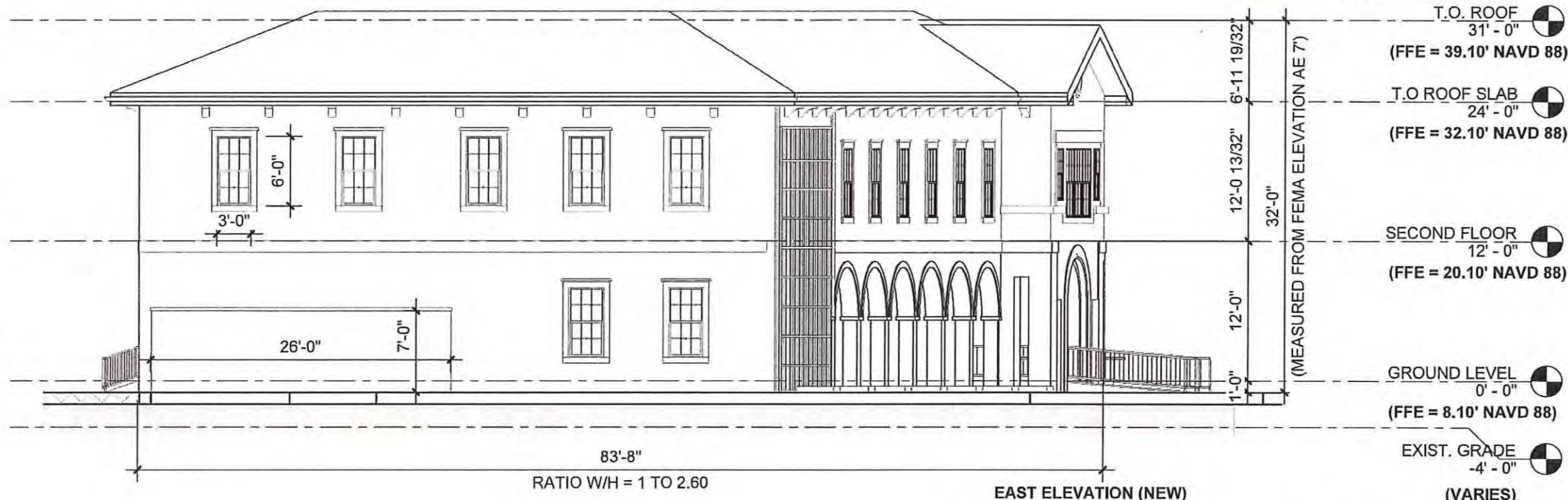


BUILDING HEIGHT DESCRIPTION:

- EXISTING GRADE = (VARIES)
- AVERAGE GRADE = 6'-0"
- FEMA ELEVATION = (AE=7'-0")
- GROUND LEVEL / FINISHED FLOOR ELEVATION = 0'-0" (FE 8.10' NAVD 88)
- LEVEL 1 = 12'-0" (FFE 20.10' NAVD 88) – MEASURED FROM FINISHED FLOOR ELEVATION / GROUND LEVEL.
- LEVEL 2 = 12'-0" (FFE 32.10' NAVD 88)
- TOP OF ROOF = 7'-0" (FFE 39.10' NAVD 88)

TOTAL HEIGHT = 31'-0" (MEASURED FROM FINISHED FLOOR ELEVATION OR 32'-0" MEASURED FROM FEMA AE 7' ELEVATION).

ACCORDING TO THE GASPARILLA ISLAND LAND DEVELOPMENT CODE SEC. 3-5-191. DENSITY, HEIGHT AND LAND USES STATES THAT: "NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED OR ALTERED WITHIN THE DISTRICT SO THAT THE PEAK OF THE ROOF IS MORE THAN THIRTY-EIGHT (38) FEET ABOVE THE AVERAGE GRADE OF THE LOT OR PARCEL ON WHICH THE BUILDING OR STRUCTURE IS LOCATED, OR IS MORE THAN FORTY-TWO (42) FEET ABOVE MEAN SEA LEVEL, WHICHEVER IS LOWER."



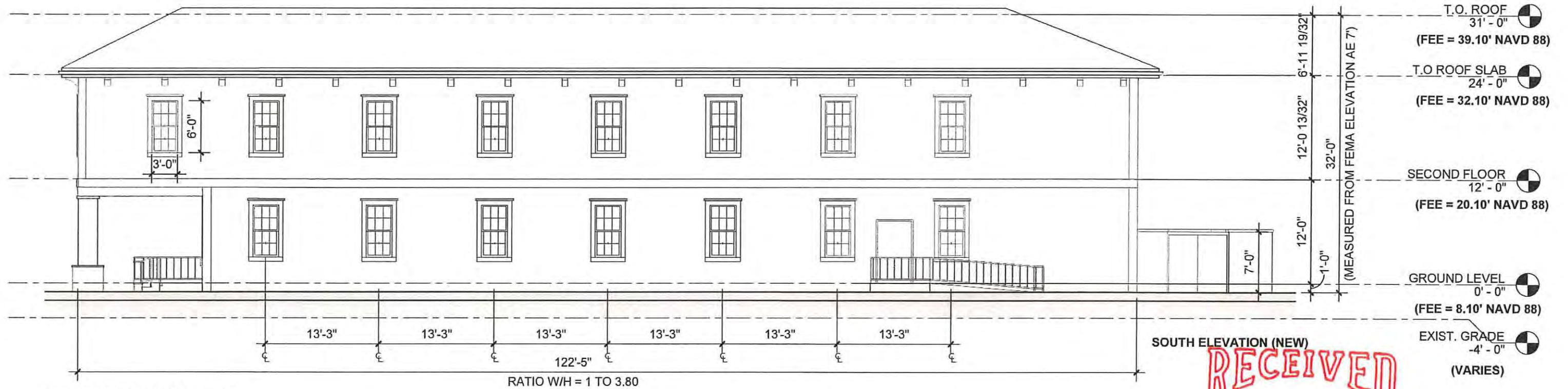
EXTERIOR ELEVATIONS

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION

PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-05

ISSUE DATE: 10/23/23
SCALE: 3/32" = 1'-0"

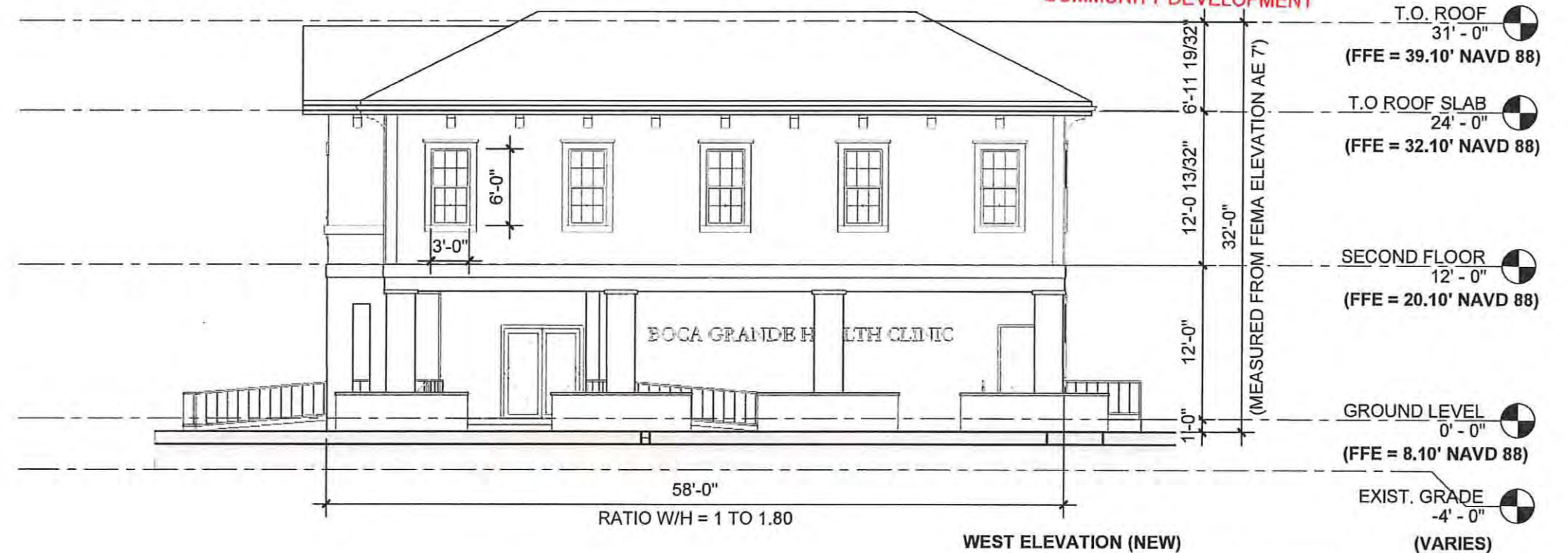


BUILDING HEIGHT DESCRIPTION:

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- AVERAGE GRADE = 6'-0"
- FEMA ELEVATION = (AE=7'-0")
- GROUND LEVEL / FINISHED FLOOR ELEVATION = 0'-0" (FE 8.10' NAVD 88)
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- LEVEL 2 = 12'-0" (FFE 32.10' NAVD 88)
- TOP OF ROOF = 7'-0" (FFE 39.10' NAVD 88)

TOTAL HEIGHT = 31'-0" (MEASURED FROM FINISHED FLOOR ELEVATION OR 32'-0" MEASURED FROM FEMA AE 7' ELEVATION).

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EXTERIOR ELEVATIONS

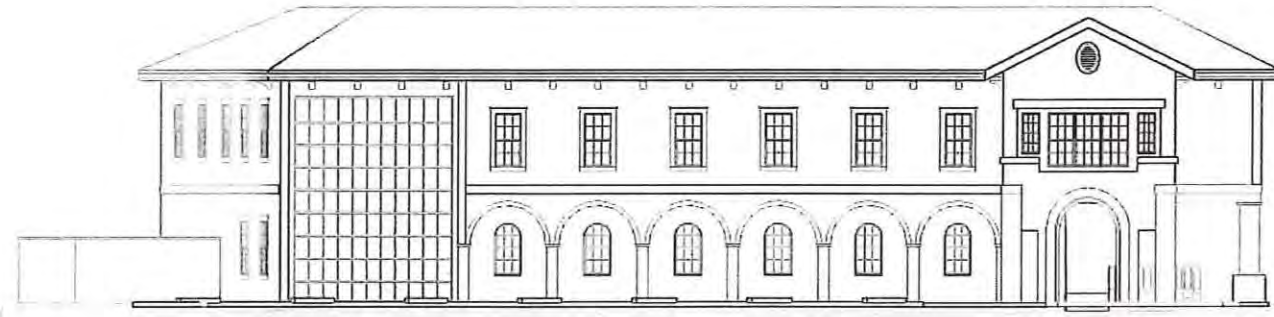
studio+

**BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION**

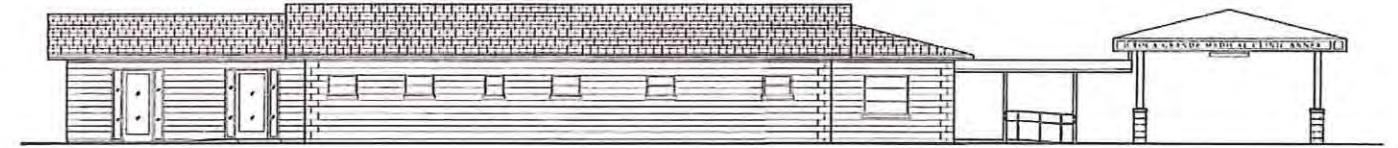
PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-06

ISSUE DATE: 10/23/23
SCALE: 3/32" = 1'-0"



NORTH ELEVATION (NEW)



NORTH ELEVATION (EXISTING)

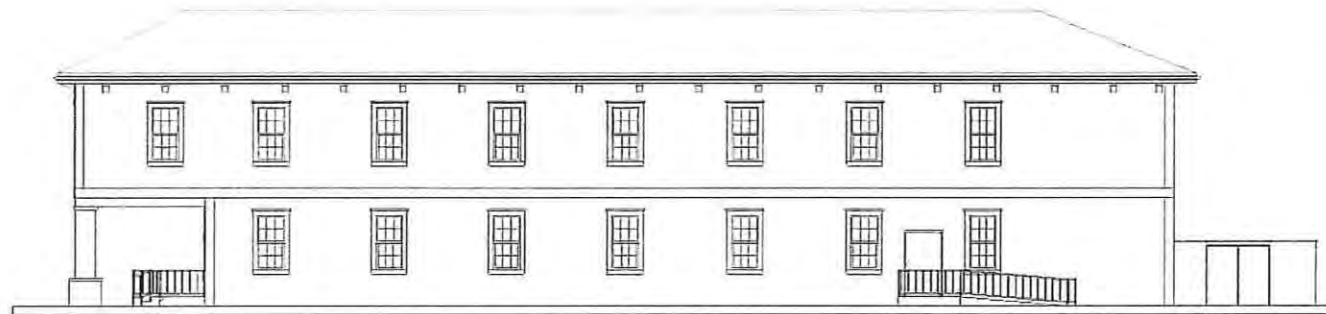
HEIGHT DESCRIPTION (PROPOSED BUILDING)

- EXISTING GRADE = (VARIES)
- AVERAGE GRADE = 6'-0"
- FEMA ELEVATION = (AE=7'-0")
- GROUND LEVEL / FINISHED FLOOR ELEVATION = 0'-0" (FE 8.10' NAVD 88)
- LEVEL 1 = 12'-0" (FFE 20.10' NAVD 88) – MEASURED FROM FINISHED FLOOR ELEVATION / GROUND LEVEL.
- LEVEL 2 = 12'-0" (FFE 32.10' NAVD 88)
- TOP OF ROOF = 7'-0" (FFE 39.10' NAVD 88)

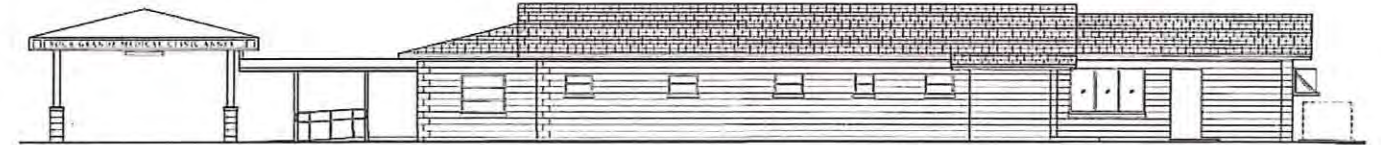
TOTAL HEIGHT = 31'-0" (MEASURED FROM FINISHED FLOOR ELEVATION OR 32'-0" MEASURED FROM FEMA AE 7' ELEVATION).

HEIGHT DESCRIPTION (EXISTING BUILDING)

- EXISTING GRADE = (VARIES)
- AVERAGE GRADE = 6'-0"
- FEMA ELEVATION = (AE=7'-0")
- GROUND LEVEL / FINISHED FLOOR ELEVATION = 0'-0" (FE 6.10' NAVD 88)
- TOP OF ROOF = 14'-0" (FFE 20.10' NAVD 88)



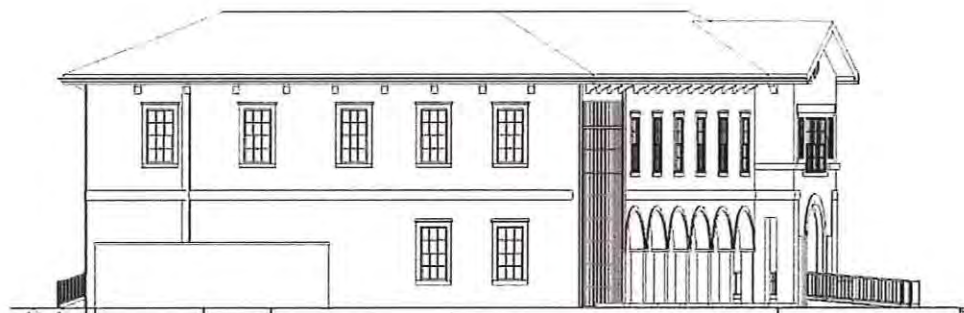
SOUTH ELEVATION (NEW)



SOUTH ELEVATION (EXISTING)

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EAST ELEVATION (NEW)



EAST ELEVATION (EXISTING)

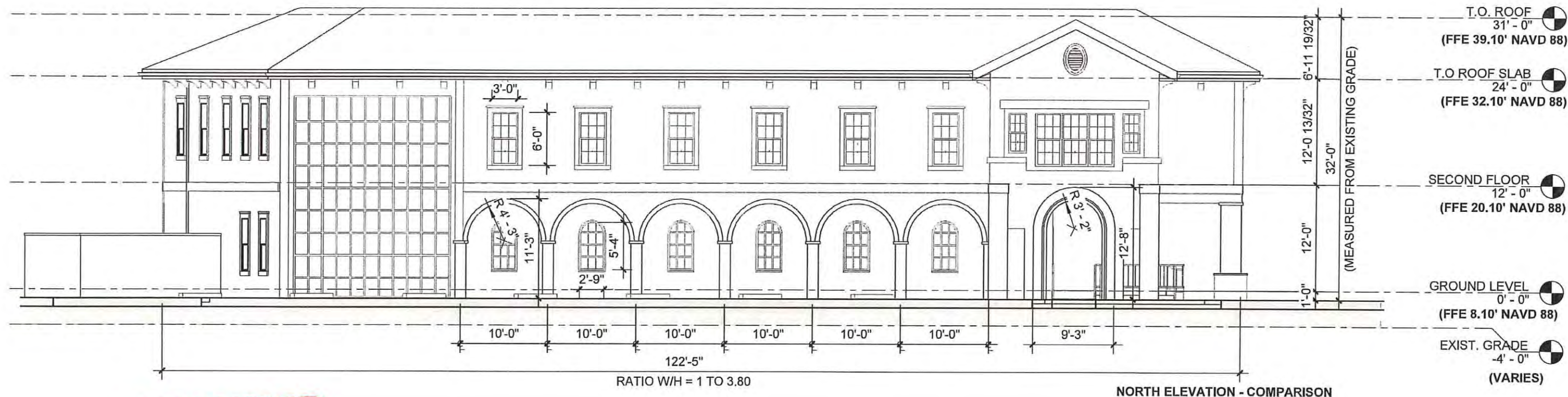


WEST ELEVATION (NEW)

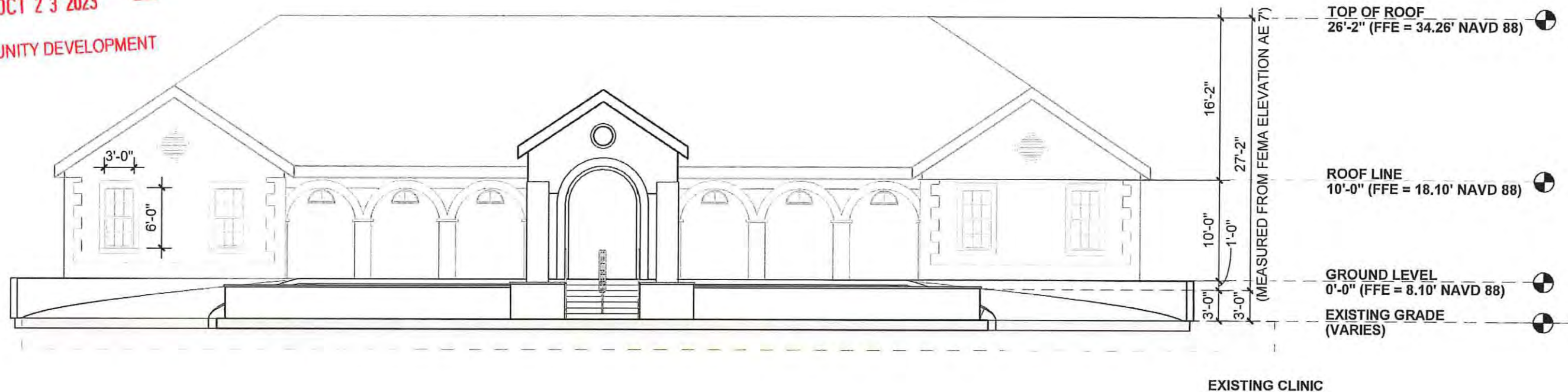


WEST ELEVATION (EXISTING)

EXTERIOR ELEVATIONS (EXISTING ANNEX BUILDING AND PROPOSED BUILDING)



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EXISTING PRIMARY CLINIC ACROSS THE STREET VS NEW BUILDING

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BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION
PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-08

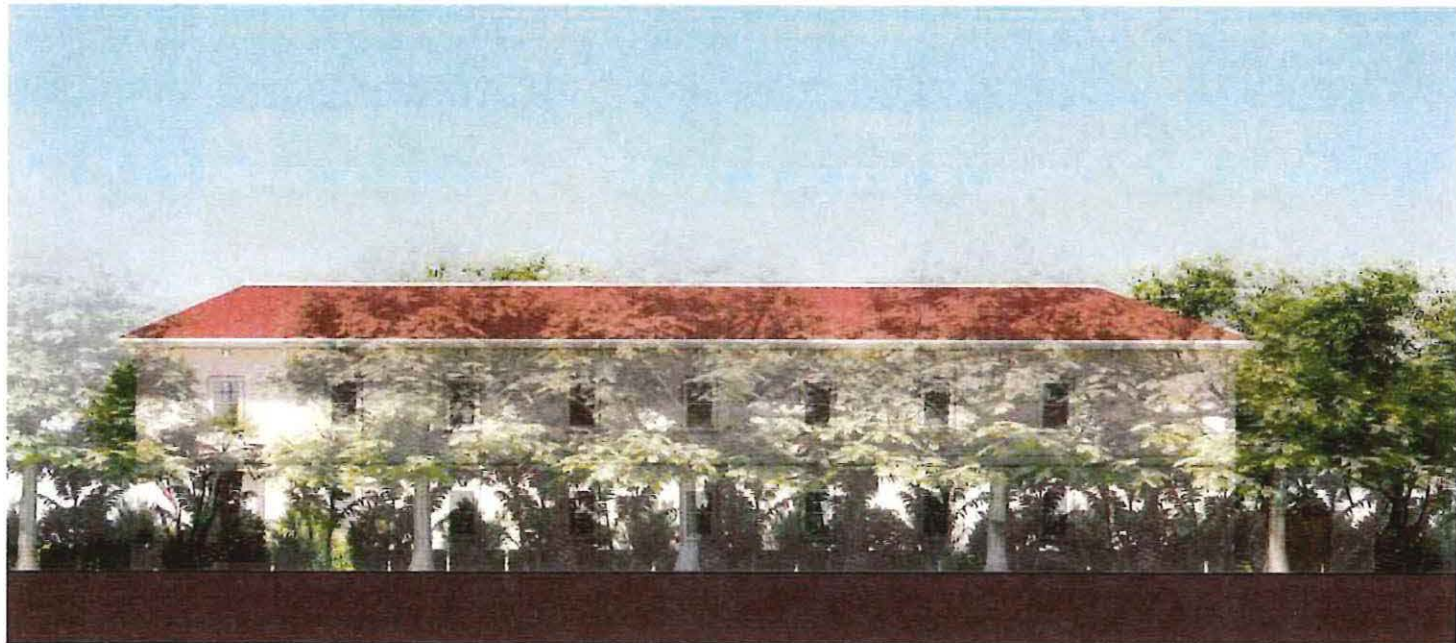
ISSUE DATE: 10/18/23
SCALE: 3/32" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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EXTERIOR ELEVATIONS (RENDERINGS)

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION
PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-09

ISSUE DATE: 09/20/23
SCALE:



