



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

**WEDNESDAY, JULY 25, 2012
10:00 AM**

AGENDA

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of Minutes – April 11, 2012**
- 3. Public Hearing on Special Certificates of Appropriateness (COA) Cases**
(For public review, plans for the COA cases are available at the Reference Library, Boca Grande Community Center, 131 First Street West, Boca Grande, starting July 16, 2012.)
Note: *A summary of the zoning relief requests is provided for informational purposes only. The Lee County Zoning Division will make a determination after the Historic Preservation Board renders its decision.*

A. COA2012-00084 BOCALEE LLC- 291 Lee Ave., Boca Grande FL 33921

The project entails the addition of a front porch to a non-contributing residence.

Relief in the RS-1 (Residential Single Family) zoning district from the Lee County Land Development Code as follows:

1. Relief from LDC Section 34-695 and 34-2192 which requires, a corner lot recorded prior to January 28, 1983 and with a width of less than 100 feet, a 15-foot setback from Third Street, to permit a setback of 7.8 feet from the northerly property line, to bring the existing front single-family residence into compliance.
2. Relief from LDC Section 34-695 which requires a minimum rear setback of 20 feet to 0 feet from the westerly property line, to bring the existing front single-family residence into compliance.
3. Relief from LDC Section 34-695 which requires a minimum lot width of 75 feet to 50± feet to the lot into compliance with current RS-1 lot dimensions.
4. Relief from LDC Section 34-695 which requires a minimum lot area of 7,500 square feet to 5,000± square feet to bring the lot into compliance with current RS-1 lot area requirements.

B. COA2012-00087 – Hamilton 471 Palm Ave., Boca Grande, FL 33921

The project entails the rehabilitation of an existing non-contributing, single family house.

Relief in the C-2A (Commercial) zoning district from the Lee County Land Development Code as follows:

1. Relief from LDC Section 34-844 and 34-2192 which requires a 25-foot street setback from Palm Avenue to permit a setback of 22 feet from the easterly property line, to bring the existing single-family residence into compliance.
2. Relief from LDC Section 34-844 and 34-2192 which requires a 25-foot setback from an alley to permit a setback of 21.5 feet from the westerly property line, to bring the existing single-family residence into compliance.
3. Relief from LDC Section 34-844 and 34-2192 which requires a 25-foot setback from an alley to permit a setback of 16.6 feet from the westerly property line, for a proposed bedroom addition.
4. Relief from LDC Section 34-844 which requires a side setback of 15 feet to 5.1 feet from the north property line, to bring the existing single-family residence into compliance.
5. Relief from LDC Section 34-844 which requires a side setback of 15 feet to 6.5 feet from the south property line, to bring the existing single-family residence into compliance.
6. Relief from LDC Section 34-844 which requires a side setback of 15 feet to 6.5 feet from the south property line, for a proposed bedroom addition.
7. Relief from LDC Section 34-1744 (b)(2)a.i. which requires all fencing located between an easement (Alley) and the minimum easement (Alley) setback line not to exceed a height of 3 feet, to permit fence with gate, 6 feet in height, between an easement (Alley) and the minimum easement (Alley) setback, 0 feet from the easement (Alley).

4. Items by the Public; Committee Members; Staff

5. Adjournment – Next Meeting Date: to be determined

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

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**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
APRIL 11, 2012**

MEMBERS PRESENT:

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

STAFF PRESENT:

Scott Coovert, Asst. Cty. Atty. (by phone)
Janet Miller, Recording Secretary
Gloria Sajgo, Principal Planner, Planning

MEMBERS ABSENT:

Richard Robb

Agenda Item 1 - Call to Order – 11:00 a.m./Review of Affidavit of Publication

Ms. Paterson, Chair, called the meeting to order.

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

Mr. Coovert, Assistant County Attorney, certified the affidavit of publication and entered it into the record (by phone).

Agenda Item 2 – Approval of Minutes from the March 22, 2012 Meeting

Mr. Winterer made a motion to approve the March 22, 2012 meeting minutes, seconded by Mr. Winterer. The motion was called and passed 6-0.

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

A. COA2012-00048 – Johann Fust Community Library, 1040 and 1041 10th Street W, Boca Grande, FL 33921

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

Ms. Paterson asked if the petitioner had any additional comments.

Mr. Michael Epstein, Seibert Architects, stated that, in general, he felt this was an important project for this building and site. He noted the library had gradually lost usership over the years. Due to a lack of change, the library has been unable to keep up with the changes that have been happening in the library system, in particular, access to electronic media and other areas of that nature. As a result, the County opened its own library in the Boca Grande Historic District in an effort to pick up the un-served need.

Mr. Epstein stated that when historic buildings are not used, they lose significance and gradually decay. In his opinion, for historic structures to remain in good condition and relevant, they must be adapted to accommodate current needs. Unless they are used to serve today's needs, they will eventually decline. His approach to this project has been to incorporate as much as possible into this facility by making very small changes to the existing historical fabric. He took those elements of the design that required more change rather than less and placed them in the portions of the project that are the least significant from the historical standpoint consistent with the Secretary of Interior's Standards. He noted the garage was chosen as the place within the overall site that would have the most modification. The existing roof plain in the garage was below any code standard and the heights were less than 7 feet in some areas. The only way to turn that into a usable facility was to raise the roof. He noted they were keeping all the exterior walls from the street so that from any vantage point within and around this facility, it will look substantially the same as it does now. Mr. Epstein stated they were dedicated to removing a variety of conduit and mechanical package units that the facility has accumulated over the years that are detracting from the original appearance of the structure. He felt the overall end result would be a very significant and substantial improvement to the facility's viability both today and in the future.

Ms. Paterson opened this item for public comment.

Ms. Alice Gorman, Vice President of the Fust Library, stated their belief is that this building is a true island treasure and something that needs to be preserved. It was built in 1949 as a gift from the Amory family as the cultural and literary center of the island. She noted that in the past 10 years while the Lee County library system has brought in a wonderfully efficient system, the Johann Fust Library has declined. She stated that last year a survey was distributed to the community asking for input regarding the Johann Fust Library. The response was overwhelmingly that they loved the Johann Fust Library, but that they get their books from the Reference Room. A large amount of responses requested there be one library on the island. The efforts that are taking place regarding the proposed plan are largely due to the responses from the survey.

Ms. Paterson asked if all the windows on the structure would be replaced with hurricane impact windows.

Ms. Sajgo noted that the second story windows were replaced with impact windows several years ago.

Mr. Epstein stated that if any windows were removed, he would replace them with hurricane impact windows so that they would meet code. However, he had not considered replacing the original windows because the Secretary of Interior's Standards has strict guidelines on removing existing historic fabric.

Ms. Paterson asked if there would be any danger of not being able to get windstorm insurance for the structure stating it would be a shame to completely redo the structure and then be unable to get insurance. She suggested the applicant might want to obtain a Windstorm Mitigation Report to determine if there are any deficiencies and incorporate them into this project.

Ms. Sajgo stated that the second story was where the majority of windows were located. She noted the use of the building was not changing, so the library should be able to continue to have whatever insurance and other services they have been receiving. All of that should be folded into the new library.

Ms. Paterson stated that even though this had nothing to do with today's proceeding, she felt the applicant should investigate this matter further.

Mr. Caldwell made a motion to approve the project as presented by the applicant and make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the LDC, seconded by Mr. Seibert. The motion was called and passed 6-0.

B. COA2011-00141 – Gilcrest LLC, 331 Gilchrist Avenue, Boca Grande, FL 33921

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

Mr. Eddy asked how accurate the photographic representation of the structure was for this project. He would want the final construction to reflect what the photographs show.

Mr. Kirby Outerbridge stated it was a very accurate representation except for one correction. He noted the original draft of the photograph shows a profile on the pickets on the front of that house. However, they will be using straight 2 x 2's.

Ms. Sajgo stated the Board should look at the photographs as an illustration, but look at the drawings as an accurate representation.

Mr. Eddy mentioned the roof lines and asked if there were any issues with water runoff or drainage.

Mr. Outerbridge stated there was a catch basin in the front corner of this lot to collect all the water runoff.

Ms. Robinette asked for specifics on the front railing due to the way the pickets are drawn on the elevations.

Mr. Outerbridge noted he was planning on using straight 2 x 2 picket material without any scroll work.

Ms. Robinette asked what the siding would be.

Ms. Sajgo stated the siding would be hardiplank.

Ms. Robinette asked if the total height of the building would be consistent with the homes on the rest of the street. She asked if it would be higher than the two-story homes.

Ms. Sajgo stated it would not be substantially higher than the two story homes around it, but flood elevations have changed. She noted the applicant had tried to minimize the heights as much as possible. Fill will be brought in to minimize the height so that the house will not appear so high from the street. The architect has also broken up the roof so there is a massive first floor with a porch. This is a strong horizontal element. She also noted that the porch did not extend to the full front façade in an effort to minimize the impact of the front elevation. That part of the house is recessed back from the porch. She noted the architect had done a lot to minimize the impact of the streetscape and make it blend in.

Mr. Seibert asked if the shutters would be operative or purely decorative.

Mr. Outerbridge stated they were real cedar painted shutters with shutter hardware. He listed them as decorative because they are not hurricane shutters.

Mr. Seibert noted they would be decorative on the back of the house where there were double windows because even if the shutters close, they would not cover the double windows.

Mr. Outerbridge stated this was correct, however, the shutters will have operable hardware on them.

Mr. Eddy asked if the overhang on the porches would be hurricane clipped and strapped during construction.

Mr. Outerbridge confirmed they would be clipped and strapped.

Ms. Paterson opened this item for public comment. No public input was received.

Ms. Robinette asked if the house would cover 38% of the property. She also asked what the typical residential ratio was.

Ms. Sajgo confirmed it would cover 38% of the property. The typical residence ratio is 40% of the lot coverage without having zoning relief. However, the pool and pool deck around it are not included in that footprint.

Mr. Eddy stated that, architecturally, this is what the historic preservation board in this district is all about. Having houses that look like the one presented today is what this district is about as opposed to having “McMansions” and other types that do not fit in with the district.

Mr. Winterer felt it was an attractive project and that this proposal will help 3rd Street look more like a neighborhood as opposed to its current appearance. **Mr. Winterer made a motion to approve the project as presented by the applicant and make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District, seconded by Mr. Caldwell. The motion was called and passed 6-0.**

C. COA2012-00026 – Middle Third LLC, 307 West 3rd Street W, Boca Grande, FL 33921

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

Ms. Paterson asked if the petitioner had any additional comments.

Mr. Outerbridge stated they tried to do as little with this lot as possible, but they had many constraints. If the structure was bulldozed and a new home built in its place, a state permit would be required and the house would be 20 feet above sea level. It would be a massive structure in the middle of the neighborhood. Mr. Outerbridge noted that he preserved the little house and built just enough to the side of it and minimized it with a stucco wall. The roof and exposed overhangs will help the structure fit into the neighborhood.

Mr. Caldwell referred to the west side of the Coastal Construction setback line and asked if there was a published base flood elevation for it.

Mr. Outerbridge stated it was in a VE14 zone.

Mr. Krebs stated that even if you are in a VE14 zone, the Army Corp of Engineers will dictate that the structure must be 19 ½ feet which puts the applicant up another 2 feet beyond that. This is the reason why some of the newer construction is not very appealing. This project would be required to be built 5 or 6 feet higher than the designation. There is no published base flood elevation. The FEMA maps do not coincide with what the Army Corp of Engineers is specifying. This causes many problems.

Ms. Robinette noted the highest point of this house would be 33 feet from the existing grade to the roof peak. She asked what the height of the neighboring home was.

Ms. Sajgo stated this home would be about the same height as the house on the corner; however, she noted that the house on the corner was a two-story home as opposed to the one proposed today which is only a one-story home. She noted the architect tried to keep it as low as possible but with the same roofline. The house on 3rd Street will have a much smaller façade.

Mr. Winterer asked how high the ceilings of the home were.

Mr. Krebs stated the ceiling heights were 9 feet.

Ms. Paterson opened this item for public comment. No public input was received.

Mr. Winterer felt this was a very productive project and was in favor of staff's recommendation. He was also appreciative that they kept the Banyan tree.

Ms. Paterson stated she liked the fact that it does not look like a guest cottage of the house that is going to be on Gilchrist. She liked that it had its own identity. She was in favor of the block wall with a smooth finish as she did not feel all of the detail was needed. She felt it was a well thought out project and appreciated the obstacles the applicants dealt with regarding the V zone and elevations.

Mr. Winterer made a motion to approve the project as presented by the applicant and make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District, seconded by Mr. Caldwell. The motion was called and passed 6-0.

