



**BOCA GRANDE HISTORIC PRESERVATION BOARD  
BOCA GRANDE COMMUNITY CENTER  
AUDITORIUM  
131 1<sup>ST</sup> STREET WEST, BOCA GRANDE, FL 33921  
WEDNESDAY, APRIL 9, 2025  
10:00 AM**

**AGENDA**

*The meeting agenda and backup materials for the cases are available starting March 28, 2025 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10<sup>th</sup> St W, Boca Grande, FL, and online at [www.leegov.com/dcd/events](http://www.leegov.com/dcd/events).*

1. **Call to Order/Roll Call/Review of Affidavit of Publication**
2. **Approval of Minutes – March 12, 2025**
3. **Special Certificate of Appropriateness (SCA) Cases:**
  - A. **SCA2025-00004, Bee Zee LLC Residence, 1060 10<sup>th</sup> Street E, Boca Grande, FL 33921**

Applicant proposes renovations to the property, including new second floors for both the main house and pool house, first floor additions to the main house, a new front porch on the main house, changes to the doors and windows, and enclosing the existing open-air carport to become a garage.
  - B. **SCA2025-00005, 231 Park Ave Elevation, 231 Park Avenue, Boca Grande, FL 33921**

Request to raise existing main house approximately 4 ft above its current elevation to avoid future flooding; proposed new exterior balconies, screened porch and exterior terraces and steps to address the new elevation at all existing exterior doors.
  - C. **SCA2025-00006, Robinette East House, 1140 11<sup>th</sup> St W, Boca Grande, FL 33921**

Proposal to replace flat roof with low-angle roof, remove and alter windows and doors, and replace enclosed area with a screened lanai.

- 4. Item by the Public**
  - A. Boca Grande Community Center – Informal Discussion of Post-Storm Plan Reconsiderations**
- 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: May 14, 2025**

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  
AUDITORIUM, BOCA GRANDE COMMUNITY CENTER  
131 FIRST STREET WEST, BOCA GRANDE, FL 33921  
MARCH 12, 2025  
10:00 A.M.**

**MEMBERS PRESENT:**

Bill Caldwell III (Chair)  
Paul Eddy  
Jerry Edgerton

Dennis Maloomian  
Peggy Stanley (Vice Chair)  
Barbara Wickwire (Arrived Late)

**MEMBERS ABSENT:**

Rebecca Paterson

**STAFF PRESENT:**

Peter Blackwell, Planner, Zoning  
Mary Sue Groth, Planner, Zoning

Janet Miller, Recording Clerk, DCD

**OUTSIDE CONSULTANTS/APPLICANTS**

Sean Cahill (Builder)  
Tom Hinkle (Architect)

Bruce Kenan (Property Owner)  
Gloria Sajgo (APLANADAY, LLC)

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

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

The following members were in attendance: Dennis Maloomian, Bill Caldwell, Jerry Edgerton, Paul Eddy, Peggy Stanley, and Barbara Wickwire.

Ms. Miller stated the Attorneys Office had 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](mailto:jmiller@leegov.com) if you need assistance.

**Agenda Item 2 – Approval of Minutes – February 12, 2025**

**Mr. Edgerton made a motion to approve the February 12, 2025, meeting minutes. The motion was seconded by Mr. Maloomian. The Chair called the motion, and it passed 6-0.**

### **Agenda Item 3 – Special Certificate of Appropriateness (SCA) Cases:**

#### **A. SCA2024-00014, Jenkins Residence, 331 Tarpon Avenue, Boca Grande, FL 33921**

Proposal to renovate the existing residence on the property to include updating the front and sides of the main floor, adding space to rear of the house, adding additional gabled sections to the roof, and elevating the house.

Mr. Blackwell reviewed the staff report and recommendations.

The Board had no questions of staff, so Mr. Caldwell opened this item to the applicant or their representative.

Ms. Stanley asked what the material would be for the elevation/foundation.

Mr. Cahill stated it would be a stucco finish.

Due to a question by Ms. Stanley regarding the siding, Mr. Cahill clarified that the house has wood siding.

Ms. Stanley stated she thought the elevation/foundation would match the house and be Hardie Plank.

Mr. Cahill stated it would be Hardie Plank Boards with the same novelty siding to match the original.

The Board had no further questions, so Mr. Caldwell opened this item to the public. No members of the public wished to comment.

**Mr. Edgerton made a motion to make a finding that the proposed renovations are in compliance with the Secretary of the Interior’s Standards for Rehabilitation and Lee County LDC Chapter 22; and approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to approve the solar panel installations as provided on the site plan and elevations stamped “received” 11/19/24. The motion was seconded by Mr. Maloomian. The Chair called the motion and it passed 6-0.**

#### **B. SCA2024-00015, Soderberg Elevation, 255 Whiskey Row, Boca Grande, FL 33921**

Proposal to elevate both of the existing residences on the property to include an elevated porch between the structures, the enlargement of multiple access stairs and construction of a new front perimeter wall and gate.

Mr. Blackwell reviewed the staff report and recommendations.

Mr. Maloomian asked if staff had enough information to discuss today what the raised portion will look like.

Mr. Blackwell stated he did not have that information at this time. He noted that the applicant has options for addressing the FEMA issue. As far as aesthetics, he believed the applicant would opt for stucco on the sides, which is considered appropriate because Boca Grande architecture uses a lot of stucco. Therefore, staff did not have any issue with that particular proposition.

Mr. Maloomian asked about the panels.

Mr. Blackwell stated he did not recall the construction materials on the panels, but the applicant's representative can address it.

The Board had no further questions of staff, so Mr. Caldwell opened this item to the applicant or their representative.

Mr. Cahill stated they typically handle the panels with PVC material and make a louvered, removable, breakaway panel, which looks very nice. This was done for the property next door owned by Mr. Kenan.

The Board had no further questions, so Mr. Caldwell opened this item to the public.

Mr. Bruce Kenan, next door neighbor, stated he previously had an application to raise their small building, which this Board approved. Approximately 8 years ago, they requested to move and raise the main house on the property. They raised it to an elevation of 15 feet above sea level. When Hurricane Milton hit the area, the interior of the home did not sustain any significant damage. Therefore, he felt that raising buildings is a smart thing to do and he recommended the Board approve this proposal.

**Mr. Maloomian made a motion to make a finding that the proposed elevation and renovations are in compliance with the Secretary of the Interior's Standards for Rehabilitation and Lee County LDC Chapter 22; and approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to approve the elevation and renovations as provided on the site plan, floor plan, and elevations stamped "received" 1/6/25. The motion was seconded by Mr. Eddy. The Chair called the motion, and it passed 6-0.**

**C. SCA2025-00002, Sculley Porch Enclosure, 1801 18<sup>th</sup> Street West, Boca Grande, FL 33921**

Proposal to enclose an existing open porch on the south façade of the residence with windows and French doors.

Mr. Blackwell reviewed the staff report and recommendations.

Mr. Edgerton thanked the property owner, Mr. Sculley, for his perseverance in preserving Journey's end.

The Board had no questions of staff, so Mr. Caldwell opened this item to the applicant or their representative.

Mr. Hinkle had nothing further to add but was available for questions.

The Board had no questions, so Mr. Caldwell opened this item for public comment. No members of the public wished to comment.

**Mr. Edgerton made a motion to make a finding that the proposed addition is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Lee County LDC Chapter 22; and approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to approve the proposed porch enclosure as provided on the site plans and elevations stamped "received" 1/14/25. The motion was seconded by Ms. Wickwire. The Chair called the motion, and it passed 6-0.**

**D. SCA2025-00001, Façade Rebuild & Reconfiguration, 370 Park Avenue, Boca Grande, FL 33921**

Proposal to remove existing brick façade wall and replace with new masonry, reconfigure windows to match the adjacent urban patterns, and add louvered canopy.

Ms. Groth reviewed the staff report and recommendations. Staff recommended denial of this request. Ms. Groth outlined why she felt the request did not comply with the Secretary of Interior's Standards for Rehabilitation, specifically Standards 2, 3, 4, 5, 6, 9, and 10, or the Lee County Land Development Code Section 22-101.

Mr. Maloomian noted staff was basing their review on the 45-year history dating back to the 1980 photos. He asked how staff reconciled what is referred to as "*the eyebrows*" over the windows. There is no indication when those were originally installed.

Ms. Groth stated staff did not have any record of when those windows were installed so that was not part of staff's review.

Mr. Maloomian asked if staff considered those to be sacred or not.

Ms. Groth stated she could not speak to that without knowing when the windows were installed. They do not appear to be in the 1980 photograph.

Mr. Maloomian asked if staff considered the removal of the eyebrows in their proposed elevation to be an improvement.

Ms. Groth stated she considered it to be an improvement based on the criteria standard. If someone is rehabbing a historic building to a previous look, that is acceptable. Since the eyebrows are not in the 1980 photograph, staff feels they can be removed.

Mr. Maloomian referred to the second objection regarding the two sizes of the windows.

Ms. Groth stated her objection is that if the window sizes are changed, it would change the asymmetry and the historical look of what has been there based on a 45-year history.

Ms. Wickwire stated that in staff's presentation they mentioned there might not be a commercial use for the space. If it is not used for a commercial use, she asked if staff knew what the applicant might be using it for.

Ms. Groth stated that as far as staff is aware, it will be a commercial space. Based on what the applicant has proposed to rehabilitate, it is assumed it will be a commercial use. She noted that commercial uses are allowed on this property.

Regarding the proposed windows and how they would change the asymmetry and the historical look, Mr. Caldwell referred to a comment previously made by a past Board member, Tim Seibert, well renowned architect. When someone mentioned using Hardie Board rather than wood, Mr. Seibert stated *"If they had Hardie Board" back then, it would have been used rather than wood.*" Mr. Caldwell felt the same sentiment with this proposal. If the owners had a better architect at the time, they would have made the windows symmetrical.

The Board had no further questions of staff, so Mr. Caldwell opened this item to the applicant or their representative.

Mr. Hinkle stated the following: 1) This project has been in process for a while; 2) There have been a few storms, and the owner was concerned with flooding; 3) Currently, it is not a marketable space due to columns in the middle of the room. Part of the project entails removing structural columns to each side to free up some space; 4) The bathroom is currently on a platform. They need to put in a handicapped accessible bathroom; 5) After two floods and the cleanup involved, they looked at the front wall, which is basically a combination of unreinforced brick and terracotta block, to see how they might be able to flood proof the space. Without that being done, it will continue to be a flood problem; 6) As they were looking at the front façade, they wondered why one window is smaller than the other. Mr. Hinkle noted that even in the 1920's windows were typically centered. Their intent is to raise the cells a bit so they can balance the windows to look similar to the building to the south; and 7) The current canopy is difficult to park around because of the posts. He noted that the building to the south had a canopy that was removed. He distributed some images of what it would look like if the canopy was removed. In closing, Mr. Hinkle stated he is trying to improve the place, make it more marketable, and flood proof it.

Mr. Maloomian asked if they could compromise on the canopy if all the other improvements are approved. Rather than the new canopy, could it be something more respectful of what was there but without the posts. He referred to the 1980 photograph.

Mr. Hinkle stated that he would be amenable to doing something like that.

The Board had no further questions, so Mr. Caldwell opened this item to public comment. No members of the public wished to comment.

**Mr. Edgerton made a motion to approve this SCA with some further consideration to the configuration of the awning. The motion was seconded by Mr. Maloomian.**

Ms. Stanley stated she felt somewhat uncomfortable with changing the asymmetry of the windows, not because she feels it is a beautiful look, but it is a mark in time and the way it was done. It seemed to her to be a bit like modernizing something and changing something out of time.

Mr. Caldwell stated that one of the arguments to that is there is no history available on when the windows were added or when they moved the door.

Ms. Stanley stated that, although she understands that, the Board only has the information they have. If they had other information, they could base their decision on that. Although it is not her favorite look for a building, it is what it is.

Mr. Caldwell stated he still goes back to the idea that if they had a better architect at the time, they would have done something better.

Ms. Stanley stated she was also uncomfortable with not complying with the standards the Board is given to evaluate projects within the historic district. To her, it leaves the Board out on a limb to make up their own rules whenever they feel something else would be more attractive.

Mr. Maloomian stated he agreed with Ms. Stanley, but felt the Board had a responsibility to ensure the vitality of this community. The current building has been an eye sore for a long time and has remained unoccupied. To him, making that window a little bigger is somewhat de minimis in the scheme of things yet it would make the building more marketable so that a use can be put in there which would energize the street rather than having a vacant eyesore there. However, he felt the approval should be with the caveat that an alternate proposal should be considered for the canopy that would be more of a compromise.

Mr. Edgerton felt it would be irresponsible for the Board to not allow waterproofing to take place.

Ms. Stanley stated she agreed with that.

Mr. Eddy asked if there had ever been consideration to changing the designation from Contributing to Non-Contributing.

Mr. Maloomian felt that would be a more dangerous precedent than what is being discussed today.

Ms. Stanley felt the building's appearance would be improved by the removal of the eyebrows, which were not there in the 1980 photograph.

Ms. Wickwire stated she had the same sentiments as Ms. Stanley and felt the downtown area could become a wall of stone.

Mr. Caldwell stated that if something is a wonderful historic structure that would be one thing. However, he did not classify this building as being a historical gem. This proposal will make this building match the one next to it. He noted that in the past, staff wanted applicants to be consistent with what was happening in the neighborhood. The building next door is historic. The changes to this building will make it match the one next to it.

**Mr. Edgerton decided to amend his motion.**

**Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness to permit the rebuild and reconfiguration of the building as depicted on the site plan and elevations stamped “received” January 28, 2025, attached hereto as Exhibit A and find that the proposed project complies with The Secretary of Interior’s Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation, and Lee County Land Development Code Chapter 22, as evidenced by the Findings of Fact attached hereto as Exhibit B. The motion was seconded by Ms. Wickwire. The Chair called the motion, and it passed 5-1. Ms. Stanley was opposed.**

**E. SCA2025-00003, Burcham Residence, 1721 17<sup>th</sup> Street W, Boca Grande, FL 33921**

Proposal to construct a new 6-foot masonry/stucco finish wall and gate to match an existing wall section.

Ms. Groth reviewed the staff report and recommendations.

The Board had no questions of staff, so Mr. Caldwell opened this item to the applicant or their representative.

The applicant’s representative had nothing further to add.

Mr. Caldwell opened this item for public comment. No members of the public wished to comment.

**Ms. Stanley made a motion to approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to permit the construction of the proposed 6-foot masonry wall with associated gate and trellis, as depicted on the site plan stamped “received” February 11, 2025, titled “Burcham Landscape Wall”; and make a finding that the request complies with The Secretary of Interior’s Standards for Rehabilitation as a Treatment and Lee County LDC Chapter 22. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 6-0.**

**Agenda Item 4 - Items by Staff**

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

Mr. Blackwell reviewed with the Board four pending cases and where they are in the process. It was also noted that three out of the four cases are tentatively scheduled for the April 9, 2025, meeting agenda. Although, one of them might be pushed to May because the applicant recently resubmitted and staff has not had a chance to review it.

Mr. Edgerton stated that at our last meeting there was discussion about staff having an opportunity to approve items administratively if there were minimal changes. He asked if that had occurred.

Mr. Blackwell stated this had not occurred yet. He noted there was currently one proposal for a home on 7<sup>th</sup> street (Patenaude) to repair their existing damaged walls. This is something that staff might be able to approve administratively without it coming before this Board. However, they have also asked to extend the walls to a new location to entirely enclose the property. Because of that, it will have to come before the Board. It will mostly likely be scheduled for the May meeting.

## **B. Demolition Permits**

Mr. Blackwell stated he spoke to the Anthony Rodriguez, Zoning Manager, regarding demolition permits. Because of how the system works, by the time demolition permits would be able to be brought before this Board, they would already be either denied or approved based on the County's permitting process. Although staff would be able to update the Board on demolition permits recently approved, there would be no way to bring the information to the Board ahead of time.

Mr. Edgerton asked if there was any public knowledge in the permitting process.

Mr. Blackwell stated that if someone had a question on a specific property, they could look it up online to see if there are any permits associated with it.

Mr. Edgerton asked for confirmation that there is not a requirement for disclosure.

Mr. Blackwell stated that was correct because it is not a zoning issue, so it does not require public notification.

## **Agenda Item 5 – Items by the Public; Board Members**

### **Public**

Mr. Pollard from the Boca Beacon inquired about a status on the Amory Chapel.

Mr. Blackwell stated he had been notified of the damages to the Amory Chapel as a result of Hurricane Helene. The Chapel was essentially half buried in sand by Hurricane Helene. He noted that historic staff was unable to visit the site because the public access is closed. However, he had some pictures that were taken by other staff even though he was unable to view it himself. He believed the owners of the property were the Trustees of Internal Improvement, which means staff needs to get in touch with the State. The State has not contacted staff regarding this site. Although this is still unresolved, staff wants to get it addressed because they recognize that the Amory Chapel is a significant building on this island.

**Items by The Board** - None

**Agenda Item 6 – Adjournment – Next Meeting Date**

The next Boca Grande Historic Preservation Board meeting will be Wednesday, April 9, 2025.  
The meeting adjourned at 11:05 a.m.

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
SCA2025-00004, BEE ZEE, LLC RESIDENCE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD  
April 9, 2025**

**PROJECT ADDRESS:** 1060 10th Street East, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00059.0010  
**DESIGNATION:** Non-Contributing

**SUMMARY**

The applicant is seeking a Special Certificate of Appropriateness to allow construction of new first and second-floor additions to the residence, construction of a new front porch, enclosure of the existing carport to create a garage, construction of a new second floor on the pool house, and alteration of the windows and doors of the main residence and the pool house.

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 inconsistent with the Design Guidelines for the Boca Grande Historic District and LDC Chapter 22.

**Staff recommends that the Boca Grande Historic Preservation Board:**

- **DENY the Special Certificate of Appropriateness to permit the proposed alterations to the property, as depicted in the site plan, floor plans, and elevations stamped “Received” on March 10, 2025; and**
- **Make a finding that the proposed first-floor additions and alterations to the main residence and alterations to the existing carport and pool house are NOT in compliance with the following criteria of the Design Guidelines for the Boca Grande Historic District: 1.1, 1.3, 1.4, 1.5, 1.7, 3.1, 3.2, and 4.1 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 1060 10<sup>th</sup> Street East. The property consists of three full platted lots and a portion of a fourth platted lot from the

Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. The property is located at the northwest corner of a platted block and fronts on two streets: 10th Street east to the north and East Railroad Avenue on the west. To the north, across 10th Street is a single-family residence. Abutting on the east and south are additional single-family homes. To the west, across East Railroad Avenue, is a walking path on the former railroad right-of-way. The subject property and all of the abutting land is zoned Multi-Family Residential (RM-2).

The lot is currently developed with three structures. The first is a residence described by the Property Appraiser as a 3,023 square-foot, 2-bed, 2-bath Florida Ranch built in 1952. It consists of three main sections that includes a central east-west oriented section and two gable-roofed north-south sections, one on each end of the central section.

The second structure on the property is the single-story accessory structure in the northwest corner of the lot. It is described by the Property Appraiser as a combination of a "Finished Detached Utility" and an "Unfinished Detached Carport." The carport section is on the east side of the building and opens to the north directly onto 10<sup>th</sup> Street East.

The third structure is the single-story pool house located at the southern end of the property. A pool with a pool deck sits between the main residence and the pool house.

The property has previous historic cases. COA2018-00082 approved a re-roof. COA2015-00101 approved replacement of a sliding glass door. COA2015-00030 approved A/C work. COA2011-00103 approved replacement of the perimeter wall. COA2011-00068 approved replacement of certain doors and windows. COA2006-00124 approved a re-roof.

### **Requested Changes**

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

- Construct a new second-floor addition to the residence.
- Construct a new first floor addition to the northwest portion of the residence.
- Construct a new first floor addition to the east portion of the residence.
- Construct a new front porch.
- Alter the number, location, and style of windows and doors on the main residence.
- Enclose existing carport to create a garage.
- Construct a new second floor addition on the existing pool house.
- Alter the windows and doors of the main house, the garage, and the pool house.

### New Main Residence Second-Floor Addition

The applicant proposes to add a new second-story section to the existing one-story residence. This new addition does not cover the entire footprint of the first floor but instead occupies only the central east-west oriented section of the first floor. This proposed second floor will consist of two bedroom suites with their bathrooms, a common sitting area, the access stairs, and an open porch

on the south façade. This porch is also enclosed with a handrail and is accessed through sliding doors.

This second-floor addition represents a great change to the character of the residence. The existing residence is a rambling, horizontally focused structure. The second-floor addition completely alters this alignment to a tall, vertically oriented structure. Normally, this might not be an issue if the surrounding properties were of similar height and mass. But currently, all of the structures on the block, both residential and accessory, are single story and horizontally oriented. The subject property currently fits this pattern, but the proposed second floor will create a building that is out of place visually. It will be excessive in height, mass, and scale compared to its surroundings.

#### New First-Floor Additions

The applicant proposes to construct two new additions to the first floor of the residence. The first addition is on the northwest corner of the residence and will connect the residence to the existing accessory structure in the northwest corner of the property. The area proposed for this addition is currently outdoors and unroofed. The purpose of this addition is to allow for an expanded kitchen, particularly a new pantry and kitchen dining area. The addition will have a single door into the remodeled garage. The west façade of the addition will have a large window and stucco siding to match the rest of the house. The east façade will be glazed with a single large window flanked by two smaller windows. The roof of the northwest addition will match the rest of the roofing on the house. This connection between the main house and the garage will turn the two structures into a single unit, with the remodeled garage becoming part of the main residence.

Because the proposed northwest addition is between two existing structures and is limited to a single story, it does not create any issues with massing, size or scale with the property as a whole. This proposed change is relatively discreet and conforms to the character of the historic district.

The second proposed addition to the property is on the east façade and consists of an expansion of the primary bedroom suite. A new secondary roof will be constructed over this expansion. This roof will consist of a hip-roof section extending perpendicular to the main structure. It will be covered with white tile to match the existing first floor roof and will match the 12-over-4 roof angle of the existing structure.

The eastern addition does not significantly affect the mass, sizing, or scale of the proposed house. It matches the horizontality of the existing house.

#### New Front Porch

A new front porch is proposed for the north (front) façade of the main residence. The first floor of this porch is flanked by four columns and allows access to a new main entry foyer through a single door. This front door is surrounded by glazed sidelights and a glazed transom. The upper floor of the porch is a flat roof with a handrail along the perimeter. The floor plans show no doors accessing this upper level, only windows.

### Window and Door Alterations

The applicant is proposing changes to the location, number, and style of doors and windows on all façades of the residence.

On the north (front) façade of the residence and garage, the existing windows are either a horizontally oriented, single pane or sash style. The applicant proposes replacing these windows with larger, multi-light vertical windows. The central window will be replaced with the proposed front door with its glazed sidelights and transom.

On the south (rear) façade, the existing sliding doors on the central section will be replaced with a large single-pane central window and flanking pairs of multi-light French doors. Two multi-light windows will be installed on each of the east and west wings of the residence. The proposed east addition will have a similar style window on its south façade.

On the east (side) façade, the proposed east addition would require replacement of several windows. The applicant proposes to replace the existing pair of horizontal windows with more of the vertical, multi-light windows. The proposed northwest addition will have a large window between the main house and the garage. And the proposed garage will have two large garage doors replacing the existing wall.

On the west (side) façade, the existing double door is being replaced with a pair of multi-light windows similar to the other façades. The southern ribbon of three horizontal windows is being replaced with a ribbon of three vertical multi-light windows. A new vertical multi-light window is proposed for the northwest addition. The existing window on northern end of the residence and the existing window on the garage are being replaced with multi-light windows of approximately the same dimensions.

All of the proposed replacement windows are a definite change in style for the subject property. However, because the property is designated as non-contributing, the main requirement is that the changes conform to the character of the historic district and not to the original character of the property. The style of the proposed windows is similar to other properties found within the historic district. Therefore, staff finds that these proposed changes to the windows are acceptable.