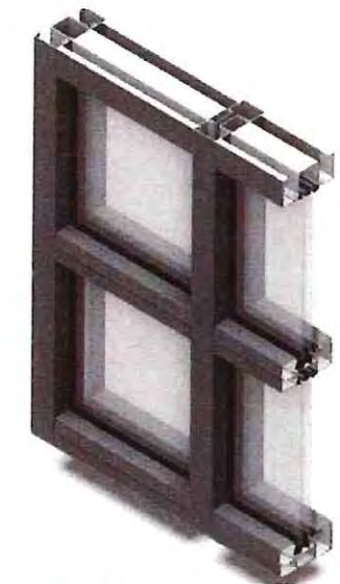
TERRACOTA ROOFING



STUCCO



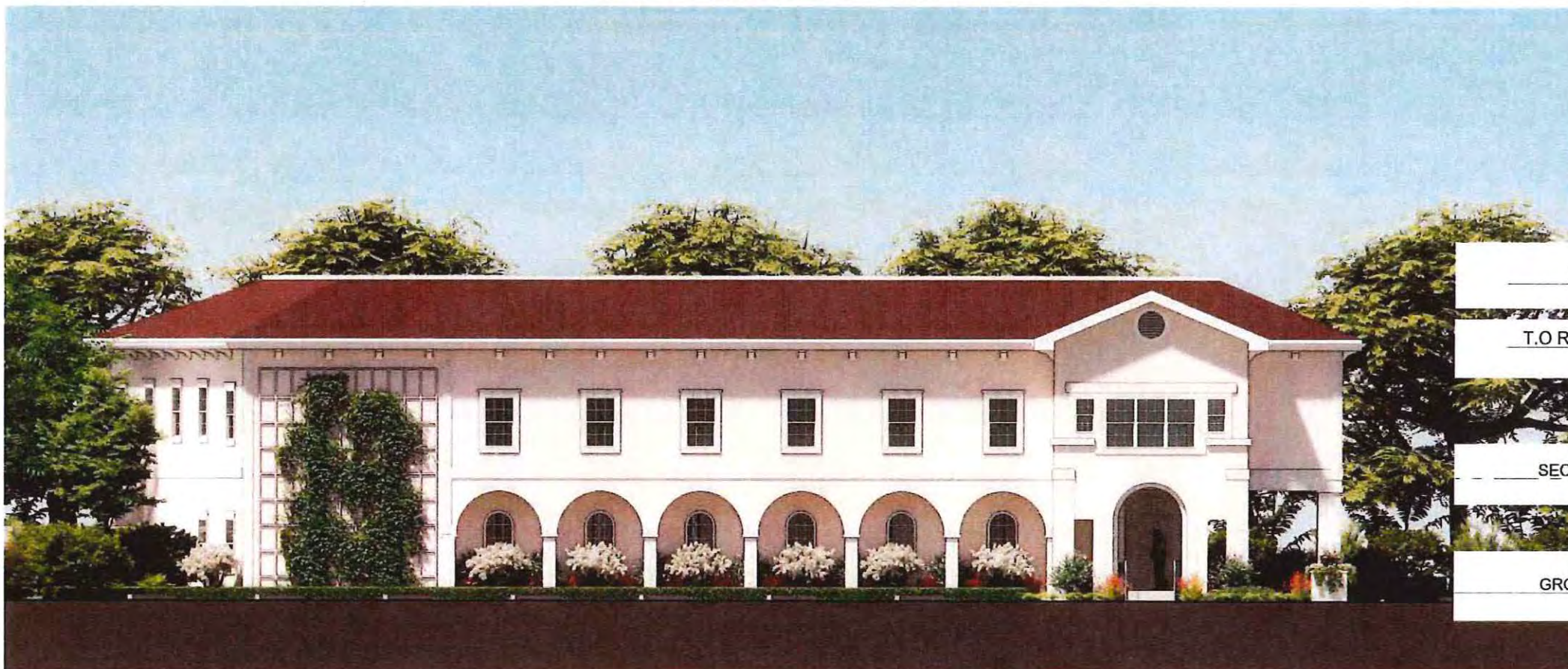
KEYSTONE



FIXED WINDOW (NOA RATED)
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EIFS SYSTEM (BANDING)

COMMUNITY DEVELOPMENT



T.O. ROOF
31' - 0"

T.O. ROOF SLAB
24' - 0"

SECOND FLOOR
12' - 0"

GROUND LEVEL
0' - 0"

BUILDING HEIGHT DESCRIPTION:

- EXISTING GRADE = (VARIES)
- AVERAGE GRADE = 6'-0"
- FEMA ELEVATION = (AE=7'-0")
- GROUND LEVEL / FINISHED FLOOR ELEVATION = 0'-0" (FE 8.10' NAVD 88)
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EXTERIOR ELEVATIONS - RENDERINGS

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION
PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-10
ISSUE DATE: 03/21/23
SCALE:



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COMMUNITY DEVELOPMENT

RENDERING - NORTH VIEW

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION
PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-11
ISSUE DATE: 03/21/23
SCALE:



EAST ELEVATION



WEST ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION

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OCT 23 2023

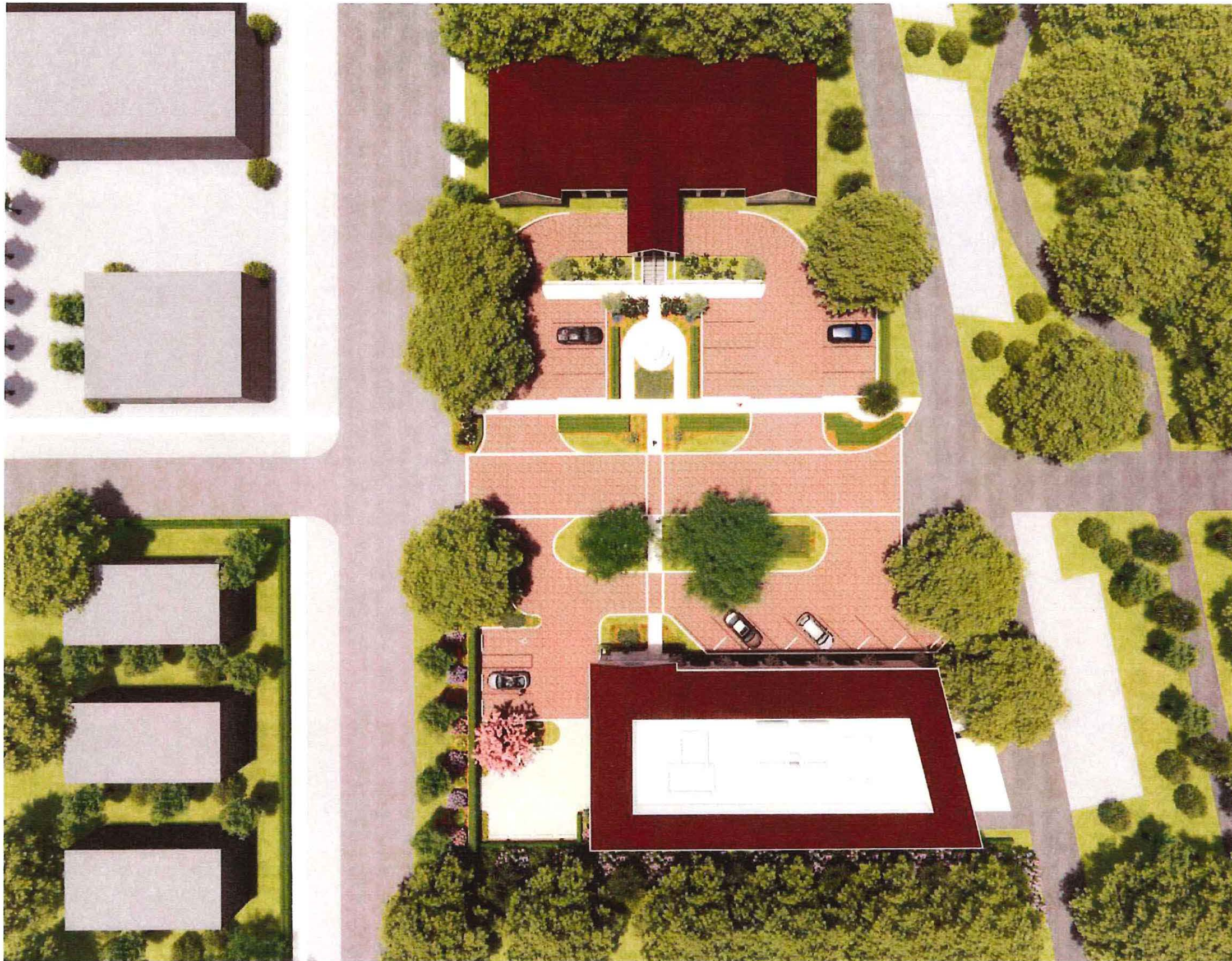
COMMUNITY DEVELOPMENT

RENDERINGS

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION
PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-12

ISSUE DATE: 09/19/23
SCALE:



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ARCHITECTURAL SITE PLAN

BOCA GRANDE HEALTH CLINIC
BGHC RENOVATION
PROJECT NUMBER: FLTSP22005
320 PARK AVE
BOCA GRANDE FL 33921

P-13
ISSUE DATE: 09/19/23
SCALE:

- NOTES
- 1

5' TYPE 'A' LANDSCAPE BUFFER (PER SEC. 10-116(4))
- 2

NO LANDSCAPE BUFFER PROPOSED
- 3

8' TYPE 'D' LANDSCAPE BUFFER (REDUCED WIDTH)
- 4

DUMPSTERS TO BE ROLLED OUT FOR COLLECTION
- DEVIATIONS
- 1

NO LANDSCAPE BUFFER REQUIRED
- 2

NO LANDSCAPE BUFFER REQUIRED
- 3

ALLOW FOR 13.02' SETBACK
- 4

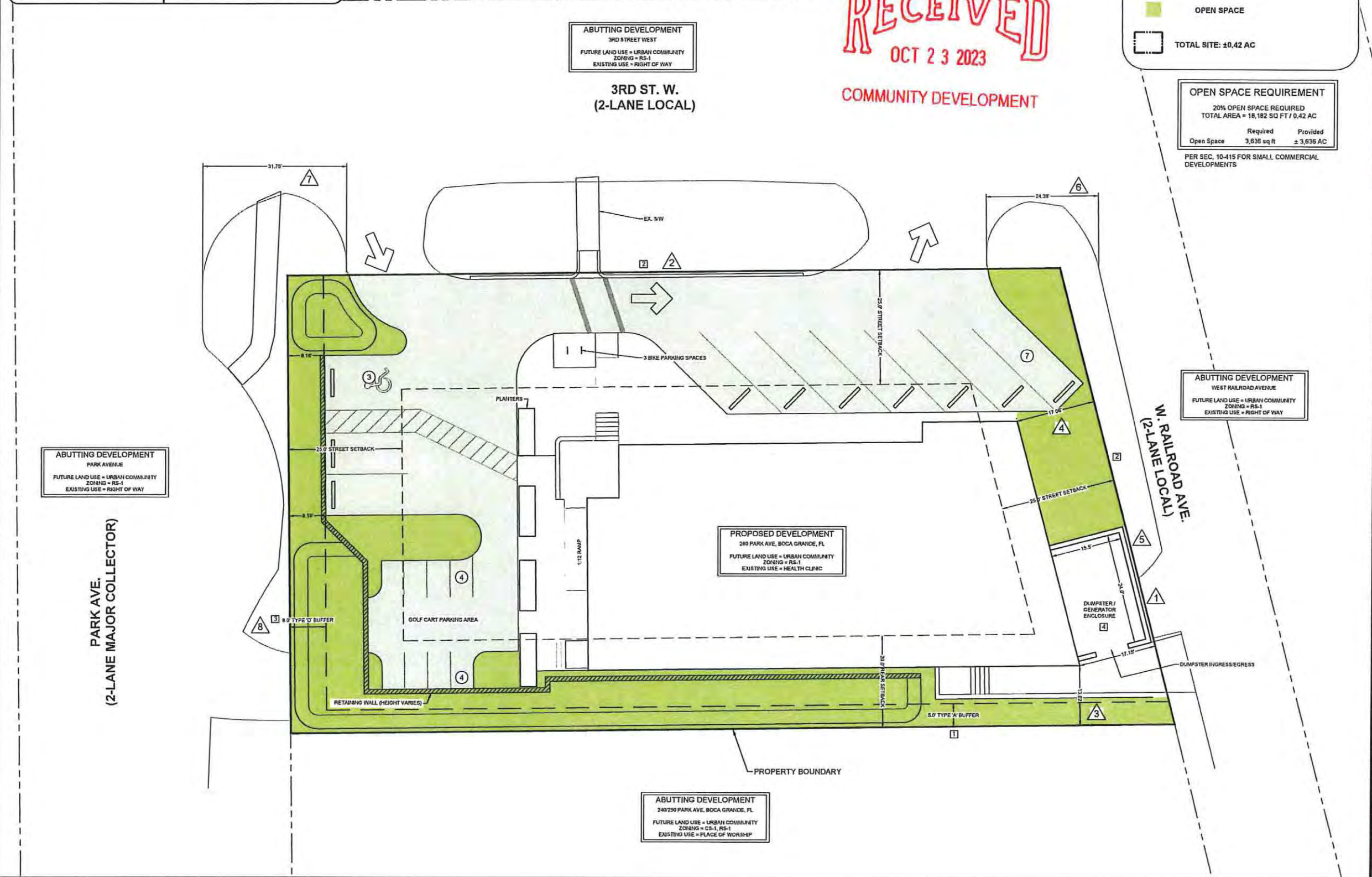
ALLOW FOR 17.02' SETBACK
- 5

ALLOW FOR 0' DUMPSTER / GENERATOR ENCLOSURE SETBACK
- 6

ALLOW FOR 24.38' CONNECTION SEPARATION
- 7

ALLOW FOR 31.75' CONNECTION SEPARATION
- 8

ALLOW FOR 8' TYPE D LANDSCAPE BUFFER



PROJECT:

BOCA GRANDE HEALTH CLINIC

LOCATION:

280 PARK AVENUE
BOCA GRANDE, FL 33921

CUSTOMER:

**BOCA GRANDE
HEALTH CLINIC**

CONSULTANT:

**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 8832 / FL CERT NO. LB2291 / LC26000330
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(941) 937-0900
Fax: (941) 337-3994
Toll free: 866-337-7341
Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341
Design
5287 Highway 98
Unit 201
Santa Rosa Beach, Florida 32459
Toll free: 866-337-7341

PREPARED BY:

KYLE C. KNIGHT
FL PER 91411
DRAWING IS NOT VALID WITHOUT AN ORIGINAL SEAL AND SIGNATURE BY THE ENGINEER OF RECORD

REVISIONS

DATE

PROJECT MANAGER:

KCK

DRAWING BY:

KCK

JURISDICTION:

LEE COUNTY

DATE:

10/23/2023

SHEET TITLE:

CONCEPTUAL
SITE PLAN

SHEET NUMBER:

X-101

**SCALE 1"=10'**

JOB/FILE NUMBER:

22204-03

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2023-00001, 161/181 GILCHRIST AVENUE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
December 13, 2023**

PROJECT ADDRESS: 161 & 181 Gilchrist Avenue, Boca Grande, FL 33921
STRAP NUMBERS: 14-43-20-01-00002.006A and 14-43-20-01-00002.0150
DESIGNATION: Non-Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow construction of a new two-story single-family residence at 161 Gilchrist Avenue and a single-story garage and mechanical yard at 181 Gilchrist Avenue.

161 Gilchrist is listed as non-contributing in the Boca Grande Historic District (HD 90-05-01). 181 Gilchrist has been re-designated as Non-Contributing by the Boca Grande Historic Preservation Board. Therefore, any changes are required to be consistent with the Design Guidelines for the Boca Grande Historic District and Land Development Code (LDC) Chapter 22.

Subsequent Appeal

This case was originally heard by the Boca Grande Historic Board on April 12, 2023. At that hear, the request by the applicant was denied by the Board. The Board based its decision on Criteria 2.1, 4.1, and 4.3 of the Design Guidelines of the Boca Grande Historic District. On May 5, 2023, the applicant filed an administrative appeal of the Boards decision to the Lee County Hearing Examiner in case ADM2023-00006. On October 16, 2023, the Hearing Examiner issued a memorandum containing the decision on the appeal. The Hearing Examiner remanded the case back to the Historic Preservation Board, finding that the Board did not apply the correct law. The decision stated that the only substantive competent evidence supports finding the proposed residence meets the Design Guidelines and that the only legally supportable outcome is approval of the proposed residence.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the Certificate of Appropriateness application package and finds the project to be substantially consistent with the Design Guidelines for the Boca Grande Historic District and LDC Chapter 22.

Staff recommends that the Boca Grande Historic Preservation Board:

- **Approve the Special Certificate of Appropriateness to permit construction of a new single-family residence and separate garage as depicted in the site plan and elevations stamped "Received" on January 4, 2023; and**
- **Make a finding that the proposed project is in compliance with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code.**

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The subject property is designated as a non-contributing property, and is located at 161 and 181 Gilchrist Avenue. The property consists of two properties with separate STRAP numbers and addresses. 161 Gilchrist Avenue consists of two full platted lots and a portion of a third platted lot from the Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. 181 Gilchrist Avenue consists of two platted lots from the same source. The abutting properties to the north and south consist of single-family residences on large multi-lot parcels. To the west is the Gulf of Mexico. To the east is Gilchrist Avenue and then more single-family residences.

161 Gilchrist Avenue is an irregular lot with frontage on the Gulf of Mexico. The lot was developed with a single-family residence described by the Lee County Property Appraiser as a 4,024 square-foot, 3-bed, 3-bath Colonial style house built in 2000. This structure was significantly damaged by Hurricane Ian and has been subsequently approved for demolition.

181 Gilchrist Avenue is developed with a single-family residence described by the County Property Appraiser as a 632-square-foot, 1-bed, 1-bath cottage/bungalow style house built in 1964.

No changes to the existing single-family residence at 181 Gilchrist Avenue is proposed in this application.

Requested Changes

The applicant is seeking approval of a Special Certificate of Appropriateness to permit the construction of a new single-family residence on 161 Gilchrist Avenue and a separate garage and mechanical yard at 181 Gilchrist Avenue.

Overall Review

The proposed residence at 161 Gilchrist is a two-story design. The total ground floor area, including non-air-conditioned portions, is 7,676 square feet while the upper floor is 5,798 square feet. This creates a total of 13,474 square feet for the proposed main residence. The floor plan is an irregular design consisting of several wings extending to the east and west of the central portion. The non-air-conditioned areas on the first floor include an attached garage on the northeast of the structure, a lanai on the northwest corner, and a covered loggia along the central portion of the west façade. On the second floor is a covered balcony located over the loggia on the west façade. The various wings of the house will have a variety of peaked and flat hip roofs. The height of the house, not including chimneys, will be 31.0 feet above grade (42 feet above NAVD).

The proposed roof material for the main structure of the house is tile. Smaller roof sections over balconies and bay windows will be standing seam copper. The proposed covering for all of the wall sections is stucco. Both the roof and siding materials are commonly found within the historic district and the community as a whole. Therefore, both of these materials conform to the character of the historic district.

East Façade

The east (front) façade has a large front door feature located roughly centrally on the main portion of the house. This entryway is covered by a gable with a sunburst-style wood gable truss. Two hip-roofed wings are located north and south of the entry with large multi-light windows between the wings and the entry on the ground floor and a gallery of windows between the wings on the second floor. The front of the attached garage faces east with two-arched garage doors under a single window on the second floor topped with a hip roof.

West Façade

The west (rear) façade has two wings extending westwards, a one-story wing at the north of the building and a two-story wing at the south. The covered loggia lay between these two wings. On the ground floor, the loggia area features large sliding glass doors. The southern wing features a bay window with standing seam copper roofing and the northern wing has a lanai. On the second floor, the central portion of the main house has a porch covered with a standing-seam copper roof. The porch is flanked by two hipped roof projections each of which has a central fixed picture window flanked by two smaller double hung windows and aluminum louvered shutters. The hip roof of the northern lanai wing occupies the northern portion of the west façade second floor.

North Façade

The north (side) façade will have a pedestrian access to the garage at the east end along with a pool equipment access. On the first floor, there will be three separate single windows with Bermuda style shutters in the eastern and central portions of the façade. West of these will be three double sets of sash windows with louvered shutters and then one more single window with a Bermuda shutter. On the second floor, there will be seven sash windows with louvered shutters. One will be on the garage, two on the central portion of the house, and two more on the north façade of the southern two-story wing. The first floor lanai has a solid wall on this façade which contains a fire place and chimney.

South Façade

The south (side) façade contains no doors, only external stair access to the lanai on the north side of the house. On the ground floor are nine sash windows of various sizes with Bermuda shutters. At the western end of the house, is the open side of the northern lanai. On the eastern end are the south faces of the various wings projecting to the east. A large multi-light window is on the southernmost wing. On the second floor are seven sash windows with louvered shutters. Both floors use stucco siding, the first being smooth sponge finish and the second floor being horizontally patterned.

Garage and Mechanical Yard

On 181 Gilchrist, east of the proposed main structure, will be a freestanding garage and mechanical yard. It will have a peaked hip roof with a height of 23.33 feet above grade (34.25 feet NAVD). The garage will have double doors on the west façade, facing the attached garage on the proposed main house. The east façade will have no doors or windows on the ground floor of the east façade. There will be two windows on the south façade ground floor and a window and door on the north façade ground floor. There will be a single window in a gable-roofed dormer on each façade of the upper floor. The equipment yard will be east of the garage and on a raised platform with 6-foot high stucco-faced walls.

Staff finds the requested renovations are consistent with the following Boca Grande design guidelines.

DESIGN GUIDELINES FOR THE BOCA GRANDE HISTORIC DISTRICT

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.

The height of the proposed structure is in keeping with the range found within the historic district and the immediate block.

- 1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern of setbacks, entrances and alignment of façades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.**
The residences on the block are all large relative to their respective lots and the proposed building fits in with this character. This maintains the traditional pattern of setbacks on the property.
- 1.3 Additions should attempt to maintain the overall sense of size of the building.**
As a new building, no additions are included in the project proposal.
- 1.4 Buildings at the end of a block should be similar in height to the buildings, or provide a visual transition to the next block.**
The subject property is not at the end of the block.
- 1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.**
The proposed structures will maintain the traditional alignment of horizontal and vertical elements.
- 1.6 Maintain the traditional proportions of glass in building façades.**
The amount of glazing will be typical of the community.
- 1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.**
The traditional alignment between these elements will be in character with the historic district and neighborhood.
- 2.0 Building Site**
- 2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.**
There are no officially designated historic features on the subject property.
- 2.2 Maintain the traditional orientation patterns of building façades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.**
The proposed structures will be oriented to be facing and parallel to Gilchrist Avenue and will therefore maintain the traditional orientation of building facades on the block.
- 2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front façade.**
No additions are proposed by this application.
- 2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions, should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.**
The proposed structures will be relatively close to their boundaries. This is typical of residences on the block and therefore conforms to the character of the historic district.

- 2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.**

There are no alley ways associated with this property.

- 2.6 Accessory buildings such as garages or carports should be located according to traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.**

The accessory garage will be located west of the main residence, placing it closer to Gilchrist Avenue. It is typical for a garage or carport to be located closer to the street right-of-way than the principal structure and therefore it conforms to the historic district.

- 2.7 Decks should be as unobtrusive as possible. Railings should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.**

The proposed pool deck will be sited west of the main residence. This is towards the beach rather than neighboring residences and is therefore discreet in its location.

- 2.8 Paving materials and patterns should respect traditional patterns on the block.**

The proposed paving materials and designs are typical of the historic district and conform to the character of the community as a whole.

- 2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible.**

The proposed landscaping is typical of the historic district and conforms to the character of the community as a whole.

3.0 Additions to Existing Buildings

N/A

4.0 New Construction

- 4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.**

The proposed structures have a complexity in their design which reduces their visual mass and scale and conforms to the character of the historic district and the block.

- 4.2 Align the façade of the building with the historic setbacks of the block or district.**

The proposed structures are aligned with the grid created by the streets and parcels of the platted subdivision.

- 4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.**

The proposed residence does not face on Gilchrist and therefore does not affect the streetscape. The block contains several large residences and therefore the proposed residence is similar in visual mass and scale to the neighborhood.

4.4 Building and roof forms should match those used historically.

The proposed house uses a number of hip roofs which are commonly found in the historic district.

4.5 Use similar building materials to those used historically for all major surfaces.

The main proposed siding material is stucco and the roof is flat tile. Both of these materials are commonly found within the historic district.

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.

The proposed window design is typical of the historic district and conforms to the character of the community as a whole.