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

Public – None

Committee Members – None

Staff - None

Agenda Item 6 – Adjournment – Next Meeting Date

Ms. Sajgo stated there was a chance there may not be a May meeting. However, if a meeting takes place, it was noted that the next Boca Grande Historic Preservation Board meeting is scheduled for Wednesday, May 9, 2012, at 10:00 a.m. in the Woman’s Club Room of the Boca Grande Community Center, 131 First Street West, Boca Grande, FL 33921.

Mr. Winterer made a motion to adjourn. The meeting adjourned at 10:50 a.m.

BOCA GRANDE HISTORIC PRESERVATION BOARD

STAFF REPORT –updated April 5, 2012

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012 00048 -- Johann Fust Community Library, 1040 and 1041 10th St W., Boca Grande Fl 33921

HEARING DATE: April 11, 2012

SUMMARY

The proposal calls for the rehabilitation of structures and improved handicap accessibility to a contributing property in the Boca Grande Historic District HD 90-05-01. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP numbers are 14 43 20 01 00035 0020 and 14 43 20 01 00036 0010; the address is 1040 and 1041 10th St W. in Boca Grande.

STAFF ANALYSIS

Existing Conditions:

Noted architect Henry Richardson Shepley designed the island's Johann Fust Community Library, which was donated by Roger and Louise Amory and dedicated in 1950. The library campus is located one block from the Gulf of Mexico and includes: a parking lot on the north side of 10th St., the Fust library and associated outbuildings on the south side of 10th St and a cottage to the west of the Fust library buildings.

The Fust library and associated outbuildings were built in a contemporary building style with elements of the Spanish Eclectic style. The buildings feature a variety of roof heights, a loggia and partially enclosed patios and gardens. The buildings and wall fences are located at the perimeter of the site surrounding a lush interior courtyard.

The Fust library building is a 2-story rectangular building fronting on 10th St. The first floor accommodates the library room, the entry arcade, the check out area and the staff office. The second floor accommodates a living unit originally intended for the librarian.

The Fust library building features a large hip roof with white, flat clay tiles. The walls are covered with smooth stucco. The library building has two chimneys: on the east elevation the building has a large exterior chimney and on the west elevation an interior chimney. In addition the loggia has an exterior chimney.

In front of the library building -- to the northeast side -- is a tall wall fence shielding a handicap ramp. The front elevation of the Fust library building is recessed behind this tall wall fence and accessed by a central set of stairs leading to the huge cypress front doors -- (the design of the doors mirrors the design of doors at a Mosque in Istanbul). The doors open to a breezeway leading to an interior courtyard. The steps, front door surrounds and breezeway walls feature Florida Keys limestone embedded with coral formations. The second floor of the Fust library features ribbons of casement windows

The Fust library has a small two-story rectangular wing on the rear (south) accommodating a mechanical room and bathroom on the first floor and open porch on the second floor. Additionally there is a small, single story, flat roofed wing on the east side accommodating the children's library.

Garage building: To the rear of the lot on the east side by Gasparilla Rd is a two car garage featuring two single garage doors. The garage features smooth stucco walls and parapet walls. A long, smooth stucco wall fence featuring variable heights runs along the east side of the property joining the fence wall on the front to the garage at the rear.

The Loggia Behind the Fust library building and on the west side is a single story loggia which opens to the interior courtyard. It features a white flat, clay tile gable roof supported by columns on the east side and by a smooth stucco wall with an exterior chimney on the west side.

The Storage Building and Garden Shed: The loggia terminates at a small storage building which features walls, doors and roofs to match the rest of the building. Next to the storage room is a garden shed with a roof made of wood slats.

The Proposal

The current proposal calls for moving the library resources at the Reference Room of the Boca Grande Community Center to the Fust Library. Lee County will fund the library resources. The Johann Community Library of Boca Grande Inc. will maintain the ownership of the building, grounds and endowment and will be responsible for operating and maintenance expenses of the buildings and grounds.

To accommodate the county operated facility the following changes are proposed to the Fust library building; these changes do not require major, exterior architectural work:

- The main library room would be upgraded (improved ceilings, lighting, shelves etc).
- The check out area would become a display area.
- The staff office would become a reading room – highlighting the fireplace.
- The children's library would become staff and volunteer offices.

The alterations requiring exterior architectural changes are the following:

Handicap Accessibility: Currently there is a handicap ramp behind the front (northeast) fence walls. The ramp is accessed from the east side by Gasparilla Rd. and provides access to the landing area before the front doors. This ramp does not meet code and will be re-designed.

The proposal calls for installing a handicap parking space just west of the main library building and a concrete sidewalk connecting this handicap parking space to the re-designed handicap ramp. While the handicap ramp would continue to be located behind the northeast fence wall, it would be accessed from the west side and incorporate a switchback to facilitate wheelchair travel to the new staff and volunteer offices and to the main entrance at the front of the Fust building.

Garage to become the media room:

The garage is will be altered for adaptive re-use as the media room. However, the proposed alterations respect the original use of the building as a garage structure. Currently the building features a flat roof recessed behind parapet walls. While the parapet walls will be preserved a new flat roof will be installed. It will protrude roughly 2 ½ ft above the highest part parapet wall and feature ribbons of clerestory windows that will let natural light into the media room.

On the east side the overhead garage doors opening to Gasparilla Rd. will be replaced with a vertical wood board siding in a pattern to match the overhead doors shown in the original construction documents.

On the west side, the existing bathroom will be retrofitted to accommodate a storage area. The existing single garage door is roughly flush with the west elevation and provides access to the garage from the garden. This garage door will be removed and in its place a small porch (roughly 6-ft deep and 8-ft long) will be incised under the building's roof. The incised porch will terminate at a new entrance door and a new wall. Next to this porch a new area with a footprint of roughly 7-ft by 14-ft will be created in the building accommodate a handicap accessible bathroom and a mechanical/electrical room. Patrons going to the media library will enter the incised porch area and from there access either the entrance to the library or the handicap accessible bathroom.

Among the principal changes to the interior are: new tile flooring, installation of drywall and insulation, custom shelving, lighting and electrical, data distribution and HVAC systems.

The Storage Building and Garden Shed to become the Children's Library and Secret Garden:

The storage building next to the loggia will altered for adaptive re-use as the Children's Library. The major exterior change proposed is replacing the existing doors with new doors. Among the interior changes proposed are new tile flooring, insulation/drywall, lighting and electrical, data distribution and HVAC systems. New custom shelving is also proposed.

The garden shed will become the Secret Garden and will be associated with the new Children's Library. The principal changes proposed include a new wood deck and translucent roof panels over the existing wood slat roof.

New Storage Building

Outside the main library campus, at the rear of the cottage the proposal calls for a new shed building with a footprint of roughly 10-ft by 20-ft and height of roughly 12 ½ ft. The building will feature a metal gable roof with painted board and batten wood siding.

Parking lot upgrades:

The existing parking lot will be upgraded with parking bumpers and landscaping.

Staff believes this is a well thought out project allowing for continued library use of the existing facilities at the Fust library.

The Secretary of the Interior's Standards for Rehabilitation

In evaluating the Secretary of the Interior's Standards also refer to the discussion above.

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

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

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.

As noted above the character of the property is being retained and preserved. The proposal avoids the removal of historic materials or alterations of features and spaces that characterize the property.

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

The changes proposed do not create a sense of false historical development.

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

The principal characteristics of the Fust library complex buildings are being retained and preserved.

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

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

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

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

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

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

The major alterations are: 1) the removal of the garage door facing the garden to install a small incised porch providing access to the media library and to a handicap accessible bathroom and 2) the change of the roof over the existing garage so it can be adaptively re-used as a media library. These changes do not destroy historic materials and are compatible with the massing, size, scale and architectural features of the property and its environment. They are easily differentiated from the existing buildings building.

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.

There are no new additions planned.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

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

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2011 – 00141 Gilchrist LLC 331 Gilchrist St Boca Grande Fl 33921

HEARING DATE: April 11, 2012

SUMMARY

The subject property is a non-contributing property in the Boca Grande Historic District HD 90-05-01. Staff analyzed the proposed project for compliance with the Boca Grande Design Guidelines. The STRAP number is: 14-43-20-01-00017.0100; the address is: 331 Gilchrist Ave, Boca Grande, Fl. The proposed project entails the new construction of a single family residence at the corner of Gilchrist Ave and 3rd St W.

STAFF ANALYSIS

The subject parcel is a vacant lot (roughly 87-ft x 100-ft) at the northwest corner of the 3rd St and Gilchrist Ave. The lot has roughly 100-ft frontage on Gilchrist Ave and roughly 87-ft on 3rd St. Vehicular access will be limited to 3rd St where a double garage will be located just west of the proposed residence. This is a peculiar lot as the V-zone terminates in the western portion of the lot. As a result construction to the west of the V-zone line will have to meet V-zone elevation standards and construction to the east of that line will have to meet A-zone elevations standards.

The proposed garage will be built west of the line and will meet V-zone standards. The house will be built east of the line meet A-zone standards.

Square Footage Information about the proposed house

The total square footage of the house is 4,482 sq ft and of that 2,964 sq ft is under A/C. The balance includes a garage and a variety of porches.

Total Square Footage of the House				
	A/C SF	Non A/C SF (detached garage)	Non A/C SF front porch & rear lanai	Total SF
First Floor	1,760		1,000	2,760
Second Floor	1,204			1,204
Garage		518		
Total	2,964	518	1,000	4,482

The Proposed House

Garage and Pool in the V-zone: To deal with the design constraints posed by a lot that straddles flood zones, the applicant proposes to build a detached garage to V-zone construction standards on the western section of the lot. The garage will have a footprint of roughly 23-ft by 23-ft and a height of roughly 14 ½ ft from grade to roof peak. The garage will feature a metal hip roof and horizontal hardiplank siding. It will be setback roughly 5-ft from the west side property line and 26-ft from the front property line on 3rd St. Since the house will be setback 20-ft from the front property line, the proposed garage will be recessed beyond the house. This treatment is in keeping with the design guidelines which tend to avoid highlighting garages. Directly behind the garage will be an elevated pool and deck. The pool and deck will be roughly 45-ft long and 21-ft wide.

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Two story single family house in the A-zone: The proposed house is a two-story contemporary house with elements of the Colonial Revival style and of the existing historic cottages in the district. It will feature a horizontal hardiplank siding. On the second floor the house will feature a metal hip roof with a shed dormer on the front elevation. The design of the house is traditional and symmetrical. The first floor will feature a partial hip roof over the wide wrap-around porch. All windows will have decorative multiple lights and decorative shutters. Excluding the garage the footprint of the first floor will be roughly 2,760 sq ft: 1760 in air conditioned space and 1,000 sq ft in porches and lanais.

This building will be constructed in the A-zone and have a maximum height of roughly 33-ft from existing grade to roof peak. In the A-zone the building will have to be elevated roughly 4 ½ ft from existing grade or about 3 ½ ft from finished grade.

The house will have roughly 72 ft frontage on Gilchrist Ave. and roughly 33-ft on 3rd St W and be setback roughly 20 ft from the front property line on both streets. On the Gilchrist Ave (east) elevation on the first floor the house will have a long (roughly 62-ft) 6-ft wide, open porch that will wrap around the north side elevation for the length of the house on 3rd St W. The porch will feature a metal, partial hip roof supported by decorative columns and a railing with straight balusters.

The front elevation (east elevation) on Gilchrist Ave. the porch will be accessed by incised steps leading to a pair of French Doors recessed into the building. The French Doors will have light surrounds. As noted the front porch is roughly 62-ft long and does not run the full length of the front elevation (which is roughly 72-ft). The second story is roughly centered over the front porch -- each window on the second floor is over a window on the first floor -- except of the central window which is over the first floor entrance. This design minimizes the impact of the full façade on Gilchrist Ave. by highlighting a façade that is 62-ft long instead of the full 72-ft.

On 3rd St W. (south side elevation) the second floor will feature a single window which is centered above the two windows on the first floor. The porch runs the length of the south elevation and terminates with a set of side stairs incised under the porch. The north side is similar to the south side except it lacks the porch. Like the south side, north side features a single window centered above the two windows on the first floor.

On the rear (west) elevation the first floor will feature a series of French Doors opening to a porch under a partial metal hip roof and then to the raised pool deck and pool. The second floor will feature two single windows flanked on each side by a pair of windows.

Overall staff believes this is a well thought out project that is in keeping with the design guidelines of the Boca Grande Historic District. This contemporary Colonial Revival building appears to be well suited to this corner, which is one of the most visible corners in the district.

