



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

**THURSDAY, JANUARY 31, 2013
10:00 AM**

AGENDA

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of 7/25/2012 Minutes**
- 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 January 24, 2013.)
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. COA2012-00143 Glerum Residence, 151 Palm Ave. Boca Grande, FL 33921

The proposed project entails the construction of a new single family residence.

B. COA2012-00158 McGovern Residence, 291 Park Ave. Boca Grande, FL 33921

The proposed project entails the rehabilitation and slight expansion of the subject house.

The request for Zoning Relief in the RS-1 (Residential Single Family) zoning district from the Lee County Land Development Code is 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 2.4 feet from the northerly property line, to bring the existing front single-family residence into compliance.
2. 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 10 feet from the northerly property line, for a proposed addition.
3. Relief from LDC Section 34-695 and 34-2192 which requires a 25-foot setback from Park Avenue, to permit a setback of 23.4 feet from the easterly property line, to bring the existing front single-family residence into compliance.
4. Relief from LDC Section 34-695 and 34-2192 which requires a 25-foot setback from Park Avenue, to permit a setback of 20.75 feet from the easterly property line, to bring the existing front steps into compliance.
5. Relief from LDC Section 34-695 which requires the minimum required side setback of 15 feet on the north property line, to 0.9 feet to bring the existing wood shed into compliance.

(OVER)

6. Relief from LDC Section 34-1744 (b)(2)a.i. which requires all fencing located between a street right-of-way or easement and the minimum 25 foot street setback line not to exceed a height of 3 feet, to re-locate and bring into compliance an existing 6 foot high fence between a street right-of-way or easement and the minimum street setback, 0 feet from the street right-of-way (3Rd Street West).

C. COA2012-00137 Gasparilla Inn Beach Club Sign #2 , End of 5th St. W at Gilchrist Intersection, Boca Grande FL 33921 I

The proposed project entails the installation of a 4-ft by 3-ft sign board supported by with two posts each 4-ft 6-in high.

The request for Zoning Relief in the RM-2 (Multiple-Family Residential) zoning district from the Lee County Land Development Code is as follows:

1. Relief in the RM-2 (Multiple-Family Residential) District to allow the sign Gasparilla Inn Beach Club Sign #2 be permitted 1 feet 2 inches feet from right-of-way (Fifth Avenue) where 15 feet is required from any right-of-way or easement per LDC Sec. 30-153(3)e.
2. Relief in the RM-2 (Multiple-Family Residential) to allow establishments having frontage on more than one public right-of-way to have two additional ground-mounted signs on the secondary frontage where one additional sign is permitted per LDC Sec. 30-153(3)a.5.

D. COA2012- 00138 Gasparilla Inn Beach Club Sign #1, Gilchrist Ave., Boca Grande, FL 33921.

The proposed project entails the installation of a 4-ft by 3-ft sign board supported by with two posts each 4-ft 6-in high.

E. COA2012- 00139 Gasparilla Inn Tennis Club, 5th St. W at Gilchrist Ave., Boca Grande, FL 33921 Install 4' 6" high sign.

The proposed project entails the installation of a 4-ft by 3-ft sign board supported by with two posts each 4-ft 6-in high.

The request for Zoning Relief in the RM-2 (Multiple-Family Residential) zoning district from the Lee County Land Development Code is as follows:

1. Relief in the RM-2 (Multiple-Family Residential) District to allow the sign Gasparilla Inn Tennis Club be permitted 1 foot from right-of-way (Fifth Avenue) where 15 feet is required from any right-of-way or easement per LDC Sec. 30-153(3)e.
2. Relief in the RM-2 (Multiple-Family Residential) to allow establishments having frontage on more than one public right-of-way to have two additional ground-mounted signs on the secondary frontage where one additional sign is permitted per LDC Sec. 30-153(3)a.5.

4. Items by the Public; Committee Members; Staff

5. Adjournment – Next Meeting Date: February 13, 2013

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.

To receive agendas by e-mail, contact jmiller@leegov.com.



**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
JULY 25, 2012**

MEMBERS PRESENT:

Bill Caldwell III, Vice Chair
Paul Eddy
Rebecca Paterson, Chair
Tim Seibert

STAFF PRESENT:

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

MEMBERS ABSENT:

Richard Robb
Dana Robinette
William Winterer

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, 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 April 11, 2012 Meeting

Mr. Caldwell made a motion to approve the April 11, 2012 meeting minutes, seconded by Mr. Seibert. The motion was called and passed 4-0.

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

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

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

The BGHPB did not have any questions of staff.

Ms. Paterson opened this item for public comment.

Mr. Jim Scott from J. Scott Drafting, agent for the property owner, stated they utilized the front porch to increase almost double the living space in the winter months without adding to the house and ruining the cottage feel of the property. They put in an open porch so the owners can spend time outside during the winter months and double the size of their living space. The gable ends will be finished off in a manner in which the rest of the house is and should tie in as if it has always been there.

No one else from the public wished to make any comments.

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 is in compliance with Chapter 22, and the design guidelines of the Boca Grande Historic District, seconded by Mr. Seibert. The motion was called and passed 4-0.

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

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

The BGHPB did not have any questions of staff.

Ms. Paterson opened this item for public comment.

Mr. Buzz Mallett of Island Craftsman, agent for the Hamiltons, stated that when they submitted this application, they were thinking of using casement windows on the project. However; after further investigation, it was discovered that in several instances if they opened the casement windows, they would hit the soffit before they got opened far enough to be practical. Therefore, he asked to change the proposal to double hung windows (Anderson windows). They would have the same grill pattern above and clear glass underneath.

No one else from the public wished to make any comments.

Mr. Caldwell made a motion to approve the project as presented by the applicant with the amendment to allow them to use double hung windows instead of casement as recommended by staff 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. Eddy. The motion was called and passed 4-0.

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

Public – None

Committee Members – None

Staff - None

Agenda Item 6 – Adjournment – Next Meeting Date

Mr. Seibert made a motion to adjourn, seconded by Mr. Caldwell. The meeting adjourned at 10:50 a.m.

The next meeting date is not determined at this time.

**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.

**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 grade 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. 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.