5.0 Relocating Buildings in a Historic District

N/A

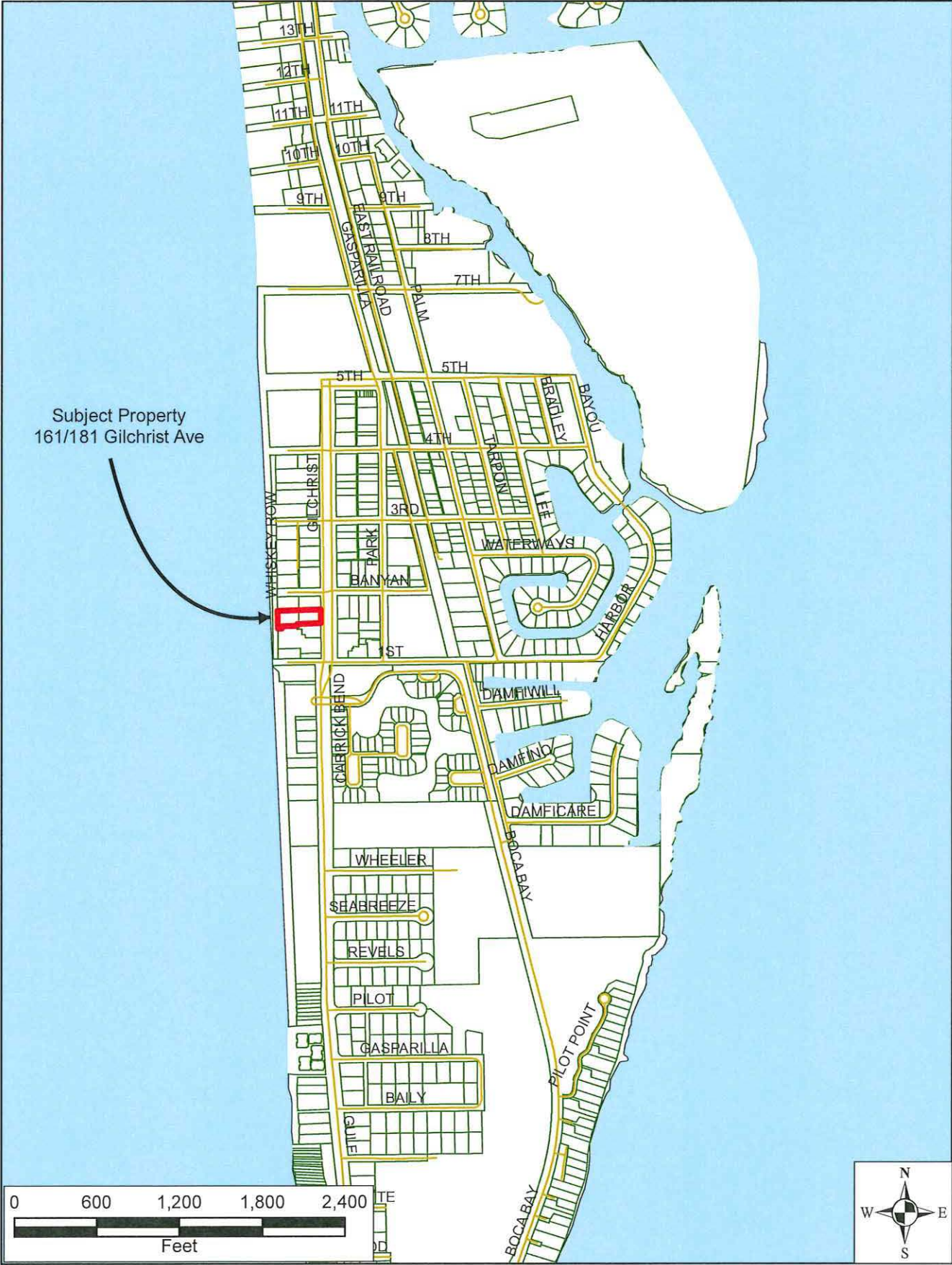
Conclusion

Staff reviewed the Certificate of Appropriateness submission package and finds the project is consistent with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code.

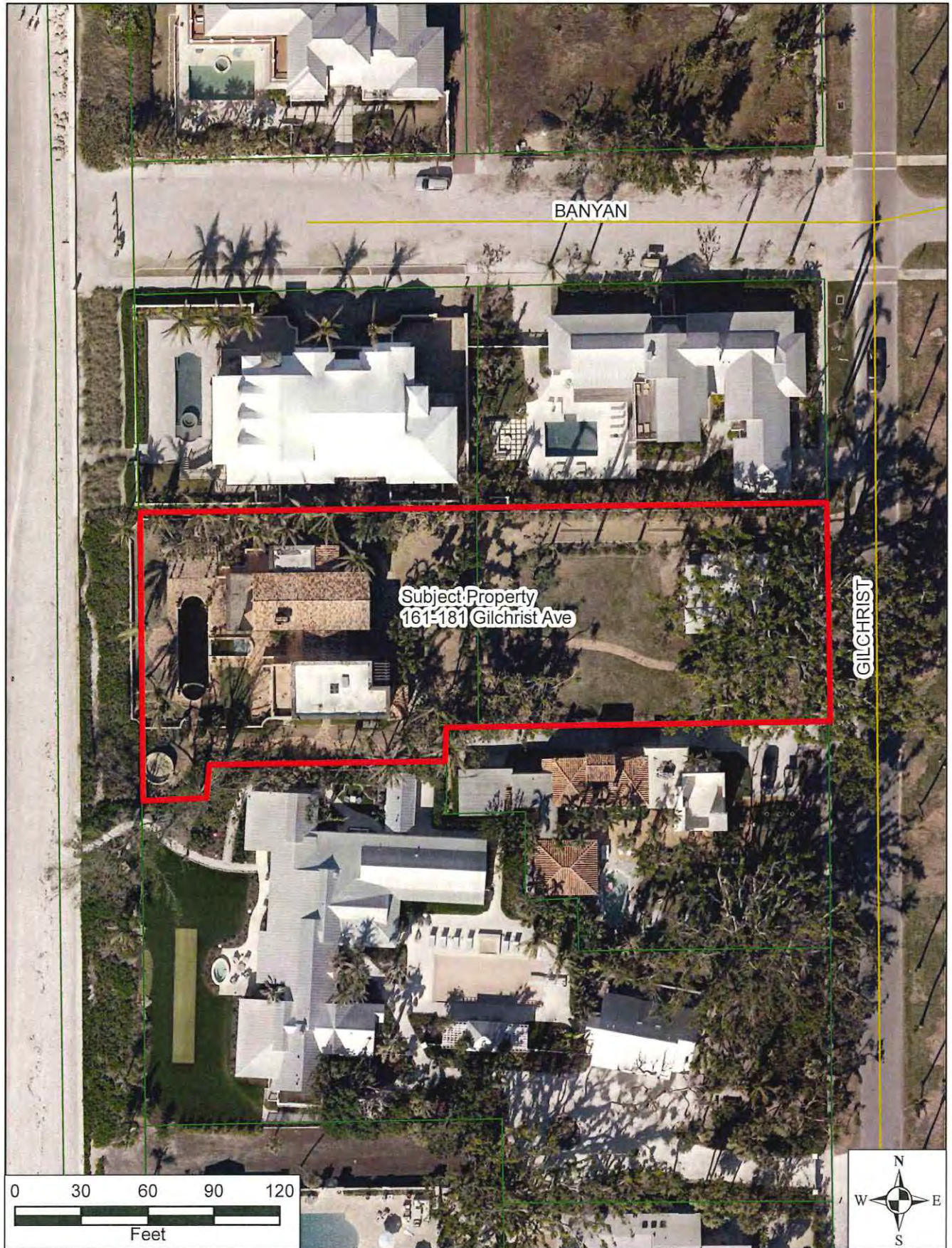
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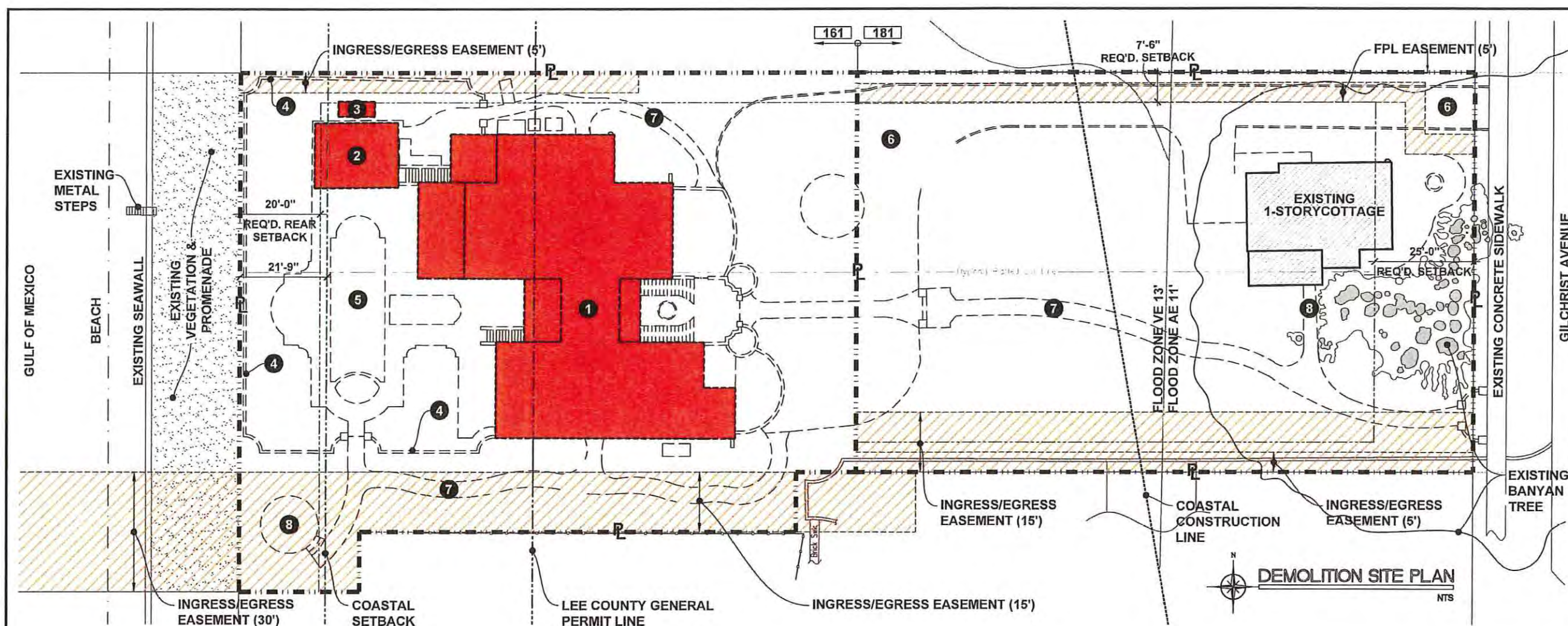
- Location Map
- Aerial
- Demolition Plan
- Site Plan
- Elevations and Architectural Details
- Roof and Floor Plans
- Applicant Submittal (includes Narrative and Renderings)
- HEX Decision ADM2023-00006

SCA2023-00001, 161/181 Gilchrist Avenue



SCA2023-00001, 161-181 Gilchrist Avenue





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COMMUNITY DEVELOPMENT

- 1 EXISTING 3-STORY NON CONTRIBUTING STRUCTURE APPROVED TO BE DEMOLISHED F.F.E. 9.30' NAVD
- 2 EXISTING PERGOLA TO BE DEMOLISHED
- 3 EXISTING FIRE PLACE TO BE DEMOLISHED
- 4 EXISTING BALUSTRADE TO BE DEMOLISHED
- 5 EXISTING POOL AND DECK TO BE DEMOLISHED
- 6 EXISTING DRIVEWAY TO BE DEMOLISHED
- 7 EXISTING WALKWAY TO BE DEMOLISHED
- 8 EXISTING SITTING STRUCTURE TO BE DEMOLISHED

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
BOCA GRANDE
LEE COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-939-1101, LICENSE AA-C000714

DATE: 01.09.2023
DRAWN: GS
REV: 5/01/23

SEAL
STATE OF FLORIDA
ROGER PATTON JANSSEN
REGISTERED ARCHITECT
AR0014785

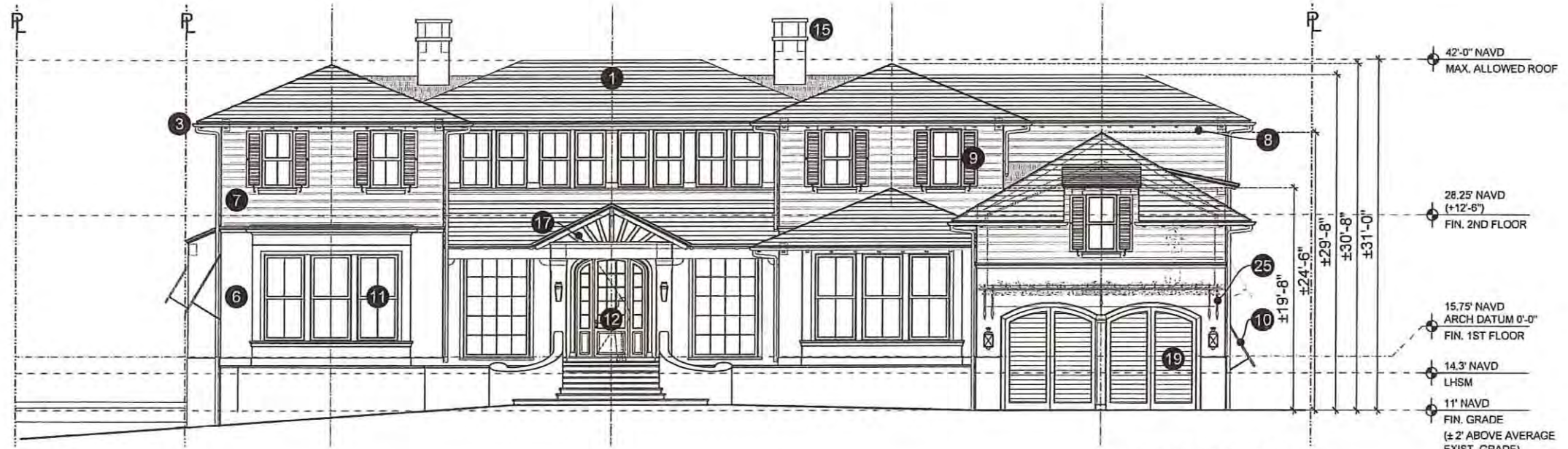
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COMMUNITY DEVELOPMENT



EAST ELEVATION

SCALE 3/16" = 1'-0"



WEST ELEVATION

NTS

1 FLAT INTERLOCKING TERRA COTTA ROOF TILE WITH HAND-SPLIT SHAKE TEXTURE

2 STANDING SEAM COPPER ROOF

3 GUTTER AND DOWNSPOUTS (COPPER)

4 ALUMINUM GUARDRAILS (WHITE)

5 PVC GUARDRAILS (WHITE)

6 SMOOTH SPONGE FINISH STUCCO WALLS AND TRIM (PAINTED WHITE)

7 SMOOTH CONTINUOUS RUN HORIZONTAL STUCCO SIDING WITH MITERED CORNERS (PAINTED WHITE)

8 WOOD OUTLOOKERS AND TONGUE AND GROOVE SOFFITS (PAINTED WHITE)

9 DECORATIVE ALUMINUM LOUVERED SHUTTERS WITH OPERABLE HARDWARE AND SHUTTER DOGS (LIGHT BLUE)

10 WOOD BERMUDA SHUTTERS WITH OPERABLE HARDWARE ALUMINUM TRELLIS (WHITE)

11 IMPACT RATED ALUMINUM CLAD WINDOWS (WHITE)

12 IMPACT RATED MAHOGANY ENTRY DOOR

13 DECORATIVE ALUMINUM INSERTS

14 DECORATIVE ALUMINUM LATTICE

15 PRECAST CHIMNEY SHROUD

16 ALUMINUM CRAWL SPACE ACCESS DOORS WITH LOUVERED PANELS

17 SUNBURST DECORATIVE WOOD GABLE TRUSS (PAINTED WHITE)

18 IMPACT RATED ALUMINUM CLAD DOOR (WHITE)

19 GARAGE DOORS: SECTIONAL OVERHEAD STEEL (PAINTED WHITE)

20 EQUIPMENT YARD WALL

21 RAISED POOL EQUIPMENT ENCLOSURE

22 POOL AND POOL DECK

23 IMPACT RATED SLIDER

24 GLASS RAILING SYSTEM

25 ALUMINUM TRELLIS

PROPOSED RESIDENCE AT:

161 & 181 GILCHRIST AVE. (PHASE 1)
BOCA GRANDE
LEE COUNTY, FLORIDA

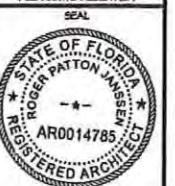
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DRAWN: CS

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ROGER P. JANSSEN AR-14785
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A-2.01

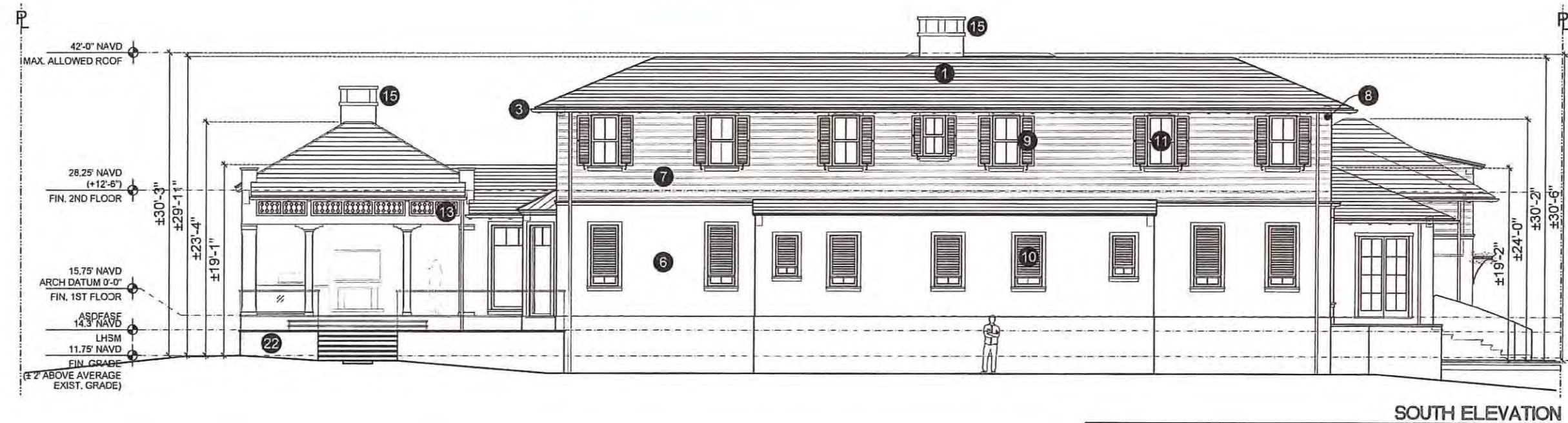
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COMMUNITY DEVELOPMENT



- | | | | | |
|---|--|--|---|------------------------------------|
| 1 FLAT INTERLOCKING TERRA COTTA ROOF TILE WITH HAND-SPLIT SHAKE TEXTURE | 6 SMOOTH SPONGE FINISH STUCCO WALLS AND TRIM (PAINTED WHITE) | 10 WOOD BERMUDA SHUTTERS WITH OPERABLE HARDWARE ALUMINUM TRELLIS (WHITE) | 15 PRECAST CHIMNEY SHROUD | 20 EQUIPMENT YARD WALL |
| 2 STANDING SEAM COPPER ROOF | 7 SMOOTH CONTINUOUS RUN HORIZONTAL STUCCO SIDING WITH MITERED CORNERS (PAINTED WHITE) | 11 IMPACT RATED ALUMINUM CLAD WINDOWS (WHITE) | 16 ALUMINUM CRAWL SPACE ACCESS DOORS WITH LOUVERED PANELS | 21 RAISED POOL EQUIPMENT ENCLOSURE |
| 3 GUTTER AND DOWNSPOUTS (COPPER) | 8 WOOD OUTLOOKERS AND TONGUE AND GROOVE SOFFITS (PAINTED WHITE) | 12 IMPACT RATED MAHOGANY ENTRY DOOR | 17 SUNBURST DECORATIVE WOOD GABLE TRUSS (PAINTED WHITE) | 22 POOL AND POOL DECK |
| 4 ALUMINUM GUARDRAILS (WHITE) | 9 DECORATIVE ALUMINUM LOUVERED SHUTTERS WITH OPERABLE HARDWARE AND SHUTTER DOGS (LIGHT BLUE) | 13 DECORATIVE ALUMINUM INSERTS | 18 IMPACT RATED ALUMINUM CLAD DOOR (WHITE) | 23 IMPACT RATED SLIDER |
| 5 PVC GUARDRAILS (WHITE) | | 14 DECORATIVE ALUMINUM LATTICE | 19 GARAGE DOORS; SECTIONAL OVERHEAD STEEL (PAINTED WHITE) | 24 GLASS RAILING SYSTEM |
| | | | | 25 ALUMINUM TRELLIS |

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
BOCA GRANDE
LEE COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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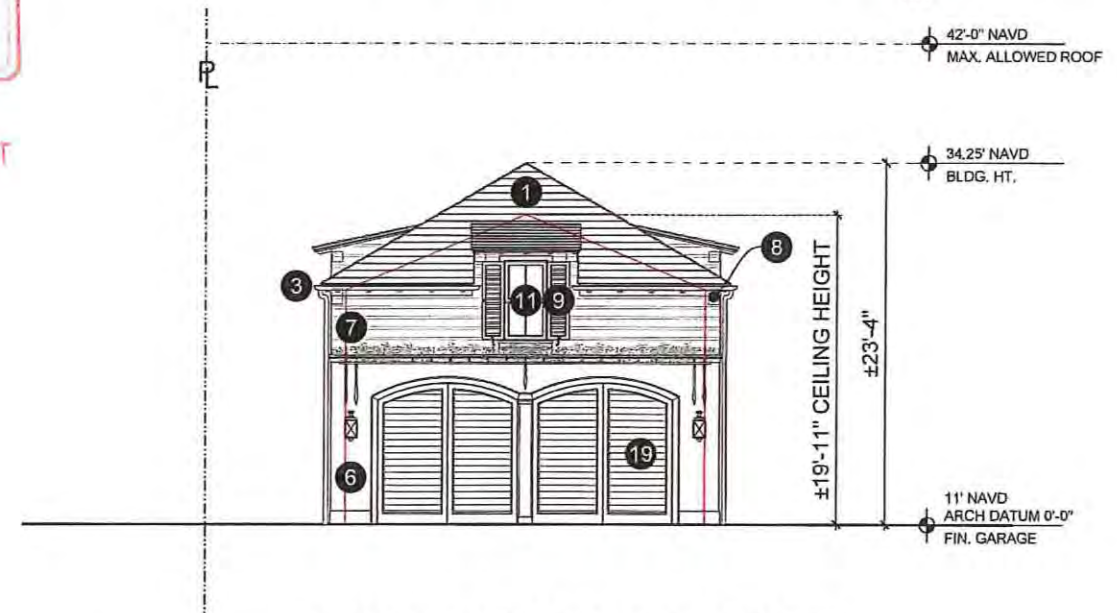
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DETACHED GARAGE EAST ELEVATION

NTS



DETACHED GARAGE WEST ELEVATION

NTS

- | | | | | |
|---|--|--|---|------------------------------------|
| 1 FLAT INTERLOCKING TERRA COTTA ROOF TILE WITH HAND-SPLIT SHAKE TEXTURE | 6 SMOOTH SPONGE FINISH STUCCO WALLS AND TRIM (PAINTED WHITE) | 10 WOOD BERMUDA SHUTTERS WITH OPERABLE HARDWARE ALUMINUM TRELLIS (WHITE) | 15 PRECAST CHIMNEY SHROUD | 20 EQUIPMENT YARD WALL |
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| 5 PVC GUARDRAILS (WHITE) | | 14 DECORATIVE ALUMINUM LATTICE | 19 GARAGE DOORS: SECTIONAL OVERHEAD STEEL (PAINTED WHITE) | 24 GLASS RAILING SYSTEM |
| | | | | 25 ALUMINUM TRELLIS |

PROPOSED RESIDENCE AT:

161 & 181 GILCHRIST AVE. (PHASE 1)

LEE COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
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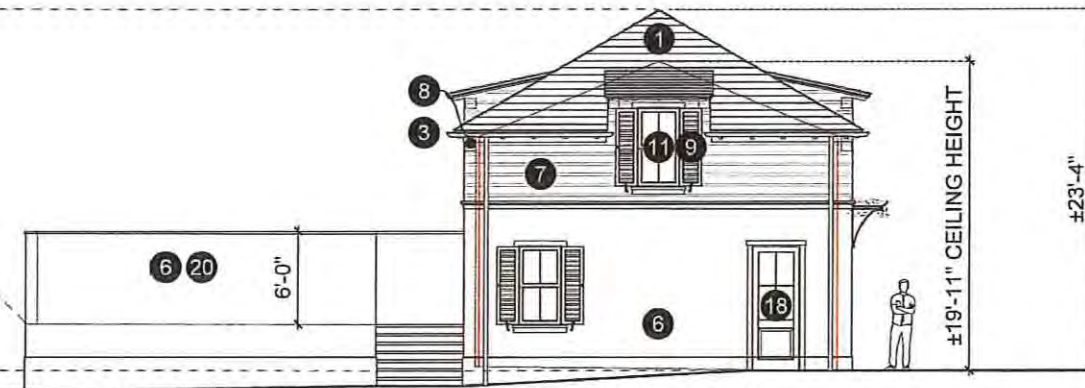
JOB NUMBER: 21-128

42'-0" NAVD
MAX. ALLOWED ROOF

34.25' NAVD
BLDG. HT.