### Carport Enclosure

The applicant proposes to alter the existing accessory carport and utility structure to create a fully enclosed garage. The existing structure has a north-south oriented gable roof over its west side and a flat roof over the open carport section on the east. These will be replaced by a north-south oriented gable roof over the east end of the structure and a hip roof extending westward from this section over the rest of the building. This roof will be tiled to match the main residence. Vehicular access to the building will be changed from the north directly from 10<sup>th</sup> Street to the east via a curving driveway. The open north and south sides of the carport will be enclosed, with the south side being connected to the proposed northwest addition of the main residence. The eastern part of the building will be a two-car garage while the western portion will become a storage room and

a combination mudroom and laundry room. Two garage doors will be installed on the east façade. The proposed alterations to the accessory structure do not significantly affect the size or scale of the property. The new roof will match the main residence and the change in orientation does not create any issues. The window style and siding will also maintain the character of the main residence.

#### Pool House Addition and Renovations

The applicant proposes to construct a new second-floor addition on the existing pool house on the south side of the property. The proposed second floor will be full-sized, occupying the entire footprint of the building and will include a second-floor balcony on the north façade extending over front door and the pool deck. The new roof will match the angle of the existing roof on the first floor and will be a hip roof like the original. However, the existing roof comes to a central peak whereas the proposed roof will be truncated with a large flat top. The proposed roof will be tiled to match the existing roof.

The proposed second floor pool house addition creates a number of problems for the property in relation to the surrounding neighborhood. Like the proposed main house second floor addition, the new upper floor on the pool house would be taller than all of the other buildings on the block. The pool house would be out of place both in terms of height, scale, and mass compared with the rest of the nearby houses and accessory structures. This issue is greatly compounded by the location of the pool house close to the southern property line. Being so close to the neighboring property causes the second floor to visually loom over the property abutting on the south. All of these issues are exacerbated by the use of a sloped roof on the pool house, which further increases the height of the building.

The applicant also proposes changes to the doors and windows on the pool house. On the north (front) façade, the existing sliding glass doors will be replaced with multi-light French doors and flanking full-height multi-light sidelights on the ground floor. The second floor will have the porch with two pairs of multi-light French doors. The east (side) façade will be changed from a single large multi-light window with louvred shutters to a pair of vertical windows on the ground floor and three small multi-light windows on the upper floor. The south (rear) façade will go from a single small window to four windows on the ground floor and three windows on the upper floor. The west (side) façade will change from a single large multi-light window to a single door on the ground floor and two small windows on the upper floor. Staff finds that the proposed changes to the windows and doors are compatible with the character of the historic district.

#### Conclusion

Staff finds that the architectural character of the proposed changes, both in design and material, is consistent with the character of the Boca Grande Historical District. Those proposed changes located on the ground floor are appropriate for the property as part of the historic district. However, the construction of the second-floor additions results in a property that does not conform to the style and character of the immediate surrounding properties. If the subject property were adjacent to other two-story structures, the proposed second-floor additions would be perfectly in

character for the district and development patterns within the surrounding block. But as proposed, the property does not conform to the scale, size, and mass of the immediate neighborhood.

## **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 subject property is one of four residences on the block. All of the three other residences are one-story structures with low roofs and horizontal orientation. The proposed second floor additions would be taller than all of these properties on the block by a significant amount.

#### **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 the main residential buildings is maintained due to the proposed additions being either vertical or located between the main residence and the outlying garage. None of the proposed first floor additions encroach upon neighboring properties. However, the proposed second-floor addition to the pool house will encroach upon the neighboring property to the south to a significant degree. The pool house is only 8 feet, 1 inch from the south property line, which further increases the perception of encroachment.

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

The proposed garage enclosure, and first floor addition do not affect the perceived size of the building. The proposed second floor additions, however, greatly enlarge and increase the overall presentation of the property and its encroachment into the neighboring properties. This effect is magnified by two features. First, the proposed front porch uses multiple columns that enhance the perceived verticality of the central portion of the residence. Second, the relatively small footprint of the pool house combined with a sloped roof, results in a very vertically aligned structure when a second floor is added. Neither second-story addition maintains the sense of size of the existing buildings.

#### **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 second-floor addition does not match the other three residences on the block, which are single-story and horizontally oriented. Across 10<sup>th</sup> Street, the residences are also single-story. The condominium building to the east is too far away to provide visual continuity with the subject property.

**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 design and materials of the additions will maintain the character of the existing building. However, the second-floor addition and the visual verticality of the proposed front porch completely alter the horizontal orientation of the main building into a vertically oriented structure. This is magnified by the alteration of several of the windows from a horizontal alignment to a vertical one. The effect is even more pronounced with the proposed pool house addition.

**1.6 Maintain the traditional proportions of glass in building façades.**

The proposed redesign of the property makes several changes to the windows and doors of the residence and pool house. Although these changes affect the character of the glazing, the overall proportions are not significantly affected.

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

The proposed second-floor addition greatly interrupts the alignment of the roofline. The current roofline is a steady, horizontal line over its entire length with only two low chimneys. The proposed first-floor additions maintain this character, but the proposed second-floor addition completely breaks with this pattern and places a large mass right in the center of the roofline. The pool house goes from a relatively modest structure to a looming tower.

**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 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 10<sup>th</sup> Street and East Railroad 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.**

The proposed design of the residence has been greatly increased vertically with the addition of a second floor. As a Florida Ranch style house, its orientation is extremely horizontal. The proposed second floor completely alters the orientation to a vertical axis.

- 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 additions will be largely within the development footprint as the existing property and therefore conforms to this criterion.

- 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.**

Both of the accessory buildings on the property are already existing.

- 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. Both of the porches proposed for the property are in keeping with the historic district.

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

The only significant paving for this property is the new curving driveway. Neither paver blocks, asphalt, nor other surfaces would create any significant issues with the historic district.

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

The existing landscaping is compatible with the typical pattern found in the historic district.

### **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.**

The proposed first-floor additions are designed to match the existing structure and to stay within the scale and size limits of the property. However, the proposed second-floor addition is much taller and larger than surrounding properties to the extent that it causes the subject property to become out of character for the block and surrounding properties. This effect is exacerbated by the proposed second-floor addition to the pool house.

- 3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts.**

The rhythm of the area surrounding the subject property is low and horizontal rather than vertically focused. The proposed first-floor additions conform to this character although the proposed second-floor additions do not.

### **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 and materials of the alterations are suitable for the historic district. However, the proposed second floor additions are out of scale with the rest of the block and adjoining areas.

- 4.2 Align the façade of the building with the historic setbacks of the block or district.**

The proposed additions will maintain the alignment of the existing buildings.

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

No new buildings are proposed for the property.

- 4.4 Building and roof forms should match those used historically.**

The proposed roof forms of the additions are similar to the existing 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 additions will match the main residence 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.**

The applicant proposes a significant change in character with the switch from horizontal windows to vertical ones. However, the proposed character of the building is suitable to the historic district.

**5.0 Relocating Buildings in a Historic District**

N/A

**Conclusion**

Staff reviewed the Certificate of Appropriateness submission package and finds the project is NOT consistent with the following criteria of the Design Guidelines for the Boca Grande Historic District: 1.1, 1.3, 1.4, 1.5, 1.7, 3.1, 3.2, and 4.1 or Chapter 22 of the Land Development Code. Therefore, staff recommends that the Board DENY the request.

**Attachments:**

Location Map

Aerial

Applicant Packet

Proposed Site Plan

Floor and Roof Plans

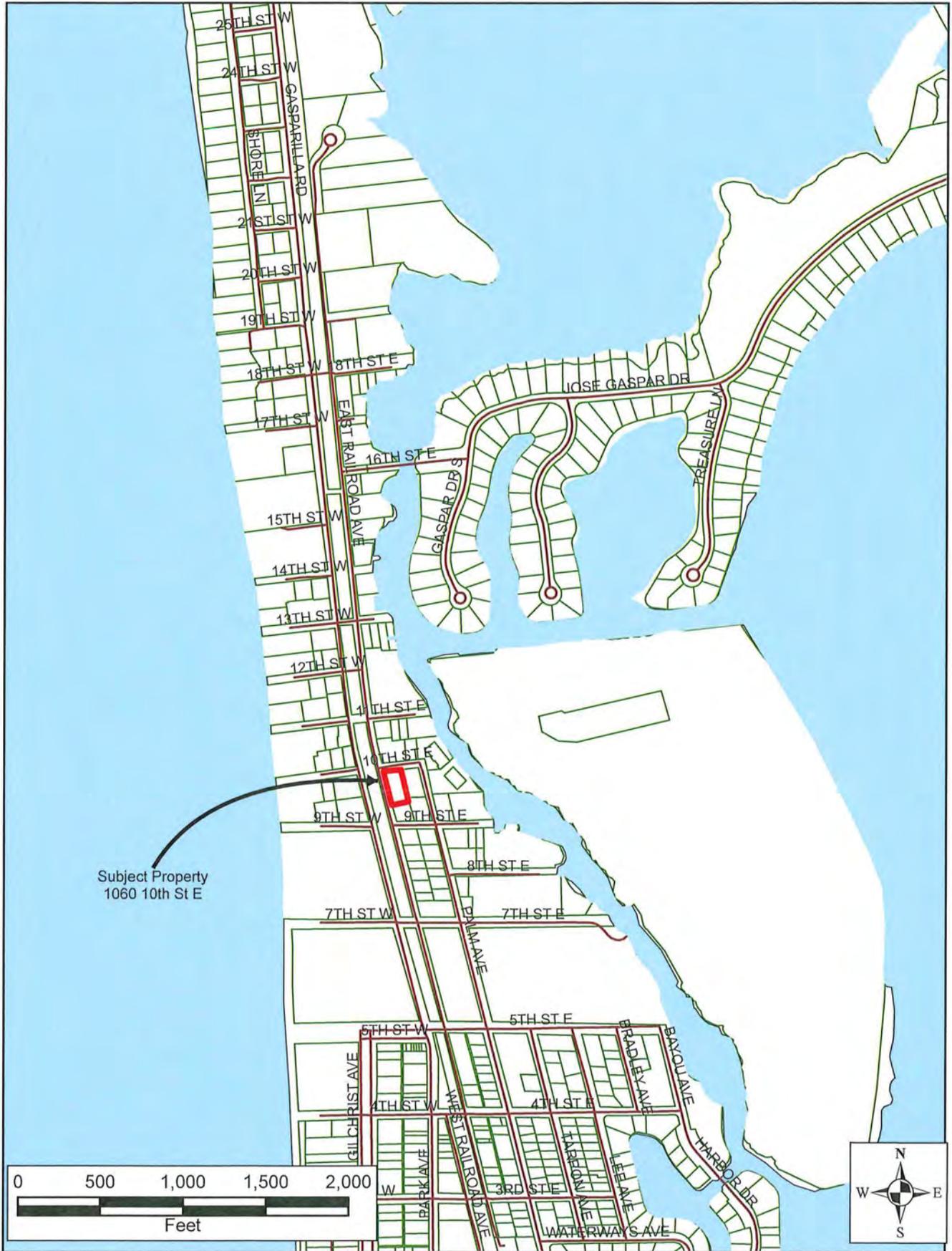
Elevations

Renderings

SCA2025-00004, Bee Zee LLC Residence, 1060 10th St E



SCA2025-00004, Bee Zee LLC Residence, 1060 10th Street E



# ADDITIONS & RENOVATIONS FOR A PRIVATE RESIDENCE

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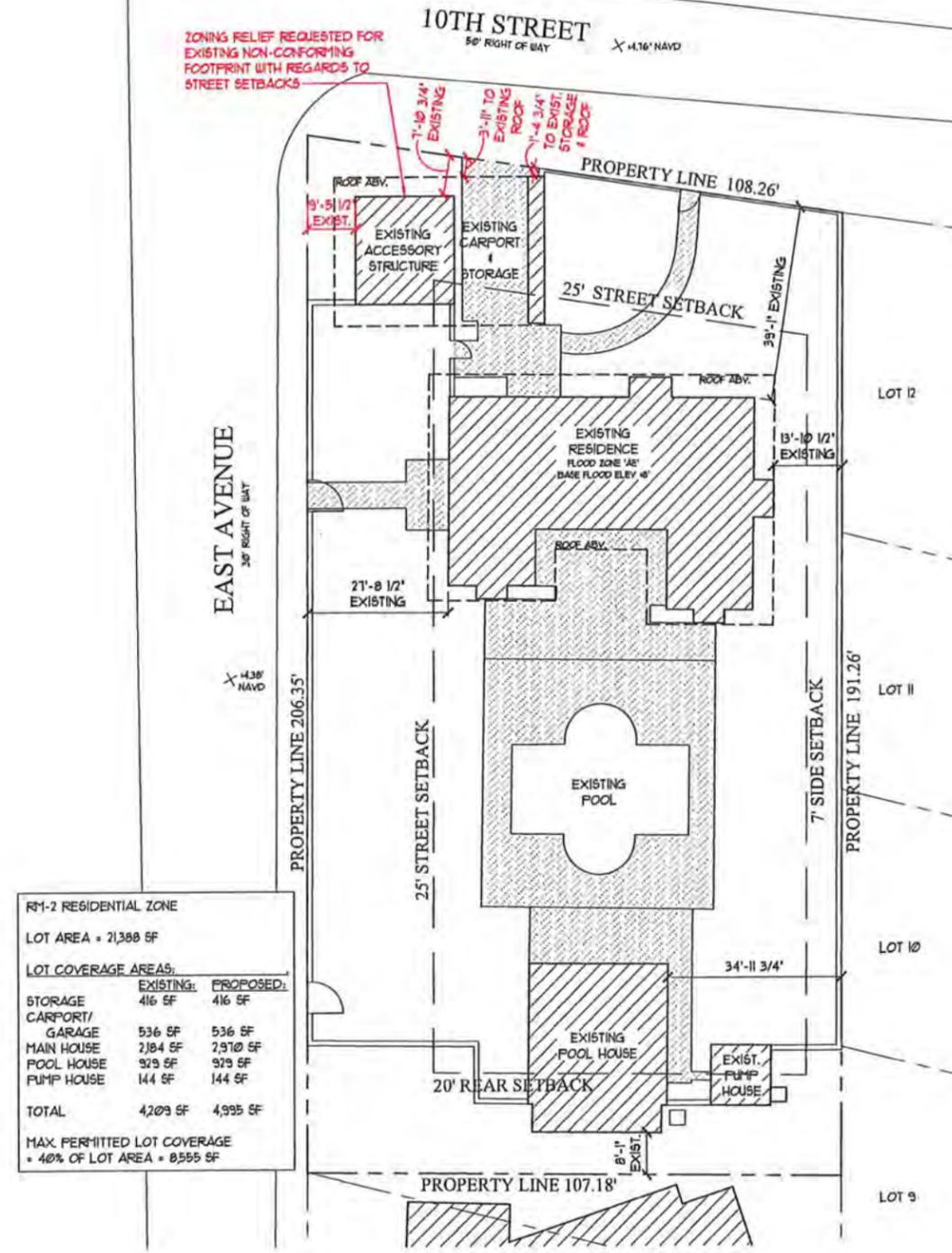
1060 10TH STREET EAST  
BOCA GRANDE, FL



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ZONING RELIEF REQUESTED FOR EXISTING NON-CONFORMING FOOTPRINT WITH REGARDS TO STREET SETBACKS



R1-2 RESIDENTIAL ZONE		
LOT AREA = 21,388 SF		
LOT COVERAGE AREAS:		
	EXISTING:	PROPOSED:
STORAGE	416 SF	416 SF
CARPOR/ GARAGE	536 SF	536 SF
MAIN HOUSE	2,884 SF	2,910 SF
POOL HOUSE	929 SF	929 SF
PUMP HOUSE	144 SF	144 SF
TOTAL	4,209 SF	4,995 SF
MAX. PERMITTED LOT COVERAGE = 40% OF LOT AREA = 8,555 SF		

Existing Site Plan  
1" = 20'-0"

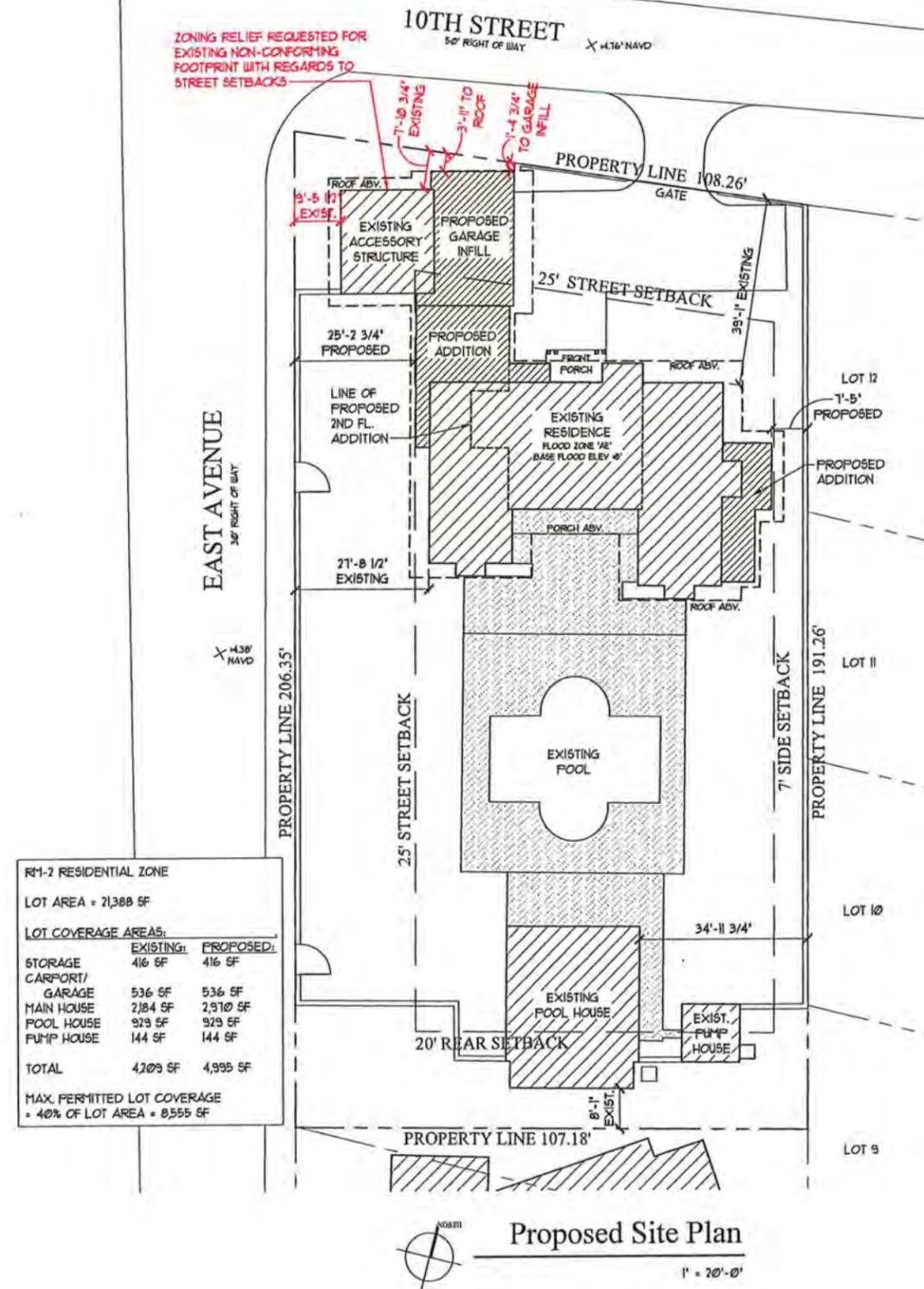
Job No: 2420  
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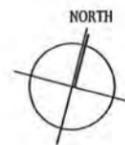
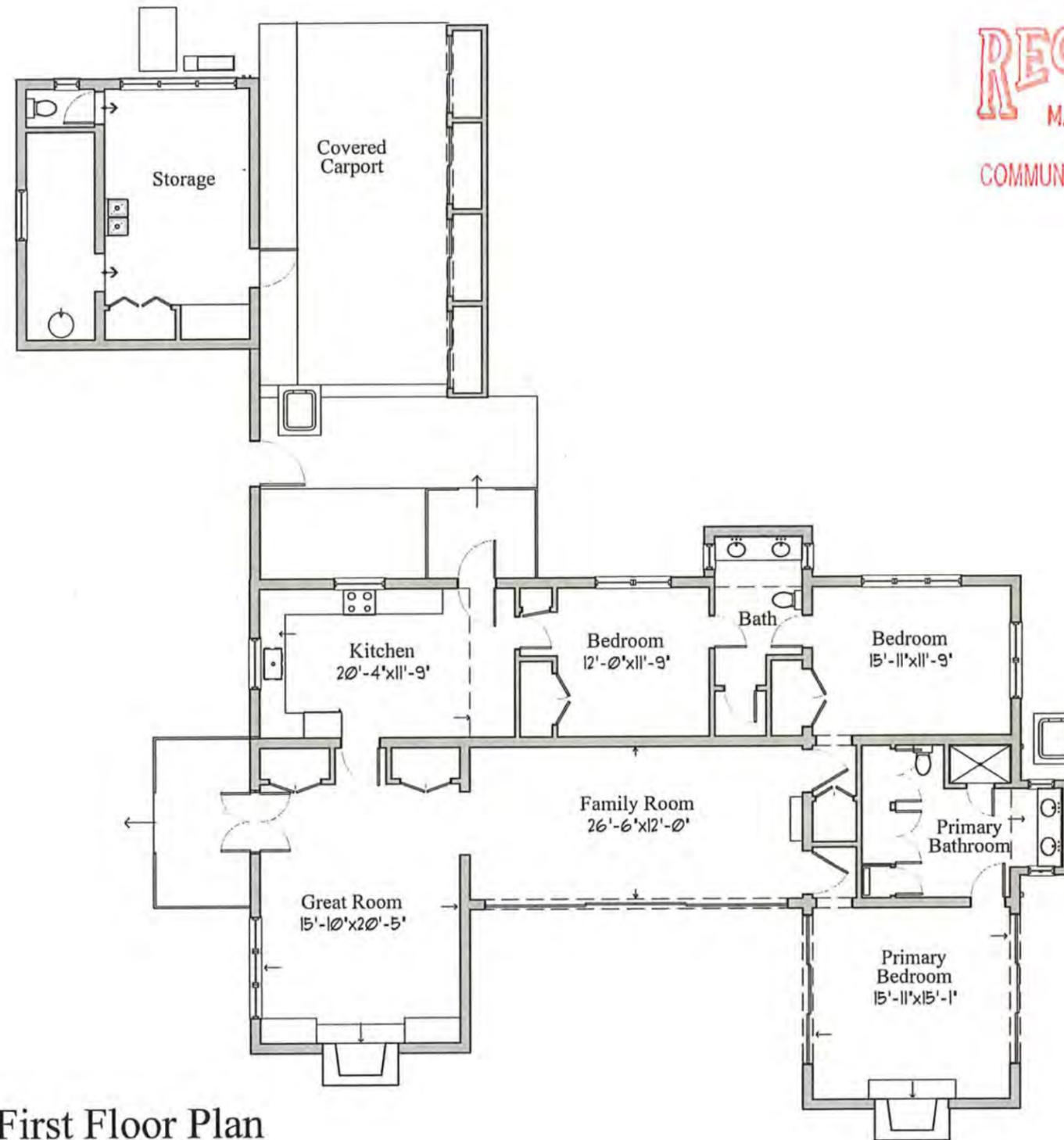
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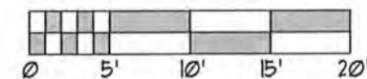
Existing First Floor Plan

3/32" = 1'-0"

