



**BOCA GRANDE HISTORIC PRESERVATION BOARD
SAINT ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
WEDNESDAY, DECEMBER 10, 2025
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting November 24, 2025 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of Minutes – October 8, 2025**
- 3. Special Certificate of Appropriateness (SCA) Case:**
 - A. SCA2025-00019, 1000 10th Street Demo, 1000 10th Street W, Boca Grande, FL 33921**
Request to demolish the existing residence due to hurricane damage.
- 4. Item by Staff**
 - A. Pending Historic Cases (where they are in the process)**
- 5. Items by Board Members**
- 6. Adjournment – Next Meeting Date: January 14, 2026**

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
ST. ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
OCTOBER 8, 2025
10:00 A.M.

MEMBERS PRESENT:

Paul Eddy	Dennis Maloomian
Jerry Edgerton	Rebecca Paterson

MEMBERS ABSENT:

Bill Caldwell III (Chair)	Barbara Wickwire
Peggy Stanley (Vice Chair)	

STAFF PRESENT:

Peter Blackwell, Planner, Zoning	Janet Miller, Recording Clerk, DCD
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OUTSIDE CONSULTANTS/APPLICANTS

Brent Cross, The Gasparilla Inn	Sean Cahill, McHugh Porter Builders
David Jenkins, Wright Jenkins Home Design	Chris Johnson (Draftsman)
Paul Konstant, Konstant Architecture, Inc.	Alex Krankoski, McHugh Porter Builders (Project Manager)

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

Both officers of the Boca Grande Historic Preservation Board meeting were not in attendance; therefore, a motion and second was needed for another board member to serve as Acting Chair.

Ms. Paterson made a motion to nominate Dennis Maloomian as Acting Chair. The motion was seconded by Mr. Edgerton. The motion was called and passed 4-0.

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

The following members were in attendance: Dennis Maloomian, Jerry Edgerton, Paul Eddy, and Rebecca Paterson.

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 if you need assistance.

Agenda Item 2 – Approval of Minutes – September 10, 2025

Mr. Edgerton made a motion to approve the September 10, 2025, meeting minutes. The motion was seconded by Ms. Paterson. The Chair called the motion, and it passed 4-0.

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

A. SCA2025-00022, Burcham Elevation, 740 East Railroad Avenue, Boca Grande, FL 33921

Request to elevate the home 2 feet and replace existing windows like-for-like with impact-rated windows.

Ms. Groth reviewed the staff report and recommendations.

Mr. Maloomian opened this item to the applicant or their representatives.

The applicants' representatives did not have anything further to add but were available for questions.

Ms. Paterson asked when they would begin the project.

The applicants' representatives stated it would be in approximately two or three months.

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

Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to elevate and renovate the main single-family residence, including window and door replacement, as depicted on the site plan and elevations stamped "received" August 11, 2025, titled "Burcham Residence"; and make a finding that the request complies with The Design Guidelines for the Boca Grande Historic District, and Lee County Land Development Code Chapter 22. The motion was seconded by Mr. Eddy. The Acting Chair called the motion and it passed 4-0.

B. SCA2025-00024, 750 Palm Avenue Residence, 750 Palm Avenue, Boca Grande, FL 33921

Raise floor level to above required flood elevation, replace tile roof with metal roof, replace the front porch, alter and replace windows and doors, construct 2nd floor addition, construct new pool and elevated deck, new golf cart garage and perimeter walls.

Ms. Groth reviewed the staff report and recommendations.

Mr. Maloomian stated that, unlike the application discussed and approved prior to this case, this home is being lifted in a different and unique way. He asked the applicant's agent to elaborate on this new process.

Mr. Konstant stated they looked into a traditional lift which would require steel running 4-6 feet underneath the slab and picking up the entire block. It occurred to him that it made more sense to build off the existing slab within the existing walls, reinforce the perimeter of the house, lift the roof up, cut the tie beams, and raise the house up from within the walls. Engineered fill goes in, plumbing gets extended, but the perimeter walls basically stay in place. A new roof will be placed on top once the tie beam is reinforced. Mr. Konstant stated that economically it proved to cost much less than it would if they lifted the home in more of a conventional way. In the course of doing this new method, he felt the mass of the house would be updated. It allowed them to reduce the mass as a result of the new roof modifications.

Mr. Maloomian referred to the comment “*support the perimeter walls.*” He asked if the planters were going to be used to support the perimeter walls.

Mr. Konstant confirmed that many of the planter boxes will be a buffer so that when the new engineered fill is put in, it will not be able to push out due to the placement of the planter boxes.

Mr. Maloomian asked Mr. Konstant to review the roof over the golf cart area.

Mr. Konstant stated it would basically be a parapet wall. He explained that the roof is being reduced on the north side so it is a pitched roof, but it will appear more like a fence from the residence. He also noted that the second-floor space over the garage will be for the children to have an interior place to play. There is no intention of renting the space or treating it as a separate unit. It simply gives the children a place to get out of the warm weather.

Mr. Eddy felt the windows were much more attractive and that, overall, the structure looks as though it is a lighter feel than the original. He felt the original had a cramped/stuffy feel.

Mr. Konstant thanked Mr. Eddy for his comments and agreed with them. He felt the changes give the structure a more modern look and that they were respecting the neighborhood with this proposal.

Mr. Edgerton stated this proposal is a significant improvement.

Mr. Maloomian opened this item to the public.

Ms. Angela Steffan, resident, asked if the old slab would be kept in place.

Mr. Konstant stated the old slab would stay in place but that the engineered fill would be put on top of it to raise the entire floor.

Ms. Steffan asked for confirmation that no water would be retained between the old slab the engineered fill.

Mr. Konstant stated that was correct. No water would be retained between the two.

Mr. Eddy asked how old the existing slab is.

Mr. Konstant stated it dates back to the 1960s.

Mr. Eddy asked if they would be reinforcing the old slab.

Mr. Konstant stated that reinforcement is not needed because the plumbing is extended up, the engineered fill goes on top, and an entirely new slab is poured.

Mr. Edgerton asked what “*engineered fill*” is.

Mr. Konstant stated that when you put in fill, such as sand, it is compressed with a compactor so that 99% compaction is reached, which helps the slab settle. He explained this is why they are concerned with the pressure on the outside walls and some retention on the inside.

Mr. Edgerton stated the question that often arises during houses being raised, and fill coming in, is how it affects water runoff and drainage on neighboring properties. He asked if this project would include the installation of French drains or something else along those lines.

Mr. Konstant stated they would comply with whatever is required, but with the planting and the raised elevation, it will improve those situations. He noted they were not changing the grade around the perimeter. It is only being raised at the house and where the garden walls are. He also noted that everything was within the setbacks.

Mr. Edgerton made a motion to 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 September 10, 2025; and make a finding that the proposed renovations to the property comply with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code. The Acting Chair called the motion and it passed 4-0.

Agenda Item 4 - Items by Staff

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

Ms. Groth reviewed with the Board one pending case and where they are in the process. She noted that this case would not be ready in time for the Board’s November meeting and would most likely be scheduled for the December meeting. She believed that the November meeting might be cancelled.

Agenda Item 5 – Items by the Public; Board Members

Public - None

Board - None

Agenda Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting will be held on either Wednesday, November 12, 2025 (if not cancelled), or Wednesday, December 10, 2025, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921). The meeting adjourned at 10:20 a.m.

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00019 – 1000 10th Street West - Demolition

BOCA GRANDE HISTORIC PRESERVATION BOARD December 10, 2025

PROJECT ADDRESS: 1000 10th Street West, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00035.0210
DESIGNATION: Contributing

SUMMARY

The overall request is for approval of demolition of the entire residential structure located at 1000 10th Street West, Boca Grande, and subsequent redevelopment of the subject property with a new single-family residence. As advised by staff, the owner has requested to present this Special Certificate of Appropriateness to the Boca Grande Historic Preservation Board (BGHPB) in two phases. The first phase includes providing a historical narrative of the property with a site plan and conceptual renderings of future redevelopment of the property, as an introduction to project to the BGHPB. In the event the Board determines the request for demolition meets the applicable criteria for approval, the applicant will then proceed with phase two and prepare a final site plan, architectural elevations, and other required materials, to be heard before the BGHPB a second time for the final decision on the project as a whole.

FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the phase one submittal for demolition and finds the request does not meet the criteria for demolition established in Land Development Code (LDC) Section 22-104 for a designated historic resource, and does not meet Standards 1, 2, 3, 4, 5, 6, 9, and 10 of The Secretary of Interior's Standards for Rehabilitation.

Staff recommends that the Historic Preservation Board:

- **DENY the requested Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22-104 to demolish the structure; and**
- **Make a finding that the request does NOT comply with The Secretary of Interior's Standards for Rehabilitation, specifically Standards 1, 2, 4, 5, 6, 9, and 10.**

If the Board finds the request does meet the criteria for demolition, then staff recommends that the Historic Board:

- **Condition that the applicant pursues changing the historic designation to non-contributing of the subject property.**

ANALYSIS

Subject Property

The property is a contributing site located at 1000 10th Street. It is bounded by single-family residences on its east and southeast sides, by 10th Street West to the north, and by 9th Street West on the south. The subject parcel is composed of six platted lots and a vacated portion of Shore Lane from the

original plat of Boca Grande recorded in Plat Book 7, Page 1 in 1925. The property is an irregular “L” shape and extends to the waterline of the Gulf of Mexico. It fronts on the south side of 10th Street West for approximately 183 feet. The property is currently developed with an 8,812-square-foot single family residence described by the Lee County Property Appraiser as a 6-bed, 6-bath Mediterranean-style house with an effective year built of 2000.

Property History & Designation

The influx of tourists and residents to Florida during the 1920s would be responsible for rapid development in its history and would come to be known as the “Florida boom.” Boca Grande’s game fishing and pristine beaches attracted tourists at this time, and hotels like the Gasparilla Inn began to accommodate these tourists, along with new full-time and winter residents alike. Since Boca Grande was still an unspoiled and quiet destination, it became a desirable location to visitors who would remain, building waterfront estates along the Gulf of Mexico. The Boca Grande architecture of this era was influenced by a variety of decorative aesthetics, including the Mediterranean Revival style.

Historical Structure Designation

The historic development of the subject property was originally in the form of two separate lots, one with a 2,209 square-foot single-family structure facing 10th Street, and the other with a 3,112 square-foot single-family structure facing 9th Street. Both structures were built in roughly 1926 during the Florida boom in the Mediterranean Revival style. The attached Exhibit “E” Historical Structure Form designated these two structures as contributing to the “Boom Time” historical era of Florida, and indicative of the Boca Grande aesthetic.



Figures 1 & 2. Original Mediterranean Revival designated Contributing historical homes.

SC96-11-02

The current property consists of both older houses now incorporated into a single residence by the construction of a large central portion between them. This large central portion was built in 2000, which represents the year of construction listed by the Property Appraiser. A Special Certificate of Appropriateness, **SC96-11-02** (Exhibit “F”) approved in 1996, permitted the two lots and both single-story structures to be joined via a central wing, combining the structure into one single-family residence. The request included constructing a three-car garage with a second floor, constructing a pool, demolishing an existing garage, and enhancing the second garage into a porte cochere. The remodel increased the square footage of the main structure to 8,196 square feet, creating the sprawling compound seen today.



Figure 3. A 2023 photo of the existing structure. The yellow lines depict the approximate location of the two original historic structures.

SCA2023-00011

SCA2023-00011 approved rehabilitation and small additions to the existing structure and garage, and a new addition of a greenhouse (see attached Exhibit “G”). The approval increased the existing house footprint from 8,196 square feet to 9,046 square feet, the detached garage footprint from 1,466 square feet to 1,790 square feet and added a new 300-square-foot greenhouse.

A residential building permit was issued for the approved rehabilitation and additions by **RES2024-02192** on July 24, 2024, and construction in accordance with this permit commenced shortly after. On September 26, 2024, Hurricane Helene made landfall as a Category 4 hurricane, and on October 9, 2024, Hurricane Milton made landfall as a Category 3 on Florida’s Southwest coast. The existing structure on the subject property sustained further damage from both storms. This damage led the applicant to the current demolition request.

Demolition

The applicant submitted for the Special Certificate of Appropriateness, the subject of this request, on July 8, 2025, and was found to be sufficient for review by the BGHPB on July 30, 2025. The submittal included a letter from a structural engineer, David G. Stanbra, PE, Exhibit “H”. After a visual inspection of the subject property conducted on March 6, 2025, the engineer’s letter concluded that the existing structure should be condemned and rebuilt to meet all new current building standards. Analysis of the letter from Lee County Building Official, Thomas Delnay, CBO, stated the submitted letter did not provide sufficient evidence to classify the structure as dangerous or unsafe under the existing Florida Building Code definition (see attached Exhibit “I”). The analysis further provided a recommendation that the BGHPB request a comprehensive structural evaluation and code compliance review to support a formal demolition determination. A meeting was scheduled by the applicant’s team for further clarification of the Building Official’s analysis and recommendation, where the structural engineer clarified the letter was not intended to suggest the building was unsafe and further stated the structure could be rehabilitated.

Due to the financial and temporal burden associated with providing a new set of engineered plans and submitting for a building permit as required by the Land Development Code, the applicant’s team coordinated with County staff to move forward in this two-phase capacity in an effort to provide the Board with a concept of the future plans of the property. The applicant is seeking a determination and

direction from the Board regarding the proposed demolition prior to moving forward with engineered plans for redevelopment of the property. County staff revoked the original July 30, 2025 sufficiency letter based on the applicant providing new conceptual information regarding redevelopment that would need further review for the new request.

Upon resubmittal on October 31, 2025, the applicant's team provided the required narrative, the conceptual plan and renderings, and a structural engineer's letter from Derek P. Cronin, M.S., P.E. from Cronin Engineering, attached as Exhibit "J". The review was found sufficient by County staff on November 14, 2025, and scheduled to be heard before the BGHPB for the conceptual design December 10, 2025. Building Official Thomas Delnay again analyzed the second structural engineer's letter and again concluded the analysis did not demonstrate why the existing structure could not be repaired and recommended again the Board request an engineered analysis that referenced specific Florida Building Code sections to support their statements (see Exhibit "K").

LDC Section 22-104 establishes the criteria for reviewing a demolition request of a designated contributing property within a historic district.

LDC Section 22-104(d) states:

(d) The Historic Preservation Board shall consider the following criteria in evaluating applications for Certificates of Appropriateness for demolition of designated historic resources or contributing properties within a designated historic district:

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

No. The structure as it appears today has been modified over time from the original two contributing structures. The connecting wing and additions were added effectively in the year 2000 and would not meet the criteria for an additional designation or architectural landmark.

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

No. The existing contributing structures were designed with a Mediterranean Revival architecture, and not unique to this property. The craftsmanship and materials could be recreated.

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

No. There are other structures in the Boca Grande community indicative of the Mediterranean Revival era.

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

The two original structures had a significant contribution to the historic character of the Boca Grande district, demonstrating the architecture of the Florida boom era for the area. Additions to the property took were focused on maintaining these structures, leaving them intact and building around them without compromising their historic integrity.

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

The structures were designated historic based on representation of architecture during the Florida boom. Their rehabilitation could provide an opportunity for the study of local history, architecture, and design of the Boca Grande community at that time.

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

Though there are preliminary site plans and conceptual renderings of a redevelopment plan, LDC Section 22-104(e) states “Unless demolition has been ordered by a court of competent jurisdiction or another governmental body, a Special Certificate of Appropriateness for demolition of a designated building or structure *shall not* be issued until there are definite plans for reuse of the property and a building permit or development order for the new construction has been applied for.”

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

No demolition of the designated structure has been ordered by an appropriate public agency due to unsafe conditions. Based on the Building Official analysis of both structural engineer’s letters, the structure has not been sufficiently classified unsafe or dangerous by Florida Building Code definition.

As a Contributing resource, the proposed demolition must also be evaluated against The Secretary of Interior’s Standards for Rehabilitation. Staff finds that the request **DOES NOT** meet the majority of these standards, 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.**

As conceptually presented, the historical residential use of the property will not change. A demolition will remove the distinct materials, features, and spatial relationship, of the contributing portions of the structure. Staff finds the request does not 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.**

Demolishing the entire structure will fundamentally alter the historic character of the property, removing distinctive materials, and altering the features of the original contributing structures that characterize the property. Staff finds the request does not meet 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 conceptual plan and renderings of the future development can lend itself to a more modern Mediterranean Revival era, while not appearing to create a false sense of historical development. 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 proposed demolition will not retain and preserve the contributing features of this property. Staff finds the request does not meet this standard.

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

The demolition of the original contributing structures does not preserve the distinct materials, features, and finishes that characterize the property. Staff finds the request does not meet 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 damaged historic features of the property are not being proposed for repair, rather the request is to demolish. The conceptual replacement depicts a more modern representation of Mediterranean Revival and enhanced beyond the original distinctive features. Staff finds the request does not meet 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.

Not applicable.

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

Not applicable.

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 demolition destroys the existing historic features, and the conceptual redevelopment of the property with all new construction depicts no representation of the contributing structures. Staff finds the request does not meet 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 demolition and conceptual new construction completely remove the existing contributing structures of the historic property. The proposed Mediterranean Revival style suggests a modern redevelopment, removing the integrity of the historic property as it was designated to the Florida boom era. Staff finds this request does not meet this standard.

Conclusion

Staff finds that the proposed demolition and the conceptual plan for redevelopment of the property inconsistent with The Secretary of Interior's Standards for Rehabilitation, and Lee County LDC Chapter 22. Therefore, staff recommends **DENIAL** of the request as proposed.

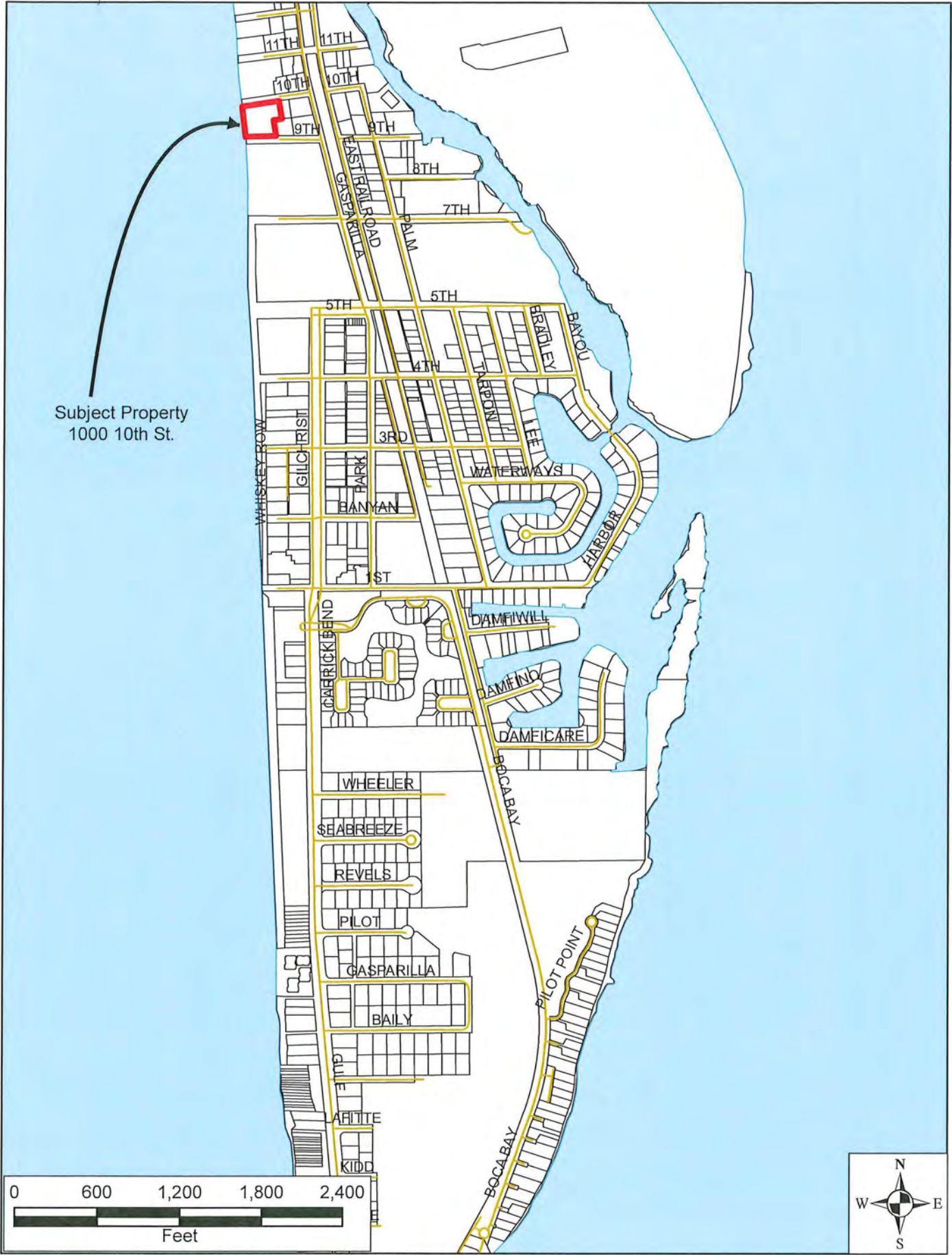
Attachments

Attachment A - Location Map
Attachment B - Aerial Photo
Attachment C - Request Statement
Attachment D – Conceptual Plan & Renderings
Attachment E – Historical Structural Form
Attachment F - SC96-11-02
Attachment G –SCA2023-00011
Attachment H – David A. Stanbra, PE, Structural Engineering Letter
Attachment I – Building Official Analysis
Attachment J – Cronin Engineering, Structural Engineering Letter
Attachment K – Building Official Analysis

ATTACHMENT A

LOCATION MAP

SCA2025-00019, 1000 10 Street



ATTACHMENT B
AERIAL PHOTO

SCA2025-00019 1000 10th Street



ATTACHMENT C
REQUEST STATEMENT



1000 10th Street West
Special Certificate of Appropriateness
Request Statement

The property subject to this Special Certificate of Appropriateness ("SCOA") request is identified by STRAP #14-43-20-01-00035.0210 and located at 1000 10th Street West ("Property"). The Property is six platted lots and a vacated portion of Shore Lane from the Boca Grande plat recorded in 1925 at Plat Book 7, Page 1. The Property fronts on the south side of 10th Street West and extends to the Gulf of Mexico.

The Property is currently developed with an 8,812 square foot single family residence built in 2000 per the Lee County Property Appraiser that incorporates 2 single family residences built in the 1920s along 10th and 9th Street on the Property. Over time the 2 structures and the lots¹ were combined into a single residence with supporting elements (garage, courtyard, Porte cochere, greenhouse, etc). A majority of these improvements were approved via SCA96-11-02 and SCOA2023-00011 with multiple Certificates of Appropriateness (COA) issues for minor repairs and improvements.²

I. Property Background

Prior to 2000, the Property was two individual lots, each developed with a contributing single family structure to the Boca Grande Historic District.³ The 9th Street lot was developed with a 3,112 square foot single family structure.⁴ The 10th Street lot was developed with a 2,209 square foot single family structure.⁵ These structures were effectively "twin houses" with a Mediterranean Revival style having barrel clay tile roofs, stucco walls, and approximately 16 feet in height.⁶ Each house was supported by a garage with similar architecture.⁷



¹ Identified by Parcel Id#s 14-43-20-01-00035-0120 for 1000 10th Street West & 14-43-20-01-00035-0210 for 901 9th Street West

² COA2007-00044, COA2011-00142, COA2012-00132, COA2014-00162

³ HD-90-05-01 Boca Grande Historic District

⁴ SCA 96-11-02 Case File. Square Footage Calculations as prepared by Diane E Weinman

⁵ *Ibid.*

⁶ SCA96-11-02 Staff Report

⁷ *Ibid.*



Figure 1. Former Single Family Residences⁸

In 1996, SC 96-11-02 was approved permitting the two lots and single story structures to be joined via a connecting wing and the supporting garages either demolished or expanded. The objective of the application was to establish a “rambling, compound plan in which different units have separate roof forms and varying heights arranged in an irregular, informal pattern.”⁹ The wing connecting the two single family structures was approximately 16 to 19 feet in height with a small two-story tower that is 26 feet height. The wing was designed to maintain the Mediterranean Revival style with barrel clay tile roofs, exposed rafter tails and stucco walls.¹⁰ The addition of the wing increased the square footage of the structure by 3,981 square feet (74%) from the individual single family structures.

⁸ Existing Conditions Survey included in SCA96-11-02 Case File

⁹ SCA96-11-02 Staff Report

¹⁰ *Ibid.*

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OCT 31 2025

COMMUNITY DEVELOPMENT

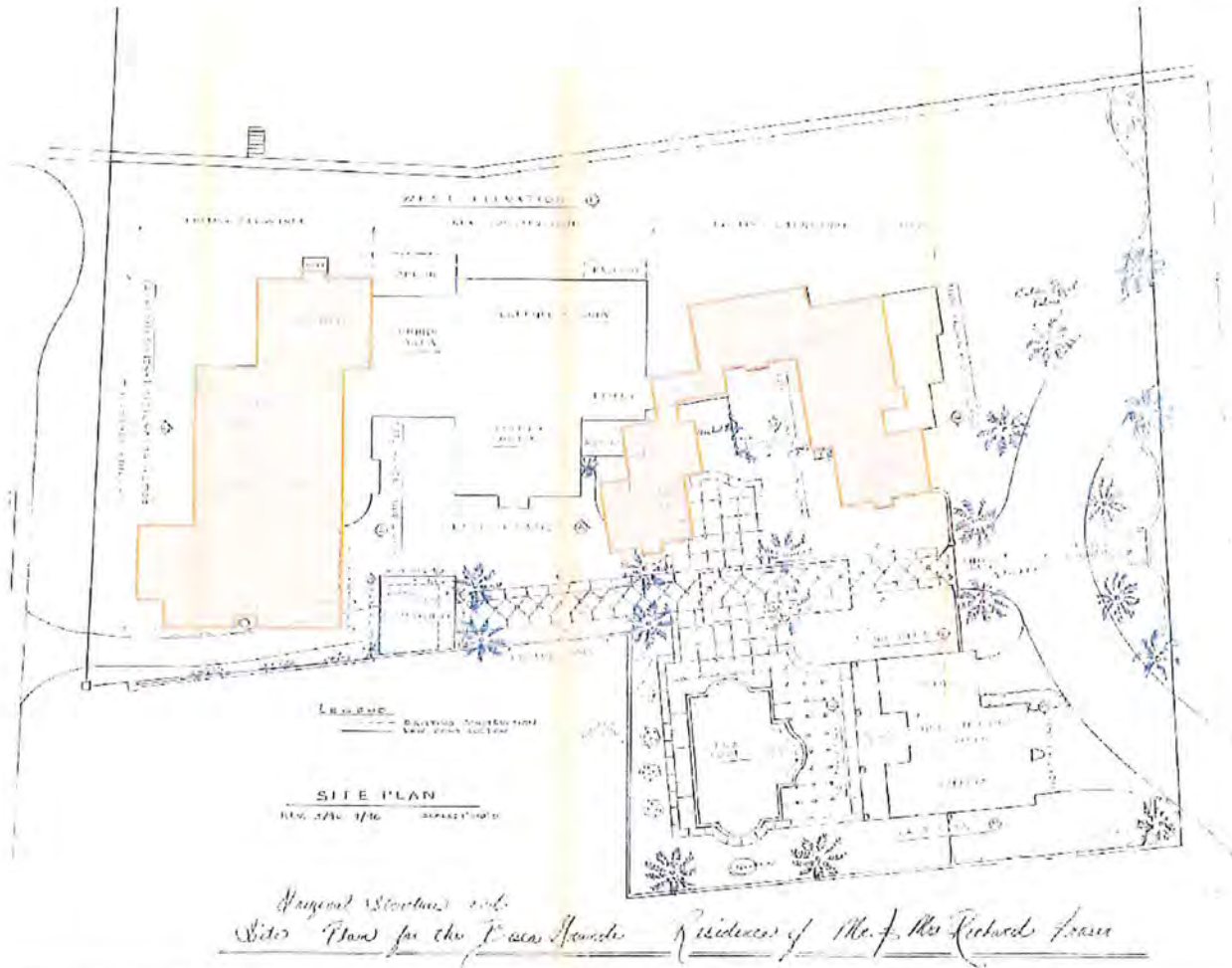


Figure 2. SCA96-11-02 Site Plan with 2 Single Family Structures Highlighted.

In addition to connecting the single family residences with a wing, a new three story garage with a second story and pool were also approved. The new garage and enclosed habitable space were 2,214 square feet of enclosed space. The approved plans indicate a bedroom, wet bar, game room and bathroom for the second story to effectively function as a guest unit above the 3 car garage.

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OCT 31 2025
COMMUNITY DEVELOPMENT

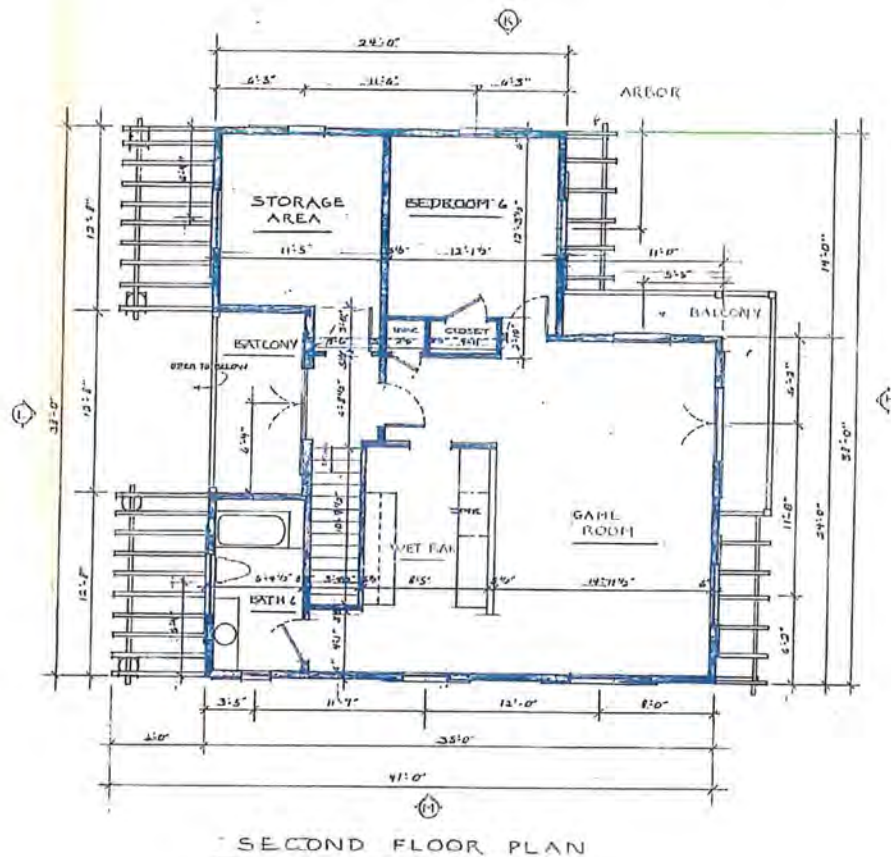


Figure 3. Second Floor Plan above 3 Car Garage

The improvements approved by SCA96-11-02 were constructed in 2000 according to Property Appraiser data and the case materials for SCA2023-00011.

In July of 2023 a second SCOA was considered and approved for additional remodeling work to the principle and accessory structures. The principal structure was increased by 850 square feet, the habitable square footage of the 3 car garage was increased by 324 square feet and a 300 square foot greenhouse was incorporated into the site design. With the new enclosed patios and porches, the main structure's square footage increased to a total of 9,046 Square Feet. When compared to the 2,209 square feet of the original historical resources (2 single family structures), 75% of the principle structure has been constructed since 2000.

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OCT 31 2025

COMMUNITY DEVELOPMENT

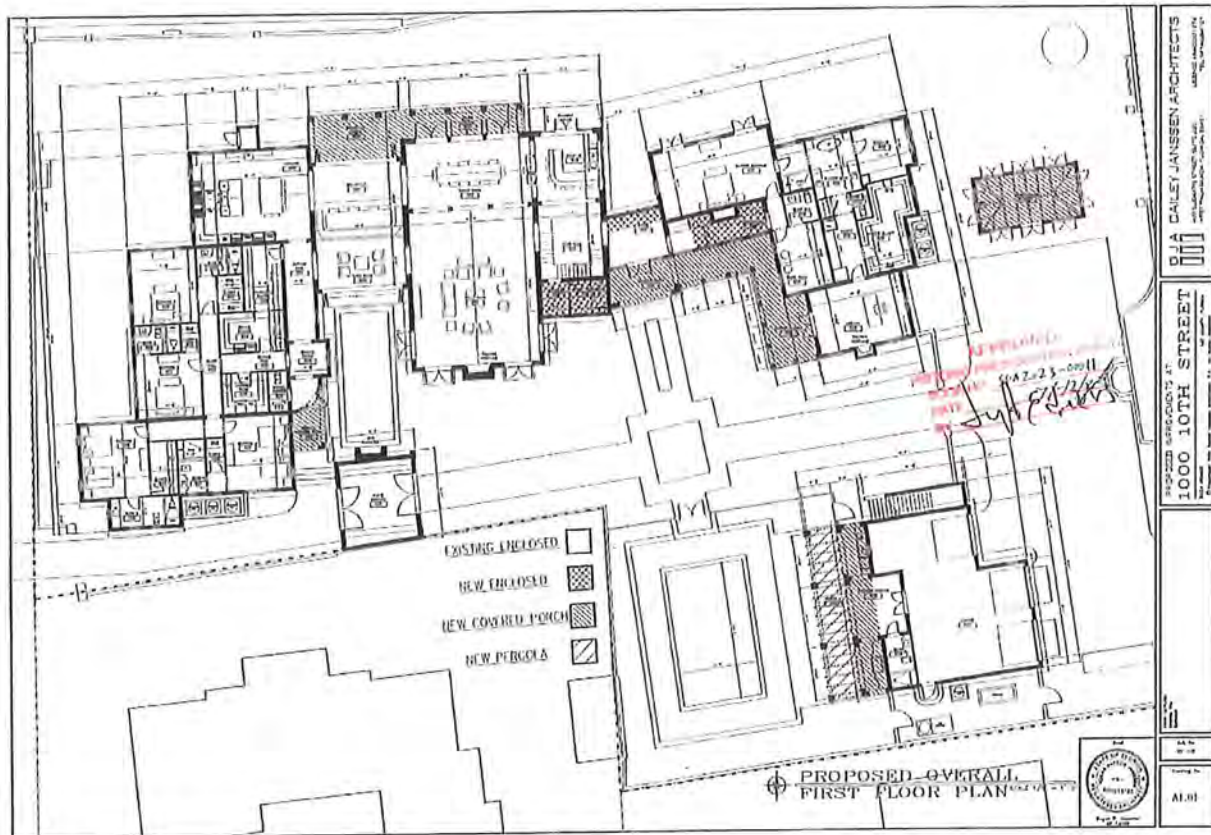


Figure 4. SCOA2023-00011 Approved Floor Plan

In addition to increasing the square footage of the existing structures and adding a greenhouse, the SCA also permitted the replacement of all windows and doors to and impact metal multi-light door ow window.¹¹ The approved remodeling and expansion work was ongoing during the 2024 hurricane season. Specifically, the windows and doors were undergoing replacement and rearrangement when Hurricane Helene and Milton made landfall in September and October of 2024 respectively. As a result, the existing structures sustained additional damage from hurricane force winds and rain and flooding, which have negatively impacted the integrity of the structure.

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COMMUNITY DEVELOPMENT

¹¹ SCA2023-00011 Case File



Figures 5 & 6. Windows & Door Replacement during 2024 hurricane season

II. First Structural Inspection

Due to the condition of the structure post Hurricanes Helene and Milton, prior to continuing any remodeling or expansion work, the property owner consulted with a Structural Engineer. A Structural Engineer provided a summary of the structure integrity of the existing structure based on a visual inspection conducted on March 6, 2025. (See Attachment #1). The evaluation has identified the wind uplift forces occurring during the hurricanes has caused failures of the gulf-side high roof cantilever and lower balcony. Additionally, the existing A-frame roof systems are not structurally effective for resisting hurricane uplift loads. The Structural Engineer concluded that the existing structure should be demolished and new construction to current building code standards should occur. During a meeting with Lee County staff on September 5, 2025, this Structural Engineer verbally reversed their conclusions without justification or consultation of the previous written report and conclusions. As a result of these actions, the applicant sought the expertise of a second Structural Engineer, Cronin Engineering.

III. Second Structural Inspection

Another site inspection was conducted on September 12th, 2025 and a report of the inspection conclusions was prepared (See Attachment #2). The September inspection noted the following observations:

- Removal of most electrical, plumbing, conduit and fenestrations has occurred.
- Movement and shifting of some masonry walls.
- Temporary wood framing installed to support a section of the roof and exterior wall.
- Cracking in exterior walls, concrete floor and the seawall.
- Corrosion of all materials subject to flooding near the ground level.

Additionally, test pits were performed by Safety Harbor Builders on October 6th, 2025. (See Attachment #3) After reviewing the test pits, the structural engineer has questioned the condition of the foundation. Additional test pits to verify the complete condition of the

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foundation can only occur after the structure is removed. Additional observations of cracking or underlining and potential settlement would result in full removal of the existing foundation.

Due to the structural damage to the building components, exterior and interior finishes, electrical and plumbing systems, the second structural engineer is also recommending demolition of the entire structure. With additional investigations regarding the building foundations before new construction occurs.

IV. Demolition Requirements

The sustained wind speeds and storm surge of ocean water have damaged the existing structure at 1000 10th St W to an extent that two separate Structural Engineers agreed that the structure should be demolished. Contributing structures are permitted to be demolished when an SCOA application, including architectural elevations and materials, are submitted and approved. The property owner is requesting the opportunity to present the SCOA to the Boca Grande Historic Preservation Board ("BGHPB") in two parts. First, the proposed demolition of the structure with a conceptual site plan and elevations will be presented for consideration by the BGHPB. Should the BGHPB conceptually agree that the structure should be demolished, then architectural elevations and materials will be submitted and the full application will be heard at a second meeting of the BGHPB.

The following criteria are to be considered by the Historic Preservation Board ("HPB") for a demolition approval. When considering this criteria, it is important to note that the main mass of the house (central portion) was constructed in 2000 per the Property Appraiser and is not historic in nature. The 2 historical structures were modified by the construction of the central portion of the house to establish a single large structure. The windows and doors of the historical structures were previously replaced. The contributing portions of the structure are significantly less than the total 8,812 square feet of the former residence.

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

No, the existing structure has been modified and altered over time to a point that the structure would not meet the criteria for an additional designation as historic or architectural landmark. Over 75% of the principle structure was constructed in 2000 or later. The existing detached garage and habitable space was also constructed in 2000.

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

No, due to the modifications and alterations made to the structure over time, the design, craftsmanship, or material are not unique to this property and could be reproduced elsewhere.

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

No, again due to the alterations over time the structure is not the last remaining example of its kind. 75% of the modifications to the principle structure have been constructed since 2000 and are not historic in nature.

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

Over time, the 2 historic structures have been modified, and the modifications/new construction are not historic in nature. New historical character was not established by the previous modifications. Therefore, the structure does not contribute significantly to the historic character of the district.

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

In its current condition, the structure does not provide the opportunity for the study of local history or the importances of culture and heritage.

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

The property owner desires to continue to utilize the Property for a single family residence. An architect has been retained to develop the necessary plans for construction of the new residence. Preliminary conceptual site plan and architectural elevations are provided for preliminary consideration by the Boca Grande Historic Preservation Board. The property owner acknowledges future approval from the Boca Grande Historic Preservation Board for architectural elevations, floor plans and materials will be required for the new residence.

The conceptual design for the new structure maintains the Mediterranean style of the existing structure and other structures in the surrounding area. As demonstrated by the architectural elevations, the stucco and red clay roofing materials are maintained as are large arched windows with decorative shutters and outdoor patio spaces. These design choices ensure the new construction will maintain the existing community character of the area while being consistent with current building code practices and floodplain elevations.

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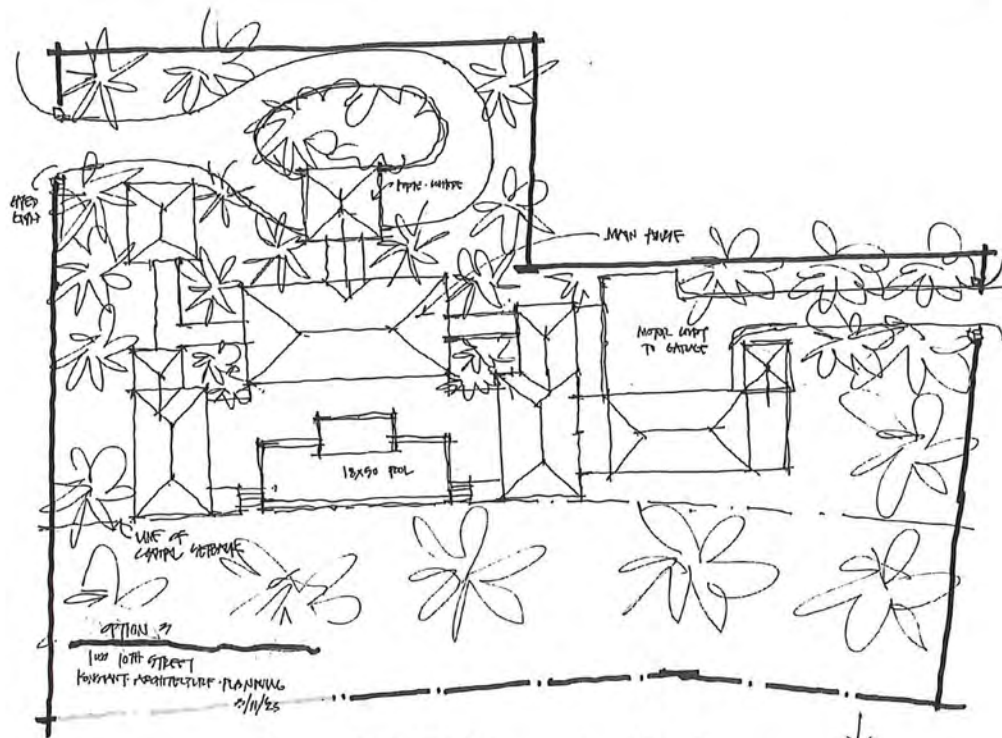


Figure 5. Initial Conceptual Design



Figure 6. Conceptual Elevation

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

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No, the demolition has not been ordered by a public agency. A summary by a structural engineer is provided regarding the structural concerns due to hurricane damage and historic construction methods.