14' NAVD
MECH. YARD

11.0' NAVD
ARCH DATUM 0'-0"
FIN. GARAGE



1-STORY DETACHED
GARAGE

DETACHED GARAGE NORTH ELEVATION

SCALE 3/16" = 1'-0"

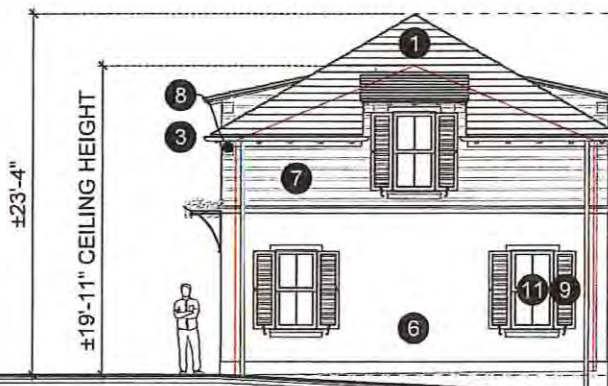


PARTIAL ELEVATION OF MAIN HOUSE

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PARTIAL ELEVATION OF MAIN HOUSE



1-STORY DETACHED
GARAGE

DETACHED GARAGE SOUTH ELEVATION

SCALE 3/16" = 1'-0"

42'-0" NAVD
MAX. ALLOWED ROOF

34.25' NAVD
BLDG. HT.

14' NAVD
MECH. YARD

11.0' NAVD
ARCH DATUM 0'-0"
FIN. GARAGE

- 1 FLAT INTERLOCKING TERRA COTTA ROOF TILE WITH HAND-SPLIT SHAKE TEXTURE
- 2 STANDING SEAM COPPER ROOF
- 3 GUTTER AND DOWNSPOUTS (COPPER)
- 4 ALUMINUM GUARDRAILS (WHITE)
- 5 PVC GUARDRAILS (WHITE)

- 6 SMOOTH SPONGE FINISH STUCCO WALLS AND TRIM (PAINTED WHITE)
- 7 SMOOTH CONTINUOUS RUN HORIZONTAL STUCCO SIDING WITH MITERED CORNERS (PAINTED WHITE)
- 8 WOOD OUTLOOKERS AND TONGUE AND GROOVE SOFFITS (PAINTED WHITE)
- 9 DECORATIVE ALUMINUM LOUVERED SHUTTERS WITH OPERABLE HARDWARE AND SHUTTER DOGS (LIGHT BLUE)

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- 12 IMPACT RATED MAHOGANY ENTRY DOOR
- 13 DECORATIVE ALUMINUM INSERTS
- 14 DECORATIVE ALUMINUM LATTICE

- 15 PRECAST CHIMNEY SHROUD
- 16 ALUMINUM CRAWL SPACE ACCESS DOORS WITH LOUVERED PANELS
- 17 SUNBURST DECORATIVE WOOD GABLE TRUSS (PAINTED WHITE)
- 18 IMPACT RATED ALUMINUM CLAD DOOR (WHITE)
- 19 GARAGE DOORS: SECTIONAL OVERHEAD STEEL (PAINTED WHITE)

- 20 EQUIPMENT YARD WALL
- 21 RAISED POOL EQUIPMENT ENCLOSURE
- 22 POOL AND POOL DECK
- 23 IMPACT RATED SLIDER
- 24 GLASS RAILING SYSTEM
- 25 ALUMINUM TRELLIS

PROPOSED RESIDENCE A11

161 & 181 GILCHRIST AVE. (PHASE 1)
BOCA GRANDE
LEE COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-933-1101, LICENSE 144-000714

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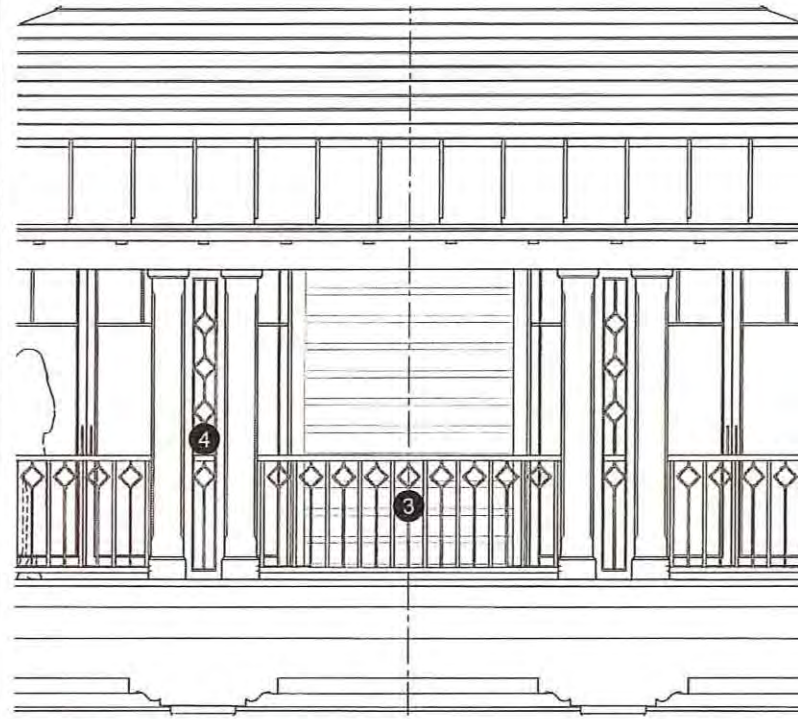
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21-126

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WINDOW DETAIL



COVERED BALCONY DETAIL



WINDOW GROUPING DETAIL



BOX BAY WINDOW DETAIL



ENTRY DETAIL



LANAI DETAIL

- | | | | | | |
|---|-------------------------------|---------------------------------|--|---|-------------------------|
| 1 DOUBLE HUNG WINDOW | 3 ALUMINUM GUARDRAILS | 6 WINDOW SILL (STOOL AND APRON) | 8 SUNBURST DECORATIVE WOOD GABLE TRUSS | 10 DECORATIVE ALUMINUM INSERTS | 12 GLASS RAILING SYSTEM |
| 2 DECORATIVE ALUMINUM LOUVERED SHUTTERS WITH OPERABLE HARDWARE AND SHUTTER DOGS | 4 DECORATIVE ALUMINUM LATTICE | 7 BOX BAY CORNICE | 9 IMPACT RATED MAHOGANY ENTRY DOOR | 11 ALUMINUM CRAWL SPACE ACCESS DOORS WITH LOUVERED PANELS | |

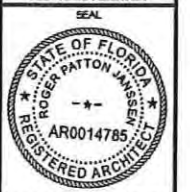
PROPOSED RESIDENCE AT:

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BOCA GRANDE
LEE COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-838-4107, LEE@DJASSEN.COM

DATE: 01.09.2023
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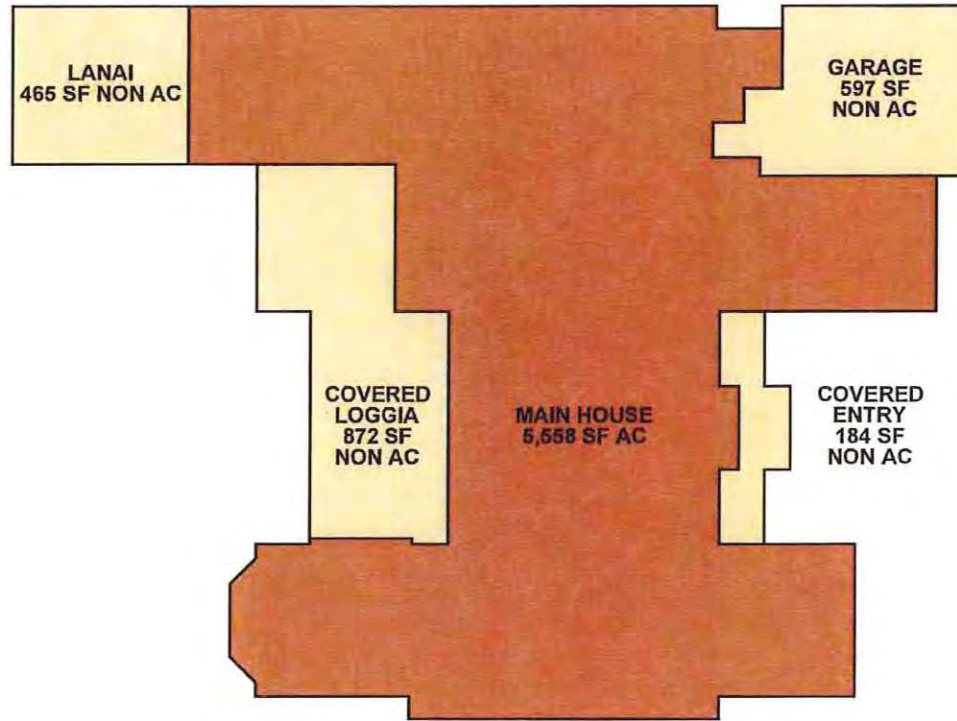
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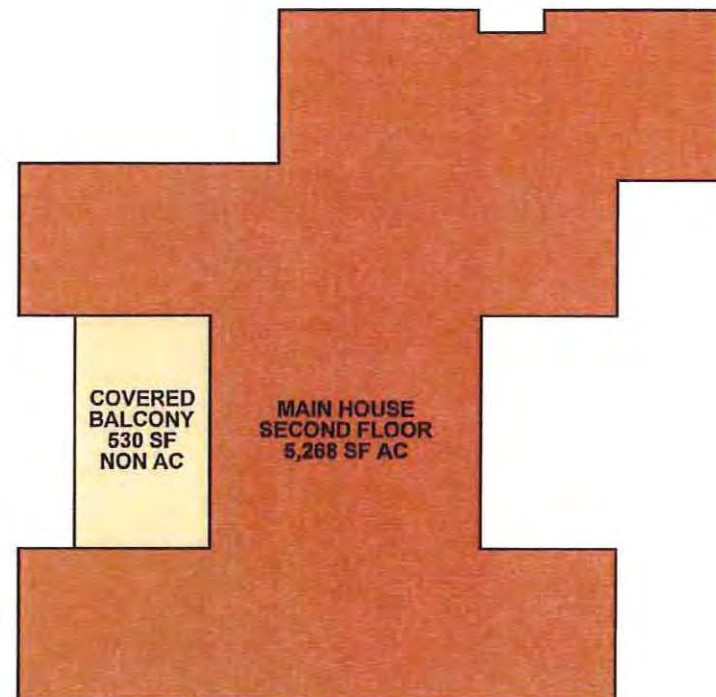
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DRAWING NO.

A-2.05

JOB NUMBER: 21-126



 **FIRST FLOOR AREA DIAGRAM**
NTS



 **SECOND FLOOR AREA DIAGRAM**
NTS

625 SF NON AC
DETACHED
1-STORY
GARAGE

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COMMUNITY DEVELOPMENT

BUILDING AREAS	
MAIN HOUSE	
FIRST FLOOR AC:	5,558 SF
FIRST FLOOR NON AC:	2,118 SF
TOTAL AREA FIRST FLOOR:	7,676 SF
SECOND FLOOR AC:	5,268 SF
SECOND FLOOR NON AC:	530 SF
TOTAL AREA SECOND FLOOR:	5,798 SF
TOTAL BUILDING AREA AC:	10,826 SF
TOTAL BUILDING AREA NON AC:	2,648 SF
TOTAL BUILDING AREA:	13,474 SF
1-STORY DETACHED GARAGE	
FIRST FLOOR NON AC:	625 SF
TOTAL AC AREAS:	10,826 SF
TOTAL NON AC AREAS:	3,273 SF
GRAND TOTAL BUILDING AREA:	14,099 SF

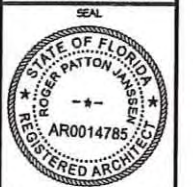
PROPOSED RESIDENCE AT:

161 & 181 GILCHRIST AVE. (PHASE 1)
BOCA GRANDE
LEE COUNTY, FLORIDA

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400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-655-1101, LICENSE WA-000114

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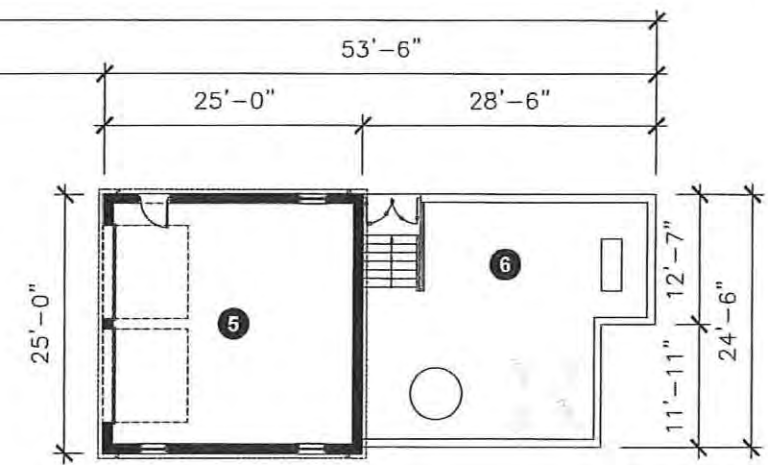
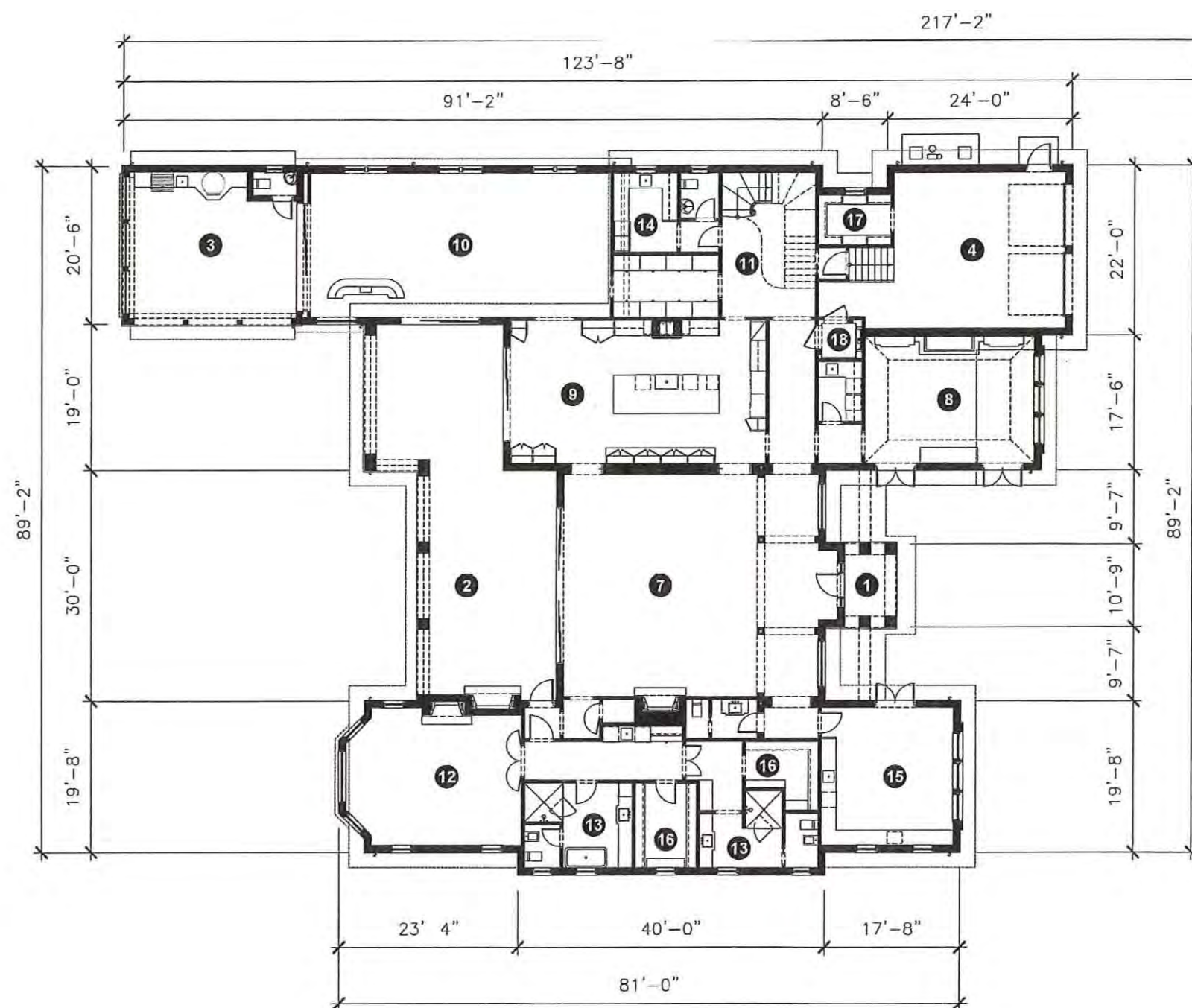
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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.00

JCB HJ:EEB 21-126



- | | |
|---------------------------|-------------------|
| 1 COVERED ENTRY | 10 GAME ROOM |
| 2 COVERED LOGGIA | 11 STAIR HALL |
| 3 LANAI | 12 MASTER BEDROOM |
| 4 GARAGE | 13 BATHROOM |
| 5 DETACHED 1-STORY GARAGE | 14 LAUNDRY |
| 6 MECHANICAL YARD | 15 OFFICE |
| 7 LIVING ROOM | 16 CLOSET |
| 8 DINING ROOM | 17 MUD ROOM |
| 9 KITCHEN | 18 ELEVATOR |

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COMMUNITY DEVELOPMENT

PROPOSED FIRST FLOOR PLAN
NTS

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
 BOCA GRANDE
 LEE COUNTY, FLORIDA
DAILEY JANSSEN ARCHITECTS
 400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-935-1707, LICENSE #AA-000074

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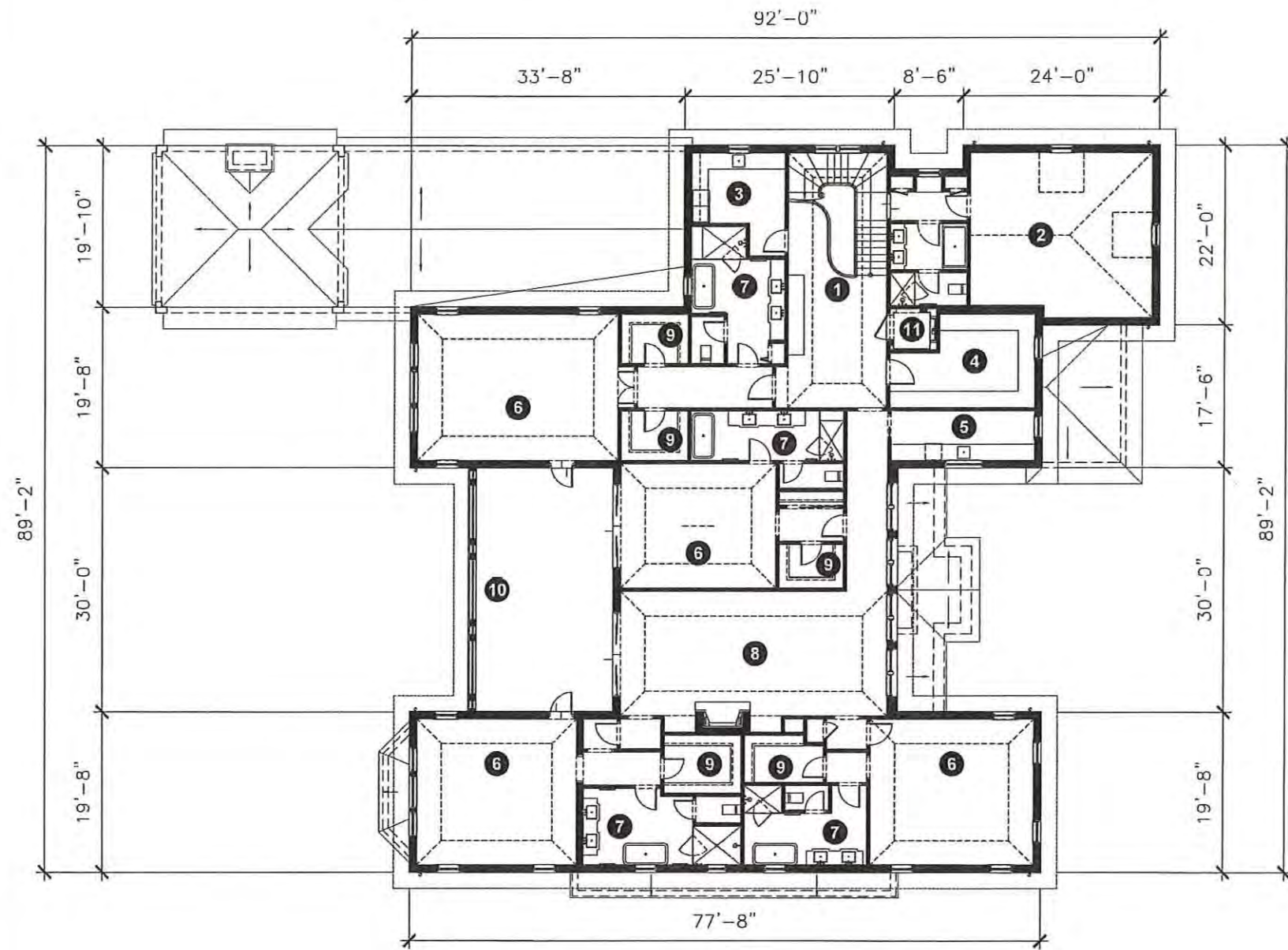
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 STATE OF FLORIDA
 ROGER PATTON JANSSEN
 AR0014785
 REGISTERED ARCHITECT

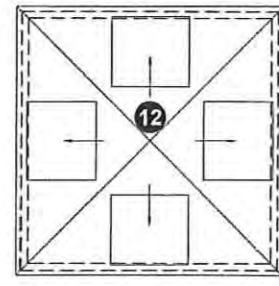
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 DRAWING NO.

A-1.01

JOB NUMBER: 21-126




PROPOSED SECOND FLOOR PLAN
 NTS




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- | | |
|-----------------|---------------------------------|
| 1 STAIR HALL | 8 LOUNGE |
| 2 BUNK ROOM | 9 CLOSET |
| 3 LAUNDRY | 10 COVERED BALCONY |
| 4 LINEN/STORAGE | 11 ELEVATOR |
| 5 WET BAR | 12 DETACHED 1-STORY GARAGE ROOF |
| 6 BEDROOM | |
| 7 BATHROOM | |

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
 BOCA GRANDE
 LEE COUNTY, FLORIDA
DAILEY JANSSEN ARCHITECTS
 400 CLEVELAND STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-858-1101, LIC#SE WA-000114

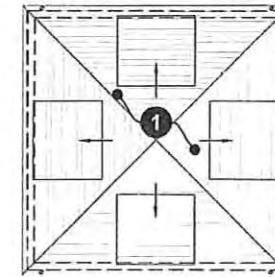
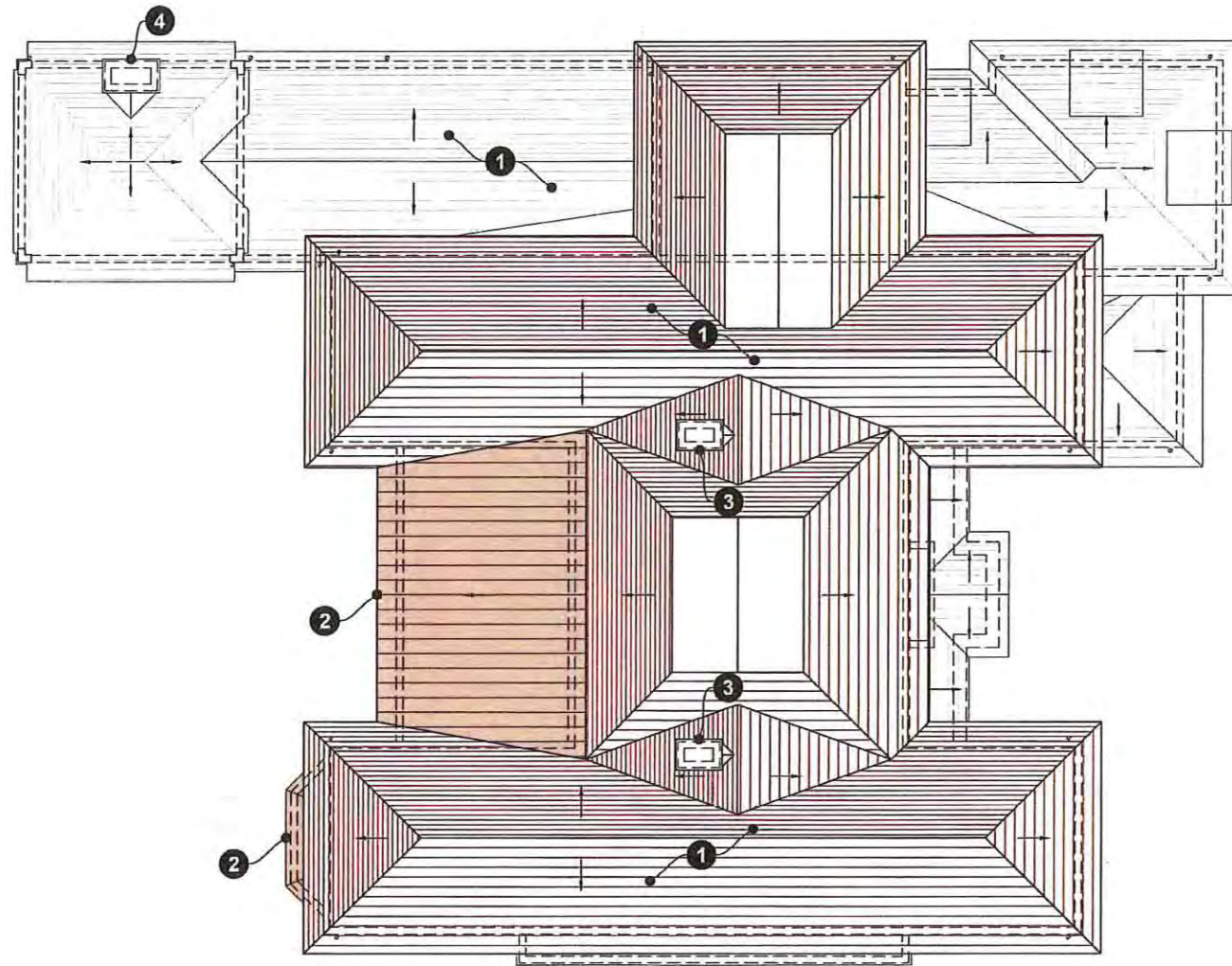
DATE: 01/03/2023
 DRAWN: CS
 REVISIONS:

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SEAL

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- 1 FLAT INTERLOCKING TERRA COTTA ROOF TILE WITH HAND-SPLIT SHAKE TEXTURE
- 2 COPPER STANDING SEAM ROOF
- 3 PRECAST CHIMNEY SHROUD



PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
BOCA GRANDE
LEE COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-938-4101, LICENSE WA-000714

DATE: 01.03.2023
DRAWN: CS
REVISIONS:

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ROGER P. JANSSEN AR-14785
DRAWING NO.