Job No: 2420  
Date: March 10, 2025

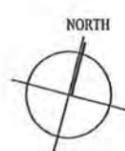
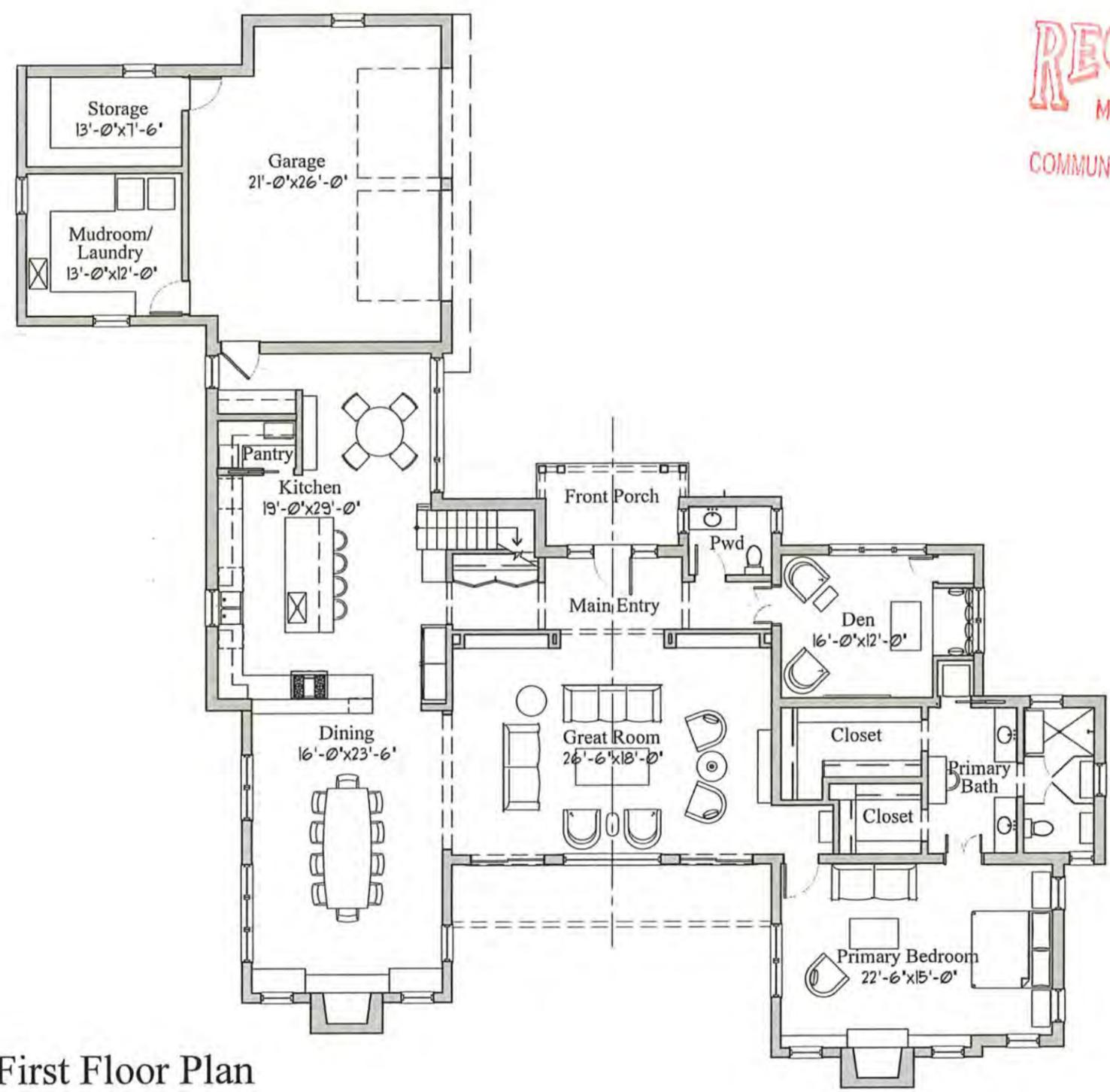
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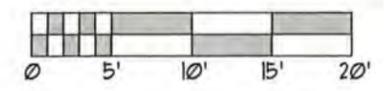


### Proposed First Floor Plan

3/32" = 1'-0"

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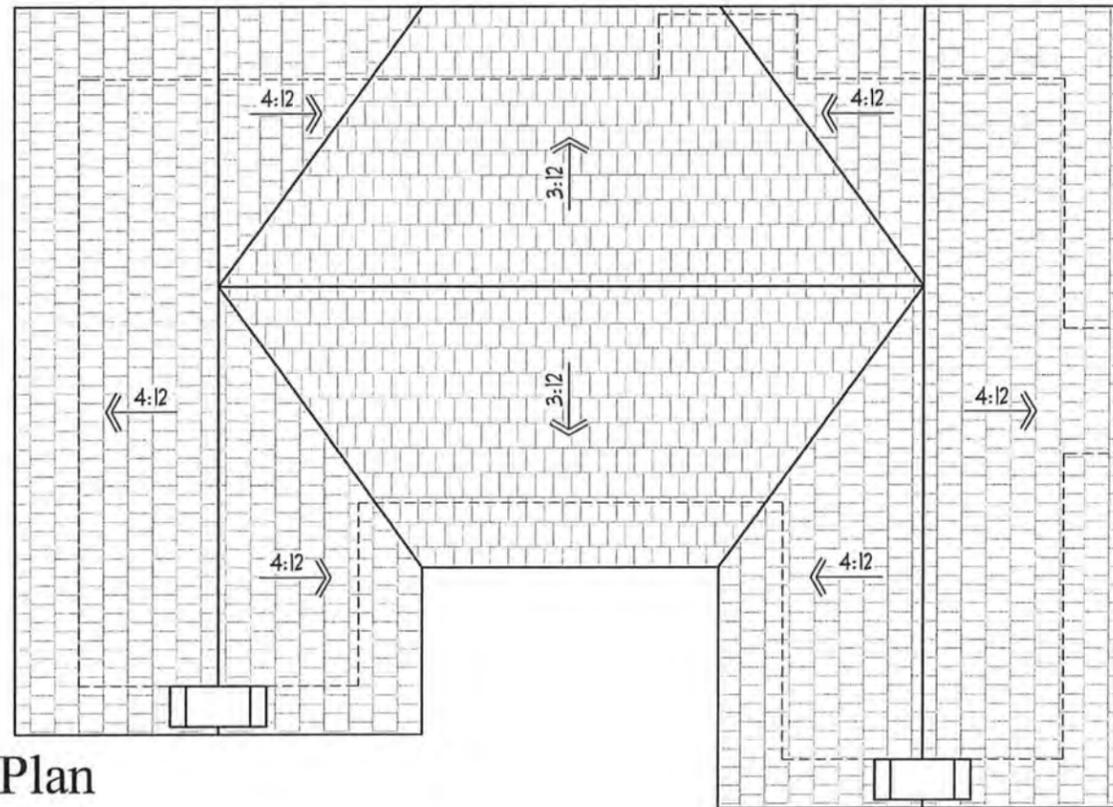
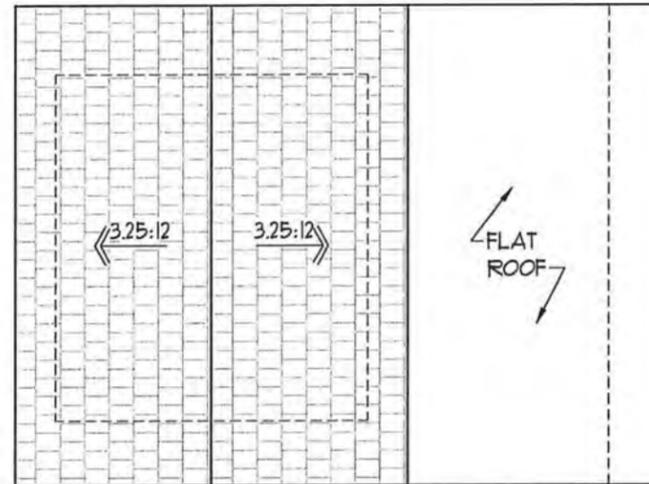


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Job No: 2420  
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Existing Roof Plan

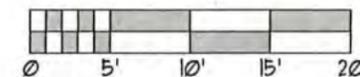
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Job No: 2420  
Date: March 10, 2025

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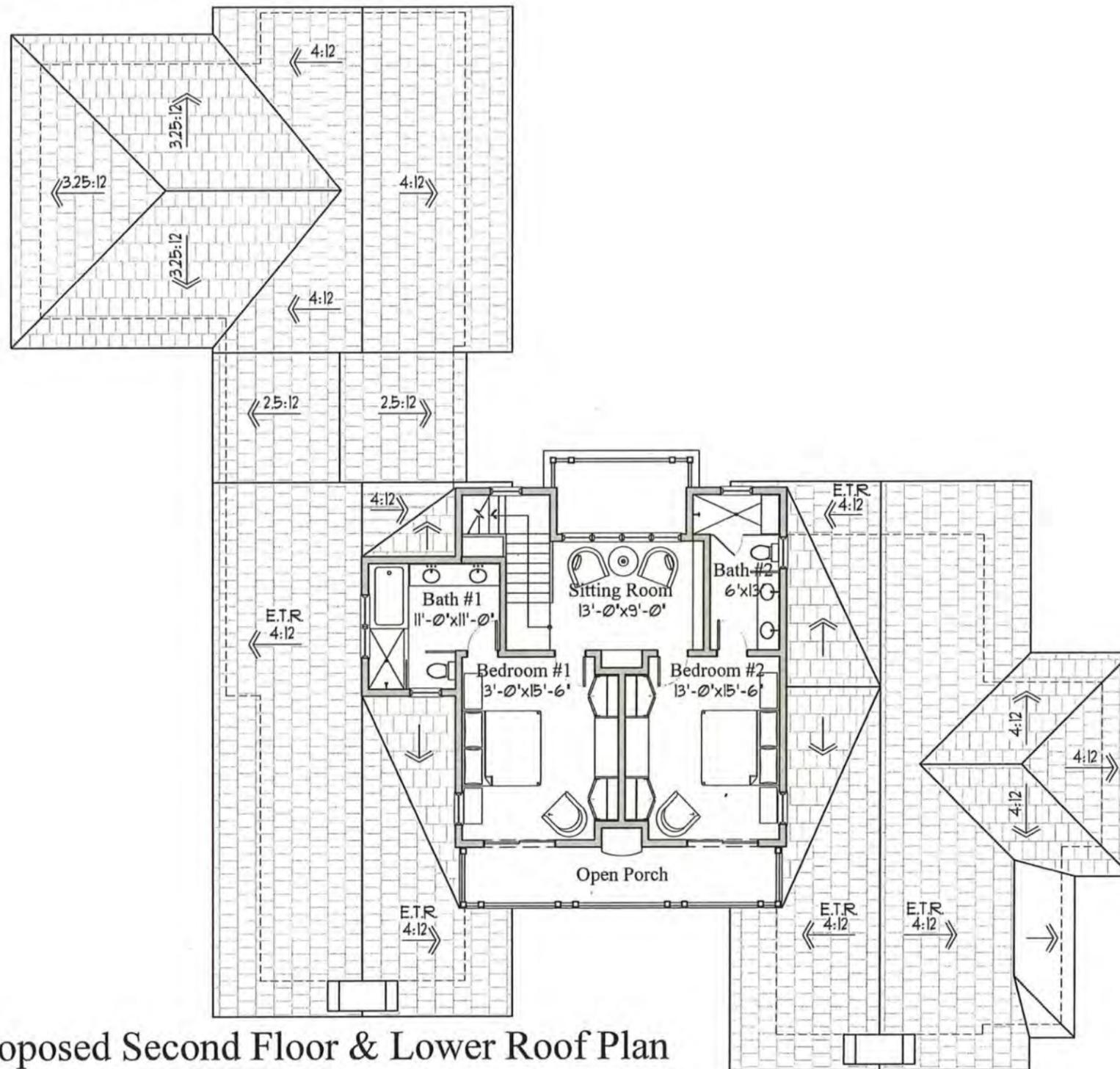
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1060 10th Street East, Boca Grande, FL



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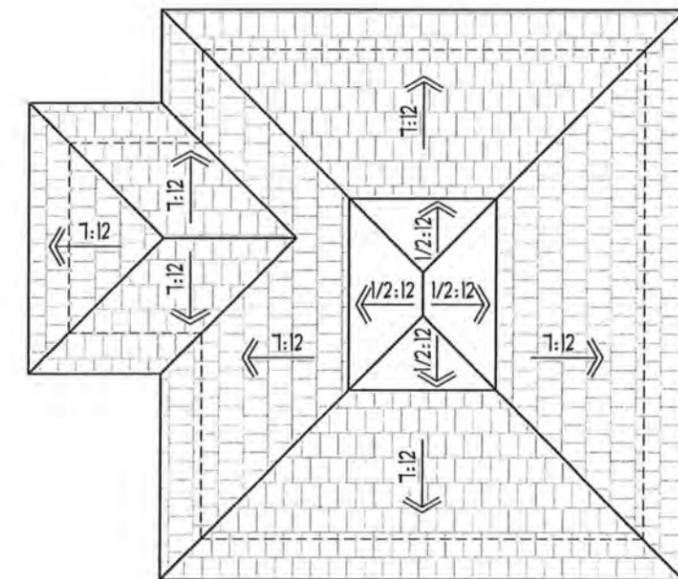
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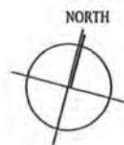
Proposed Second Floor & Lower Roof Plan

3/32"=1'-0"



Proposed Upper Roof Plan

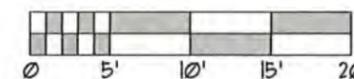
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Job No: 2420  
Date: March 10, 2025

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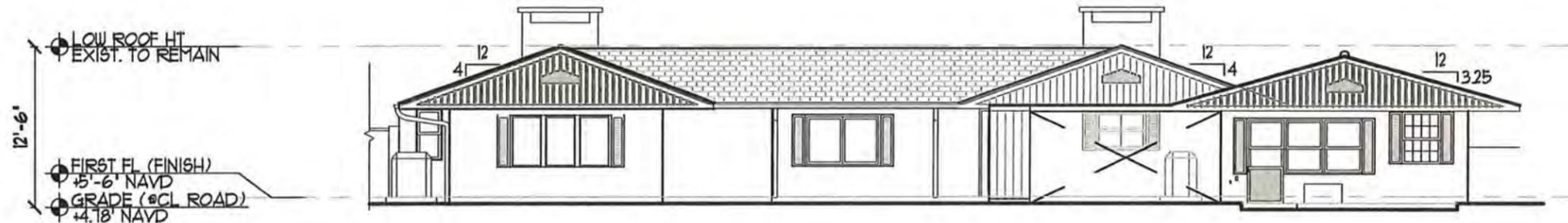
COMMUNITY DEVELOPMENT

ITEM	DESCRIPTION
SLOPED ROOFING	NEW ROOF: WHITE TILE TO MATCH EXISTING. EXISTING TO REMAIN AS NOTED
LOW-SLOPE ROOFING	3-PLY MODIFIED BITUMEN COLOR TO MATCH TILE
ROOF FLASHINGS, DRIP EDGES, VALLEYS, RIDGE & CAP FLASHINGS	WHITE ALUMINUM TO MATCH ROOF COLOR
GUTTERS & DOWNSPOUTS	PREFINISHED WHITE ALUMINUM 6" HALF-ROUND SINGLE BEAD GUTTER W/ 4" DIA. DOWNSPOUTS
EXTERIOR WALLS: STUCCO	SMOOTH CEMENT STUCCO COLOR: MATCH EXISTING
EXTERIOR WALLS: SIDING	SMOOTH FLY-ASH COMPOSITE LAP SIDING, PAINTED BENJAMIN MOORE 'SIMPLY WHITE'
FASCIAS AND TRIM	SMOOTH FLY-ASH COMPOSITE TRIM BOARDS, PTD BENJAMIN MOORE 'SIMPLY WHITE'
SOFFITS AND PORCH CEILINGS	5/8"x6" TAG SMOOTH FLY-ASH COMPOSITE V-GROOVE, PTD BENJAMIN MOORE 'SIMPLY WHITE'
WINDOWS & DOORS	ANDERSEN 'A-SERIES STORMWATCH' WITH FULL DIVIDED LITE, WHITE-CLAD EXTERIOR FINISH
GARAGE DOOR	COMPOSITE OVERHEAD DOOR WITH DIVIDED LITES AT GLAZING, PTD WHITE
SHUTTERS & SHUTTER PANELS	LOUVERED FIBERGLASS, PAINTED WHITE
COLUMNS	CULTURED MARBLE BY ROYAL CORINTHIAN, PAINTED TO MATCH TRIM
PORCH RAILINGS	POWDER-COATED ALUMINUM, COLOR TO MATCH TRIM
DRIVEWAY PAVING	TABBY CONCRETE W/ SHELL AGGREGATE, WHITE



Proposed North (10th St) Elevation

3/32"=1'-0"

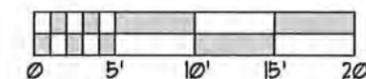


Existing North (10th St) Elevation

3/32"=1'-0"

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Date: March 10, 2025

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1060 10th Street East, Boca Grande, FL



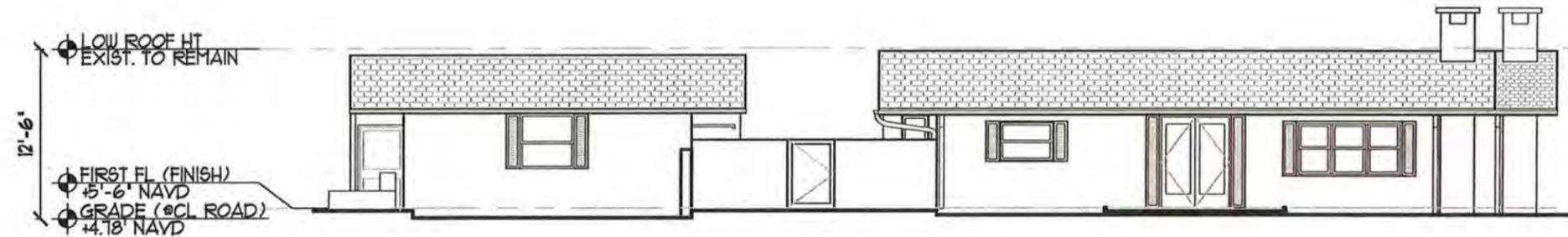
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ITEM	DESCRIPTION
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LOW-SLOPE ROOFING	3-PLY MODIFIED BITUMEN COLOR TO MATCH TILE
ROOF FLASHINGS, DRIP EDGES, VALLEYS, RIDGE & CAP FLASHINGS	WHITE ALUMINUM TO MATCH ROOF COLOR
GUTTERS & DOWNSPOUTS	PREFINISHED WHITE ALUMINUM 6" HALF-ROUND SINGLE BEAD GUTTER W/ 4" DIA. DOWNSPOUTS
EXTERIOR WALLS: STUCCO	SMOOTH CEMENT STUCCO COLOR: MATCH EXISTING
EXTERIOR WALLS: SIDING	SMOOTH FLY-ASH COMPOSITE LAP SIDING, PAINTED BENJAMIN MOORE 'SIMPLY WHITE'
FASCIAS AND TRIM	SMOOTH FLY-ASH COMPOSITE TRIM BOARDS, PTD BENJAMIN MOORE 'SIMPLY WHITE'
SOFFITS AND PORCH CEILINGS	5/8"x6" T&G SMOOTH FLY-ASH COMPOSITE V-GROOVE, PTD BENJAMIN MOORE 'SIMPLY WHITE'
WINDOWS & DOORS	ANDERSEN 'A-SERIES STORMWATCH' WITH FULL DIVIDED LITE, WHITE-CLAD EXTERIOR FINISH
GARAGE DOOR	COMPOSITE OVERHEAD DOOR WITH DIVIDED LITES AT GLAZING, PTD WHITE
SHUTTERS & SHUTTER PANELS	LOUVERED FIBERGLASS, PAINTED WHITE
COLUMNS	CULTURED MARBLE BY ROYAL CORINTHIAN, PAINTED TO MATCH TRIM
PORCH RAILINGS	POWDER-COATED ALUMINUM, COLOR TO MATCH TRIM
DRIVEWAY PAVING	TABBY CONCRETE W/ SHELL AGGREGATE, WHITE



Proposed West (East Ave) Elevation

3/32"=1'-0"

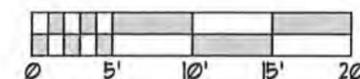


Existing West (East Ave) Elevation

3/32"=1'-0"

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Date: March 10, 2025

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**Private Residence**  
1060 10th Street East, Boca Grande, Fl



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EXTERIOR FINISH SCHEDULE	
ITEM	DESCRIPTION
SLOPED ROOFING	NEW ROOF, WHITE TILE TO MATCH EXISTING. EXISTING TO REMAIN AS NOTED
LOW-SLOPE ROOFING	3-PLY MODIFIED BITUMEN COLOR TO MATCH TILE
ROOF FLASHINGS, DRIP EDGES, VALLEYS, RIDGE & CAP FLASHINGS	WHITE ALUMINUM TO MATCH ROOF COLOR
GUTTERS & DOWNSPOUTS	PREFINISHED WHITE ALUMINUM 6" HALF-ROUND SINGLE BEAD GUTTER W/ 4" DIA DOWNSPOUTS
EXTERIOR WALLS: STUCCO	SMOOTH CEMENT STUCCO COLOR: MATCH EXISTING
EXTERIOR WALLS: SIDING	SMOOTH FLY-ASH COMPOSITE LAP SIDING, PAINTED BENJAMIN MOORE 'SIMPLY WHITE'
FASCIAS AND TRIM	SMOOTH FLY-ASH COMPOSITE TRIM BOARDS, PTD BENJAMIN MOORE 'SIMPLY WHITE'
BOFFITS AND PORCH CEILING	5/8"x6" T&G SMOOTH FLY-ASH COMPOSITE V-GROOVE, PTD BENJAMIN MOORE 'SIMPLY WHITE'
WINDOWS & DOORS	ANDERSEN 'A-SERIES STORMMATCH' WITH FULL DIVIDED LITE, WHITE-CLAD EXTERIOR FINISH
GARAGE DOOR	COMPOSITE OVERHEAD DOOR WITH DIVIDED LITES AT GLAZING, PTD WHITE
SHUTTERS & SHUTTER PANELS	LOUVERED FIBERGLASS, PAINTED WHITE
COLUMNS	CULTURED MARBLE BY ROYAL CORINTHIAN, PAINTED TO MATCH TRIM
PORCH RAILINGS	POWDER-COATED ALUMINUM, COLOR TO MATCH TRIM
DRIVEWAY PAVING	TABBY CONCRETE W/ SHELL AGGREGATE, WHITE



Proposed South (Pool) Elevation

3/32"=1'-0"  
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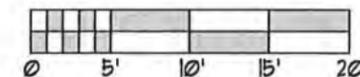


Existing South (Pool) Elevation

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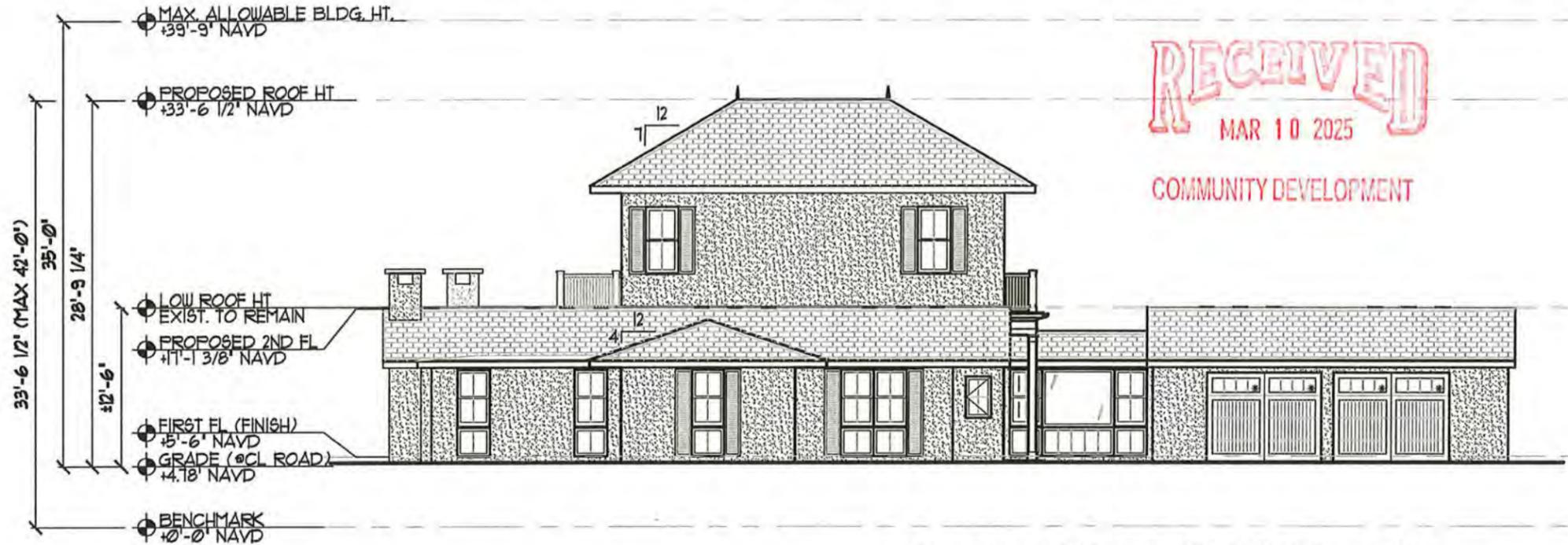
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 Date: March 10, 2025