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8344

COA No.	COA2012-00143	Designation No.	HD 90 05 01	Date Filed:	
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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: Glerum Residence

Location: 151 Palm Ave. Boca Grande, FL 33921

Strap No.: 14-43-20-07-00000.0040

Name of Applicant or Agent: T.A. Krebs

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

Address: 1460 S. McCall Rd. Unit 4A

City / State, Zip: Englewood, FL 34223

Phone Number: 941-475-7327 **Fax Number:** 941-474-0384

E-mail: Denise@takrebs.com

Name of Historic District, if applicable, _____

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description: (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: Construct new home on vacant lot

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: _____

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 Filed:	Date Issued:	APPROVED	*DENIED
Certified by: _____			
* Explanation Attached			

COA2012-00143 Glerum Residence – 151 Palm Ave. Boca Grande



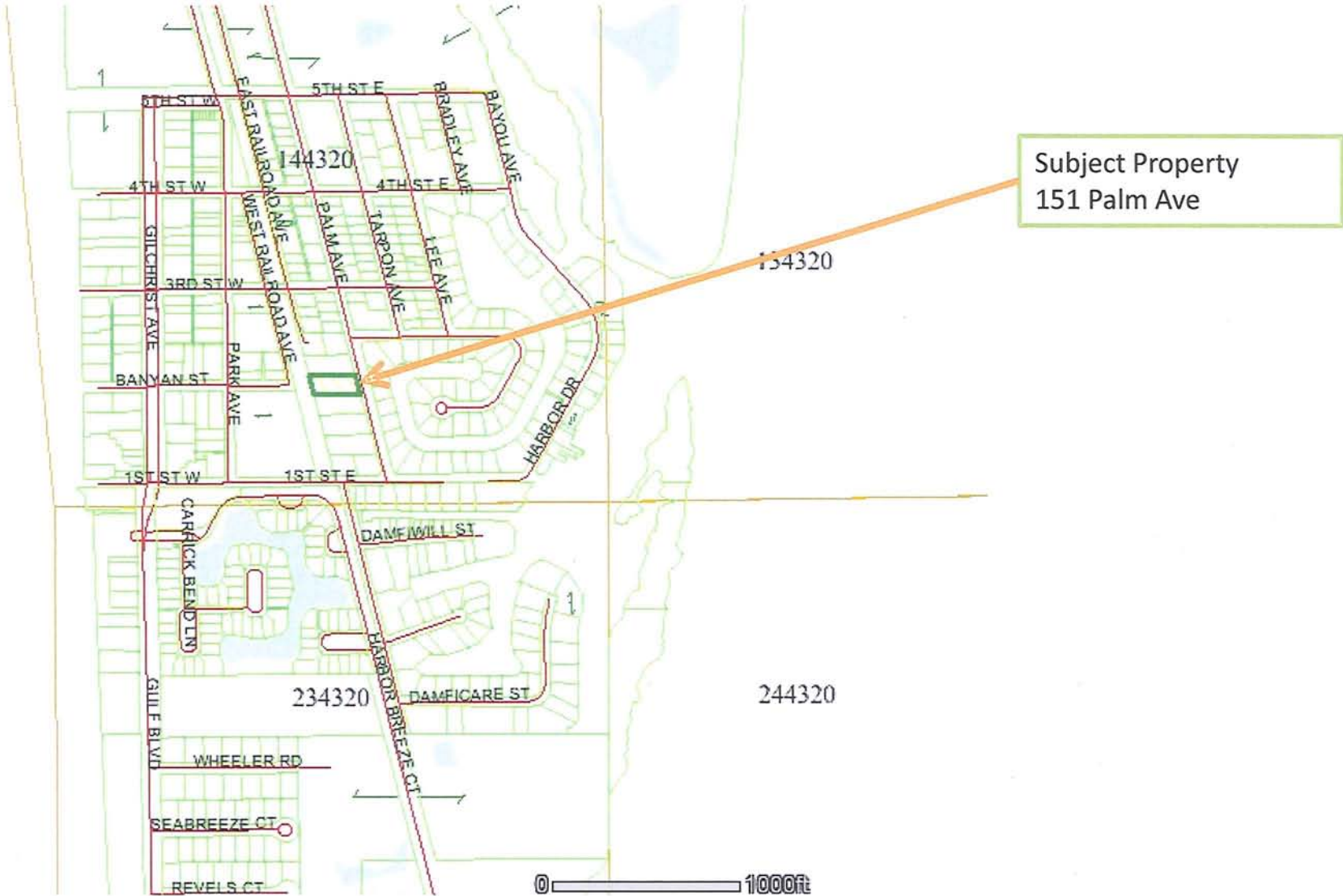
Subject Property
151 Palm Ave.

134320

244320

1000ft

COA2012-00143 Glerum Residence – 151 Palm Ave. Boca Grande



**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012-00143 Glerum 151 Palm Ave. Boca Grande Fl 33921

HEARING DATE: January 31, 2013

SUMMARY

The subject property is a vacant non-contributing property in the Boca Grande Historic District HD 90-05-01. The proposed project is for the construction of a new single family house; staff analyzed the proposed project for compliance with the Boca Grande Design Guidelines. The STRAP number is: 14 43 20 07 00000 0040 the address is: 151 Palm Ave. Boca Grande Fl 33921. The proposed project entails the new construction of a single family residence.

STAFF ANALYSIS

The subject parcel is a vacant, parallelogram shaped lot roughly --108-ft x 250-ft. The lot has 108-ft frontage on Palm Ave. and at the rear adjoins the GICIA (Gasparilla Island Conservation and Improvement Association) Bike Path.

Below is the square footage breakdown as shown by the applicant on the plans provided to the Board.

Total Square Footage of the Proposed House				
	A/C SF	Non A/C SF (garage)	Porches Lanai	Total SF
First Floor	3,950		1,016	4,966
Garage		947		947
Second Floor	807			807
Total	4,757	947	1,016	6,720
Lot Area				26,302
Bldg Foot Print	3,950	947	1,016	5,913
Elevated Pool/deck	42-in above the crown of the road			2,392
Lot Coverage				31.6%

The subject parcel is situated at the edge of the historic district; parcels east of the subject property and across Palm Ave are not in the district. The proposed project is located in an area of Palm Ave. where most lots and houses are relatively large (when compared to other areas of the historic district) and feature expansive front and rear setbacks.

The proposed project is in keeping with the existing development pattern on Palm Ave. The subject lot has an area is roughly 26,302 sq ft. The proposed house has a footprint of roughly 5,913 sq ft with ample setbacks. Due to the parallelogram shape of the lot, the setbacks taper; the front setback ranges from roughly 68-ft to 99-ft; the rear setback ranges from roughly 46-ft to 59-ft.

The proposal calls for a house designed in a contemporary Colonial Revival style featuring metal roofs and a textured cement finish over concrete block for the wall material. The house will be primarily

single story however there will be an 807 sq ft bedroom area (bunk rooms) over the garage. At its highest point the house will be roughly 26-ft high from existing grade to roof peak. The house will have roughly 86-ft frontage on Palm Ave. But the impact of the house on the streetscape will be minimized because the mass is broken up by an “H” shaped floor plan. The plan calls for two parallel wings along the north and south sides joined together by a central wing.