Design Guidelines for the Boca Grande Historic District.

In evaluating the project also refer to the discussion above.

1.0 Streetscape

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

While the house is roughly 33-ft high from existing grade to roof peak, there are various design elements that minimize the impact the height on the streetscape. By bringing in fill to the site the

mass of the building will be minimized. Additionally while the roof heights are measured to the roof peaks, the prevailing height will be lower as these hip roofs taper to lower heights at eaves. Also the second floor roof is smaller than the first floor as it does not cover the entire first floor. The first story porch is covered by a partial hip roof which adds a strong horizontal element. The house provides front facades for Gilchrist Ave and 3rd St W. By including a detached garage of low height, and recessed farther from the street setback than the house, applicant successfully minimized the impact of the garage on the street. In general the proposed design is in keeping with the range of heights and building masses already found in the district and on this particular block.

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

The proposed house is a contemporary Colonial Revival house whose design is in keeping with the traditional pattern of setbacks, entrances and alignment of facades.

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

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

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

This house is a contemporary house which has kept the traditional alignment of horizontal and vertical elements.

1.6 Maintain the traditional proportions of glass in building facades.

The proposal calls for traditional sized windows and French doors (typical of the district).

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

The proposal maintains the traditional alignment between rooflines, porch protrusions and entrances. The building presents a complexity of mass and height in order to minimize the impact of the proposed building and maintain a traditional alignment.

2.0 Building Site

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

The principal feature of this site is that it is located at the corner of Gilchrist Ave and 3rd St W. This is one of the most visible corners in the district. A contemporary Colonial Revival house with wrap around porches appears to fit in nicely with the character of the district in this location. The house provides front facades to both Gilchrist Ave and 3rd St W.

By including a detached garage of low height, applicant successfully minimized the mass of the house on 3rd St.

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

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

The vertical and horizontal proportions of the building mass are maintained. The traditional symmetry of the Colonial buildings is maintained.

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

The proposed building with its porches maintains a 20-ft setback from Gilchrist Ave and 3rd St. The proposed porch is a traditional wraparound porch and visually preserves the traditional front setback.

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

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

The garage will be setback roughly 26-ft from the front property line on 3rd St. Since the house will be setback 20-ft from the front property line, the proposed garage will be recessed beyond the house. This treatment is in keeping with the design guidelines which tend to avoid highlighting garages.

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

The proposed pool deck is at the rear of the property and not visible from the street.

2.8 Paving materials and patterns should respect traditional patterns on the block. N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings

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

3.2 Additions should be positioned so they do not alter the historic rhythm of building fronts. N/A

4.0 New Construction

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

The proposed building is in a contemporary house that is harmonious in form and scale to the block or district. The house is a contemporary Colonial house featuring a metal roof and horizontal hardiplank siding. While the house is roughly 33-ft high from existing grade to roof peak, there are various design elements that minimize the impact the height on the streetscape. By bringing in fill to the site the mass of the building will be minimized. Additionally while the roof heights are

measured to the roof peaks, the prevailing height will be lower as these hip roofs taper to lower heights at eaves. Also the second floor roof is smaller than the first floor as it does not cover the entire first floor. The first story porch is covered by a partial hip roof which adds a strong horizontal element. The house provides front facades for Gilchrist Ave and 3rd St W. By including a detached garage of low height, and recessed farther from the street setback than the house, applicant successfully minimized the impact of the garage on the street.

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

Generally the 20-ft setback aligns with the historic setback of the block or district.

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

As already noted, while the house is roughly 33-ft high from existing grade to roof peak, there are various design elements that minimize the impact the height on the streetscape. The proposed building appears to be similar in mass and scale to the historic structures in the block or the surrounding area.

4.4 Building and roof forms should match those used historically.

The proposed building is a contemporary Colonial eclectic building which is similar to the Colonial buildings found in the district. The main roof is a metal hip roof with secondary partial hip roofs over the porch and the lanai. The roofs are similar to those found historically.

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

The proposed materials are metal roofs and horizontal hardiplank siding – both are found in the district especially in the new construction.

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

The window sizes used are typical of those used historically. To create larger surfaces of glass the proposal uses several windows in a row or French Doors.

5.0 Relocating Buildings in a Historic District

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

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

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

STAFF RECOMMENDATION:

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District.

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012-00026 Middle Third LLC, 307 3rd St Boca Grande, Boca Grande Fl

HEARING DATE: April 11, 2012

SUMMARY

This proposal calls for the remodeling of an existing house, an expansion of that house and the addition of a pool. This is an existing non-contributing, house in the Boca Grande Historic District HD (District) 90-05-01. The residence is located at 307 West 3rd St., Boca Grande FL 33921 (STRAP: 14 43 20 01 00017.0090). Staff analyzed the proposed project for compatibility with the Design Guidelines for the Boca Grande Historic District.

STAFF ANALYSIS

The subject parcel is roughly 91-ft by 100-ft with 100-ft frontage on 3rd St W. It has an existing one story, single family house located on it. This is a peculiar lot as the 1991 Lee County Coastal Construction line bisects this lot. As a result new construction is allowed westward of this line only with a permit from DEP. DEP does not require a permit for rehabilitation of existing structures provided the rehabilitation does not exceed 50% of the value of the building. Eastward of this line construction is allowed as long as it meets the requirements of the V-zone; in this particular lot the V-zone requires the finished first floor of a house be roughly 12-ft above the existing grade.

To deal with these design constraints the applicant proposes a split level, single family house. The existing house with a footprint of roughly 1,200 sq ft will be preserved and rehabilitated as the cabana/garage wing at ground level. It will accommodate a two car garage and cabana with an office, a bathroom for access from the swimming pool and a recreation room. Next to it would be the new V-zone wing (built in compliance with V-zone regulations) and would have a footprint of roughly 2000 sq ft. There will be no living areas at the lower level. The lower level will include the foyer, the elevator, storage and a screened lanai. At the upper level will be the living areas.

The existing banyan tree would be preserved on the site and a pool would be built at the rear of the lot. A brick pool deck would surround the tree, connecting the cabana, the screened lanai and the pool.

Square Footage Information about the proposed house

Total Square Footage of the House					
	A/C SF	Garage/Stor age SF	Porches Lanai SF	Foyer SF	Total SF
Cabana/Garage wing	677	519	---	---	1,196
Lower level V-zone wing	---	400	1,303	175	1,878
Upper level V-zone wing	1,878	---	174	---	2,052
Total	2,555	919	1,477	175	5,126

The Proposed House

The proposed house is a split level house with a contemporary design and elements of the existing historic cottages in the district. It will feature a horizontal hardiplank siding, a variety of metal hip roofs with “broken” eaves and exposed decorative rafter tails, windows with multiple lights and French doors opening to the brick pool deck and pool area.

The proposed house has a total of roughly 80-ft fronting on 3rd St W. The impact of the house on the street frontage is minimized because the façade is broken into several receding and protruding wings and features variable roof heights.

Cabana/Garage wing: The existing house will be rehabbed into the cabana/garage wing. This will be roughly 15-ft high from grade to roof peak. It will have a frontage of roughly 38-ft. Roughly 26-ft of the frontage is for the two car garage which is setback about 8-ft from the street. The remaining 12-ft will accommodate a recreation room which is setback about 15-ft from the street.

The V-zone wing: The V-zone wing is east of the cabana/garage wing and have a maximum height of roughly 33-ft high from existing grade to roof peak. However the impact of this height will be minimized by multiple roofs.

It will have a frontage of roughly 41-ft. The central 22-ft will be under a secondary hip roofed wing setback about 26-ft from the street. The remaining area will have a street setback of roughly 29-ft.

To minimize the impact on the streetscape of elevating the house roughly 12-ft above existing grade, the applicant proposes to install a 50-ft long and 6-ft high, stucco wall fence. However, to minimize the impact of this fence on the street the applicant proposes to split it into two distinct 25-ft long segments. The eastern segment would be setback roughly 3-ft from the front property line and buffered by shrubs. The western segment would be setback roughly 16-ft from the front property line and include double wooden gates that would line up with the main foyer entrance on the lower level.

Overall staff believes this is a well thought out project that is in keeping with the design guidelines of the Boca Grande Historic District. The mass and scale of the house is broken up through variable heights that incorporate projecting and recessed areas.

Design Guidelines for the Boca Grande Historic District.

In evaluating the project also refer to the discussion above.

1.0 Streetscape

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

The proposal is to develop a split level house by making use of an existing house and turning it into a cabana/garage wing. Utilizing the existing building, which is relatively low to the ground, minimizes the overall height of the proposed house.

The area of the house with the living areas is built in the V-zone and has to be elevated roughly 12-ft above existing grade for a total height of roughly 33-ft from existing grade to roof peak. The applicant minimized the impact of this height in the following manner:

- The applicant has incorporated multiple hip roofs with “broken eaves” to minimize the mass and scale of the building. It is important to remember that while the roof heights are measured to the roof peaks, the prevailing height will be lower as these hip roofs taper to lower heights at eaves.

- The façade of the building in the V-zone is only roughly 40-ft and it is broken by a central secondary hip roofed wing.
- The façade of the building in the V-zone is setback from the front property line in a staggered fashion with the central area setback at 26-ft and the areas to its side setback at 29-ft from the property line.

In general the proposed design is in keeping with the range of heights and building masses already found in the district and on this particular block.

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

The proposal maintains the spaces between the buildings. The addition in the V-zone is setback from the front façade of the existing building so the visual quality of spacing is preserved. The addition maintains the traditional setbacks. The installation of the wall fence softens the impact of the building that is elevated to the V-zone. However the impact of this wall on the street is diminished as the wall is divided into two segments with variable setbacks.

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

Due to the constraints posed by the V-zone the new wing is much higher than the existing wing. However, by constructing a new wing with a relatively narrow façade (a roughly 40-ft) and by incorporating variable roof heights and setbacks the applicant was able to maintain the overall sense of building size.

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

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

This house is a contemporary house which has kept the traditional alignment of horizontal and vertical elements.

1.6 Maintain the traditional proportions of glass in building facades.

The proposal calls for traditional sized windows and French doors (typical of the district).

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

The proposal maintains the traditional alignment between rooflines, porch protrusions and entrances. The building presents a complexity of mass and height in order to minimize the impact of the proposed building and maintain a traditional alignment.

2.0 Building Site

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

The applicant proposes to preserve the banyan tree at the site. The applicant also preserved the existing building and incorporated it as one of the wings of the split level house.

2.2 Maintain the traditional orientation patterns of building facades to the street or water.

The front of the building should present a façade that is parallel to the street on which it faces. The proposed split level building maintains the traditional orientation pattern of building facades to the street. The front of the building presents a façade that is parallel to the street.

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

The vertical and horizontal proportions of the building mass are maintained. The addition preserves the traditional symmetry of the building. The proposal features: variable setbacks along the street to create a building that is compatible with the traditional symmetry.

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

The plan preserves the setback of the existing building. The new wing in the V-zone will be recessed farther from the road but still in keeping with the traditional setback patterns.

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

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

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

The pool and deck are located to the rear of the building.

2.8 Paving materials and patterns should respect traditional patterns on the block. N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings

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

Within the constraints of construction in a V-zone the addition is compatible with the size, material and character of the existing building and its environment.

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

Because the addition is relatively narrow and setback from the existing building, it does not alter the historic rhythm of building fronts.

4.0 New Construction

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

The proposed building is in a contemporary house that is harmonious in form and scale to the block or district. The roof material is metal. The wall material is horizontal wood composite siding.

The building heights range from roughly 15-ft from grade to roof peak of the existing wing to roughly 33-ft from existing grade to roof peak of the proposed wing. The two wings are compatible as they are relatively narrow and the taller wing has variable roofs and a façade that incorporates protruding and receding areas.

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

In general the façade of the building is aligned with the historic setbacks of the block or district.

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

The proposed new wing appears to be similar in mass and scale to the historic structures in the block or the surrounding area. Within the constraints of construction in a V-zone the addition is compatible with the size, material and character of the existing building and its environment.

4.4 Building and roof forms should match those used historically.

The roof is metal. There are hip roofs of variable heights on the building. This complexity of roof masses is typical of the roofs found in the district.

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

The proposed materials are metal roofs and horizontal hardiplank siding – both are found in the district especially in the new construction.

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

The window sizes used are typical of those used historically. To create larger surfaces of glass the proposal uses several windows in a row or French Doors.

5.0 Relocating Buildings in a Historic District

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

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

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

STAFF RECOMMENDATION:

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District.