A-1.03

JOB NUMBER

21-126

SCA 2023-00001



HISTORIC PRESERVATION PROGRAM APPLICATION FOR SPECIAL CERTIFICATE OF APPROPRIATENESS

Project Name: Phase 1: Proposed residence at 161 & 181 Gilchrist Ave BG- New Construction for recovery from damages by Hurricane Ian

Summary of Request: New Construction of a Gulf front house to replacing residence substantially damaged by Hurricane Ian and approved for demolition thru expedited permitting for Hurricane Ian damaged structures.

1. **Name of Applicant or Agent:** O'Bannon Enterprises LLC

Contact Person: Mary O'Bannon

Address: P. O. Box 1468

City, State, Zip: Boca Grande FL 33921

Phone Number: 239 229 1611

E-mail: meobannon@yahoo.com

2. **Relationship of Applicant to owner (check one):**

☐ Applicant is the sole owner of the property.

☒ Applicant has been authorized by the owner(s) to represent them for this action.
(provide Affidavit of Authorization form)

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3. **Property owner(s):**

Name: 161 Gilchrist LLC

Address: 1 Momentum Blvd Ste 1000

City, State, Zip: College Station TX 77845

Phone Number:

E-mail:

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4. **Property Information:**

Street Address: 161 and 181 Gilchrist Ave

City, State, Zip: Boca Grande FL 33921

STRAP Number(s): 14-43-20-01-00002.006A

14-43-20-01-00002.0150

5. **Historic District (if applicable)** Boca Grande HD 90-05-01

6. **Designation of Property**

☒ Contributing 181 Gilchrist

☒ Non-Contributing 161 Gilchrist

☐ Individual Designation

☐ Not Historic

7. **Project Description
(check all that apply)**

☐ Alteration

☐ Demolition

☒ New Construction

☐ Reconstruction

☐ Rehabilitation

☐ Relocation

8. **Change In Use**

☒ No ☐ Yes

If yes, Explain:

9. **Does this project require a variance or special exception pursuant to Chapter 33 or Chapter 34 of the Land Development Code?** ☐ No ☒ Yes

If yes, Explain: Relief from setback requirements for ingress/egress easements and lot coverage

10. **Has a development order or building permit application been filed prior to or concurrent with this application?** ☒ No ☐ Yes If yes, provide case number:

LEE COUNTY COMMUNITY DEVELOPMENT, ZONING SECTION
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<u>Affidavit of Authorization Form</u> (if applicable)
<input checked="" type="checkbox"/>	Existing Conditions Plan (Legible at 11" x 17"): Provide a graphic illustration of the property that is clearly legible and drawn at a scale sufficient to adequately show and identify the existing conditions of the property.
<input checked="" type="checkbox"/>	Request Statement: Provide a narrative statement explaining the nature of the request and how the proposed project is consistent with the Secretary of Interior's Standards for Rehabilitation (for Contributing buildings and properties within a district or individually-designated resources) or the applicable design guidelines for the subject historic district (for Non-Contributing buildings and properties within a district). The request statement should discuss the design of the proposed project, proposed construction methods, and the impact of the proposed project on the historic features of the property and historic district. If demolition is proposed, the request statement must address the criteria for demolition established by Section 22-104 of the Land Development Code. If moving is proposed, the request statement must address the criteria for moving of historic resources established by Section 22-105 of the Land Development Code.
<input checked="" type="checkbox"/>	Proposed Site Plan (Legible at 11" x 17"): Provide a graphic illustration of the property that is clearly legible and drawn at a scale sufficient to adequately show and identify the proposed improvements.
<input checked="" type="checkbox"/>	Architectural Elevations (Legible at 11" x 17"): Provide architectural elevations that depict side-by-side elevations of the existing and proposed conditions for each façade of the building(s) impacted by the proposed project.
<input checked="" type="checkbox"/>	Architectural Floor Plans: Provide architectural floor plans for each existing or proposed building(s) or structure(s) that are impacted by the proposed project.
<input checked="" type="checkbox"/>	Materials Description: Provide a description of the construction materials and colors proposed to be utilized for the project. The materials description must note where each material will be utilized within the proposed project.
<input checked="" type="checkbox"/>	Site and Building Photographs: Provide photographs of the subject property and all buildings and structures thereon. Photographs must be sufficiently captioned to note the location of the photograph or may correspond to a map depicting the location and direction from which each photograph was taken.
<input type="checkbox"/>	Materials Samples (optional)
<input type="checkbox"/>	Other Materials that may assist the Historic Preservation Board in evaluating the request (optional)

ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES

<input type="checkbox"/>	Area of Work: Provide a graphic illustration of the property indicating areas of work that might impact the surface or subsurface of the archaeological site or sites.
<input type="checkbox"/>	Mitigation Measures: Provide a narrative statement describing the proposed mitigation measures to limit impacts to archaeological resources resulting from the proposed project.
<input type="checkbox"/>	Archaeological Surveys (if applicable): Provide archaeological surveys, if required by the Historic Preservation Board, including the disturbance of human burials.

All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Zoning relief from certain provisions of the Lee County Land Development Code may be required to permit development approved by a Special Certificate of Appropriateness. The application for zoning relief is a separate application process. Please see: <https://www.leegov.com/dcd/zoning/apps> or contact the Zoning Section for assistance.

ADDITIONAL AGENTS

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Company Name:	APLANADAY LLC		
Contact Person:	Gloria M Sajgo		
Address:	1421 Paloma Dr		
City, State, Zip:	Ft Myers FL 33901		
Phone Number:	239 850 8442	Email:	aplanaday@yahoo.com

Company Name:	Strayhorn, Persons-Mulicka & Fisher, PL		
Contact Person:	Jenna Persons-Mulicka and Megan Strayhorn		
Address:	2125 First Street Suite 201		
City, State, Zip:	Ft Myers FL 33901		
Phone Number:	239 334-1260	Email:	jpersons@strayhornlaw.com megan@strayhornlaw.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Mary E. O'Bannon (name), as Owner/Manager (owner/title) of O'Bannon Enterprises LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property at 161 and 181 Gilchrist Ave Boca Grande FL 33921 and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

M. O'Bannon
Signature

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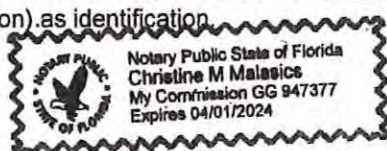
12/21/22
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of December, 2022, by Mary E. O'Bannon (name of person providing oath or affirmation), who is personally known to me or who has produced W/ID (type of identification) as identification.

STAMP/SEAL



Christine M. Malasica
Signature of Notary Public

161 AND 181 GILCHRIST AVE BOCA GRANDE FL 33921
Applicant's Narrative for the
Special Certificate of Appropriateness (Special COA) Application
December 2022

PROJECT NAME:	Phase 1: Proposed Residence at 161 and 181 Gilchrist Ave BG – New construction for recovery from damages by Hurricane Ian.
PROJECT ADDRESS STRAP NUMBER STATUS:	161 Gilchrist Ave Boca Grande FL 33921 STRAP: 14-43-20-01-00002.006A – Non-contributing - BG District HD90-05-01 181 Gilchrist Ave Boca Grande FL 33921 STRAP: 14-43-20-01-00002.0150 – Contributing - BG District HD90-05-01



SUMMARY

The proposed project Phase 1: Proposed Residence at 161 and 181 Gilchrist Ave BG – New construction for recovery from damages by Hurricane Ian is a two-part request for approval for new construction of:

- PART A: a new 2-story house on the property at 161 Gilchrist Ave. in Boca Grande Fl. STRAP 14 43 20 01 00002.006A - Non-contributing property in the Boca Grande Historic District and
- PART B: a new single-story garage and a mechanical yard at 181 Gilchrist Ave. in Boca Grande Fl. STRAP 14 43 20 01 00002.0150 – Contributing property in the Boca Grande Historic District. [While in this subject application the status of 14-43-20-01-00002.0150 is identified as contributing, the applicant has filed an application requesting changing the status of this property from contributing to non-contributing.]

The reason this is a two-part request is that while the new 2-story house is proposed at 161 Gilchrist Ave. STRAP 14 43 20 01 00002.006A, the mechanical yard with the equipment necessary to support the house is proposed to be located at 181 Gilchrist Ave. in Boca Grande Fl. STRAP 14 43 20 01 00002.0150. The two projects are intertwined as the house cannot be constructed without the equipment proposed for the equipment yard. Treating these two parcels as a unified property is in compliance with Zoning Verification Letter ZVL2017-00102 which states the parcels can function as a unified property. (**Attachment 1: ZVL2017-00102**)

- The proposed new house on the non-contributing property at 161 Gilchrist Ave. in Boca Grande Fl is in compliance with the Design Guidelines of the Boca Grande Historic District and
- The proposed new single-story garage and mechanical yard are in compliance with the Secretary of the Interior's Standards for Rehabilitation. Both are in compliance with Chapter 22 (Historic Preservation) of the Land Development Code.

Index

Page 2	Existing Conditions
Page 4	Proposed Project Part A - New Main House
Page 10	Proposed Project Part B – New Detached Garage and Equipment Yard



EXISTING CONDITIONS

The subject tract 161 and 181 Gilchrist Ave in Boca Grande is made up of two adjoining properties located one behind the other (161 Gilchrist is west of 181 Gilchrist). Together the two properties have a total area of 33,560 sq ft +/- . Both properties consist of platted lots. (See Attachment 2: Survey) In the September 1, 2017 Zoning Verification Letter ZVL2017-00102, Senior Planner, Chahram Badamtchian, noted that: *These two properties are both lots of record each containing a single-family dwelling, and as such, they can function as two separate properties or as a unified property.* (See Attachment 1: ZVL2017-00102)

- 161 Gilchrist Ave. has an area of 18,054 sq ft and an unobstructed Gulf view as it has 130-ft +/- frontage along the "Promenade Easement". The "Promenade Easement" is a 20-ft +/- wide easement located between 161 Gilchrist Ave's west property line and the seawall.
- 181 Gilchrist Ave. has an area of 15,506 sq ft and features 100-ft street frontage on Gilchrist Ave. 161 Gilchrist Ave. is located west of 181 Gilchrist Ave.

161 Gilchrist Ave Boca Grande FL 33921 - STRAP: 14-43-20-01-00002.006A: This property has a non-contributing status in the Boca Grande District. There is a contemporary two-story house located on this property.

This property consists of platted lots including a portion of Lot 5 and Lots 6+7, Block 2, Boca Grande Subdivision, as recorded in Plat Book 7, Page 1 of the Official Records of Lee County, Florida. As 161 Gilchrist Ave has no direct street frontage, Lee County administrative approval HD 97-001 granted a variance from the minimum lot width requirement of 75-ft to 15-ft by creating a 15-ft wide access on the north side of 181 Gilchrist Ave (on Lot 16) to provide access to 161 Gilchrist Ave. (See Attachment 1: ZVL2017-00102)

In 1997 the Lee County Historic Preservation Board approved SCA 97-02-01 at 161 Gilchrist Ave. Boca Grande Fl. for the new construction of a one and two-story house over flood elevation, featuring an unobstructed Gulf view and amenities such as outdoor pool and fireplace. The Property Appraiser shows the first year on the tax roll as 2000.

Hurricane Related Demolition Approved for the Existing Main House: Unfortunately, as a result of Hurricane Ian, the house approved under SCA 97-02-01 suffered serious damage as the flat roof on the south wing peeled back during the hurricane allowing for serious water intrusion, making the entire house no longer weather tight. To start recovery from this damage, the applicant requested expedited historic approval for demolition of this non-contributing house. County historic preservation staff gave this approval on November 11, 2022. (See Attachment 3: 2022 11 22 demo OK by Peter Blackwell) Currently (December 2022) the property owner is in the process of selecting a demolition contractor. Once the contractor is hired, the contractor will file for a demolition permit.

181 Gilchrist Ave Boca Grande FL 33921 - STRAP: 14-43-20-01-00002.0150: This property has a contributing status in the Boca Grande Historic District. There is a small cottage with a footprint of 970 sq ft +/- located on this property.

This property consists of two platted Lots 15+16, Block 2, Boca Grande Subdivision, as recorded in Plat Book 7, Page 1 of the Official Records of Lee County, Florida. As the adjoining

property to the west [161 Gilchrist Ave] has no direct street frontage, Lee County administrative approval HD 97-001 granted a variance from the minimum lot width requirement of 75-ft to 15-ft by creating a 15-ft wide access on the north side of 181 Gilchrist Ave (on Lot 16) to provide access to 161 Gilchrist Ave. (See Attachment 1: ZVL2017-00102)

The subject application requests approval to build a new detached garage and an open equipment yard on the contributing property located at 181 Gilchrist Ave. Both the detached garage and the open equipment yard will function in conjunction with the proposed new 2-story house at 161 Gilchrist Ave.

Note: A separate application was submitted to change the designation status of 181 Gilchrist Ave. from contributing to non-contributing in the Boca Grande Historic District. [Per the application the small cottage on 181 Gilchrist Ave with a footprint of 970 sq ft+/- is not historically or architecturally significant and as a result the property qualifies as non-contributing.]

While that concurrent application is pending, this Application considers 181 Gilchrist as a contributing property for the purpose of review of this Special COA. This Special COA does not impact the small cottage on 181 Gilchrist Avenue.

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PROPOSED PROJECT: PART A -- NEW MAIN HOUSE

161 Gilchrist Ave Boca Grande -- The subject application requests approval to build a new 2-story house on the noncontributing property located at 161 Gilchrist Ave.

The proposed project closely resembles the existing building types and site layout on the property, namely: a main house by the Gulf (161 Gilchrist Ave.) and a cottage by Gilchrist Ave (181 Gilchrist Ave.).

The proposed project: Phase 1: Proposed Residence at 161 and 181 Gilchrist Ave BG – New construction for recovery from damages by Hurricane Ian entails new construction of a main house by the Gulf (161 Gilchrist Ave.) and new construction of a single-story detached garage and mechanical yard on 181 Gilchrist Ave.

[In the future after the status of the existing cottage on 181 Gilchrist Ave is changed to non-contributing, the applicant will file for Phase 2 of the project which will be a request for demolition and for construction of a new cottage on 181 Gilchrist Ave.]

As the status of the property at 161 Gilchrist Ave is non-contributing to the Boca Grande Historic District the new construction of the proposed new main house is evaluated for compliance with the criteria applicable to non-contributing properties which are the design guidelines for the Boca Grande Historic District.

Site: As the property at 161 Gilchrist Ave lacks street frontage, it is currently accessed by a driveway on the north side of the adjoining property to the east: 181 Gilchrist Ave. [Note: This driveway has no historic significance as it was created in 1997 under HD-97-001.] The proposed project abandons this northside driveway and re-focuses vehicular access on the southeast area of 181 Gilchrist Ave. creating better traffic circulation and accessibility to the proposed two garages [one on 161 Gilchrist Ave attached to the proposed new house and the one on 181 Gilchrist Ave that is detached].

Under the proposed project, vehicles will have two travel options on site:

- On 181 Gilchrist there a 155-ft long and 15-ft wide ingress/egress easement (OR 2676, Pgs. 3252 to 3254) located by the south side of the property. This easement connects 161 Gilchrist Ave with the street, Gilchrist Ave. and will remain unobstructed for use by cars.
- Additionally, as both 161 Gilchrist Ave and 181 Gilchrist Ave are under single ownership the properties will function as a unified property, the proposal calls for the installation of driveway starting at the southeast corner of the property and winding westward to an open motor court with access to the two garages.

The Design: The proposed main house is a contemporary residential building in keeping with the design guidelines of the Boca Grande Historic District. It is a two-story building with a total square footage of 13, 474 sq ft: with approximately 7,676 sq ft on the ground floor and 5,798 sq ft on the second.

By incorporating a complexity of design that serves to reduce mass and scale, this relatively large proposed house becomes extremely compatible with the Boca Grande Historic District. The proposed house features two distinct wings: west and east. In turn, both of these wings feature smaller receding and protruding wings and also a variety of roof heights and types.

West wing: This proposed wing focuses on the west side of the house, the elevated pool just west of the house and the Gulf beyond it.

On the second story this wing features a central balcony under copper shed roof; this balcony is recessed between two hip roofed wings: one to the north and the other to the south. The balcony aligns with the center of the pool and has a beautiful Gulf view.

On the first floor this wing has an open loggia located under the balcony and the north hip roofed wing. The loggia terminates at the single-story game room which accesses the large west lanai. This lanai is a distinctive feature of the house; it is under a large hip roof and features a fire place on the north, pool access on the south and the Gulf view on the west.

East wing: This wing looks east to the motor court and beyond it to Gilchrist Ave. Mirroring the west wing, on the second story this wing features a recessed hip roof between two protruding hip roofed wings: one to the north and the other to the south. On the first floor is a central one story covered entry featuring a gable roofed portico.

Towards the north is a larger hip roofed wing with a garage on the first floor and a bunk room on the second.

Height: The maximum roof height of the proposed building from finished grade is 31-ft +/- or 42-ft NAVD. The impact of the building height is softened as the proposed building features a variety of roof heights and types that break up the mass and scale of the building. This approach creates an interesting and appealing design and avoids the towering presence of one or more massive roofs.

The existing grade is at 9-ft +/- NAVD. Based on the findings of a 100-year storm elevation site specific determination, DEP found that the elevation for the lowest horizontal structural member (LHSM) of the house should be at 14.3 ft NAVD or higher. This 5.3-ft difference between existing and required elevation can be met by doing both: bringing in fill and by elevating the building.

To meet the 14.3 -ft NAVD requirement, the proposal brings in 2-ft +/- of fill raising existing grade from 9-ft +/- NAVD to 11-ft +/- NAVD finished grade. As a result, the proposed building will have to be elevated only 3.3 ft for a total elevation of 5.3-ft which is necessary to meet the 14.3 ft NAVD (LHSM) requirement.

Achieving DEP required height by both bringing in fill and raising the building serves to reduce the actual height of the building structure. As a result, this minimizes the impact of the building on the site and the surroundings. Generally, this is viewed as a desirable design solution in the district.

Materials:

Roof Materials: Most of the roofs feature flat interlocking terra cotta roof tile with hand-split shake texture. The shed roof over the second-floor covered balcony and the roof over the bay window in the southeast master bedroom are both copper standing seam roofs.

Wall Materials: Adding more complexity of design to the building is the wall finish which consists of two distinct stucco finishes:

- the first floor -- a smooth stucco finish and
- the second floor -- a horizontal stucco siding -- the horizontal lines on the second floor de-emphasize the vertical building mass.

Windows: The windows are 2/2 impact rated aluminum clad windows of various sizes. On the east, west and north elevations windows are flanked by decorative aluminum louvered shutters with operable hardware. On the south elevation the windows on the first-floor feature wood Bermuda shutters with operable hardware.

The windows on the house are shown as:

- single windows,
- windows in pairs; this is mainly on the north elevation, and
- ribbons of windows: on the east elevation
 - there are two ribbons of three windows on the first floor on both the office and the dining room wings
 - there is a ribbon of eight windows on the second-floor front.

**THE DESIGN GUIDELINES FOR THE
BOCA GRANDE HISTORIC DISTRICT.**

In evaluating the project also refer to the discussion above.

1.0 Streetscape

1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.

The proposed house at 161 Gilchrist has a height of 31-ft +/- from highest ridge to finished grade and this is comparable to the heights of newer houses built in the district under contemporary flood regulations.

The height of the proposed house is comparable to the adjoining house to the north at 200 Banyan St. Like the subject property this adjoining property is also a noncontributing property. Per COA2010-00012 the new construction of the house at 200 Banyan St was approved with a height of 31-ft 4-in from highest ridge to finished grade

121 Gilchrist Ave adjoins the property to the south. This is a contributing property built prior to current flood regulations so its height is not comparable with the proposed.

1.2 The pattern of spaces between buildings should be maintained. Additions to existing buildings should be set back from the front façade so the visual quality of spacing is preserved. Maintain traditional pattern setbacks, entrances and alignment of facades. Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings.

The pattern of spaces between the new house and the adjoining houses is maintained. There are ingress/egress easements on the north and south sides which assure the house keeps a reasonable side yard.

As the new house fronts the Gulf it will have no impact on the Gilchrist Ave streetscape.

1.3 Additions should attempt to maintain the overall sense of size of the building. N/A

1.4 Buildings at the ends of a block should be similar in height to the buildings, or provide a visual transition to the next block. N/A

1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.

The proposed house maintains the traditional horizontal and vertical elements. The first and second story windows are 2/2 single, paired or in ribbons maintaining the traditional patterns of creating a larger window space by grouping windows together.

1.6 Maintain the traditional proportions of glass in building facades.

The traditional proportions of glass in the building facades is maintained. The windows feature multi lights and are single windows or clustered in pairs of ribbons.

1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances. Porches are incised under their own roofs. On the first floor is a one story covered entry that features a gable roofed portico.

2.0 Building Site

2.1 Identify, retain and preserve features that are important in defining the overall historical character of the site, including driveways, walkways, lighting, fencing, signage, benches, fountains, terraces, water features, vegetation and potential archaeological features.

The proposed project closely resembles the existing building types and site layout on the property, namely: the existing main house by the Gulf (161 Gilchrist Ave.) is non-contributing and is proposed to be replaced by a contemporary non-contributing structure. Keeping the new house on 161 Gilchrist Ave (by the Gulf) the design avoids impacting the Gilchrist Ave streetscape.

2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a façade that is parallel to the street on which it faces.

The proposed new main house will be located parallel to the seawall which is the traditional orientation to the water. While 161 Gilchrist Ave has no direct street access, the proposed house is situated so that it is parallel to Gilchrist Ave.

2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front façade. N/A

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

On the Gulf front the house maintains the traditional setback area as it is located east of the coastal setback line.

2.5 Alleys, where part of the historical plat, should be used to provide access to the rear of properties for parking and service. Parking and access to parking should relate to alley systems, where present, and should be limited to the rear of structures where this pattern is traditional.

The proposed parking will be located in the garage attached to the proposed new house at 161 Gilchrist Ave and in the detached garage proposed at 181 Gilchrist Ave. Both of these are towards the rear of 181 Gilchrist Ave – away from the street.

2.6 Accessory buildings such as garages or carports should be located according to the traditional development patterns of such buildings and should relate to the existing building on the site. Service areas and trash containers should be screened from view using fences, lattice screens or hedges.