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OCT 31 2025

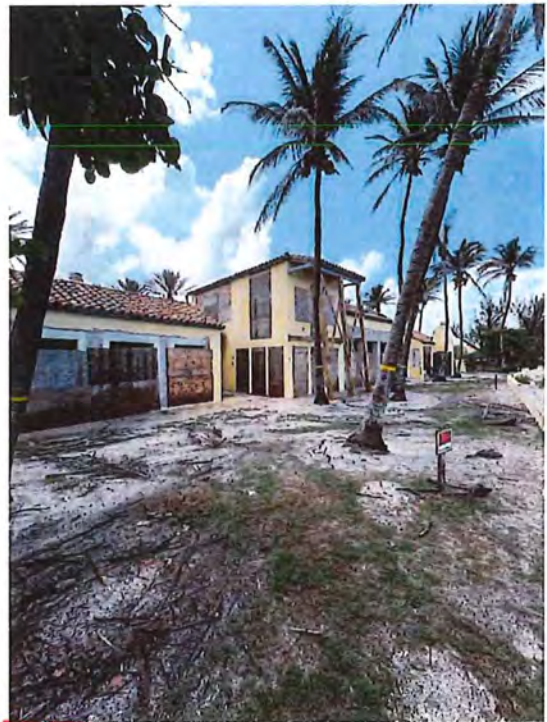
Tina M. Ekblad, MPA, AICP
(561) 797-0288
tekblad@sageentitlements.com

EXTRA
Sage
Entitlements

COMMUNITY DEVELOPMENT

1000 10th Street West
Special Certificate of Appropriateness
Existing Conditions Images



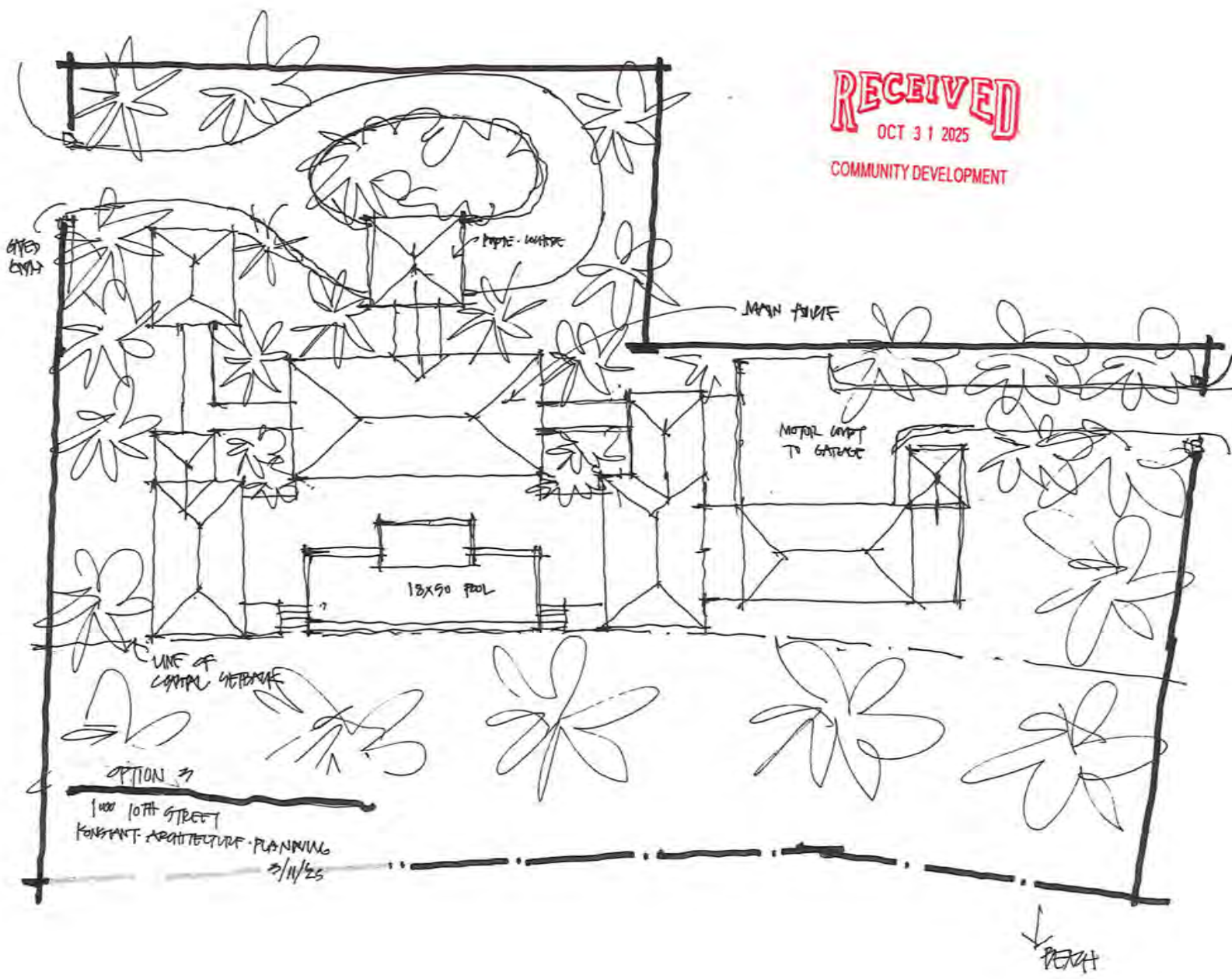


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ATTACHMENT D
CONCEPTUAL PLAN
& RENDERINGS



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ATED
CITY

PEACH - LANDSCAPE

MAIN BUILD

MOTOR LIFT
TO GATE

12x90 POOL

LINE OF
CONCRETE CURB

OPTION 3

1000 10TH STREET
KONSTANT ARCHITECTURE PLANNING
3/11/25

↓
PEACH

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OCT 31 2025

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OCT 31 2025

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ATTACHMENT E

HISTORICAL STRUCTURAL FORM



HISTORICAL STRUCTURE FORM

Site #8 LL001721

HISTORY

CONSTRUCTION DATE 1926 CIRCA ☒ yes ☐ no
 ARCHITECT: (last name first) Unknown
 BUILDER: (last name first) Unknown
 MOVES ☐ yes ☒ no Dates Orig. addr.
 ALTERATIONS ☐ yes ☒ no Dates Nature
 ADDITIONS ☐ yes ☒ no Dates Nature
 ORIGINAL USES (give dates) Residential
 INTERMEDIATE USES (give dates) Residential
 PRESENT USES (give dates) Residential
 OWNERSHIP HISTORY (especially original owner) Leita Hagemann

SURVEYOR'S EVALUATION OF SITE

Potentially elig. for local designation? ☒ yes ☐ no ☐ insuff. info | Local Designation Category
 Individually elig. for Nat. Register? ☐ yes ☒ no ☐ insuff. info | Contributing
 Potential contributor to NR district? ☐ yes ☐ no ☒ insuff. info |

HISTORICAL ASSOCIATIONS (ethnic heritage, etc.) Boom times

EXPLANATION OF EVALUATION (required; limit to three lines; attach full statement on separate sheet)

Contributing to district context, example of modest boom time architecture
on coastal property on Boca Grande

CROSS-REFERENCES

BIBLIOGRAPHIC REFERENCES (Author, date, title, publication information. If unpublished, give FSF Manuscript Number, or location where available)

PHOTOGRAPHS (REQUIRED) B&W print(s) at least 3 x 5, at least one main facade. Label the back of the print with the FSF site number (site name if not available), direction and date of photograph: use pencil. Attach to back of the second to last page with a plastic or coated clip.
 Location of negatives/neg. nos. 19-19R, see below

RECORDER

NAME (last first)/ADDR/PHONE/AFFILIATION Soller, James*
202 W. Miami Avenue, (813) 488-0453, LLPD

FOR DETAILED INSTRUCTIONS: *Guide to the 1992 Historic Structure Form of the Florida Site File.*

DHR USE ONLY		OFFICIAL EVALUATIONS		DHR USE ONLY	
NR DATE	KEEPER-NR ELIGIBILITY*: <u>y</u> <u>n</u> <u>pe</u> <u>u</u>	Date	/	/	/
/ /	SHPO-NR ELIGIBILITY*: <u>y</u> <u>n</u> <u>pe</u> <u>u</u>	Date	/	/	/
DELIST DATE	LOCAL DESIGNATION*: <u> </u>	Date	/	/	/
/ /	Local office				

* y=Yes; n=No; pe=Potentially Eligible; u=Insufficient Information

REQUIRED:

- (1) USGS MAP WITH STRUCTURE PINPOINTED
- (2) LARGE SCALE STREET OR PLAT MAP
- (3) PHOTO OF MAIN FACADE, PREFER B&W, AT LEAST 3X5



HISTORICAL STRUCTURE FORM FLORIDA SITE FILE

Version 2.0 7/92

Site #8 LL001721
Recorder #
Field Date 6 / 23 / 93
Form Date 7 / 5 / 93

☒ Original
☐ Update

SITE NAMES (addr. if none) 901 Ninth Avenue [MULT. LIST. #8]
SURVEY Boca Grande Design Manual [SURVEY #]
NATIONAL REGISTER CATEGORY ☒ building ☐ structure ☐ district ☐ site ☐ object

LOCATION & IDENTIFICATION

ADDRESS (Include N,S,E,W; st., ave., etc.) 901 Ninth Avenue
CROSS STREETS nearest/between Gasparilla & Gulf of Mexico
NEAREST CITY/TOWN Boca Grande IN CURRENT CITY LIMITS ☒ yes ☐ no
COUNTY Lee TAX PARCEL # 1443200100035.0210
SUBDIVISION NAME Boca Grande BLOCK 35 LOT NO. 21
OWNERSHIP ☐ private-profit ☐ priv-nonprofit ☒ priv-indiv ☐ priv-unspecified ☐ city ☐ county ☐ state ☐ federal ☐ unknown
NAME OF PUBLIC TRACT (e.g., park)
ROUTE TO

MAPPING

USGS 7.5' MAP NAME Port Boca Grande, FL 1958, PR 1987
TOWNSHIP 43 RANGE 20 SECT. 14 1/4 1/4-1/4 IRREG. SECT.? ☒ y ☐ x ☐ n
[UTM: ZONE 16 17 EASTING NORTHING]
PLAT OR OTHER MAP (Map's name, location) S14-T43-R20, LLPD

DESCRIPTION

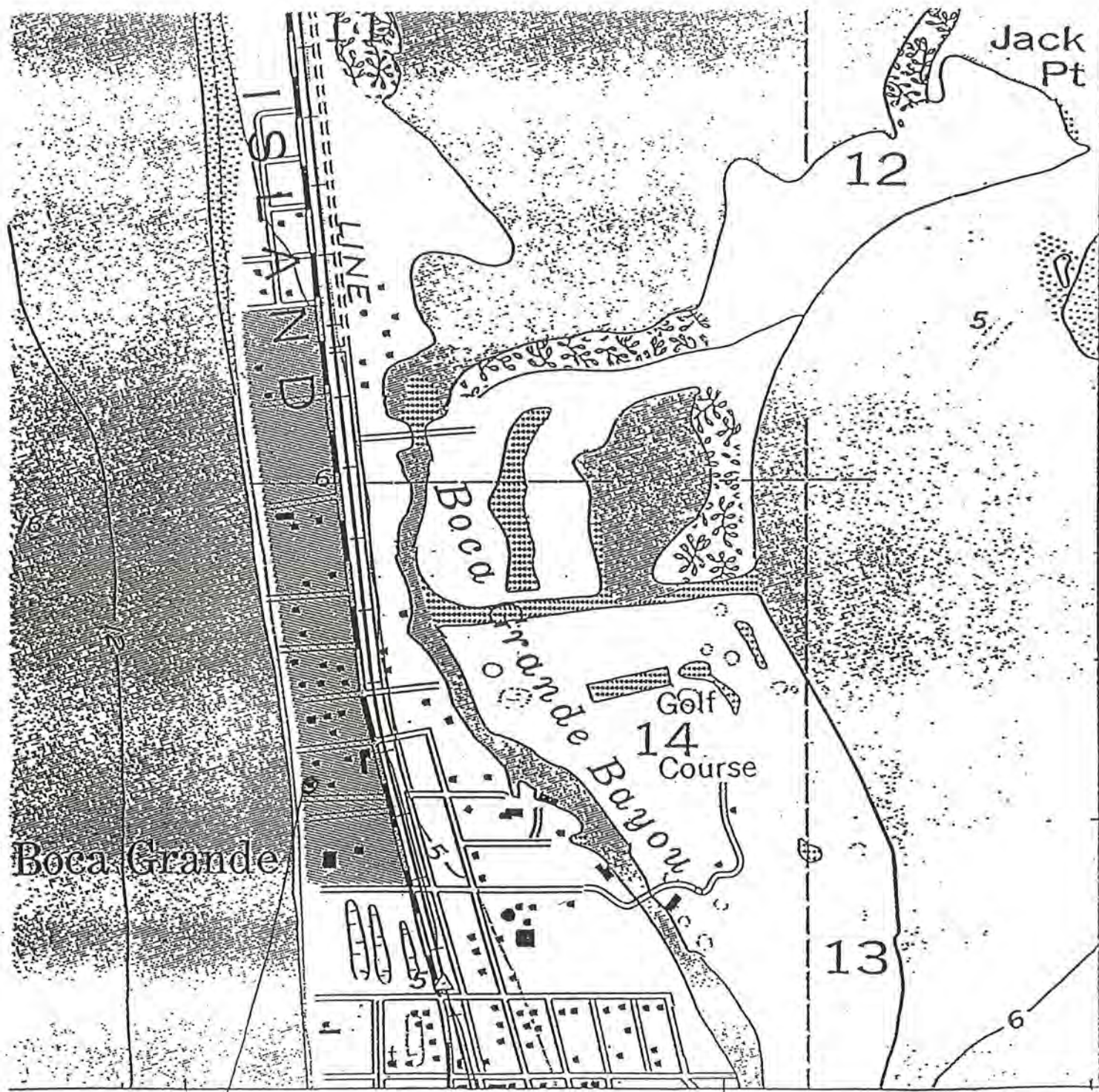
STYLE Mediterranean Revival EXTERIOR PLAN Irregular NO. STORIES 1
STRUCTURAL SYSTEMS Masonry Block
FOUNDATION: Types Slab on grade Materials Concrete
EXTERIOR FABRICS Stucco
ROOF: Types Gable Materials Clay barrel tile
Secondary strucs. (dormers etc.) Shedd
CHIMNEY: No. 1 Materials Masonry, stucco LOCATIONS West exterior
WINDOWS (types, materials, and placements) Casement, wood, multi light, regular fenestration
MAIN ENTRANCE (stylistic details) covered screened porch
PORCHES: #open 1 #closed 1 #incised Locations Open, west; Closed, screeded, south
Porch roof types Shed
EXTERIOR ORNAMENT Not present

INTERIOR PLAN Not Studied CONDITION: ☐ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous
SURROUNDINGS (N=None, S=Some, M=Most, A=All or nearly all) ☐ commercial ☐ residential ☐ institutional ☐ rural
ANCILLARY FEATURES (No., type of outbuildings; major landscape features) Site fences

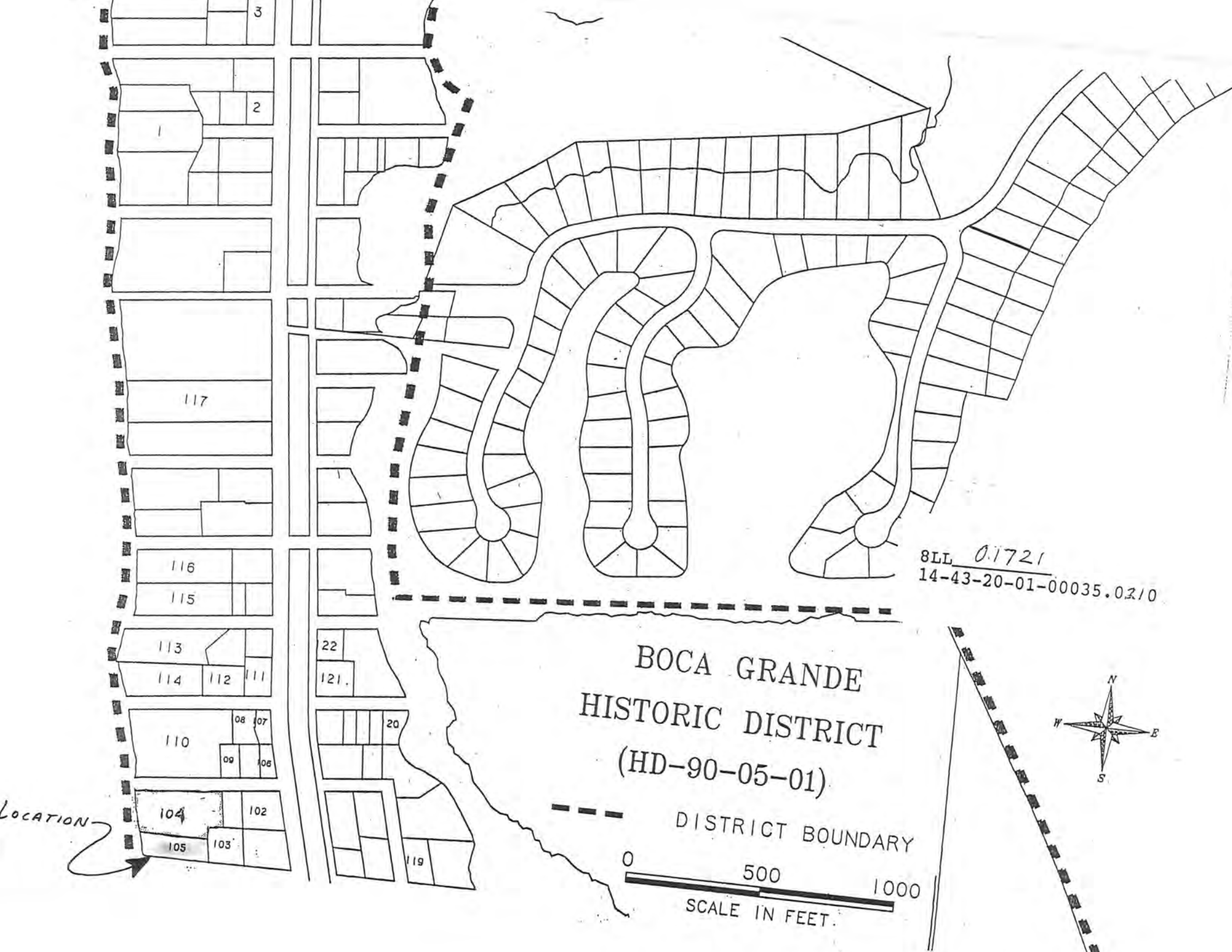
ARCHAEOLOGICAL REMAINS AT SITE Archaeological form completed? ☐ y ☐ n (No-explain; yes-attach!)
Artifacts or other remains Not Studied

NARRATIVE (E.g. description of interior, landscape, architecture, etc; please limit to 3 lines and attach full statement on separate sheet)
No formal entry, patio to west continuous to sea wall, mature tropical landscaping

File: 8LLO1721
Address: 901 9th Street West Boca Grande, FL 33421
Zone: 17
Strap: 14-43-20-01-00035-0210



N
PLACIDA, FL Quadrangle
7.5 Minute Series (Topographic)
1957 (PR 1972)





8LL1721

14-43-20-01-00035-0210

June 1993

1812

8LL001721

NE

6-30-93

14-43-20-01-00035-0210

FSF# 8LL001721

June 1993

ATTACHMENT F

SCA96-11-02

SCA 96-11-02

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Richard & Helen Fraser
PO Box 840
Boca Grande, FL 33921

4a. Article Number

P 314 432 099

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☐ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

11-8-96

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

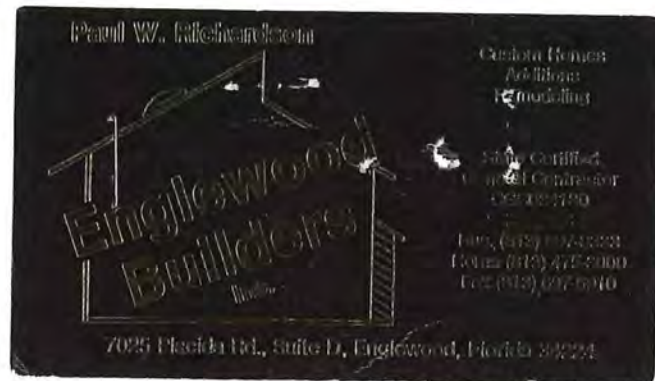
X Richard M. Fraser

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.



TRANSMIT CONFIRMATION REPORT

NO.	:	005
RECEIVER	:	904 877 0981
TRANSMITTER	:	LEE CT. PLANNING DIV.
DATE	:	MAY 08'97 13:47
DURATION	:	04'54
MODE	:	STD
PAGES	:	06
RESULT	:	OK

FAX

FAX

FAX

LEE COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT

DIVISION OF PLANNING

P.O. Box 398
Fort Myers, FL 33902-0398

FAX: (941) 479-8319
TEL: (941) 479-8585

DATE: 5/8/97
TO: SCOTT SHIRLEY
FROM: GLORIA SATGO
TELE/EXT: _____
(Sender)

OF PAGES: 6
(Including Cover)

MESSAGE: _____

DIANE E. WEINMAN
RESIDENTIAL DESIGN

October, 1996

Calculations of the Square Footage
of the Fraser Residence
at 901st Ninth Street and 1000 Sixth Street
Boca Grande, Florida

Sq. Ftg. of Existing Residences:

Ninth Street	3112
Sixth Street	<u>2209</u>
Total	5321

Sq. Ftg. to be Removed

Ninth Street	140
Sixth Street	<u>602</u>
Total	742

New Construction (A.C.)

Ninth Street	255
Sixth Street	407
Connector - First Floor	2279
" Second Floor	<u>240</u>
Total	3181

New Construction

Screened Area (Loggia)	676
Entry Porch	<u>124</u>
Total	800

Porte Cochere

Existing Sq. Ftg.	232
New Sq. Ftg.	98

Garages

Ground Floor	1107
Second Floor (A.C.)	1107

LEE COUNTY HISTORIC PRESERVATION BOARD

STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: SCA 96-11-02 Fraser, Boca Grande

HEARING DATE: November 7, 1996

I. SUMMARY

The proposed project entails the following: joining together two small historic houses that are on two separate lots fronting the Gulf of Mexico, constructing new three car garage with a second floor, constructing a pool, demolishing an exiting garage and the enhancement of another garage into a porte cochere. The subject properties are contributing properties in the Boca Grande Historic District HD 90-05-01, Boca Grande. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation and the design guidelines for new construction in the Boca Grande historic district. The STRAPs and addresses are as follows: 14 43 20 01 00035 0120 at 1000 10th Street west and 14 43 20 01 00035 0210 at 901 9th Street west.

II. STAFF ANALYSIS

Staff has had several meetings with the applicant in order to discuss the proposed project.

Addition of a wing connecting two historic houses

Two small single story, single family, Mediterranean Revival residences, one fronting on 9th Street and the other on 10th Street, are essentially twin houses. Both are roughly 16 feet in height and feature barrel clay tile roofs and stucco walls.

The proposal entails joining them together by a connecting wing in order to provide the applicant with the additional square footage needed to accommodate a more contemporary lifestyle. The new wing will be roughly 16 to 19 feet in height except for a small two-story tower area which will be roughly 26 feet high. The proposed connecting wing will blend in with the architecture of the two houses. It will feature barrel clay tile roofs, exposed rafter tails to match the existing, stucco walls to match the existing, wood casement windows and new wood shutters.

The home fronting on 9th Street will be rehabilitated to essentially accommodate four bedrooms, a kitchen, a laundry room and bath facilities. The home fronting on 10th Street will essentially accommodate a library, a master bedroom with bath and an office. The connecting wing will feature a screened loggia facing the Gulf of Mexico, a living area, a dining area and an entry porch.

The proposed connecting wing is compatible with the design, scale, materials and character of the two small existing buildings. The proposed connecting wing will feature a combination of hipped and gabled roofs. The result, the two small residences joined by this connecting wing, will be a rambling, compound plan in which different units have separate roof forms and varying heights arranged in an irregular, informal pattern. By using both hipped and gabled roofs the proposed project successfully produces a pattern in keeping with the Mediterranean Revival style and mimics the varied roof and wall forms of the small houses in the Mediterranean villages which inspired this architectural style.

New three car garage with second story

The proposed three car garage with second story features the same roof, wall, window and door materials as the main house. The 10th Street frontage of this new building is 38 feet; however this frontage is broken into an L-shape; 24 feet front on 10th Street with the remaining 14 feet recessed roughly 11 feet. The each garage door will mimic a set of large wooden double doors with windows. This touch is in keeping with the pedestrian atmosphere in Boca Grande. The second story will feature a balcony warping around the L-shape of the building. The rear elevation of the proposed building will feature a recessed balcony fronting the proposed pool. This proposed structure will be roughly 26 feet in height.

This proposed new construction is in keeping with the design guidelines of the Boca Grande Historic District. It is harmonious in form, material and scale with the character of the block. The facade aligns with the traditional setbacks. The new building appears similar in mass and scale with the historic structures. The building and roof forms match those used historically.

New pool

Pools are often an integral part of Mediterranean Revival structures. The proposed pool will be south of the proposed garage parking area; it will be surrounded by decorative tiles and will include a fountain.

Demolition of an existing garage and the enhancement of another garage into a porte cochere.

A key component of the proposed plan is the provision of a vehicular link between 9th and 10th Streets; the applicants have endeavored to provide this link in a manner that avoids the creation of an internal street.

The house fronting on 10th Street includes an existing accessory building (roughly 35 feet x 13 feet) with a clay tile gable roof and a stucco exterior. This building was built in the 1980s and is proposed for demolition. Its lay out and structure do not lend to an appropriate rehabilitation. Since this is a contemporary structure, staff recommends that the request to demolish it be granted.

The house fronting on 9th Street has a small existing garage (roughly 15 feet x 15 feet) with a flat

SCA 96-11-02

Fraser, Boca Grande

Page 3

roof and plain stucco walls that was probably built at the same time as the historic house. The applicant proposes to enlarge this structure to roughly 17+ feet x 17+ feet; install a barrel tile gable roof on part of the roof (the remaining portion would be a flat roof); the gable roof end would be fronting 9th Street. The end fronting 10th Street would feature a large stucco curvilinear facade with pecky cypress beams and brackets.

The building would not feature any doors; it would have an open breezeway to both 9th and 10th Streets allowing for easy car access to either street.

However, the formal entry would face 10th Street. Tapered wooden gates flanked by large square pillars would open from 10th Street into an interior drive lined with royal palms; the drive would end at the rehabilitated porte cochere and from there provide access to 9th Street. The applicant has provided a sketch of this entrance concept along with a photo of the Catholic Church, the building whose entrance inspired this concept. In general the proposed porte cochere and entryway is compatible with the design guidelines of the Boca Grande historic district. This proposed treatment respects the overall historic character of the site and provides access between 9th and 10th Streets in an unobtrusive and attractive manner.

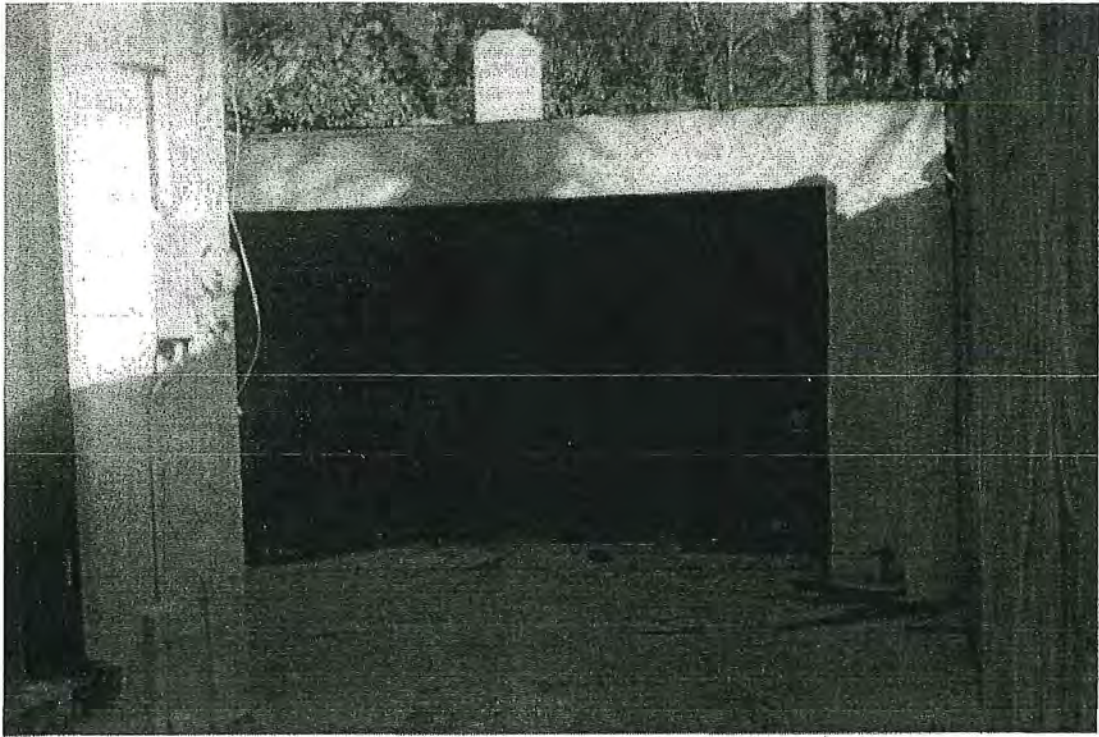
Staff has reviewed the proposed entry fountain and adjacent wall immediately by 10th Street and after discussions with the applicant, both parties decided that this entryway should be reviewed as a separate project once the concept is more clearly defined.

III. STAFF RECOMMENDATION

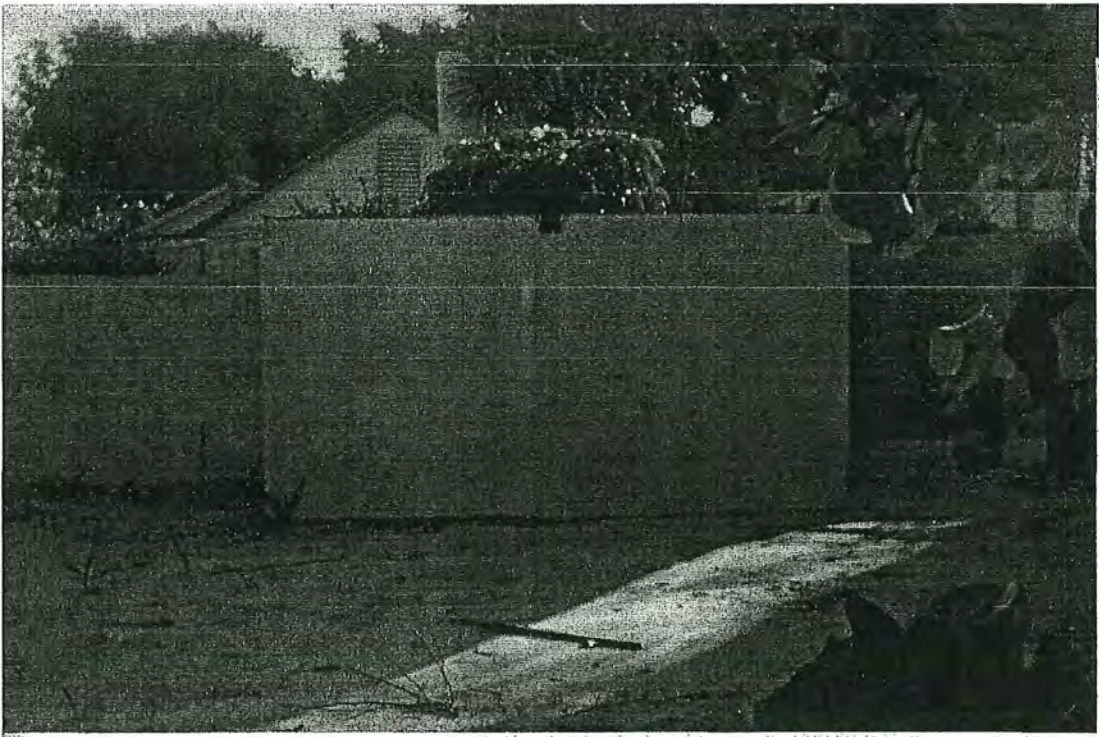
Staff recommends that the Historic Preservation Board:

- 1) approve the project as presented by the applicant with the exception of the entry fountain and an adjacent walls by 10th street.
- 2) make a finding that the proposed project has been designated under Chapter 22 of the LDC and that on the basis of staff analysis, the proposed project as approved is in compliance with Chapter 22 of the LDC.

SCA 96-11-02
Fraser (Boca Grande)

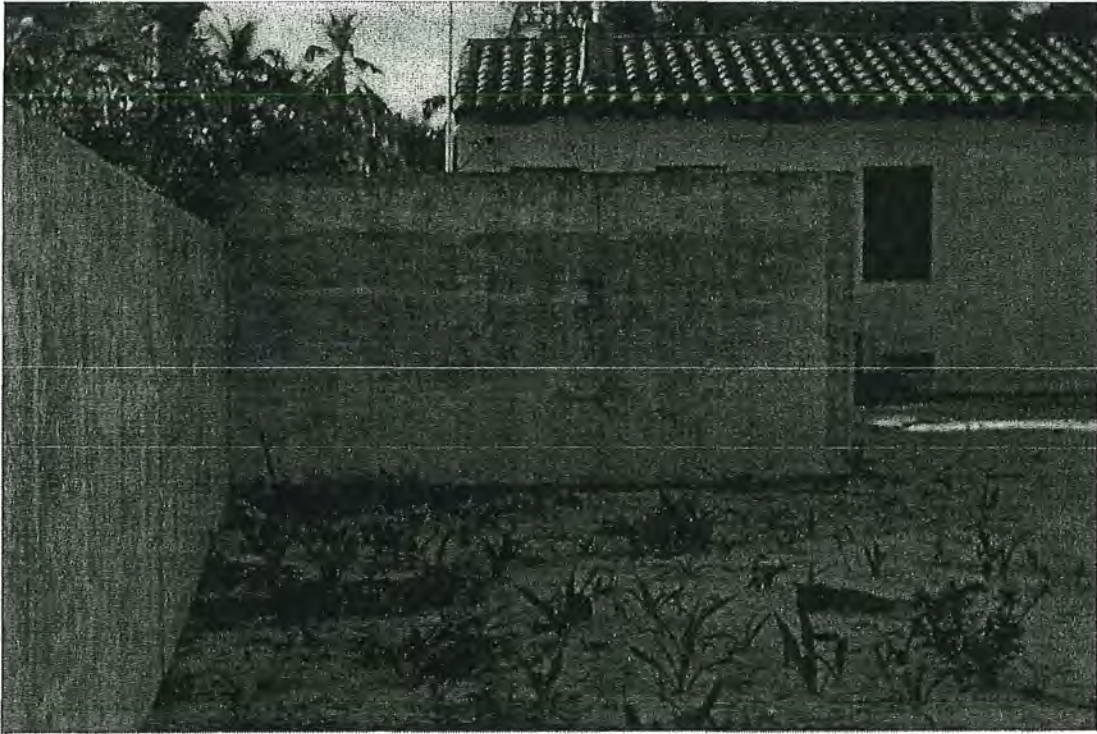


South elevation of existing historic garage
future porte cochere



West elevation of existing historic garage
future porte cochere

SCA 96-11-02
Fraser (Boca Grande)

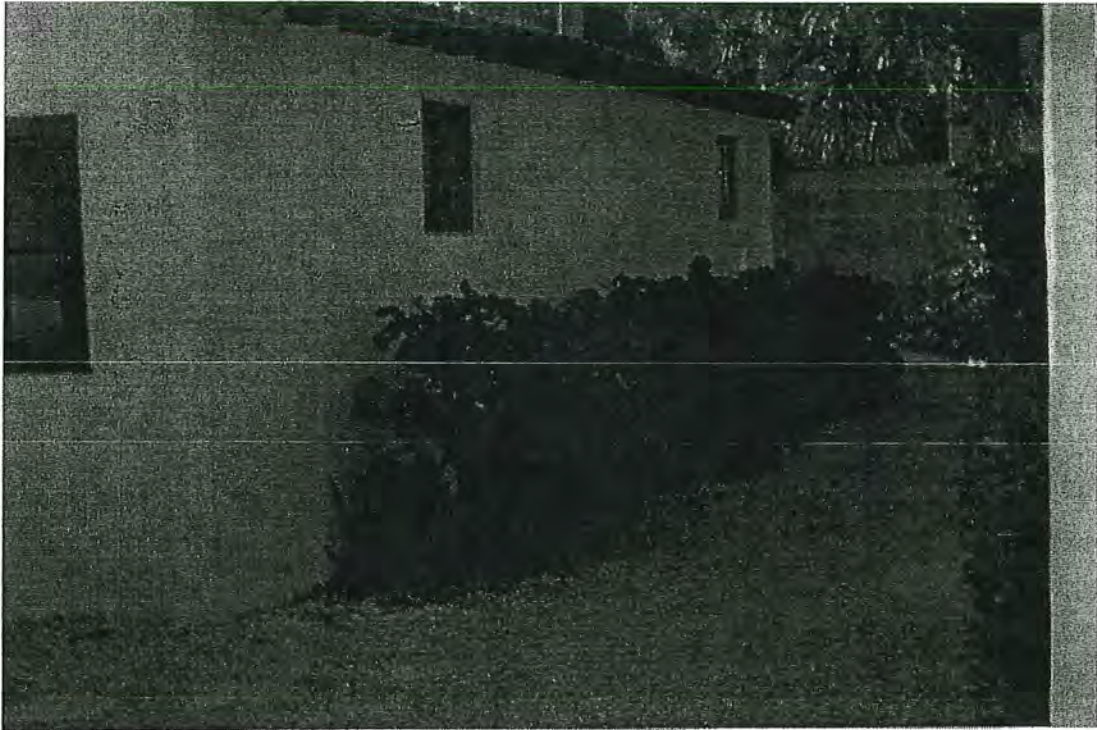


East elevation of existing historic garage
future porte cochere

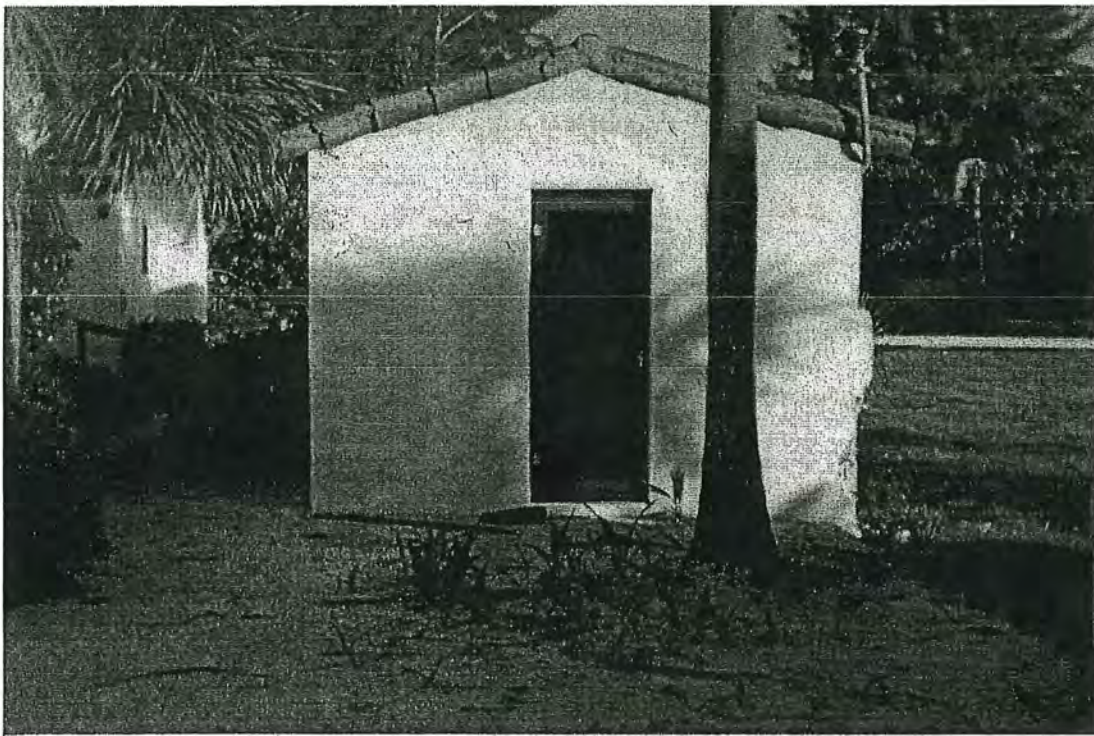


East elevation of converted garage
proposed for demolition

SCA 96-11-02
Fraser (Boca Grande)



West elevation of converted garage
proposed for demolition



South elevation of converted garage
proposed for demolition

SCA 96-11-02
Fraser (Boca Grande)



North elevation of converted garage
proposed for demolition

(h:\photos\sca\96-11-02\fraser.cdr)

DIANE E. WEINMAN
RESIDENTIAL DESIGN

October, 1996

Calculations of the Square Footage
of the Truss Residence
at 901 Ninth Street and 1000 Sixth Street
Boca Grande, Florida

Sq. Ftg. of Existing Residences:

Ninth Street	3112
Sixth Street	<u>2209</u>
Total	5321

Sq. Ftg. to be Removed

Ninth Street	140
Sixth Street	<u>602</u>
Total	742

New Construction (A.C.)