Front elevation

The front elevation will feature the north and south gable ends connected by recessed side gable wing creating a front courtyard enclosed with roughly 4’6” high privacy wall and gate.

- The south side gable end will be roughly 24-ft high from existing grade to roof peak have a frontage of roughly 18-ft. It will feature a central, exterior chimney roughly 26-ft high from existing grade to chimney top; the chimney will feature a textured cement finish.
- The central connecting wing houses a long foyer; it will be recessed roughly 31-ft from the other wings. This recessed area between the two side wings creates a courtyard which will be enclosed at the front with a roughly 4-ft6 –in high privacy wall and gate.

This central wing will have a frontage of roughly 23-ft and be under a roughly 26-ft high side gable roof with a wide roof eave -- roughly 4-ft wide. It will feature a pair of French Doors and a large custom French window --both under arched openings.

- The north side wing on the front elevation wing will feature three staggered front facing gable roofs.
 - The first and main gable roof with will have a height of roughly 26-ft from existing grade to roof top and be setback roughly 8-ft from the north side property line.
 - Staggered in front (east) of the main gable roof is the large, second front facing gable roof housing two stories: a garage on the first floor and two “bunk rooms” on the second floor. This wing will be setback roughly 26-ft from the north side property line; this large side setback area will accommodate the “auto court”. The garage doors, which will be located on the north side, will open to the auto court which will access to the driveway to the street. Locating the garage doors on the north side rather than the front, avoids impacting the streetscape with the garage doors and is more in keeping with the character of the historic district.

The height of this wing will be roughly 26-ft from existing grade to roof top and have a street façade of roughly 29-ft. It will feature shed roof dormers on either side with rows of windows providing light to the second story bunk rooms.

- The third gable roofed wing is the smallest. It will protrude roughly 7-ft in front of the second gable roofed wing and have a street façade of roughly 17-ft. It will feature a ribbon of four windows under a shed canopy.

Rear elevation

The rear elevation will feature the north and south wings connected by the recessed side gable wing creating a rear courtyard featuring a central elevated pool surrounded by a pool deck.

- The south wing will accommodate the master suite. It will feature a rear facing gable roof with a shed canopy over French doors opening to steps that lead to backyard at grade elevation.

- The central connecting wing at the rear will have a ribbon of three, double French Doors that open to an expansive (13-ft wide) open lanai porch which features arched openings supported by columns. This lanai accesses the pool deck and is at the same elevation as the pool deck.
- The north side wing will feature a main rear facing gable roof with a smaller secondary gable roof staggered below it. Under the main roof will be the kitchen, the family room and one bedroom suite and these rooms will have a total of four, double French Doors under arched doorways opening to a 4-ft wide and roughly 46-ft long pergola. At the rear secondary, lower gable staggered below the main gable will feature a French Doors opening to the pool and a ribbon of 4 windows under a shed canopy on the west end.

Overall staff believes this is a well thought out and attractive 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 lot and area 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.

While the house is roughly 26-ft high from existing grade to roof peak, in this area of the Boca Grande Historic District there are several larger houses so the proposed height of this house will be similar to the range of heights already found in 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 setbacks of the proposed house exceed the required setbacks. The required side setback is 7-ft 6-in; the proposed project's side setbacks are as follows: south side setback is roughly 9-ft and the north side setback is roughly 9-ft. (with the exception of the garage which has a north side setback of 26-ft).

The required front and rear setback are 25-ft. Due to the parallelogram shape of the lot, the setbacks taper; the front setback ranges from roughly 68-ft to 99-ft; the rear setback ranges from roughly 46-ft to 59-ft. These expansive front and rear setbacks are in keeping with the setbacks found in this area of the Boca Grande Historic District.

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 the subject parcel is a relatively large parcel located in an area of the district where many of the parcels are of a similar size. As a result the proposed expansive front and rear setbacks are important as they are in keeping with the overall character of this area of the district.

The layout of the house is in the shape of the letter “H” and this design approach breaks up the mass and scale of the house. It also allows for the location of the garage doors on the north side and away from the front elevation. This minimizes the impact of the garage on the streetscape and preserves the symmetrical design of the 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 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 Revival 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 location of the proposed building is in keeping with the traditional setbacks of the area.

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

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 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 N/A

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 Revival house featuring a metal roof and textured cement finish on the walls. While the house is roughly 26-ft high from existing grade to roof peak, there are various design elements that minimize the impact the height on the streetscape.

Because the house is laid out roughly in the shape of the letter “H” the relative large mass of the house is broken up by several wings. Additionally the house features several staggered roofs and recessed areas. Because the garage doors face the north side property line the applicant has minimized the impact of the garage on the street and has emphasized the symmetry of design of the well proportioned house.

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

Generally the expansive front 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 26-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 Revival which features front facing gable roofs which are similar to those 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 textured cement finish over concrete block for the walls – both are found in the district.

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

The window sizes 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 N/A

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.

COA 2012-00143



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N
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GICIA
BIKE PATH

SUBJECT
LOT

PALM AVE

COA2012-00143 Glerum Residence – 151 Palm Ave. Boca Grande



Subject lot fronting on Palm Ave



Adjoining property to the North on Palm Ave

COA2012-00143 Glerum Residence – 151 Palm Ave. Boca Grande



Adjoining property to the South on Palm Ave



Property South of the subject property

COA2012-00143 Glerum Residence – 151 Palm Ave. Boca Grande

Some of the Properties outside the Boca Grande Historic district located across Palm Ave





November 30, 2012

Mr. Tim Krebs
T.A. Krebs LLC
1460 McCall Road S
Englewood, Florida 34223

BOARD OF DIRECTORS

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Conservation
And Improvement
Association, Inc.

P. O. Box 446
131 First Street, Room 10
Boca Grande, FL 33921
Phone: (941) 964-2667
Fax: (941) 964-0259
gicia@embarqmail.com

Dear Mr. Krebs:

Thank you for submitting the construction plans for the Glerum Residence located at 151 Palm Avenue.

As per the deed restrictions on this parcel the GICIA has reviewed the proposal and finds no objection to the plans dated revision 11-21-2012.

If you have any questions or need anything further from GICIA, please feel free to contact me at (941)964-2667.