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 5300 Golf Road Skokie Illinois 60077 847-967-8115-INC.  
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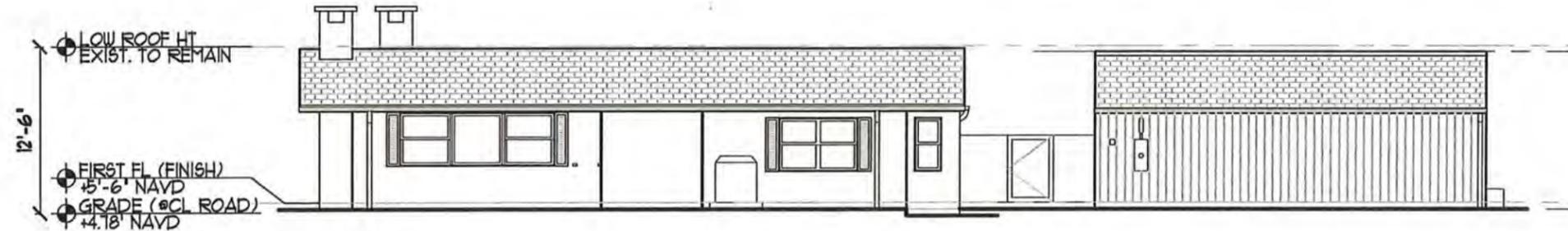
EXTERIOR FINISH SCHEDULE	
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LOW-SLOPE ROOFING	3-PLY MODIFIED BITUMEN COLOR TO MATCH TILE
ROOF FLASHINGS, DRIP EDGES, VALLEYS, RIDGE & CAP FLASHINGS	WHITE ALUMINUM TO MATCH ROOF COLOR
GUTTERS & DOWNSPOUTS	PREFINISHED WHITE ALUMINUM 6" HALF-ROUND SINGLE BEAD GUTTER W/ 4" DIA. DOWNSPOUTS
EXTERIOR WALLS: STUCCO	SMOOTH CEMENT STUCCO COLOR: MATCH EXISTING
EXTERIOR WALLS: SIDING	SMOOTH FLY-ASH COMPOSITE LAP SIDING, PAINTED BENJAMIN MOORE 'SIMPLY WHITE'
FASCIAS AND TRIM	SMOOTH FLY-ASH COMPOSITE TRIM BOARDS, PTD BENJAMIN MOORE 'SIMPLY WHITE'
BOFFITS AND PORCH CEILING	5/8"x6" TAG SMOOTH FLY-ASH COMPOSITE V-GROOVE, PTD BENJAMIN MOORE 'SIMPLY WHITE'
WINDOWS & DOORS	ANDERSEN 'A-SERIES STORMWATCH' WITH FULL DIVIDED LITE, WHITE-CLAD EXTERIOR FINISH
GARAGE DOOR	COMPOSITE OVERHEAD DOOR WITH DIVIDED LITES AT GLAZING, PTD WHITE
SHUTTERS & SHUTTER PANELS	LOUVERED FIBERGLASS, PAINTED WHITE
COLUMNS	CULTURED MARBLE BY ROYAL CORINTHIAN, PAINTED TO MATCH TRIM
PORCH RAILINGS	POWDER-COATED ALUMINUM, COLOR TO MATCH TRIM
DRIVEWAY PAVING	TABBY CONCRETE W/ SHELL AGGREGATE, WHITE



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Proposed East (Side) Elevation

3/32"=1'-0"

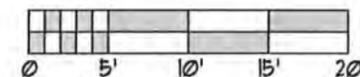


Existing East (Side) Elevation

3/32"=1'-0"

Job No: 2420  
Date: March 10, 2025

Konstant Architecture Planning  
5300 Gail Road Skokie Illinois 60077 847-967-6115-INC.  
**Private Residence**  
1060 10th Street East, Boca Grande, FL



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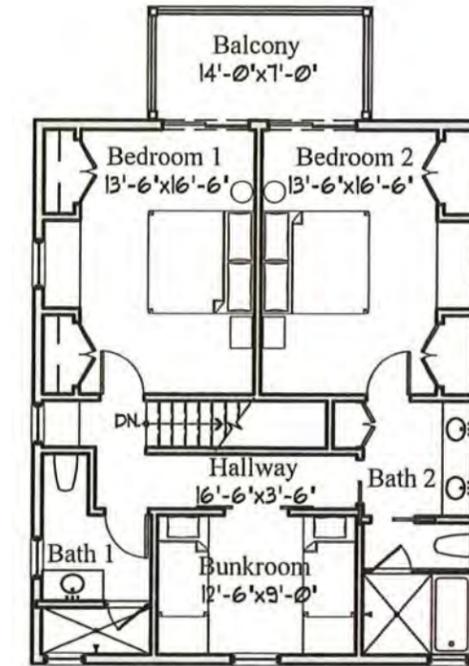
Existing Pool House Plan

3/32"=1'-0"



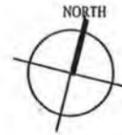
Proposed Pool House Plan - Main Level

3/32"=1'-0"



Proposed Pool House Plan - Upper level

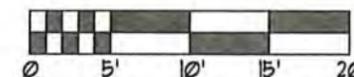
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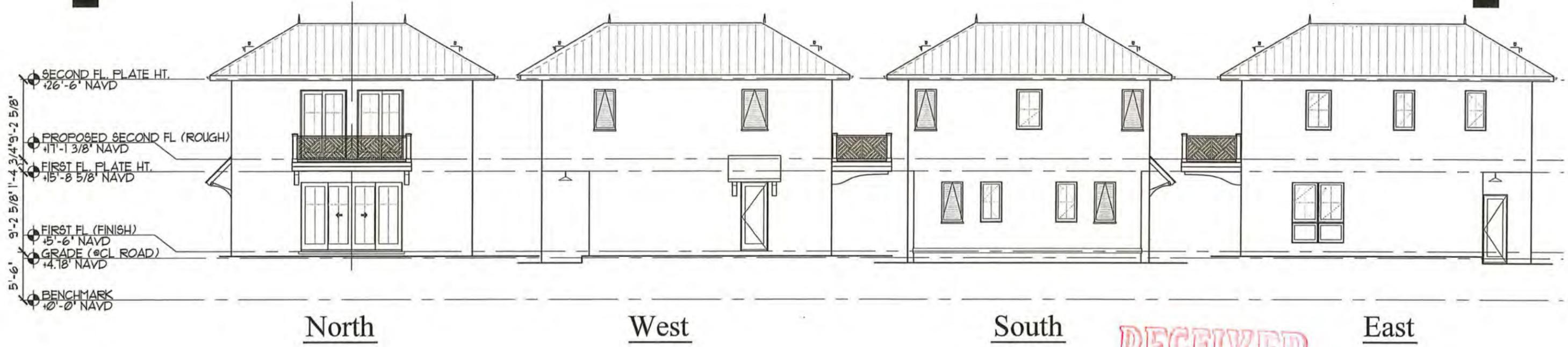
Job No: 2420  
Date: March 10, 2025

Konstant Architecture Planning  
6300 Golf Road Skokie Illinois 60077 847-967-6115-INC.

Private Residence  
1060 10th Street East, Boca Grande, FL



Sheet:  
Z-3.0



Proposed Pool House Elevations

3/32"=1'-0"

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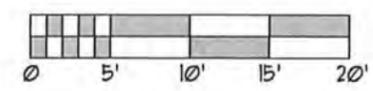


Existing Pool House Elevations

3/32"=1'-0"

Konstant Architecture Planning  
5300 Gulf Road Skokie Illinois 60077 847-987-8115 Inc.

**Private Residence**  
1060 10th Street East, Boca Grande, Fl



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Rendering of Proposed Design - View from North



Rendering of Proposed Design - View from Northwest

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Private Residence  
1060 10th Street East, Boca Grande, Fl

## STAFF REPORT

### SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00005 – 231 Park Avenue Elevation

#### BOCA GRANDE HISTORIC PRESERVATION BOARD April 9, 2025

**PROJECT ADDRESS:** 231 Park Avenue, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00004.0050  
**DESIGNATION:** Contributing

#### SUMMARY

The applicant requests approval to raise the main house structure approximately 4 feet above its current elevation to prevent future flooding, while still maintaining a strong indoor-outdoor connection between the house and the remaining property. Staff finds that the proposed project does comply with The Secretary of Interior's Standards for Rehabilitation, which are the standards used to evaluate changes to contributing properties.

#### FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the elevations and renderings and finds the project to be consistent with all standards set forth in The Secretary of Interior's Standards for the Rehabilitation.

#### **Staff recommends that the Historic Preservation Board:**

- **APPROVE the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to raise the main house structure approximately 4 feet above its current elevation, as depicted on the site plan and elevations stamped "received" February 7, 2025, titled "231 Park Ave Residence House Lift & Exterior Work"; and**
- **Make a finding that the request complies with The Secretary of Interior's Standards for Rehabilitation, and Lee County Land Development Code Chapter 22.**

#### ANALYSIS

##### **Subject Property**

The subject property is currently listed as a contributing property located at 231 Park Avenue in Boca Grande and is located at the corner of Park Avenue and Banyan Street. The subject property faces east towards Park Avenue with approximately 192 feet of street frontage, and the side yard facing south 102 feet of frontage along Banyan Street. An approximate 22 feet of banyan trees buffer the southern property line view from the street. The rear of the property to the west abuts a residential home, and to the north an alleyway divides the subject property from another residential home.

The site contains a one-story principal structure, a guesthouse, in-ground pool, and several outdoor structures approved under SCA2021-00023. Setback relief for the existing structure and accessory structures was granted through an administrative variance ADD2022-00006.

According to the Lee County Property Appraiser, the principal structure and guesthouse were constructed in 1930. The structures are indicative of the Spanish Colonial/Mediterranean eras, and

characteristics that can be seen on the exterior of both buildings include a rough stucco exterior wall finish over a terra cotta masonry structure, clay tile vents, and gable roof in clay barrel tile. The main residence is designed with two loggias, two large chimneys, and is surrounded by a courtyard. Windows and exterior doors throughout the home are divided-light steel casement.

The property sustained significant flooding and damage from multiple hurricanes.

### **Requested Changes**

The applicant proposes to raise the main house structure approximately four feet above its current elevation to prevent future flooding. The new interior floor height will be approximately five feet total above the existing grade at Park Avenue. A new perimeter concrete foundation will be constructed to raise the principal structure, and new foundation walls will match the existing stucco finish. Arched openings will be designed at grade to allow for any future flood water to flow under the house below the living space.

The elevations facing south towards Banyan Street will include a newly elevated terrace with French doors into the great room, and a central staircase down to grade with wrought iron railings. The existing concrete wall at the property line includes a gate is proposed to be added at the center of the Banyan Street fence line.

The Park Avenue elevations facing east will include two separate cantilevered wood porch structures at the existing private bedroom doors, supported by wooden brackets. Clay barrel tile roofs matching the existing structure will be used above the porch structures. A newly designed stucco, concrete staircase will be constructed to grade from the existing single kitchen door and decorated with a clay barrel tile infill at the sidewalls. An existing golfcart turnaround will be eliminated and replaced with a fenced opening at the new kitchen stairs, and the existing woven wooden fence will be reconfigured for privacy.

Elevations to the north facing the alleyway will include two new concrete staircases that face the north and east sides of the main entrance loggia to grade, will be textured with stucco and designed with matching decorative clay barrel tile infill or wood slats at the sidewalls. A new pool barrier wall connecting the main house and the guest house at the north end of the courtyard will be installed, and a new screened porch is proposed to connect the existing courtyard facing doors. The screen porch will be constructed using heavy timber posts and beams with a pergola-styled roof. A concrete staircase textured in stucco will provide access from the porch down to grade.

As a Contributing resource, the proposed project is being evaluated using The Secretary of Interior's Standards for Rehabilitation. Staff finds that the request meets the criteria, which are analyzed in further detail below.

## **THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION**

### **Standards for Rehabilitation**

**1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.**

The historical residential use of the property will not change. The proposed elevation and reconstruction of the property and materials being used will allow for minimal change to the property's distinctive features. Staff finds the request does meet this standard.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

The historic character of the property will be retained and preserved. The elevating of the home aids in preserving the historic character of the property by protecting the existing structure from the possibility of future flooding and damage to the structure. The proposed elevation includes construction of a concrete wall with a stucco finish, along with arched openings at grade to allow flood waters to flow freely under the principal structure, indicative of the existing Spanish Colonial era design of the existing structure. The cantilevered porches, screen enclosure, and stairs to grade create consistency with the existing structure with the stucco finish, clay barrel tiles, and wooden beam designed features. Staff finds the request meets this standard.

- 3. Each property will 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 elements from other historic properties, will not be undertaken.**

The proposed elevation and elemental design choices recognize the property as a physical record of its time, place and use. All of the proposed design features lend themselves to the Spanish Colonial design era of the contributing property, and no conjectural features or elements from other surrounding historic properties are proposed by the request. Staff finds the request meets this standard.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The elevating of the contributing structure aids in preserving the historic character of the property by protecting the building from the possibility of future flooding and damage to the structure, retaining and preserving the historical significance. Staff finds the request meets this standard.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The proposed elevation includes construction of a concrete wall with a stucco finish, along with arched openings at grade, which are consistent with the existing finishes and craftsmanship of the structure. The cantilevered porches, screen enclosure, and stairs to grade create consistency with the Spanish Colonial era architecture the existing structure maintains. All of the distinctive materials, features, finishes and construction techniques that characterize the property have been preserved and enhanced by the proposed design elements. Staff finds the request meets this standard.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The proposed elevation and design features do not act as a repair or a replacement to historic features, but necessary and appropriate enhancements due to the elevation of the contributing structure. Staff finds the request meets this standard.

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

There are no chemical or physical treatments being proposed on the project.

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

There are no archeological resources to be disturbed on this project.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The proposed elevation and added design features will not destroy historic materials, features, and spatial relationships that characterize the property. The new design features will be compatible with the existing Spanish Colonial era design and protect the integrity of the property and surrounding environment. Staff finds the request meets this standard.

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed elevation to the principal structure, cantilevered porches, screen enclosure, and stairs to grade are designed to protect and preserve the integrity of the historic property. To remove the elevation would be detrimental to the history integrity of the property, as its primary function is to mitigate the possibility of future flooding and subsequent damage. Staff finds this request meets this standard.

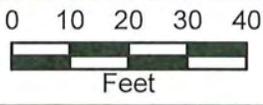
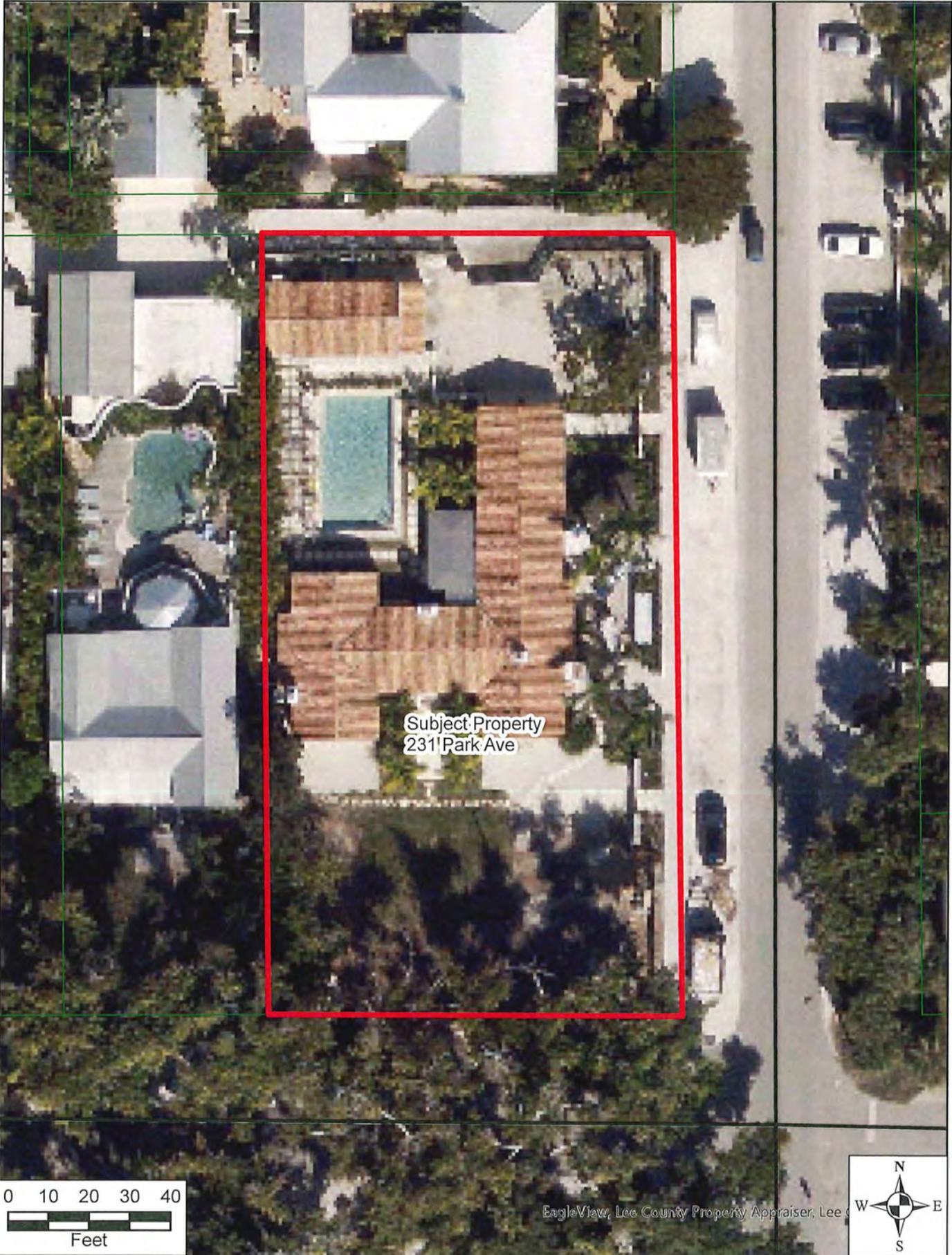
### **Conclusion**

Staff finds that the proposed elevation of the main house structure approximately 4 feet above its current elevation to prevent future flooding, and additional design features consistent with The Secretary of Interior's Standards for Rehabilitation, and the Lee County LDC Chapter 22. Therefore, staff recommends **APPROVAL** of the request as proposed.

### **Attachments**

- Attachment A - Location Map
- Attachment B - Aerial Photo
- Attachment C - Request Statement
- Attachment D - Site Plan
- Attachment E - Elevations

SCA2025-00005, 231 Park Avenue Elevation, 231 Park Ave



# SCA2025-00005, 231 Park Avenue Elevation, 231 Park Ave



# larson architecture works pllc

501 Fifth Avenue 2108  
New York, NY 10017  
646-809-5009

February 7<sup>th</sup>, 2025

Application For Special Certificate Of Appropriateness

Property address:

231 Park Ave, Boca Grande FL 33921

STRAP: 14-43-20-01-00004.0050

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## Request Statement

### Existing Property Description

Located at the corner of Park Avenue and Banyan Street, the existing property is surrounded by a 6' high woven wood fence on all sides, punctuated by stucco-covered concrete piers and two stucco-covered gateway structures facing Park Avenue. Both gateways have decorative wooden gates and are located near the north and south ends of the main house. Three large banyan trees border the south end of the property facing Banyan Street.

The site contains a 1-story main residence, a small guesthouse, in-ground pool, and several outdoor structures approved under record SCA2021-0023, including a screened porch, poolside pergola, and detached carport. The existing buildings and new accessory structures were given zoning setback relief through ADD2022-00006.

The main house and guest house were originally constructed in 1930, in the Spanish Colonial Revival style, sharing elements of both the Mediterranean Revival style and Mission style. Defining characteristics that can be seen on the exterior of both buildings include a rough stucco exterior wall finish over a terra cotta masonry structure, clay tile vents, and gable roofs clad in clay barrel tile. The main residence has a complex plan with two loggias, two massive chimneys and surrounds a courtyard. Typical windows throughout are divided-light steel casement windows, and outdoor spaces are largely accessed by paired, divided-light steel doors. The two buildings lack the elaborate decoration that would be characteristic of the Mediterranean Revival style; rather they rely on mass and arched openings more characteristic of the Mission style for distinguishing features.

Last year's hurricanes Helene and Milton caused significant flooding and damage in both buildings.

### Proposed Changes

Objective: To raise the main house structure approximately 4ft above its current elevation to prevent future flooding, while still maintaining the strong indoor-outdoor connection between house and site. The new interior floor height will be approximately 5ft total above the existing grade at Park Ave.

### Proposed Work:

1. Construct a new perimeter concrete foundation for the existing house in order to raise the entire building; exterior of new foundation walls will be stuccoed to match the existing building walls; arched openings at grade will allow for flood waters to flow under the house below the living space.

2. At the south side, facing Banyan Street:
  - a. Create a new elevated terrace at the south-facing French doors of the great room, with a central staircase down to grade and wrought iron railings.
  - b. Bring into compliance a gate and stuccoed concrete gateway wall constructed at the center of the Banyan St fence line.
3. At the Park Ave façade:
  - a. Construct two separate cantilevered wood porch structures at existing private bedroom doors, no connection to grade; Clay barrel tile roofs above and heavy wooden support brackets below are proposed.
  - b. New stuccoed concrete staircase to grade from the single kitchen door, with decorative clay barrel tile infill at the sidewalls.
  - c. Reconfiguration of woven wood fence to eliminate the existing golf cart turnaround and provide one single, fenced opening at the new kitchen stair.
4. At the north side, facing alley:
  - a. Two new stuccoed concrete staircases to grade at north and east sides of the main entrance loggia, with decorative clay barrel tile infill and/or wood slats at the sidewalls.
  - b. New pool barrier wall connecting the main house and the guest house at the north end of the courtyard.
  - c. New screened porch in the crook of the "H" to connect all the existing courtyard-facing doors, including two pairs of north-facing French doors at the great room, one pair of west-facing French doors at the existing hallway loggia, as well as two single doors at either end of the hallway loggia. The structure of the screened porch is proposed as heavy timber post and beam with a pergola-style roof. A stuccoed concrete staircase provides access from the elevated screened porch down to grade.

#### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

See below for responses to the *Standards for Rehabilitation*, as it applies to the proposed project.

*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.*

A. No change in use of property.

*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.*

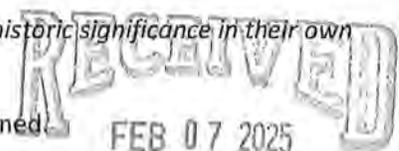
A. No characteristic historic features will be altered or removed.