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8319

COA No.	COA2012 00084	Designation No.	HD 90 05 01	Date Filed:	JUNE 25, 2012
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<input type="checkbox"/> Contributing	<input checked="" type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: Boca Lee

Location: 291 Lee Ave Boca Grande Fl 33921

STRAP No.: 14 43 20 01 00009 0080

Name of Applicant or Agent*: JAMES w SCOTT

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

Address: 3579 S. Access Rd Unit 1

City, State, Zip: Englewood Fl 34224

Phone Number: 941 475 3100 Fax Number: 941 473 7753

Email Address: jscott@residential-drafting.com

Name of Historic District (if applicable): porch addition; removal of small rear encroachment

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: Install a front porch remove a small rear encroachment

Change in Use: No Yes

If yes, explain. _____

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

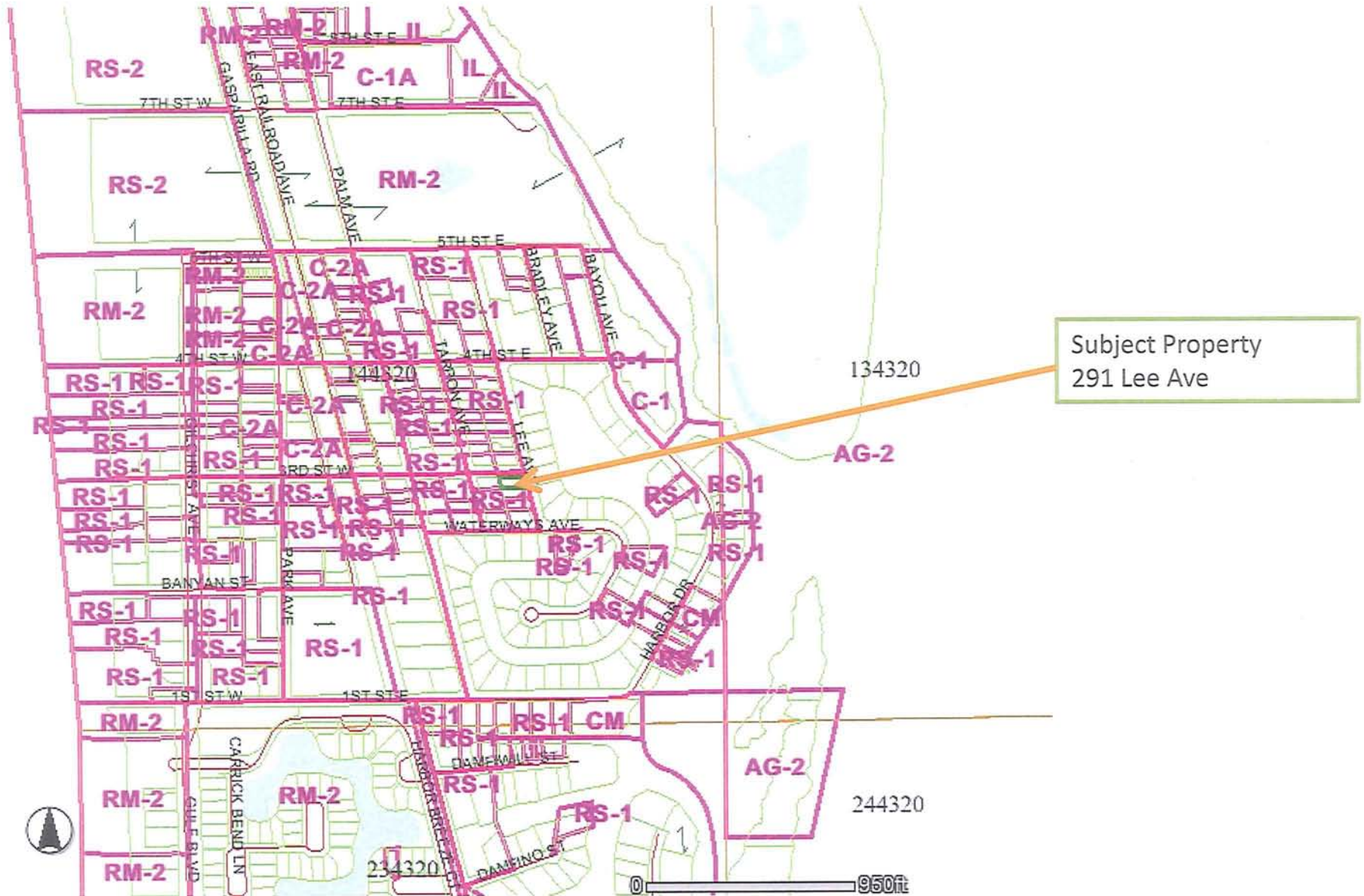
If yes, explain. setbacks

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

If yes, explain. _____

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

COA2012-00084 Boca Lee – 291 Lee Ave. Boca Grande



**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012-00084 BOCALEE LLC 291 Ave., Boca Grande Fl 33921

HEARING DATE: July 25, 2012

SUMMARY:

This proposal calls for a roughly 240 sq ft open front porch addition to an existing non-contributing, house in the Boca Grande Historic District HD (District) 90-05-01. The residence is located at 291 Lee Ave. Boca Grande FL 33921 (STRAP: 14 43 20 01 00009.0080); the lot is located at the southwest corner of Lee Ave and 3rd St. The house fronts on Lee Ave. Staff analyzed the proposed project for compatibility with the Design Guidelines for the Boca Grande Historic District.

STAFF ANALYSIS

Existing Conditions: The subject house is on a lot roughly 100 ft by 51-ft – with roughly 51-ft frontage on Lee Ave. The house has an expansive front setback of roughly 52-ft from Lee Ave. It is roughly rectangular in shape and has an area of roughly 2,179 sq ft. The house is under a main, metal side gable roof roughly 12-ft 10-in high from grade to roof ridge. The house has two secondary roofs: on the front elevation a gable roof over a bedroom; on the rear elevation a shed roof over a laundry and storage area.

The small size of the house makes it reminiscent of a cottage. The front elevation spans roughly 32-ft and is broken into two areas: the entrance and a bedroom wing. The entrance area spans roughly 20-ft and features a single front door flanked by a single window on either side. The front door is under a very small gable portico incised into the main roof. The bedroom wing spans roughly 12-ft and is under a secondary, front facing metal gable roof. This wing protrudes roughly 4-ft beyond the entrance area – adding complexity of design to the front elevation. The building features windows with multiple lights configured as single windows or in pairs.

The rear elevation features a shed roofed wing. On the southwest corner, this wing encroaches slightly into the adjoining property to the rear. (The lot is parallelogram shaped so the encroachment is roughly triangular-- roughly 6-in wide and tapering to zero over a distance of roughly 22-in.)

The proposal: The proposed addition is a front porch, spanning roughly 20-ft and covering the existing entrance area. The porch will be roughly 12-ft deep – providing ample space for social gatherings. The porch will be under a front facing metal gable roof, protruding roughly 8-ft in front of the gable roofed bedroom wing. The porch will feature wood shingles as the gable end infill – matching the gable end infill of the bedroom wing. The porch will be roughly 12-ft 3-in high from grade to roof peak and feature square wood columns with railings featuring plain vertical, wood balusters. The porch will be accessed by front steps that line up with the front door. The proposal also calls for removing the small encroachment into the adjoining property at the rear.

Overall staff believes this is a well thought out project and is in keeping with the design guidelines of the Boca Grande Historic District.

Design Guidelines for the Boca Grande Historic District.

In evaluating the project also refer to the discussion above.

1.0 Streetscape

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

The building is in keeping with the range of heights already found in the district. The house is roughly 12-ft 10-in from grade to roof peak and the addition is lower – roughly 12-ft 3-in from grade to roof peak.

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

This property has an expansive front yard. Even with this addition, the house will be set back 46-ft from Lee Ave.

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

As described above the addition will be roughly 12-ft 3-in high from grade to roof peak while the main house is roughly 12-ft 10-in high. The main house features a side gable roof and the addition a front facing gable roof. Stylistically the addition is in keeping with the mass, scale and size of the main house.

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

This house is a single story gable roofed cottage. The proposed addition will be lower than the main house and will keep that building height in the range of the height of the buildings in the area.

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

1.6 Maintain the traditional proportions of glass in building facades. N/A

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

The proposal maintains the traditional alignment between rooflines, porches and entrances. The addition is a partial front porch with a gable roof that is lower than the main roof.

2.0 Building Site

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

The main feature of this lot is its sense of openness. Even with the new porch the house will still be set back roughly 46-ft from Lee Ave. The proposed addition is in keeping with the mass, scale and height of the existing house.

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

The proposed front porch will present a façade that is parallel to the street it faces.

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

The vertical and horizontal proportions of the building mass are maintained.

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

As noted the proposed porch preserves an expansive front setback.

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

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

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

2.8 Paving materials and patterns should respect traditional patterns on the block. N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings

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

The addition is compatible with the size, scale and character of the building and the environment. The addition is slightly lower than the existing house. In this manner the addition complements the existing house and also maintains the sense of openness of the house.

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

This is a partial front porch spanning roughly 20-ft of the roughly 32-ft front façade. This is in keeping with the design of this house and other cottages in Boca Grande. It mirrors the existing pattern of low roof lines, and secondary gable roofs.

4.0 New Construction

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

4.2 Align the façade of the building with the historic setbacks of the block or district. N/A

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

4.4 Building and roof forms should match those used historically. N/A

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

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

5.0 Relocating Buildings in a Historic District

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

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

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

STAFF RECOMMENDATION:

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District.



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SUBJECT PROPERTY

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COA2012-00084 Boca Lee – 291 Lee Ave. Boca Grande

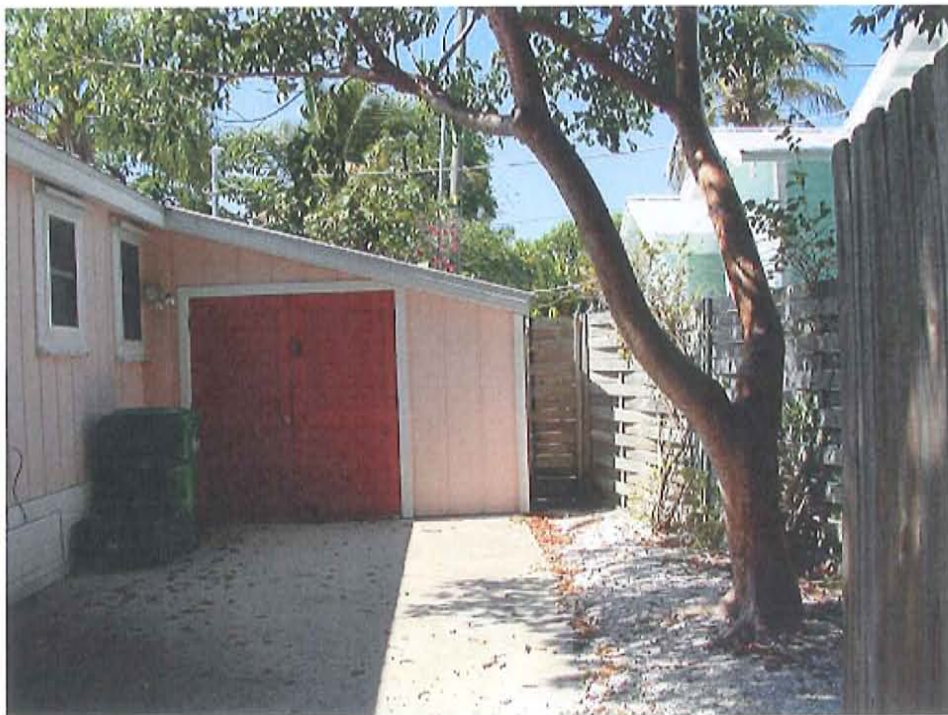


Front (East) corner of Lee Ave and 3rd St. W

COA2012-00084 Boca Lee – 291 Lee Ave. Boca Grande



Rear (West)

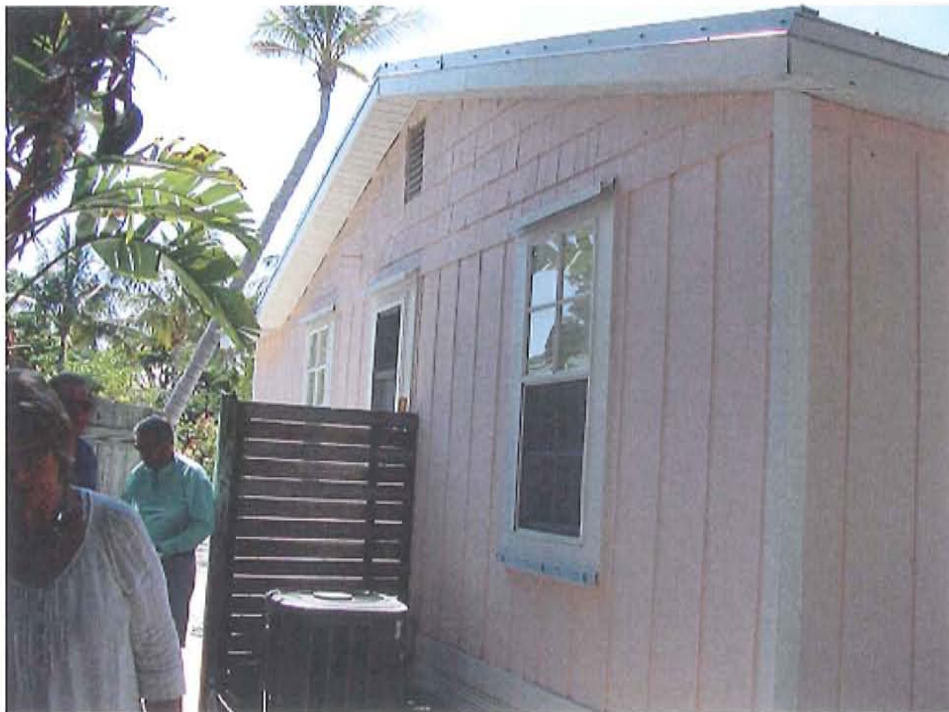


Rear (West)

COA2012-00084 Boca Lee – 291 Lee Ave. Boca Grande



North side along 3rd St.