Sincerely,

Misty Nichols
Executive Director

RECEIVED

DEC 11 2012

COMMUNITY DEVELOPMENT

ADD 2012-00128



GLERUM RESIDENCE
151 palm ave. boca grande, florida


architect, T.A. Krebs

A-1
11-19-2012



GLERUM RESIDENCE
151 palm ave. boca grande, florida

T.A.K.
architect, T.A. Krebs

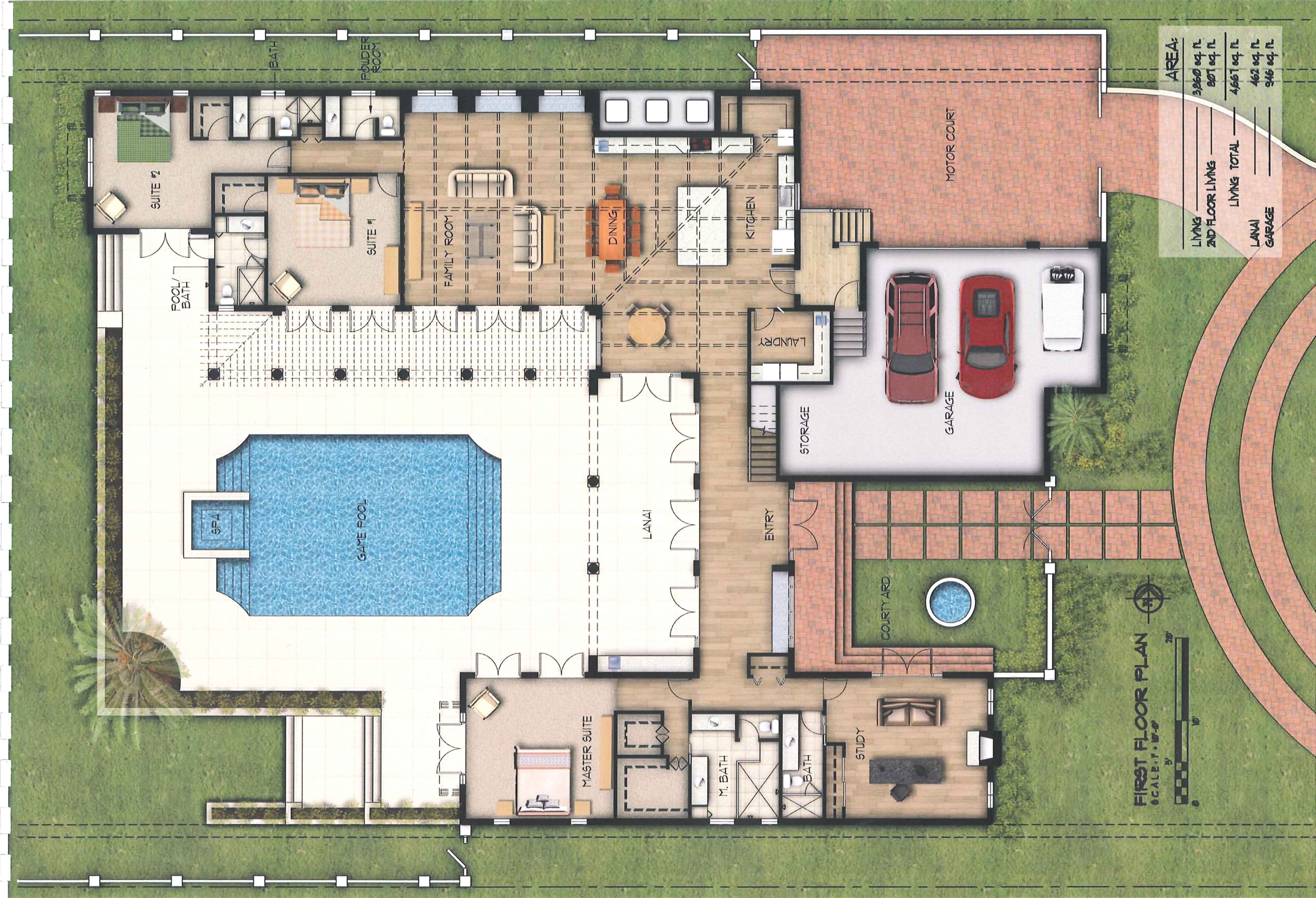
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11-19-2012



GLERUM RESIDENCE
151 palm ave. boca grande, florida

T.A.K.
architect, T.A. Krebs

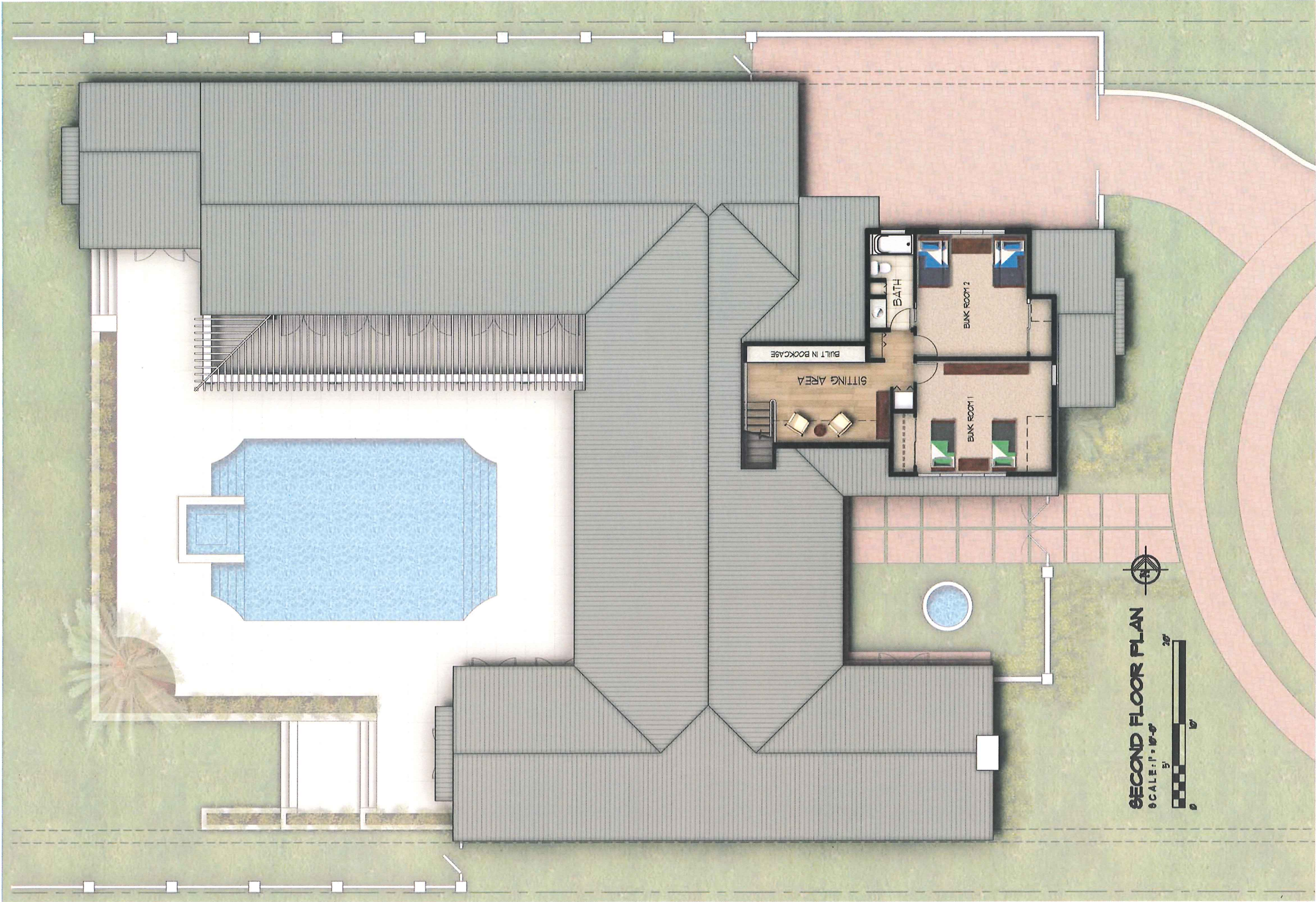
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10-31-2012