The proposed parking will be located in the garage attached to the proposed new house at 161 Gilchrist Ave and in the detached garage proposed at 181 Gilchrist Ave. Both of these are towards the rear of 181 Gilchrist Ave – away from the street

2.7 Decks should be as unobtrusive as possible. Railing should express a line and spacing similar to existing balustrades. The duplication of historic styles such as widow's walks should be encouraged only where this type of architecture was traditionally found.

The pool deck is west of the proposed new house at 161 Gilchrist Ave and is not visible from the street.

2.8 Paving materials and patterns should respect traditional patterns on the block.

Paving materials on the motor court are interior to the site and will have no impact on the block.

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings

3.1 Additions should be compatible with the size, scale, color, material and character of the building and its environment. Additions may include porches and bay windows as well as entire wings and rooms. N/A

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts. N/A

4.0 New Construction

4.1 Contemporary styles should be harmonious in form, material, and scale with the character of the block or district.

The proposed house meets this criterion. The proposed house features two distinct wings: west and east. In turn, both of these wings feature smaller receding and protruding wings and also a variety of roof heights and types. By incorporating a complexity of design that serves to reduce mass and scale, this relatively large proposed house becomes extremely compatible with the Boca Grande Historic District.

Roof Materials: Most of the roofs feature flat interlocking terra cotta roof tile with hand-split shake texture. The shed roof over the second-floor covered balcony and the roof over the bay window in the southeast master bedroom are both copper standing seam roofs.

Wall Materials: Adding more complexity of design to the building is the wall finish which consists of two distinct stucco finishes:

- the first floor -- a smooth stucco finish and
- the second floor -- a horizontal stucco siding -- the horizontal lines on the second floor de-emphasize the vertical building mass.

Windows: The windows are 2/2 impact rated aluminum clad windows of various sizes. On the east, west and north elevations windows are flanked by decorative aluminum louvered shutters with operable hardware. On the south elevation the windows on the first-floor feature wood Bermuda shutters with operable hardware.

4.2 Align the façade of the building with the historic setbacks of the block or district.

The proposed new main house will be located parallel to the seawall which is the traditional orientation to the water. While 161 Gilchrist Ave has no direct street access, the proposed house is situated so that it is parallel to Gilchrist Ave.

4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area.

The complexity of design helps makes this building appear similar in mass and scale with historic structures. It should be emphasized that because the new house is located by the Gulf it has no impact on the Gilchrist Ave streetscape.

4.4 Building and roof forms should match those used historically.

The new house features a variety of hip roof forms which were used historically in the district.

4.5 Use similar building materials to those used historically for all major surfaces.

The wall material is concrete stucco which is often found in the district. The roof material consists of flat tile which is also often found in the district.

4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row.

The window sizes and proportions are similar to those used historically. To create larger surfaces of glass, the proposed project clusters windows in pairs or ribbons of several windows.

5.0 Relocating Buildings in a Historic District

5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building. N/A

5.2 Align the building within the historic patterns of setbacks and open space ratios. N/A

5.3 Orient the building according to the traditional pattern of the block or district. N/A

PROPOSED PROJECT: PART B: NEW DETACHED GARAGE AND EQUIPMENT YARD

The subject application requests approval to build a new detached garage and an open equipment yard on the contributing property located at 181 Gilchrist Ave. Both the detached garage and the open equipment yard will function in conjunction with the proposed new 2-story house at 161 Gilchrist Ave.

Currently the status of 181 Gilchrist Ave in Boca Grande is contributing to the Boca Grande Historic District. The only building on this property is a small cottage (970 sq ft +/-). A separate application has been submitted to request the designation status be changed from contributing to non-contributing.

As the current status of this property is contributing, the proposed project for the detached garage and equipment yard is evaluated for compliance with the criteria applicable to contributing properties which is the Secretary of Interior's Standards for Rehabilitation.

Site: As the property at 161 Gilchrist Ave lacks street frontage, it is currently accessed by a driveway on the north side of the adjoining property to the east: 181 Gilchrist Ave. [Note: This driveway has no historic significance as it was created in 1997 under HD-97-001.] The proposed project abandons this northside driveway and re-focuses vehicular access on the southeast area of 181 Gilchrist Ave, creating better traffic circulation and accessibility to the proposed two garages [one on 161 Gilchrist Ave attached to the proposed new house and the one on 181 Gilchrist Ave that is detached].

Under the proposed project, vehicles will have two travel options on site:

- On 181 Gilchrist there is a 155-ft long and 15-ft wide ingress/egress easement (OR 2676, Pgs. 3252 to 3254) located by the south side of the property. This easement connects 161 Gilchrist Ave with the street, Gilchrist Ave, and will remain unobstructed for use by cars.
- Additionally, as both 161 Gilchrist Ave and 181 Gilchrist Ave are under single ownership the properties will function as a unified property, the proposal calls for the installation of driveway starting at the southeast corner of the property and winding westward to an open motor court with access to the two garages.

The Design: The proposal is for the construction of a detached garage and a mechanical yard, located towards the northwest corner of 181 Gilchrist Ave.

Detached Garage

- The proposed garage will be located across from the garage attached to the proposed new main house at 161 Gilchrist Ave. Incorporating a detached garage across from the attached garage allows the applicant to have ample garage space without enlarging the mass of the main house to include an extra-large garage.

The detached garage is a small, single-story building; it has an area of 625 sq ft. The roof height from grade to roof peak is 23-ft 4-in. This higher roof allows for the installation of dormer windows on the four elevations (east, west, north and south) lighting up the garage space with natural light.

The garage features the design elements mirroring the main house.

- The roof material is flat interlocking terra cotta roof tile with hand-split shake texture.
- The wall finish consists of two distinct stucco finishes:
 - the lower area features a smooth stucco finish
 - the upper area a horizontal stucco siding – the horizontal lines on the second floor de-emphasize the vertical building mass.
- The windows are 2/2 impact rated aluminum clad windows

The unroofed equipment yard

- The equipment yard will be an unroofed structure located east of the garage. It will feature smooth stucco perimeter walls with a height of 6-ft above the elevated floor (14-ft NAVD)

**COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION**
(Please also refer to the narrative above)

Standard 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 property will continue to be used for a residence – which is its historic purpose.

Standard 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 detached garage and the open equipment yard will have minimal impact on the site. The character of the property will be retained and preserved.

Standard 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 conjectural features that will be added to the existing cottage.

Standard 4:

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There are no changes proposed to the existing house.

Standard 5:

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

There are no changes proposed for the existing house.

Standard 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.

No changes to the existing house.

Standard 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.

Not Applicable

Standard 8

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Not Applicable

Standard 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.

As the new garage and equipment yard structures are separate structures from the existing house, these will have no impact on the house. As stand-alone structures the detached garage and the open equipment yard are easily differentiated from the house.

Standard 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.

If the detached garage and the equipment yard are removed from the site, the essential form and integrity of the historic property will remain unimpaired.

ATTACHMENTS

ATTACHMENT 1 -- ZONING VERIFICATION LETTER ZVL 2017-00102

ATTACHMENT 2 -- SURVEY

ATTACHMENT 3 -- DEMO APPROVAL BY PETER BLACKWELL

RECEIVED
JAN 04 2023

COMMUNITY DEVELOPMENT

ATTACHMENT 1 -- ZONING VERIFICATION LETTER ZVL 2017-00102



Writer's Direct Dial # (239) 533-8372

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Corrected Zoning Verification Letter

September 1, 2017

VIA E-MAIL ONLY

Steve Hartsell
Pavese Law Firm
P.O. Drawer 1507
Fort Myers, FL 33902-1507

RE: 161 Gilchrist & 181 Gilchrist Avenue, Boca Grande
STRAP # 14-43-20-01-00002.006A; 14-43-20-01-00002.0150
Case No. ZVL2017-00102

Dear Mr. Hartsell:

In response to your letter dated July 21, 2017, please be advised that the above-referenced properties are zoned RS-1 and are located in the Urban Community category according to the Future Land Use Map of Lee County.

Both properties consist of platted lots (181 Gilchrist consisting of Lots 15+16, Block 2 and 161 Gilchrist consisting of a portion of Lot 5 and Lots 6+7, Block 2, Boca Grande Subdivision, as recorded in Plat Book 7, Page 1 of the Official Records of Lee County, Florida). As such both properties are considered legal lots of record.

An administrative approval (HD-97-001) approved on April 11th, 1997, granted a variance from the minimum lot width requirement of 75 feet in RS-1 zoning district to 15 feet by creating a 15 foot wide access easement on the north side of Lot 16 to provide access to Lots 6, 7 and a portion of Lot 5).

According to our records, smaller building located at 181 Gilchrist is a "Contributing" structure, while the larger building located at 161 Gilchrist a non-contributing structure.

These two properties are both lots of record each containing a single family dwelling, and as such, they can function as two separate properties or as a unified property.

A review of our records indicates no outstanding Code violation case on the subject properties.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning

Electronically signed on 9/1/2017 by
Chahram Badamtchian, AICP, Senior Planner
Zoning

Attachments: Historical Structure Form
 HD-97-001

CZB/dxc

Page 1



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

☒ Original
☐ Update

 Site #8 LL001805
 Recorder # _____
 Field Date 6/7/94
 Form Date 8/29/94

 SITE NAMES (addr. if none) 161 Gilchrist Ave [MULT. LIST. #8 _____]
 SURVEY Boca Grande [SURVEY # _____]
 NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

 ADDRESS (Include N,S,E,W; st., ave., etc.) 161 Gilchrist Ave
 CROSS STREETS nearest/between Between 1st and 2nd St (Banyan St)
 NEAREST CITY/TOWN Boca Grande IN CURRENT CITY LIMITS ☐ yes ☒ no
 COUNTY Lee TAX PARCEL # 1443200100002.0150
 SUBDIVISION NAME Boca Grande BLOCK 2 LOT NO. 15+16
 OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
 NAME OF PUBLIC TRACT (e.g., park) _____
 ROUTE TO _____

MAPPING

 USGS 7.5' MAP NAME PORT BOCA GRANDE FL 1958
 TOWNSHIP 43 RANGE 20 SECT. 14 1/4 1/4-1/4 IRREG. SECT.? ☐ y ☐ n
 UTM: ZONE 16 17 EASTING 0 NORTHING 0
 PLAT OR OTHER MAP (Map's name, location) _____

DESCRIPTION

 STYLE Frame Vernacular EXTERIOR PLAN Rectangular NO. STORIES 1
 STRUCTURAL SYSTEMS wood frame
 FOUNDATION: Types slab Materials continuous concrete
 EXTERIOR FABRICS wood siding
 ROOF: Types shed and flat Materials asphalt shingle
 Secondary strucs. (dormers etc.) _____
 CHIMNEY: No. _____ Materials _____ LOCATIONS _____
 WINDOWS (types, materials, and placements) wood awning windows (single awnings w/ 3 lights) and metal awning (single awning single light)

 MAIN ENTRANCE (stylistic details) _____
 PORCHES: #open _____ #closed ☒ #incised _____ Locations incised front porch
 Porch roof types _____
 EXTERIOR ORNAMENT _____

 INTERIOR PLAN NOT STUDIED CONDITION: ☐ excellent ☐ good ☐ fair ☒ deteriorated ☐ ruinous
 SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☒ residential ☐ institutional ☐ rural
 ANCILLARY FEATURES (No., type of outbuildings; major landscape features) _____

 ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☐ y ☐ n (No-explain; yes-attach!)

 Artifacts or other remains NOT STUDIED
 NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
Accessary building to one of the beach mansions. Seems associated with LL0559

Page 2



HISTORICAL STRUCTURE FORM

Site #8 LL001805

HISTORY

CONSTRUCTION DATE 1924 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) N/A
 BUILDER: (last name first) N/A
 MOVES ☐ yes ☒ no Dates _____ Orig. addr. _____
 ALTERATIONS ☐ yes ☒ no Dates _____ Nature _____
 ADDITIONS ☐ yes ☒ no Dates _____ Nature _____
 ORIGINAL USES (give dates) Accessory structure to one of the beach mansions
 INTERMEDIATE USES (give dates) same
 PRESENT USES (give dates) residential structure in the process of rehabilitation.
 OWNERSHIP HISTORY (especially original owner) current owner Elizabeth Kullin

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. info | Local Designation Category
 Individually elig. for Nat. Register? ☐ yes ☐ no ☒ insuff. info | Contributing
 Potential contributor to NR district? ☐ yes ☐ no ☒ insuff. info

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) Cottage associated with one of the early beach mansions. Typical of accessory structures associated with these mansions. Boom Time; Tourism.

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)
Cottage associated with one of the early beach mansions. Typical of accessory structures associated with the mansions.

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available)

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. Lee County Planning

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Sajgo, Gloria M. Lee County Planning Division P.O. Box 398 Fort Myers FL 33902

FOR DETAILED INSTRUCTIONS: Guide to the 1992 Historic Structure Form of the Florida Site File.

DHR USE ONLY		OFFICIAL EVALUATIONS				DHR USE ONLY	
NR DATE		KEEPER-NR ELIGIBILITY*	y	n	pe	ii	Date
		SHPO-NR ELIGIBILITY*	y	n	pe	ii	Date
DELIST DATE		LOCAL DESIGNATION*					Date
		Local office					

* y=Yes; n=No; pe=Potentially Eligible; ii=Insufficient Information

REQUIRED: (1) USGS MAP WITH STRUCTURE PINPOINTED
 (2) LARGE SCALE STREET OR PLAT MAP
 (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5

ADMINISTRATIVE APPROVAL HD-97-001

ADMINISTRATIVE APPROVAL
HISTORIC DISTRICT
LEE COUNTY, FLORIDA

WHEREAS, Gary Sligar, represented by Arthur Paterson filed an application for administrative approval for administrative relief on a project known as The Casa Grande; and

WHEREAS, the subject property is located at 171 Gilchrist Avenue, Boca Grande, described more particularly as:

LEGAL DESCRIPTION: In Section 14, Township 43 South, Range 20 East, Lee County, Florida:

That part of Lots 5, 13, 14, Block 2, BOCA GRANDE, described as follows:

Begin at the Southeast corner of Lot 13, Block 2, Boca Grande, as per plot thereof, recorded in Plat Book 7, Pages 1 and 1A, Public Records of Lee County, Florida:

THENCE West along the South line of said Lot 13, for 110 feet;

THENCE North parallel to the East line of said Lot 13, for 20 feet;

THENCE West parallel to the South line of said Lot 13, for 25 feet;

THENCE North parallel to the East line of Lots 13 and 14, for 40 feet;

THENCE West parallel to the South line of said Lot 13, for 35 feet;

THENCE North parallel to the East line of Lots 13 and 14, for 25 feet;

THENCE West parallel to the North line of Lot 5, for 110 feet;

THENCE South parallel to the West line of said Lot 5, for 15 feet;

THENCE West parallel to the North line of said Lot 5, for 30 feet, to the West line of said Lot 5;

THENCE North along the West line of Lot 5, for 30 feet, to the Northwest corner of Lot 5;

THENCE East along the North line of Lots 5 and 14, for 310 feet, to the Northeast corner of Lot 14;

THENCE South along the East line of Lots 14 and 13, for 100 feet, to the POINT OF BEGINNING.

AND

Lots 6, 7, 15, and 16, Block 2, REVISED PLAT OF BOCA GRANDE, as recorded in Plat Book 7, Pages 1 and 1A, Public Records of Lee County, Florida.

WHEREAS, the applicant has indicated the property's current STRAP numbers are 14-43-20-01-00002.0150, 14-43-20-01-00002.0130 and 14-43-20-01-00002.0060; and

WHEREAS, the property is zoned RS-1; and

WHEREAS, the property is located in the Boca Grande Historic District as designated by Resolution HD-90-05-01; and

WHEREAS, an application for administrative relief for designated historic resources has been filed pursuant to the Lee County Land Development Code Section 22-174; and

WHEREAS, the Lee County Land Development Code provides for administrative relief from the Zoning Regulations for matters involving setbacks, lot width, depth, area requirements, land development regulations, height limitations, open space requirements, parking requirements, and other similar zoning relief not related to a change in use of the property in question; and

WHEREAS, it is the applicants' intent to subdivide the subject 1.10 acre +/- property into 2 residential home sites as reflected on the site plan attached hereto. The requested relief in lot width will allow access to a 100 foot by 155 foot parcel fronting on the Gulf of Mexico. Both parcels are consistent with the density permitted in Urban Community by Lee Plan for Gasparilla Island.

WHEREAS, relief is requested in the RS-1 zoning district, as provided by the Lee County Land Development Code Section 34-695 from the minimum required lot width of 75 feet to 15 feet.

WHEREAS, the subject application and plans have been reviewed by the Lee County Planning Division and found to be in keeping with SCA 97-02-01, Chapter 22 of the LDC and with the Lee County Historic Preservation Program in general.

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval; and

WHEREAS, the following findings of fact are offered:

- A. The relief will be in harmony with the general appearance and character of the community.
- B. The relief will not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.
- C. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner(s) a reasonable use of their land.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Administrative Approval for relief in the RS-1 zoning district from the Lee County Land

Development Code Section 34-695, from the minimum required lot width of 75 feet to 15 feet is **APPROVED**. Site Plan is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 11th day of April, A.D., 1997.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development

EXHIBIT 2. Sin E. Mery - Tuxtepec, Mexico

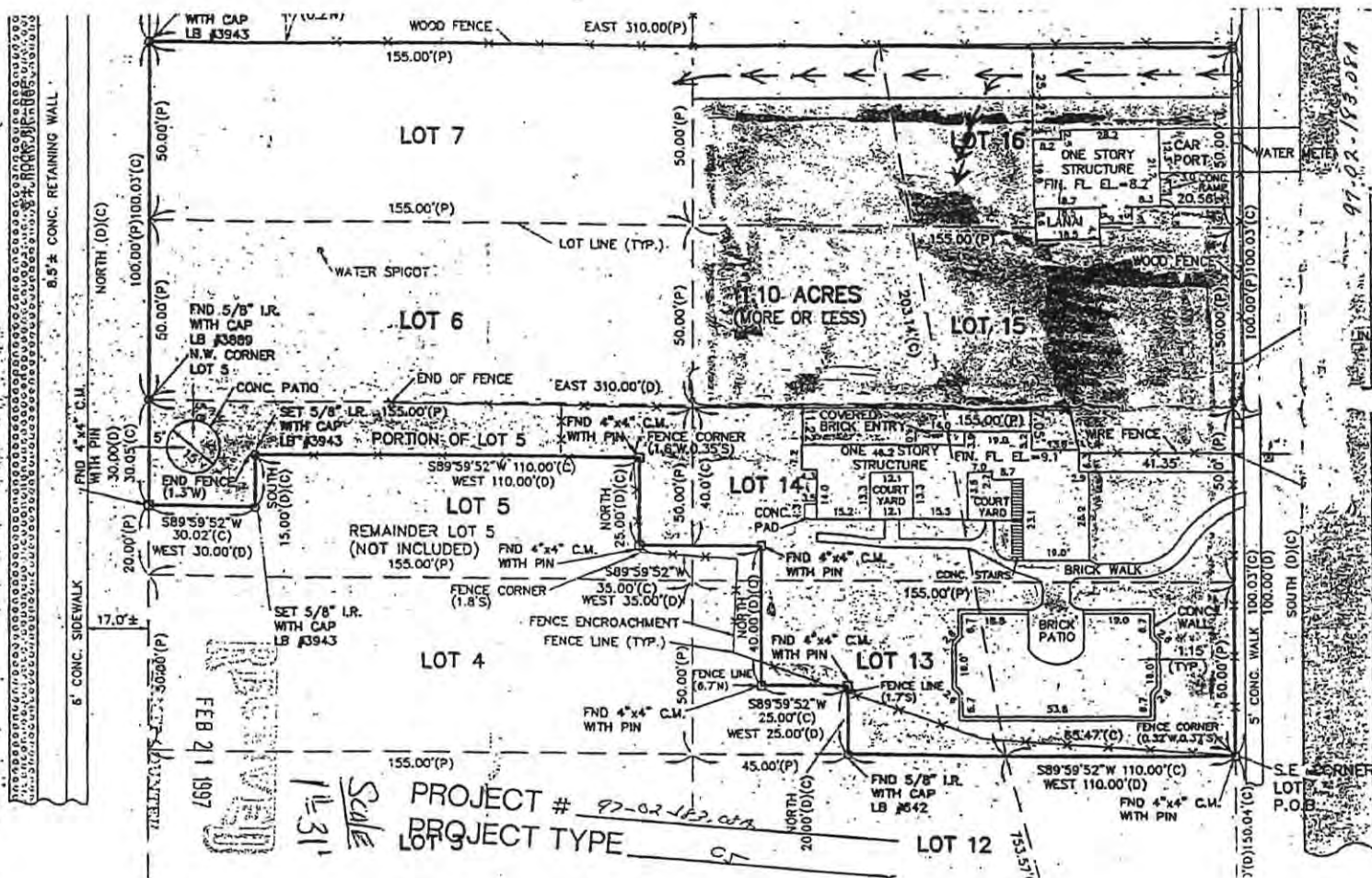


EXHIBIT 2

ÅPÞRÖVED

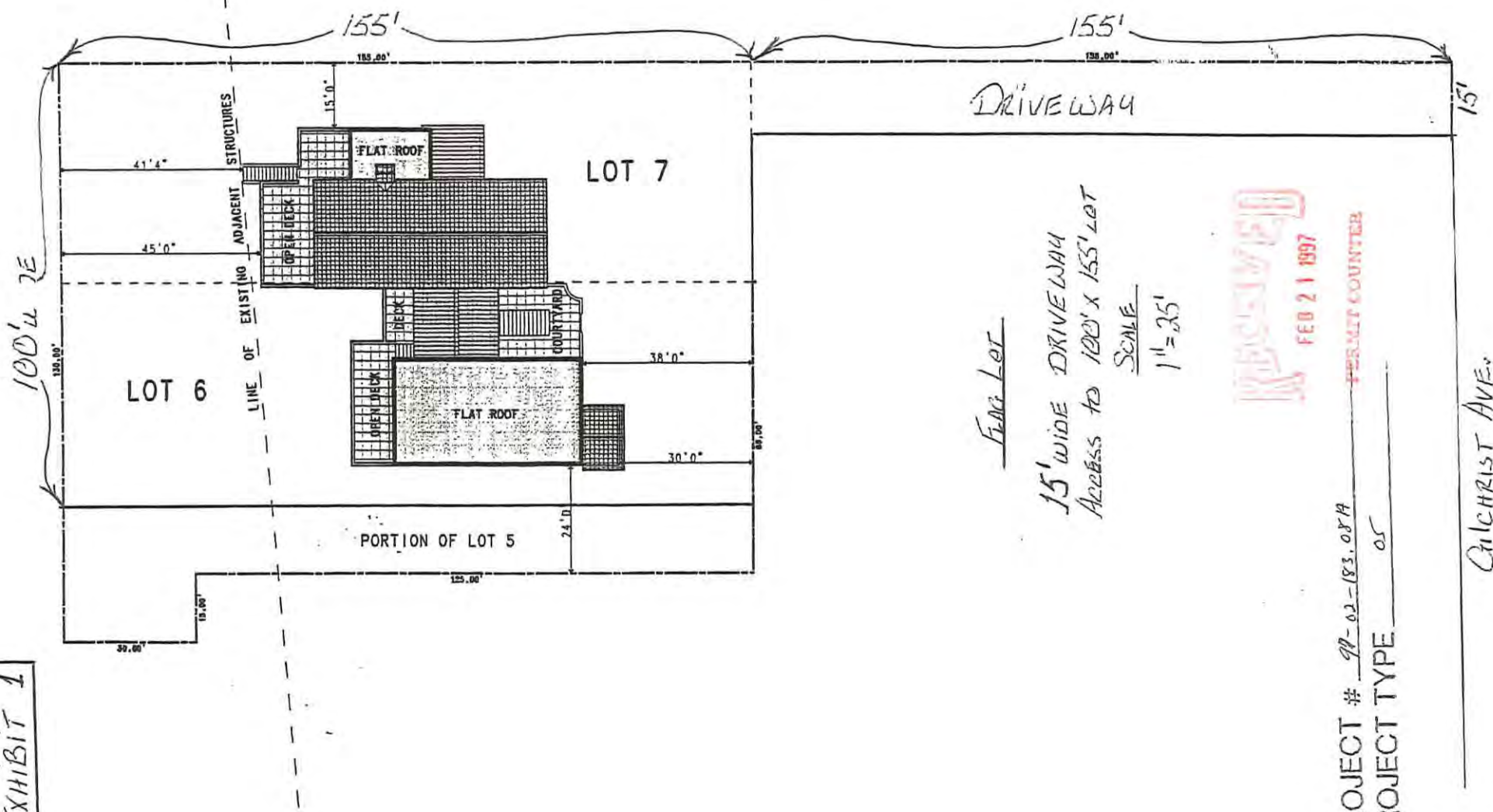
Master Concept Plan

Site Plan #: 77-001 Page 1 of 1

Subject to conditions in Resolution HD-97-001

Zoning Case # 91-02-183.08A

EXHIBIT 1



Flag Lot

15' WIDE DRIVEWAY

Access to 100' x 155' LOT

SCALE

1" = 25'

RECEIVED

FEB 21 1997

PERMIT COUNTER

PROJECT # 98-02-183.08A

PROJECT TYPE 05

CHRIST AVE.