Ninth Street	255
Sixth Street	407
Connector - First Floor	2279
" Second Floor	<u>240</u>
Total	3181

New Construction

Screened Area (Loggia)	676
Entry Porch	<u>124</u>
Total	800

Porte Cochere

Existing Sq. Ftg.	232
New Sq. Ftg.	98

Garages

Ground Floor	1107
Second Floor (A.C.)	1107

SCA 96-11-02 FRASER - BOCA GRANDE



MEETING AGENDA

Purpose of Meeting: Discussion of proposed residential
construction in Boca Grande
Richard Fraser Home

STRAP #: 14-43-20-01-00035.0210
14-43-20-01-00035.0120

Meeting Date: Wednesday, September 18th
Time: 3:00 pm

Location of Meeting: Lee County Planning Division, 2460 Thompson Street, Fort Myers, FL 33901
(941) 339-6200 or FAX (941) 339-6202

Meeting Requested By: _____

Please Bring Photographs of existing property (front, back, sides) surrounding
streetscape (both sides of street) site plan, proposed sketches
and any other pertinent information.

Participants: (include name, division and phone number if county employee; and name, address and phone number if member of the public)

Nan Plessas

(339-6206)

	Name	Address/Division	Phone Number
✓	1. Diane E. Weiman	440 Old Albee Farm	941-484-3397
	2.	Nokomis Fl 34275	
✓	3. Pam Houck	Zoning	335-2353
✓	4. Frank O'Neil	Code & Bldg	335-2525
✓	5. Gloria Sajo	Planning	339-6200
	6.		
	7.		
	8.		
	9.		
	10.		

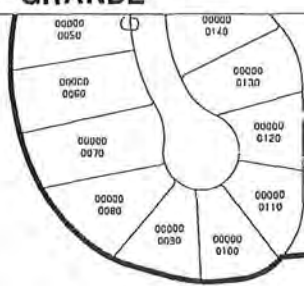
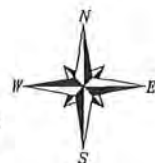
SCA 96-11-02 FRASER - BOCA GRANDE

SUBJECT PARCEL

SUBJECT PARCEL

STRAP NUMBERS 14 43 20 01 00035 0120 & 0210

901 9TH ST. W & 1000 10TH ST. W



GASPARILLA RD

10TH AVENUE

PALM AVE

14TH ST

13TH ST

12TH ST

11TH ST

10TH ST

9TH ST

8TH ST

7TH ST



LEE COUNTY PROPERTY APPRAISER - NAME & LEGAL

STRAP: 14 43 20 01 00035 0120
FRASER RICHARD M + HELEN T
P O BOX 840

DOR...: 01 SINGLE FAMILY RESIDENTIAL
LOC...: LEE COUNTY UNINCORPORATED
LEGAL1: BOCA GRANDE PB 7 PG 1 BLK
LEGAL2: 35 LTS 12,23,24,25 + N 15
LEGAL3: FT LT 22 VAC SH LA ADJ

BOCA GRANDE

FL HWDWXA

33921 N/R: 000000

*** VALUES *** *** EX VALUES ***

JUST: 1,075,360 AG.: 0

ASSD: 1,075,360 HX.: 0

TXBL: 1,075,360 WID: 0

BLDG: 184,810 DIS: 0

LAND: 890,550 WLY: 0

NCST: 0 ENG: 0

PVAL: 780,050 WDR: 0

SOH : 0 DIFF: 0

SITE: 1000 10TH ST W

SALE PRICE D.O.S. BOOK PAGE TC VI

1: 1,475,000 03/95 2588 362906 I

2: 0 04/81 1511 119403 I

NBHD CODE: 09-104-4.00

NBHD DESC: BOCA GRANDE DOWNTOWN (GULF)

UNIT MEAS.: FF #UNITS: 170.00
1ST TAX YR: 1926 FRONTAGE: 235
YR SPLIT.: 00 DEPTH...: 0
YR CREATED: 00 E/I NUM.: 00000000
ENERGY CD.: S/D VAL.: 0.00
ENERGY YR.: S/D CODE:
APRVED BY.: 15 DSC.....: 8
TAX AUTH..: 005 ZONING...: RS-2
PRIOR DOR.: 01 PEND....:
PRIOR STRP: 11-43-20-01-00035.0120

33921
PAGE: 00007
LINE: 550
HIST DIST: Y
MAINT DATE
SITE: 04/14/87
NAL.: 04/11/95
MAF.: 06/20/96
PAV.:

Planning Division

M E M O R A N D U M



to: All Interested Parties
from: Gloria M. Sajgo, Principal Planner *GMS/psh*
subject: November 7, 1996 Historic Preservation Board Meeting
date: October 28, 1996

The Lee County Historic Preservation Board will meet on Thursday, November 7, 1996, at 4:00 p.m. in the East Room of the restored Old Lee County Courthouse, 2nd floor, in downtown Fort Myers.

A G E N D A

- I. Call to Order -- 4:00 p.m.
- II. Review of Affidavit of Publication
- III. Approval of Minutes for September 12, 1996
- IV. Request to File Historic Designation(s)
 - A. HD (District) 96-11-01, Captiva Inn (Captiva)
- V. Public Hearing on Special Certificates of Appropriateness (SCA)
 - A. SCA 96-11-01, Kittredge/Perry (Boca Grande)
 - B. SCA 96-11-02, Fraser (Boca Grande)
 - C. SCA 96-11-03, Casa Grande Partners (Boca Grande)
 - D. SCA 96-11-04, Bostleman/Gordon (North Fort Myers)
- VI. Presentation of Topics by Board Members
- VII. Presentation of Topics by Staff
- VIII. Future Meetings and Adjournment

For further information, please contact the Lee County Planning Division at (941) 339-6206 or (941) 339-6200.

*Copy: Richard & Helen Fraser
Diane Weiman*

SCA 96-11-02

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Richard & Helen Fraser
PO Box 840
Boca Grande, FL 33921

4a. Article Number

P 314 432 099

4b. Service Type

- | | |
|---|---|
| <input type="checkbox"/> Registered | <input checked="" type="checkbox"/> Certified |
| <input type="checkbox"/> Express Mail | <input type="checkbox"/> Insured |
| <input type="checkbox"/> Return Receipt for Merchandise | <input type="checkbox"/> COD |

7. Date of Delivery

11-8-96

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X Richard M. Fraser

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

LEE COUNTY PROPERTY APPRAISER - NAME & LEGAL

STRAP: 14 43 20 01 00035 0210
FRASER RICHARD M + HELEN T
P O BOX 840

BOCA GRANDE

FL HWDWXA

33921 N/R: 000000

*** VALUES *** *** EX VALUES ***

JUST: 721,960 AG.: 0

ASSD: 721,960 HX.: 0

TXBL: 721,960 WID: 0

BLDG: 304,060 DIS: 0

LAND: 417,900 WLY: 0

NCST: 0 ENG: 0

PVAL: 529,420 WDR: 0

SOH: 0 DIFF: 0

SITE: 901 9TH ST W 33921

SALE PRICE D.O.S. BOOK PAGE TC VI

1: 925,000 04/94 2489 334806 I

2: 100 01/94 2464 415301 I

NBHD CODE: 09-104-4.00

NBHD DESC: BOCA GRANDE DOWNTOWN (GULF)

DOR...: 01 SINGLE FAMILY RESIDENTIAL

LOC...: LEE COUNTY UNINCORPORATED

LEGAL1: BOCA GRANDE BLK 35

LEGAL2: PB 7 PG 1 LOT 21 + S 35 FT

LEGAL3: LOT 22 + PT SHORE LANE

UNIT MEAS.: FF #UNITS: 85.00

1ST TAX YR: 1926 FRONTAGE: 85

YR SPLIT.: 00 DEPTH...: 150

YR CREATED: 00 E/I NUM.: 00000000

ENERGY CD.: S/D VAL.: 0.00

ENERGY YR.: S/D CODE:

APRVED BY.: 12 DSC...: 8

TAX AUTH.: 005 ZONING...: RS-2

PRIOR DOR.: 01 PEND...:

PRIOR STRP: 11-43-20-01-00035.0210

PAGE: 00007

LINE: 560

HIST DIST: Y

MAINT DATE

SITE: 04/25/80

NAL.: 09/15/94

MAF.: 06/20/96

PAV.:



NOTICE OF DECISION
ON
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. SCA 96-11-02

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

YOU ARE HEREBY NOTIFIED that on 11/7/96, the Lee County Historic Preservation Board voted to:

☐ Approve
☒ Approve with conditions *fences, entry ways proposed entrance*
☐ Deny *fountains will require separate review*

Special Certificate of Appropriateness SCA 96-11-02 on reverse side.

The Historic Preservation Board made the following finding(s) of fact:

The proposed project has been designated under Chapter 22 of LDC and that on the basis of staff analysis, the proposed project as approved is in compliance w/ Chapter 22 of the LDC

A copy of this notice, the Spec
appropriate) _____

e of Appropriateness (and other documents if

have been furnished to the following pe.

Richard Fraser
Jo Pam Hook
Bob Stewart
Diane Weinman

(Prop
Director,
Director, C
rep

w/out plans
Division *w/out plans*
Building Services *w/out plans*
plans

Date: 4/12/96

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. SCA 96-11-02

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

Designation No.: HD 90-05-01

Project Name: FRASER

STRAP No.: 14 43 20 01 00035 0/20

Applicant: DIANE WEINMAN

Address: ~~440~~ 440 OLD ALBEE FARM
NOKOMIS PI 34275

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

/ APPROVED: Certified By: Gloria M. DeJgo

Date Certified By Staff: 4/12/96

 DENIED: For the reasons outlined below:

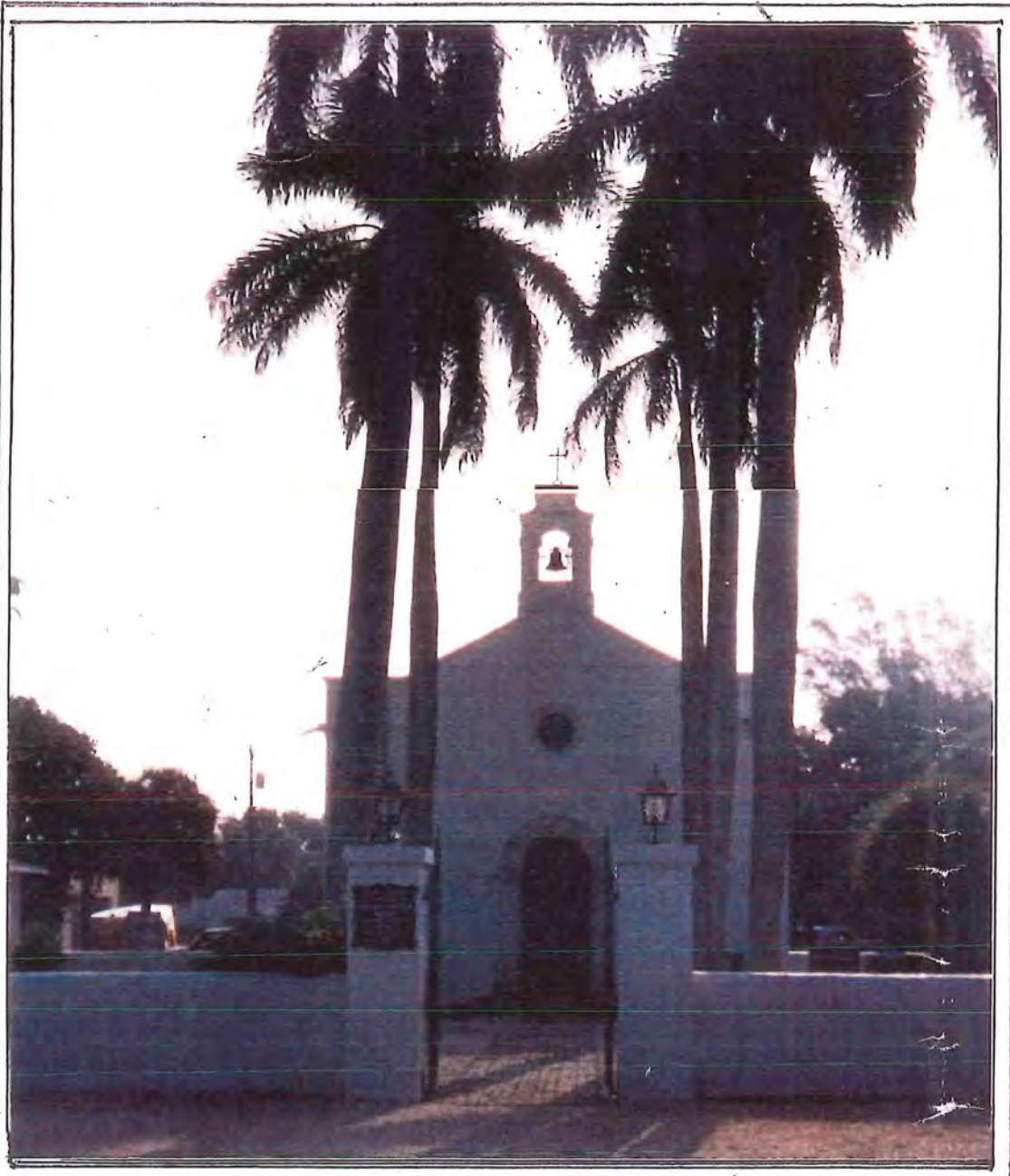
Section Ten of Lee County Ordinance 88-62, as amended, states:

SECTION TEN: APPEALS

Any aggrieved party may appeal a decision of the Board by filing a written notice of appeal within fifteen (15) days of the date the Board's written decision is rendered. The notice of appeal shall be filed with the Hearing Examiner and a copy provided to the Historic Preservation Board staff which shall state the decision being appealed, the grounds for the appeal, and a summary of the relief sought by the aggrieved party.

Appeals shall otherwise be pursued using the procedures set forth in §900.02.A., "Appeals from Administrative Matters," of the Lee County Zoning Ordinance Number 86-17, as amended, or as may be further amended or replaced from time to time, and in accordance with Lee County Administrative Codes adopted to implement the provisions of the Zoning Ordinance.

Fraser Residence.



As you pass through the entry gates (see sketch) and continue by the royal palms, the feeling reflects that of the entry to the Catholic Church in Boca Grande. (see photo above)

This is a very important element of the design, both visually and because access is given to Ninth Street

A handwritten signature in black ink, appearing to read "S. P. L. B. J. V." followed by some less legible scribbles.

SCA 96-11-02, Fraser

COA NO. _____
DESIGNATION NO. _____
DATE FILED: _____
DATE ISSUED: _____
APPROVED _____
DENIED _____

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS
APPLICATION

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

Name of Project: MR. & MRS. RICHARD FRASER RESIDENCE
Location: 901 NINTH ST. AND 1000 TENTH ST.
Strap No.: 14 43 20 01 000.35.0210 AND 0120
Name of Applicant or Agent: DIANE WEINMAN
Address: 440 OLD ALBEE FARM
City/State: NDKOMLS, FL. Zip: 34275 Phone: 941-484-3397

Name of Historic District, if applicable, check all that apply:

- ☒ Building
☐ Archaeological Site
☐ Object
☐ Landscape Feature

Project Description: (describe all work proposed)

Type of Work: ☒ Alteration ☒ Demolition ☒ New Construction
☐ Reconstruction ☐ Excavation ☐ Relocation

Narrative: _____

RECEIVED

Change in Use: ☐ yes ☒ no

OCT 25 1996

If yes, explain: _____

PLANNING
DIVISION

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? ☐ yes ☒ no

If yes, explain: _____

Has a development order or exemption been applied for prior to or concurrent with this application? If yes, give the development order number or the exemption number and date of application.

SUBMITTAL REQUIREMENTS

- _____ Full plans and specifications (9 sets of plans, 1 set of specifications).
- _____ Site plan (2). 9
- _____ Samples of materials if needed to fully describe the proposed appearance, color, texture, materials or design of the building(s), structure(s) and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
- _____ Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action or adjacent buildings and streetscape within a historic district.
- _____ Demolition applications only: Provide plans for the reuse of the property.
- _____ Moving applications only: Provide reasons for the proposed move, and a description of the new location and setting.
- _____ Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
- _____ Proposed mitigation measures.
- _____ Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.

RECEIVED



Fraser
Residence
Sheet
1 of 6

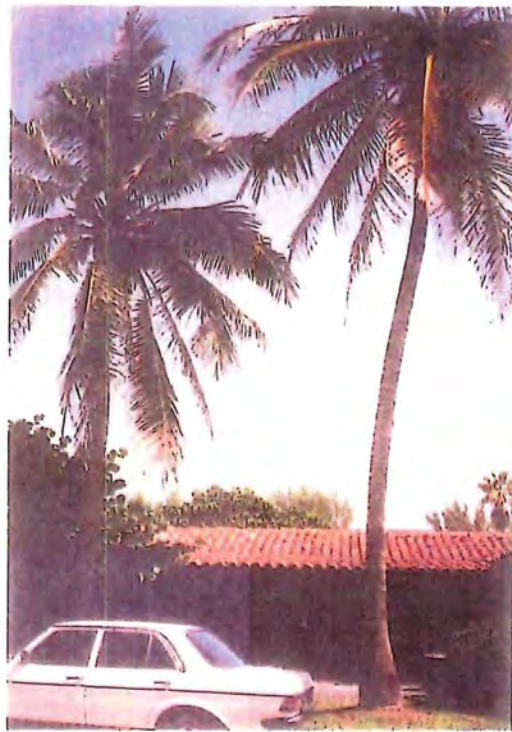
View of adjacent property (Ninth Street) looking South



View of Ninth Street ~ looking East



View of Ninth Street ~ looking West



↑ View of 901 Ninth Street - South Elevation ↑



Fraser
Residence
Sheet 2 of 6



Angled
View of
West & South
corner of 901
Ninth Street
with
1000 Sixth St
in Background



North Elevation of 901 Ninth Street ↗



Angled view of
East Elevation of
901 Ninth Street

Fraser
Residence
Sheet 3 of 6



↗ West Elevations of ↗
1000 Tenth St. 901 Ninth Street



1000
 South St.
 West
 Elevations
 from
 North
 ↙
 to
 South



Fraser
 Residence
 Sheet
 4 of 6



Fraser
Residence
Sheet
5 of 6



East
Elevations
of 1000 Sixth St.



Fraser
Residence
Sheet
6 of 6

North elevation of 1000 Sixth Street



North side of 1000 10th St yard and Sixth Street ↗ looking West.



(looking
NorthWest)

adjacent property ~ North of Sixth Street

FSF No.	COA No.	Designation No.
---------	---------	-----------------

4/22/98

AD 90-05-01

LEE COUNTY
REGULAR CERTIFICATE OF APPROPRIATENESS APPLICATION

Lee County Planning Division, P.O. Box 398, Fort Myers, FL 33902-0398
Telephone (941) 479-8311 FAX (941) 479-8319

NOTE: This application is only for work classified as "ordinary maintenance and repair," or for any work that will result, to the satisfaction of the county staff, in the close resemblance in appearance of the building, architectural feature, or landscape feature to its appearance when it was built or was likely to have been built, or to its appearance as it presently exists so long as the proposed appearance is appropriate to the style and materials.

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

Name of Project: FRASER

Location: Boca Grande

STRAP No.: 14 43 20 01 00035.0120 & 14 43 20 01 00035.0210

Name of Applicant or Agent: DIANE E WEINMAN

Address: 440 Old Albee Farm

City/State: Nokomis, FL Zip: 34275 Phone: 941-484-3397

Name of Historic District, if applicable: Boca Grande

Project Description: See attached

Change in Use: ☐ yes ☒ no

If yes, explain: _____

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? ☐ yes ☒ no

If yes, explain: _____

Has a development order or exemption been applied for prior to or concurrent with this application? ☐ yes ☒ no

If yes, explain: _____

If you wish to appeal this decision, you may apply for a Special Certificate of Appropriateness within 30 days of this decision. This will enable you to make your request to the Historic Preservation Board for this work. You may obtain a Special Certificate of Appropriateness form by contacting the historic preservation planner at the Lee County Division of Planning. Specific details describing the Special Certificate of Appropriateness process are found in Chapter 22, Historic Preservation, of the Lee County Land Development Code (LDC).

***** FOR STAFF USE ONLY *****			
Date Filed: <u>4/13/98</u>	Date Issued: <u>4/22/98</u>	<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> *DENIED
Certified by: <u>[Signature]</u>			
* Explanation Attached			

DIANE E. WEINMAN
RESIDENTIAL DESIGN

April 08, 1998

Ms. Gloria Sajgo
Principal Planner
Lee County Division of Planning
1500 Monroe Street
Ft. Myers, Florida 33901

LEE COUNTY
RECEIVED
99 APR 13 PM 1:42
COMM. DEV./
PUB. WORKS. CNTR.
SECOND FLOOR

Ref: Fraser Residence, Boca Grande, Florida

Dear Ms. Sajgo,

Per our telephone conversation on March 31, 1998, I am enclosing the items you requested to clarify the modifications to the existing walls at the Fraser residence.

Please note the following enclosures:

1. Letter from Peter Van Buskirk, Structural Engineer, in reference to existing walls. Only those walls deemed unsafe will be rebuilt and the work will be scheduled so that the rebuilding will be done in sections.
2. Sketch showing height of original wall (9'-4 1/2" high), and new height (10'-9" high) after addition of 8" x 16" concrete tie beam as required by code.
3. Drawing showing Wall Section which shows heights and also a Note stating that materials used for rebuilding the existing walls must match the existing exposed materials.
4. Exterior Elevation showing existing and new wall heights.

Signs have been ordered to post on the job site stating that the work is an Historic Restoration and is in keeping with the Secretary of Interior's Standards for Rehabilitation. These signs will have a colored Front Elevation of the residence and also a phone number for those seeking additional information.

OK GMS
4/22/98

Thank you for your help and guidance of this project.

Sincerely,

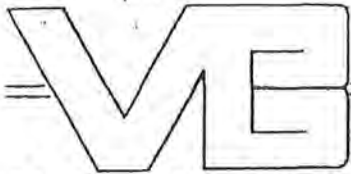
Diane E. Weinman

Diane E. Weinman

cc: Englewood Builders, Inc.

Mr. and Mrs. Richard Fraser

OK GMS 4/22/98



Van Buskirk
Engineers and Planners, Inc.

CIVIL ENGINEERS
LAND SURVEYORS

April 9, 1998

ok GMS
4/22/98

Ms. Diane E. Weinman
Diane Weinman, Inc.,
440 Old Albee Farm Road
Nokomis, FL 34275

Re: Fraser Residence, Boca Grande, Florida

Dear Ms. Weinman:

On March 25, 1998, I visited the referenced project site to observe construction progress. While there, I was able to view the existing structures with the interior finished removed. The exterior walls are built with a combination of clay tile, brick and mortar joints. The mortar joints are not very uniform and are not all intact. Along the wall there is a thin wood ledge that separates one course of the wall from the upper course leaving no continuity across the wall section.

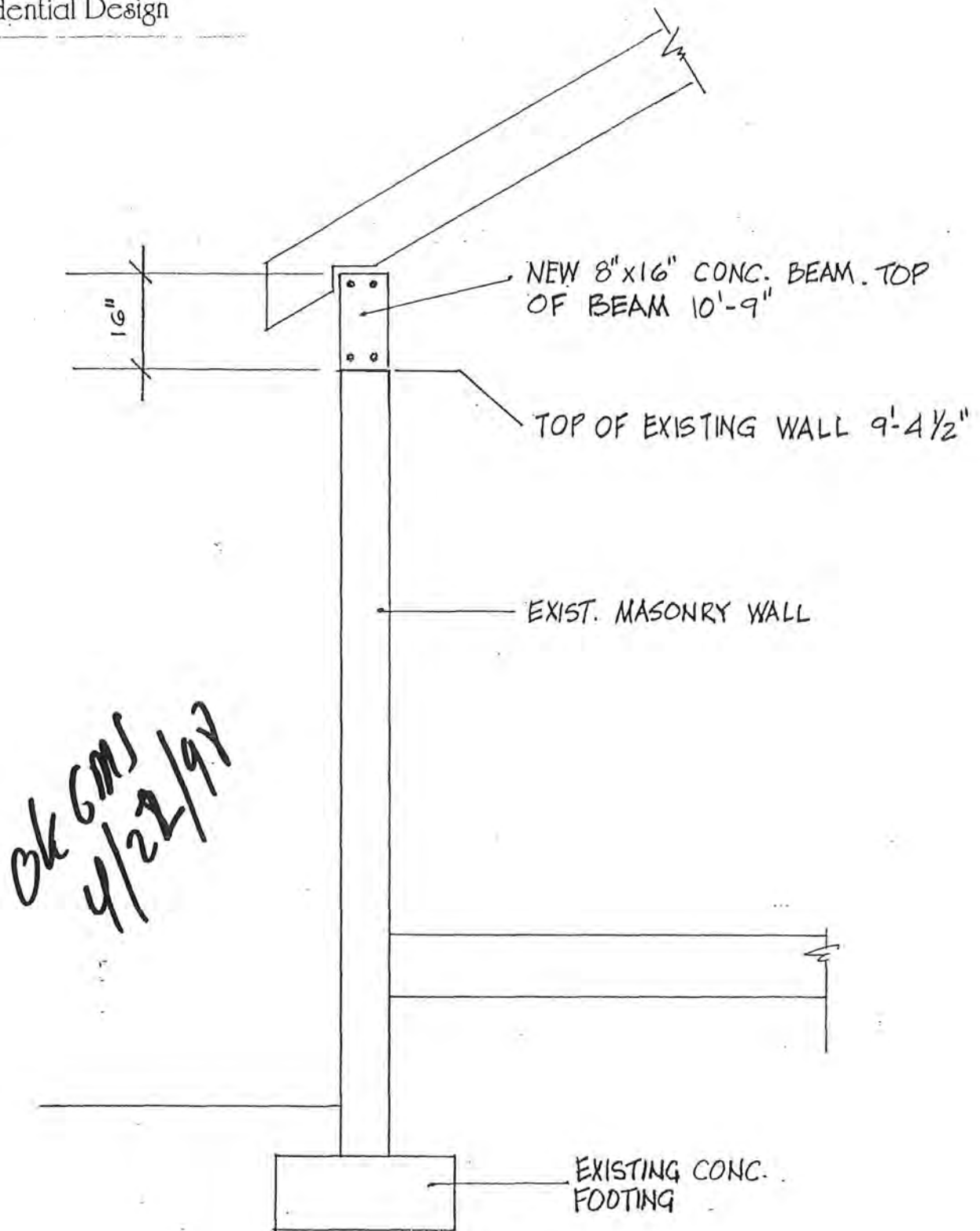
I am concerned that as construction progresses these situations may lead to unsafe conditions on the site because of the possible instability of some wall sections which were to remain. It would be my recommendation to remove all this material down to the solid foundation and rebuild the walls with conventional construction. The interior and exterior finishes would remain as specified. The only change would be wall structures.

Should you have any questions regarding this report, please feel free to contact me.

Sincerely,

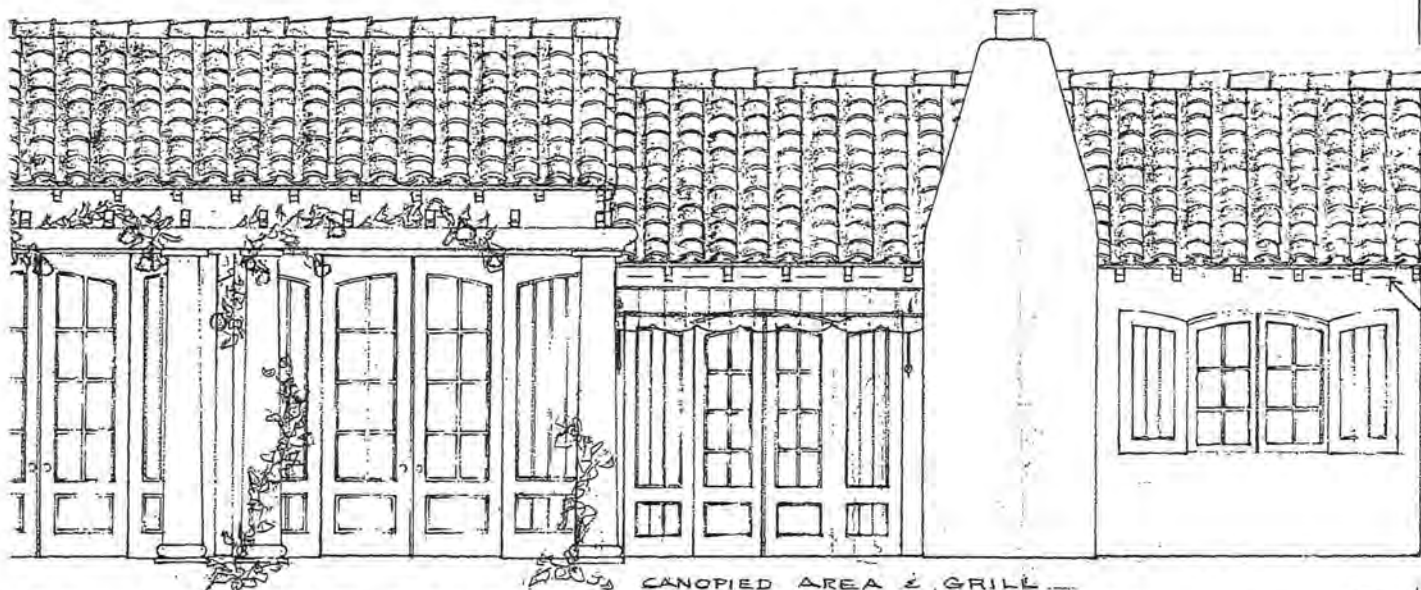
Peter T. Van Buskirk, P.E.
Vice President

Diane & Weinman
Residential Design



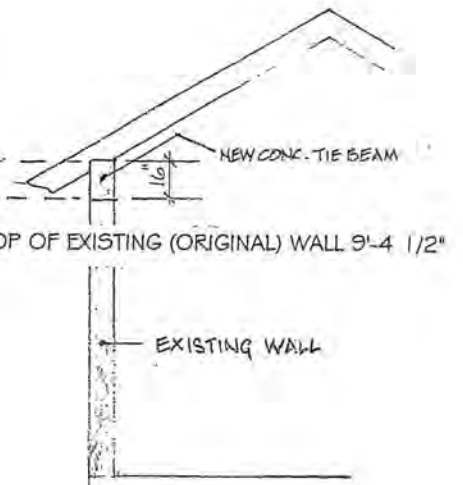
SECTION SHOWING HEIGHT OF WALLS

SCALE 1/2" = 1'-0"



FOR & DINING BEYOND CANOPIED AREA & GRILL KITCHEN

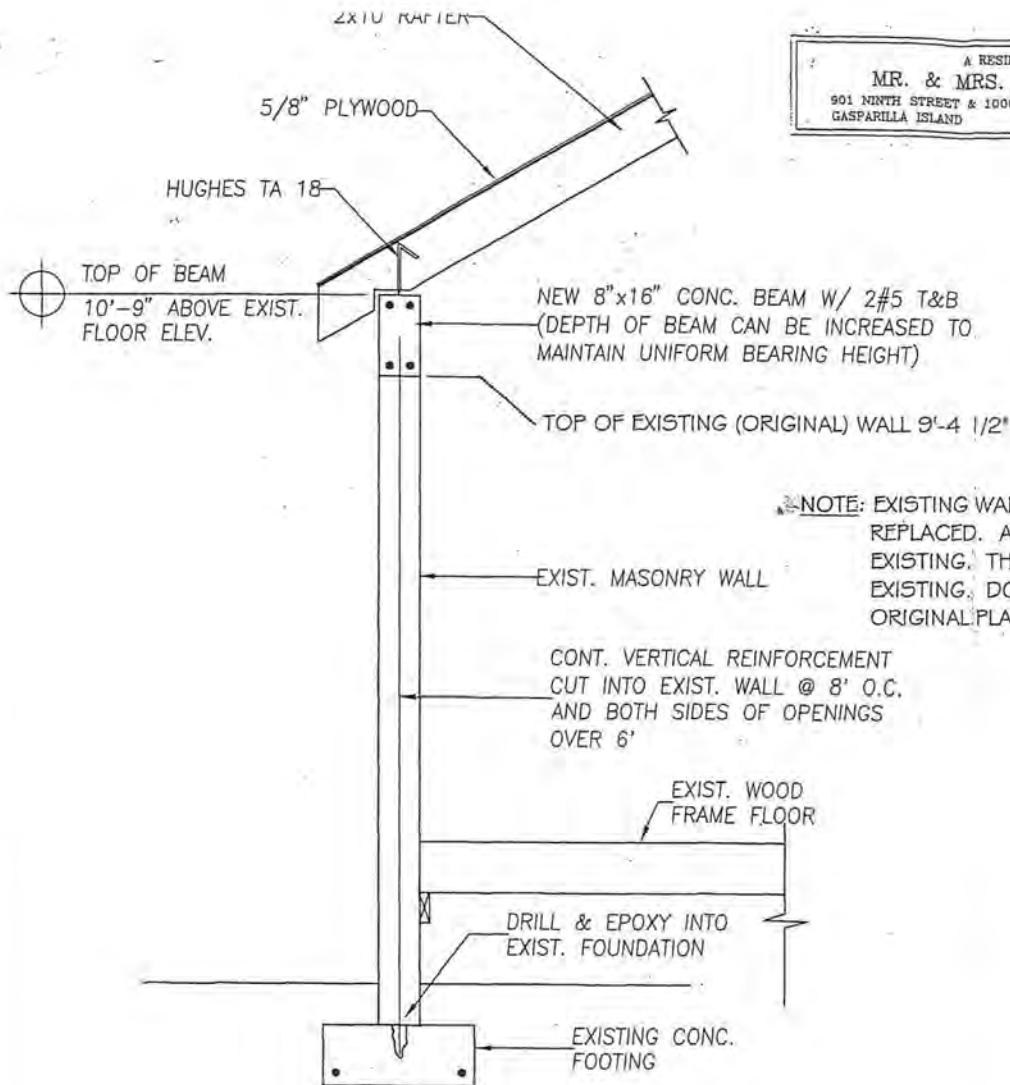
← NEW EXISTING →



EXISTING WALL

SECTION

OK GMS
4/20/98



SECTION Q

SCALE 1/2" = 1'0"

A RESIDENCE OF		DIANE E. WEINMAN	
MR. & MRS. RICHARD FRASER		RESIDENTIAL DESIGN	
901 NINTH STREET & 1000 TENTH STREET	BOCA GRANDE	NOKOMIS, FLORIDA	941-484-3397
GASPARILLA ISLAND	LEE COUNTY, FLORIDA		

NOTE: EXISTING WALLS THAT THE STRUCTURAL ENGINEER DEEM UNSAFE SHALL BE REPLACED. ALL MATERIALS EXPOSED TO VIEW SHALL BE THE SAME AS EXISTING. THE STUCCO FINISH AND THE ROOF TILE SHALL MATCH THE EXISTING. DOORS AND WINDOWS SHALL BE AS SHOWN ON THE ORIGINAL PLANS.

okGMS
4/22/97

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE STRUCTURAL PLANS ARE IN ACCORDANCE WITH SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE. THIS CERTIFICATE IS FOR STRUCTURAL COMPONENTS ONLY.

PETER T. VAN BUSKIRK, P.E.
FLORIDA REGISTRATION NO. 34856

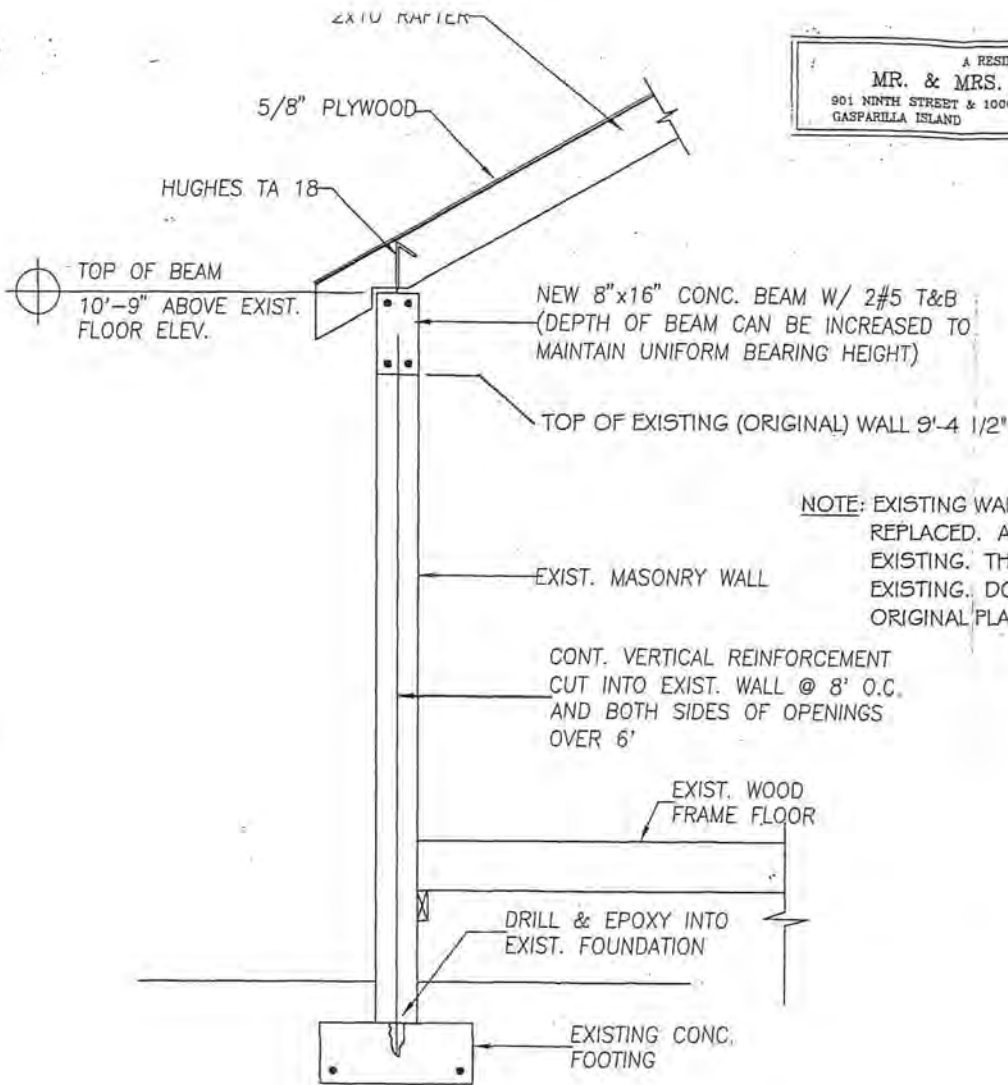
MR.
901 NINTH
GASPARILLA

MAIN SECTION FLOOR PLAN
AND ROOF FRAMING

DATE: 12/1/97
REV: SCALE: 1/4" = 1'-0"

SHEET

18



SECTION Q

SCALE 1/2" = 1'-0"

A RESIDENCE OF MR. & MRS. RICHARD FRASER 901 NINTH STREET & 1000 TENTH STREET BOCA GRANDE GASPARILLA ISLAND LEE COUNTY, FLORIDA		DIANE E. WEINMAN RESIDENTIAL DESIGN NOKOMIS, FLORIDA 941-484-3397	
---	--	--	--

NOTE: EXISTING WALLS THAT THE STRUCTURAL ENGINEER DEEM UNSAFE SHALL BE REPLACED. ALL MATERIALS EXPOSED TO VIEW SHALL BE THE SAME AS EXISTING. THE STUCCO FINISH AND THE ROOF TILE SHALL MATCH THE EXISTING. DOORS AND WINDOWS SHALL BE AS SHOWN ON THE ORIGINAL PLANS.

*OK GMS
4/22/98*

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE
THE STRUCTURAL PLANS ARE IN ACCORDANCE WITH
SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE.
THIS CERTIFICATE IS FOR STRUCTURAL COMPONENTS ONLY.