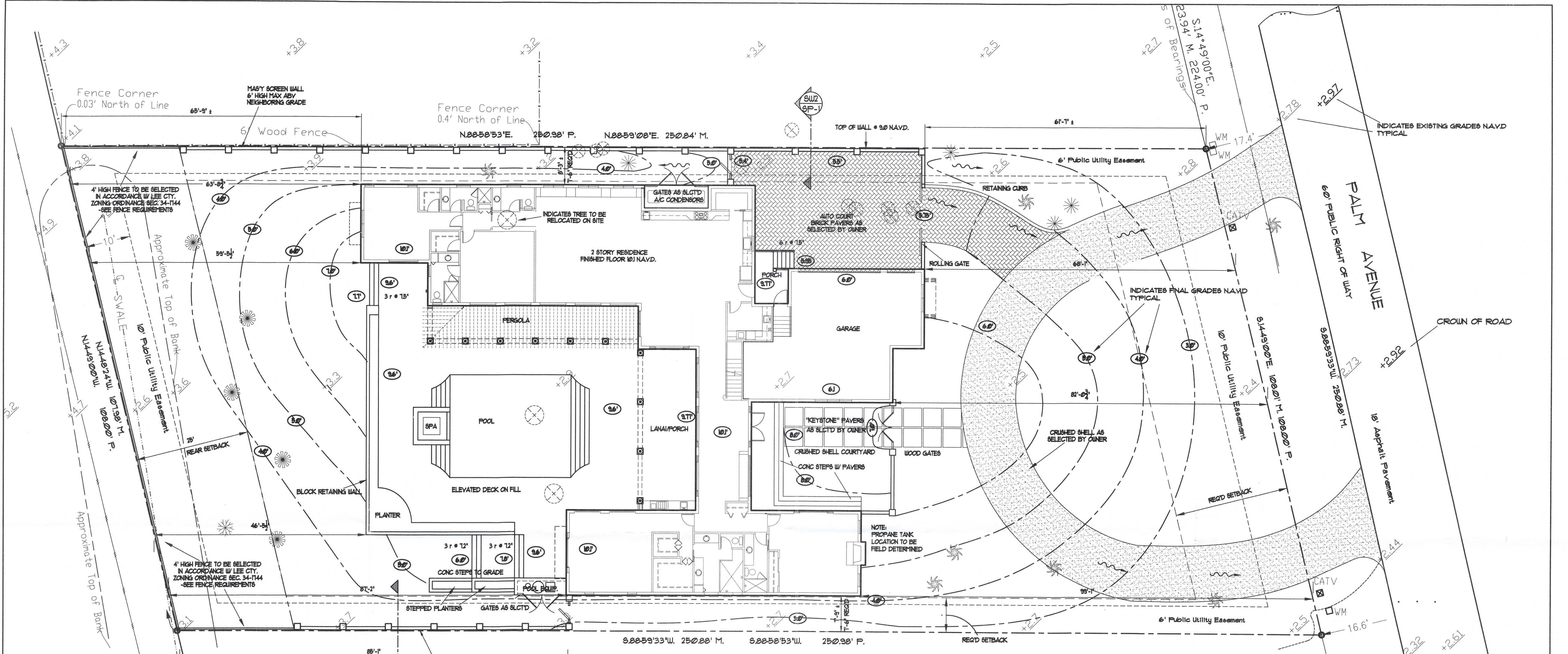
AREA:

LIVING	3260 sq. ft.
2ND FLOOR LIVING	807 sq. ft.
LIVING TOTAL	4067 sq. ft.
LANAI	462 sq. ft.
GARAGE	946 sq. ft.

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 0' 5' 10'



SECOND FLOOR PLAN
SCALE: 1" = 10'-0"
0 5' 10'



SITE PLAN
 SCALE 1" = 10'-0"
 FOR COMPLETE SITE INFORMATION, SEE SURVEY DATED 1/22/2002 BY SHREVELOCK SURVEYING, INC. NORTH PORT, FL.

FENCE REQUIREMENTS

Sec. 34-1744. - Location and height of fences and walls other than residential project fences.

(a) **Setbacks.** Except as may be specifically permitted or required by other sections of this chapter or chapter 10, no fence or wall, excluding seawalls, may be erected, placed or maintained:

- (1) Within any street right-of-way or street easement.
- (2) Closer to the Gulf of Mexico than permitted by chapter 5, article III.
- (3) Closer than five feet to the mean high-water line along natural water bodies, including canals created from sovereign lands, except that, where the canal is seawalled, the fence may be built landward of the seawall.

(b) **Height.**

(1) **Determination of height.** Except as set forth in section 10-416 for required buffers, fence or wall height will be measured from the existing elevation of the abutting property.

In rear and side yards, the building official has the discretion to allow a deviation of up to four inches in height where required to compensate for variations in grade, drainage, or weed maintenance provided that the length of the structural materials for the fence do not exceed the permitted height.