*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.*

A. The proposed work shall not create a false sense of historical development.

*4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

A. Historically significant changes to the property will be maintained.



*5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

A. Characteristic and/or distinctive features, finishes, and craftsmanship shall be preserved.

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.*

A. Deteriorated historic features shall be repaired rather than replaced.

*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.*

A. No destructive cleaning methods or treatments are proposed.

*8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

A. NA

*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.*

A. Aside from the new structural foundation, the proposed work will not destroy historic or characteristic features, will be differentiated from the old, and designed to be compatible within the context of the property and environment.

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

A. Aside from the new structural foundation, new construction and exterior alterations may be removed in the future without significantly affecting the essential form and integrity of the property.

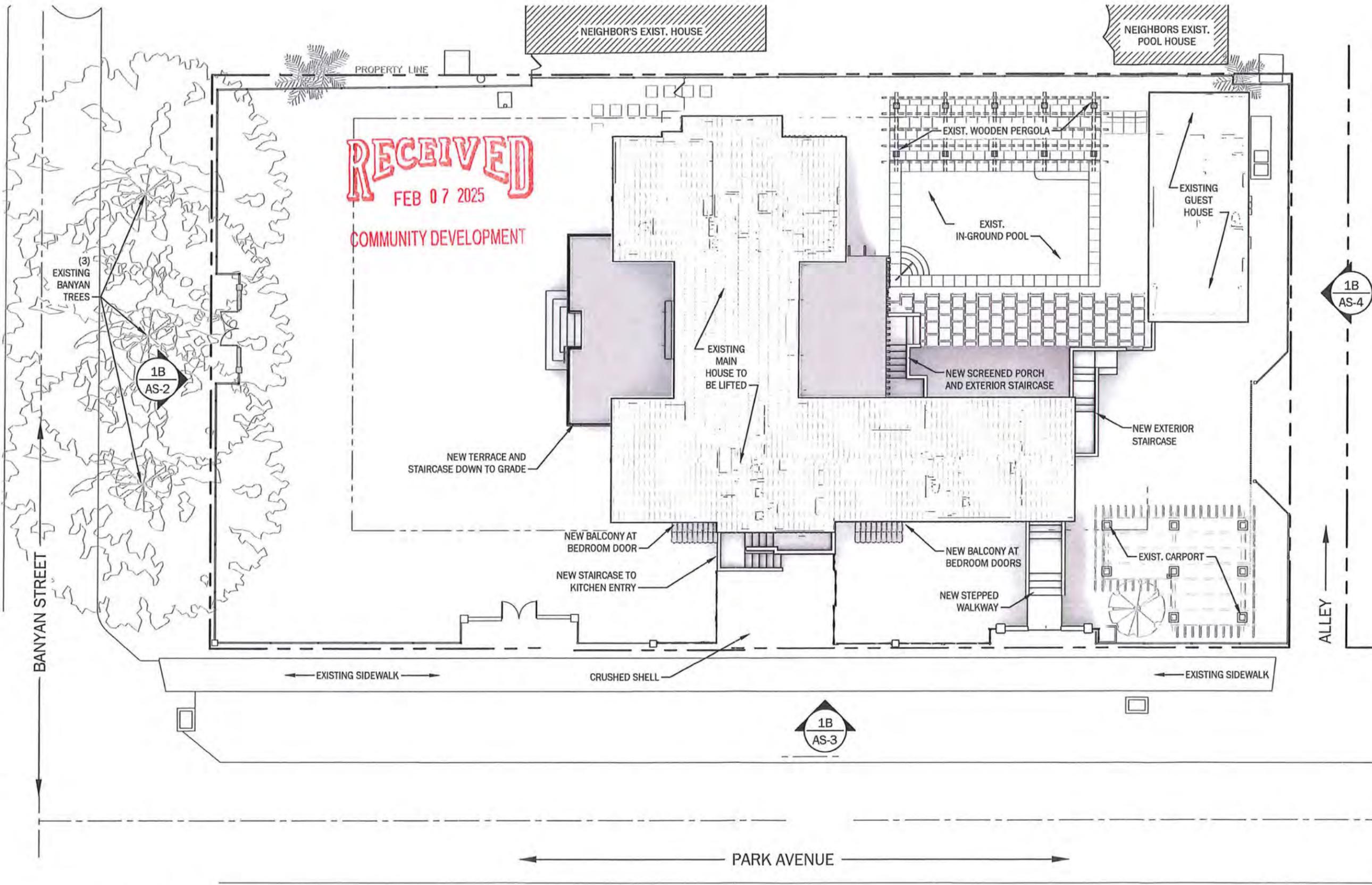
Sincerely,



Melody Swanson, RA AIA  
Larson Architecture Works pllc



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**1B** PROPOSED SITE PLAN  
 SCALE: 1/16"=1'-0"



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**1B**  
AS-4

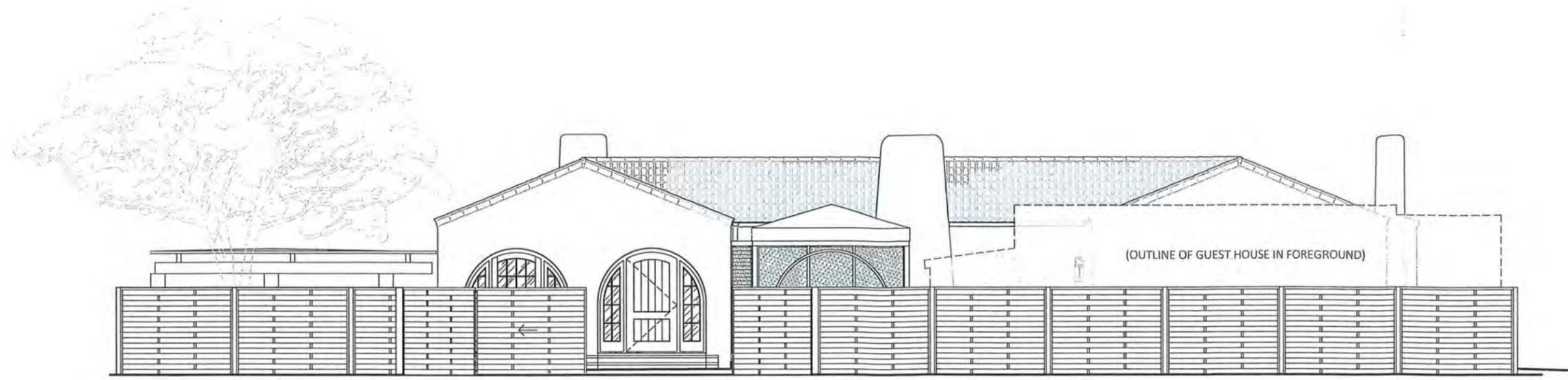
**ARCHITECTURAL SITE PLAN -  
 PROPOSED WORK**

**231 PARK AVE RESIDENCE  
 HOUSE LIFT &  
 EXTERIOR WORK**

501 5TH AVENUE  
 SUITE 2108  
 NEW YORK, NY  
 10017  
 T 646-809-5009

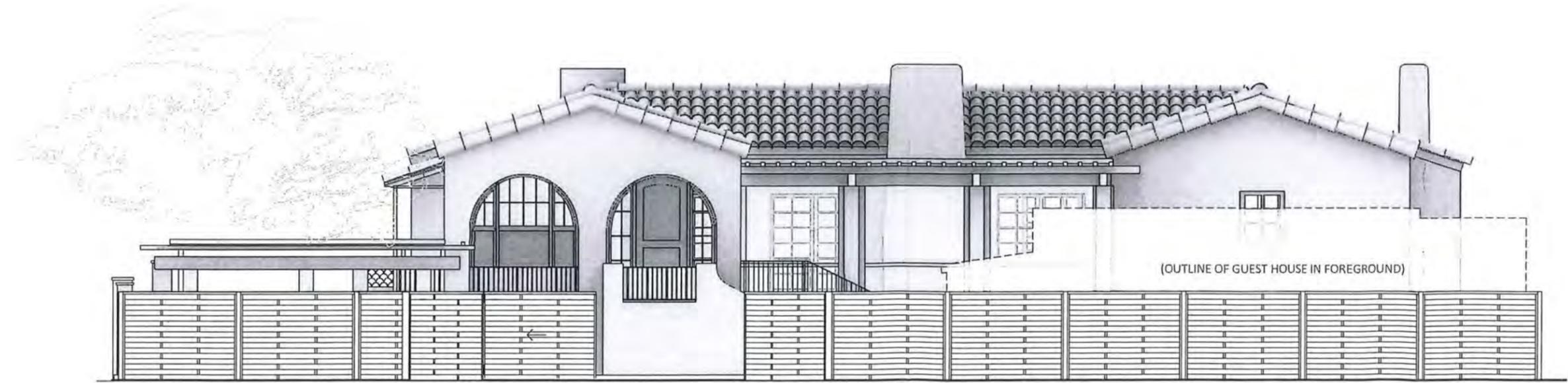
231 PARK AVE, BOCA GRANDE, FL 33921

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1A NORTH ELEVATION - FROM ALLEY - EXISTING  
SCALE: 1/8"=1'-0"

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1B NORTH ELEVATION - FROM ALLEY - PROPOSED  
SCALE: 1/8"=1'-0"

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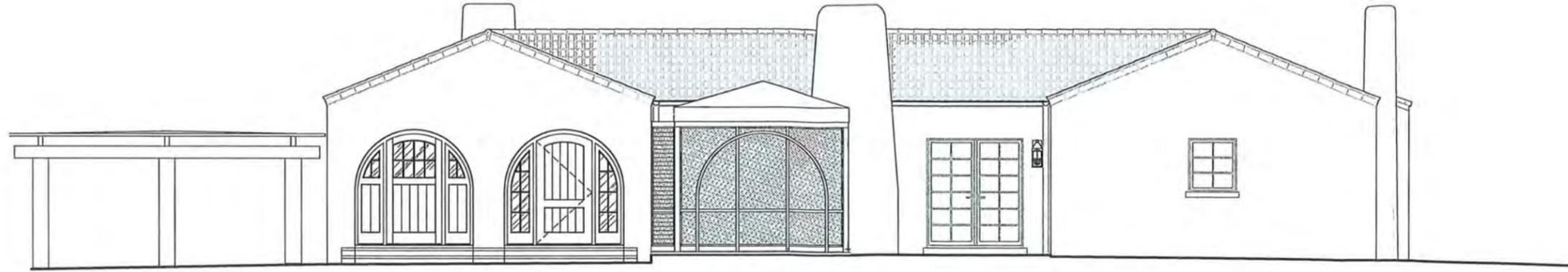
SITE ELEVATIONS - NORTH  
FROM ALLEY

231 PARK AVE RESIDENCE  
HOUSE LIFT &  
EXTERIOR WORK  
231 PARK AVE., BOCA GRANDE, FL 33921

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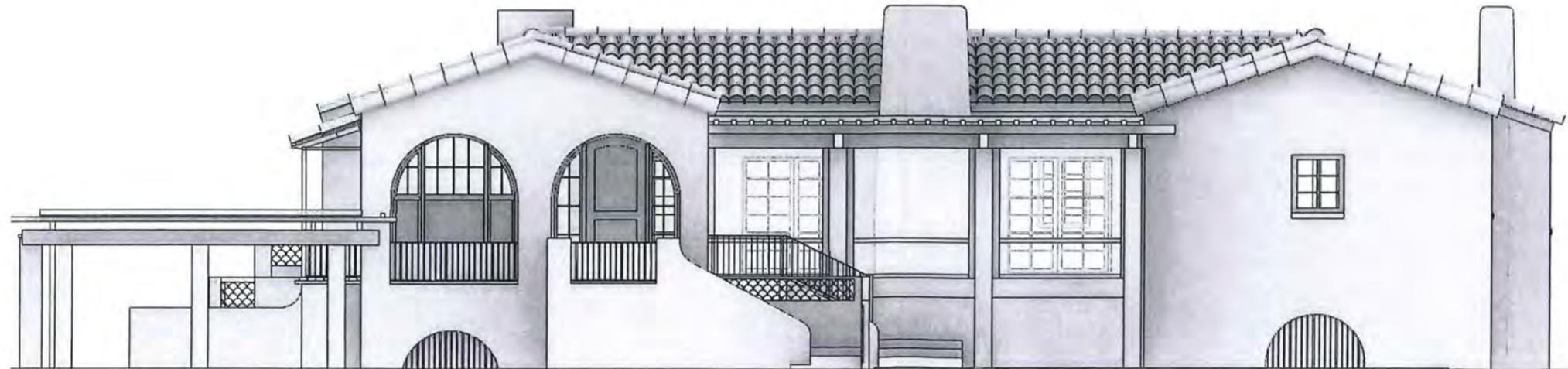
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1A NORTH ELEVATION - MAIN HOUSE - EXISTING  
SCALE: 1/8"=1'-0"

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1B NORTH ELEVATION - MAIN HOUSE - PROPOSED  
SCALE: 1/8"=1'-0"

MAIN HOUSE ELEVATIONS -  
NORTH

231 PARK AVE RESIDENCE  
HOUSE LIFT &  
EXTERIOR WORK  
231 PARK AVE, BOCA GRANDE, FL 33921

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**AS-4.2**



1A VIEW FROM NORTH - EXISTING PHOTO  
SCALE: NTS



1B VIEW FROM NORTH - PROPOSED RENDERING  
SCALE: NTS

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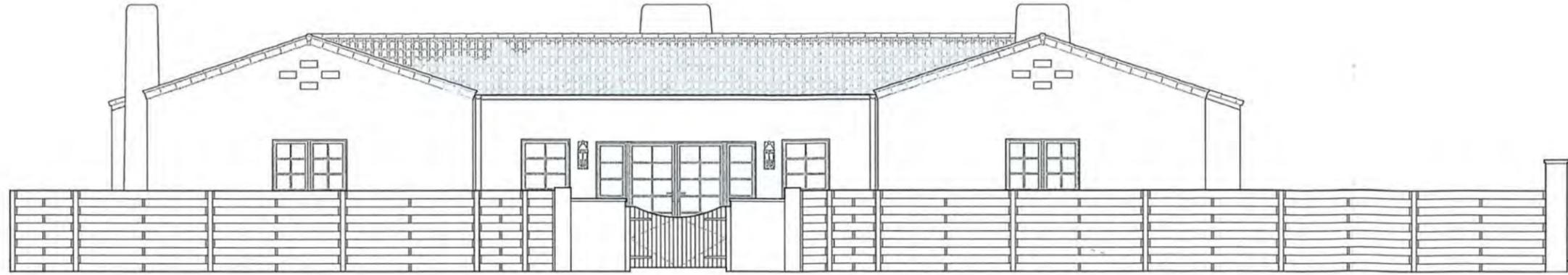
SITE VIEW - NORTH

231 PARK AVE RESIDENCE  
HOUSE LIFT &  
EXTERIOR WORK  
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SUITE 2108  
NEW YORK, NY  
10017  
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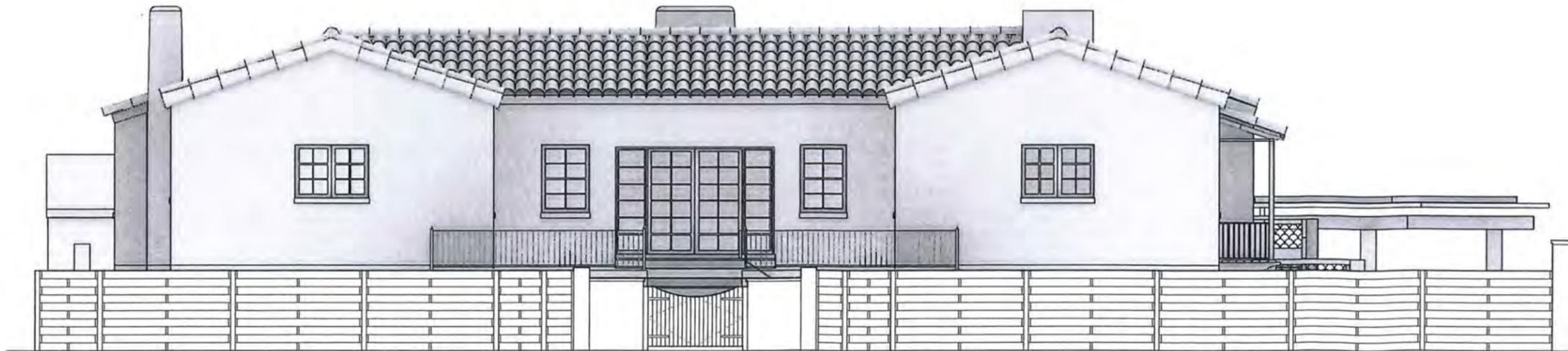
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AS-3.3



1A SOUTH ELEVATION - FROM BANYAN STREET - EXISTING  
SCALE: 1/8"=1'-0"

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1B SOUTH ELEVATION - FROM BANYAN STREET - PROPOSED  
SCALE: 1/8"=1'-0"

SITE ELEVATIONS - SOUTH  
FROM BANYAN STREET

231 PARK AVE RESIDENCE  
HOUSE LIFT &  
EXTERIOR WORK  
231 PARK AVE, BOCA GRANDE, FL 33921

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SUITE 2108  
NEW YORK, NY  
10017  
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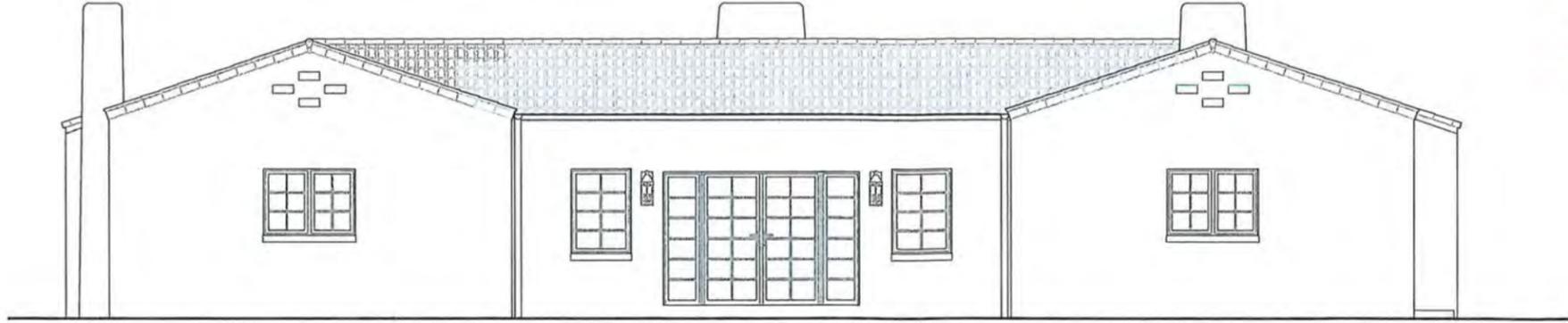
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ISSUED: 02/07/2025  
REVISED:

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**1A** SOUTH ELEVATION - MAIN HOUSE - EXISTING  
SCALE: 1/8"=1'-0"



**1B** SOUTH ELEVATION - MAIN HOUSE - PROPOSED  
SCALE: 1/8"=1'-0"

**AS-2.2**

JOB #:	20-28
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MAIN HOUSE ELEVATIONS -  
SOUTH

**231 PARK AVE RESIDENCE**  
HOUSE LIFT &  
EXTERIOR WORK  
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SUITE 2108  
NEW YORK, NY  
10017  
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1A VIEW FROM SOUTH - EXISTING PHOTO  
SCALE: NTS



1B VIEW FROM SOUTH - PROPOSED RENDERING  
SCALE: NTS

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SUITE 2108  
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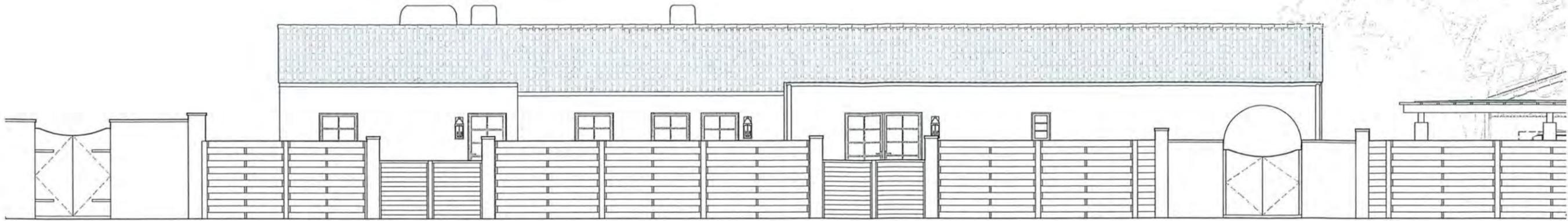
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**231 PARK AVE RESIDENCE**  
HOUSE LIFT &  
EXTERIOR WORK  
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SITE VIEW - SOUTH

JOB #: 20-28  
DRWN BY: MS  
ISSUED: 02/07/2025  
REVISED:

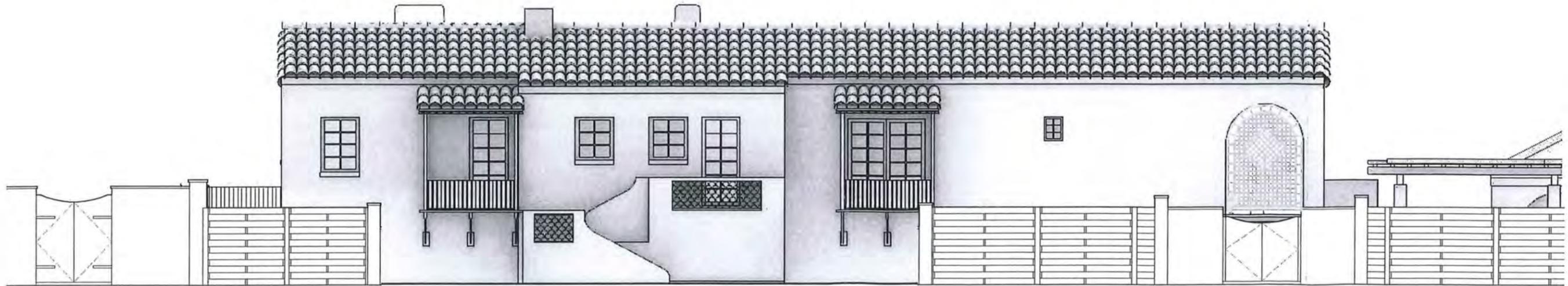
**AS-2.3**



1A EAST ELEVATION - FROM PARK AVENUE - EXISTING  
SCALE: 1/8"=1'-0"

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COMMUNITY DEVELOPMENT



1B EAST ELEVATION - FROM PARK AVENUE - PROPOSED  
SCALE: 1/8"=1'-0"

SITE ELEVATIONS - EAST  
FROM PARK AVENUE

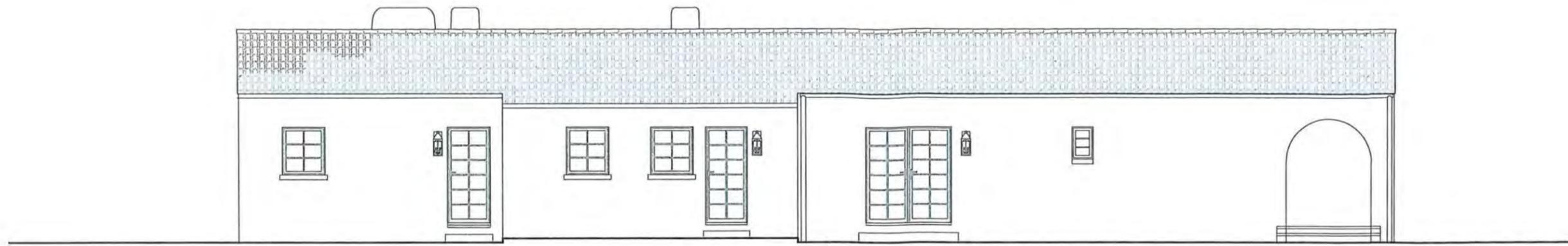
231 PARK AVE RESIDENCE  
HOUSE LIFT &  
EXTERIOR WORK  
231 PARK AVE, BOCA GRANDE, FL 33921