PETER T. VAN BUSKIRK, P.E.
FLORIDA REGISTRATION NO. 38859

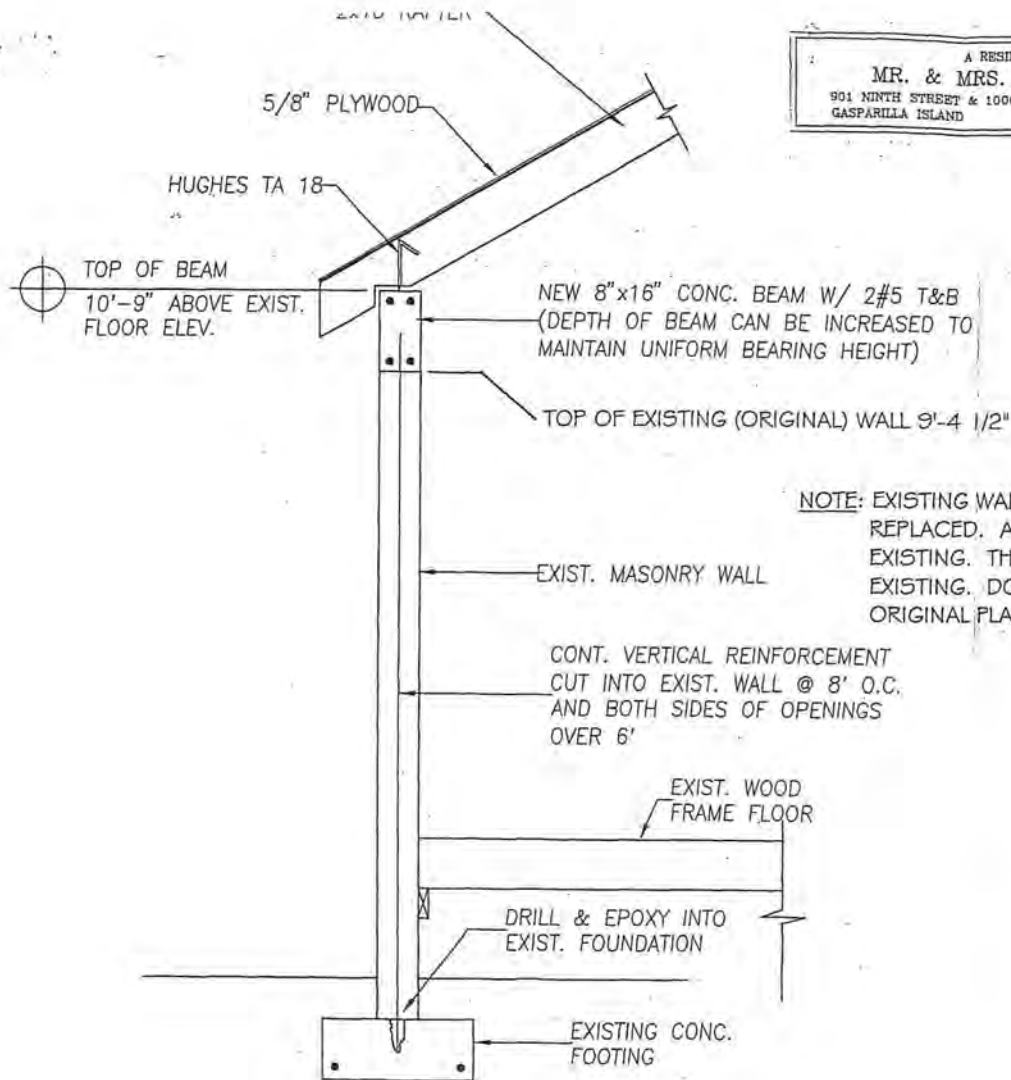
MR.
901 NINTH
GASPARILLA

**MAIN SECTION FLOOR PLAN
AND ROOF FRAMING**

DATE: 12/1/97
REV: SCALE: 1/4" = 1'-0"

SHEET

18



SECTION Q

SCALE 1/2"=1'0"

A RESIDENCE OF		DIANE E. WEINMAN
MR. & MRS. RICHARD FRASER		RESIDENTIAL DESIGN
901 NINTH STREET & 1000 TENTH STREET	BOCA GRANDE	
GASPARILLA ISLAND	LEE COUNTY, FLORIDA	NOKOMIS, FLORIDA 941-484-3397

NOTE: EXISTING WALLS THAT THE STRUCTURAL ENGINEER DEEM UNSAFE SHALL BE REPLACED. ALL MATERIALS EXPOSED TO VIEW SHALL BE THE SAME AS EXISTING. THE STUCCO FINISH AND THE ROOF TILE SHALL MATCH THE EXISTING. DOORS AND WINDOWS SHALL BE AS SHOWN ON THE ORIGINAL PLANS.

*OKGMS
4/22/98*

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE STRUCTURAL PLANS ARE IN ACCORDANCE WITH SECTION 16B-33.007, FLORIDA ADMINISTRATIVE CODE. THIS CERTIFICATE IS FOR STRUCTURAL COMPONENTS ONLY.

PETER T. VAN BUSKIRK, P.E.
FLORIDA REGISTRATION NO. 38859

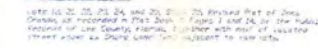
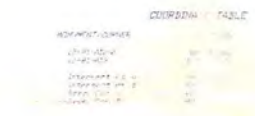
MR.
901 NINTH
GASPARILLA

MAIN SECTION FLOOR PLAN AND ROOF FRAMING

DATE: 12/1/97
REV: SCALE: 1/4"=1'-0"

SHEET

18



11. Boundary and Coordinates shown herein are referenced to the File of Aerial Department of Environmental Protection (formerly Department of Conservation and Forestry) District of Columbia, Information Control for the National Map, as referenced, Part Book, as Page 15 through 30, dated May 20, 1987, of the Public Records of the District of Columbia, being notes on the calculated measurements between U.S.C.S. Monument 22-46-15 and 22-46-15 on South 40th St. East.

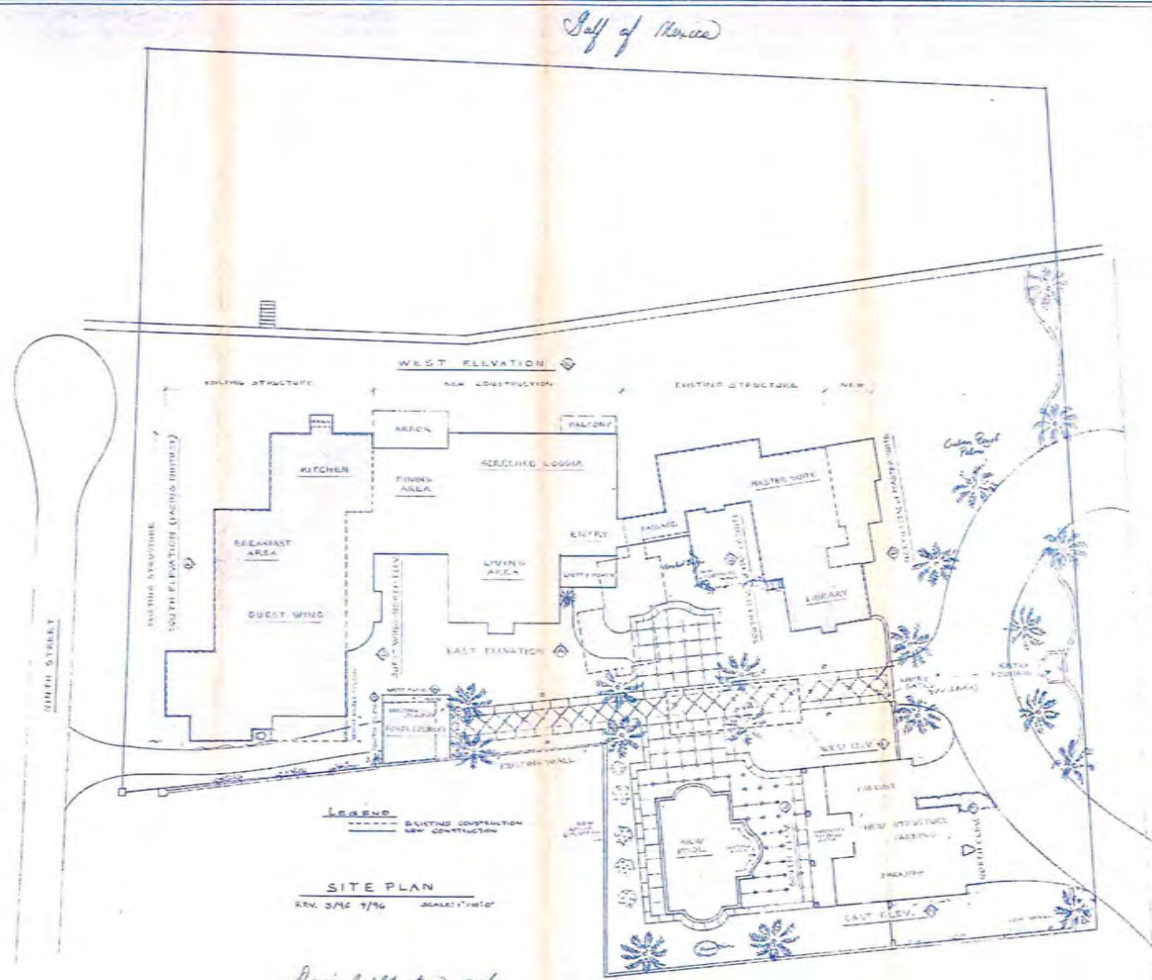
472-2004 Venice Report	
Mean High Water	122' 10.12
Range	166'
472-2003 Capitan Island	
Mean High Water	122' 0.00
Range	160'
Site Data	
Interpolated Mean High Water	122' 00.00
Interpolated Range	165'
Interpolated High Water	122' 00.00

The District of Jersey accurately reflects a field survey which complies with the requirements in Section 162-33.2(b) Florida Administrative Code.

[illegible]

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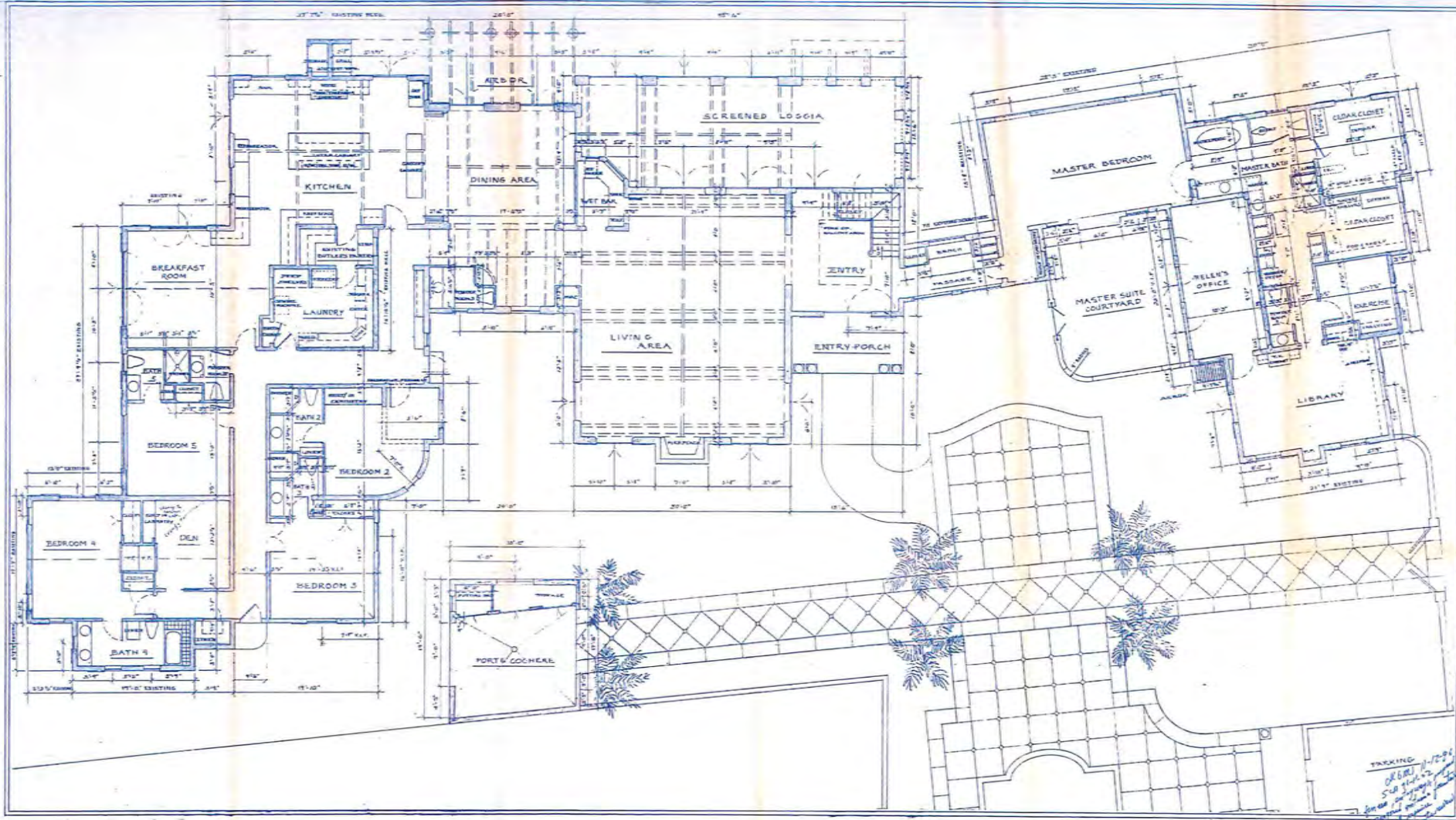
<h1>LANDMARK</h1> <p>Professional Engineers Surveyors & Planners Environmental Consultants</p> <p>LAND CONSULTANTS "A Great Engineering Company"</p> <p>4074 W. 42nd Ave., Suite 100, Denver, CO 80212 (303) 751-8600 • Fax (303) 751-8601 4074 W. 42nd Ave., Suite 100, Denver, CO 80212 • (303) 751-8600</p>		DATE: 12-15-00 DRAWING: 27 CHECKED: PROJECT No. E-0400 CLIENT: (SIGNED) Date of Survey: 7-27-00 FdL: 751 P. 67 SHEET 1 of 2
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*Original Structures and
Site Plan for the Boca Grande Residence of Mr. & Mrs. Richard Fraser*

*OK GRS 12/76
S. G. G. 12/76
From site plan, original structure,
additions, and site plan
approved*

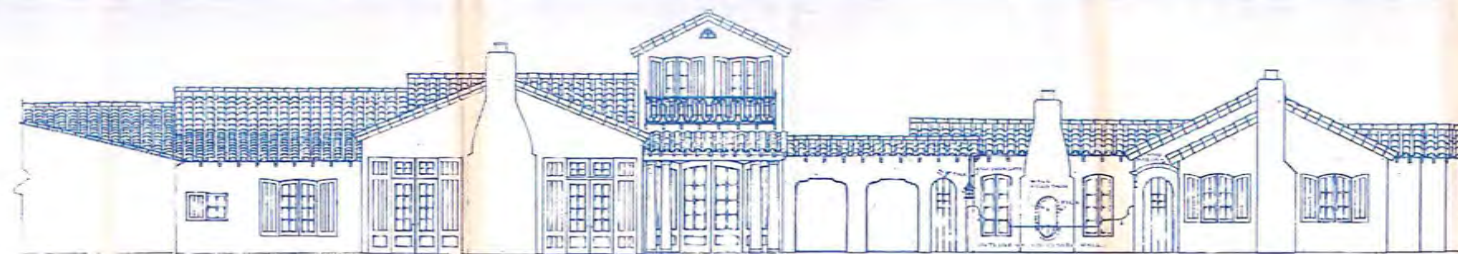
SHEET	SITE PLAN WITH EXISTING STRUCTURE DATE: _____ REV: _____	A RESIDENCE OF MR. & MRS. RICHARD FRASER 901 NINTH STREET & 1000 TENTH STREET BOCA GRANDE GASPARILLA ISLAND LEE COUNTY, FLORIDA	DIANE E. WEINMAN RESIDENTIAL DESIGN BOCA GRANDE, FLORIDA 34110-3377
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FIRST FLOOR PLAN
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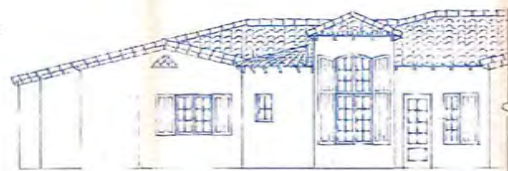
A RESIDENCE OF
MR. & MRS. RICHARD FRASER
 901 NINTH STREET & 1000 TENTH STREET BOCA GRANDE
 GASTAPILLA ISLAND
 LEE COUNTY, FLORIDA

DIANE E. WEINMAN
 RESIDENTIAL DESIGN
 NORONHA, FLORIDA 941-481-3397

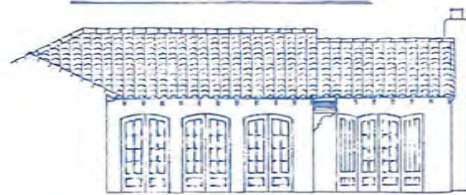


EAST ELEVATION "A"

FINISH MATERIALS:
 FLOORING: CARPETS, WOODEN TILE
 CEILING: PLASTER, WOODEN
 EXTERIOR WALLS: STUCCO
 EXTERIOR DOORS: WOODEN
 EXTERIOR WINDOWS: WOODEN
 SHUTTERS: WOODEN
 ROOFING: TILED



GUEST WING - NORTH ELEVATION "B"



MASTER COURTYARD - SOUTH ELEVATION "C"



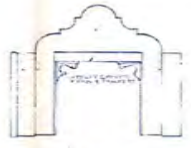
MASTER SUITE - NORTH ELEVATION "D"



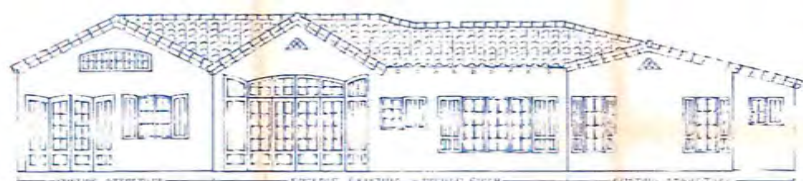
PORTE COCHERE - SOUTH ELEVATION



PORTE COCHERE - WEST ELEVATION



PORTE COCHERE - NORTH ELEVATION



SOUTH ELEVATION FACING NINTH STREET "F"



WEST ELEVATION "E"

DIANE E. WEINMAN
 RESIDENTIAL DESIGN
 NOKOMIS, FLORIDA 941-464-3377

A RESIDENCE OF
 MR. & MRS. RICHARD FRASER
 901 NINTH STREET & 1000 TENTH STREET BOCA GRANDE
 GASPARDILLA ISLAND LEE COUNTY, FLORIDA

EXTERIOR ELEVATIONS
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*See Notes Page 1
 for changes, materials
 and construction
 notes*



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founder, 2nd stage, 1st stage
founder, 2nd stage, 1st stage

DIANE E. WEINMAN
RESIDENTIAL DESIGN
OKOMIS, FLORIDA 941-481-3397

A RESIDENCE OF
MR. & MRS. RICHARD FRASER
901 NINTH STREET & 1000 TENTH STREET BOCA GRANDE
GASPARILLA ISLAND LEE COUNTY, FLORIDA

DATE: _____ SCALE: 1/4" = 1'-0"

ATTACHMENT G

SCA2023-00011



**BOCA GRANDE HISTORIC PRESERVATION BOARD
BOCA GRANDE COMMUNITY CENTER
AUDITORIUM
131 1ST STREET WEST, BOCA GRANDE, FL 33921
WEDNESDAY, JULY 12, 2023
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting July 5, 2023 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

1. **Call to Order/Roll Call/Review of Affidavit of Publication**
2. **Approval of Minutes – June 14, 2023**
3. **Special Certificate of Appropriateness (SCA) Case:**
 - A. **SCA2023-00011, 1000 10th Street, 1000 10th Street, Boca Grande, FL 33921**
Proposal to construct additions to the residence and separate garage and to construct a new greenhouse on the subject property.
4. **Items by Staff**
 - A. **Pending Historic Cases (where they are in the process).**
 - B. **Continuing Research on the “Octopus Tree.”**
5. **Items by the Public; Board Members**
6. **Adjournment – Next Meeting Date: August 9, 2023**

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

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or ADArequests@leegov.com, at least five business days in advance. The agenda can be accessed at the following link approximately 7 days prior to the meeting. <http://www.leegov.com/dcd/events>. To receive agendas by e-mail, contact jmiller@leegov.com.

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2023-00011 1000 10th STREET RESIDENCE

BOCA GRANDE HISTORIC PRESERVATION BOARD JULY 12, 2023

PROJECT ADDRESS: 1000 10th Street, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00035.0210
DESIGNATION: Contributing

SUMMARY

The applicant proposes to construct additions to the residence and separate garage on the subject property and construct a new greenhouse.

The subject property is a contributing site within the Boca Grande Historic District (HD90-05-01). Any changes to the contributing property are required to be consistent with the Secretary of the Interior's Standards for Rehabilitation. The process is subject to Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the site plan and elevations and finds the project to be consistent with the Secretary of the Interior's Standards for Rehabilitation and Land Development Code (LDC) Chapter 22.

Staff recommends that the Historic Preservation Board:

- 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 additions and new greenhouse as provided on the site plans and elevations stamped "received" 4/25/22.

ANALYSIS

Location and surrounding uses

The property is a contributing site located at 1000 10th Street. It is bounded by single-family residences on its east and southeast sides, by 10th Street West to the north, and by 9th Street West on the south.

Existing Lot

The subject parcel is composed of six platted lots and a vacated portion of Shore Lane from the original plat of Boca Grande recorded in Plat Book 7, Page 1 in 1925. The property is an irregular "L" shape and extends to the waterline of the Gulf of Mexico. It fronts on the south side of 10th Street West for approximately 183 feet. The property is currently developed with a 8,812-square-foot single family residence described by the Property Appraiser as a 6-bed, 6-bath Mediterranean-style house built in 2000. However, the subject property used to be in the form of two separate lots, one facing 10th Street and the other facing 9th Street. Each of these lots was developed with a single-family residence built in the 1920s. The current property consists of both of these older houses incorporated into a single residence by the construction of a large central portion between them. This large central portion is the reason for the 2000 date for the year of construction listed by the Property Appraiser.

The property has previous historic review cases. SCA96-11-02 approved the construction of the central wing and incorporation of the two existing houses into a single dwelling unit. COA2007-00044, COA2011-00142, COA2012-00132, and COA2014-00162 all approved air conditioning work.

Requested Project

The applicant proposes the following alterations to the subject property:

- Replacement and rearrangement of windows and doors;
- Enclosure of portions of the main building;
- Elevation of a rear balcony;
- Construction of a new covered porch to the west (rear) façade of the main building;
- Construction of a new covered porch over the service entrance on the east (front) façade;
- Construction of a new covered porch on the east (front) façade of the north wing of the main building;
- Construction of additions, pergolas, and a new external staircase on the freestanding garage;
- Elimination of the existing skylights on the central section;
- Installing new paved courtyard between the Porte cochere and the main residence;
- Construction of a new outdoor fireplace and chimney on the Porte cochere; and
- Construction of a new greenhouse at the north side of the main building.

Windows and Doors: West Façade

The applicant proposes significant changes to the external windows and doors of the entire residence. On the west (rear) façade, the northernmost section will replace a pair of French doors and two square windows with two pairs of 4-over-1 multi-light casement windows and a single 3-over-1 casement window. The existing shutters will be removed completely. On the next section to the south, two existing pairs of arched French doors and their wooden shutters will be replaced with three pairs of 4-over-1 French doors.

The next section southward is the connection between the north wing and the central section of the house. The applicant proposes to install a large 4-over-4 picture window at this location.

The next section of the house is the newer, central portion. It currently has three full-light French doors accessing the proposed bar underneath a second-floor balcony and three pairs of arched, full-light French doors in a ribbon accessing the proposed dining area. The applicant proposes to replace the bar doors with a 4-over-1 multi-light French door with two sidelights in the same style as the rest of the building with transoms above. The three pairs of arched French doors for the dining area will be replaced with three pairs of 5-over-1 multi-light French doors in the same style as the rest of the building.

The section accessing the breakfast area currently has two pairs of arched windows with wooden shutters. The applicant proposes to install a ribbon of 4-over-1 multi-light folding glass doors. For the kitchen area, an existing pair of arched French door and a pair of arched windows each will be replaced with a pair of 3-over-1 casement windows.

On the last two sections of the west façade, the ribbon of three multi-light windows and pair of multi-light windows will each be replaced with a ribbon of three 4-over-1 casement windows.

On the second-floor portion of the façade, the three existing French doors will be replaced with casement style French doors. The existing wooden balcony will be removed and replaced with a new balcony that is two feet higher.

Windows and Doors: East Façade

On the east (front) façade, similar changes are proposed. On the north wing, the two arched windows will be replaced with two pairs of casement windows. South of that will be the newly enclosed hallway which will have a series of 4-over-1 casement windows. Next in line will be the new covered entrance which will have a pair of French doors flanked by identical casement-style sidelights. The newly enclosed main entrance will have a pair of 3-over-1 casements in the new east wall.

On the newer central portion of the house, the existing large multi-light windows and shutters are proposed to be replaced with two pairs of 5-over-1 casement-style French doors in the same locations. The next section to the south, two multi-light windows, one large and one small, and their shutters are proposed to be replaced with four folding 4-over-1 glass doors. The new service entrance to the south of that will have a pair of 4-over-1 French doors. The existing balcony and French doors on the second floor will be removed and replaced with two 3-over-1 casement windows.

On the southernmost section, the existing service entrance will be removed. It and four small multi-light windows will be replaced with four 3-over-1 casements and a pair of 4-over-1 casements.

Windows and Doors: South Façade

The south façade is proposed for significant alterations to the doors and windows. At the west end of the façade the service door to the chimney will be removed and the surface filled to match the rest of the siding. The French doors to the kitchen and the arched windows will be removed. Two 3-over-1 casements windows will be located on this section.

On the next section to the east, there is currently a ribbon of four French doors under transoms forming a single arch. The doors are flanked by large wooden shutters. The entire feature is to be replaced with two 4-over-1 casement windows.

The section east of that has a small multi-light window and a pair of larger multi-light windows, all with shutters. This will be replaced with a 3-over-1 casement and a ribbon of three 4-over-1 casements. At the easternmost section, the three small multi-light windows and their shutters will be replaced with casements similar to the rest of the house.

Windows and Doors: North Façade

The east end of the north façade will be covered as part of the separate garage section. On the west end, there are a total of four arched multi-light windows with wooden shutters. These are all to be replaced with 3-over-1 and 4-over-1 casement windows. The existing car access in the north wall will be given an stucco-faced archway new gates.

Windows and Doors: South Courtyard

In the south courtyard, the north façade contains, from east to west: a pair of multi-light windows with shutters, a small window on the round turret face, a very large arched multi-light window on the stairwell tower, a multi-light French door, and a multi-light widow with a shutter. This will be replaced with two 4-over-1 casements on the east, casement-style French doors on the turret, a pair of 4-over-1 casements under a pair of 2-over-1 casements on the stairwell tower, and a single 4-over-1 casement.

Windows and Doors: Other

On the south façade of the north courtyard, the four pairs of arched French doors will be removed. In their place will be two 4-over-1 casement windows and a pair of 4-over-1 casement-style French doors.

On the north façade of the central, two-story section, the existing multi-light French doors with transoms will be replaced with 5-over-1 casement-style French doors. At the west end, three separate single-light French doors will be replaced with three 3-over-1 casement windows. On the second floor, two small and one large multi-light windows with shutters will be replaced with two pairs of 3-over-1 casement windows.

Windows and Doors Summary

Staff finds that the proposed changes do not constitute a significant change to the historic character of the property for two reasons. First, the majority of changes are on the central portion of the residence which was built in the late 90's and is therefore not a historic portion of the property. Secondly, the existing windows and doors, including those on the historic sections of the north and south wings, are not the original features of those houses. Nor are they similar to those original features since the 1996 SCA approved a common architectural theme to the entire residence which replaced the original windows and doors with a new style.

Enclosures

The applicant proposes to enclose portions of the residence. The first enclosure is the main entrance on the east façade. This entrance is covered with a shed-roofed porch with clay barrel tile. The arch and column entrance at the outer edge will be replaced with a wall which will have two 3-light casement windows. A new covered entrance will be constructed slightly to the north of the existing entrance and the newly enclosed space will become a vestibule and guest powder room.

The second enclosure will be the master hall running between the north wing and central portion of the residence. This area is currently an open-air courtyard with a fireplace and chimney on the west side. Currently, the only way to pass between the north wing and the central portion of the building while staying indoors is through the master bedroom in the north wing. This new hallway will allow direct access by bypassing the master bedroom. This proposed enclosure does add a structurally significant feature to the building. However, it is an additive feature that does not remove any significant portion of the historic north wing. It could be removed in the future and the structure returned to its current state if needed.

The third enclosure is an expansion of the existing hallway between the north wing and central portion of the residence. The west side of the hallway opposite the planned covered entry way will be moved westward to create a larger foyer feature for the house. This is not a significant feature on the house and is not part of the original historic north wing. Therefore, staff finds that it does not create any significant issues.

Front Porches

Two separate new porches are proposed for the front façade. The first of these will be located on the service entrance which is on the east façade of the southern wing of the house. The existing service entrance will be removed, and new entrance will be installed in the existing turret feature on the east façade. The porch will be shed-roofed and covered in clay barrel tile to match the existing roof. It will have a single, stucco-faced column. Although this change is on the historic southern wing of the house, the external nature of the addition minimizes the impact on the structure of the property. The porch could be removed with no lasting impact on the structure.

The second, larger, porch located on the east façade will be between the north wing and the central portion of the house. It will have two sections, north and south. This northern part will be L-shaped in plan and will fill in the southeast edge of the north wing. The outer edge of the northern portion will have arches supported by stucco-faced columns, giving a loggia-like effect. The southern portion of this porch will connect the northern part to the central structure of the house. This portion will have two columns and no arch. It will act as the covered entrance for a foyer between the central and northern wing of the house. Both sections of this porch will be shed-roofed and covered with clay barrel tile to match the existing roof. Because this feature is additive in nature, it does not require significant changes to the main structure of the house and could be removed in the future with little effect on the historic portions of the property.

Rear Porch

The applicant proposes to construct a covered porch at the west (rear) façade of the existing building. There is an existing pergola on the rear façade that is accessed from the breakfast dining area. The proposed porch will replace this pergola and will extend north along the central portion of the residence to front the formal dining room. The applicant refers to the two portions of the porch as the "Breakfast Loggia" and the "Dining Loggia," respectively. The outer edge will be supported by arches with stucco-faced columns to complete the appearance of a loggia. The shed roof will be covered with clay barrel tiles to match the rest of the residence. The entirety of this feature is located on the newer, non-historic central portion of the residence and as such does not remove or alter any historic features.

Freestanding Garage

There are significant alterations proposed for the freestanding garage. On the first floor, the two existing pergolas will be removed from the south side as will a single pergola running along the north façade. The internal staircase will also be removed to create additional square footage. On the second floor, the east and west wings on the south façade will be extended further to the south. An external staircase will be constructed on the west façade.

On the north façade, the pergola will be replaced. The three pairs of wooden garage doors with small windows will be replaced with new windowless garage doors. On the second floor, the pair of French doors and multi-light window will be replaced with two pairs of 4-over-1 French doors. The single wrap around balcony will be replaced with two small balconies, one for each pair of doors. The multi-light windows will be replaced with casement windows.

On the west façade, the single window on the first floor will be removed to allow for the external staircase. The two second floor windows will be replaced by three casement windows and a casement-style French door.

On the East façade, the first floor has pool equipment, two single glazed doors with small lights, and a pair of small multi-light windows with shutters. These will be replaced with a single casement-style French door. The rest will be removed, and the wall filled to match the rest of the structure.

On the south façade, the two smaller pergolas will be removed and replaced with a single pergola running the entire width of the façade. On the first floor, there are a pair of wooden doors in the center of the façade, a single wooden door with a small, glazed light on the west end, and a pair of interrupted-arch windows with shutters. The arched windows will be removed and the wall filled to match the residence. The single wooden door will be replaced with a casement window. And the center doors will be replaced with casement-style French doors. The second floor has a pair of arched Multi-light French doors in the center and a set of multi-light windows with shutters on each wing. The doors will be replaced with the casement-style French doors and the windows will be replaced with two pairs of 4-over-1 casement windows.

Staff finds that because the garage is not an original historic portion of the property, the proposed changes will not create a significant impact on the character of the historic district.

Skylights

The applicant proposes to remove the existing skylights on the roof of the central portion of the residence and fill the space with additional roofing material to create a seamless appearance. The section of the house where the skylights are located is part of the newer section that was approved by SCA96-11-02. Because of this, Staff finds that the skylights are not a historically significant feature, and their removal does not create an issue with the historic district.

Paved Courtyard and New Chimney

The applicant proposes to pave the currently grassy area between the east façade of the main residence and the Porte cochere. This will result in a semi-enclosed courtyard accessible from several directions. At the east end of the courtyard will be the Porte cochere where the applicant proposes to install an outdoor fireplace with a chimney. This chimney will be incorporated into the structure of the Porte cochere and will be faced with stucco to match the property as a whole. It will replace an existing wooden doorway. Staff finds that this structure does not affect any historically significant portions of the property and is a feature found in many properties in the historic district.

Greenhouse

A new freestanding greenhouse is proposed for the rear yard near the north boundary of the property. The proposed structure is approximately 12.6 feet by 23.8 feet for a total of 300 square feet. It will be 11 feet, 9 inches high and will have a glazed hip-roof and casement windows on all sides as well as a pair of French doors on the east and west elevations. Greenhouses are not a common feature in the Boca Grande Historic District. However, accessory structures such as garages, and storage sheds in general are found on many properties in the district. The separate, freestanding nature of the structure means that it does not impact any of the historic features of the house and could be removed without any impact on the rest of the property. In addition, the bulk of the greenhouse is hidden from view by the north wall of the property.

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 main mass of the house is in the central portion constructed in the late 1990's and is not historic in nature. Similarly, the existing doors and windows on the historical portions of the residence are not original to the structure or similar to the original appearance of the older buildings. Therefore, none of the proposed changes affect the historic character of the property as a whole.
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.**
The proposed changes are either being performed on the central portion of the structure which is not historic or are replacing features which are themselves not original to the historic portions of the residence. Therefore, there is no "new" history being created on the subject property.
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. All of the previous changes to the property, including the construction of the new central section, have been relatively recent.
5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

The architectural style of the existing windows and doors do not reflect the character of the original buildings that have become the wings of the current building. Therefore, their replacement with a new style does not remove any original character of the residence.

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 deteriorated 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.**
None of the windows or other features being replaced are original to the property or similar in appearance to the original property. Those portions of the original historic 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 changes that affect the historic portions of the property are non-structural and could be reversed with no significant impact on the house.

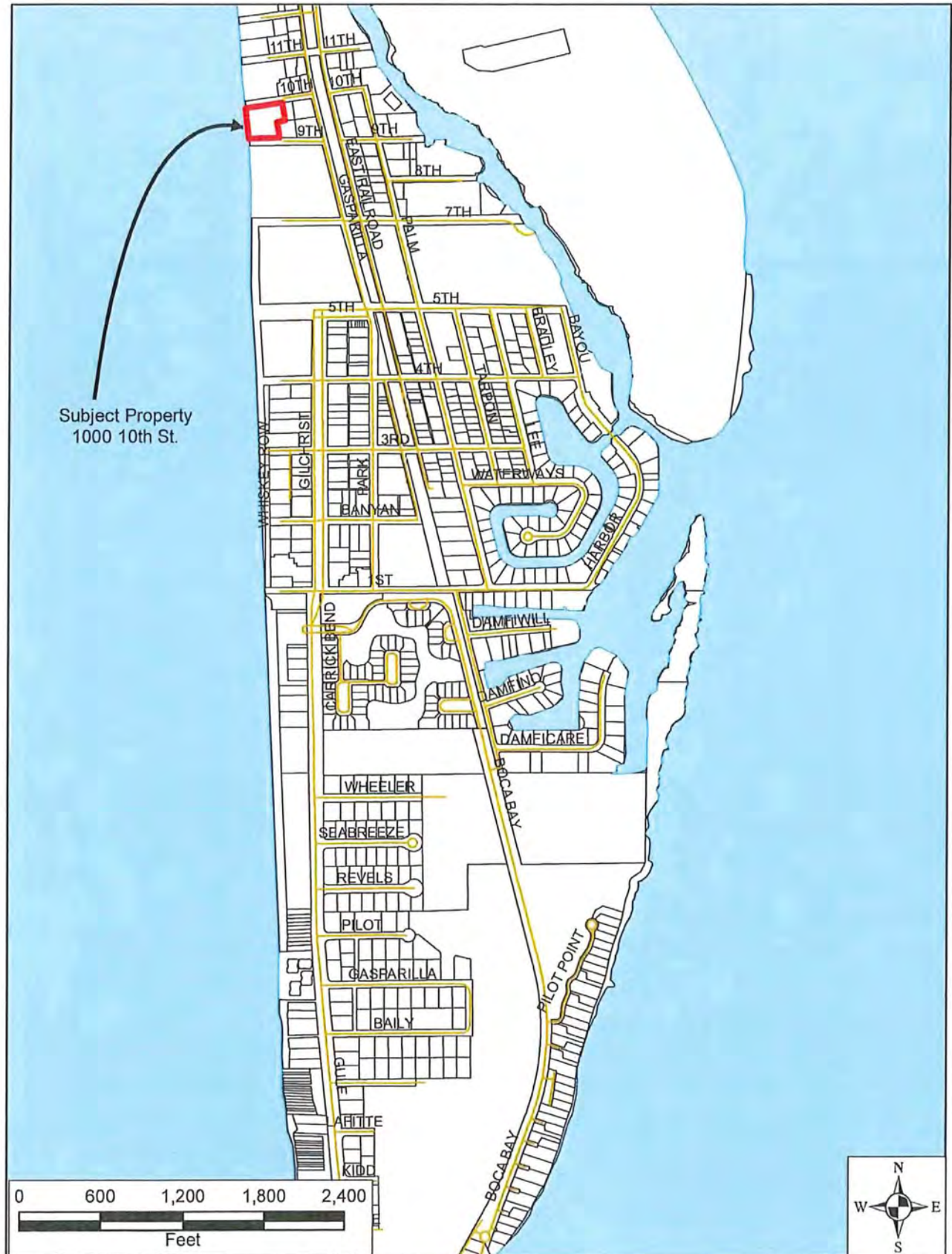
Conclusion

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

List of Attachments

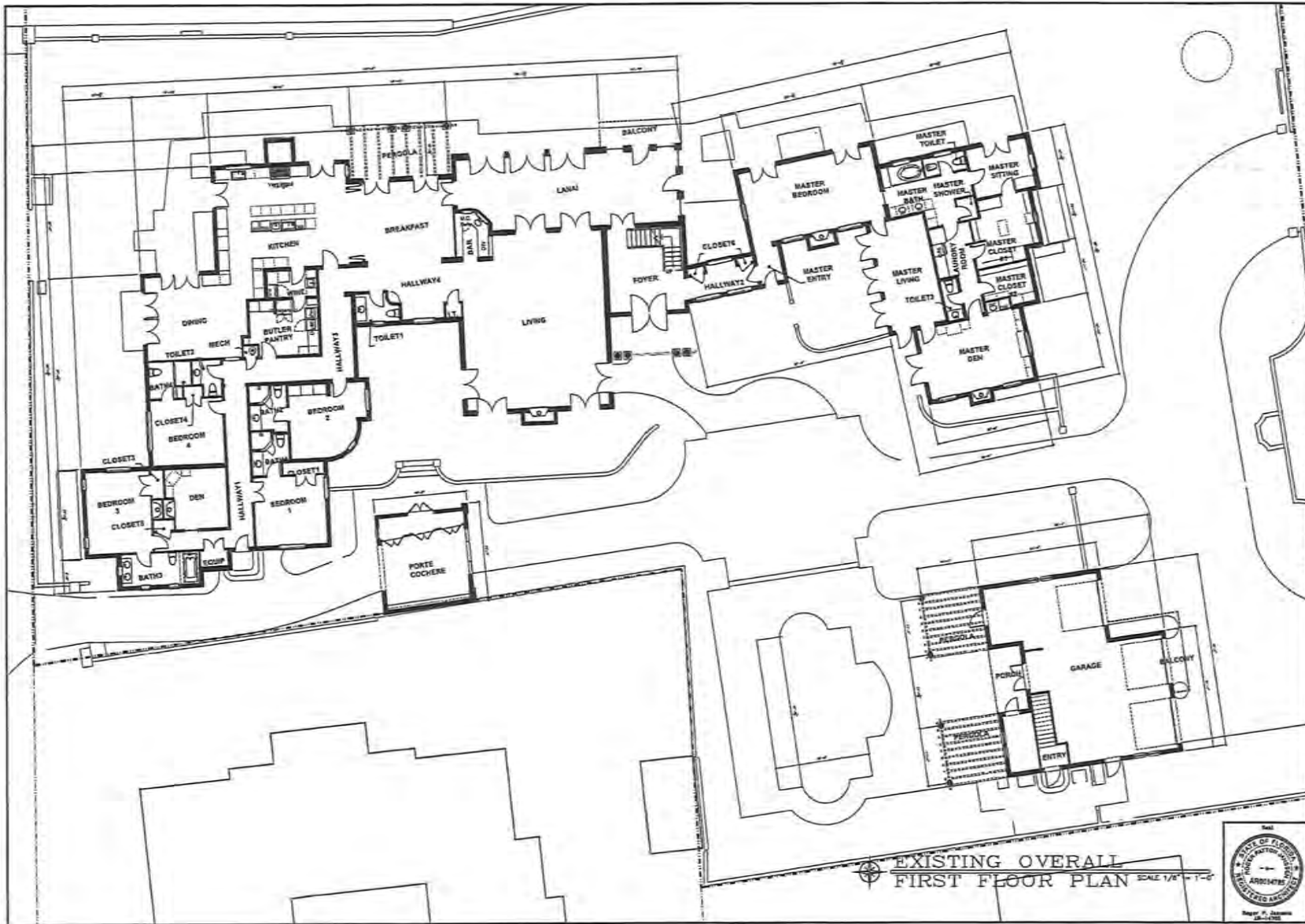
Location Map
Aerial Photo
Site Plans
Floor Plans
Elevations
Renderings
Photos
Remaining Applicant Submittal