EXHIBIT 3

PETIT COURT

FEB 21 1997

PROJECT # 97-02-183, 087A
PROJECT TYPE 05

THE EXISTING HOMES ACCESS ED
BY 101 DRIVE

PROPOSED

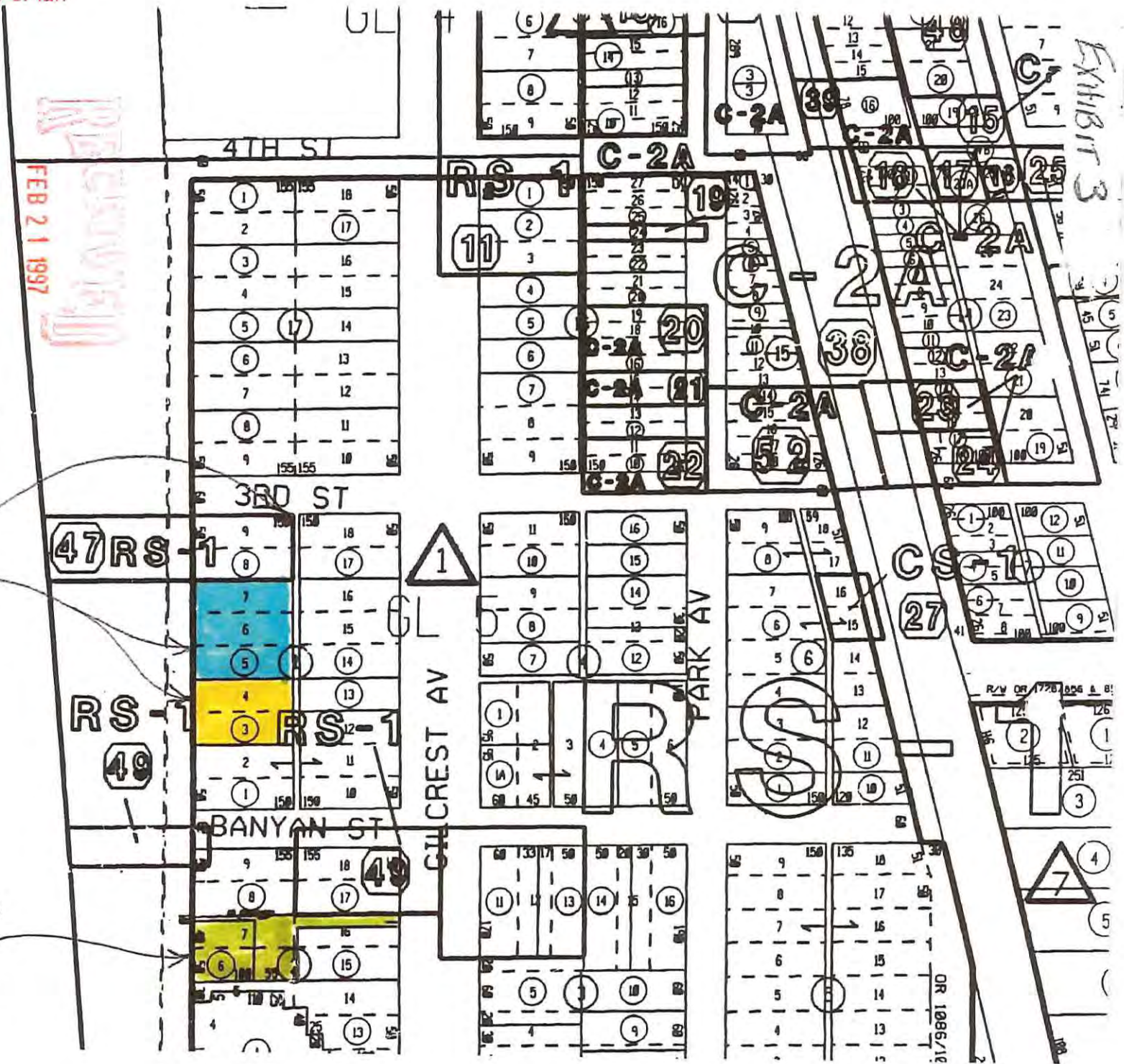


EXHIBIT 2 SIN E ACCESS - TOWERS PIERCE

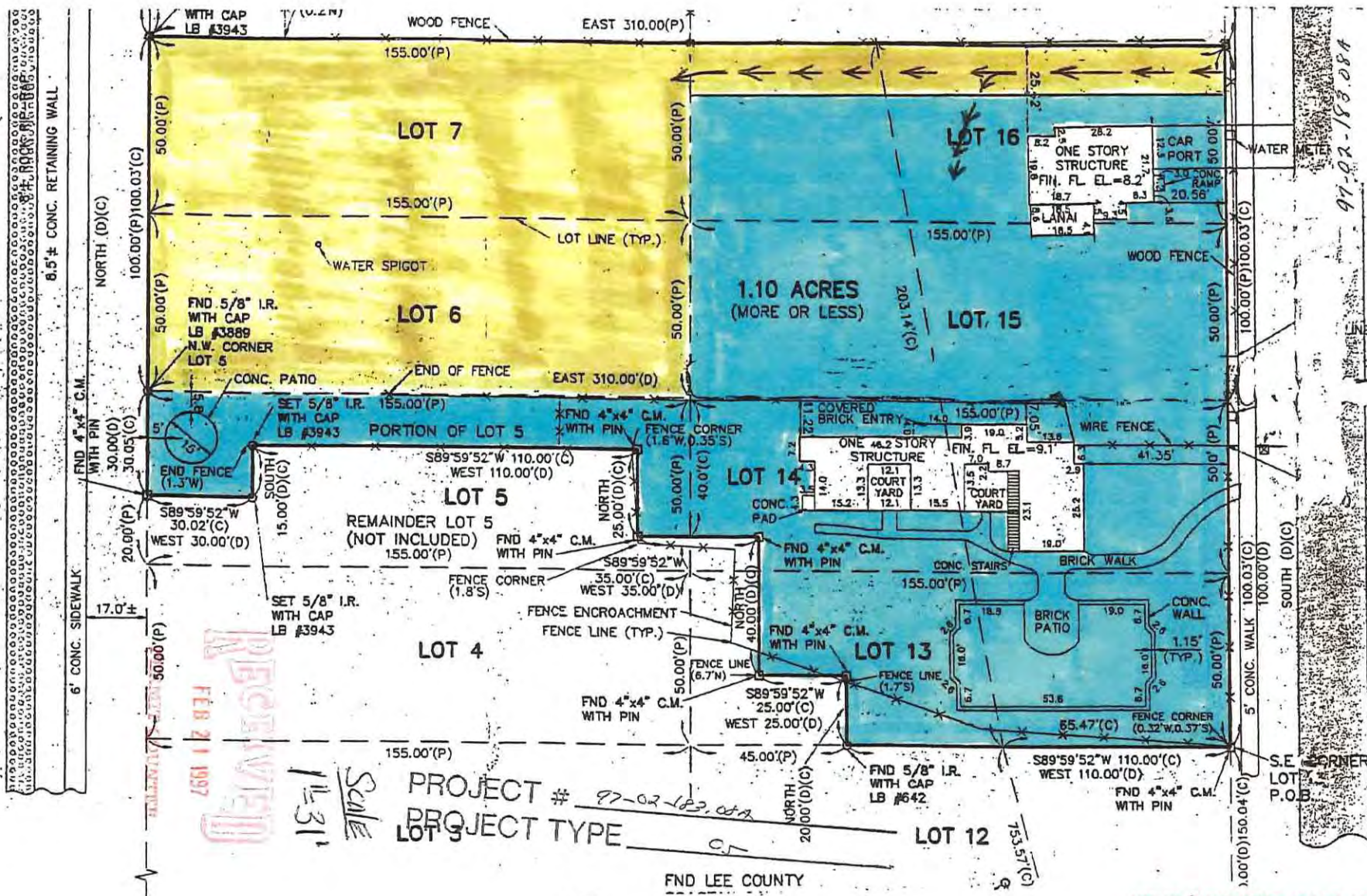
GULF of MEXICO

Exhibit 2

SINGLE ACCESS - TWO PARCELS

97-02-183.08A

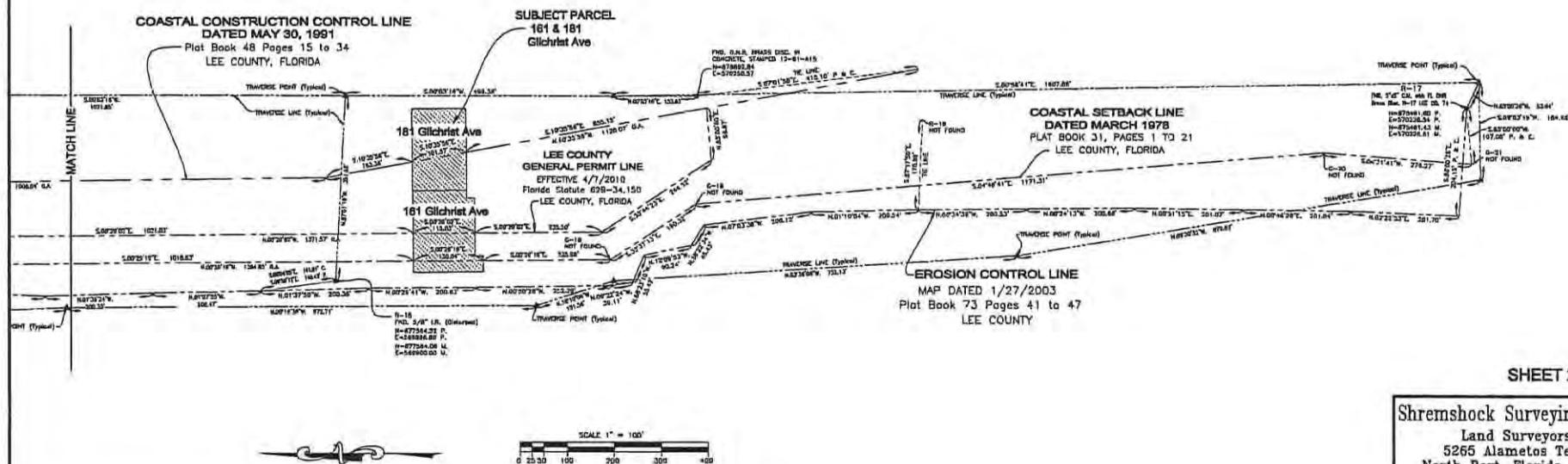
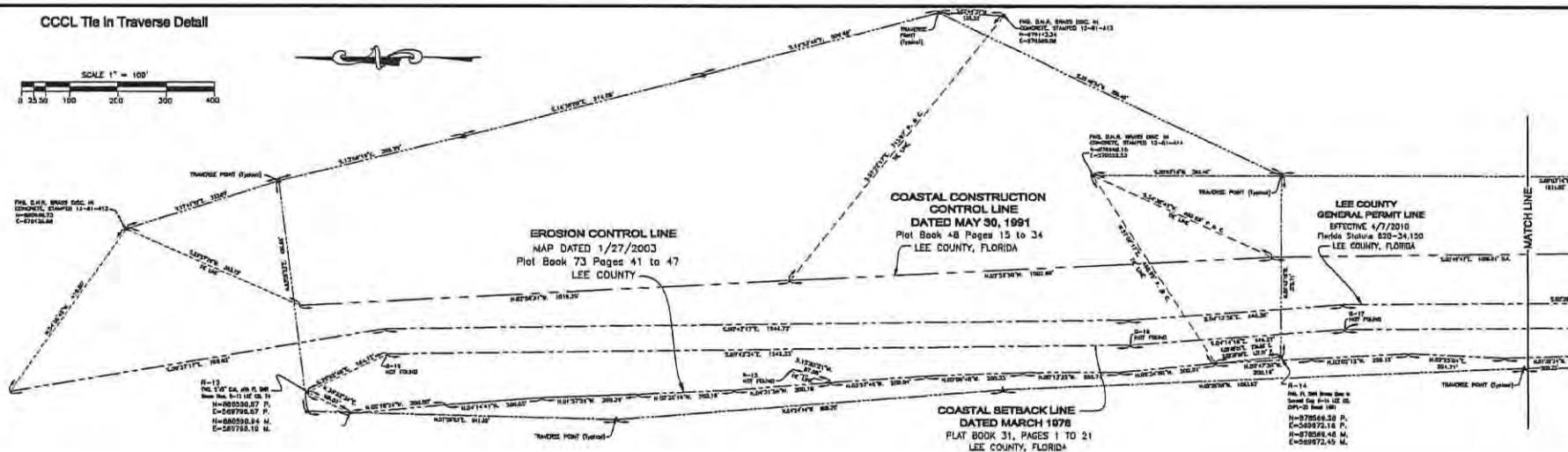
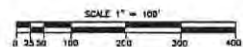
ZVL2017-00102 Lee County ePlan



ATTACHMENT 2 -- SURVEY

Shremshock Surveying, Inc.
Land Surveyors
5265 Alamosos Terr.
North Port, Florida 34288
ph. (941) 423-8875 fax (941) 423-4365
e-mail: shremshocksurveying@aol.com

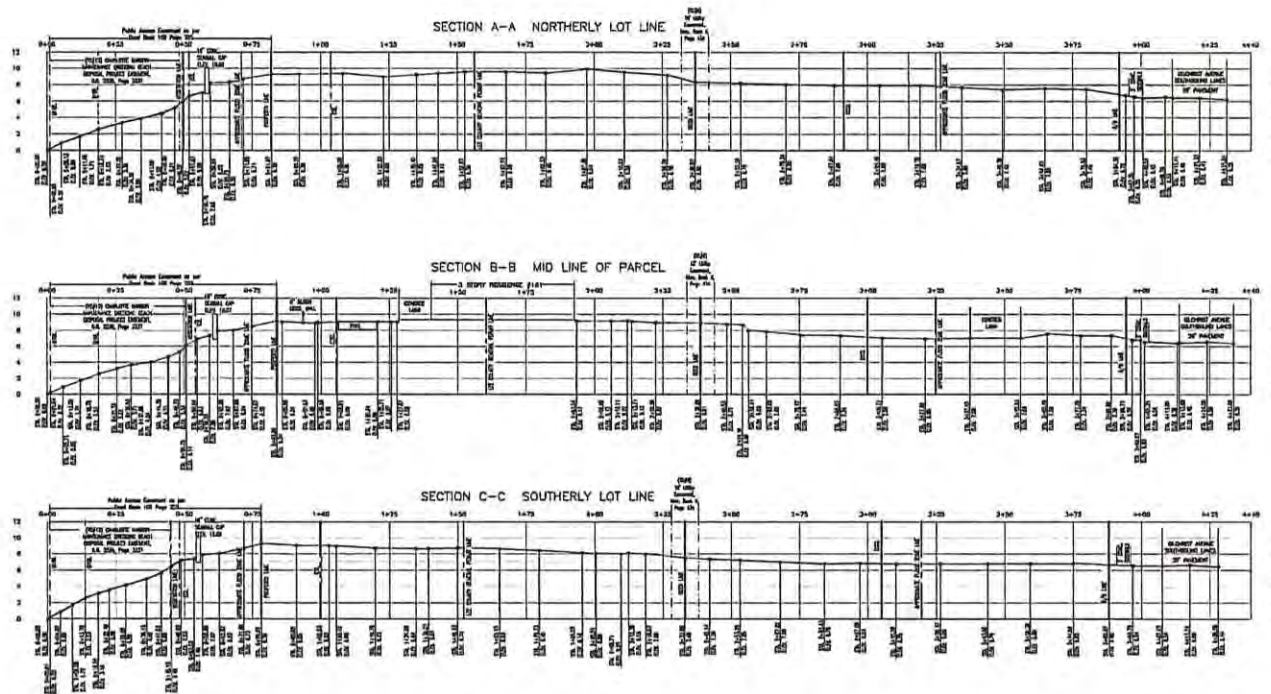
CCCL Tie in Traverse Detail



SHEET 2 OF 3

Shremshock Surveying, Inc.
Land Surveyors
5265 Alamosa Terr.
North Port, Florida 34288
ph. (841) 423-8875 fax (841) 423-4385
e-mail: shremshocksurveying@comcast.net

CROSS SECTIONS



SCALE
 HORIZONTAL 1" = 20'
 VERTICAL 1" = 6.67'

SHEET 3 of 3

Shremshock Surveying, Inc.
 Land Surveyors
 5265 Alamos Terr.
 North Port, Florida 34288
 ph. (941) 423-8875 fax (941) 423-4365
 e-mail: shremshocksurveying@comcast.net

ATTACHMENT 3 – DEMO APPROVAL BY PETER BLACKWELL

RE: [EXTERNAL] Approval of demo at 161 and 181 Gilchrist Ave

From: Blackwell, Peter (pblackwell@leegov.com)

To: aplanaday@yahoo.com; ARodriguez4@leegov.com

Cc: jpersons@strayhornlaw.com; mekblad@m-da.com; meobannon@yahoo.com; svervaecke@m-da.com; carlos@daileyjanssen.com; megan@strayhornlaw.com

Date: Tuesday, November 22, 2022 at 02:15 PM EST

Gloria,

Thanks for the memo. You scared me at first with the mention of the property at 181 Gilchrist but then I saw that you limited the scope of demolition to the perimeter wall and paving per our discussion. So no issues here.

Sincerely,

Peter Blackwell | Planner

Department of Community Development

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8312

email: blackwpc@leegov.com

web: www.leegov.com



From: gloria sajgo <aplanaday@yahoo.com>

Sent: Tuesday, November 22, 2022 2:12 PM

To: Blackwell, Peter <PBlackwell@leegov.com>; Rodriguez, Anthony <ARodriguez4@leegov.com>

Cc: Jenna Persons <jpersons@strayhornlaw.com>; Michael Ekblad <mekblad@m-da.com>; Mary O'Bannon <meobannon@yahoo.com>; Stephen VerVaecke <svervaecke@m-da.com>; Carlos Santamaria <carlos@daileyjanssen.com>; Megan Strayhorn <megan@strayhornlaw.com>

Subject: [EXTERNAL] Approval of demo at 161 and 181 Gilchrist Ave

Hello Peter:

It was good talking with you today.

Per our conversation, please find attached the demo memo. In order to obtain approval for demos at 161 and 181 Gilchrist Ave. Boca Grande, **the demolition contractor must include this memo along with the demo application** when filing to obtain a permit for approval of demos at 161 and 181 Gilchrist.

Peter, please let me know if there any changes you'd like to see made to the attachment.

Thanks so much for your help.

Gloria M. Sajgo, AICP
APLANADAY LLC
aplanaday@yahoo.com
239-850-8442

Receive updates from Lee County Government by [subscribing to our newsletter](#)

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

MEMO

TO: Peter Blackwell, Planner DCD

FROM: Gloria Sajgo, APLANADAY LLC

Date: 11 22 2022

RE: Demolition at 161 and 181 Gilchrist Ave Boca Grande

Per our conversation, the contractor is to submit this memo with attachments along with the demo permit. This memo confirms that historic staff has approved the demolition [as shown in the attached demolition plan 11 10 2022] of structures at 161 Gilchrist Ave. and the demolition of the fence and hardscapes at 181 Gilchrist Ave.

The house at 161 Gilchrist Ave. 14-43-20-01-00002.006A

This house is in the Boca Grande Historic District on a non-contributing parcel. This house suffered serious damage during Hurricane Ian as the flat roof on the south wing was peeled back allowing very serious water intrusion throughout the entire building. Currently the house is not weather tight. Per your e-mail of October 18, 2022 historic staff approves the demolition of this house provided the Building Dept. approves it.

The attached demolition plan for 161 Gilchrist includes demolition of the house and all accessory structures such as the pool, fencing, outdoor fireplace, pergola etc.

181 Gilchrist Ave 14-43-20-01-00002.0150

This house is on a contributing parcel with a one-story residence on the property. The current demolition plans show it **"existing one-story residence to remain"**. Under this permit there are no plans to demolish the residence.

However as 161 Gilchrist Ave has no direct street access, the access to 161 Gilchrist Ave is only through 181 Gilchrist Ave – which fronts Gilchrist Ave. In order to provide demolition contractors and their trucks and equipment with access to 161 Gilchrist Ave and to provide staging areas, the following will have to be demolished on 181 Gilchrist Ave.

1. Front fence will have to be completely removed
 2. The hardscape (brick driveways and walkways) will have to be removed.
- The fence is not historical; there is 2018 permit for the fence FNC2018-00229. In addition, in an unrelated Special Certificate of Appropriateness case file SCA 95-09-03 there is a 1995 photograph of the fencing along 181 Gilchrist Ave. Per the photograph in 1995 the fence along Gilchrist Ave was a 6-ft high basketweave fence and as a result the current iron picket fence with entrance piers is new and not historic. See attached 1995 photo.
 - The hardscapes were installed in the 1990s. The attached ZVL letter explains the creation by administrative approval HD-97-001 of a 15-ft wide access easement on the north side of 181 Gilchrist to provide access to 161 Gilchrist. As a result of this approval there is brick paved driveway along the north providing access to 161 Gilchrist Ave.

Attachment including

Demo plan 2022 11 10

1995 photo and 2022 photos of fence along 181 Gilchrist Ave

ZVL 2017-00102 letter noting creation of 15-ft wide access easement to the north

SCA 95-09-03, SLIGAR (Boca Grande)
Streetscape along the West side of Gilchrist Avenue between Banyan and First streets
BLOCK 8 (please refer to the attached streetscape map)



2022 Photos of fence along 181 Gilchrist Ave. Photos north to south along front property line





Writer's Direct Dial # (239) 533-8372

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Corrected Zoning Verification Letter

September 1, 2017

VIA E-MAIL ONLY

Steve Hartsell
Pavese Law Firm
P.O. Drawer 1507
Fort Myers, FL 33902-1507

RE: 161 Gilchrist & 181 Gilchrist Avenue, Boca Grande
STRAP # 14-43-20-01-00002.006A; 14-43-20-01-00002.0150
Case No. ZVL2017-00102

Dear Mr. Hartsell:

In response to your letter dated July 21, 2017, please be advised that the above-referenced properties are zoned RS-1 and are located in the Urban Community category according to the Future Land Use Map of Lee County.

Both properties consist of platted lots (181 Gilchrist consisting of Lots 15+16, Block 2 and 161 Gilchrist consisting of a portion of Lot 5 and Lots 6+7, Block 2, Boca Grande Subdivision, as recorded in Plat Book 7, Page 1 of the Official Records of Lee County, Florida). As such both properties are considered legal lots of record.

An administrative approval (HD-97-001) approved on April 11th, 1997, granted a variance from the minimum lot width requirement of 75 feet in RS-1 zoning district to 15 feet by creating a 15 foot wide access easement on the north side of Lot 16 to provide access to Lots 6, 7 and a portion of Lot 5).

According to our records, smaller building located at 181 Gilchrist is a "Contributing" structure, while the larger building located at 161 Gilchrist a non-contributing structure.

These two properties are both lots of record each containing a single family dwelling, and as such, they can function as two separate properties or as a unified property.

A review of our records indicates no outstanding Code violation case on the subject properties.

Please be advised that the information provided herein is based on current regulations and may be subject to change as ordinances are enacted or amended.