501 5TH AVENUE  
SUITE 2108  
NEW YORK, NY  
10017  
T 646-809-5009

larson  
architecture  
works p l l c

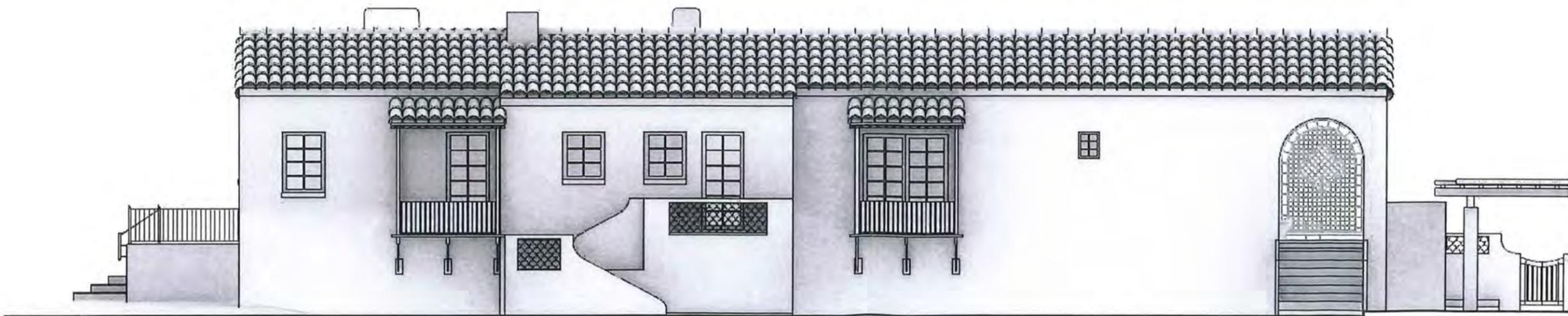
JOB #: 20-28  
DRWN BY: MS  
ISSUED: 02/07/2025  
REVISED:

AS-3.1



1A EAST ELEVATION - MAIN HOUSE - EXISTING  
SCALE: 1/8"=1'-0"

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COMMUNITY DEVELOPMENT



1B EAST ELEVATION - MAIN HOUSE - PROPOSED  
SCALE: 1/8"=1'-0"

AS-3.2

JOB # :	20-28
DRWN BY:	MS
ISSUED:	02/07/2025
REVISED:	

MAIN HOUSE ELEVATIONS -  
EAST

231 PARK AVE RESIDENCE  
HOUSE LIFT &  
EXTERIOR WORK  
231 PARK AVE, BOCA GRANDE, FL 33921

501 5TH AVENUE  
SUITE 2108  
NEW YORK, NY  
10017  
T 646-809-5009

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architecture  
works pllc



1A VIEW FROM EAST - EXISTING PHOTO  
SCALE: NTS



1B VIEW FROM EAST - PROPOSED RENDERING  
SCALE: NTS

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COMMUNITY DEVELOPMENT

501 5TH AVENUE  
SUITE 2108  
NEW YORK, NY  
10017  
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architecture  
works pllc

231 PARK AVE RESIDENCE  
HOUSE LIFT &  
EXTERIOR WORK  
231 PARK AVE, BOCA GRANDE, FL 33921

SITE VIEW - EAST

JOB #: 20-28  
DRWN BY: MS  
ISSUED: 02/07/2025  
REVISED:

AS-3.3

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
SCA2025-00006, ROBINETTE EAST HOUSE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD  
April 9, 2025**

**PROJECT ADDRESS:** 1140 11th Street East, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00036.0020  
**DESIGNATION:** Non-Contributing

**SUMMARY**

The applicant is seeking a Special Certificate of Appropriateness to allow renovations of the residence at 1140 11<sup>th</sup> Street West, Boca Grande. This includes replacing the existing flat roof with a low-angle roof, removing the existing enclosed porch and constructing a new open southern porch, replacing the southern sliding glass doors with French doors, altering the size and dimensions of windows and doors, and removing the existing door in the eastern perimeter wall and filling in the space.

The subject property is listed as contributing in the Boca Grande Historic District (HD 90-05-01). Therefore, any changes are required to be consistent with the Secretary of the Interior's Standards for Rehabilitation 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 Secretary of the Interior's Standards for Rehabilitation and LDC Chapter 22.

**Staff recommends that the Boca Grande Historic Preservation Board:**

- **APPROVE the Special Certificate of Appropriateness to permit the proposed renovations to the property, as depicted in the site plan, floor plans, and elevations stamped "Received" on February 14, 2025; and**
- **Make a finding that the proposed renovations to the residence are in compliance with the criteria of the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code.**

**ANALYSIS**

**Location, Surrounding Uses, and Existing Conditions**

The subject property is designated as a contributing property and is located at 1140 11<sup>th</sup> Street East. The subject structure is part of a larger compound that includes an additional residence and several accessory structures spread across two STRAP numbers. The subject structure is on the

eastern STRAP number, and it incorporates a portion of the eastern perimeter wall fronting on Gasparilla Road as the east wall of the structure. All of the proposed renovations in this case are on this specific structure and the eastern perimeter wall.

The subject structure was constructed in 1942 and is described by the Lee County Property Appraiser as a Florida Ranch style residence with an 875 square foot base under air and approximately 300 square feet of unfinished enclosed porch.

The STRAP containing the subject structure consists of one full platted lot and a portion of an additional platted lot from the Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. The property is located at the northeast corner of a platted block and fronts on two streets: 11th Street West to the north and Gasparilla Road on the east. To the north, across 11th Street is a single-family residence. Abutting on the west and south are additional single-family homes. To the east, across Gasparilla Road, is a walking path on the former railroad right-of-way. The subject property and all of the abutting land is zoned Single-Family Residential (RS-2).

The property has previous historic cases. SCA2021-00009 approved a small addition to the north side of the property. COA2015-00057 was a proposed remodel of the subject structure but was withdrawn. COA2013-00044 approved a re-roof. COA2012-00021 approved A/C work. COA2011-00165 approved electrical work. COA2011-00122 approved a re-roof. And COA2006-00129 also approved re-roofing work.

### **Requested Changes**

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

- Replace the flat roof with a low-angle roof.
- Replacing the existing enclosed porch with an open porch.
- Replacing the existing southern sliding glass doors with French doors.
- Replacing and altering windows and doors in the western façade.
- Removing and filling in the existing door in the eastern perimeter wall.

### Roof Replacement

The applicant proposes to replace the existing flat roof with a low-angle roof. The proposed roof will be of similar materials as typically found on flat roofs. The measure is to provide better drainage than the current roof. This will better preserve the roof from water damage and extend the lifespan of the structure. The angle of the proposed roof is very slight, and the overall appearance of the proposed roof is very similar to the existing structure. This allows the structure to maintain its horizontal orientation and focus. Staff finds that the proposed re-roof does not create any significant issues with historic character of the property.

### Porch Replacement

The applicant proposes to remove the existing enclosed porch at the southern end of the structure, including the current pan roof, and replace it with an open porch area with a roof supported by

posts and beams. The current enclosed porch wraps around the western façade of the residence, following the edge of the existing roof. The proposed open porch would be located only towards the south of the residence and would be only 206 square feet instead of the 296 square feet of the existing screened porch. The existing screened porch consists of a wooden knee wall with lattice work topped with a continuous ribbon of awning windows along the east, south, and west sides. The proposed porch will be completely open with no screens. This proposed measure will actually restore the original appearance of the structure by removing a non-original feature that is currently obscuring portions of the original structure. Staff recommends that the proposed replacement of the enclosed porch with the open porch be approved.

#### Southern Door Replacement

The applicant proposes to remove the existing sliding glass doors on the southern façade and install a pair of multi-light swinging French doors. The French doors will occupy the same location as the existing doors and will have the same dimensions. Therefore, no change to the structure of the house is required. Although the replacement creates a stylistic change in the residence, the overall effect is de minimis and does not create a significant visual effect.

#### Western Windows and Doors

The applicant proposes several changes to the western (side) façade. First is to replace the damaged window on the northwest with an impact rated window in the same size and style. This creates no issues.

The second change is to remove the existing door on the north end of the west façade and replace it with a single-hung window. The remainder of the doorway will be filled and will be sided to match the rest of the structure. This door is not original to the structure and its removal is not a significant change to the historic character of the property.

The third change is the replacement of the small single-hung window on the central section of the west façade with a larger single-hung impact window. Both windows are 31 inches wide, but the proposed window is 63 inches tall versus the 38-inch tall existing window. It is likely that the existing window is not a historic feature and its replacement with a larger but similar window will not result in a significant impact on the historic character of the property.

The fourth change is to replace the existing door on the southern end of the west façade. This will be a size-for-size replacement and will not result in any significant impact on the historic character of the property.

The fifth change will be to replace the existing pair of awning windows at the southern end of the west façade. The replacement window will be a single-pane picture window that replaces both of the existing windows. Because the awning windows are not original to the residence, the proposed change does not alter any significant historic feature on the property.

### Eastern Door Removal

The applicant proposes to remove an existing door in the eastern perimeter wall of the property just south of the subject residence. The doorway will be filled with masonry and sided to match the existing perimeter wall both inside and out. The doorway is not the main entrance to the property and is not considered a significant historical feature. Its removal will not constitute a change to the historical character of the property as a whole.

### **THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION**

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

The property will continue to be used as a residence.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The proposed removal of the enclosed porch will not affect any historic features or materials because the enclosure is not original to the structure. The alteration of the doors and windows on the southern and western façades will not have any significant effect on the character of the residence.

- 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.**

No conjectural features are proposed for the structure and some subsequently added features are being removed.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

There have been no subsequent features added to the property that have since become historically significant.

- 5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

The proposed removal of the enclosed porch will allow for the original appearance of the structure to be revealed.

- 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.**

There are no significant historic features proposed for repair or replacement.

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.**

There is no cleaning proposed as part of the construction work.

8. **Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

There are no known archaeological features on the subject property, and it is not within any Archaeological Sensitivity Zone.

9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**

The existing enclosed porch is not original to the property and its removal does not require the removal of any significant portion of the residence. The original historic portions of the structures are being retained with no significant effect on their historic character.

10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed open porch, doors, windows, and new roof will not affect the historic portions of the property and could be reversed with no significant impact on the house.

### **Conclusion**

Staff finds the proposed renovations are consistent with the Secretary of the Interior's Standards for Rehabilitation and Land Development Code Chapter 22.

### **Attachments:**

Location Map

Aerial

Applicant Packet

Narrative

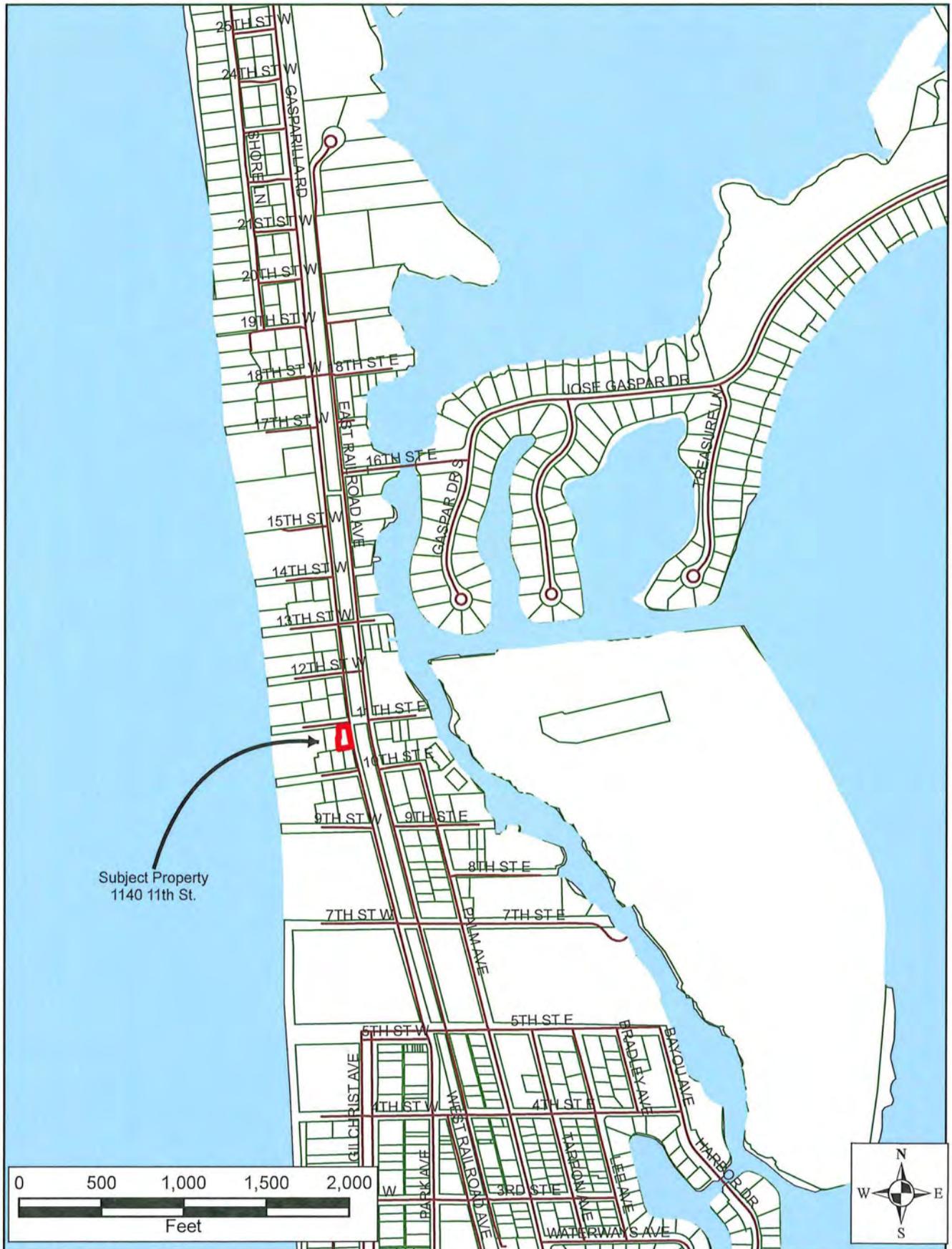
Proposed Site Plan

Floor and Roof Plans

Elevations

Photos

SCA2025-00006, Robinette East House, 1140 11th Street W.



SCA2025-00006, Robinette East House, 1140 11th St W



SCA2025-00006



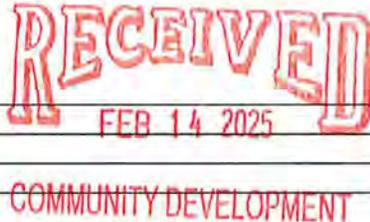
HISTORIC PRESERVATION PROGRAM
APPLICATION FOR
SPECIAL CERTIFICATE OF
APPROPRIATENESS

Project Name: 1140 11th St W - Repair damage by Hurricane Milton
Summary of Request: Remove and/or replace roof, windows, doors and porch damaged by Hurricane Milton

1. Name of Applicant or Agent: Joseph R. Robinette
Contact Person: Gloria M Sajgo AICP
Address: 1421 Paloma Dr
City, State, Zip: Ft Myers FL 33901
Phone Number: 239 850 8442 E-mail: aplanaday@yahoo.com

2. Relationship of Applicant to owner (check one):
[ ] Applicant is the sole owner of the property.
[X] Applicant has been authorized by the owner(s) to represent them for this action.
(provide Affidavit of Authorization form)

3. Property owner(s):
Name: Joseph R. and Dana B Robinette
Address: P O Box 3567
City, State, Zip: Bristol TN 37625
Phone Number: E-mail: COMMUNITY DEVELOPMENT



4. Property Information:
Street Address: 1140 11th St W
City, State, Zip: Boca Grande FL 33921
STRAP Number(s): 14-43-20-01-00036.0020

5. Historic District (if applicable) HD 90 05 01 Boca Grande

6. Designation of Property [X] Contributing [ ] Non-Contributing
[ ] Individual Designation [ ] Not Historic

7. Project Description (check all that apply)
[ ] Alteration [ ] Demolition [ ] New Construction
[ ] Reconstruction [X] Rehabilitation [ ] Relocation

8. Change In Use [X] 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? [X] No [ ] Yes
If yes, Explain:

10. Has a development order or building permit application been filed prior to or concurrent with this application? [X] 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.*



**COMMUNITY DEVELOPMENT**

<input checked="" type="checkbox"/>	<b>Completed Application Form</b>
<input checked="" type="checkbox"/>	<b>Affidavit of Authorization Form (if applicable)</b>
<input checked="" type="checkbox"/>	<b>Existing Conditions Plan (Legible at 11" x 17"):</b> 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"/>	<b>Request Statement:</b> 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"/>	<b>Proposed Site Plan (Legible at 11" x 17"):</b> 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"/>	<b>Architectural Elevations (Legible at 11" x 17"):</b> 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"/>	<b>Architectural Floor Plans:</b> 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"/>	<b>Materials Description:</b> 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"/>	<b>Site and Building Photographs:</b> 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"/>	<b>Materials Samples (optional)</b>
<input type="checkbox"/>	<b>Other Materials that may assist the Historic Preservation Board in evaluating the request (optional)</b>

**ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES**

<input type="checkbox"/>	<b>Area of Work:</b> 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"/>	<b>Mitigation Measures:</b> Provide a narrative statement describing the proposed mitigation measures to limit impacts to archaeological resources resulting from the proposed project.
<input type="checkbox"/>	<b>Archaeological Surveys (if applicable):</b> 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.leeqov.com/dcd/zoning/apps> or contact the Zoning Section for assistance.

LEE COUNTY COMMUNITY DEVELOPMENT, ZONING SECTION  
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902  
PHONE (239) 533-8585

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FEB 14 2025

**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, Joseph R. Robinette (name), as husband of Dana B Robinette (owner/title) of ~~(company/property)~~, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property 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.**

*Joseph R. Robinette*  
Signature

2/10/25  
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 10th day of February, 2025, by Joseph R. Robinette (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



*Laura Cruise*  
Signature of Notary Public

## ADDITIONAL AGENTS

Company Name:	APLANADAY LLC		
Contact Person:	Gloria M Sajgo AICP		
Address:	1421 Paloma Dr		
City, State, Zip:	Ft Myers, FL 33901		
Phone Number:	239 850 8442	Email:	<a href="mailto:aplanaday@yahoo.com">aplanaday@yahoo.com</a>

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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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:			
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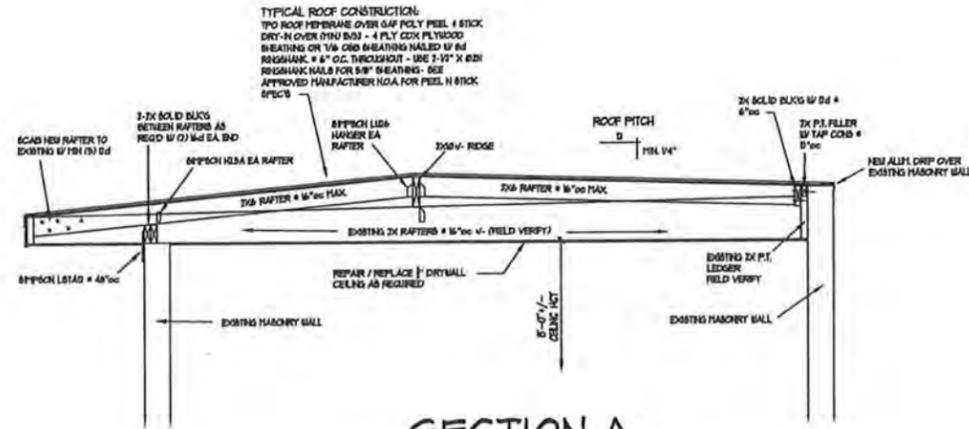


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FEB 14 2025

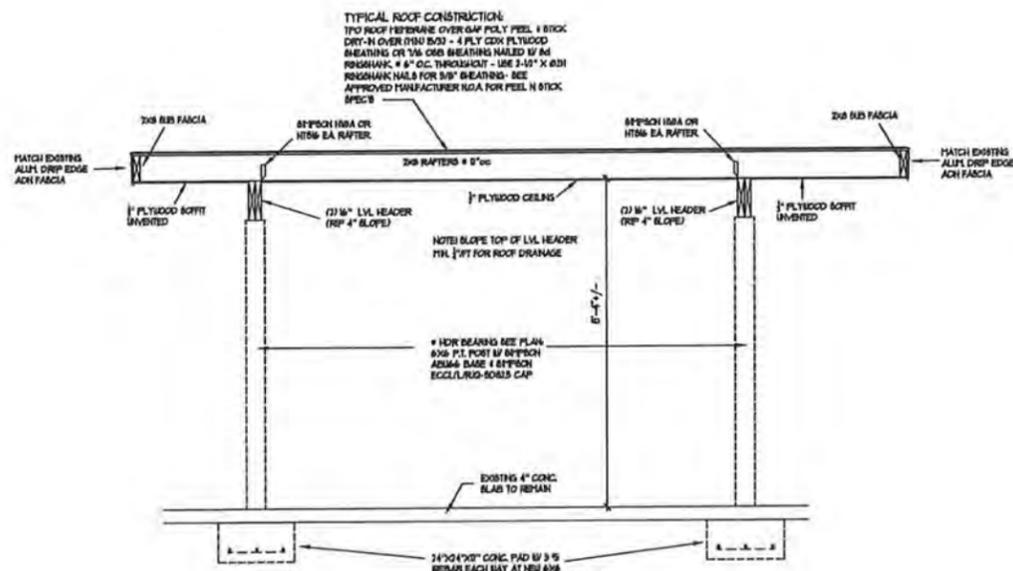
COMMUNITY DEVELOPMENT

NOTE:  
CONTRACTOR AND/OR OWNER  
TO FIELD VERIFY ALL NEW & EXISTING  
DIMENSIONS AND DETAILS.