SCA2023-00011, 1000 10 Street



SCA2023-00011 1000 10th Street

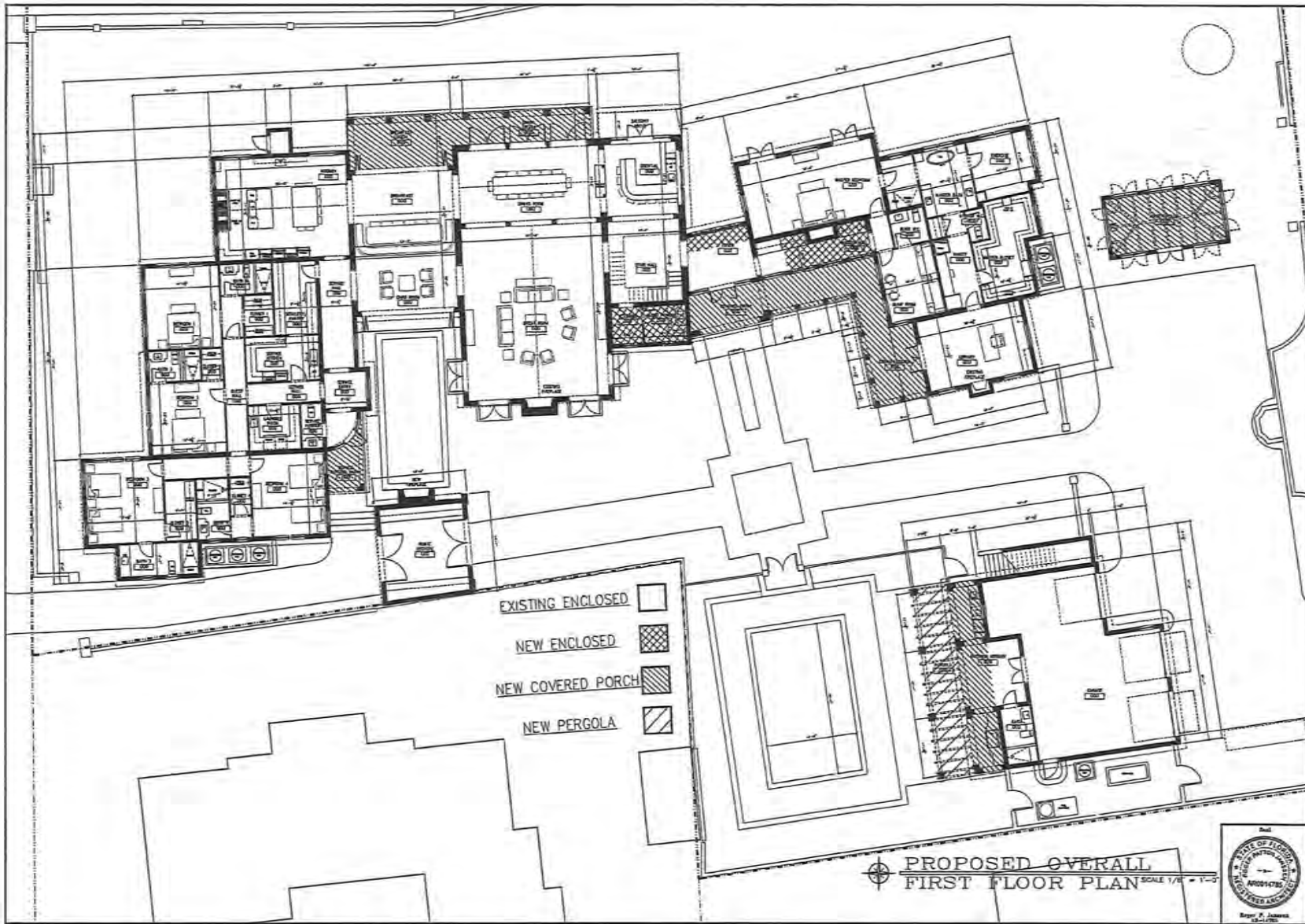




EXISTING OVERALL
FIRST FLOOR PLAN SCALE 1/8" = 1'-0"



D.J.A. DAILEY JANSSEN ARCHITECTS 1000 CLAYTON AVENUE, SUITE 200 WEST PALM BEACH, FLORIDA 33411 TEL: (407) 834-7707	PROPOSED IMPROVEMENTS AT: 1000 10TH STREET BOCA RATON, FLORIDA	Date: 12/1/83 By: D.J.A.
	Drawing No.: A1.00	Job No.: 82-112

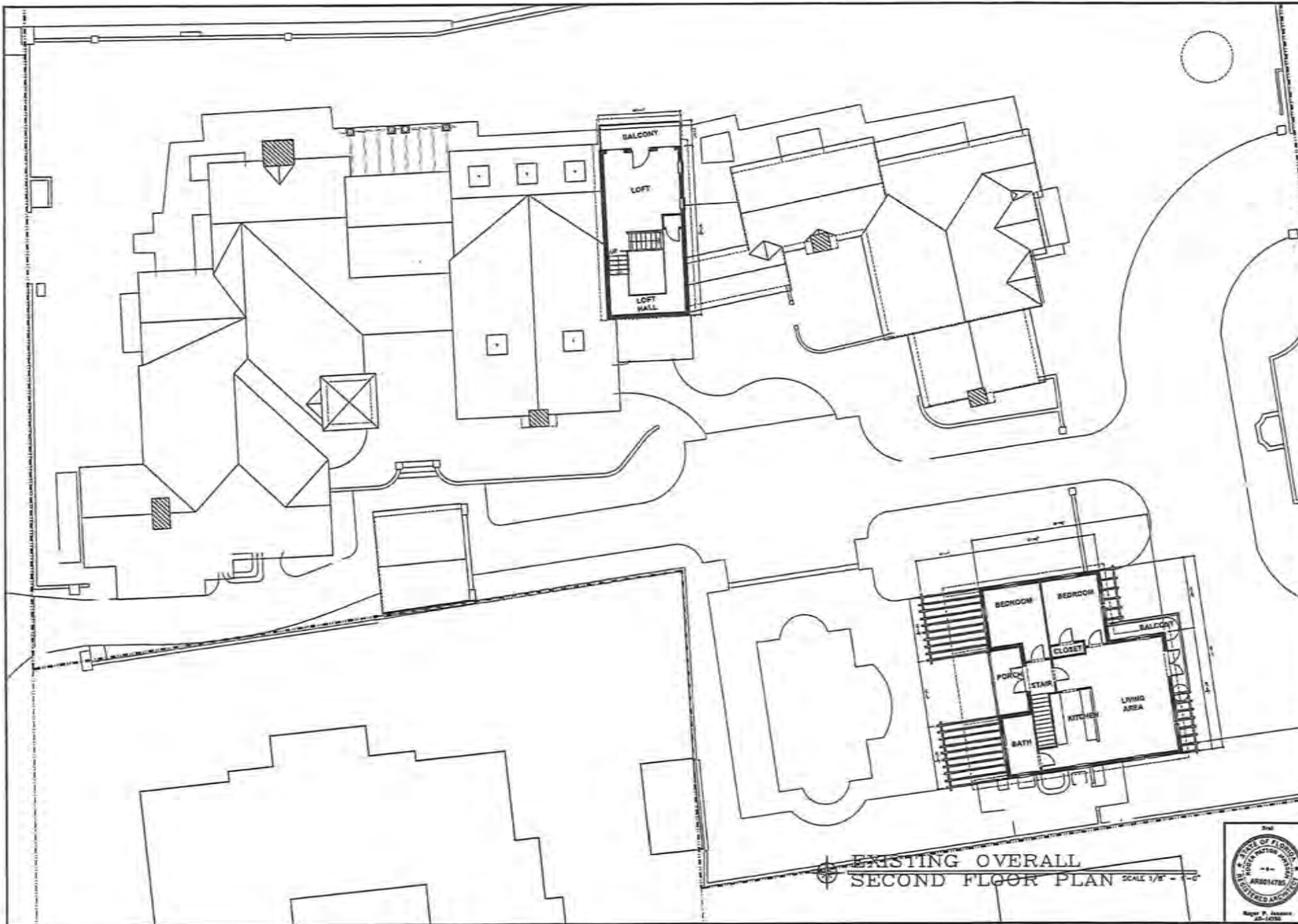


- EXISTING ENCLOSED
- NEW ENCLOSED
- NEW COVERED PORCH
- NEW PERGOLA

PROPOSED OVERALL
FIRST FLOOR PLAN SCALE 1/8" = 1'-0"



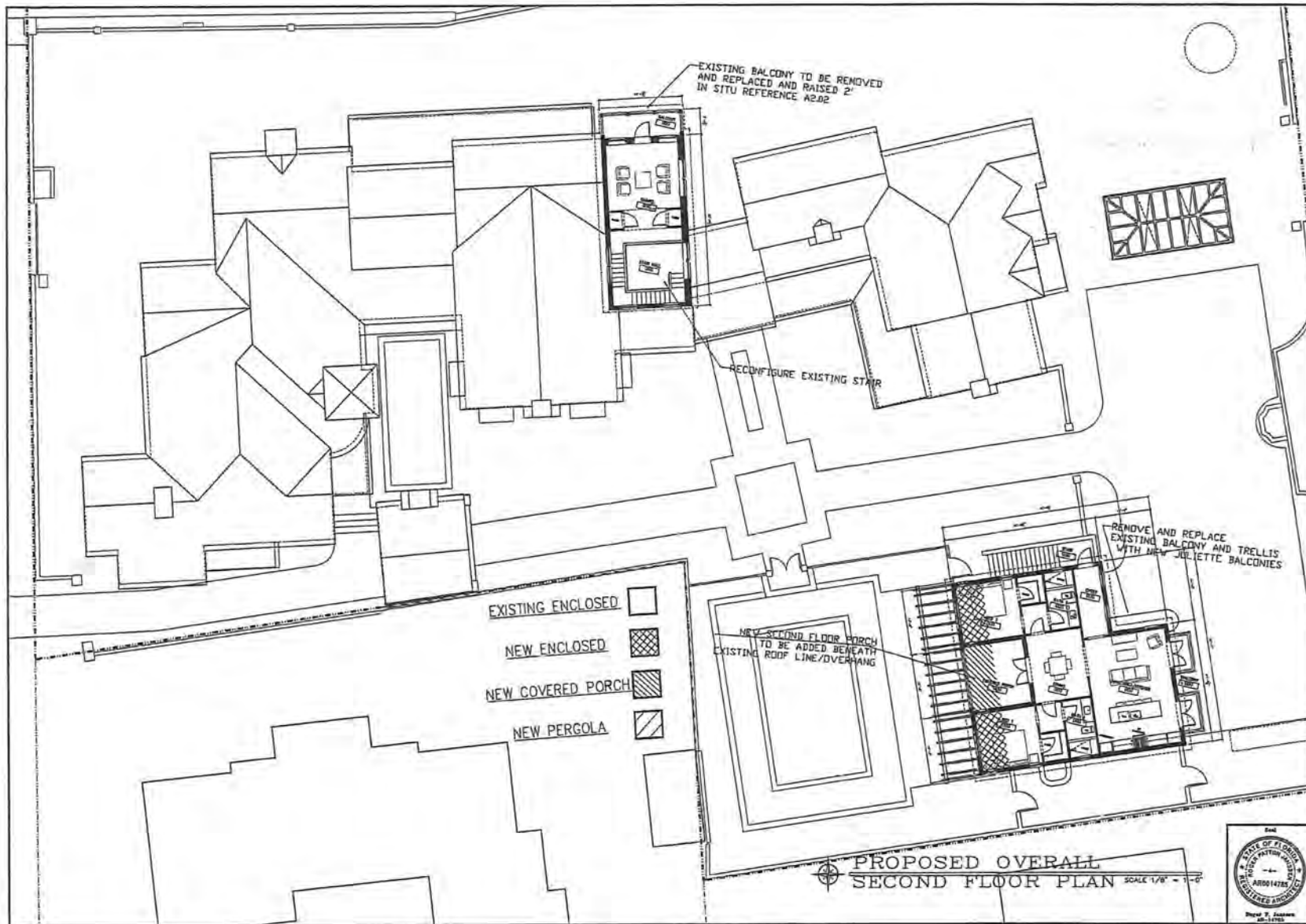
<p>PROPOSED IMPROVEMENTS AT: 1000 10TH STREET BPT HOUSE © Copyright 2010 Daley Janssen Architects, P.L.L.C. All rights reserved.</p>	<p>DJA DALEY JANSSEN ARCHITECTS 400 GLASSBORO DRIVE, SUITE 200 WEST PALM BEACH, FLORIDA 33411 TEL: 561.833.8209</p>
<p>State of Florida Professional Seal No. 17051 Date: 10/1/10</p>	<p>Job No. 03-018</p> <p>Drawing No. A1.01</p>



EXISTING OVERALL
SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



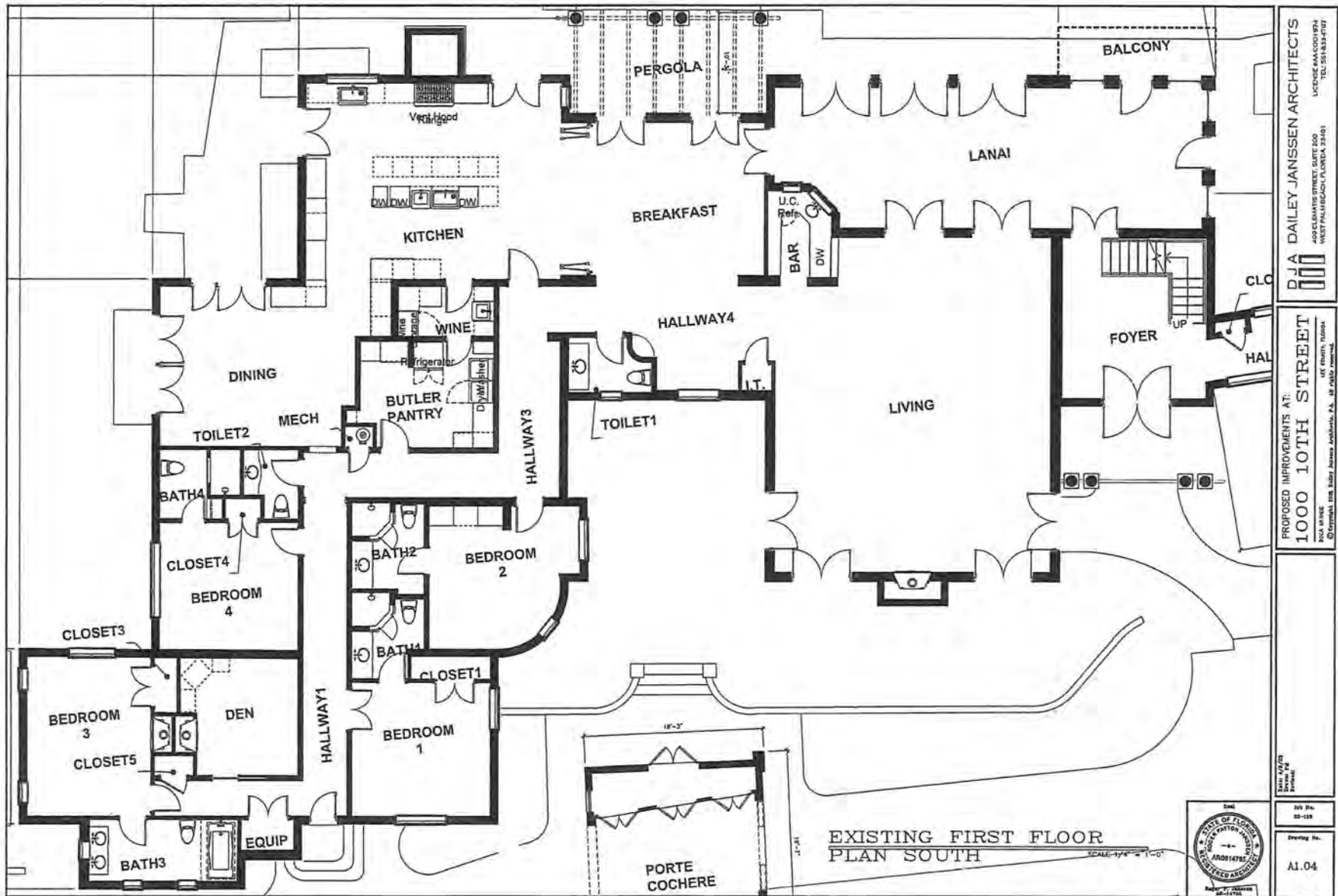
State of Florida Registered Professional Architect No. 14750 Ralph P. Janssen	PROPOSED IMPROVEMENTS AT: 1000 10TH STREET <small>NEAR 9TH STREET 1ST DISTRICT, MIAMI, FLORIDA</small>	DJA DAILEY JANSSEN ARCHITECTS <small>4000 PENINSULA STREET, SUITE 200 WEST PALM BEACH, FLORIDA 33411 LICENSE #AAC0001924 TEL. 561.833.4707</small>
	Job No. 87-03	Drawing No. A1.02



PROPOSED OVERALL SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



DJA DAILEY JANSSEN ARCHITECTS 485 CEDAR STREET, SUITE 300 HOUSTON, TEXAS 77002 TEL: 713.575.7177	
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Sheet No. SD-103	Sheet Title A1.03

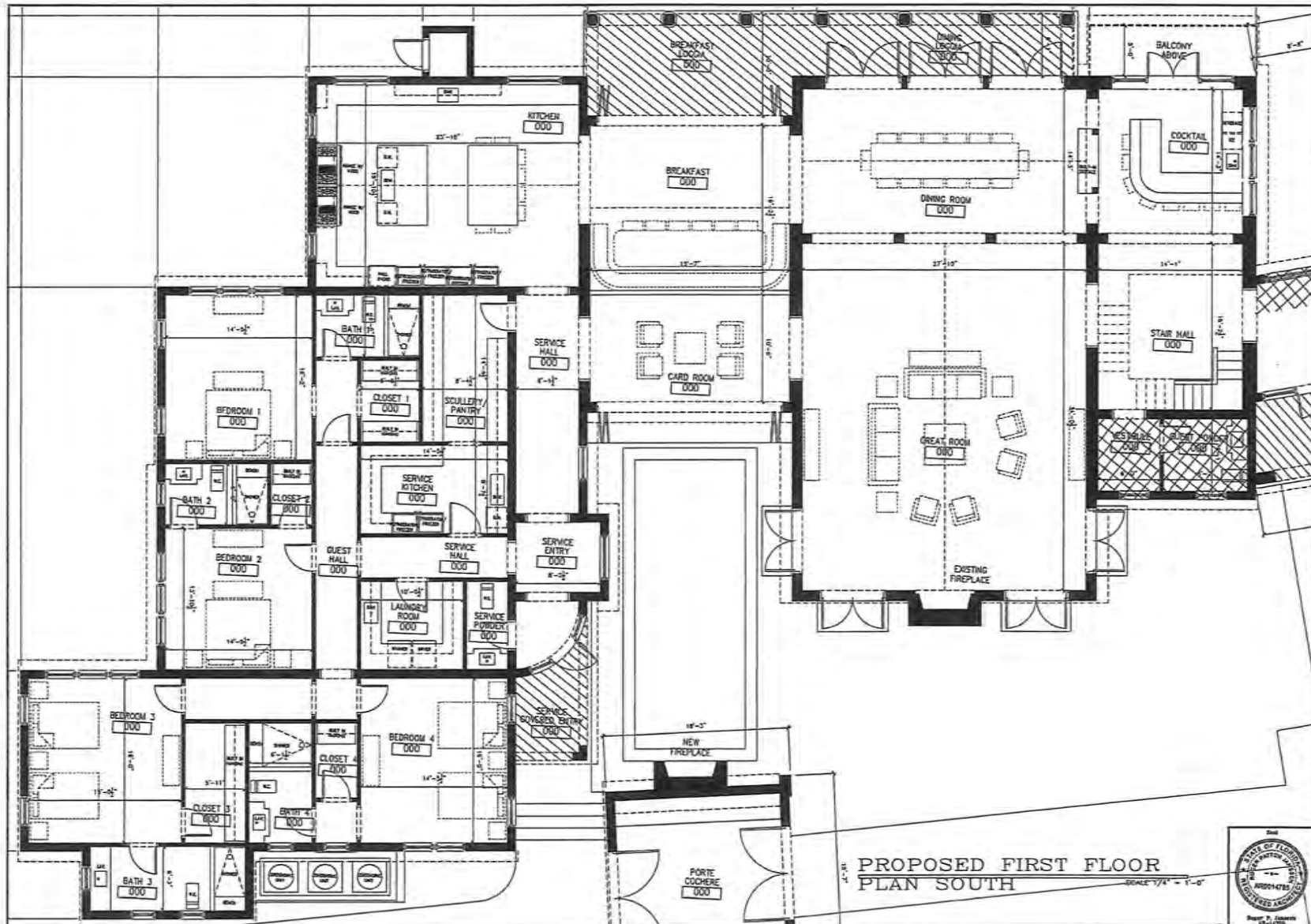


DJA DAILEY JANSSEN ARCHITECTS
 4008 CLAMMIS DRIVE, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 TEL: 561.833.7707
 LICENSE #AAS001293

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DATE: 6/2/08
 DRAWN BY: JJA
 CHECKED BY: JJA
 APPROVED BY: JJA
 20% Plan
 00-100
 Drawing No.:
A1.04





PROPOSED FIRST FLOOR
PLAN SOUTH



DJA DAILEY JANSSEN ARCHITECTS
400 ELMERS STREET, SUITE 400
WEST PALM BEACH, FLORIDA 33401
TEL 561.833.7179

PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
ROCK BEACH
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Scale: 1/4" = 1'-0"
Job No. 02-018
Drawing No. A1.05



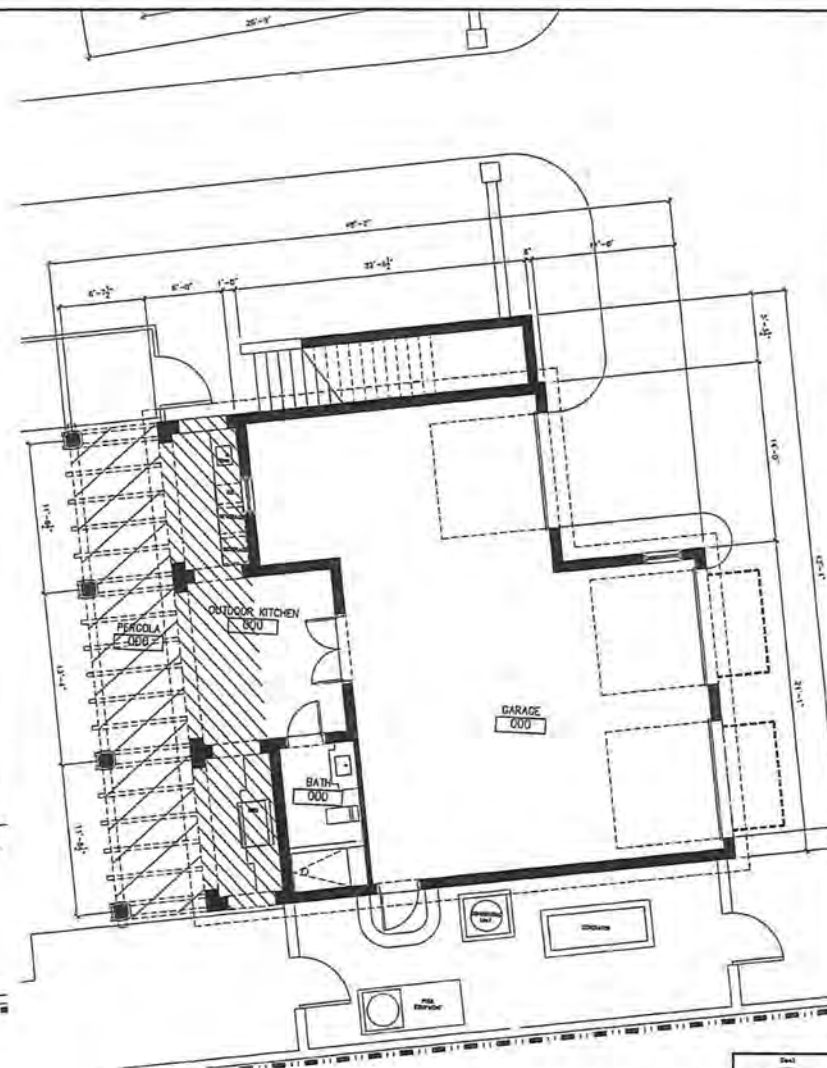
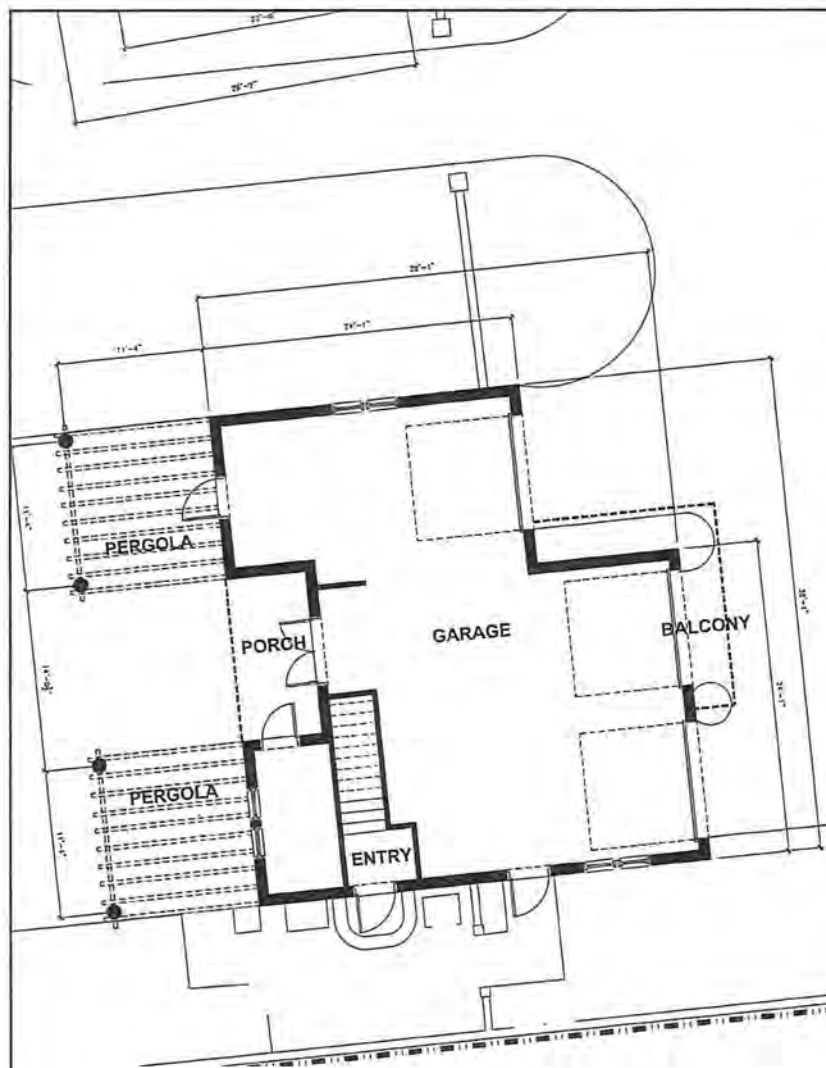
D J A DAILEY JANSSEN ARCHITECTS
400 CLEMENS STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33411
LIC#DISE #A60091874
TEL 561/833-4707

PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
NOKA GRANGE
LEE COUNTY, FLORIDA
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Date: 4/8/2011
 Time: 14:00
 Project: 2011-01

File No.
22-113

Drawing No.
A1.06



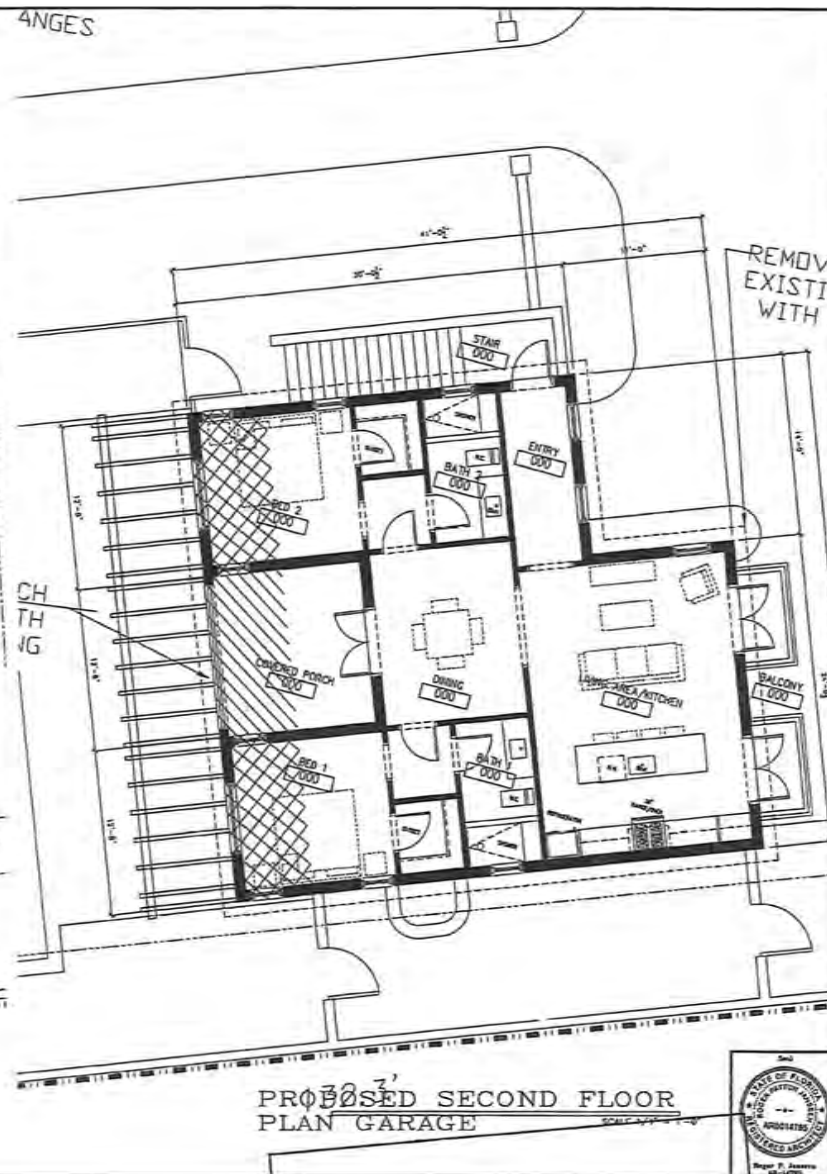
DJA
DAILEY JANSSEN ARCHITECTS
450 CLAYVILLE STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33411
PHONE: 561.833.4707
FAX: 561.833.4707
WWW.DJA-ARCHITECTS.COM

PROPOSED IMPROVEMENTS AT:
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102 SOUTH, FURCA
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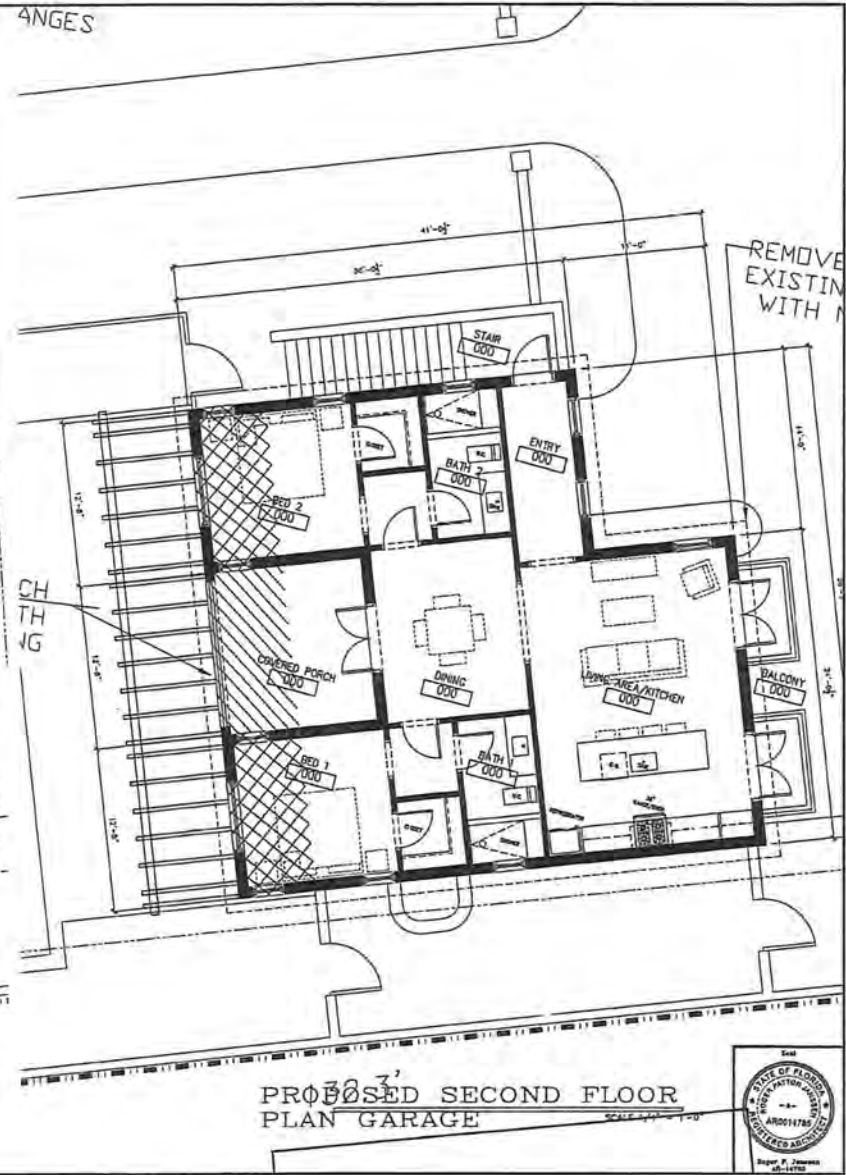
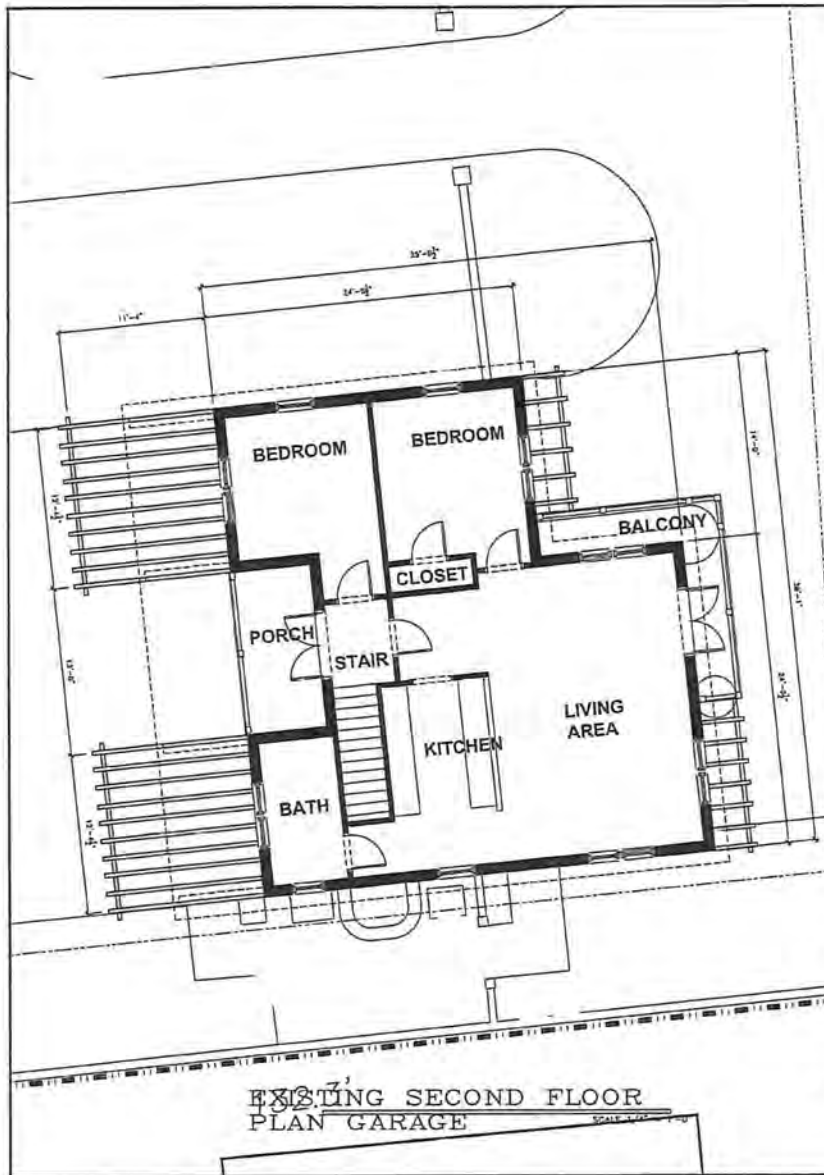


Job No.
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Drawing No.
A1.08



Job No. 22-173
Drawing No. A1.09



DALEY JANSSEN ARCHITECTS
1000 10TH STREET
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TEL: 561.833.4707

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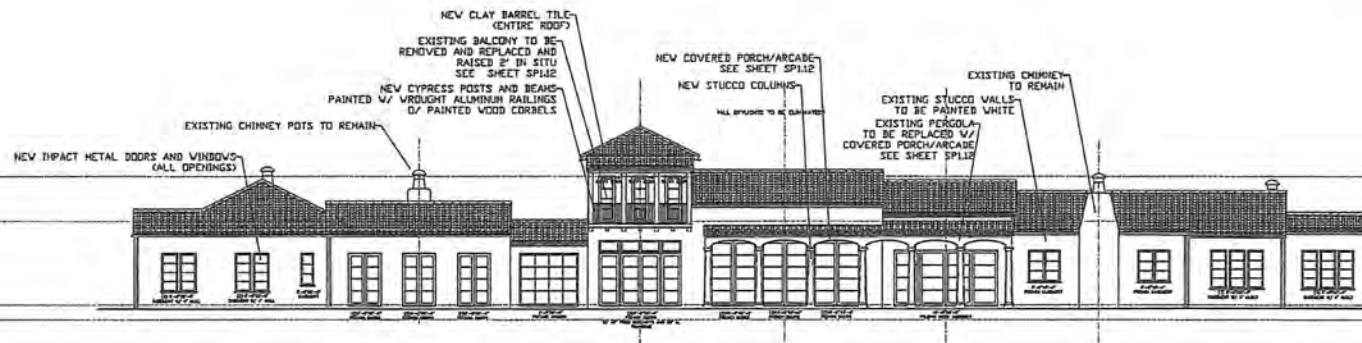
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State of Florida
Professional Seal
DALEY JANSSEN ARCHITECTS
ARCHITECTS
DALEY JANSSEN ARCHITECTS
DALEY JANSSEN ARCHITECTS



EXISTING WEST ELEVATION OVERALL

SCALE 1/8" = 1'-0"



PROPOSED WEST ELEVATION OVERALL

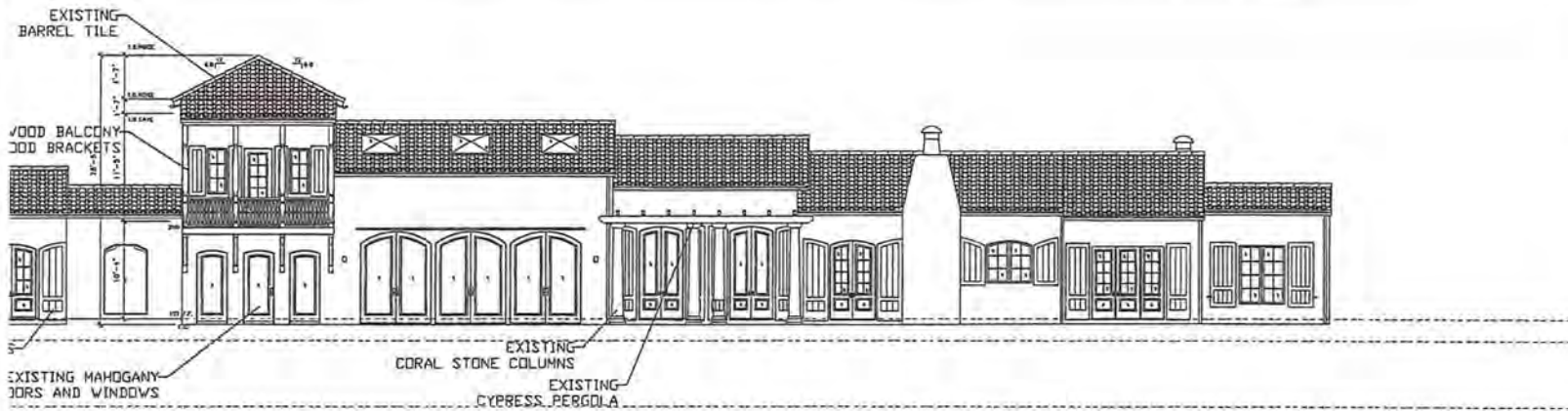
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DJA DAILEY JANSSEN ARCHITECTS
 100 CLAYTON STREET, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 LICENSE # 44453 (FL)
 TEL: 561.933.0707

PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
 WEST PALM BEACH, FLORIDA 33411
 SEE SHEET S1412 FOR EXISTING CONDITIONS

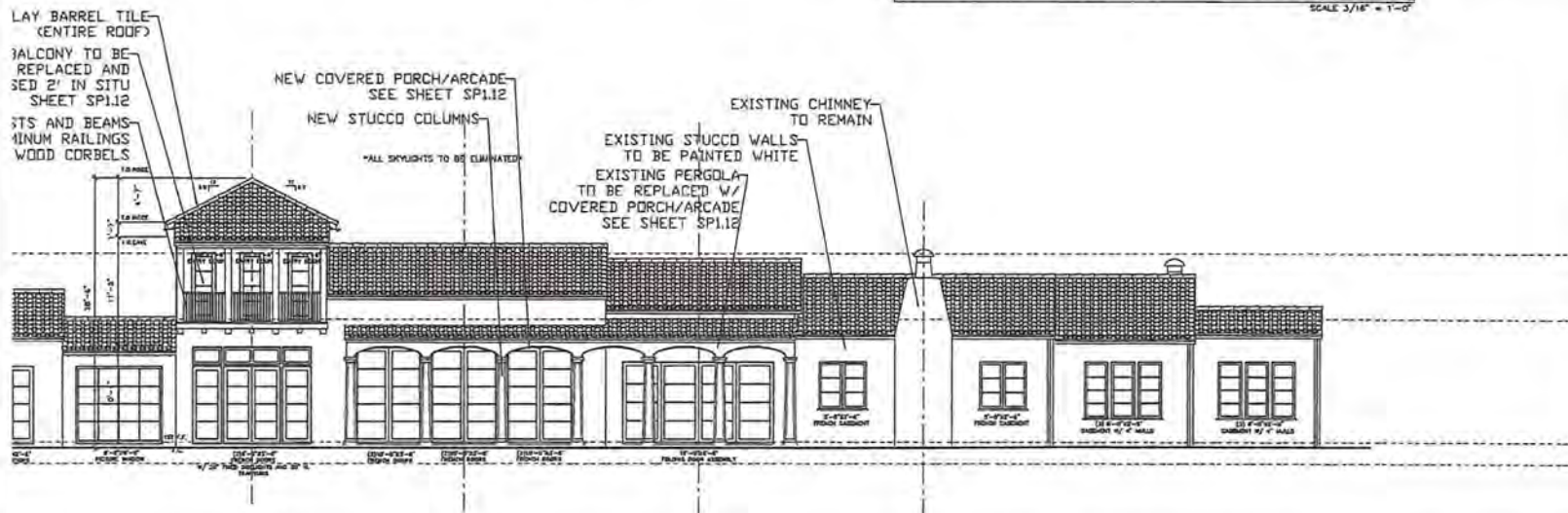


Job No.
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 Drawing No.
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EXISTING WEST ELEVATION MAIN

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PROPOSED WEST ELEVATION MAIN

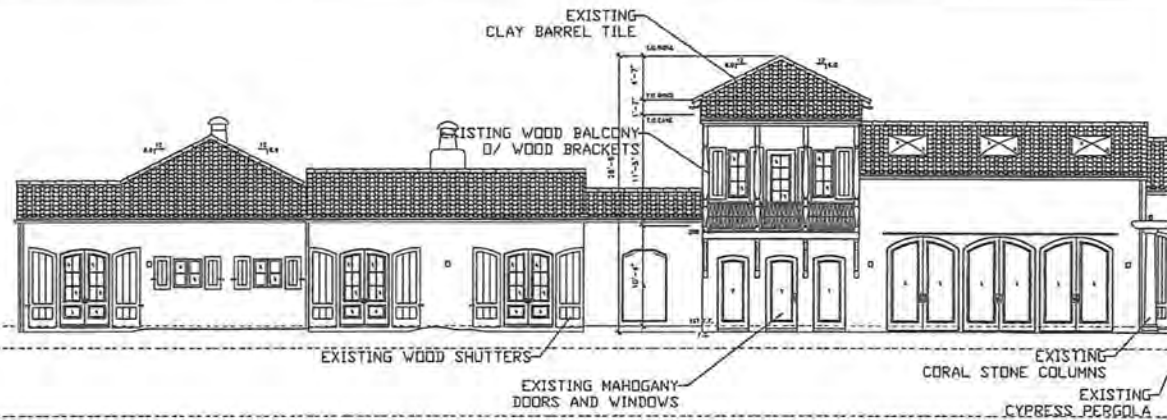
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DJA DAILEY JANSSEN ARCHITECTS
 400 COLONY STREET, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 TEL: 774.034.7577

PROPOSED IMPROVEMENTS AT:
200 ASHWORTH STREET
 ASHAWORTH, FLORIDA 33411
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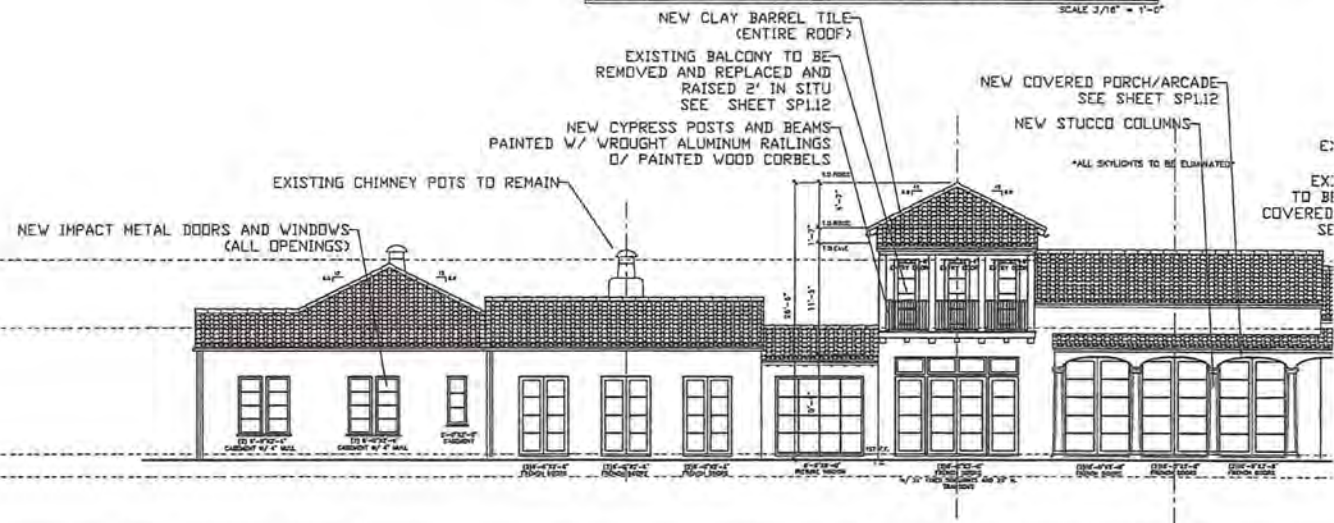


2011
 July 26
 20-118
 Drawing No.
A2.01



EXISTING WEST ELEVATION MASTER

SCALE 3/16" = 1'-0"



PROPOSED WEST ELEVATION MASTER

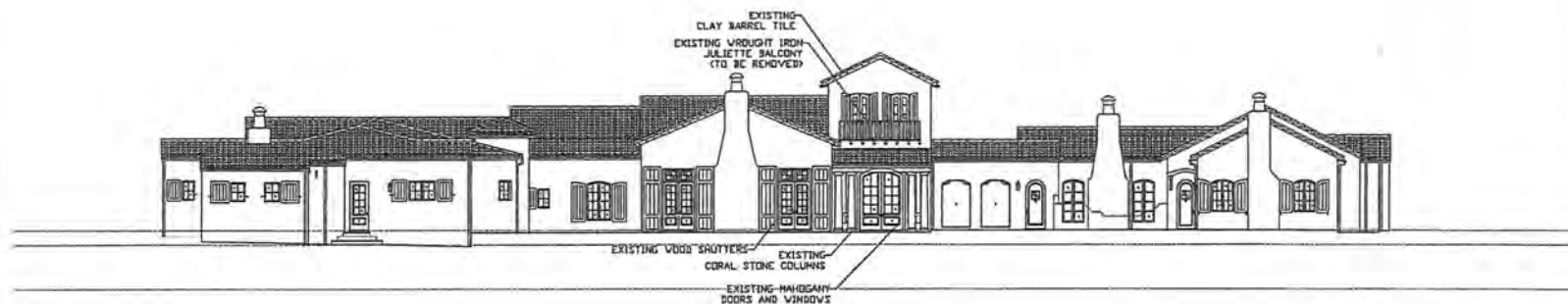
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DJA DAILEY JANSSEN ARCHITECTS
 1000 10TH STREET, SUITE 205
 WEST PALM BEACH, FLORIDA 33411
 TEL: 561-831-1227

PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
 WEST PALM BEACH, FLORIDA 33411
 DATE: 01/11/12

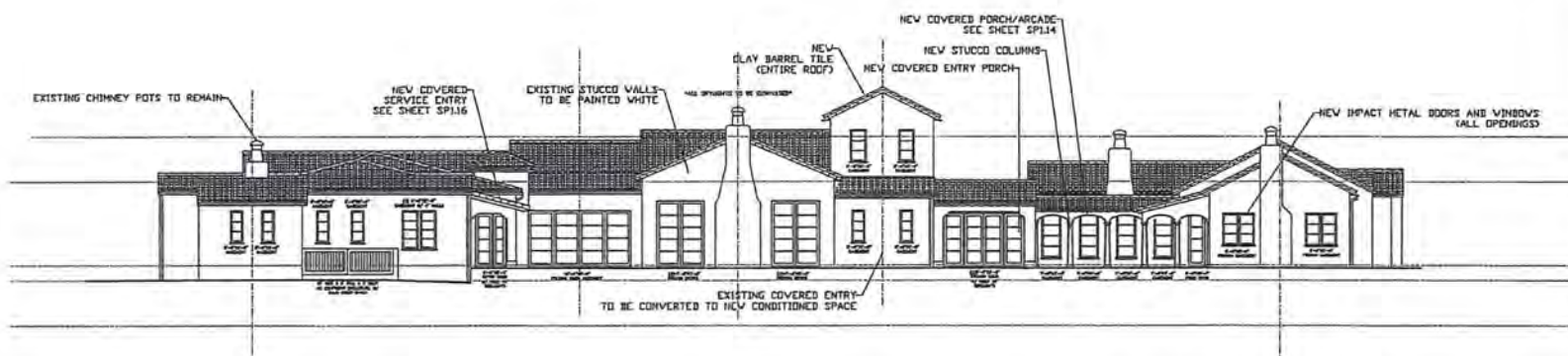
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 Drawing No.
 A2.02





EXISTING EAST ELEVATION OVERALL

SCALE 1/8" = 1'-0"



PROPOSED EAST ELEVATION OVERALL

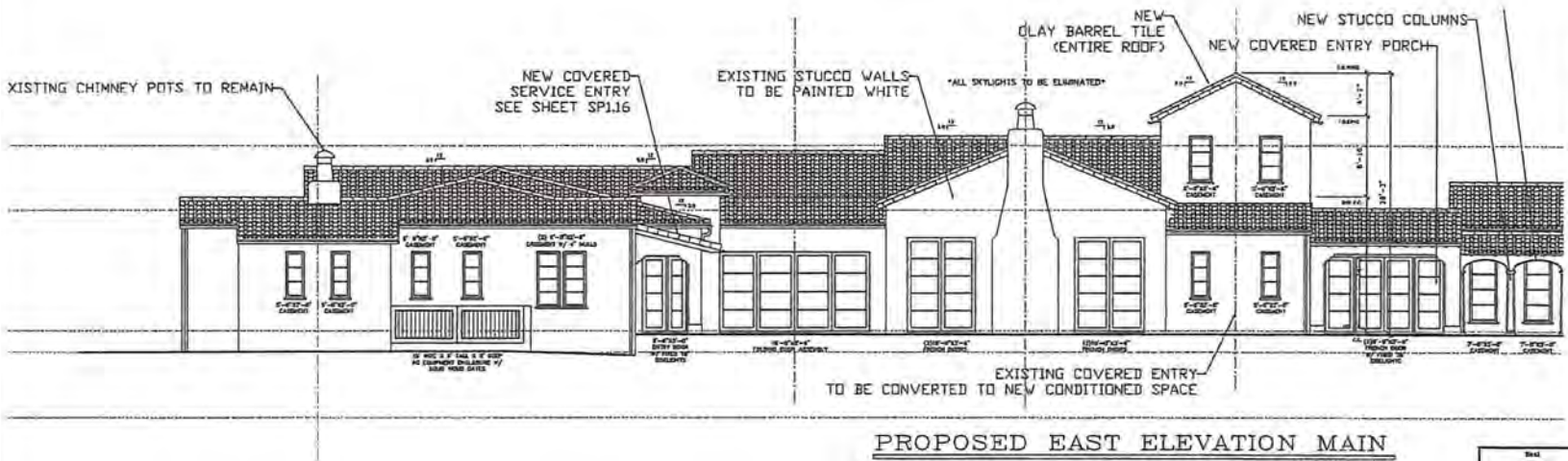
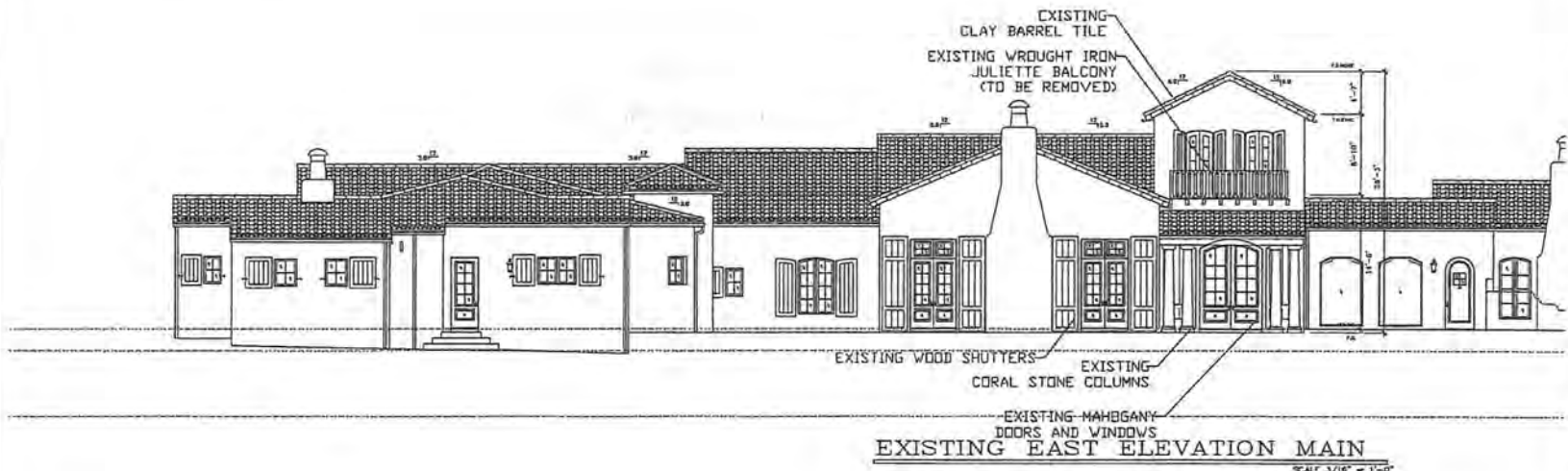
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DJA DAILEY JANSSEN ARCHITECTS
 400 CLEMENS SPARKS DRIVE, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
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 LICENSE: AAC0001874

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Architect
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 License No.
 AA0014782
 Drawing No.
 A2.03



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 FAX: 561.833.4774

PROPOSED IMPROVEMENTS AT:
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 JOB NO. 07-113
 DRAWING NO. A2.04

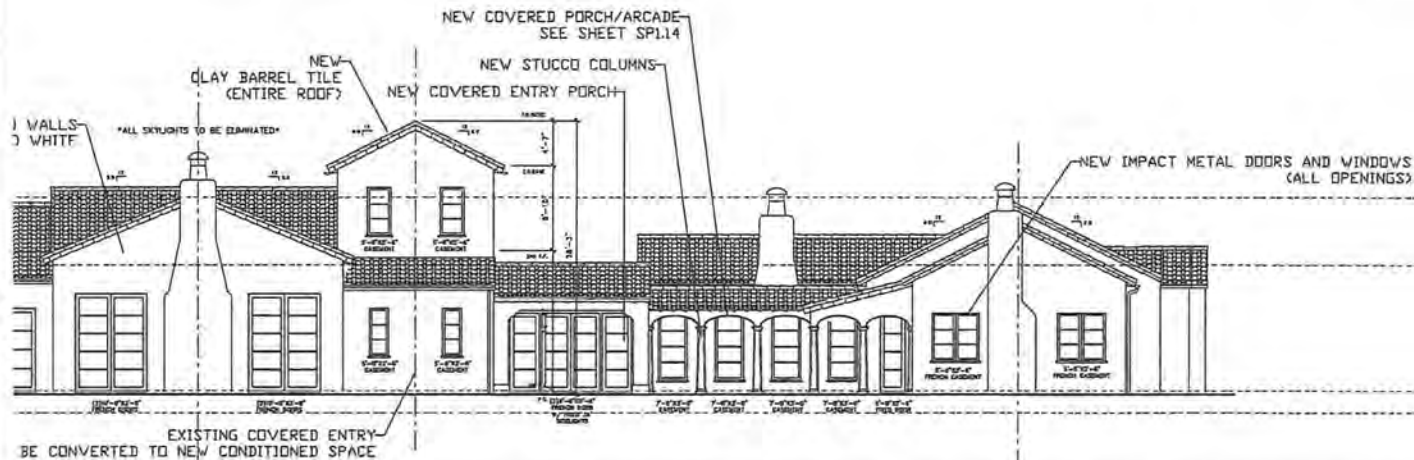


Job No.
07-113
 Drawing No.
A2.04



EXISTING EAST COURT ELEVATION MASTER

SCALE 3/16" = 1'-0"



PROPOSED EAST COURT ELEVATION MASTER

SCALE 3/16" = 1'-0"

DJA DAILEY JANSSEN ARCHITECTS
 405 CLEMENS STREET, SUITE 300
 WEST PALM BEACH, FL 33411
 TEL 561.832.4177

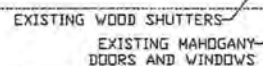
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Job No.
 02-017

Drawing No.
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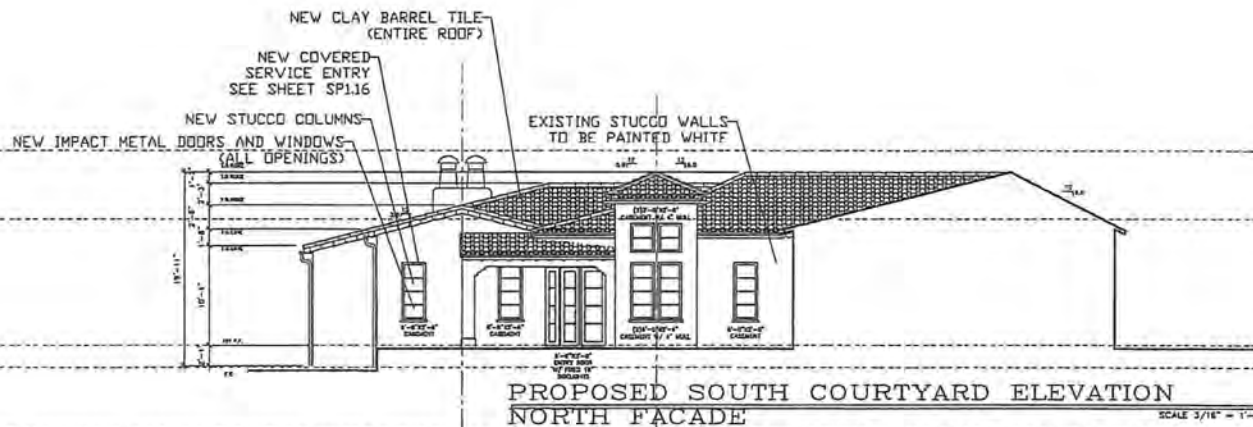
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SCALE 3/16" = 1'-0"

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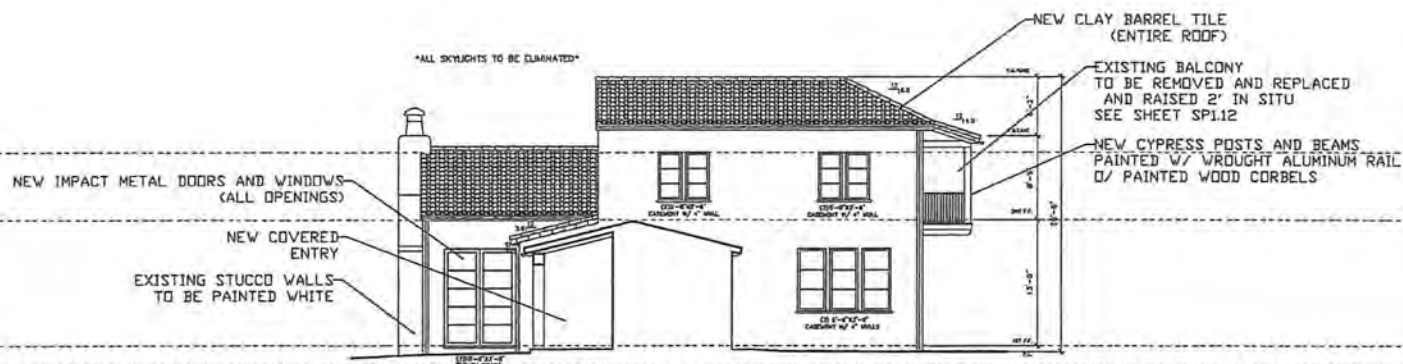
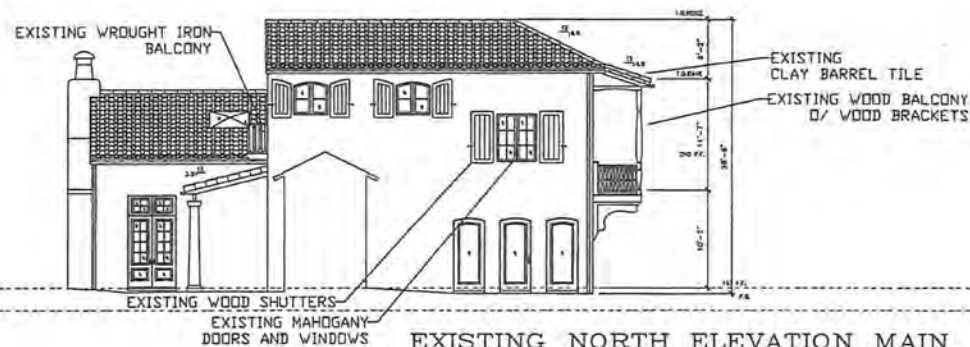


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 404 CLEMENS STREET, SUITE 200
 WEST PALM BEACH, FLORIDA, 33411
 TEL: 561 833-7107

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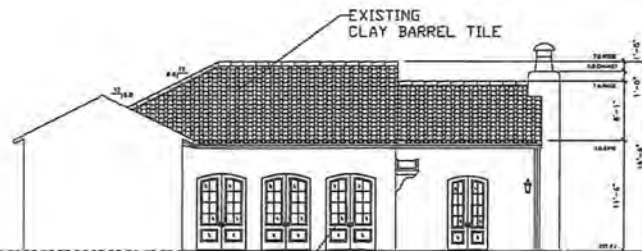
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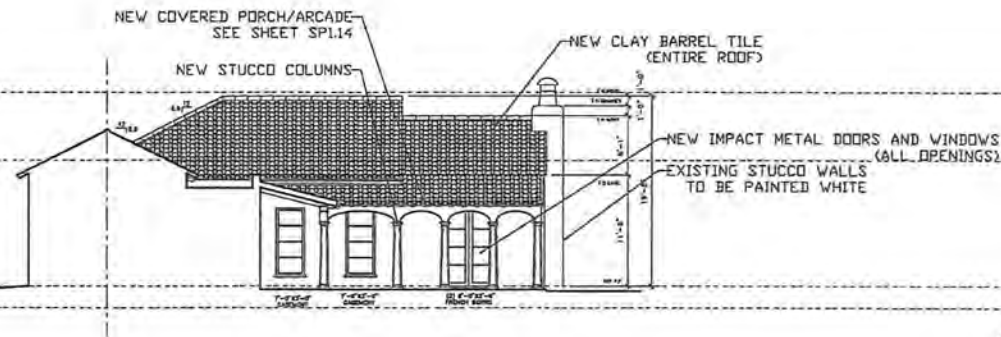
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EXISTING MAHOGANY
DOORS AND WINDOWS

EXISTING NORTH COURT ELEVATION
SOUTH FACADE

SCALE 3/16" = 1'-0"



PROPOSED NORTH COURT ELEVATION
SOUTH FACADE

SCALE 3/16" = 1'-0"

DJA DAILEY JANSSEN ARCHITECTS
400 CLARK STREET, SUITE 200
PORTLAND, OREGON 97201
TEL 503.433.7701
L10001001774
L10001001774

PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
PORTLAND, OREGON 97201
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L10001001774

DATE: 12/12/12
BY: DJA

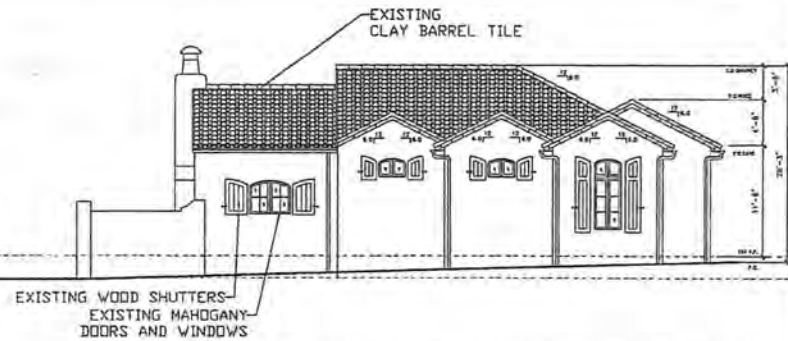
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BY: DJA

DATE: 12/12/12
BY: DJA

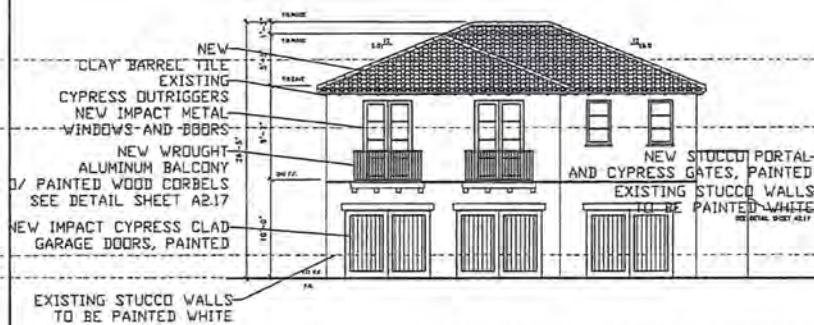
DATE: 12/12/12
BY: DJA



DATE: 12/12/12
BY: DJA



EXISTING 10TH STREET (NORTH) ELEVATION
SCALE 3/16" = 1'-0"



PROPOSED 10TH STREET (NORTH) ELEVATION
SCALE 3/16" = 1'-0"

DJA DAILEY JANSEN ARCHITECTS
1000 10TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33411
TEL 561-833-4727
LCSHME 0000016794

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1000 10TH STREET
1000 10TH STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33411
DESIGNATION: 2000 10TH STREET, SUITE 200, WEST PALM BEACH, FLORIDA 33411

DATE: 7/14/20
BY: DJA

Job No.
00-103

Drawing No.

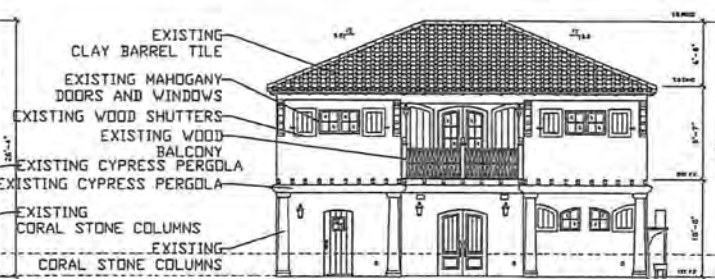
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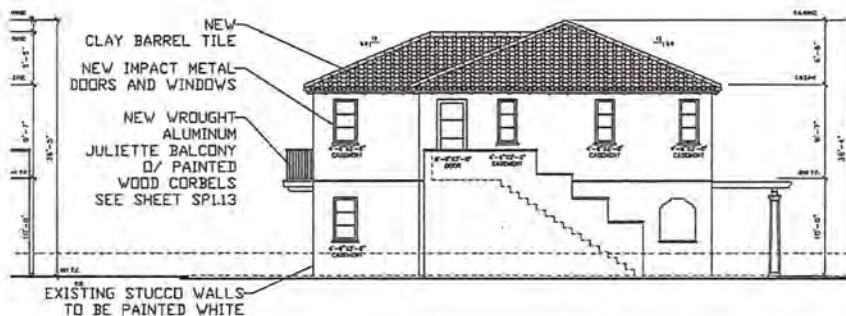
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GARAGE

SCALE 3/16" = 1'-0"



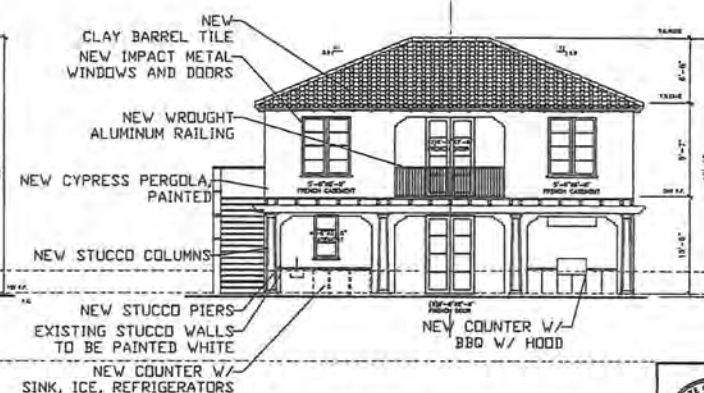
EXISTING SOUTH ELEVATION
GARAGE

SCALE 3/16" = 1'-0"



PROPOSED WEST ELEVATION
GARAGE

SCALE 3/16" = 1'-0"



PROPOSED SOUTH ELEVATION
GARAGE

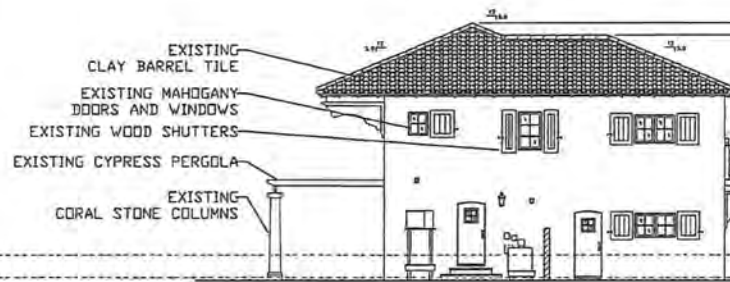
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400 CLEGGERS STREET, SUITE 200
WEST PALM BEACH, FLORIDA 33411
TEL: 561-833-1001

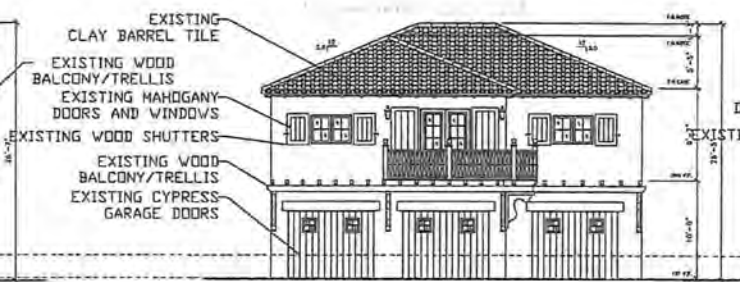
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1000 10TH STREET
Boca Raton, FL 33431
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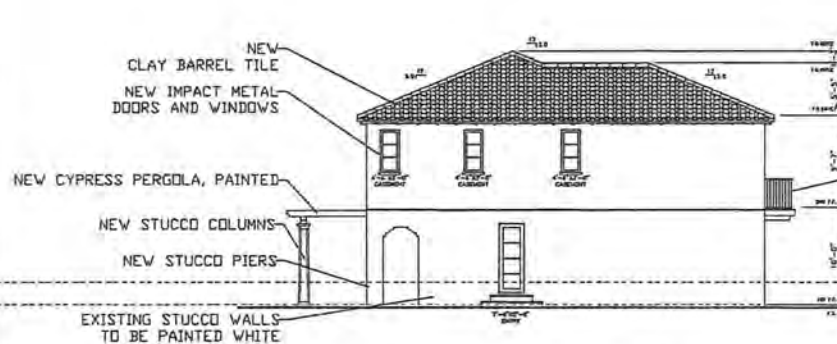
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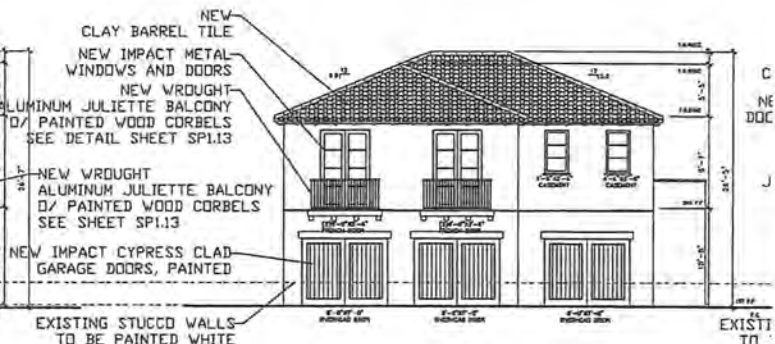
EXISTING EAST ELEVATION
GARAGE SCALE 3/16" = 1'-0"



EXISTING NORTH ELEVATION
GARAGE SCALE 3/16" = 1'-0"



PROPOSED EAST ELEVATION
GARAGE SCALE 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
GARAGE SCALE 3/16" = 1'-0"

DJA DAILEY JANSSEN ARCHITECTS
1000 10TH STREET, SUITE 100
WEST PALM BEACH, FL 33411
TEL: 561-833-0000

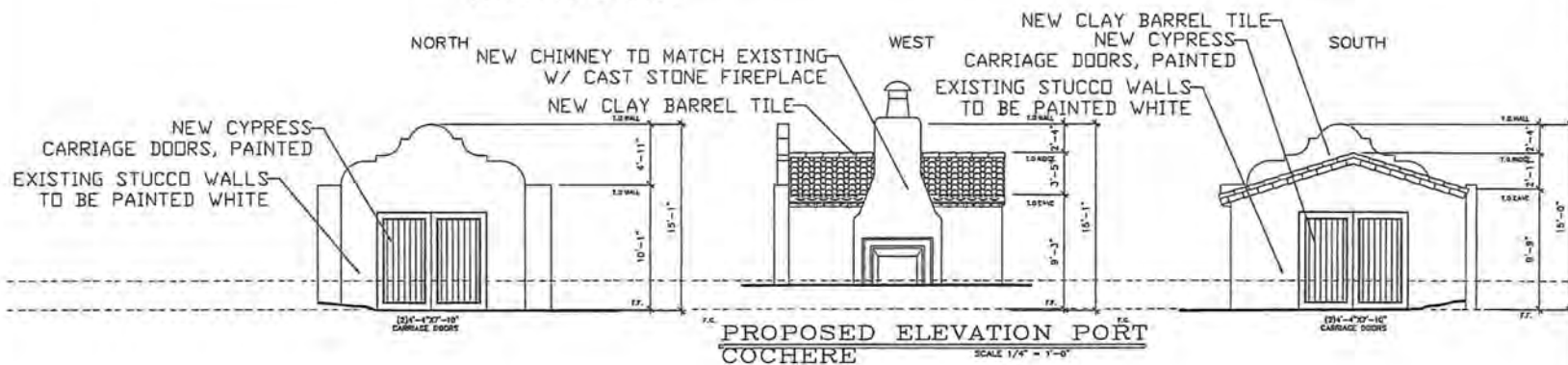
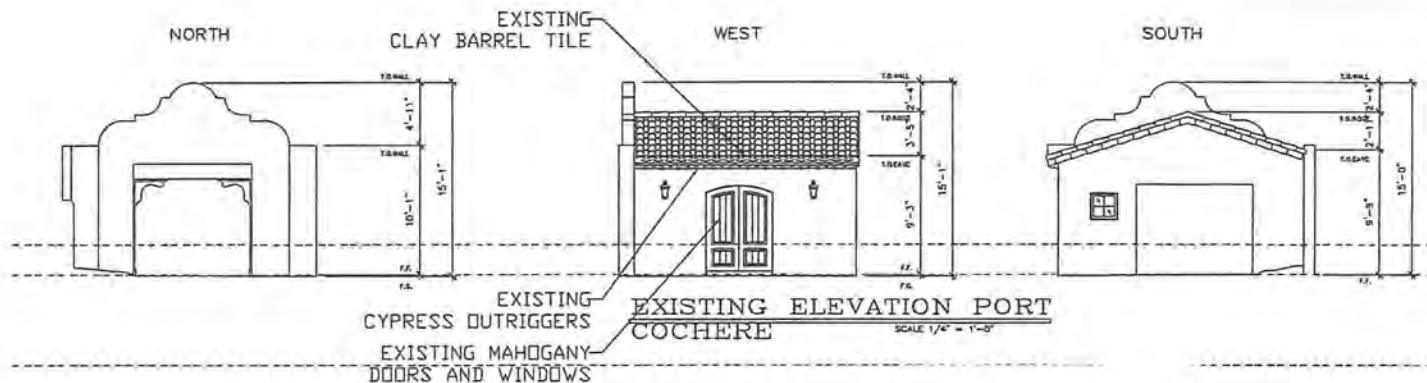
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WEST PALM BEACH, FL 33411
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DATE: 10/1/2011
BY: [Signature]

Job No.
22-118

Drawing No.
A2.12



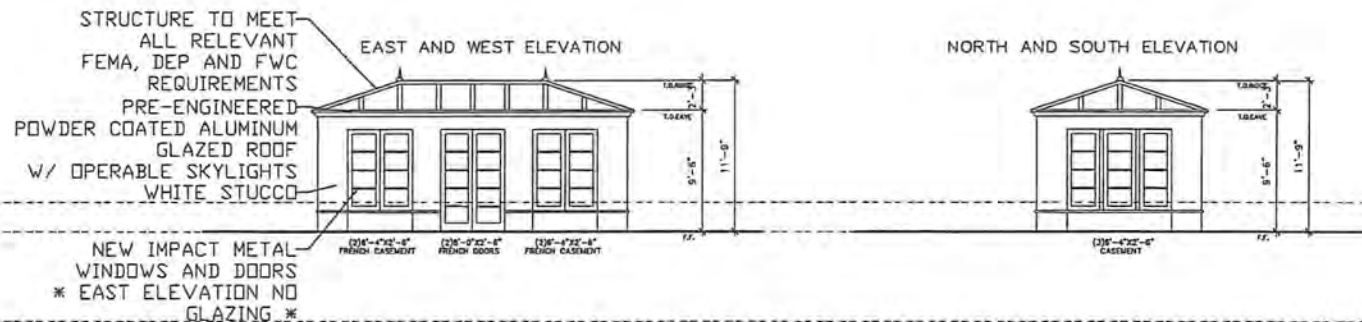


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 1000 10TH STREET
 WEST PALM BEACH, FLORIDA 33411
 TEL: 561.833.7777

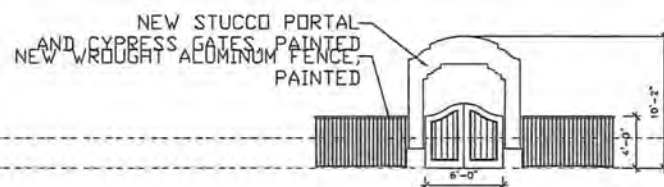
PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
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Sheet No. 14785
 Date: 10/10/08
 Drawing No. A2.13



PROPOSED ELEVATION
GREENHOUSE SCALE 1/4" = 1'-0"