(2) Except as provided for in section 34-1743 (b)(1), the maximum permitted height for fences and walls is as follows:

- a. **Residential areas:**
 - i. A fence or wall located between a street right-of-way or easement and the minimum required street setback line may not exceed three feet in height, except that fences may be a maximum height of four feet so long as the fence is of open mesh screening* and does not interfere with vehicle visibility requirements (see section 34-3131) at traffic access points.
 - *For purposes of this section only, open mesh screening may include vertical picket-type fencing provided that the minimum space between vertical members must be a minimum of one and one-half times the width and thickness of the vertical members or bars. I.e. if the vertical members are two and one-quarter inches wide and three-quarter inch thick (total three inches), then the minimum space between them must be four and one-half inches (1.5 x 3.0 = 4.5). In no case may the space between vertical members or bars be less than four inches.
 - ii. A fence or wall located between a side or rear lot line and the minimum required setback line for accessory buildings is limited to a maximum height of six feet. For purposes of this section, the side yard will be considered that portion of the lot extending from the minimum required street setback line to the rear lot line.
 - iii. A fence located within 25 feet of a body of water must be open mesh screening above a height of three and one-half feet.

AREA CALCULATIONS				
	CONDITIONED	GARAGE	PORCHES LANAI	TOTAL
FIRST FLOOR	3350		1016	4366 SQ.FT.
GARAGE		941		941 SQ.FT.
SECOND FLOOR	807			807 SQ.FT.
TOTAL AREA				6120 SQ.FT.
LOT AREA				26302 SQ.FT.
BLDG FOOTPRINT	3350	941	1016	5307 SQ.FT.
ELEVATED POOL & DECK	42' ABOVE CROWN OF THE ROAD			2392 SQ.FT.
LOT COVERAGE				31.6%

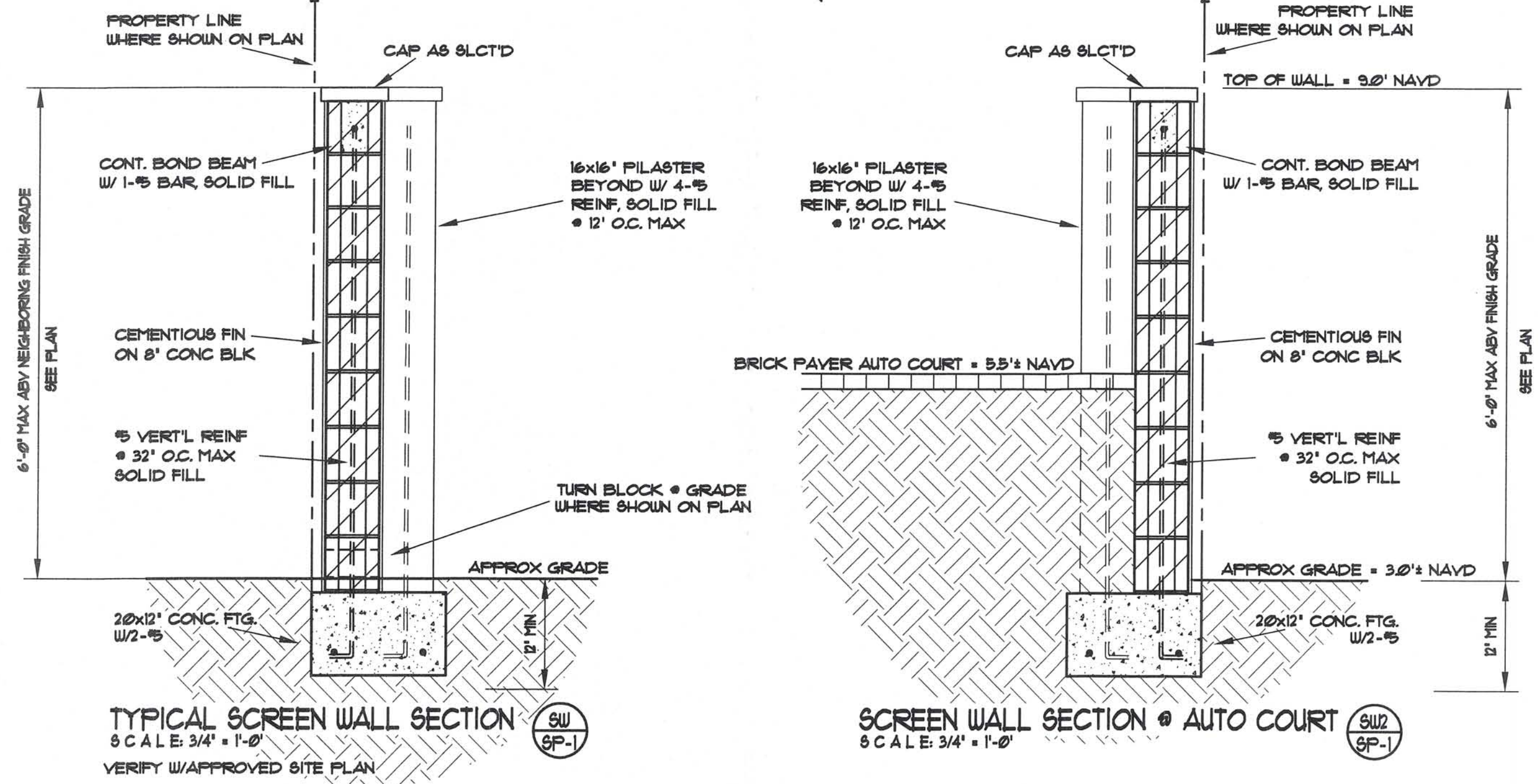
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 2-15-2002

date: 10-11-2002
 job no. 2196

SP-1
 drawing:

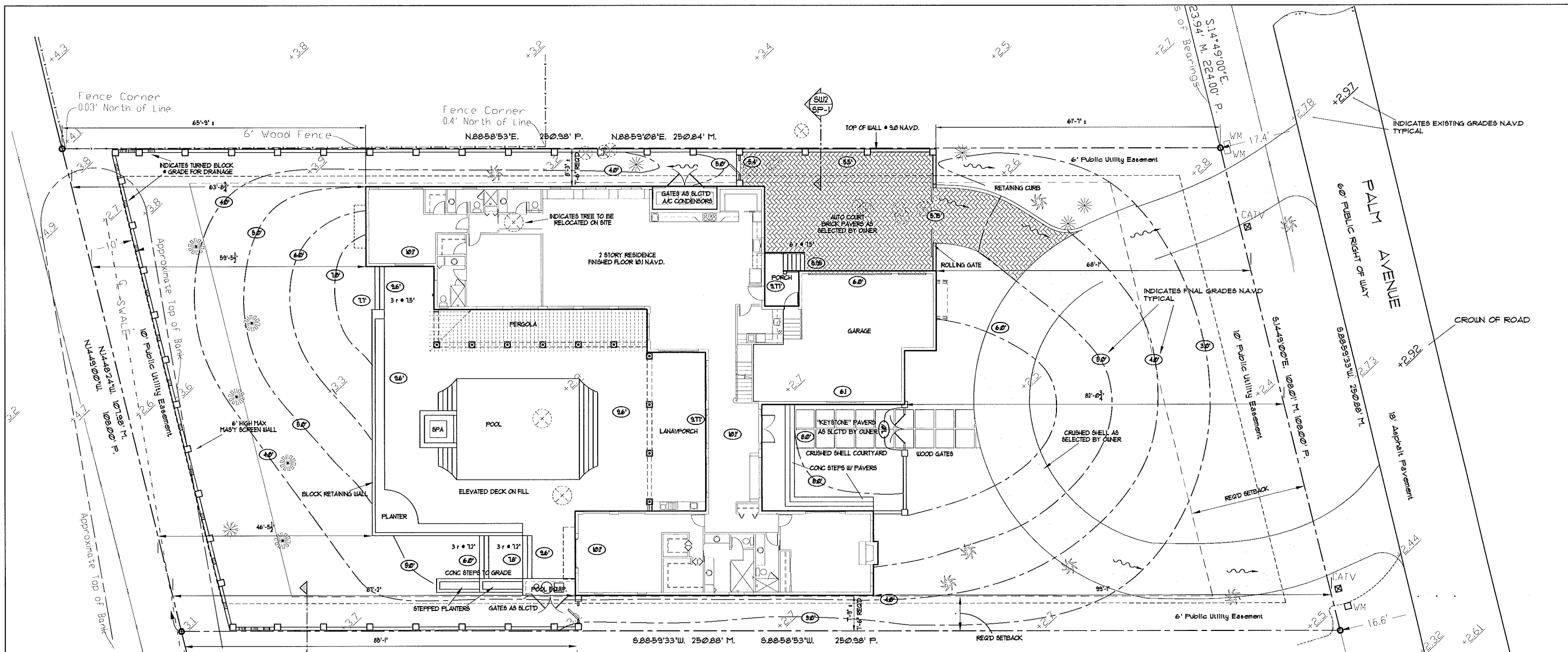
architect
La Krebs LLC
 AA 26002462
 Edgewater Ctr. suite 4A
 1460 McCall Rd. S
 Englewood, Fla. 34223
 (941) 475-7327

GLERUM RESIDENCE
 151 PALM AVE. BOCA GRANDE, FL

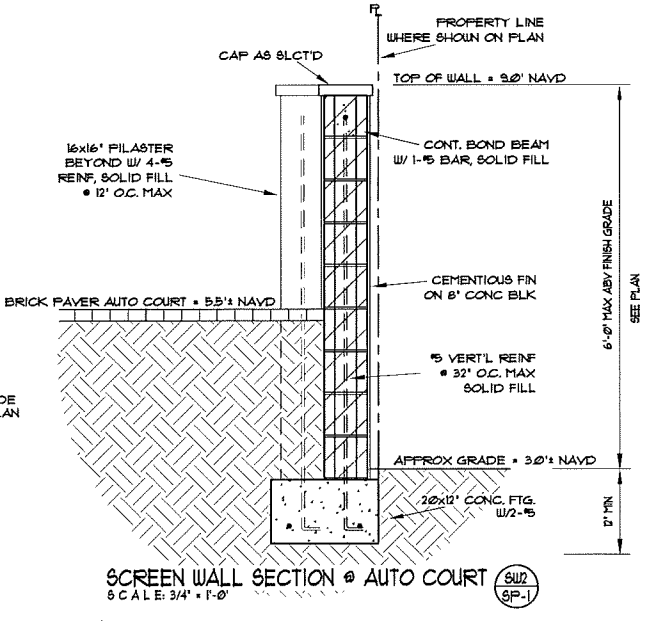
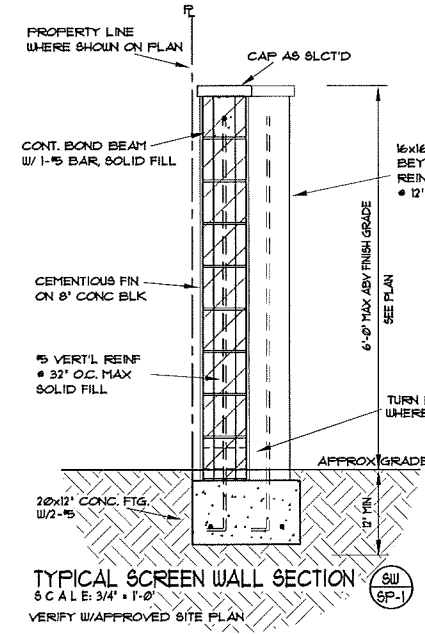


TYPICAL SCREEN WALL SECTION
 SCALE: 3/4" = 1'-0"
 VERIFY W/APPROVED SITE PLAN

SCREEN WALL SECTION @ AUTO COURT
 SCALE: 3/4" = 1'-0"



SITE PLAN
 SCALE: 1" = 10'-0"
 FOR COMPLETE SITE INFORMATION, SEE SURVEY DATED 1/17/02 BY SHREVELOCK SURVEYING, INC. NORTH FORT, FL.



AREA CALCULATIONS				
	CONDITIONED	GARAGE	PORCHES LANAI	TOTAL
FIRST FLOOR	3950		1016	4966 SQFT.
GARAGE		941		941 SQFT.
SECOND FLOOR	807			807 SQFT.
TOTAL AREA				6720 SQFT.
LOT AREA				26302 SQFT.
BLDG FOOTPRINT	3950	941	1016	5913 SQFT.
ELEVATED POOL & DECK				2392 SQFT.
LOT COVERAGE				31.6%