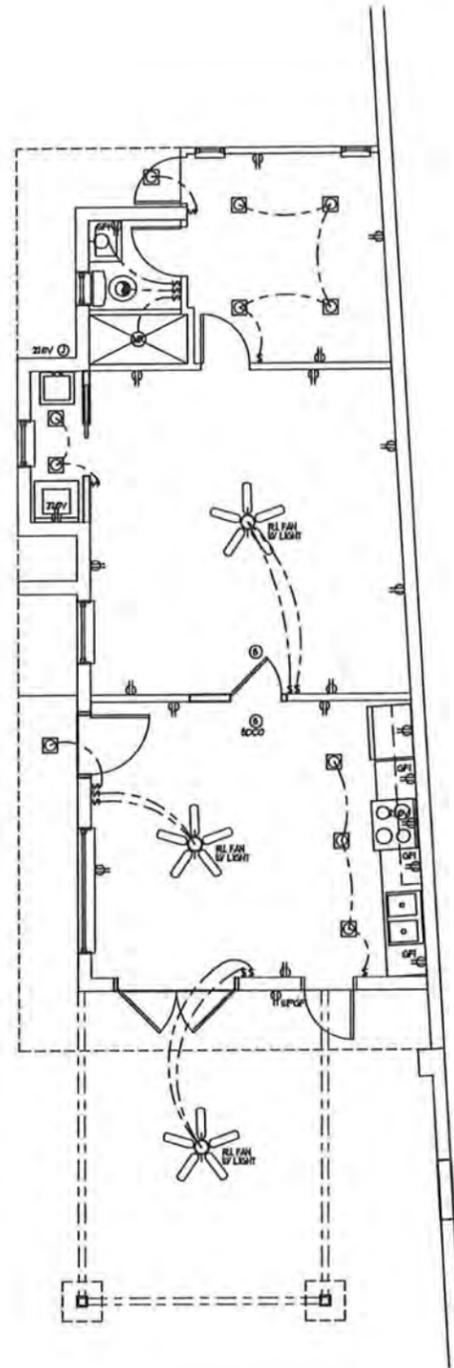
**Jscott**  
Drafting, Inc.  
2878 S. ACCESS RD., UNIT 1  
ENGLWOOD, FLORIDA 33434  
PLAN NO. 25-001  
DATE: 02/11/25



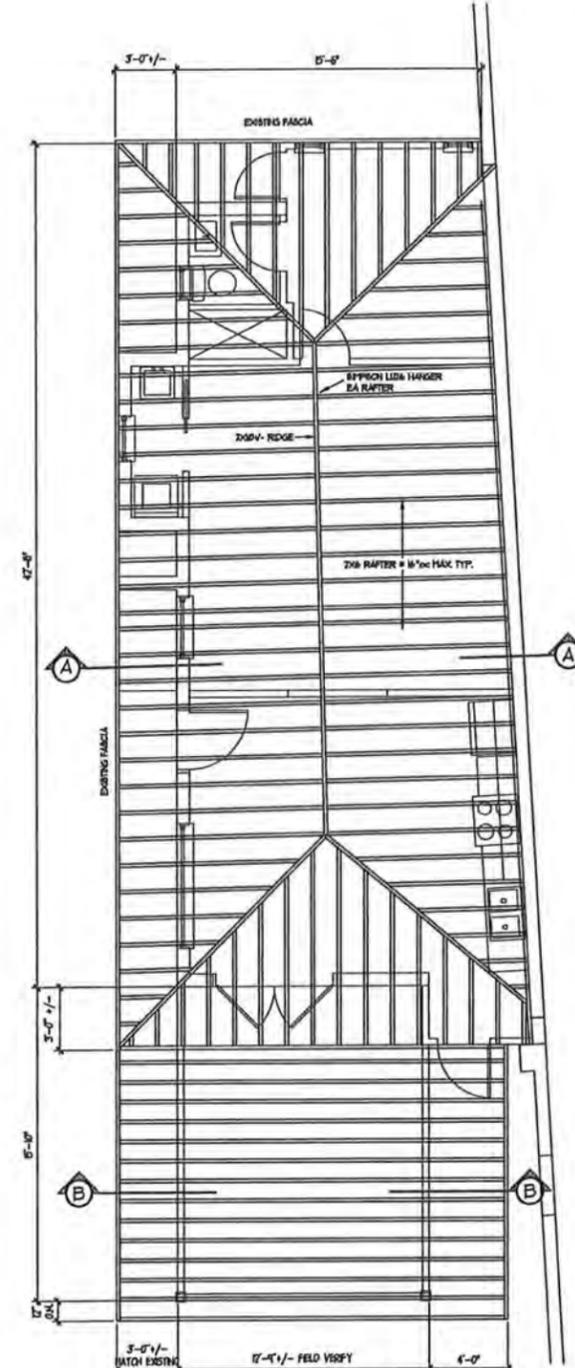
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**SECTION B**  
SCALE - 1/2"=1'-0"



**ELECTRICAL**  
SCALE - 1/4"=1'-0"



**ROOF FRAMING**  
SCALE - 1/4"=1'-0"

BUILT BY:  
**ALPHASE CONSTRUCTION**

A HURRICANE REPAIR PLAN FOR:  
**MR. & MRS. ROBINETTE**  
1140 10TH STREET W., BOGA GRANDE

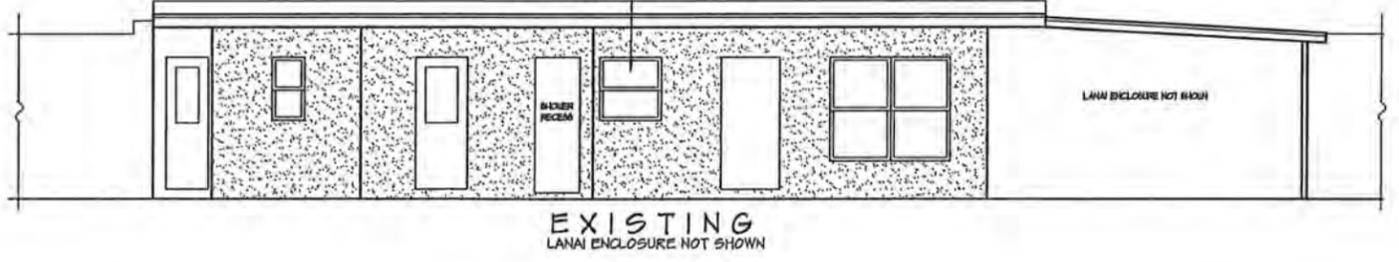
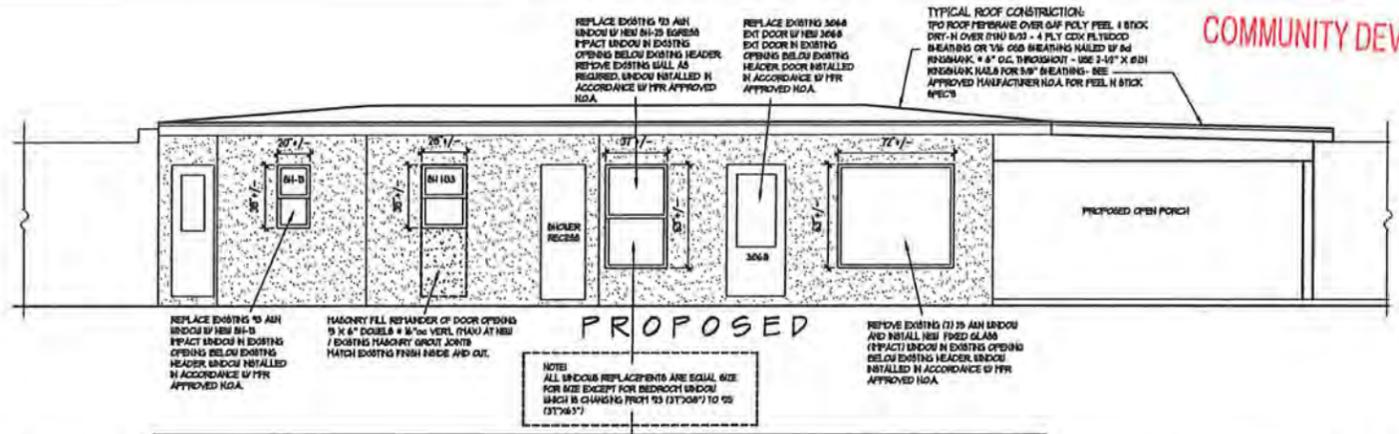
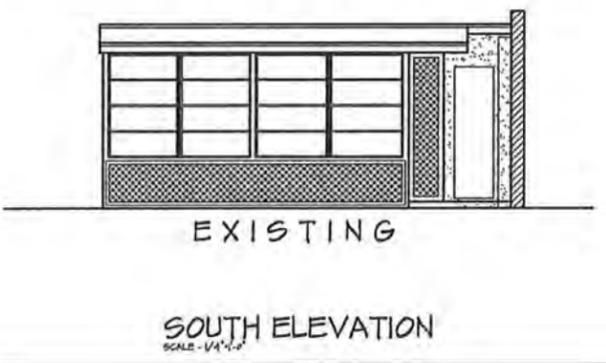
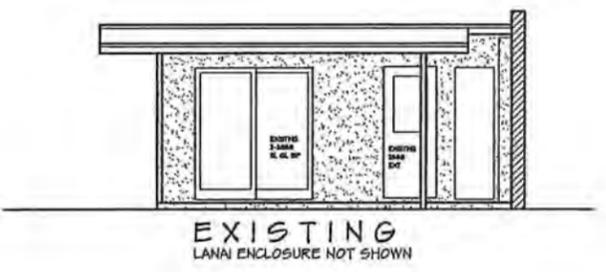
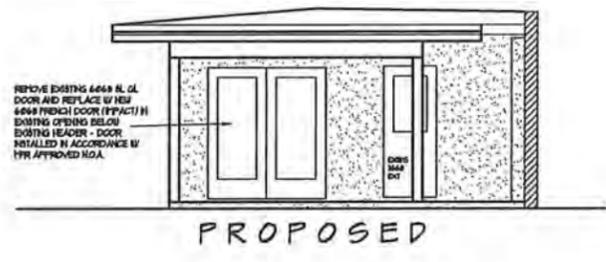
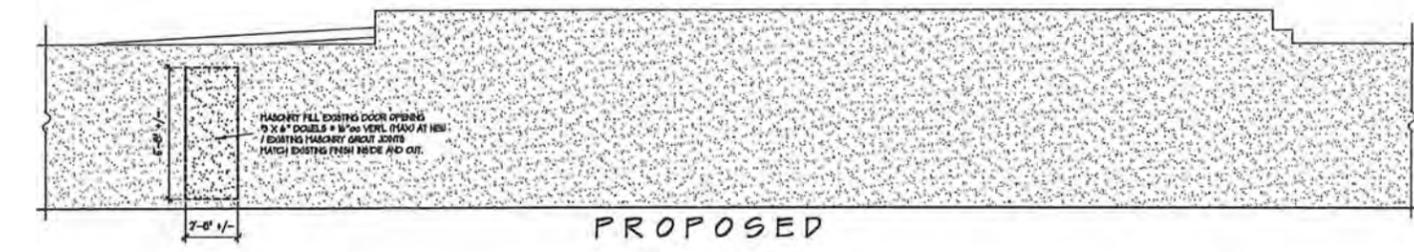
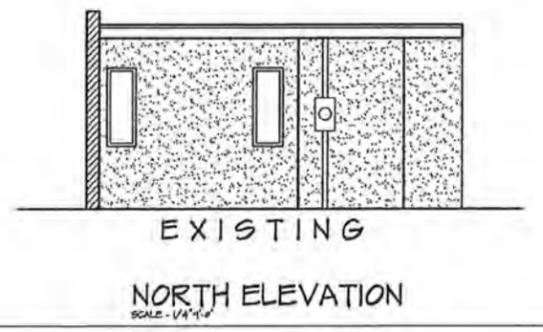
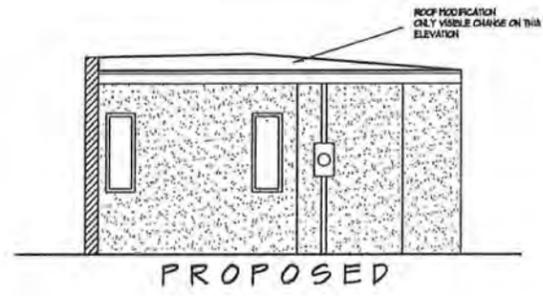
DATE DRAWN  
JUL 8, 2025

DRAWN BY  
J. SCOTT

DATE REVISED  
JUL 27, 2025  
FEB 11, 2025

SHEET  
2 OF 3

JOB NUMBER  
25-001



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BUILT BY:  
**ALLPHASE CONSTRUCTION**

A HURRICANE REPAIR PLAN FOR  
**MR. & MRS. ROBINETTE**  
1140 10TH STREET W., BOCA GRANDE

DATE DRAWN  
JUL 9, 2025

DRAWN BY  
J. SCOTT

DATE REVISED  
JUL 27, 2025  
FEB 11, 2025

SHEET  
3 OF 3

JOB NUMBER  
25-001

1140 11<sup>th</sup> St W Boca Grande FL 33921  
Applicant's Narrative for the  
Special Certificate of Appropriateness (SCA) Application



**PROJECT NAME:** 1140 11<sup>th</sup> St W – Repair damage by Hurricane Milton  
**PROJECT ADDRESS:** 1140 11<sup>th</sup> St W Boca Grande FL 33921  
**STRAP NUMBER:** 14-43-20-01-00036.0020  
**STATUS:** Contributing in the Boca Grande Historic District HD 90-05-01

COMMUNITY DEVELOPMENT

**I. SUMMARY**

The applicant requests approval to rehabilitate a contributing house at 1140 11<sup>th</sup> St W Boca Grande to repair damage done by Hurricane Milton. There was significant damage to the roofs, interiors, windows and doors and wraparound porch.

The proposed project preserves the historic character of the resource and is in compliance with the Sec. of the Interior's Standards for Rehabilitation and Chapter 22 of the Lee Co. LDC.

**II. EXISTING CONDITIONS**

The subject property is an 8,109 sq ft parcel at the southwest corner of 11<sup>th</sup> St W and Gasparilla Rd. This small parcel has two small residences; both built in 1942 in similar Modern architectural styles. [Additionally, the 2-story house next door at 1120/1125 11<sup>th</sup> St was also built in 1942 with a Modern architectural style resembling that of these small houses.] (Property Appraiser)

The subject single-story house:

- has an irregular rectangular-like shape approximately 42-ft long and 19-ft wide.
- features a flat roof, stucco covered walls and a variety of windows – only the windows on the north elevation are original and these will be preserved as they are.
- towards the south the house features a relatively large, wraparound porch enclosed with a series of awning windows. This porch is not original and will be removed.
- On the section of the house that is covered by the enclosed wraparound porch, the following elements are under the porch cover and not immediately visible:
  - On the west a single door with double awning windows to its right is not visible
  - On the south elevation sliding glass doors are not visible.

The subject residence is a 1-bedroom house with an air-conditioned area of 875 sq ft. (Lee Co. Property Appraiser). This is small house which is now 83-years old and as noted was built in the Modern architectural style.

Modern Style: While the house has had alterations, it still retains recognizable elements of the modern architectural style. There is a visible emphasis on function, efficient use of space and innovative design – which are hallmarks of modern architecture:

- The house's east wall is also the fence wall: On the exterior the distinctive feature of this small building is that the east wall of the building is part of the tall wall fence along Gasparilla Road. The property has a 125.54-ft long fence along Gasparilla Rd and 42.45-ft of that fence also serves as the east wall of the house. This is an innovative design maximizing the parcel area available for the small house.

- Efficient use of interior space: In the interior there are no hallways; doors in one room open to the next, maximizing interior space and functionality in this very small house.
- Simple design: The house has a simple design with minimal decorative elements. The house features a flat roof and simple stucco walls. Only the two windows on the north elevation – two long narrow windows – are original to the house and they will be preserved as they are. These windows are similar to the windows on the other small Modern house located on subject parcel and to the windows on the large 2-story modern house on the adjoining property to the west.

### III. PROPOSED PROJECT

The proposed project preserves the existing house and seeks to rehabilitate the house from damage inflicted by Hurricane Milton. Interior of the house will be rehabbed as shown on the plans.

Exterior rehabilitation preserves and retains the historic character of the property. Features of the proposed exterior rehabilitation are listed below and followed with a discussion.

1. There are no structural additions proposed. Original exterior walls stay as they are.
2. Preserve the historic north windows as they are.
3. New Roof slightly pitched roof to replace flat roof. The existing flat roof was damaged causing damage to the interior. The proposal calls for a very slightly pitched roof (12-in run & ¼ -in rise) with a synthetic covering. The pitch is slight enough as to allow the water to drain off the roof preventing interior damage.
4. Remove enclosed southwest wraparound porch and install a new south porch covered with a flat roof; the porch will be open on the sides i.e. without enclosures
5. The historic north windows are preserved.

Existing windows on the west elevation are proposed to be replaced with new impact windows the same size as the existing contemporary non-historic windows with the exception of the existing central window.

The existing, central contemporary (non-historic) window is nearly square shaped; it will be replaced with a taller, rectangular shaped contemporary (non-historic) window.

6. Replace the south sliding glass doors with French doors.
7. Remove the existing door incised into the high fence along Gasparilla Rd and wall-in the opening.

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**Discussion**

**1. There are no structural additions proposed. Original exterior walls stay as they are.** The rehabilitation work proposed is the minimum necessary to allow the preservation and continued use of this historic building. The work does not affect the massing, size, scale or key architectural features.

**2. Preserve the historic north windows are they are:** The windows on the north elevation are original historic windows.

The design of these windows on the north elevation matches the windows on the other small historic house on the property. The windows on the north elevation also match the window design of the large 2-story house adjoining the subject property – this house, like the subject house was built in 1942 in the Modern architectural design.

	<p><b>Subject house:</b> Historic windows on the north elevation –</p> <p>The two long narrow windows are similar to the windows on the other house on the subject parcel and to the adjoining house to the west.</p>
	<p><b>Other house on the subject parcel:</b> Like the subject house, the other house on the parcel was built in 1942 in the Modern style. Historic windows on this small house resemble those on the north elevation of the subject house.</p>
	<p><b>House on the adjoining parcel to the west:</b> Like the 2 houses on the subject parcel, this 2-story house was also built in 1942 in the Modern style. Note: The historic windows on this house resemble the historic windows on the north elevation of the subject house.</p>

**3. New Roof:** The existing flat roof was damaged causing damage to the interior. The proposal calls for a very slightly pitched roof (12-in run & ¼ -in rise) with a synthetic covering. The pitch is slight enough as to allow the water to drain off the roof preventing interior damage. (Please refer to the plans)

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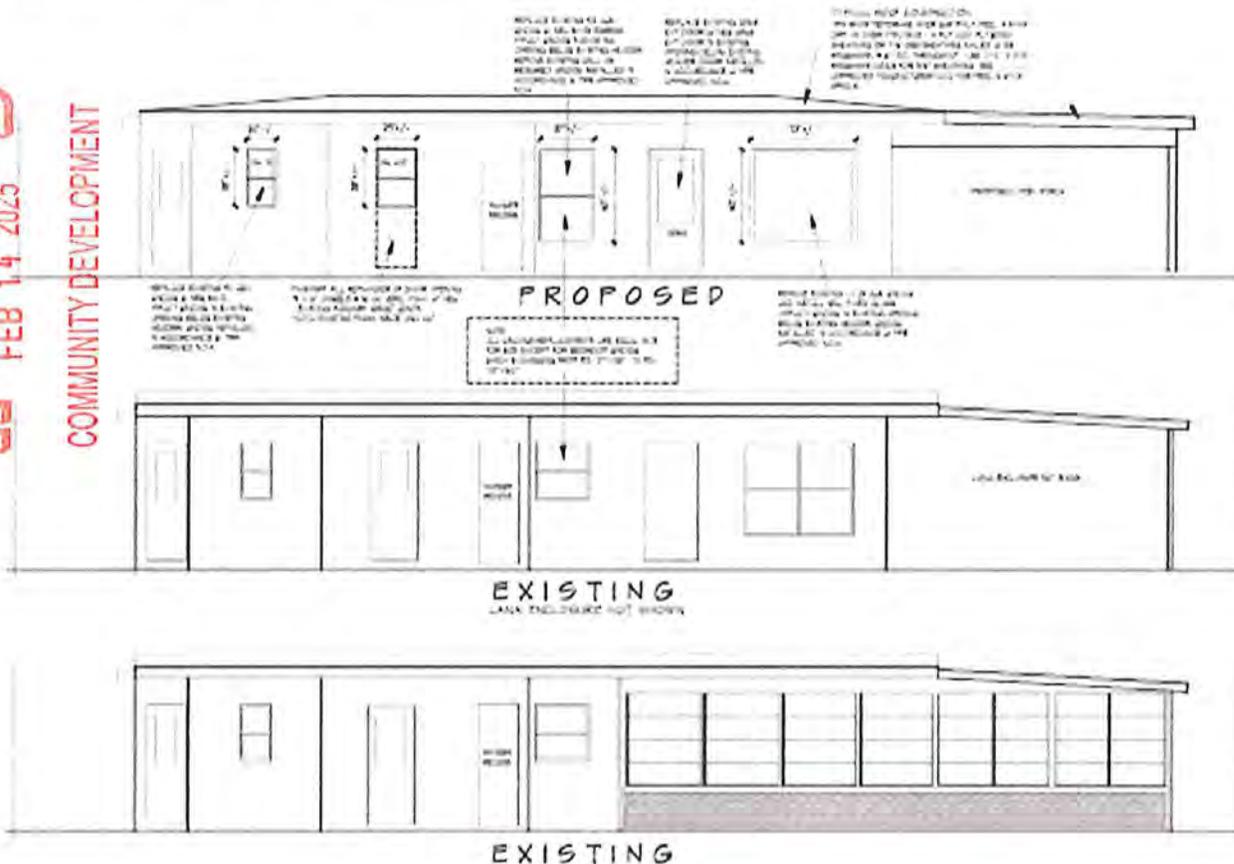
**4. Remove the enclosed southwest wraparound porch and install a new south covered with a flat roof and open on the sides i.e. without enclosures:**

Currently the house features a wraparound porch enclosing a portion of the west side and the south elevations. This porch is not original to the house. The porch is enclosed with a wood knee wall covered with lattice. Located over this knee wall are rows of awning windows. On the east elevation of the porch the lattice covering extends from floor to ceiling. Eliminating this enclosed porch will make the west side and south elevations visible – as intended in the original design.

The proposal calls for replacing the wraparound porch with a new, a new south porch covered with a flat roof and open at the sides – i.e. without an enclosure. (Porch size will be 15-ft 8-in by 12-ft 6-in). The proposed porch has a synthetic flat roof supported by posts. Currently the southwest and south elevations of the house are obscured under the enclosed porch. With the proposed open south porch design, the southwest and south elevations of the house will become visible again -- as originally intended.

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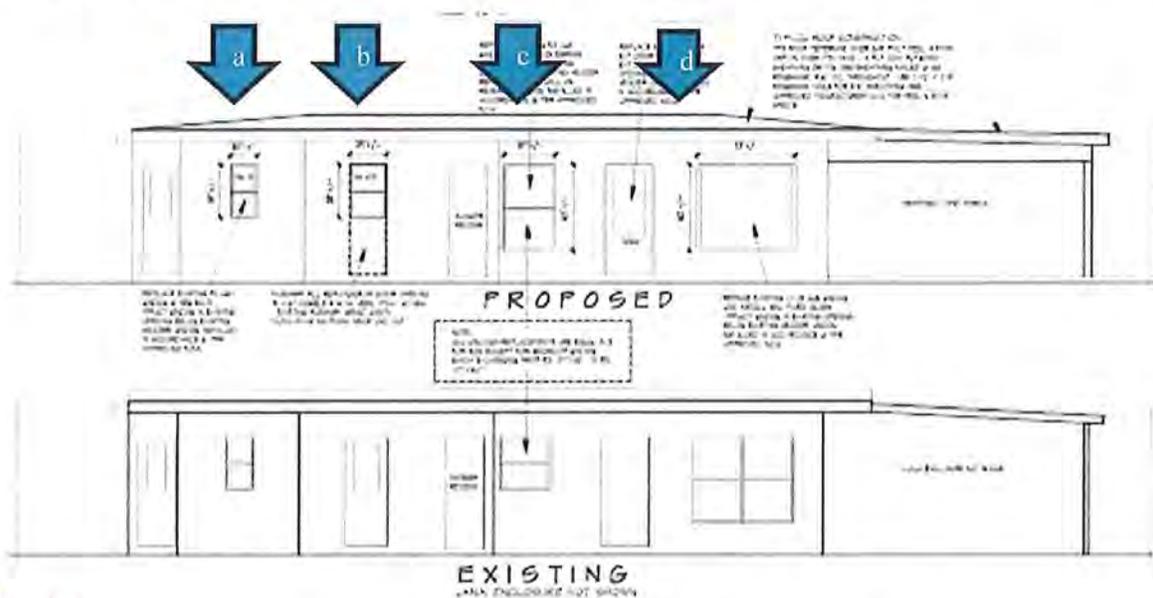
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**West elevation -- Bottom two drawings show the existing conditions;  
 -- Top drawing proposed:**

- Bottom drawing shows existing west elevation with the wrap around porch
- Middle drawing shows existing west elevation without the wrap around porch
- Top drawing shows proposed west elevation with new covered, open south porch

5. The north windows are original and are preserved. All other windows are replacement impact windows the same size as existing -- except for the central west window which will be taller than the existing. See drawing and discussion below and also refer to the plans



**Existing and proposed west elevations.**  
(Letters in blue arrows refer to discussion below)

- a. Replace NW window: On the west elevation replace existing damaged small northwest window with new impact window the same size and style. This is a 1/1 window and not original to the house.
- b. Replace the door on the west side utility "bump out" area with new window: West side "bump out" is not original. It is not stuccoed as the house. Instead, this concrete block addition is only painted -- the outline of the concrete blocks is visible on the photos. This existing door to the utility area is contemporary and is badly damaged. It will be replaced with a 1/1, 28-in by 38-in window. The shower recess on this bump out will stay as it is.
- c. New central window: As the existing living room area will become the bedroom area, the existing non-historic 1/1 west window (located midway on the west elevation) will be replaced with a larger 1/1 contemporary window of the same style. **This is the only window that will be replaced with a window of a different size.**

The existing window is a 1/1 nearly square window 37-in wide and 38-in tall. Based on the windows on the north elevation, the windows on the other small house on the parcel and the adjoining house to the west, the historic windows on the subject Modern house were narrow and tall. It is unlikely that this nearly square window is original or historic.