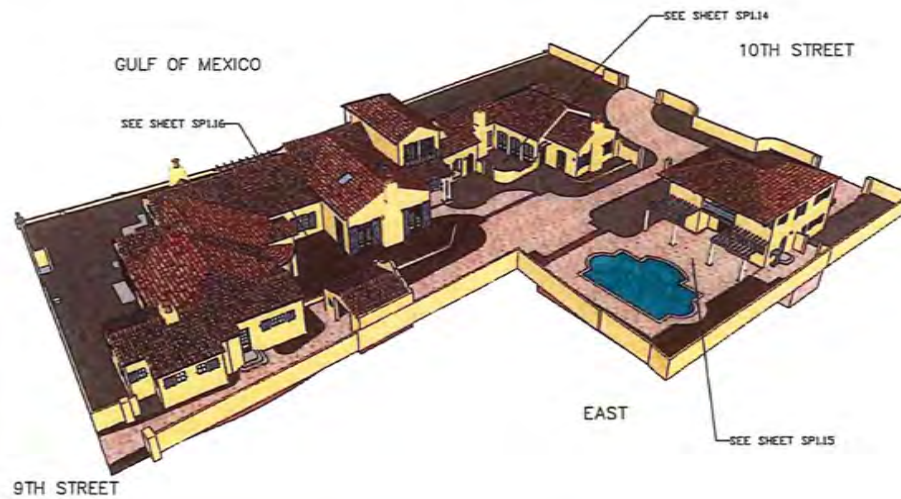
PROPOSED ELEVATION
POOL GATE SCALE 3/16" = 1'-0"

DJA DAILEY JANSSEN ARCHITECTS
 LICENSE #A0001874
 1000 10TH STREET, SUITE 200
 WEST PALM BEACH, FLORIDA 33411
 TEL: 561-833-7077

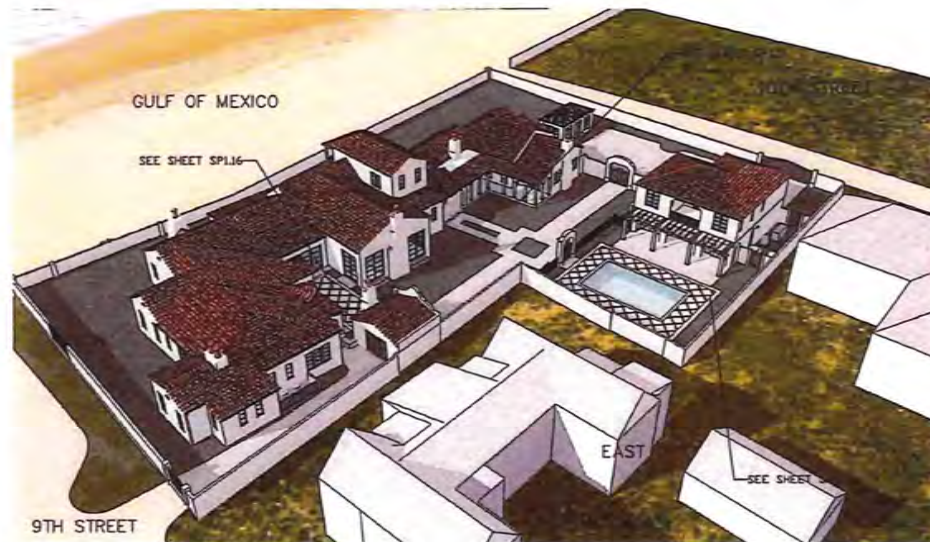
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Sheet No.
 A2.14



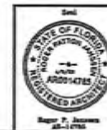
EXISTING LOOKING NW



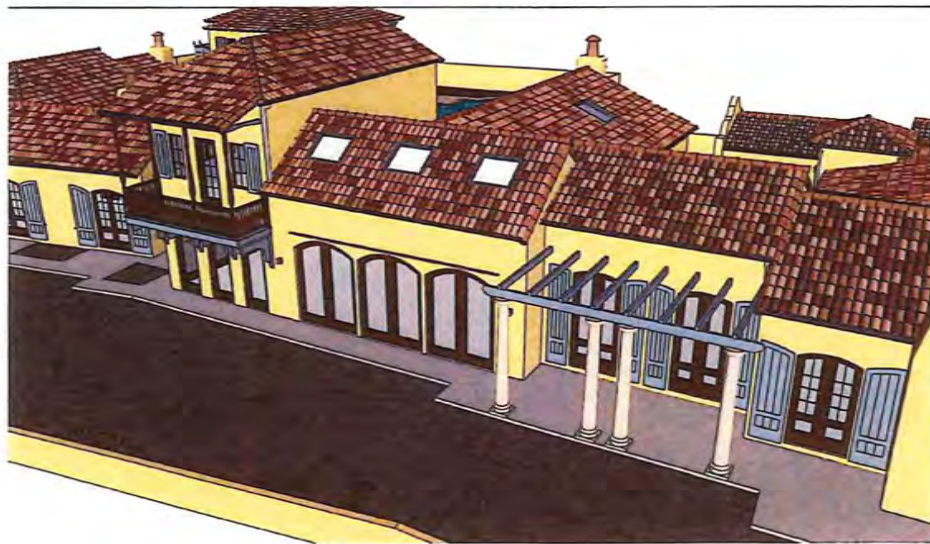
PROPOSED LOOKING NW

DJA DAILEY JANSSEN ARCHITECTS
 LICENSE #A44001874
 400 CLAMBER STREET, SUITE 100
 WEST PALM BEACH, FLORIDA, 33411
 TEL: 561.933.4777

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 LEE COUNTY, FLORIDA
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Job No.
 10-119
 Drawing No.
SPL1.11



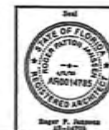
EXISTING WEST PORCH



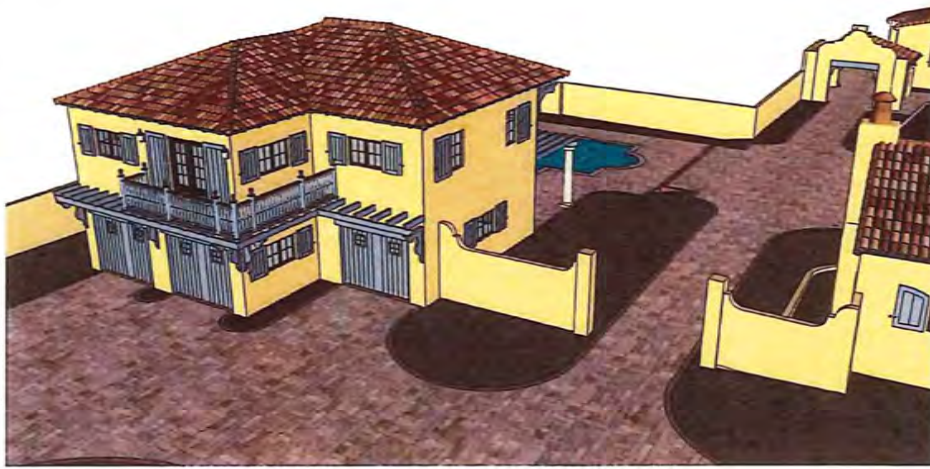
PROPOSED WEST PORCH

DJA DAILEY JANSSEN ARCHITECTS
 400 CLAYTON STREET, SUITE 200
 WEST PALM BEACH, FLORIDA 33401
 TEL: 561-833-0707
 LICENSE #1400041974

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 BOCA RATON
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 1000 10TH STREET, SUITE 200, BOCA RATON, FL 33432



Job No.
 SP-112
 Drawing No.
 SP1.12



EXISTING GARAGE



PROPOSED GARAGE

DJA DAILEY JANSSEN ARCHITECTS
 405 CLAYTON STREET, SUITE 300
 WEST PALM BEACH, FLORIDA, 33411
 TEL: 561-833-7971

PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
 8000 GRANGE
 SEE MAPS, VOLUME
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DATE: 1/14/08
 DRAWN BY: J. J. Janssen
 CHECKED BY: J. J. Janssen



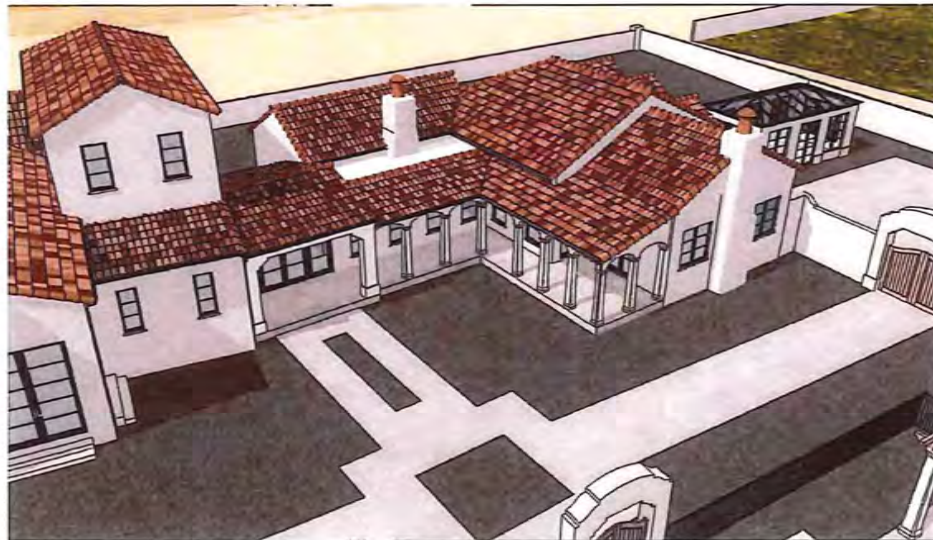
Job No.
 20-018

Sheeting No.

SP1.13



EXISTING NORTH ENTRY



PROPOSED NORTH ENTRY

DJA DAILEY JANSSEN ARCHITECTS
 400 OLIPHANT STREET, SUITE 100
 WEST PALM BEACH, FLORIDA 33411
 LICENSE #440001894
 TEL: 561-833-4707

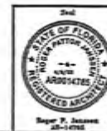
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 1ST COUNTY, FLORIDA
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DATE: 12/20/13
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

Job No.
 20-113

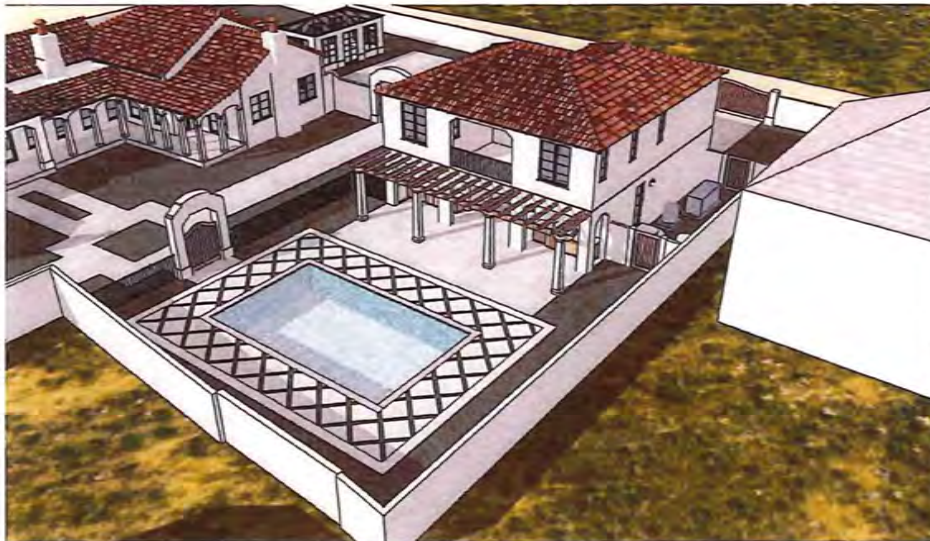
Drawing No.

SP1.14





EXISTING POOL



PROPOSED POOL

DJA DAILEY JANSSEN ARCHITECTS
 LICENSE #A00031874
 TEL: 561-933-9797

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 BROWARD COUNTY, FLORIDA 33401
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Job No.
 03-103
 Drawing No.
SP1.15



EXISTING SOUTH COURTYARD



PROPOSED SOUTH COURTYARD

DJA DAILEY JANSSEN ARCHITECTS
 405 BLANCKENHORN BLVD. #203
 WEST PALM BEACH, FLORIDA 33411
 TEL: 561-933-7229
 LICENSE #A43031724

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 33411
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Scale: 1/4" = 1'-0"
 North Arrow



Job No.
 00-115

Drawing No.

SP1.16



West Gulf front elevation—main house



Elevations towards the northwest starting with middle picture and continuing w/ the one above



West elevation central wing with two story tower and pergola



South west elevations



Northeast elevation of the main house



East elevation central wing two story tower



East elevation – note south courtyard



East elevation -- Southside courtyard





East elevation – Southeast portion looking south



East elevation—Southeast portion looking north



Northwest elevation of the main house on 10th St (note west elevation of two story detached garage is visible)



Two story detached garage -- north elevation on 10th St



South elevation of the main house on 9th St



South West view



Garage north elevation towards 10th St



Garage south elevation view towards the pool



Porte Cochere north elevation



Pore Cochere south elevation

Surroundings



Property across 10th St and north of the subject property



Properties across 10th St and north of the subject property





Properties adjoining the subject property on 10th St





SCA 2023-00011

HISTORIC PRESERVATION PROGRAM APPLICATION FOR SPECIAL CERTIFICATE OF APPROPRIATENESS

Project Name: Improvements at 1000 10th St W Boca Grande
Summary of Request: Rehabilitation of an existing house at 1000 10th St W Boca Grande FL 330921

-
1. Name of Applicant or Agent: Adam Greenberg
Contact Person: Roger Janssen – Dailey Janssen Architects P.A.
Address: 400 Clematis Street, Suite 200
City, State, Zip: West Palm Beach, FL 33401
Phone Number: 561 833 4707 E-mail: roger@daileyjanssen.com
Patrick Mayfield
pmayfield@daileyjanssen.com
 2. Relationship of Applicant to owner (check one):
☐ Applicant is the sole owner of the property.
☒ Applicant has been authorized by the owner(s) to represent them for this action.
(provide Affidavit of Authorization form)
 3. Property owner(s):
Name: 1000 10th Street West LLC
Address: _____
City, State, Zip: _____
Phone Number: _____ E-mail: _____
 4. Property Information:
Street Address: 1000 10th St W
City, State, Zip: Boca Grande FL 33921
STRAP Number(s): 14-43-20-01-00035.0210
 5. Historic District (if applicable) Boca Grande Historic District HD90-05-01
 6. Designation of Property ☒ Contributing ☐ Non-Contributing
☐ Individual Designation ☐ Not Historic
 7. Project Description (check all that apply) ☐ Alteration ☐ Demolition ☐ New Construction
☐ Reconstruction ☒ Rehabilitation ☐ Relocation
 8. Change In Use ☒ No ☐ Yes
If yes, Explain: _____
 9. Does this project require a variance or special exception pursuant to Chapter 33 or Chapter 34 of the Land Development Code? ☐ No ☒ Yes
If yes, Explain: Request to bring existing setbacks into compliance; and approve new setbacks for the proposed greenhouse.
 10. Has a development order or building permit application been filed prior to or concurrent with this application? ☒ No ☐ Yes If yes, provide case number: _____

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

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	Affidavit of Authorization Form (if applicable)
<input checked="" type="checkbox"/>	Existing Conditions Plan (Legible at 11" x 17"): Provide a graphic illustration of the property that is clearly legible and drawn at a scale sufficient to adequately show and identify the existing conditions of the property.
<input checked="" type="checkbox"/>	Request Statement: Provide a narrative statement explaining the nature of the request and how the proposed project is consistent with the Secretary of Interior's Standards for Rehabilitation (for Contributing buildings and properties within a district or individually-designated resources) or the applicable design guidelines for the subject historic district (for Non-Contributing buildings and properties within a district). The request statement should discuss the design of the proposed project, proposed construction methods, and the impact of the proposed project on the historic features of the property and historic district. If demolition is proposed, the request statement must address the criteria for demolition established by Section 22-104 of the Land Development Code. If moving is proposed, the request statement must address the criteria for moving of historic resources established by Section 22-105 of the Land Development Code.
<input checked="" type="checkbox"/>	Proposed Site Plan (Legible at 11" x 17"): Provide a graphic illustration of the property that is clearly legible and drawn at a scale sufficient to adequately show and identify the proposed improvements.
<input checked="" type="checkbox"/>	Architectural Elevations (Legible at 11" x 17"): Provide architectural elevations that depict side-by-side elevations of the existing and proposed conditions for each façade of the building(s) impacted by the proposed project.
<input checked="" type="checkbox"/>	Architectural Floor Plans: Provide architectural floor plans for each existing or proposed building(s) or structure(s) that are impacted by the proposed project.
<input checked="" type="checkbox"/>	Materials Description: Provide a description of the construction materials and colors proposed to be utilized for the project. The materials description must note where each material will be utilized within the proposed project.
<input checked="" type="checkbox"/>	Site and Building Photographs: Provide photographs of the subject property and all buildings and structures thereon. Photographs must be sufficiently captioned to note the location of the photograph or may correspond to a map depicting the location and direction from which each photograph was taken.
<input type="checkbox"/>	Materials Samples (optional)
<input type="checkbox"/>	Other Materials that may assist the Historic Preservation Board in evaluating the request (optional)

ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES

<input type="checkbox"/>	Area of Work: Provide a graphic illustration of the property indicating areas of work that might impact the surface or subsurface of the archaeological site or sites.
<input type="checkbox"/>	Mitigation Measures: Provide a narrative statement describing the proposed mitigation measures to limit impacts to archaeological resources resulting from the proposed project.
<input type="checkbox"/>	Archaeological Surveys (if applicable): Provide archaeological surveys, if required by the Historic Preservation Board, including the disturbance of human burials.

All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Zoning relief from certain provisions of the Lee County Land Development Code may be required to permit development approved by a Special Certificate of Appropriateness. The application for zoning relief is a separate application process. Please see: <https://www.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

ADDITIONAL AGENTS

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

Company Name:	Dailey Janssen Architects		
Contact Person:	Patrick Mayfield and Roger Janssen		
Address:	400 Clematis St Suite 200		
City, State, Zip:	West Palm Beach FL 33401		
Phone Number:	561 833 4707	Email:	pmayfield@daileyjanssen.com

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

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

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

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

AFFIDAVIT OF AUTHORIZATION

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

I, Adam Greenberg (name), as ~~(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: 1000 10TH St. W Boca Grande FL 33921

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

***Notes:**

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

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

[Signature]
Signature

4/24/23
Date

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

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 2023, by ADAM GREENBERG (name of person providing oath or affirmation), who is personally known to me or who has produced DRIVER LICENSE (type of identification) as identification.

STAMP/SEAL



[Signature]
Signature of Notary Public

(MEETA KUMAR)

1000 10th St W BOCA GRANDE FL 33921
Applicant's Narrative for the
Special Certificate of Appropriateness (SCA) Application

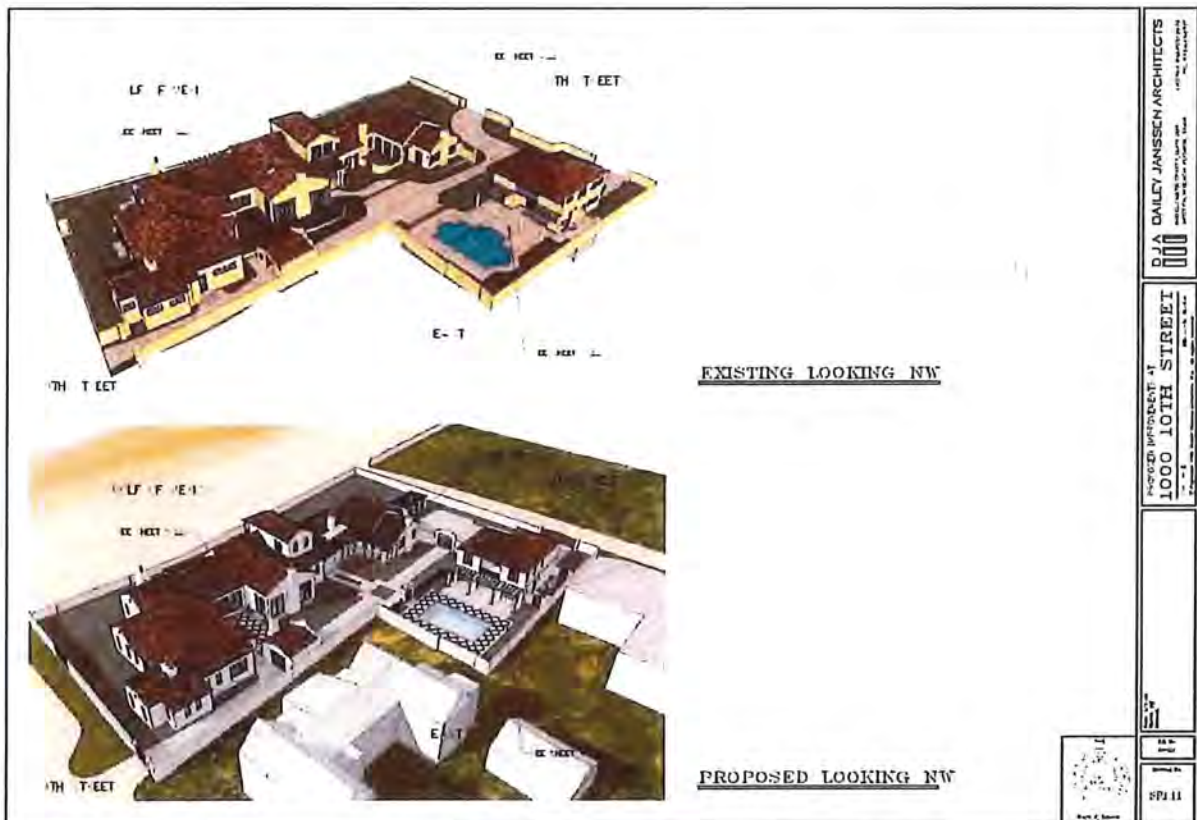
PROJECT NAME: Improvements at 1000 10th St W Boca Grande Fl 33921
PROJECT ADDRESS: 1000 10th St W Boca Grande Fl 33921
STRAP NUMBER: 14-43-20-01-00035.0210
STATUS: Contributing in the Boca Grande Historic District HD 90-05-01

SUMMARY

The applicant requests approval for the rehabilitation and small additions to the existing house and garage and for the new addition of a greenhouse. The proposed project preserves the historic character of the resource and is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development code.

The proposed additional square footage is quite small:

- House footprint increases by 850 sq ft from the existing 8,196 sq ft to 9,046 sq ft
- Detached garage footprint increases by 324 sq ft from existing 1,466 sq ft to 1,790sq ft
- A new 300 sq ft greenhouse



Renderings by Dailey Janssen Architects of existing and proposed looking NW towards the beach show the design and character remain unchanged; refer to plans submitted.

EXISTING CONDITIONS

Currently (2023) subject property consists of a Gulf front parcel with an area of 52,568 sq ft. This large parcel has frontage on two parallel streets:

- On the north the parcel fronts 10th St W
- On the south the parcel fronts 9th St W

Currently (2023) structures on the property include:

- a Gulf front Mediterranean style inspired residence with a footprint of 8,196 sq ft
- a two-story garage with a footprint of 1,466 sq ft
- a Porte cochere with a footprint of: 347 sq ft.
- and a swimming pool

In the 1990s the subject property consisted of two separate contributing, Gulf facing parcels: one fronting on 10th St and one on 9th St. Each parcel had a 1920s +/- house featuring barrel clay tile roofs and stucco walls. In the 1990s an owner combined the two parcels into the single large parcel we see today. In 1996 SCA96-11-02 Fraser approved a substantial rehabilitation to the two houses. What is on the site today is essentially what was approved under SCA96-11-02.

SCA96-11-02 Fraser, Boca Grande: In 1996 the Lee County Historic Preservation Board approved SCA96-11-02 Fraser, salient details are described below

- New central wing connecting the two small houses: SCA96-11-02 allowed rehabbing the small houses and installing a new central wing between the houses creating additional square footage to accommodate a contemporary lifestyle.
- Architectural features of the new central wing are compatible with original small houses:
 - Materials – The two houses and the new central wing feature smooth stucco walls and barrel clay tile roofs.
 - Height: The connecting wing features a variety of roof heights from 14-ft to 19-ft which is generally in line with the 16-ft +/- height of the two original houses. To provide complexity of design the connecting wing incorporates a small second story tower which is 28-ft 6-in +/- high.
 - Roof types: The connecting wing has a variety of roof types -- including an assortment relatively small gable and hip roofs with different heights that create receding and protruding spaces serving to break up the mass and scale.
 - Windows and Doors: Current windows and doors and their openings are not original to the small houses. Today the large house primarily features a variety of arched topped windows and doors.
- Changes to the north house [fronting 10th St W,] the SCA approval included:
 - addition to the north elevation by 10th St,
 - demolition of the small house's east wing [to accommodate the new central wing],
 - installation of a new small east courtyard wall and
 - demolition of an existing garage
- Changes to the south house [fronting 9th St W] the approval included:
 - demolition of a small east porch and
 - enhancing an existing garage into a Porte cochere;
- Other new construction approved on the site included a detached three car garage with second floor and a new pool.



*A West Elevations of
1000 10th St. 901 Ninth Street*

A 1990s photo of the two small Gulf front houses prior to being joined together by a central wing. The house on the left fronts on 10th St and the house on the right fronts on 9th Street. Source: Lee County file SCA96-11-02 Fraser



2023 photo (post Hurricane Ian) of the existing house which is the subject of this application. Note yellow lines depict the approximate locations of the two original small houses. The residential structure at the center --between the yellow lines-- is the 1990's wing connecting the small houses.



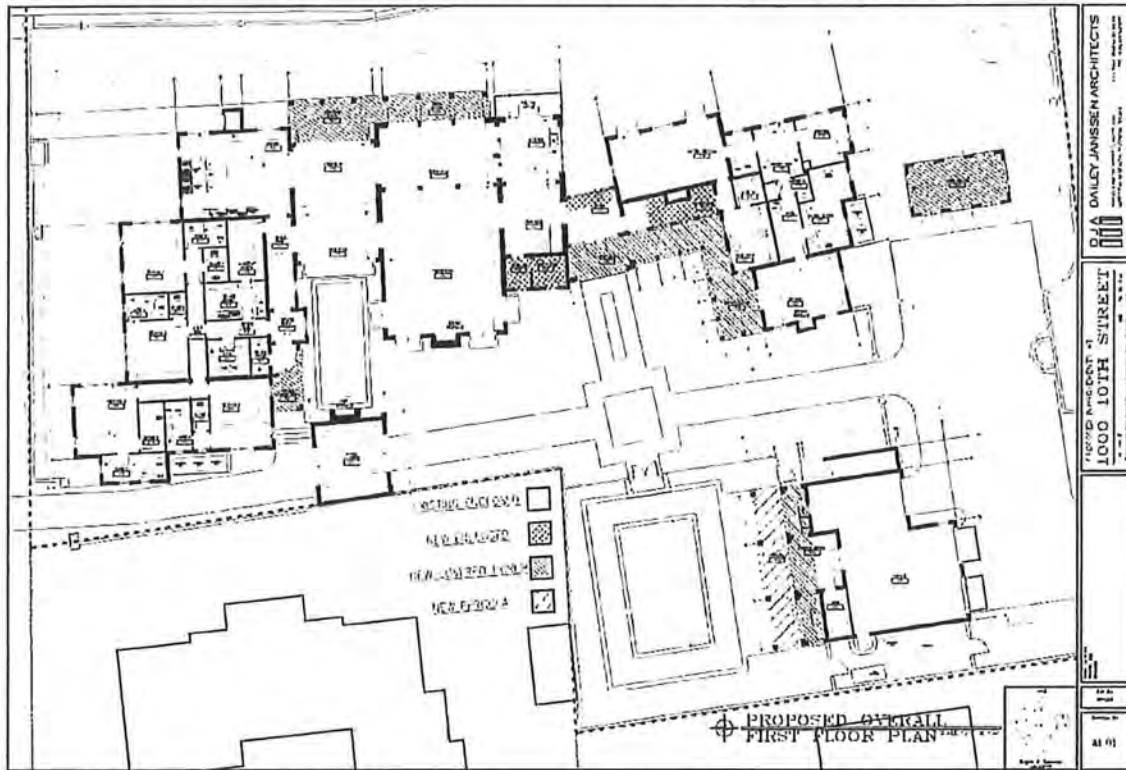
Portion of 1996 Landmark survey included in the SCA96-11-02 file. Yellow highlights show footprint of the existing houses and structures while they were still detached prior to the approval of SCA96-11-02.



The 1996 approved site plan by Diane E Weinman included in the SCA96-11-02 file. The original north house on 10th St is on the right. Note the changes: addition to the north elevation; addition of an east courtyard and removal of the east wing (dotted lines). The original south house on 9th St is on the left. Note removal of east porch (dotted lines). Note new expansive central wing connecting the houses on 10th and 9th Streets.

THE PROPOSAL

Overview: The proposal keeps the character and design of the main house, the detached garage and the Porte cochere by implementing minor changes in keeping with the existing design. The cross hatches below identify the specific additions. [See Page A1.01 in the plans]



Gulf front house: House footprint increases by 850 sq ft from existing 8,196 sq ft to 9,046 sq ft.

Additional first floor A/C

24 sq	"Hallway 2" or entry foyer is expanded to 45 sq ft to become a main foyer -- connecting the stair hall w- the master hall
114 sq ft	on the northeast the area in front of the recessed exterior chimney is enclosed for a "master hall" creating a conditioned hallway from "Hallway2" to the master suites and the bunk room.
124 sq ft	the existing exterior entrance porch under the 2-story tower is enclosed to create a vestibule and guest powder room.
262 sq ft	Total

Additional first floor non- A/C

478 sq ft	New L-shaped outdoor northeast porch for entry foyer & "Library Loggia"
<124>sq ft	Remove the existing entry porch (becomes the vestibule and guest powder
<203>sq ft	Remove the existing west pergola
203 sq ft	Add a new outdoor west porch "Breakfast loggia" to replace the west Pergola.
167 sq ft	New outdoor west porch "Dinning loggia"
67 sq ft	New outdoor service entry porch
588 sq ft	Total
850 sq ft	Grand Total [262 sq ft A/C+ 588 sq ft Non-A/C= 850 sq ft]

Detached Garage: The specific design changes to the detached garage are relatively minor; see highlights below:

The two-story detached garage features:

- An interior stair and
- The south elevation of the two story detached garage spans approximately 37-ft and features two pergolas fronting the pool: one pergola on the west and the other to the east. Each pergola has a frontage of 12.5-ft +/- and a depth of 11-ft deep. These two pergolas are located on either side of an open space in front of the first and second floor porches.
- An L-shaped balcony wraps around the west and north elevations.
- Existing cypress garage doors

The proposal calls for

- Eliminating the interior stair and replacing it with an exterior stair to the west.
- Eliminating the two pergolas and replacing them with a single pergola spanning the entire 37-ft +/- south frontage of the detached garage. The new pergola is only about 6-ft +/- deep—about half the size of existing. As a result, on the second floor the east and west bedrooms and the central covered porch expand south by 6-ft +/- and increase the second floor A/C area by 152 sq ft from 1,102 sq ft to 1,254 sq ft. Additionally, on the first floor this expansion creates a covered area for an outdoor kitchen.
- Eliminating the L-shaped balcony that wraps from the west to north elevations and replacing it with two smaller balconies on the north elevation.
- The proposal calls for replacing the existing garage doors with new impact clad garage doors, painted

Porte Cochere:

Currently the Porte cochere is an open pass-through structure; it is open on both the north and south elevations. The west elevation it features double mahogany doors with windows.

The proposal calls for installing new cypress carriage doors, painted on both the north and south elevations. Additionally on the west elevation calls for removing the mahogany doors and replacing them a new chimney in a style that matches the other chimneys on the house but has the additional feature of an exterior cast stone fireplace.

New Greenhouse:

The proposal calls for the installation of a new greenhouse on the north setback area. The greenhouse has footprint of approximately 300 sq ft.; it is rectangular shaped with approximately 12.6 ft +/- fronting to the north. This is a pre-engineered structure, with a powder coated aluminum glazed roof with operable side lights. It features stucco walls with multi light windows and doors. From grade to roof peak, it is 11-ft 9-in high.

Specific Design Elements

Building Height: All buildings stay at their current heights; no change in height proposed.

Roofs: On the existing and the proposed plans roof heights and types remain unchanged and the roof material continues to be barrel clay tile. Roofs will be replaced in-kind.

Wall material: The exterior wall material is stucco. Walls will be repaired in-kind.

Windows and doors: Existing windows and doors and their openings are not original to the house. They were installed after the approval of SCA96-11-02 Fraser, Boca Grande. Mostly the existing windows and doors feature curved tops and are flanked by woods shutters all of which produce a false sense of historic development by creating an illusion that the entire building might be older than it is. The proposal provides a more appropriate window and door treatment by replacing the existing windows and doors as with the following:

- contemporary rectangular impact multi-light metal French doors
 - in pairs [two doors]: on the west elevation 3 pairs on dining room, 2 pairs on the master bedroom, and one on the 2nd floor balcony and on east elevation 1 pair on the library, and 4 pairs on the great room,
 - in a pair with side lights: on the east entry foyer
 - in a pair with side lights and a transom: west elevation by cocktail area (1st floor of the tower)
 - in a folding door assembly: west elevation "Breakfast Loggia" and east elevation card room.
- contemporary rectangular impact metal multi-light casement windows: these are found as single windows, in pairs and in ribbons of three. In addition, there is a multi-light picture window on the west elevation of the entrance foyer

New porches

- New L-shaped outdoor northeast porch: On the main house remove the east outdoor courtyard wall, which was installed in the 1990s and install a new L-shaped outdoor northeast porch incorporating the new "covered entry; and the "Library Loggia.
- New outdoor west porch: On the west elevation remove the existing pergola and replace it with the "Breakfast Loggia" and next to it the new "Dinning Loggia".

Both porches feature barrel clay tile shed roofs over a succession of contiguous arches supported by new stucco columns.

- New service porch on the southeast elevation by the Porte cochere also features a barrel clay tile shed roof – which in this instance is supported by a single column.

**COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S
STANDARDS FOR REHABILITATION**

(Please also refer to the narrative above)

Standard 1:

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

The property will continue to be used for a residence – which is its historic purpose.

Standard 2:

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

The proposal retains and preserves the character of the property. The removal of historic materials or alterations of features and spaces that characterize the property is avoided. Additions to the main house are minimal. The house footprint increases by 850 sq ft from the existing 8,196 sq ft to 9,046 sq ft

Standard 3:

Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

There are no conjectural features that will be added to the building. As noted, the existing windows and doors and their openings are not original to the house. The existing windows and doors feature curved tops and are flanked by wood shutters. These approach produces a false sense of historic development by creating an illusion that the entire building might be older than it really is.

The proposal which features a variety of contemporary rectangular impact multi light metal doors and windows is much more appropriate and in keeping with the Secretary of the Interior's Standards for Rehabilitation.

Standard 4:

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

The changes incorporated in the 1990s are preserved. The mass, scale and height of the building remain unaltered. The materials remain barrel clay tile roofs and stucco walls.

Standard 5:

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

The house continues feature the identifiable two small historic houses on the north and south elevations. The height, mass and scale of the house continue unaltered. The original chimneys are preserved. The materials continue to be barrel clay tile and stucco walls.

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 deteriorated roof and walls are being repaired or replaced as appropriate.

Standard 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not Applicable

Standard 8

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

Not Applicable

Standard 9:

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

The additions to the main house are minimal they amount to a total of 850 sq ft. They do not destroy the materials that characterize the property.

New L-shaped outdoor northeast porch incorporating the covered entry and the "Library Loggia" and the new outdoor west porches: the "Breakfast loggia" and "Dinning loggia" – all these porches feature barrel clay tile shed roofs over a succession of contiguous arches supported by new stucco columns. These are clearly differentiated from the old and compatible with the massing size, scale and architectural features.

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 additions to the main house are minimal they amount to a total of 850 sq ft and are undertaken in a manner that if removed in the future, the essential form and integrity of the historic property remains unimpaired.

Additions to the garage and the new greenhouse are undertaken in a manner that if removed in the future, the essential form and integrity of the historic property remains unimpaired.

West Elevation



© All EagleView Technology Corporation

01/11/2023

Lat: 26.755729 Long: -82.264353 | Lee County, FL Imagery Date: 01/11/2023

East Elevation -- Note garage & Porte cochere



01/11/2023

Lat: 26.755697 Long: -82.264265 | Lee County, FL Imagery Date: 01/11/2023

North Elevation by 10th St



© All EagleView Technology Corporation

01/09/2023

Lat: 26.755801 Long: -82.264327 | Lee County, FL Imagery Date: 01/09/2023

South Elevation by 9th



01/11/2023

Lat: 26.755511 Long: -82.264296 | Lee County, FL Imagery Date: 01/11/2023

COVER SHEET & INDEX OF DRAWINGS		INDEX OF DRAWINGS	
A-0.00	COVER SHEET & INDEX OF DRAWINGS	A-2.00	OVERALL WEST ELEVATIONS
SHT 1 OF 1	1"=20'-0" BOUNDARY SURVEY	A-2.01	WEST ELEVATIONS MAIN
		A-2.02	WEST ELEVATIONS MASTER
ARCHITECTURAL		A-2.03	OVERALL EAST ELEVATIONS
SP-1.01	EXISTING SITE PLAN	A-2.04	EAST ELEVATIONS MAIN
SP-1.02	PROPOSED SITE PLAN	A-2.05	EAST ELEVATIONS MASTER
SP-1.03	SITE DATA	A-2.06	9TH STREET ELEVATIONS
SP-1.10	OVERALL PERSPECTIVE	A-2.07	SOUTH COURTYARD ELEVATIONS
SP-1.11	OVERALL PERSPECTIVE	A-2.08	NORTH ELEVATIONS MAIN
SP-1.12	PERSPECTIVE	A-2.09	NORTH COURTYARD ELEVATIONS
SP-1.13	PERSPECTIVE	A-2.10	10TH STREET ELEVATIONS
SP-1.14	PERSPECTIVE	A-2.11	SOUTH AND WEST GARAGE ELEVATIONS
SP-1.15	PERSPECTIVE	A-2.12	NORTH AND EAST GARAGE ELEVATIONS
SP-1.16	PERSPECTIVE	A-2.13	ACCESSORY ELEVATIONS
A-1.00	EXISTING OVERALL FIRST FLOOR PLAN	A-2.14	ACCESSORY ELEVATIONS
A-1.01	PROPOSED OVERALL FIRST FLOOR PLAN		
A-1.02	EXISTING OVERALL SECOND FLOOR PLAN		
A-1.03	PROPOSED OVERALL SECOND FLOOR PLAN		
A-1.04	EXISTING FIRST FLOOR PLAN SOUTH		
A-1.05	PROPOSED FIRST FLOOR PLAN SOUTH		
A-1.06	EXISTING FIRST FLOOR PLAN NORTH		
A-1.07	PROPOSED FIRST FLOOR PLAN NORTH		
A-1.08	EXISTING AND PROPOSED FIRST FLOOR EAST		
A-1.09	EXISTING AND PROPOSED 2ND FLOOR EAST		



LOCATION MAP
BOCA GRANDE, P.
R.T.S.

[illegible]

TEL: 561-833-4707

CONSULTANTS AND ENGINEERS						
CIVIL ENGINEER:	SURVEYOR:	GENERAL CONTRACTOR:	GEOTECHNICAL ENGINEER:	MECHANICAL ENGINEER:	STRUCTURAL ENGINEER:	JOB NUMBER: ISSUED FOR PERMIT: ISSUED FOR CONSTRUCTION:
						22-11



DAILEY JANSSEN ARCHITECTS
409 CLEMENT STREET, SUITE 202
WEST PALM BEACH, FLORIDA 33411
LIC#DC #AA0001874
TEL#561.833-4707

PROPOSED IMPROVEMENTS AT:
1000 10TH STREET
LOS ANGELES, CALIF. 90015

10/10/09

12-1

Drawing 3

0.00

[illegible]

LANDWARD LIMIT OF CONSTRUCTION FOR
THE GASPARELLA SHORE PROTECTION,
PROJECT No. 433323
as per LEE COUNTY PUBLIC WORKS DEPARTMENT
DESIGN/CONSTRUCTION Prepared by "Johnson Engineering" Inc.
1/15/2012, Revision 1/1/2012

COASTAL RETRACTION LINE
DATED MARCH 1978
PLAT BOOK 31, PAGES 1 TO 21
LEE COUNTY, FLORIDA

for Partial LD# 14-43-20-01-00033.0017
601 CACAPILLA ROAD
MUSKOGEE
WILL RECORD IN ALL JURISDICTIONS
1ST DAY & 1ST FOR 2014.

LEE COUNTY
GENERAL PERMIT LINE
EFFECTIVE 4/7/2010
Florida Statute 82B-34.150
LEE COUNTY, FLORIDA

PARCEL 714-43-20-01-00035.0210
1000 10th Street West
BOCA GRANDE, FL 33921
Latitude 26.45284° North
Longitude 82.45213° West

Lots 12, 21, 22, 23, 24, and 25, Block 25, largely wooded street known as Shore Lane lying between certain subdivisions known as REVED PLAT OF 2022 by the flat thereof recorded in Plat Book 2, Pages Public Records of Lee County, Florida.