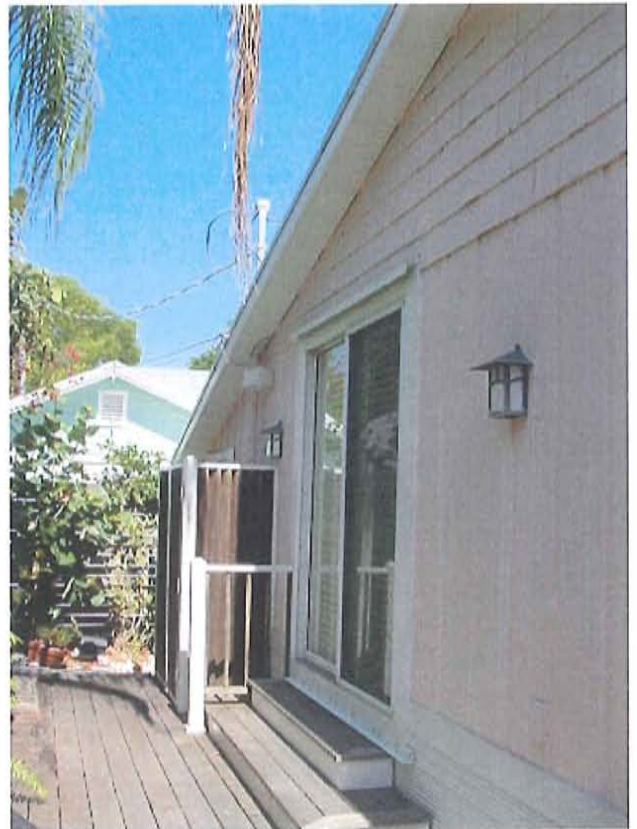


North side along 3rd St.

COA2012-00084 Boca Lee – 291 Lee Ave. Boca Grande



South side



South side



South side

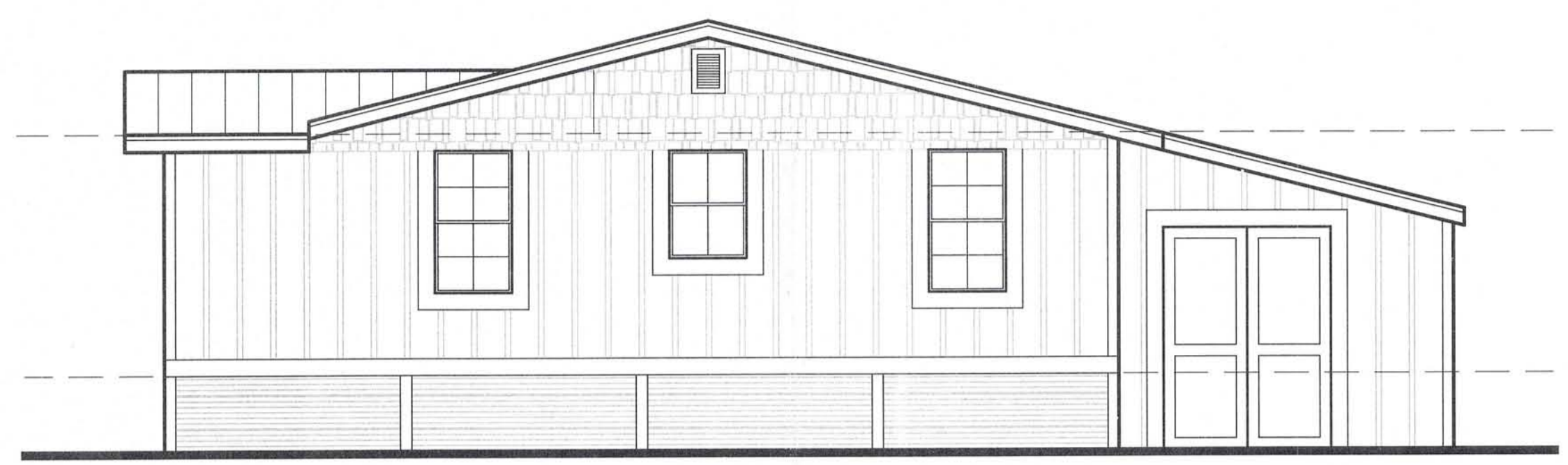
COA2012-00084 Boca Lee – 291 Lee Ave. Boca Grande



Adjoining property to the South along Lee Ave.



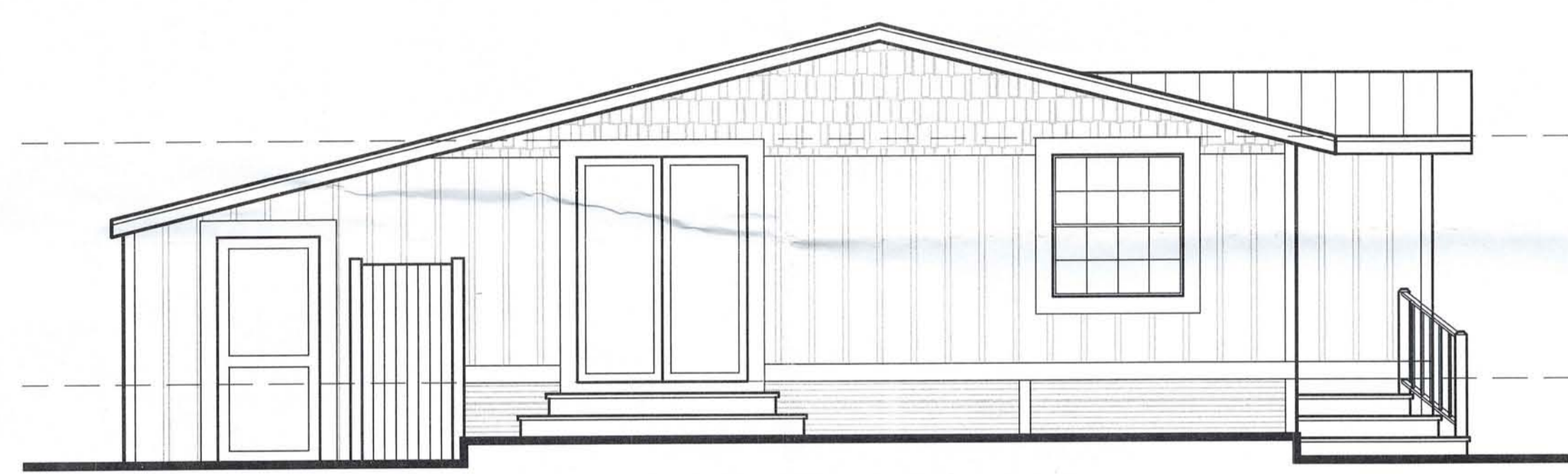
Adjoining property to the West along 3rd St.



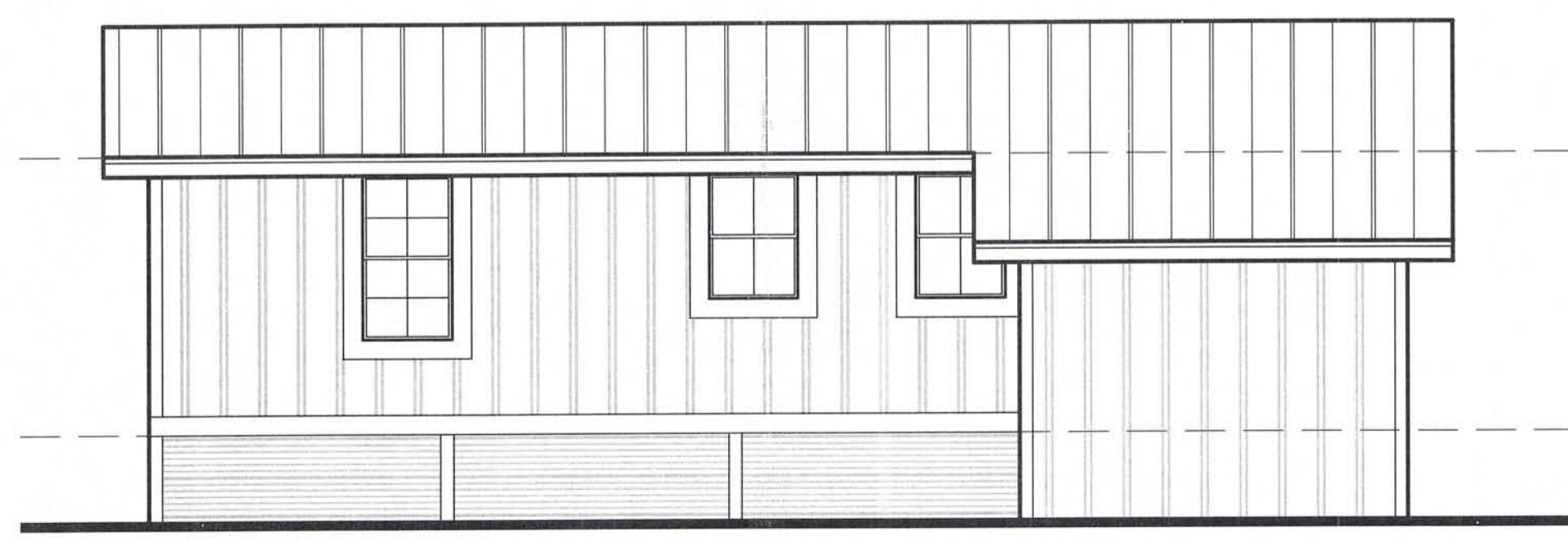
EXISTING RIGHT SIDE ELEVATION
 SCALE = 1/4"=1'-0"