The proposed new window which is 1/1 rectangular shaped 37-in wide by 63-in tall is an appropriate replacement of one non-historic window with another. This new window is clearly differentiated from the existing historic windows on the north and does not result in a false sense of historical development. The new window is clearly contemporary.

- d. Replace the door and double awning windows on the west elevation (southwest): The southwest area of the house is under the wraparound porch which obscures the existing single door and the double awning windows next to it. The proposal calls for
- o replacing the existing 3-ft wide and 6-ft 8-in high door with same.
  - o replacing the double awning windows with a same size impact fixed glass plate: 72-in wide by 63-in high. As these awning windows are not original, the fixed glass plate replacement is an adequate design solution.

**6. Replace the south sliding glass doors with French doors:** Currently the sliding glass doors are on the south elevation and provide access from the house to the enclosed porch. The proposal replaces these doors with impact French doors. The new doors will be the same size as the existing doors: 6-ft wide and 6-ft 8-in high. The existing sliders are not original. See attached photos showing the original larger opening was walled-in to accommodate the shorter contemporary sliders.

**7. Remove the existing door in the high fence along Gasparilla Rd and wall-in the opening** An existing single, wood door is incised in the fence along Gasparilla Rd. The door was damaged by Hurricane Milton. The proposal removes this door and walls-in the opening. There is no evidence this door is historic. To the west it accesses the enclosed wrap around porch -- a non-historic later addition. To the east it provides pedestrian access to Gasparilla Rd, which is a safety concern.



**IV. 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 as a guest house – 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 proposal retains and preserves the historic character of the property. The removal of historic materials or alterations of features and spaces that characterize the property is avoided. The purpose of this project is to rehabilitate the house to repair damage done by Hurricane Milton and prevent future damage. Exterior rehabilitation preserves and retains the historic character of the property. Features of the proposed exterior rehabilitation are listed below.

1. There are no structural additions proposed. Original exterior walls stay as they are.
2. Preserve the historic north windows are they are
3. New Roof -- The existing flat roof was damaged causing damage to the interior. The proposal calls for a very slightly pitched roof (12-in run & ¼ -in rise) with a synthetic covering. The pitch is slight enough as to allow the water to drain off the roof preventing interior damage. (Please refer to the plans)
4. Remove enclosed southwest wraparound porch and install a new covered open south porch. Currently the south west and south elevations of the house are obscured under the enclosed porch. With the proposed open south porch design, the southwest and south elevations of the house will become visible again -- as originally intended.
5. The historic north windows are preserved.

All other windows will be replaced with impact windows the same size as existing except for the central west window which will be taller than the existing.

New central window-- As the existing living room area will become the bedroom area, the existing non-historic 1/1 west window (located midway on the west elevation) will be replaced with a larger 1/1 contemporary window of the same style. This is the only existing non-historic window that will be replaced with another non-historic window of a different size. The new window proposed does not resemble the narrow long historic windows of the Modern style; so, this change avoids creating a sense of false historic development.

6. Replace the south sliding glass doors with French doors. The sliders are not original so replacing them with French doors does not remove a historic material or alter a historic space.
7. Remove the existing door in the high fence along Gasparilla Rd and wall-in the door opening. The reason for removing the door is that it was damaged by Hurricane Milton. There is no evidence this door in the fence is historic. Additionally with increasing traffic on Boca Grande a pedestrian door on Gasparilla Rd is a safety concern.

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**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 added to the house.

**Standard 4:**

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The basic design of this house remains unaltered.



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**Standard 5:**

Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The distinctive design features of the house will be preserved; these include: diminutive size, flat or nearly flat roof, original windows on the north side, stucco walls and the location on the site and its orientation to the interior [not toward the street].

Additionally removing the wrap around porch will make the west and south elevations visible – as intended in the original design.

**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.

The historic north windows are preserved. Other deteriorated contemporary windows are replaced in kind like for like except the contemporary central window to the proposed bedroom window will be replaced with a taller contemporary window.

**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:**

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New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The rehabilitation work proposed is the minimum necessary to allow the preservation and continued use of this historic building. The work does not affect the massing, size, scale or key architectural features.

- o The north windows are original and will be preserved.
- o The other windows are contemporary windows that will be replaced like for like sizes except for the existing contemporary central window which is proposed to be replaced with a new central window – a taller contemporary window.

New central window-- As the existing living room area will become the bedroom area, the existing non-historic 1/1 west window (located midway on the west elevation) will be replaced with a larger 1/1 contemporary window of the same style. This is the only existing non-historic window that will be replaced with another non-historic window of a different size. The new window proposed does not resemble the narrow long historic windows of the Modern style; so, this change avoids creating a sense of false historic development.

- o The elimination of the enclosed wrap around porch will make the house visible – as intended in the original design. Currently the southwest and south elevations of the house are obscured under the enclosed porch. With the proposed covered, open south porch design, the south west and south elevations of the house will become visible again -- as originally intended.
- o The proposed new south porch has a synthetic flat roof supported by posts. As this is an open porch, the west and south elevation of the historic house become visible as intended. Its design is clearly differentiated from the design of the historic house and its small size makes it compatible with the house.
- o The flat roof will be replaced with a slightly pitched roof to allow better drainage and prevent interior damage.

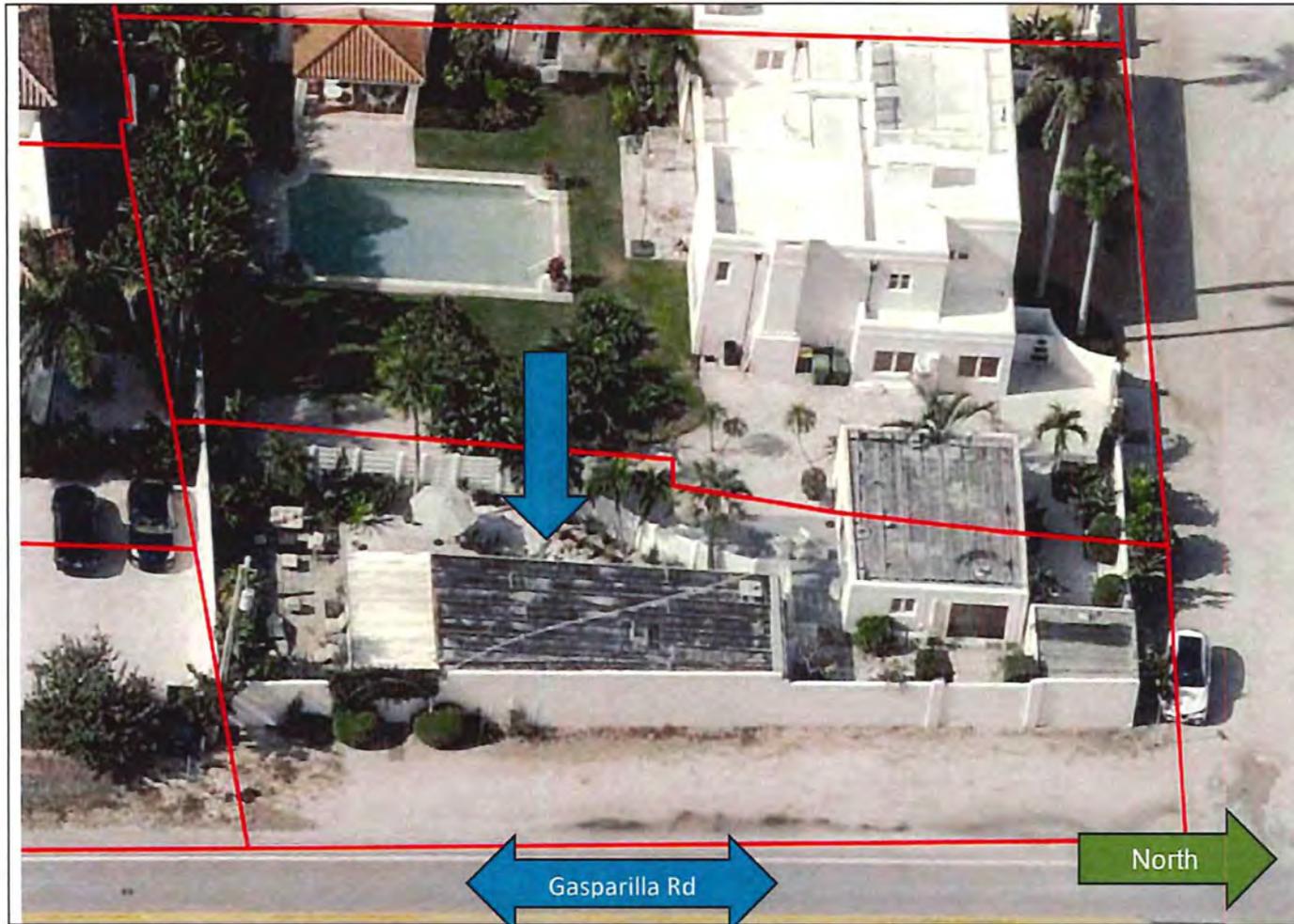
**Standard 10:**

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.

The proposed new south porch has a synthetic flat roof supported by posts. As this porch is covered with a flat roof and open porch on the side, the west and south elevation become visible as intended. Its design is clearly differentiated from the design of the historic house and its small size makes it compatible with the house. This new porch could easily be removed in the future without affecting the form and integrity of the historic house.

1140 11TH ST W  
BOCA GRANDE FL 33921

**STRAP: 14-43-20-01-00036.0020**



**EAST  
ELEVATION**  
along Gasparilla  
Rd – Blue arrow  
points to the  
subject  
residence.

--Residence's  
east wall is the  
fence wall.

Note:  
Rounded  
bushes flanking  
the door which  
is located in the  
wall fence along  
Gasparilla Rd.

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BOCA GRANDE FL 33921

**STRAP: 14-43-20-01-00036.0020**



**WEST ELEVATION**

- Blue arrow points to the subject residence.
- On the subject house Hurricane Milton damaged the roof. The proposal is to remove house's flat roof (dark gray) and replace it with a slightly pitched (12-in run with 1/4-in rise) membrane roof.
- The rear wrap around porch is not original and proposed to be replaced with a new smaller open porch at the rear (south).

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BOCA GRANDE FL 33921

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**NORTH ELEVATION**

Long, narrow windows on the north elevation are the only windows on the house that are original.

These windows will be preserved as they are.



Photo of the other historic house on the property designed in the Modern style and built in 1942. Note narrow windows are similar to the narrow windows on the north elevation of the subject house.



Photo of the adjoining house to the west also designed in the Modern style and built in 1942. Note the long narrow windows are similar to the windows on the north side elevation of the subject house.



**WEST ELEVATION**  
-- Small NW bathroom window is proposed to be replaced with same size impact window.  
  
--Towards the rear, is a wraparound porch enclosed with awning windows and screens. It is not original.  
  
This porch will be removed. An open rear porch will be installed.



**WEST "BUMP OUT"**  
--Hurricane damaged door is proposed to be removed & replaced w- new impact window. The door is not original.  
  
The exterior shower recess stays as is.  
  
Both the damaged door and shower recess are in a "bump out" that does not seem original. Note concrete blocks are not stuccoed

1140 11TH ST W  
BOCA GRANDE FL 33921

**STRAP: 14-43-20-01-00036.0020**



**WEST ELEVATION**

--Existing bedroom's window is to be replaced w/a new larger impact window. This window is not original.

--Note the side door to porch. The porch is not original. It is extensively damaged by the hurricane & proposed to be removed.



--Note: west elevation of the existing wrap around porch. The porch is enclosed w/ awning windows over a wood knee wall clad in lattice. The porch is not original. This porch suffered extensive damage.

--This porch is proposed to be removed. A smaller open rear porch will be installed.

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**SOUTH ELEVATION**

This is the south or rear elevation of the enclosed wrap around porch which is proposed to be removed.

A new smaller open porch is proposed to be installed at the rear.



**SOUTH ELEVATION** Interior of the enclosed wrap around porch.

--Sliding glass doors visible on the south elevation are not original. Photo shows original opening as walled-in to allow shorter contemporary sliders. Proposal calls for replacing sliders with more weather tight French doors to provide access to the new open rear porch.

--Note the hallway under the existing porch. Awning windows are visible on the (right) west wall. These windows are not original and are proposed to be replaced with an impact fixed glass plate.

1140 11TH ST W  
BOCA GRANDE FL 33921

**STRAP: 14-43-20-01-00036.0020**

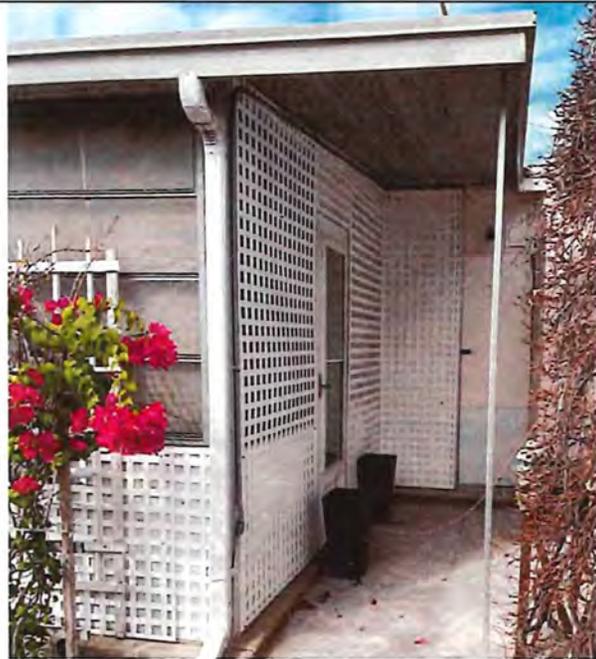


--East elevation of wall fence along Gasparilla Rd. Note door in wall fence.

Proposal is to remove this door and wall-in the opening.

--Door was damaged by Hurricane Milton

-- Also, door a safety issue allowing pedestrian access to Gasparilla Rd.



Note enclosed porch's door across from door in wall fence.



Interior view of the door incised in fence along Gasparilla Rd. The proposal is to remove the door and wall-in the opening.

-- Door incised wall fence; view from the interior patio.

--. Proposal is to remove the door and wall-in the opening.

There is no evidence this door is historic. To the west it accesses the rear porch – non-historic a later addition. To the east it provides pedestrian access Gasparilla Rd, which is a safety concern.

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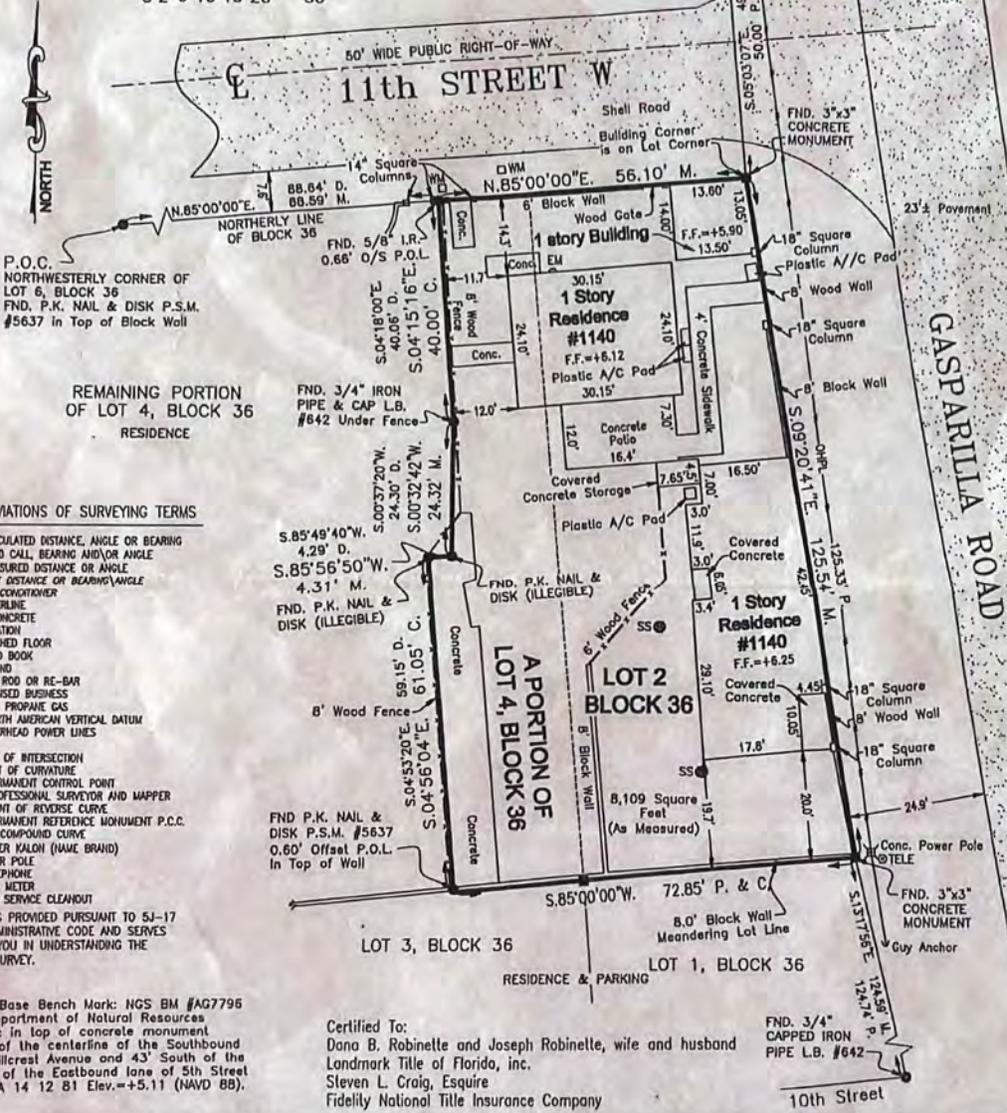
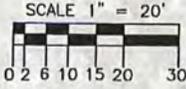
**DESCRIPTION**

Lot 2 of Block 36 of REVISED PLAT OF BOCA GRANDE, according to plat thereof recorded in book 7, at Page 1 and 1A. Also that part of Lot 4 of Block 36 of said revised plat of Boca Grande lying Easterly of the following described boundary:  
 Beginning at a point on the North line of said Lot 4 bearing North 85°00' East a distance of 88.64 feet from the Northwesterly corner of said Lot 6, run South 4°18'00" East along the centerline of a board fence for 40.05 feet; thence continue along said centerline South 00°37'20" West for 24.30 feet to a point on the Easterly end of a gate; thence run South 85°49'40" West for 4.29 feet to a point at the Westerly end of said gate; thence run South 4°53'20" East along the centerline of said board fence for 59.15 feet to a point on the South line of said Lot 4 and the end of the herein described line.  
 Bearings herein above mentioned are from assuming the Northerly line of said Block 36 to bear North 85°00' East.

PARCEL #14-43-20-01-00036.0020

1140 11th Street W.  
 Boca Grande, FL 33921  
 Latitude 26°45'24.8" North  
 Longitude 82°15'49.5" West

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P.O.C.  
 NORTHWESTERLY CORNER OF  
 LOT 6, BLOCK 36  
 FND. P.K. NAIL & DISK P.S.M.  
 #5637 in Top of Block Wall

REMAINING PORTION  
 OF LOT 4, BLOCK 36  
 RESIDENCE

**ABBREVIATIONS OF SURVEYING TERMS**

- (C) = CALCULATED DISTANCE, ANGLE OR BEARING
- (D) = DEED CALL, BEARING AND/OR ANGLE
- (M) = MEASURED DISTANCE OR ANGLE
- (P) = PLAT DISTANCE OR BEARING/ANGLE
- A/C = AIR CONDITIONER
- CL = CENTERLINE
- CONC. = CONCRETE
- EL. = ELEVATION
- F.F. = FINISHED FLOOR
- F.L. = FIELD BOOK
- FND. = FOUND
- I.R. = IRON ROD OR RE-BAR
- LB. = LICENSED BUSINESS
- LP = LIQUID PROPANE GAS
- NAVD = NORTH AMERICAN VERTICAL DATUM
- OHPL = OVERHEAD POWER LINES
- PG. = PAGE
- P.I. = POINT OF INTERSECTION
- P.C. = POINT OF CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.R.C. = POINT OF REVERSE CURVE
- P.R.M. = PERMANENT REFERENCE MONUMENT P.C.C.
- P.O.C. = POINT OF COMPOUND CURVE
- P.K. = PARKER KALON (NAME BRAND)
- P.P. = POWER POLE
- TELE. = TELEPHONE
- WM = WATER METER
- SS = SEWER SERVICE CLEANOUT

THIS LIST IS PROVIDED PURSUANT TO 5J-17  
 FLORIDA ADMINISTRATIVE CODE AND SERVES  
 TO ASSIST YOU IN UNDERSTANDING THE  
 ATTACHED SURVEY.

Elevation Base Bench Mark: NGS BM #AG7796  
 Florida Department of Natural Resources  
 brass disc in top of concrete monument  
 12' East of the centerline of the Southbound  
 lane of Gilcrest Avenue and 43' South of the  
 centerline of the Eastbound lane of 5th Street  
 Stamped A 14 12 81 Elev. = +5.11 (NAVD 88).

Certified To:  
 Dana B. Robinette and Joseph Robinette, wife and husband  
 Landmark Title of Florida, inc.  
 Steven L. Craig, Esquire  
 Fidelity National Title Insurance Company

FND. 3/4"  
 CAPPED IRON  
 PIPE L.B. #642

**Shremshock Surveying, Inc.**  
 Land Surveyors  
 5265 Alamos Terr.  
 North Port, Florida 34288  
 ph. (941) 423-8875 fax. 423-4365  
 e-mail: shremshocksurveying@comcast.net

Title: Boundary Survey  
 Prepared for: Dana B. Robinette and Joseph Robinette, wife and husband  
 Certified to: SEE ABOVE  
 Sketch No. 50B-14-B Scale: 1" = 20'  
 Field Book: 157 Page: 23 to 27  
 Drawn By: D.B. Checked By: DAVE

FLOOD ZONE "AE"  
 BASE FLOOD EL. 11.0  
 COMMUNITY #125124  
 PANEL #0019 "F"  
 MAP #12017C00019F  
 DATED 8/28/08

Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Mode: \_\_\_\_\_  
 Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Mode: \_\_\_\_\_  
 Revision Number: \_\_\_\_\_ Date: \_\_\_\_\_ Revision Mode: \_\_\_\_\_

**NOTES:**

1. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, SUBSURFACE UTILITIES AND FOUNDATIONS, AND LANDSCAPE FEATURES, ETC., ARE NOT SHOWN UNLESS OTHERWISE NOTED.
3. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY & OTHER MATTERS OF RECORD, WHICH ARE NOT SHOWN, SINCE THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ANY CURRENT TITLE INFORMATION.
4. GOVERNMENTAL, JURISDICTIONAL OR LANDS OF SPECIAL ENVIRONMENTAL CONCERNS (WETLANDS, SURFACE WATER PROTECTION AREA, LISTED SPECIES ETC.) ARE NOT SHOWN UNLESS OTHERWISE NOTED.
5. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE OBTAINING, PROOF OF, OR LOSS OF OWNERSHIP OF ANY, OR ALL OF THE LANDS SHOWN AND DESCRIBED ON SURVEY.

**SURVEYOR'S CERTIFICATE**

This is to certify that DAVE was made this day of the property as described and shown hereon, and that the BOUNDARY SURVEY is accurate and correct to the best of our knowledge and belief, and that the BOUNDARY SURVEY meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors in Chapter 5J-17, Florida Administrative Code, and pursuant to Section 532.01 Florida Statutes.

**SHREMSHOCK SURVEYING, INC. LB #7747**  
 NO. 5037  
 STATE OF FLORIDA

DATE: 8/13/14

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DAVID B. SHREMSHOCK  
 Registered Surveyor and Mapper #5637  
 State of Florida