NATIONAL COASTIC SURVEY (NCS) IN "GULF OF FLORIDA"
DEPARTMENT OF NATURAL RESOURCES HAS ONE IN TOP BY
COASTIC MONITORING 17 LAST BY THE CENTERLINE OF THE
SOUTHBOUND LANE OF COLLETT AVENUE AND 42' SOUTH OF THE
CENTERLINE OF THE EASTBOUND LANE OF NEW STREET STATED
42-40-41A 42C-41B.11 (POTENTIAL SOURCE)

SPOT CLEANSING AND TONING AT 10:15 AM AFTER TEA.
TODAY'S MARCH VISION, DANCE OF 1922. (MUSICAL)

[illegible]

The Mean High Water elevation at above datum was provided by the Florida Department of Environmental Protection as per Mean High Water Survey Procedure Number 3/72/72, Carolina 0.26 feet (4-0295 DWTM).

The horizontal section of the Green High Paper Unit shown here was located using trigonometric and differential leveling and collected every conventional survey equipment using a Carlson robotic leveler.

This Test Water Survey complies with Chapter 177, Part B, Florida Statutes.

Prepared for:	Texas A&M
Certified to:	1950 15th Street West, U.C.
Sketch No.	82-72-8
Field Book:	#11
Drawn By:	DR
Scale:	
Page:	
Checked:	

[illegible]

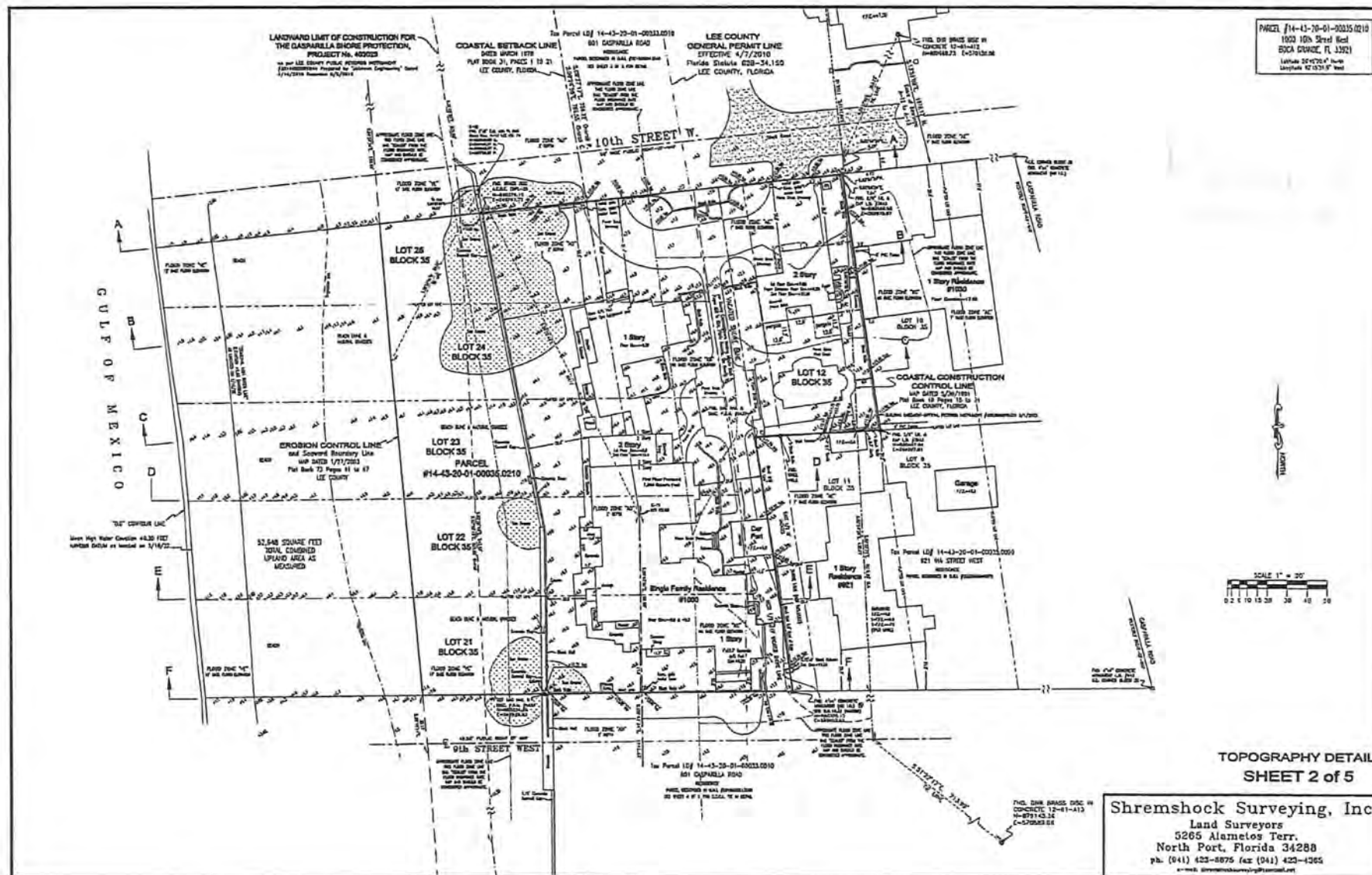
Shremshock Surveying, Inc.
Land Surveyors
5265 Alamelos Terr.
North Port, Florida 34288
ph. (941) 423-0875 fax (941) 423-4365

NOTE: SEE SHEET 2 OF 6 FOR TOPOGRAPHY DETAIL

*C1 = PAIR TIE & TIE
 *C2 = OAF TIE & TIE
 *C3 = TIE (IN IDENTIFIED SPEECH) AND TIE
 *C4 = AROUND TIE & TIE
 *C5 = END OF PHRASE, & TIE
 *C6 = ALUMINUM PIPE & TIE
 *C7 = SEA GUPT, & TIE
 NOTE: NC = NAD TIE TIE

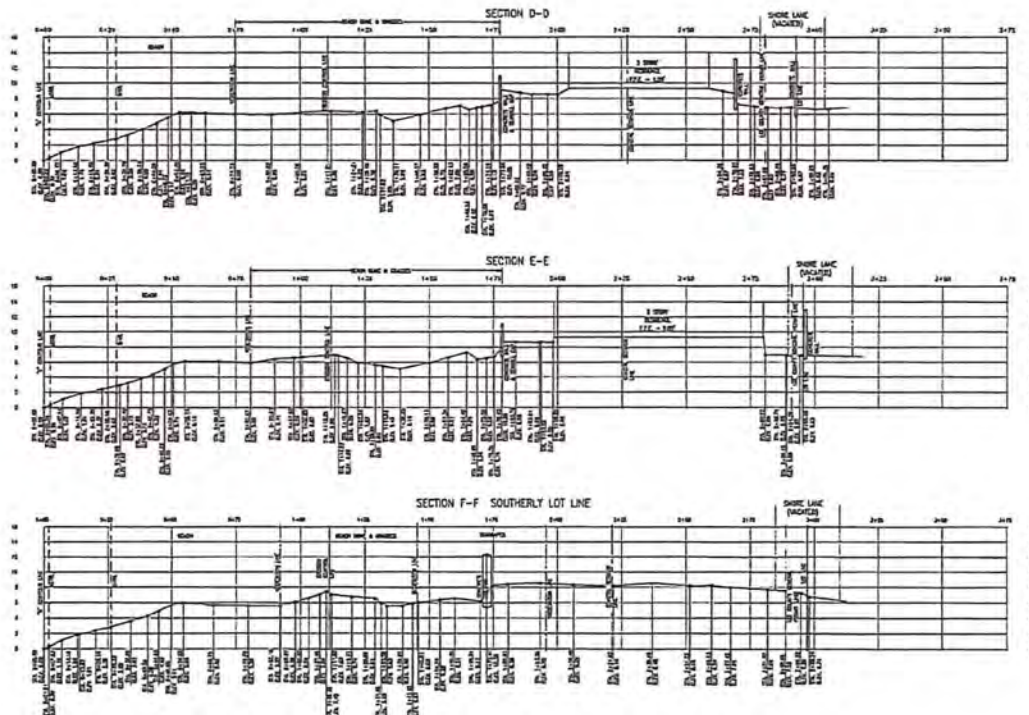
FIG. ONE BRASS COC IN
CONCRETE 12-81-412
N=878143.38
L=2.10283.08

SHEET 1 of 5



CROSS SECTIONS

PARCEL: P-4-43-75-51-0203.0210
1000 10th Street, West
BOCA RATON, FL 33321
Elevations: 1985/1988/1992/1995
Horizontal: 47/101.0' Road

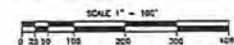


1000 10th Street, West
BOCA RATON, FL 33321

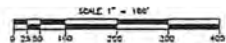
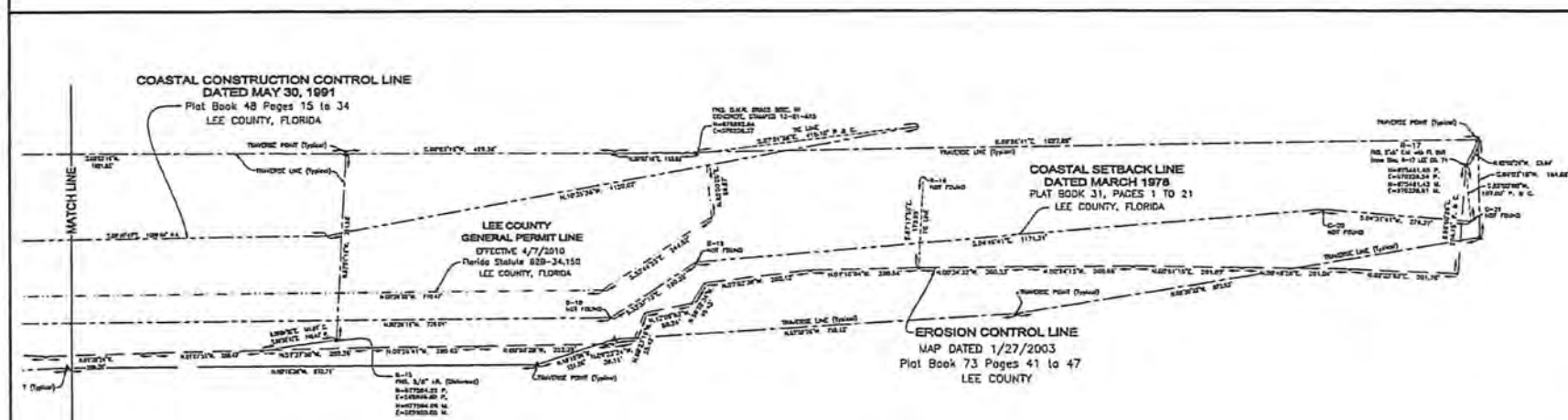
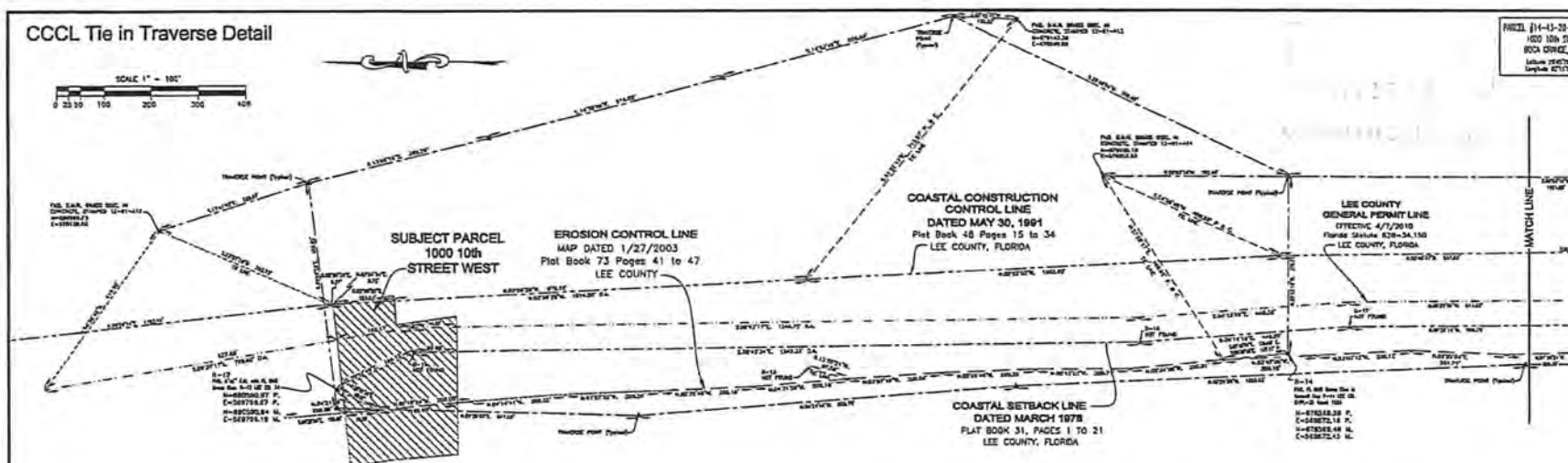
SHEET 4 of 5

Shremshock Surveying, Inc.
Land Surveyors
5265 Alamos Terr.
North Port, Florida 34288
ph. (941) 423-0875 fax (941) 423-1265
e-mail: shremshocksurveying@earthlink.net

CCCL Tie in Traverse Detail



PARCEL 11-43-23-01-0003.0210
1000 10th Street West
NOKA SPRING, FL 33561
Volume 15527.17 Sub
Length 6717.17' Sub



SHEET 5 OF 5

Shremshock Surveying, Inc.
Land Surveyors
5265 Alamos Terr.
North Port, Florida 34288
ph. (941) 423-8876 fax (941) 423-4265
e-mail: shremshocksurveying@gmail.com

ATTACHMENT H
DAVID A. STANBRA, PE
STRUCTURAL ENGINEERING LETTER

DAVID G. STANBRA, PE
STRUCTURAL CONSULTING ENGINEER
Florida Professional Engineer No. 35303

Key West Professional Centre

1342 Colonial Blvd, Suite H61

Fort Myers, Florida 33907

(239) 275-4475

Lee County Community Development
Building and Permitting Services
P.O. Box 398
Fort Myers, FL 33902

March 12, 2025

RECEIVED
OCT 31 2025

Re: Residence at 1000 10th Street West, Boca Grande, Florida

COMMUNITY DEVELOPMENT

Dear Building Official,

I performed a visual inspection on March 6, 2025, of the structures on the above noted property for general structural integrity with respect to resisting future storm events. This letter summarizes my assessment and addresses my main concerns regarding the sufficiency of the existing structures.

On the gulf side of the property, a 2'-0" high retaining wall has been severely damaged and dislodged from its original alignment in numerous locations. A gulf-side high roof cantilever and a lower balcony have both obviously failed, which in my opinion is due to wind uplift forces. While the original wood balcony brackets are very good in compression loads, such as a fully loaded balcony, when placed in tension due to wind uplift, they failed. In the interior, there were approximately four undersized masonry columns supporting the roof above that do not comply with the National Masonry Code.

My main concern upon reviewing the structures was the exposed roof framing, observed in multiple long gulf-front rooms and at least one adjacent/perpendicular room. These A-frame roof systems consist of sloped wood roof rafters framing into a single wood ridge plate. This system is very effective for compression loads, such as snow loads, but is not structurally effective for resisting hurricane force uplift loads. The existing heavy roof tile may provide approximately 25 psf of compression over the roof surface, but per wind load tests and the current Florida Building Code requirements, the design uplift forces in certain roof areas will exceed 100 psf. Clearly, the simple A-frame construction as observed is not an acceptable system for structures located on our barrier islands.

My secondary concern is that the existing slab on grade structures are located in a V-Zone and extend significantly waterward of the coastal control line. While reconstruction in this location and maintaining the low floor elevation is permitted within the constraints of the 50% rule, every time there is a new storm out in the Gulf, one questions whether we should have done more to protect the structure.

In my professional opinion, given the observations and concerns noted above, the existing house should be condemned and rebuilt to meet all new current building standards.

Sincerely,

D. Stanbra

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ATTACHMENT I
BUILDING OFFICIAL ANALYSIS

Groth, MarySue

From: Delnay, Thomas
Sent: Wednesday, September 3, 2025 12:46 PM
To: Groth, MarySue
Cc: Rodriguez, Anthony
Subject: FW: SCA2025-00019 1000 10th St. West Boca Grande - Structural Engineer Letter
Attachments: SCA2025-00019 Structural Engineer Letter.pdf

Good afternoon MarySue,

After reviewing LDC Sections 22-103 and 22-104, it's clear that the Historic Preservation Board is responsible for making the final determination regarding approval or denial of the demolition request. My role has been to offer a professional opinion, and based on the current engineer's report, I do not find sufficient evidence to classify the structure as dangerous or unsafe under the Florida Building Code (Existing).

To support a formal demolition determination, I recommend that the Board request a comprehensive structural evaluation and code compliance review. This should specifically demonstrate failure of structural elements as defined by the FBC.

For reference, here are the relevant definitions:

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine or frequent loads; under actual loads already in effect; or under wind, rain, flood or other environmental loads when such loads are imminent.

UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

I'm happy to attend Friday's meeting and participate in the discussion. In the meantime, please feel free to share this information with the applicant to help guide their next steps in the process per the Board's direction.



Thomas (Tad) DelNay, CBO
Building Official

Department of Community Development

1500 Monroe St, Fort Myers, FL 33901

office: (239) 533-8322

bringing us to this SCA to demolish. If you could provide any analysis of this as the building official that I could include in my staff report, at this point we are leaning towards recommending denial based on the demo criteria for the Historical districts, specifically LDC Section 22-104(e).

https://library.municode.com/fl/lee_county/codes/land_development_code?nodeId=LADECO_CH22HIPR_ARTIIA_DEN_DIV3CEAP_S22-104DE

Let me know if you need any further information. Thanks!



MarySue Groth | Senior Planner

Department of Community Development

1500 Monroe Street, Fort Myers, FL 33901

office: (239) 533-8335

email: MGroth@leegov.com

web: www.leegov.com

Receive updates from Lee County Government by [subscribing to our newsletter](#)

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

ATTACHMENT J
CRONIN ENGINEERING
STRUCTURAL ENGINEERING LETTER



October 7th, 2025

RECEIVED
OCT 31 2025

COMMUNITY DEVELOPMENT

Christine Bajjali
Konstant Architecture Planning
5300 Golf Rd
Skokie, IL 60077
cb@konstantarchitecture.com
847-964-6115 office

RE: Boca Grande Historic District – Building Evaluation: Hurricane Milton Damage
1000 10th St W
Boca Grande, Florida 33921

Dear Ms. Christine:

Cronin Engineering conducted an inspection of the above residence on Friday, September 12th of 2025. The purpose of the inspection was to conduct a building evaluation of the existing residence in terms of a potential rebuild of the structures due to significant damages as a result of Hurricane Milton, which occurred on October 9th of 2024. The property is located in the historic district in Boca Grande, Florida. According to the Lee County Property Appraisal website, the property is a single family residence, and the property STRAP and Folio ID numbers are 14-43-20-00035.0210 and 10000594, respectively. The property consists of three mediterranean style buildings with yellow stucco on all exterior walls and tiled roofs. Two of the building are connected with a covered breezeway and are located ocean front with unobstructed views of the beach and ocean gulf. The third building is located at the back of the property behind the two other buildings. There is a pool on the property as well as a concrete seawall. Per the website, there are six bedrooms and six bathrooms with 8,812 square feet of gross living area. The property has a historical designation as stated on the appraisal website. The buildings are typical large slab on grade structures with masonry block walls with reinforced concrete tie beams and wood framed construction. The buildings were constructed in 2000. The property is owned by 1000 10th Street West LLC, which is located at 410 Park Ave, 22nd floor, of New York City in New York.

Hurricane Milton was a major Category 5 hurricane in the Gulf of Mexico with maximum sustained, surface, wind speeds of 167 MPH. Hurricane Milton made landfall at 8:30 PM EST on Wednesday, October 9th of 2024 in Siesta Key, Florida approximately five miles from Sarasota as strong Category 3 hurricane. At landfall, the maximum sustained, surface, wind speeds were 120 MPH. In the historic downtown area of Boca Grande, Florida, Hurricane Milton caused extensive damage to buildings and infrastructure, including four feet of sand and up to six feet of ocean water storm surge throughout the area. Sustained wind speeds in and around Boca Grande were estimated to be around 100 MPH with gusts estimated to be 120 MPH. For more information



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COMMUNITY DEVELOPMENT

about Hurricane Milton, see the meteorological weather report titled "Hurricane Milton" by the National Weather Service and NOAA dated March 31st of 2025, (https://www.nhc.noaa.gov/data/tcr/AL142024_Milton.pdf). Soon after the hurricane, digital photographs of the damages at the property were taken, and these were provide to Cronin Engineering as shown in Figures 3 and 4.

Substantial storm surge caused significant amounts of sand and ocean saltwater to breach and enter the ground floor of the residence resulting in the widespread flooding of the area. Approximately up to two to three feet of sand was deposited in the main rooms of buildings and around the structures, especially on the north, south and west sides. Saltwater breached and damaged the building fenestrations allowing for all interior spaces of the buildings to be flooded. This included the masonry block walls as well as the wood framing near the ground level throughout the buildings. Widespread damage to the exterior wall finishes, interior wood walls, fenestrations, and interior finishes near the ground floor occurred in all buildings. In addition, damage to the tiled roofs and mechanical systems also occurred and was observed during our inspection of the property. The saltwater has also caused extensive damage to the electrical systems and wiring of the buildings, and this is a life safety issue. In addition, saltwater is extremely corrosive to metals upon contact, including the rebar in the exterior masonry walls of the buildings at ground level as well as all of the piping and plumbing throughout the ground floor of the buildings, especially the kitchen and bathroom areas.

At the time of our inspection, all of the sand had been removed from the interior of the buildings. In addition, all of the interior finishes of all buildings, including the flooring and walls, had been removed and were down to just the bare concrete floors and wood wall framing, due to extensive damage that had occurred as a result of Hurricane Milton. Nearly all of the plumbing and electrical wiring and so forth in all of the buildings had been removed, and this includes many conduits from the concrete floor slab as well, which appear to have been cut out. All of the fenestrations on the buildings were removed and boarded up leaving the masonry wall openings. Some of the more significant observations made during our inspection included the following.

- Some of the masonry walls on the interior of the buildings that are fully exposed exhibited signs of movement and shifting as shown in Figure 5.
- Some of the masonry walls on the exterior of the buildings exhibited signs of stucco and masonry cracking as shown in Figure 6.
- Some roofing tiles on the buildings were chipped, cracked and many were missing (blown off as a result of the strong positive and negative wind pressures caused by Hurricane Milton) along select roofing ridges as shown in Figure 7.
- Temporary wood framing was installed to the help support a section of the roof and exterior wall on the main building as shown in Figure 8.
- Cracks were observed on the exterior wall supporting the chimney of the main building as shown in Figure 9.
- Cracks were observed on the tops of the concrete floor slabs of the two main buildings as shown in Figure 10.
- Several cracks were observed on the concrete seawall at the property.



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In order to bring the structure back to the preloss condition due to the extensive amount of structural damage to the building components, exterior and interior finishes, electrical and plumbing systems as result of the storm surge and wind pressures caused by Hurricane Milton, we recommend that the only reasonable and prudent course of action is to fully and completely demolish the entire structure and rebuild all of the buildings. All of the masonry and wood framing walls have been fully saturated with ocean water up to several feet deep leading to corrosion of all materials subject to this effect including any and all wiring, plumbing, and masonry block wall reinforcement near the ground level. Pictures from test pits performed by Safety Harbor Builders dated October 6th of 2025 were reviewed, which call into question the condition of the foundation at several locations observed. Once the entire structure above the floor slab has been removed, the entire top surface of the exposed ground floor slab will need to be inspected for any additional signs of saltwater intrusion, corrosion/deterioration of embedded reinforcement, undermining, concrete cracking, movement or shifting, and/or settlement. Additional test pits at that time may need to be performed along the sides of the foundations of the buildings to verify the complete condition. Further damages to the building foundations beyond what was observed in the test pits are possible and could result in full removal of the existing concrete foundation due to cracking, undermining and/or potential settlement.

Cronin Engineering recommends that all work be performed by a licensed and insured contracting professional. If you have any questions or need additional information, please feel free to contact our office.

Sincerely,

CRONIN ENGINEERING



Shane M. Palmquist, Ph.D., P.E.
P.E. FL #87807
Senior Structural Engineer

Date

Reviewed by:

Derek P. Cronin, M.S., P.E.
P.E. FL #55382
Owner and Chief Structural Engineer

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Figure 1. Aerial view from Google Earth of 1000 10th St W in Boca Grande, Florida



Figure 2. Close up aerial view of residence at 1000 10th St W in Boca Grande, Florida

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Figure 3. Typical post Hurricane Milton damage to fenestrations at the residence



Figure 4. Typical post Hurricane Milton damage to fenestrations on second floor of main bldg.

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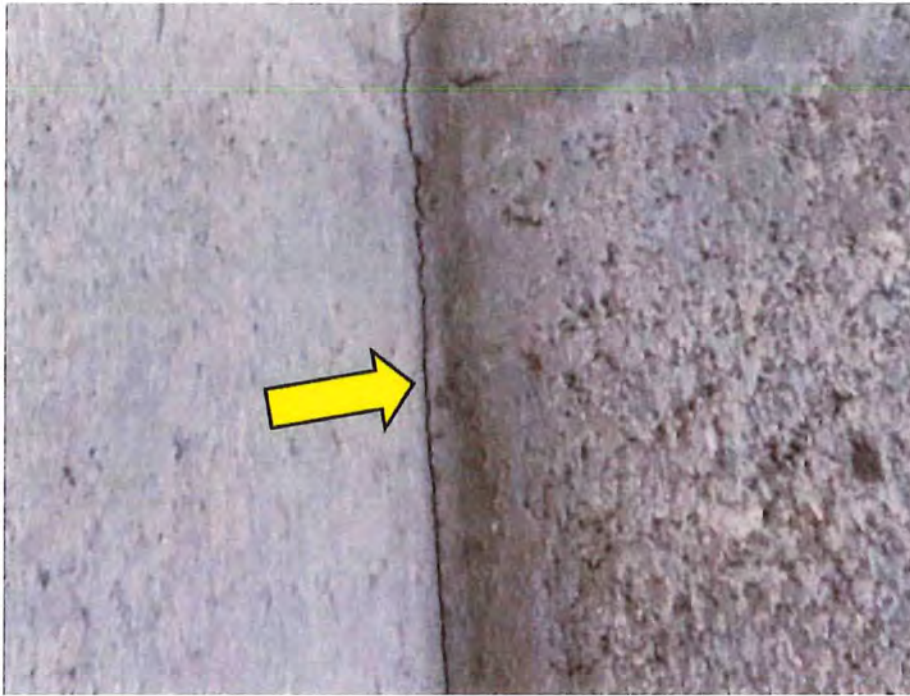


Figure 5. Movement and cracking of masonry wall on interior of main building



Figure 6. Cracking on stucco and masonry of exterior wall of main building

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COMMUNITY DEVELOPMENT



Figure 7. Multiple blown-off ridge tiles on building



Figure 8. Temporary framing to support roof and exterior wall and missing ridge tiles on roof

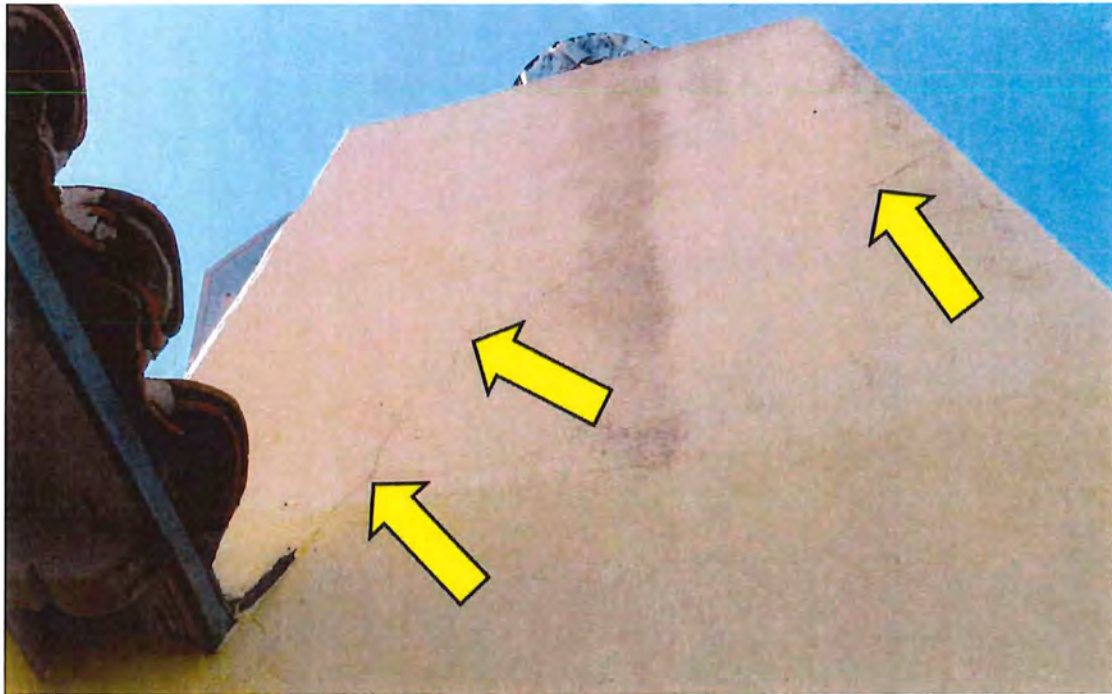


Figure 9. Significant amounts of storm surge sand piled high up against the residence

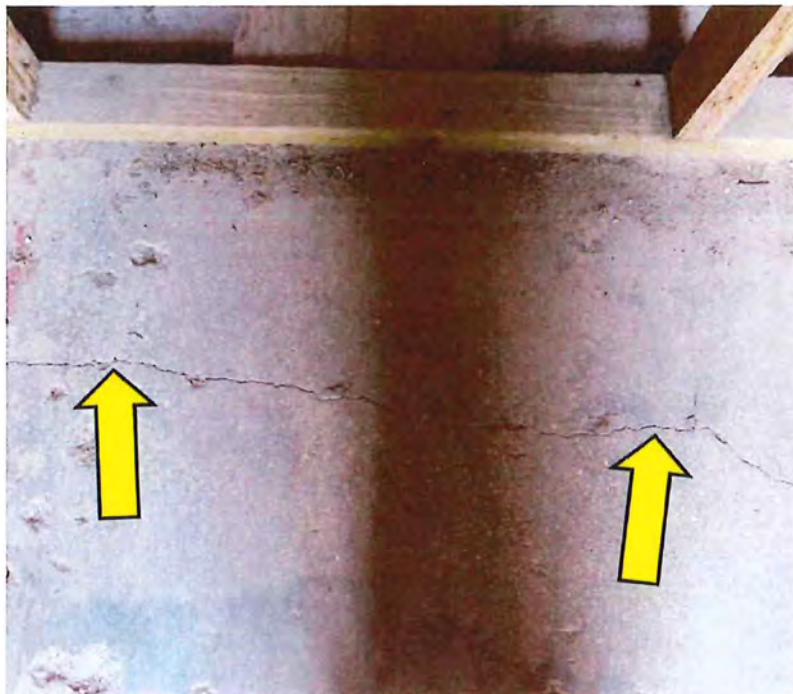


Figure 10. Cracking in the concrete flooring slab

Existing Foundation Photo Report

Field Observations & Photo Log

Project:	Viola Residence (edit as needed)
Location:	West Gulf Side – Milton (edit as needed)
Prepared for:	Client (edit as needed)
Prepared by:	Safety Harbor Builders
Date:	October 06, 2025

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OCT 31 2025

COMMUNITY DEVELOPMENT

Executive Summary

We performed limited hand excavations at select locations around the west (Gulf-facing) and northeast sides of the structure, and inside along the west wall. The intent was to expose the stem wall and bearing elements to understand whether the existing foundation is likely suitable to build onto. Measurements below are approximate to the nearest inch based on current grade at the time of observation.

Location	Observed Condition	Approx. Depth Below Grade	Notes
Southwest Corner (exterior)	Stem wall extends to a very small 'footer' only a few inches wider than wall.	≈6" to top of footer; ≈10" to bottom	Footer appears shallow and narrow.
West Wall – Middle Location A (exterior)	Discernible footer below stem wall; modest width.	≈14" to footer	≈6" wider than stem wall.
West Wall – Middle Location B (exterior, at former porch)	Footer present but shallow relative to grade.	≈6" to bottom of footer	Reference photo shows porch line.
Northwest Corner (exterior)	Stem wall transitions quickly to small footer.	≈10" to bottom	Limited spread.
Northeast Wall (exterior)	Stem wall at shallow embedment with small, 'blown' footer.	≈8" to stem wall bottom	Minimal bearing area observed.
Interior – West Wall	Shallow bearing depth from interior grade.	≈8"	Consistent with exterior findings.
Interior – Slab-on-Grade	Thin slab; no reinforcement observed at edge.	≈3" slab thickness	No rebar/mesh seen in exposed edge.

Overall, exposed conditions suggest shallow and inconsistently sized footings with a thin, unreinforced slab. While this report does not constitute a structural engineering analysis, these observations indicate the existing foundation is unlikely to support a new house or substantial remodel to current standards without significant foundation replacement or engineered upgrades. A licensed structural engineer should confirm and provide final recommendations.

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OCT 31 2025

COMMUNITY DEVELOPMENT

Photo Log

West (Gulf-Facing) Side

1. Southwest Corner



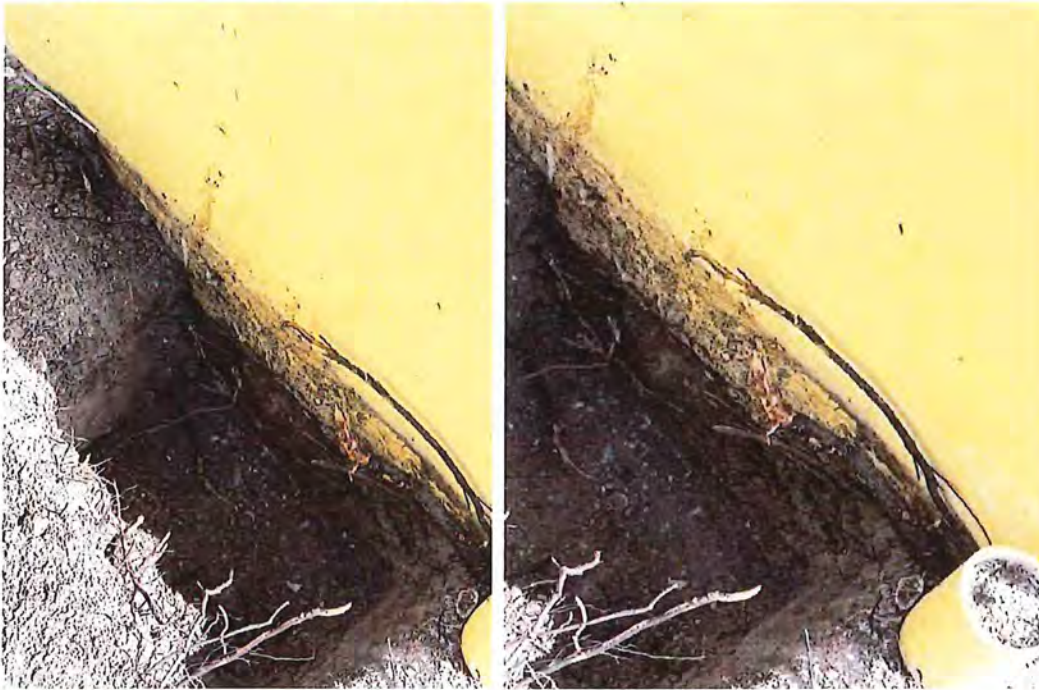
Overview – Southwest Corner



Close-up – Small, shallow 'footer' beneath stem wall

Observation: Stem wall extends approximately 6 inches below current grade to a minimal 'footer' only a couple of inches wider than the wall, with roughly 4 additional inches of depth (≈ 10 inches total to bottom).

2. West Wall – Middle Location A



Overview – Middle Location A

Close-up – Footer located \approx 14 inches below grade, \sim 6 inches wider than stem wall

Observation: Excavation exposed a footer about 14 inches below grade. The footer projects roughly 6 inches beyond the stem wall.

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3. West Wall – Middle Location B (Former Porch)

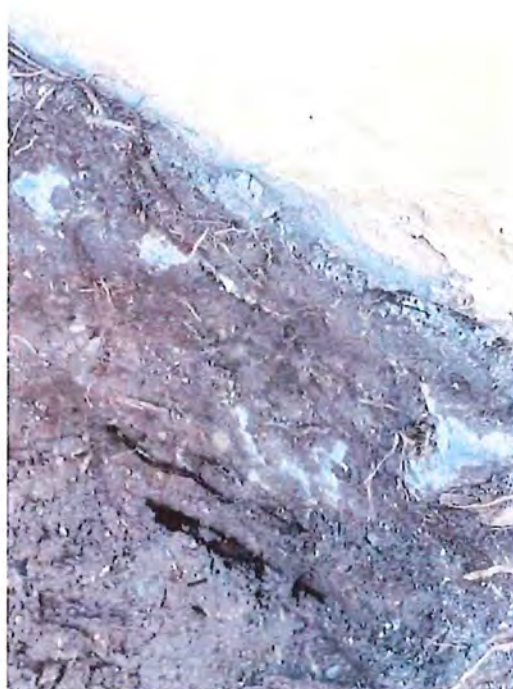


Reference – Former porch line (B-1)

Close-up – Footer only ~6 inches below grade at B

Observation: At this location the bottom of the footer was found only about 6 inches below current grade.

4. Northwest Corner



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Overview – Northwest Corner

Close-up – Footer ≈10 inches below grade



Additional View – Northwest Corner

Observation: Stem wall transitions quickly to a small footer; approximate bottom of footer is about 10 inches below current grade.

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Northeast Side



Overview – Northeast Wall

Close-up – Shallow stem wall (~8 inches below grade) with small footer

Observation: Stem wall was approximately 8 inches below grade with only a small, 'blown' footer evident.

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Interior

1. Interior West Wall



Overview – Interior West Wall



Close-up – Bearing depth approximately 8 inches

Observation: From the interior side of the west wall the bearing depth appeared to be approximately 8 inches below interior grade.

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2. Interior Concrete Slab



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Interior slab edge – ~3 inches thick; no reinforcement observed

Observation: The slab-on-grade thickness at the exposed edge was approximately 3 inches with no reinforcing steel observed.

Notes & Limitations

- Observations are limited to the specific locations that were accessible and hand-excavated. Actual conditions may vary at other locations.
- Depths are approximate relative to the grade at the time of the visit; erosion, fill, or later grading may change these references.
- This document is a photographic field report for planning and client communication. It is not a stamped engineering evaluation. A licensed structural engineer should provide code compliance review and final recommendations, especially for any proposed new construction or major remodel.

Appendix A – Photo Index

Filename	Description
South West Corner.jpeg	Southwest Corner – Overview
South West close up.jpeg	Southwest Corner – Close-up
West wall middle location A.jpeg	West Wall Middle A – Overview
West wall middle location A-1.jpeg.jpg	West Wall Middle A – Close-up
Middle West wall location B-1.jpeg	West Wall Middle B – Reference (former porch)
Middle West wall location B.jpeg	West Wall Middle B – Close-up
North West corner.jpg	Northwest Corner – Overview
North West corner 1.jpg	Northwest Corner – Additional View
North West corner close up.jpg	Northwest Corner – Close-up
North East wall.jpeg	Northeast Wall – Overview
North East wall close up.jpeg	Northeast Wall – Close-up
Interior west wall.jpg	Interior West Wall – Overview
Inside west wall closeup.jpeg	Interior West Wall – Close-up
Interior concrete slab.jpeg	Interior slab edge

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ATTACHMENT K
BUILDING OFFICIAL ANALYSIS

Groth, MarySue

From: Groth, MarySue
Sent: Tuesday, November 18, 2025 8:28 AM
To: Delnay, Thomas
Cc: McStravic, Jack; Rodriguez, Anthony
Subject: RE: Unsafe assessment - 1000 10th St. W., Boca Grande

Good morning Tad – thanks for your analysis of the second structural engineer’s letter. I’ll begin drafting the staff report based on this and your initial response to the first engineer’s letter, and let you know if I have any questions.

MarySue Groth | Senior Planner
Department of Community Development

From: Delnay, Thomas <TDelnay@leegov.com>
Sent: Monday, November 17, 2025 3:17 PM
To: Groth, MarySue <MGroth@leegov.com>
Cc: McStravic, Jack <JMcStravic@leegov.com>
Subject: Unsafe assessment - 1000 10th St. W., Boca Grande

Hello MarySue,

I have reviewed the report prepared by Shane M. Palmquist, Ph.D., P.E., which concludes that “a reasonable and prudent course of action is to fully and completely demolish the entire structure and rebuild all of the buildings.” However, the report does not demonstrate why the existing structure cannot be repaired.

To move forward, the design professional must provide an engineered analysis or calculations that reference specific sections of the Florida Building Code (e.g., structural failure (diminished structural integrity), inadequate maintenance, fire hazard). The report must clearly demonstrate why repair is not feasible or why demolition is necessary. If demolition is recommended, the report must explicitly state that the structure cannot be made safe through repair in accordance with the applicable FBC requirements.



Thomas (Tad) DelNay, CBO
Building Official

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