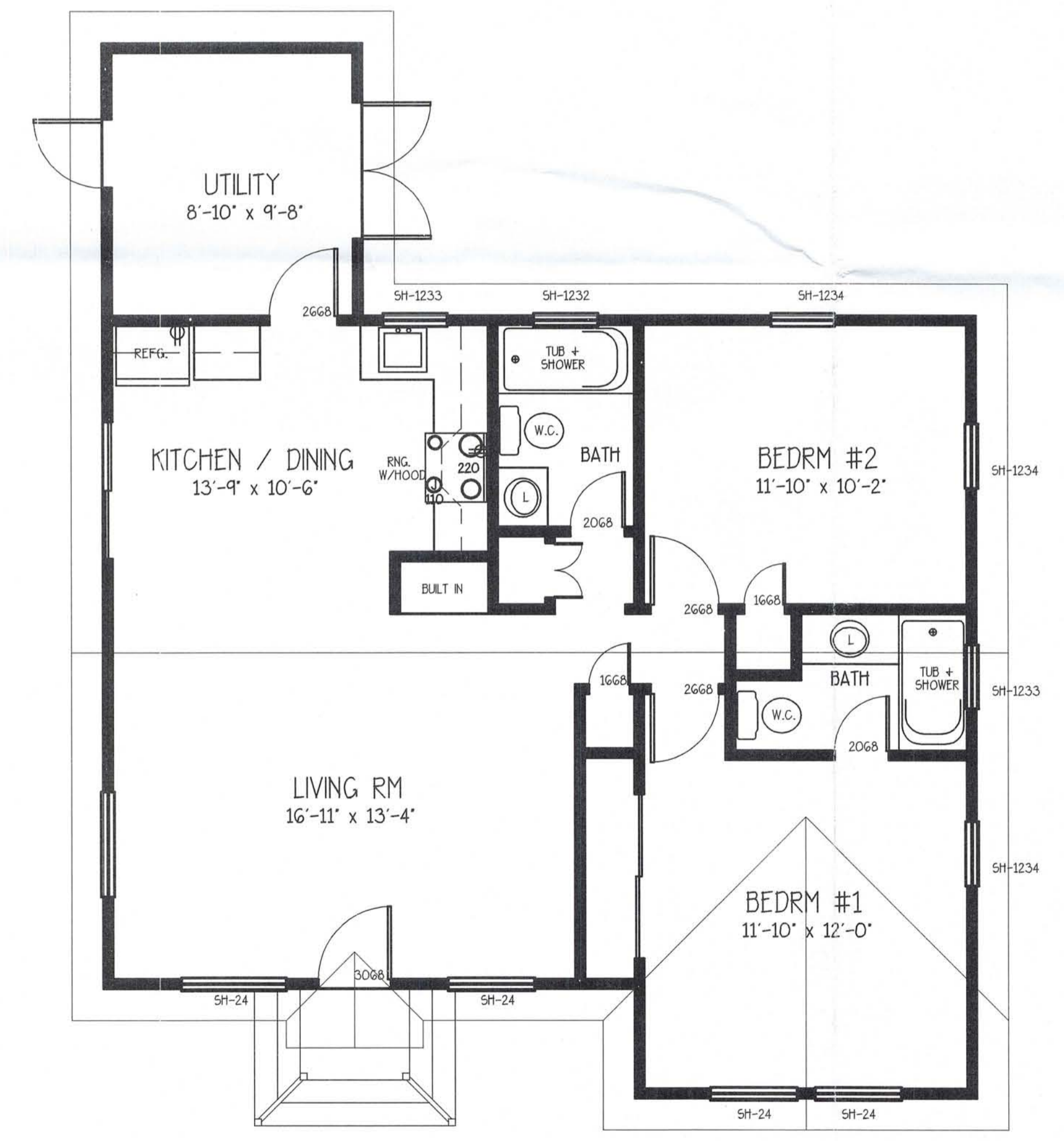
EXISTING FRONT ELEVATION
 SCALE = 1/4"=1'-0"



EXISTING LEFT SIDE ELEVATION
 SCALE = 1/4"=1'-0"

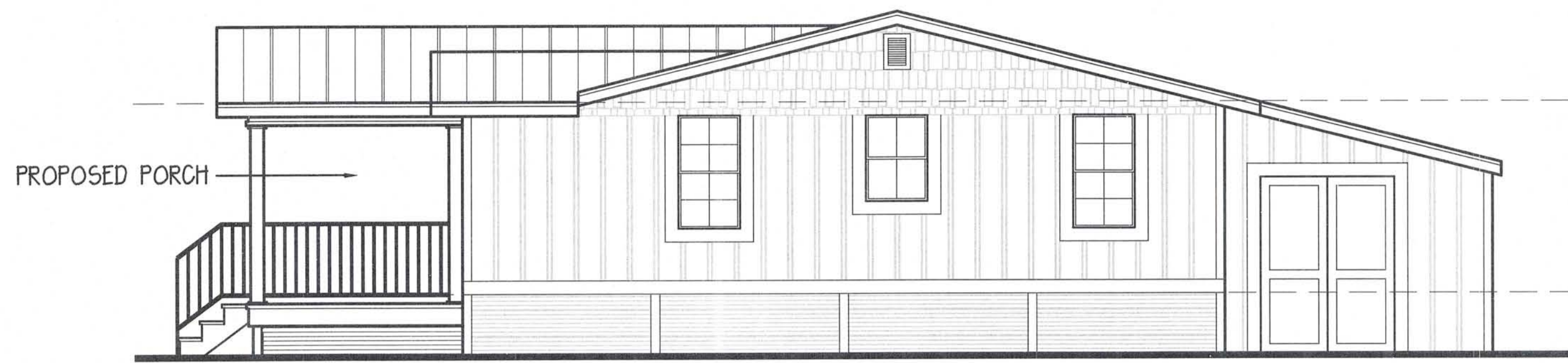


EXISTING REAR ELEVATION
 SCALE = 1/4"=1'-0"



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

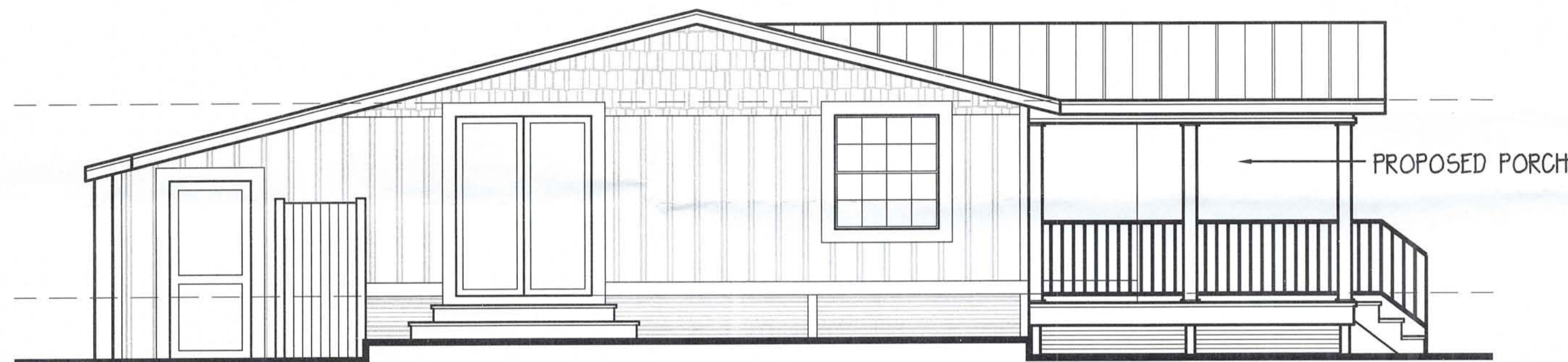
EXISTING RESIDENCE



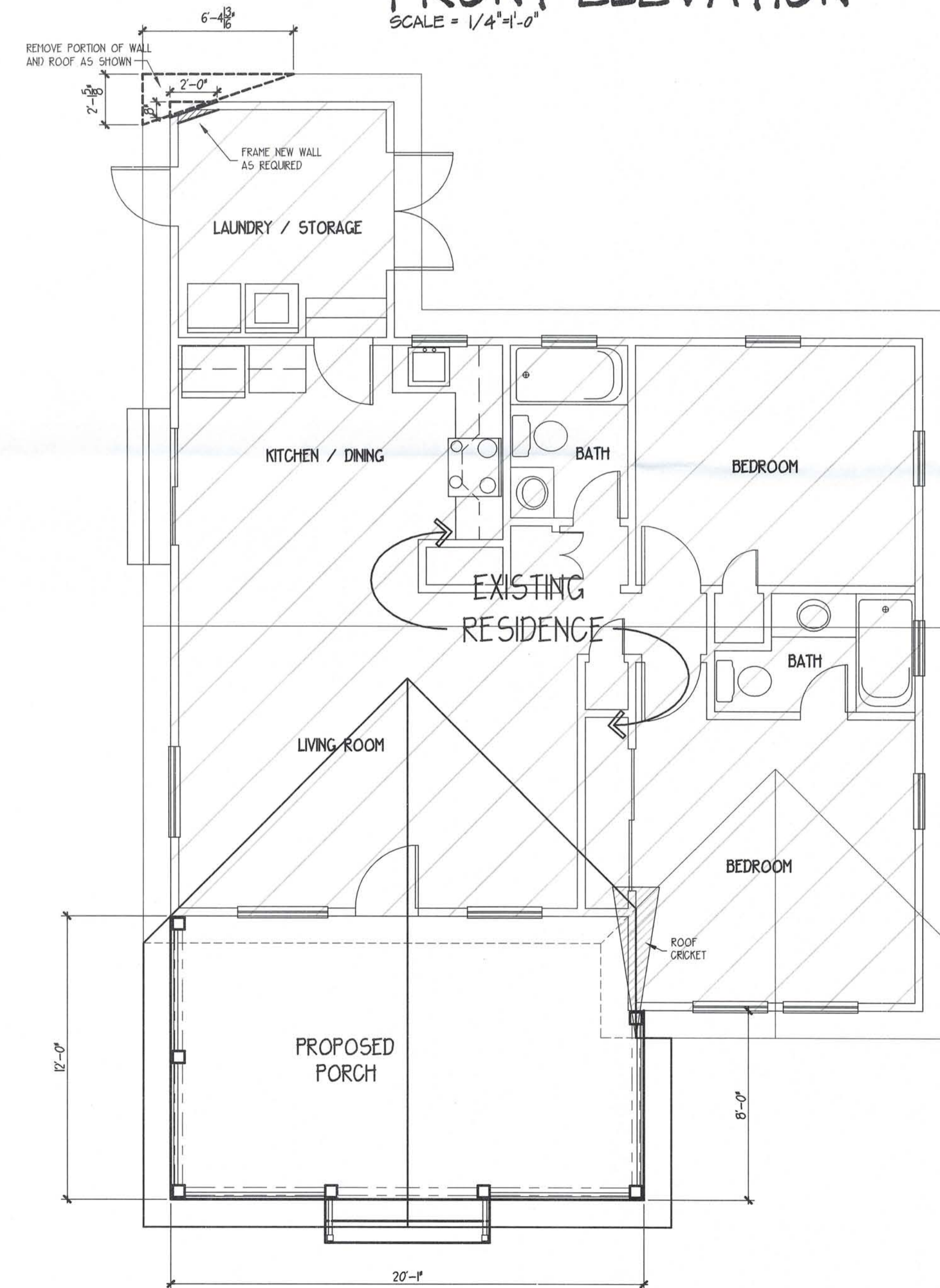
RIGHT SIDE ELEVATION
SCALE = 1/4"=1'-0"



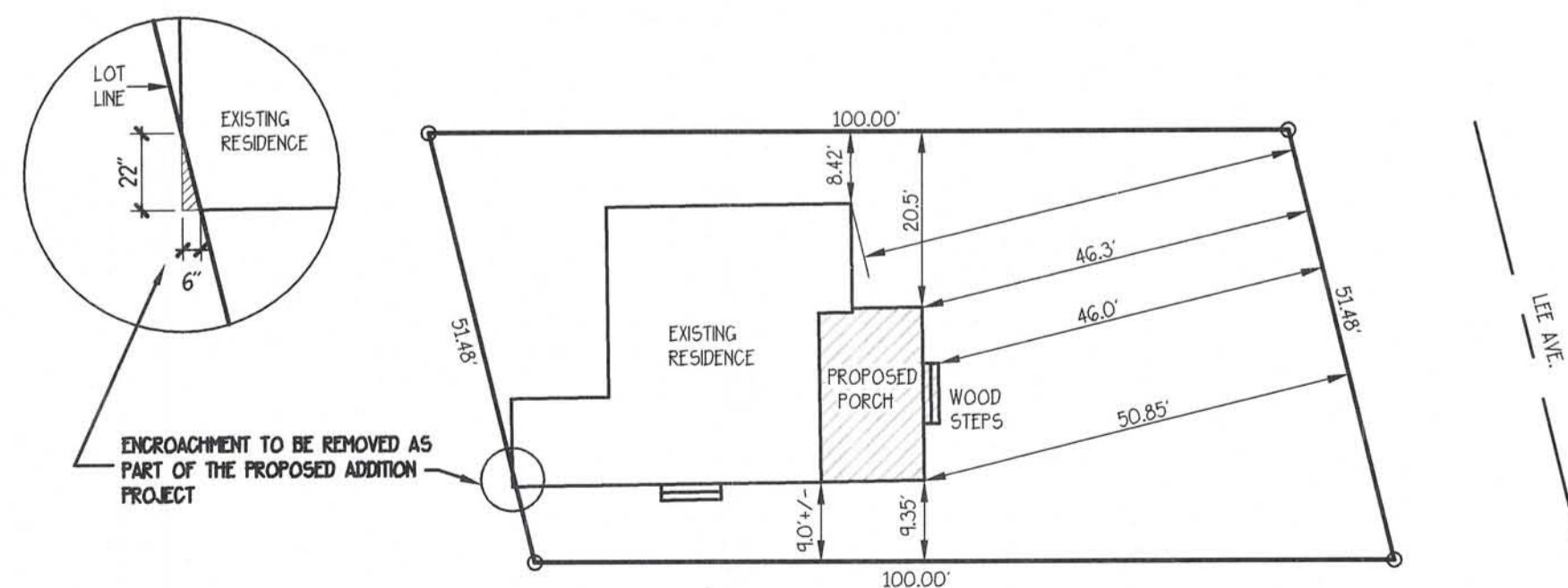
FRONT ELEVATION
SCALE = 1/4"=1'-0"