Should you have further questions, please do not hesitate to contact our office.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning

Electronically signed on 9/1/2017 by
Chahram Badamtchian, AICP, Senior Planner
Zoning

Attachments: Historical Structure Form
 HD-97-001

CZB/dxc

PHASE 1: PROPOSED RESIDENCE AT
161 & 181 GILCHRIST AVENUE
GASPARILLA ISLAND, LEE COUNTY
NEW CONSTRUCTION FOR RECOVERY FROM HURRICANE IAN

RECEIVED
JAN 04 2023
COMMUNITY DEVELOPMENT



SCOPE OF WORK
-REMOVAL OF EXISTING 3-STORY STRUCTURE
-REMOVAL OF EXISTING POOL AND DECK
-REMOVAL OF EXISTING HARDSCAPE AND LANDSCAPE
-CONSTRUCTION OF NEW 2-STORY RESIDENCE
-NEW POOL AND DECK
-NEW HARDSCAPE AND LANDSCAPE

LOT INFORMATION
LEE COUNTY ZONING: RS-1 URBAN COMMUNITY
LOT AREA: LOT 161= 18,064 SF LOT 181= 15,506 SF
COMBINED LOT AREAS: 33,560 SF (77 AC)
FLOOD ZONES: VE (EL13) AND AE (EL 11)

INDEX OF DRAWINGS	
A-0.00	COVER SHEET
P-1	PROPOSED PROJECT PERSPECTIVE
P-2	PROPOSED PROJECT PERSPECTIVE
P-3	PROPOSED PROJECT PERSPECTIVE
P-4	PROPOSED PROJECT PERSPECTIVE
A-0.01	PROJECT SITE AERIAL
A-0.02	EXISTING SITE PHOTOS
SP-1.01	DEMOLITION SITE PLAN
SP-1.02	PROPOSED SITE PLAN
SP-1.03	RENDERED SITE PLAN
A-1.00	PROPOSED BUILDING AREAS
A-1.01	PROPOSED FIRST FLOOR
A-1.02	PROPOSED SECOND FLOOR
A-1.03	PROPOSED ROOF PLAN
A-2.01	PROPOSED BLDG. ELEVATIONS
A-2.02	PROPOSED BLDG. ELEVATIONS
A-2.03	PROPOSED BLDG. ELEVATIONS
A-2.04	PROPOSED BLDG. ELEVATIONS
A-2.05	EXTERIOR DETAILS

PROJECT TEAM:					
ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT	CIVIL ENGINEER	SURVEYOR	JOB NUMBER
DAILEY JANSSEN ARCHITECTS	LIEBL AND BARROW ENGINEERING	NEVERA WILLIAMS DESIGN	MORRIS-DEPH ASSOCIATES, INC.	SHREDSHOCK SURVEYING, INC.	21-126
400 GLEMATIS, SUITE 200	10410 SOUTH CLEVELAND AVE. STE 105	625 N FLAGLER DRIVE, SUITE 502	2414 CLEVELAND AVENUE	5265 ALANETOS TERRACE	HISTORIC BOARD SUBMITTAL: 01.03.2023
WEST PALM BEACH, FL 33401	FORT MYERS, FL 33901	WEST PALM BEACH, FL 33401	FORT MYERS, FL 33901	NORTH FORT, FL 34286	
561-833-4107	234-436-7851	561-691-2020	234-331-3443	441-423-8875	

PROPOSED RESIDENCE AT
161 & 181 GILCHRIST AVE. (PHASE 1)
LEE COUNTY, FLORIDA
LOCAL BALANCE

DAILEY JANSSEN ARCHITECTS
400 GLEMATIS STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33401
TEL: 561-833-4107 FAX: 561-833-4107

DATE: 01.03.2023
DRAWN: CS
REVISIONS:

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SEAL

STATE OF FLORIDA
REGISTERED ARCHITECT
DAILEY JANSSEN
AR0014785
JAN 14 2023
DRAWING NO.

A-0.00

2-23

RECEIVED
JAN 04 2023

COMMUNITY DEVELOPMENT



PROJECT SITE AERIAL
NTS

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
BOCA GRANDE
DALEY JANSSEN ARCHITECTS
BOCA GRANDE HISTORICAL SOCIETY

DATE: 02/28/2023
DRAWN BY:
REVISIONS:

DISCLAIMER: 2022 DRAFT
FOR INFORMATION ONLY
ALL RIGHTS RESERVED



ROBERT P. JANSSEN
DRAWING NO.

A-0.01



ENTRY PERSPECTIVE

RECEIVED
JAN 04 2023

COMMUNITY DEVELOPMENT

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
LEE COUNTY, FLORIDA
BOCA GRANDE
DAILEY JANSSEN ARCHITECTS
400 CEDAR STREET, SUITE 201, FORT MYERS, FLORIDA 33901 TEL: 941-935-4571 FAX: 941-935-4572

DATE: 01/09/2023
DRAWN BY:
REVISIONS:

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STATE OF FLORIDA
DAILEY JANSSEN ARCHITECTS, P.A.
REGISTERED ARCHITECT
AR0014785
ROGER P. JANSSEN AR 14785
DRAWING NO.
P-1
JDS:RWD 3-04



REAR PERSPECTIVE (GULF SIDE)

RECEIVED
 JAN 04 2023
 COMMUNITY DEVELOPMENT

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
 LEE COUNTY, FLORIDA
 ROCK GRANDE
DAILEY JANSSEN ARCHITECTS
 200 ALPINE STREET, SUITE 200, FORT PIERCE, FLORIDA 34949, TEL: 888-420-LEADER 44-00001

DATE: 01/03/2023
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 REVISIONS:

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ROBERT P. JANSSEN AR-1728
 DRAWING NO.

P-2

2/28 10/2022 2/28



- ① PROPOSED 2-STORY RESIDENCE
- ② PROPOSED 1-STORY DETACHED GARAGE
- ③ FUTURE DEVELOPMENT NOT PART OF THIS APPLICATION

RECEIVED
JAN 04 2023

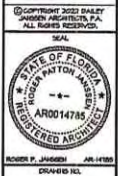
COMMUNITY DEVELOPMENT

AERIAL PERSPECTIVE

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
LEE COUNTY, FLORIDA

DAILEY JANSSEN ARCHITECTS
400 CLAYTON STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-835-4501, LEE@DJAA.COM

DATE: 01/03/2023
DRAWN BY:
REVISIONS:



P-3

2-06



- ① PROPOSED 2-STORY RESIDENCE
- ② PROPOSED 1-STORY DETACHED GARAGE
- ③ FUTURE DEVELOPMENT NOT PART OF THIS APPLICATION

RECEIVED
JAN 04 2023
COMMUNITY DEVELOPMENT

AERIAL PERSPECTIVE

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
Boca Raton, FL 33433

DATE: 01/03/2023
DRAWN BY:
REVISIONS:

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DAILEY JANSEN ARCHITECTS P.A.
DAILEY JANSEN ARCHITECTS P.A.

P-4

2-02

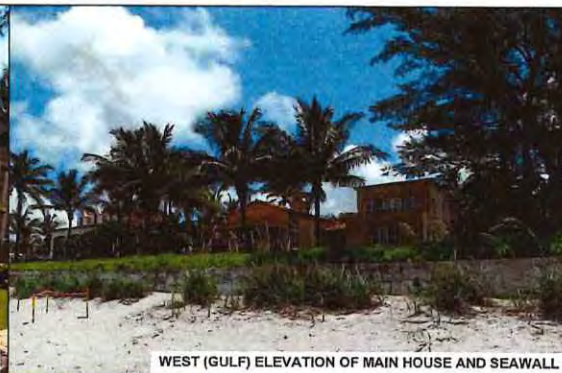
PHOTOS OF EXISTING MAIN HOUSE APPROVED TO BE DEMOLISHED



EAST ELEVATION OF MAIN HOUSE



WEST (GULF) ELEVATION OF MAIN HOUSE



WEST (GULF) ELEVATION OF MAIN HOUSE AND SEAWALL



WEST (GULF) ELEVATION OF MAIN HOUSE



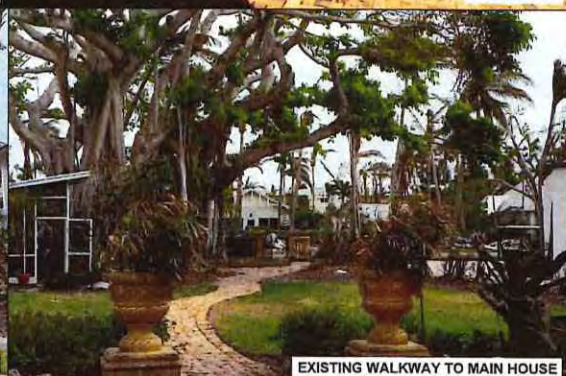
WEST POOL



WEST PERGOLA



EXISTING DRIVEWAY TO MAIN HOUSE



EXISTING WALKWAY TO MAIN HOUSE



SOUTHWEST INGRESS/EGRESS EASEMENT, EXISTING WALKWAY TO GULF

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
LEE COUNTY, FLORIDA
BOCA GRANDE

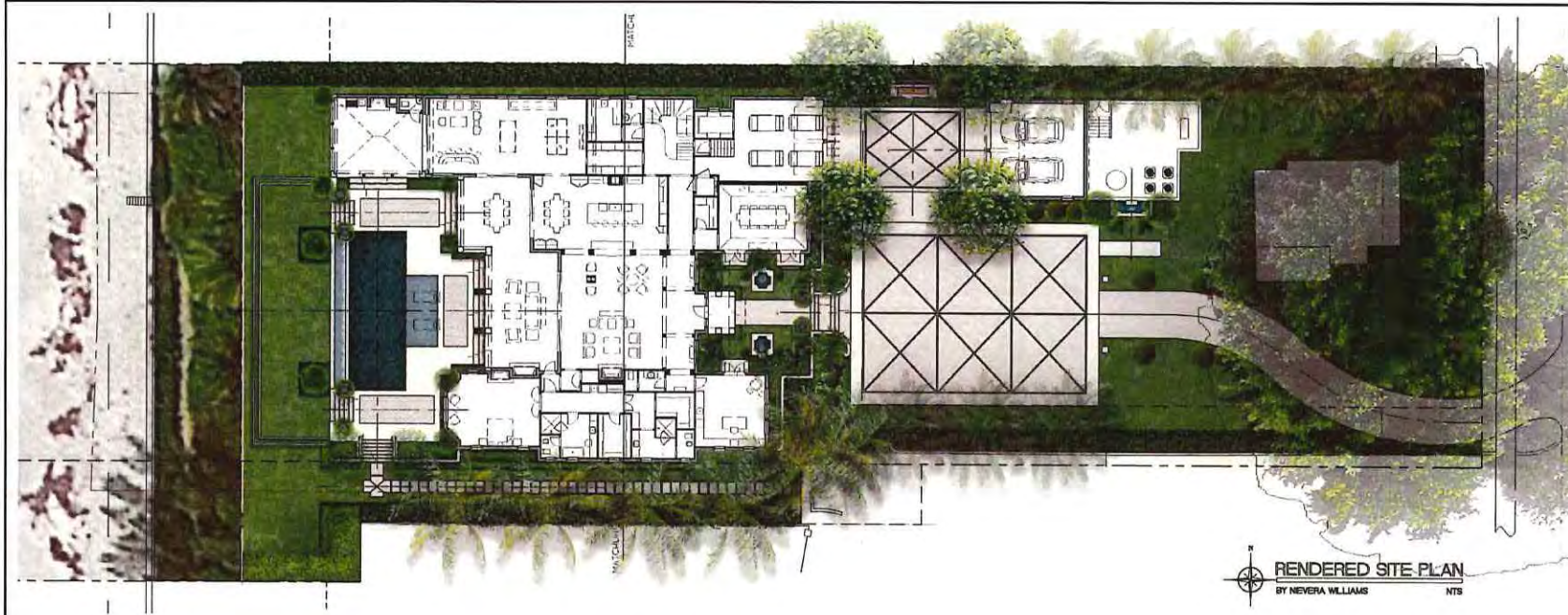
DAILEY JANSSEN ARCHITECTS
100 GLENN STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411, TEL: 561-998-4071, LICENSE: WA-000704

DATE: 01.04.2023
DESIGN: CS
BY: DAILEY

RECEIVED
JAN 04 2023

COMMUNITY DEVELOPMENT

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DAILEY JANSSEN
ARCHITECTS
A-0.02




RENDERED SITE PLAN
 BY NEVRA WILLIAMS NTS

RECEIVED
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 COMMUNITY DEVELOPMENT

PROPOSED RESIDENCE AT:
161 & 181 GILCHRIST AVE. (PHASE 1)
 LEE COUNTY, FLORIDA
 BOCA GRANDE
 111 DAILEY JANSSEN ARCHITECTS
 400 GLENVIEW STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411 TEL: 561-989-1401, LEE@DJASSEN.COM

DATE: 01.09.2023
 DRAWN: CS
 REVIEWED:

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 AR0014785
 DAILEY JANSSEN AR-14785
 EXPIRATION NO.

SP-1.03
 2-02

**MEMORANDUM
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER**

DATE: October 16, 2023

TO: Board of County Commissioners FROM: Donna Marie Collins
Lee County Chief Hearing Examiner

RE: 161 GILCHRIST LLC
Hearing Examiner Decision

Chief Hearing Examiner Donna Marie Collins has rendered a Decision on the following zoning request:

161 GILCHRIST LLC

ADM2023-00006

HEARD: September 12, 2023

A copy of the Decision is attached for ready reference.

cc: Michael Jacob, Esq. / County Attorney's Office
Joseph Adams, Esq. / County Attorney's Office
Anthony Rodriguez / Zoning Section
Warren Baucom / Economic Development
Phil Gillogly / Natural Resources
Jamie Princing / Community Development
Applicant(s) & Representative(s)
Other Interested Parties

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER DECISION

ADMINISTRATIVE APPEAL: ADM2023-00006

Regarding: 161 GILCHRIST, LLC

Location: 161 and 181 Gilchrist Avenue Boca Grande

Hearing Date: September 12, 2023

I. Appeal

Appellant appeals the Boca Grande Historic Preservation Board's decision to deny a special certificate of appropriateness to permit construction of a new single family residence on 161 Gilchrist Avenue and a separate garage and mechanical yard at 181 Gilchrist Avenue.

II. Hearing Examiner Decision

Remand to the Boca Grande Historic Preservation Board for further proceedings consistent with this decision.

III. Discussion

The Lee County Land Development Code (LDC) authorizes the Hearing Examiner to hear and decide appeals of decisions of the Boca Grande Historic Preservation Board (HPB).¹ In the context of an appeal, the Hearing Examiner's authority is limited to determinations of whether the HPB afforded appellant procedural due process, applied the correct law, and whether the record contains competent substantial evidence to support the HPB's action.² If the Hearing Examiner concludes the HPB erred, she has authority to remand the matter to the HPB for further proceedings consistent with her findings and conclusions of law.³

On May 5, 2023, 161 Gilchrist, LLC filed an administrative appeal appealing the HPB's decision to deny a special certificate of appropriateness in the Boca Grande Historic District.⁴ Appellant alleged the HPB's decision failed to apply the correct

¹ LDC §22-42, 34-145(a)(1)e.

² LDC §34-145(a)(3)h; See, *Haines City Community Development v. Heggs*, 658 So. 2d. 523 (Fla. 1995)

³ LDC §34-145(a)(8)b.

⁴ Boca Grande Historic District (HD 90-05-01). Appeal filed 2023 - SCA 2023-0001.

law and lacked competent substantial evidence to support findings in the written order.⁵ The Hearing Examiner accepted the appeal on July 12, 2023.

The parties presented arguments at a hearing before the Lee County Hearing Examiner.⁶ At the outset, Appellant posited the Hearing Examiner employ the *Synder* burden shifting model applicable in zoning actions.⁷ The County Attorney argued the model is not applicable in the context of the administrative appeal. The Hearing Examiner agrees *Synder* is limited to zoning actions.⁸

Upon review of the record, the Hearing Examiner concludes the Boca Grande HPB's denial is not supported by substantial competent evidence. Accordingly, the Hearing Examiner remands the case back to the HPB for further proceedings consistent with this decision.

Facts

The facts are not in dispute. The property lies within the Boca Grande Historic District and is not a contributing property. The former residence suffered damage from Hurricane Ian. Appellant possessed a demolition permit to remove existing structures at the time of the HPB hearing.⁹

In 2017, Lee County issued a zoning verification letter confirming 161 and 181 Gilchrist Ave may be treated as unified property.¹⁰

Appellant proposes to construct a new residence on the site. County staff recommended approval of a special certificate of appropriateness (COA) for a new residence. The basis of staff's recommendation was a finding the request is substantially consistent with the Historic District's Design Guidelines and LDC Chapter 22.¹¹

The HPB denied the special COA, finding the request failed to satisfy three design guidelines, specifically, Guidelines 2.1, 4.1, and 4.3.¹²

⁵ Boca Grande HPB written Order dated April 26, 2023.

⁶ Appeal hearing held on September 12, 2023.

⁷ *Board of County Commissioners of Brevard v. Synder*, 627 So. 2d 469 (Fla. 1993).

⁸ The record contains no case law or statute supporting the assertion the burden shifting model is applicable to actions outside zoning.

⁹ The structures have since been removed pursuant to the permit.

¹⁰ ZVL 2017-00102. Adjoining property with 181 Gilchrist Avenue and functions as a unified property per ZVL 2017-00102.

¹¹ Lee County Department of Community Development Staff Report Special Certificate of Appropriateness SCA 2023-00001, 161/181 Gilchrist Avenue, Boca Grande, FL 33921 prepared for Boca Grande Historic Preservation Board April 12, 2023.

¹² Guideline 2.1 pertains to preservation of features important to the historical character of the site. Guideline 4.1 requires the building style to be harmonious in form, material, and scale with the character of

Discussion

There are two types of property in historic districts: contributing and noncontributing. Contributing buildings are historic or directly associated with the historical period of the district. In contrast, buildings constructed after the historical period of the district are classified as noncontributing.

Building permits on noncontributing properties may only be approved following issuance of a special COA.¹³ The HPB's duty is to evaluate requests for new construction for compliance with design guidelines for the Boca Grande Historic District.¹⁴

The question before the Hearing Examiner is whether the HPB afforded Appellant due process, applied the correct law, and relied upon a record with substantial competent evidence to support its decision to deny the special COA. Hearing Examiner review is confined to the record and items attached to the petition.¹⁵

A review of the transcript confirms considerable testimony/discussion regarding a structure on the property known as the whispering bench.¹⁶ The whispering bench was not a designated historic resource.¹⁷ The record contains no evidence the HPB initiated the process to designate the whispering bench a historic resource.¹⁸ Absent designation, there was no legal basis to consider the whispering bench a factor in denying the special COA.

the block or district. Guideline 4.3 requires new buildings to appear similar in mass and scale with historic structures in the block or surrounding area.

¹³ See LDC §§22-1(3), 22-101; Special Certificate of Appropriateness is written authorization by a HPB to owners of property in a designated historic district allowing new construction based on certain criteria. LDC §22-3.

¹⁴ LDC §22-101 HD Resolution 90-05-01 adopted June 18, 1990. See LDC §22-101(a).

¹⁵ *Evergreen Treasurers of Charlotte County, Inc. v. Charlotte County Board of Commissioners*, 810 So. 2d 526, 530 (Fla. 2d DCA 2002) (circuit court review of administrative decision is essentially an appellate proceeding limited to the administrative record and items attached to the petition).

¹⁶ The whispering bench dominated public comment and HPB discussion.

¹⁷ County Attorney Swindle informed the HPB the bench was not a designated historic resource. Transcript Pages 23 and 24. Attorney Swindle explained the HPB could initiate the process to designate the bench as a historic resource, or condition approval of the special COA on retention of the bench. Planner Peter Blackwell reiterated the Board's authority to initiate the designation process on the bench. Transcript Page 31, lines 17-22.

¹⁸ The HPB has authority to initiate designation of historic resources. The Lee County Land Development and Administrative Codes grant HPBs the authority to initiate designation of structures as historically significant. See LDC §§22-201 through 22-204 and AC 2-10.D. Despite the structure's undesignated status, and the HPB citing its significance as a basis of the COA denial, the HPB did not direct staff to initiate designation of the structure as a historic resource.

The whispering bench dominated public testimony. Limited lay testimony germane to the new residence did not rise to the level of substantial competent evidence.

The staff report recommending approval found the request in compliance with applicable design guidelines, supplying detailed analysis on each relevant factor.¹⁹ Appellant's application and hearing testimony demonstrated the proposed residence met applicable review criteria.²⁰ Appellant's testimony/evidence demonstrated the proposed design fell within the range of similarly situated properties in the district. Appellant established the proposed structure satisfied the district's height, setback, lot coverage, and architectural design guidelines.²¹ Detailed square footage comparisons, renderings, and testimony explained design features employed to minimize mass and scale.²²

The HPB failed to apply the correct law in denying the application because the decision was not based on substantial competent evidence. HPB discussion/deliberation is not evidence. General statements by board members that the proposed structure is too large, a "monster," are not legally sufficient grounds to base a denial.²³

The Board's departure from essential requirements of law mandates remand. The only substantive competent evidence in the record supports a finding the proposed structure meets adopted guidelines.²⁴ In the absence of substantial competent

¹⁹ Staff Report for Special Certificate of Appropriateness SCA 2023-00001 dated April 12, 2023, the report provides a detailed analysis of the location, surrounding uses, requested changes, and each design guideline.

²⁰ Appellant's application for the special COA was part of the Staff Report and case record.

²¹ Appellant's planners and architects explained mandatory compliance with flood elevation and coastal construction line regulations impacted proposed building placement and design.

²² Appellant's application for the special COA and testimony of Gloria Sajgo, AICP, A Plan a Day, LLC Architects Roger Janssen and Carlos Santamaria, Dailey Janssen Architects, P.A.

²³ Board Member Patterson, the motion maker remarked she had gone to the property and reviewed the tax rolls on the existing structure, by way of explanation of the basis of the motion. Hearing Transcript Page 132-133.

²⁴ There are three burdens of proof that exist for most controversies: proof beyond a reasonable doubt, clear and convincing evidence, and preponderance of the evidence. Unless otherwise specified, preponderance of the evidence is the default standard of proof in civil/administrative matters. This standard is satisfied when the greater weight of evidence supports approval. See 120.57(1)(j) and *South Florida Water Management District v. RLI Live Oak, LLC*, 139 So. 2d 469, 474 (Fla. 2014); Governing resolution HD 90-05-01 is silent on the required standard of proof. Proof standards "beyond a reasonable doubt" and "clear and convincing evidence" are typically reserved for criminal, penal or licensure disciplinary proceedings. The Hearing Examiner's legal conclusion the HPB failed to apply the correct law does not involve re-weighing record evidence. The only substantial competent evidence in record supports approval of the special COA.

evidence supporting denial of the special COA, approval is the sole legally supportable outcome.²⁵

The LDC authorizes remand for further proceedings consistent with Hearing Examiner findings and conclusions of law. Accordingly, the Hearing Examiner remands the case to the Boca Grande HPB for further action consistent with this decision.

IV. Participants

Appellant Representatives

1. Jenna Persons-Mulicka, Esq.
2. Megan Strayhorn, Esq.

Staff

Anthony Rodriguez, AICP Zoning Director

County Attorney

Amanda Swindle, Assistant County Attorney

V. Legal Description

See Exhibit A (scanned legal description with vicinity map).

Strap #s: 14-43-20-01-00002.006A and 14-43-20-01-00002.0150

VI. Exhibits Submitted at Hearing

Staff Exhibits

1. *Notice of Appeal of Administrative Action or Interpretation to the Hearing Examiner:* For ADM2023-00006, Case Number Being Appeal SCA2023-00001, Appellant 161 Gilchrist, LLC, received May 5, 2023
2. *Staff Response to Hearing Examiner's Order to Show Cause for ADM2023-00006, 161 Gilchrist, LLC:* Email from Sandra Kokotilo, Lee County Attorney's Office, to Hearing Examiner, Linda Waters, Zsuzsanna Weigel,

²⁵ The Hearing Examiner's legal conclusion the HPB failed to apply the correct law does not amount to reweighing record evidence. The only substantial competent evidence in record supports approval of the special COA.

Amanda Swindle, Esq., Megan Strayhorn, Esq., Jenna Persons, Esq., Mikki Rozdolski, Anthony Rodriguez, and Janet Miller, dated Wednesday, June 14, 2023, 11:11 AM

Appellant Exhibits

1. Appellant's Response to Staff's Response: Email from Megan Strayhorn, Esq., to Maria Perez, Andrew Pervetich, Sandra Kokotilo, Zsuzsanna Weigel, Amanda Swindle, Mikki Rozdolski, Anthony Rodriguez, Janet Miller, and Jenna Persons, Esq., dated Friday, June 30, 2023, 10:21 AM


VII. Appeals

This Hearing Examiner Decision is final on the date rendered. The Decision may be appealed to the Circuit Court in Lee County within 30 days of the date rendered.

VIII. Copies of Testimony and Transcripts

Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m. A verbatim transcript may also be available for purchase from the court reporting service.

Decision rendered October 16, 2023.



Donna Marie Collins
Chief Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner Decision

A: Legal Description

Exhibit A

CASE NUMBER: HDC2022-00004

LEGAL DESCRIPTION

LOTS 15 & 16, BLOCK 2; REVISED PLAT OF BOCA GRANDE,
LOCATED IN SECTION 14, TOWNSHIP 43 SOUTH, RANGE 20
EAST AS RECORDED IN PLAT BOOK 7, PAGE 1, OF THE PUBLIC
RECORDS OF LEE COUNTY, FLORIDA

STRAP NUMBER

14-43-20-01-00002.0150

REVIEWED
HDC2022-00004
Rick Burris, Principal
Planner
Lee County DCD/Planning
4/10/2023