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



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



SITE PLAN
SCALE = 1"=20'-0"

SEE SURVEY BY DMK ASSOCIATES FOR LEGAL DESCRIPTION AND ALL INFORMATION PERTAINING TO EXISTING CONDITIONS

J. SCOTT
DRAFTING, INC.
2725 WOODS CIRCLE
ORLANDO, FLORIDA 32824
(407) 472-3100
OFFICE: (407) 472-3100
E-MAIL: JSCOTT@RESIDENTIAL-DRAFTING.COM

BUILT BY:
PCI CUSTOM HOMES

A PORCH ADDITION FOR
BOGALIE

DATE DRAWN
MAY 7, 2012

DRAWN BY
J. SCOTT

DATE REVISED

SHEET
2 OF 2

JOB NUMBER
12 BASIC

PROPOSED PORCH ADDITION



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8319

COA No. <u>COA 2012-00087</u>	Designation No. <u>HD 90-05-01</u>	Date Filed: <u>6/27/2012</u>
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<input type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: Hamilton Remodel

Location: 471 Palm Ave, Boca Grande, Fl 33921

STRAP No. 14-43-20-01-00021.0250

Name of Applicant or Agent*: Buzz Mallett

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

Address: Po Box 843

City, State, Zip: Boca Grande, Fl 33921

Phone Number: 941-830-0540 Fax Number: 941-698-0662

Email Address: buzz@buzzmallett.com

Name of Historic District (if applicable): Boca Grande

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: The work proposed includes a 6 foot fence on the rear and side property lines, a 5'x16' addition to the master bedroom, a garage door and stucco finish on the exterior of the house.

Change in Use: No Yes

If yes, explain. _____

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

If yes, explain. The required variances have been applied for and are in process.

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

If yes, explain. _____

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

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012-00087 Hamilton, 471 Palm Ave., Boca Grande Fl 33921

HEARING DATE: July 25, 2012

SUMMARY:

This proposal calls for the rehabilitation of an existing non-contributing, house in the Boca Grande Historic District HD (District) 90-05-01. The residence is located at 471 Palm Ave. Boca Grande FL 33921 (STRAP: 14 43 20 01 00021.0250). Staff analyzed the proposed project for compatibility with the Design Guidelines for the Boca Grande Historic District.

STAFF ANALYSIS

Existing Conditions: The subject house is on a parallelogram shaped lot roughly 100 ft by 77-ft – with roughly 77-ft frontage on Palm Ave. The subject house is single story 1960s ranch house with an irregular footprint. The front elevation is broken up in several clearly discernable wings with the bedrooms and living/sunroom parallel to Palm Ave and the library and carport at an angle to Palm Ave. – this angular alignment diminishes the carport’s impact on the streetscape.

The living area of the house is roughly 1,611 sq ft. The height is roughly 12-ft from gable to roof peak. The house features a low pitch, hip and gable roof with a small secondary hip roof on the front elevation over the guest bedroom. The roof material is flat concrete tile. The exterior wall is concrete masonry unit (CMU) with a painted white finish with visible horizontal mortar joints. The central front entrance area features a decorative brick veneer painted white. On the north elevation the house features a carport, which has been expanded for additional utility space north side by the installation of a narrow shed roof and wood (basket weave fence) wall.

The proposal:

- Expand the rear elevation by adding a 16-ft by 5-ft area to the master bedroom. This addition would be a “bump out” area at the rear covered by a hip roof. The height would be roughly 10 ½ -ft from grade to roof peak. The roof material and pitch will match that of the house.
- Enclose the front of the carport with a garage door. The proposal is for a sectional garage door with applied louvered panels to match the front door.
- Existing exterior wall finish of the house would with be replaced with a smooth stucco finish.
- Install 6-ft high wood shadow box fence along the rear and the rear side property lines.

Overall staff believes this is a well thought out project and is in keeping with the design guidelines of the Boca Grande Historic District.

Design Guidelines for the Boca Grande Historic District.

In evaluating the project also refer to the discussion above.

1.0 Streetscape

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

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

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

The small 5-ft by 16-ft addition to the rear bedroom will be roughly 11-ft ft from grade to roof peak while the main house is roughly 12-ft high from grade to roof peak. Stylistically the addition `is in keeping with the mass, scale and size of the main house.

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

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

1.6 Maintain the traditional proportions of glass in building facades. N/A

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

2.0 Building Site

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

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

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

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

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

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

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

2.8 Paving materials and patterns should respect traditional patterns on the block. N/A

2.9 Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. N/A

3.0 Additions to Existing Buildings

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

The addition is compatible with the size, scale and character of the building and the environment. The addition is slightly lower than the existing house. In this manner the addition complements the existing house and also maintains the sense of openness of the house. The garage door and the smooth stucco finish are compatible with the character of this 1960s house and its environment.

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

The small addition is at the rear of the building so it does not affect the building front.

4.0 New Construction

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

- 4.2 Align the façade of the building with the historic setbacks of the block or district. N/A
- 4.3 New buildings should appear similar in mass and scale with historic structures in the block or surrounding area. N/A
- 4.4 Building and roof forms should match those used historically. N/A
- 4.5 Use similar building materials to those used historically for all major surfaces. N/A
- 4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. N/A

5.0 Relocating Buildings in a Historic District

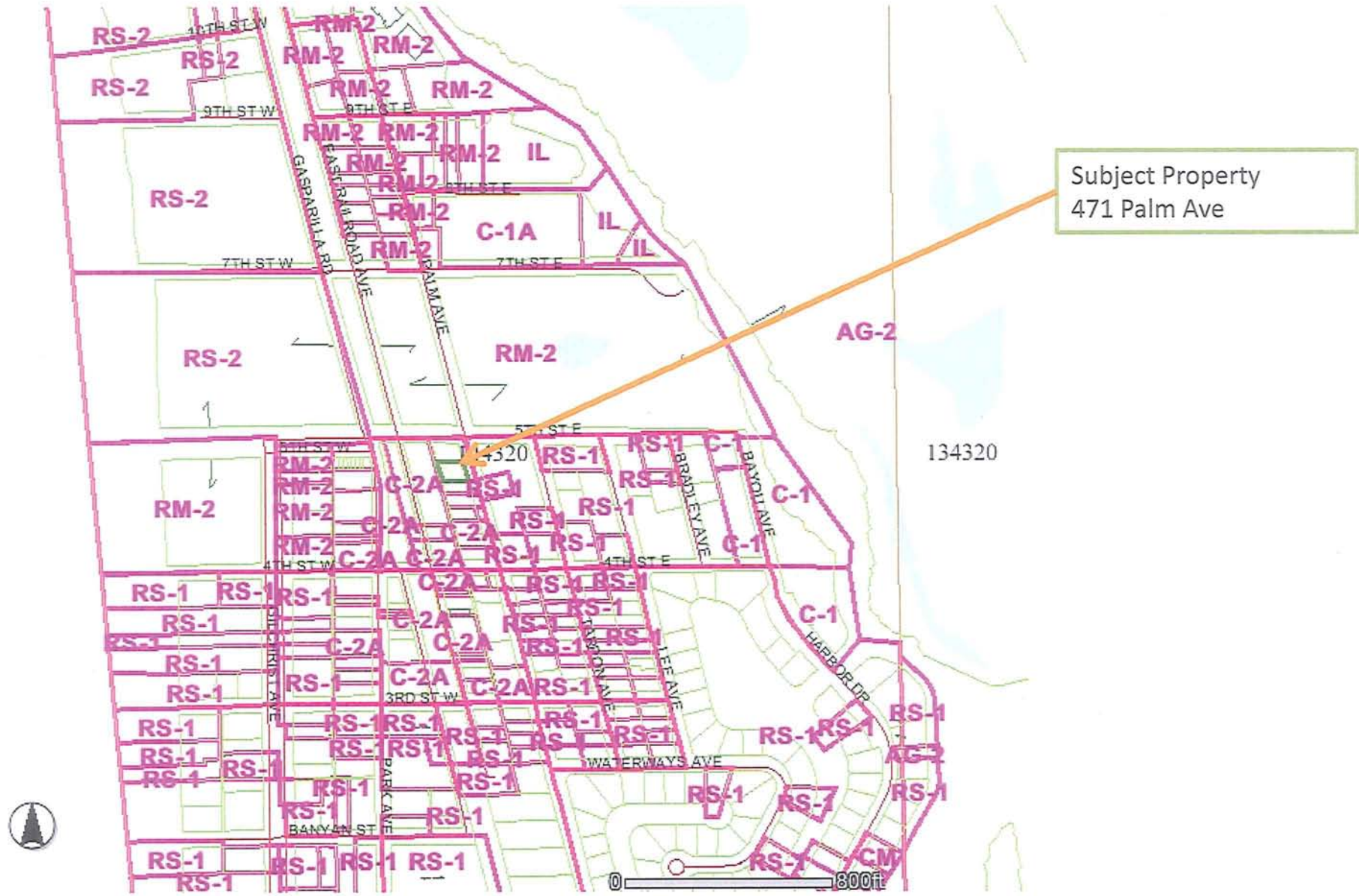
- 5.1 Relocate the structure in a context similar to its historic location, if relocating a historic building. N/A
- 5.2 Align the building within the historic patterns of setbacks and open space ratios. N/A
- 5.3 Orient the building according to the traditional pattern of the block or district. N/A

STAFF RECOMMENDATION:

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District.

COA2012-00087 Hamilton – 471 Palm Ave. Boca Grande



COA2012-00087 Hamilton – 471 Palm Ave. Boca Grande



Front (East) elevation



Front (East) elevation

COA2012- 00087 Hamilton – 471 Palm Ave. Boca Grande



Front (East) elevation



Side (North) Interior of carport

COA2012-00087 Hamilton – 471 Palm Ave. Boca Grande



Rear (West)



Rear (West)



Rear (West)



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SUBJECT PROPERTY

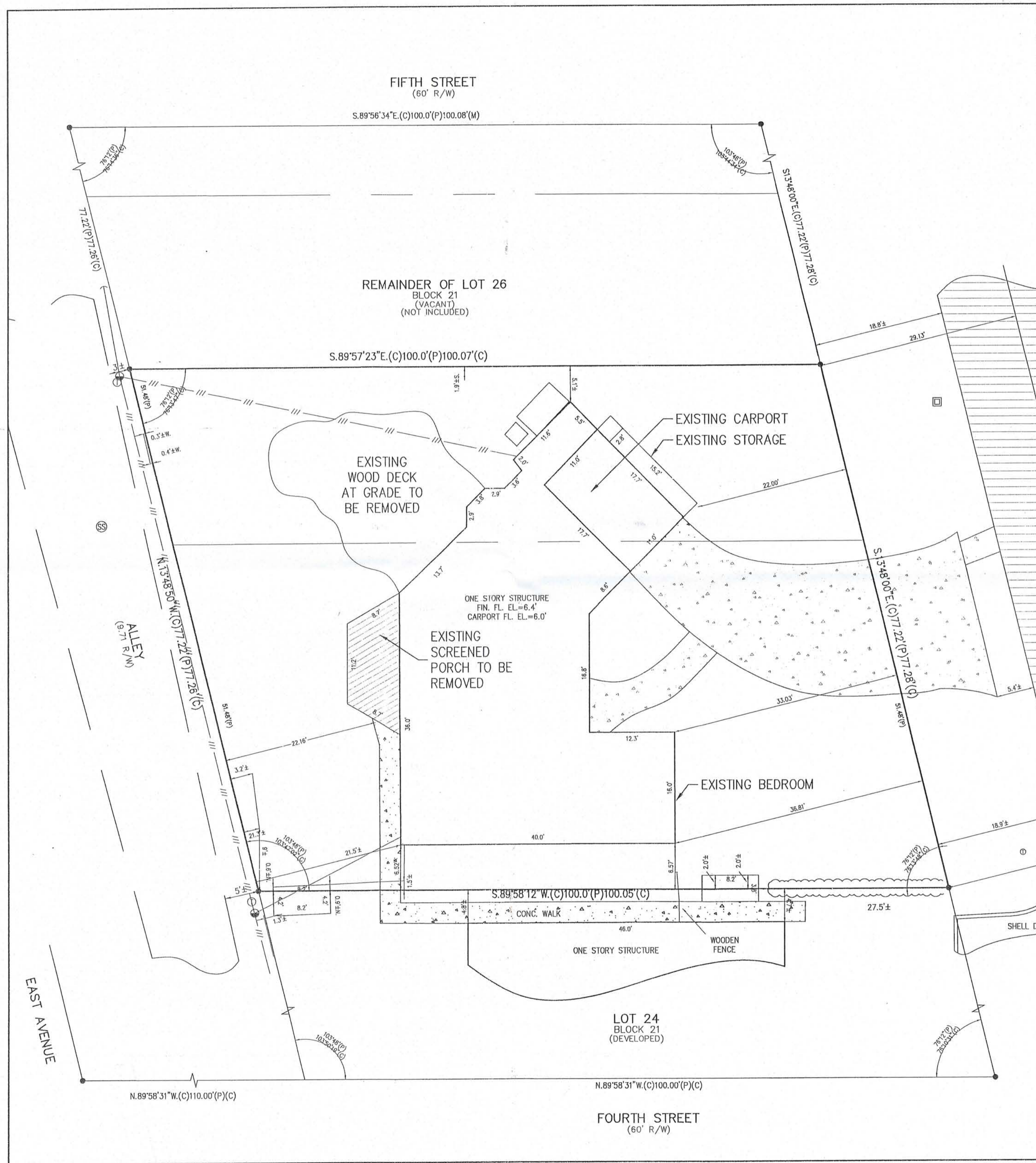
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SUBSECT PROPERTY

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Existing Site Plan
SCALE: 1" = 10'



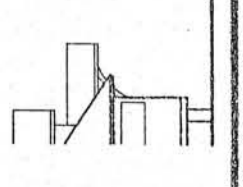
Proposed Site Plan
SCALE: 1" = 10'

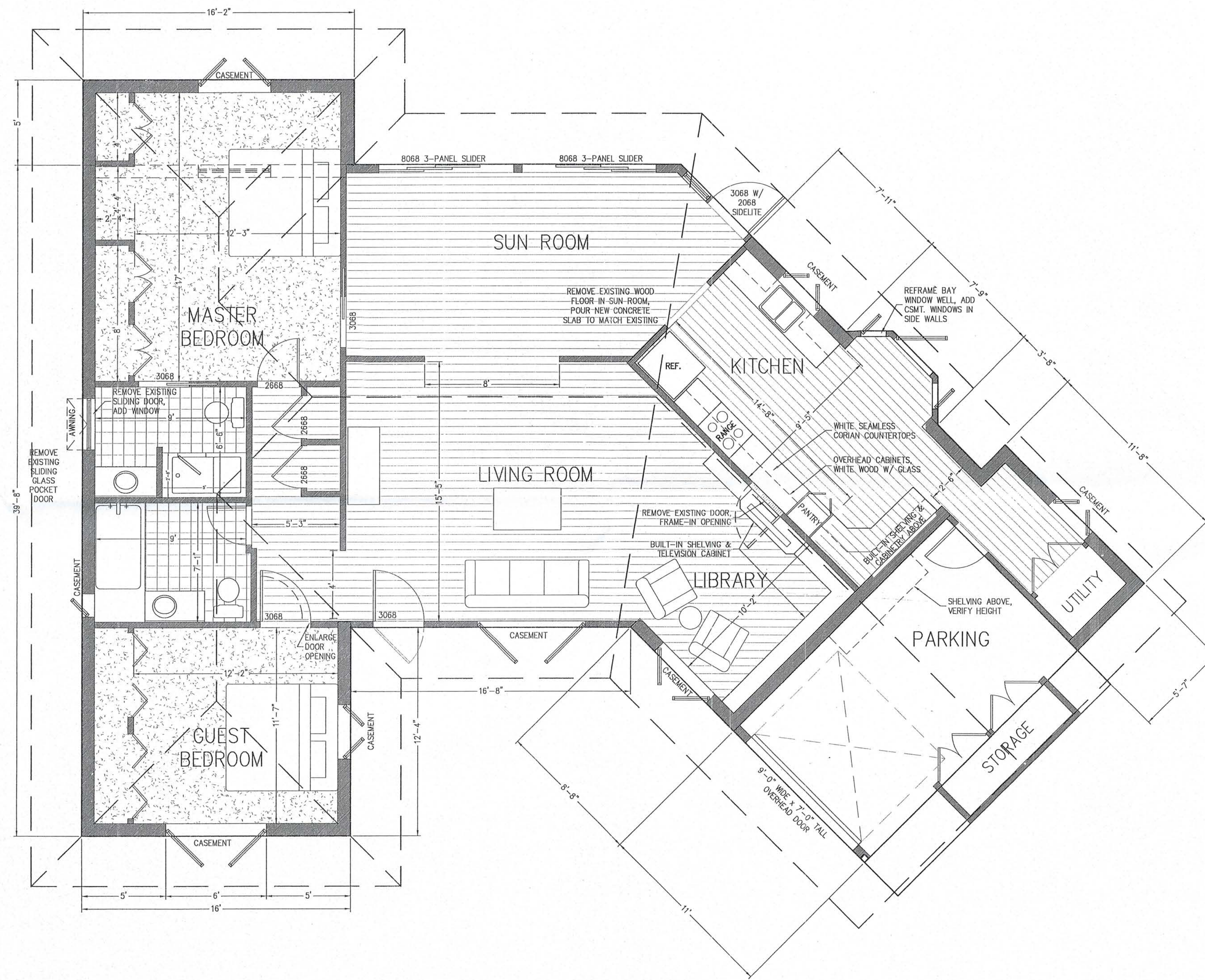
Date	Description	By

Hamilton Residence
471 Palm Ave., Boca Grande, FL

Site Plan

Jesse Bzura, P.E.
941-209-9614
jesse.bzura@gmail.com
3912 Annapolis Terrace, North Port, FL 34287





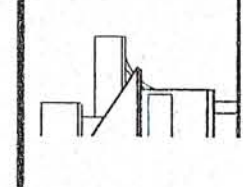
Proposed Floor Plan
SCALE 1/4" = 1'

Date	Description	By

Hamilton Residence
471 Palm Ave., Boca Grande, FL

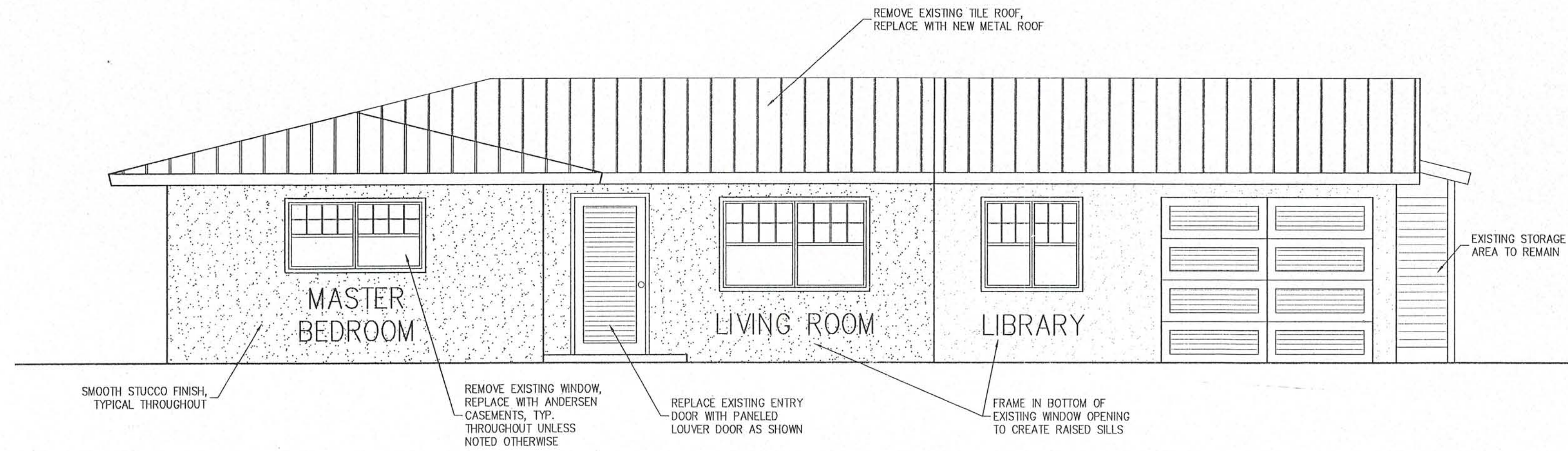
Proposed Floor Plan

Jesse Bzura, P.E.
jesse.bzura@gmail.com 941-209-9614
3912 Annapolis Terrace, North Port, FL 34287

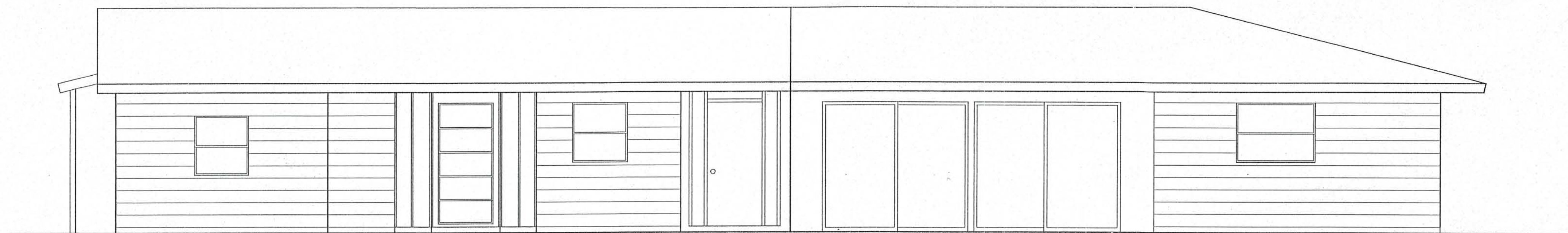




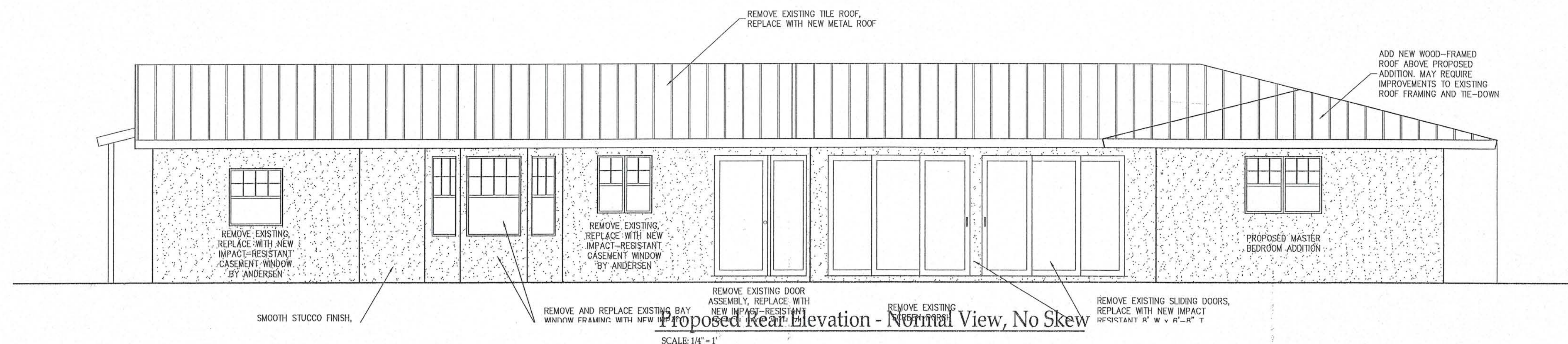
Existing Front Elevation - Normal View, No Skew
SCALE: 1/4" = 1'



Proposed Front Elevation - Normal View, No Skew
SCALE: 1/4" = 1'



Existing Rear Elevation - Normal View, No Skew
SCALE: 1/4" = 1'



Proposed Rear Elevation - Normal View, No Skew
SCALE: 1/4" = 1'

Date	Description	By

Hamilton Residence
471 Palm Ave., Boca Grande, FL

Elevations

Jesse Bzura, P.E. 941-209-9614
jesse.bzura@gmail.com
3912 Annapolis Terrace, North Port, FL 34287