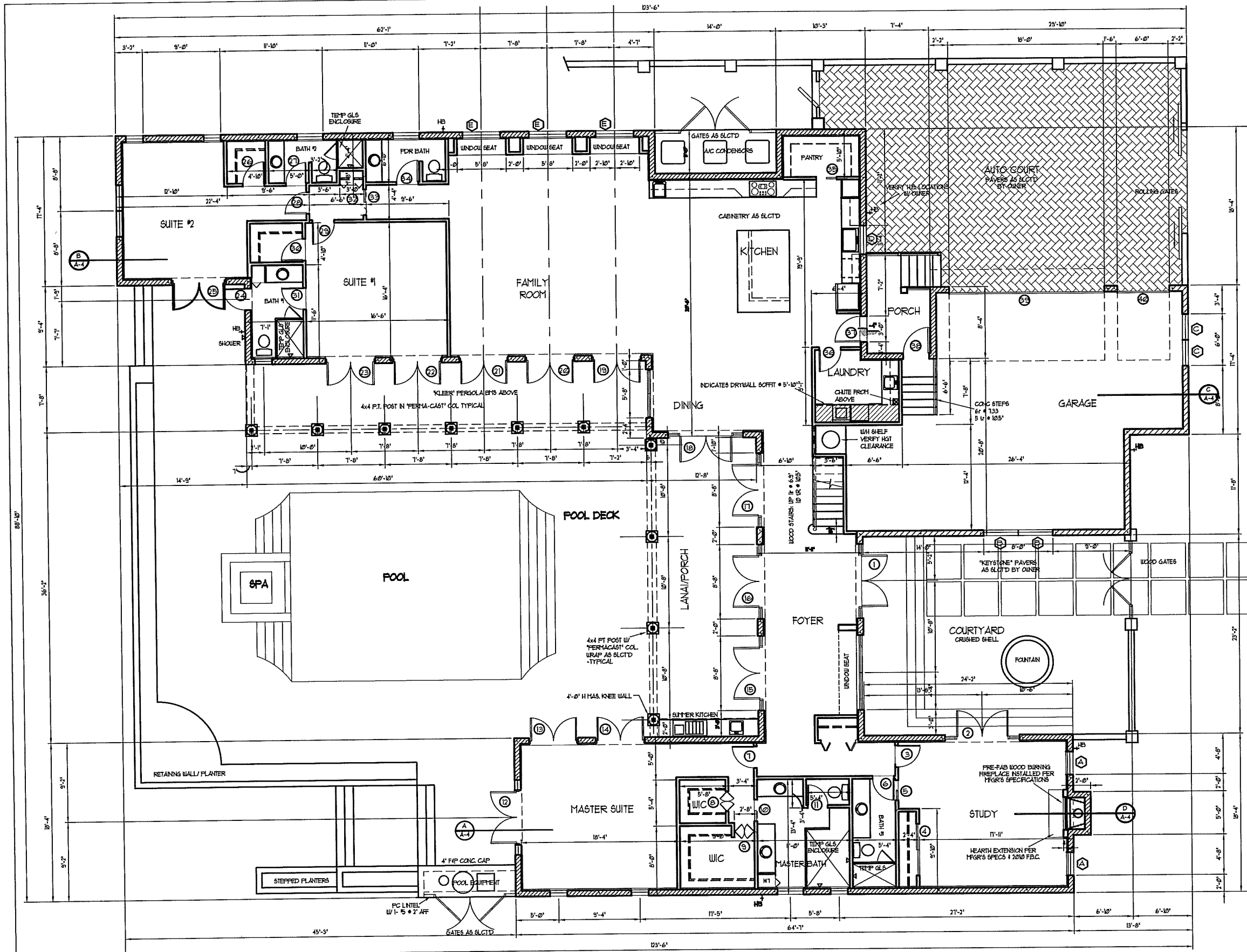
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 12-04-2002

date: 10-11-2002
 job no. 2156

drawing: SP-1

EXHIBIT A
GLERUM RESIDENCE
 151 PALM AVE. BOCA GRANDE, FL.

architect
la krebs LLC
 AA 26002462
 Edgewater Cir. suite 44A
 1460 McCall Rd. S
 Englewood, Fla. 34223
 (941)475-7327



NO	DESCRIPTION	TYPE DOOR	SIZE	REMARKS
1	OPAQUE WOOD DOOR BLEACHED PECKY CYPRESS	CUSTOM	6'-0"0"	(2) STA. 12' SIDELIGHTS
2	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
3	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
4	INTERIOR 5 PANEL WOOD	SLIDING DR	6'-0"0"	
5	INTERIOR 5 PANEL WOOD	POCKET DR	2'-0"0"	
6	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
7	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
8	INTERIOR 5 PANEL WOOD	CAFE DR	2'-0"0"	FR 7'-2"x4'-0"
9	INTERIOR 5 PANEL WOOD	CAFE DR	2'-0"0"	FR 7'-2"x4'-0"
10	INTERIOR 5 PANEL WOOD	POCKET DR	2'-0"0"	
11	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	
12	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	(2) STA. 12' SIDELIGHTS
13	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	
14	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	
15	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
16	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
17	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
18	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
19	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
20	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
21	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
22	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
23	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	ARCH TOP
24	MARVIN STORMPLUS FRENCH	PRE-HUNG	2'-0"0"	
25	MARVIN STORMPLUS FRENCH	PRE-HUNG	6'-0"0"	
26	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
27	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
28	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
29	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
30	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
31	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
32	INTERIOR 5 PANEL WOOD	BOLD DR	2'-0"0"	
33	INTERIOR 5 PANEL WOOD	POCKET DR	3'-0"0"	
34	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
35	INTERIOR 5 PANEL WOOD	POCKET DR	2'-0"0"	
36	INTERIOR 5 PANEL WOOD	PRE-HUNG	2'-0"0"	
37	MARVIN STORMPLUS FRENCH	PRE-HUNG	3'-0"0"	
38	EXTERIOR 5 PANEL WOOD	PRE-HUNG	3'-0"0"	
39	OVERHEAD GARAGE DOOR		10'-0"0"	MFR WINDOW INSERTS
40	OVERHEAD GARAGE DOOR		6'-0"0"	MFR WINDOW INSERTS

NO	DESCRIPTION	QTY.	HEAD HEIGHT	REMARKS
A	2'-8" x 5'-8"	2	8'-0"	CUSTOM SIZE FRENCH WDW
B	CLIFCA4848	2	8'-0"	MFR STANDARD MILL
C	CLIFCA3654	2	8'-0"	MFR STANDARD MILL
D	CLIFCA4854	1	8'-0"	CUSTOM SIZE FRENCH WDW ARCH TOP
E	4'-4" x 5'-4"	3	7'-4"	CUSTOM SIZE FRENCH WDW ARCH TOP
B	6'-0" x 6'-2"	1	8'-0"	CUSTOM SIZE FRENCH WDW ARCH TOP, (2) 12' SIDELIGHTS
D	2'-8" x 9'-9"	1	8'-0" / 12'-0" / 15'-0"	FIXED GLASS
E	CLIFCA2448	2	8'-0"	TEMPRD, OPTL OBS. GLS
F	CLIFCA2472	4	8'-0"	
G	CLIFCA3648	3	8'-0"	
H	2'-8" x 5'-0"	3	8'-0"	CUSTOM SIZE FRENCH WDW MFR STANDARD MILL
I	CLIFCA3636	1	8'-0"	
K	CLIFCA3672	2	8'-0"	MFR STANDARD MILL
L	CLIFCA3656	1	8'-0"	
M	CLIFCA3078	4	8'-0"	MFR STANDARD MILL

FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXHIBIT A (2 OF 4)
GLERUM RESIDENCE
151 PALM AVE. BOCA GRANDE, FL

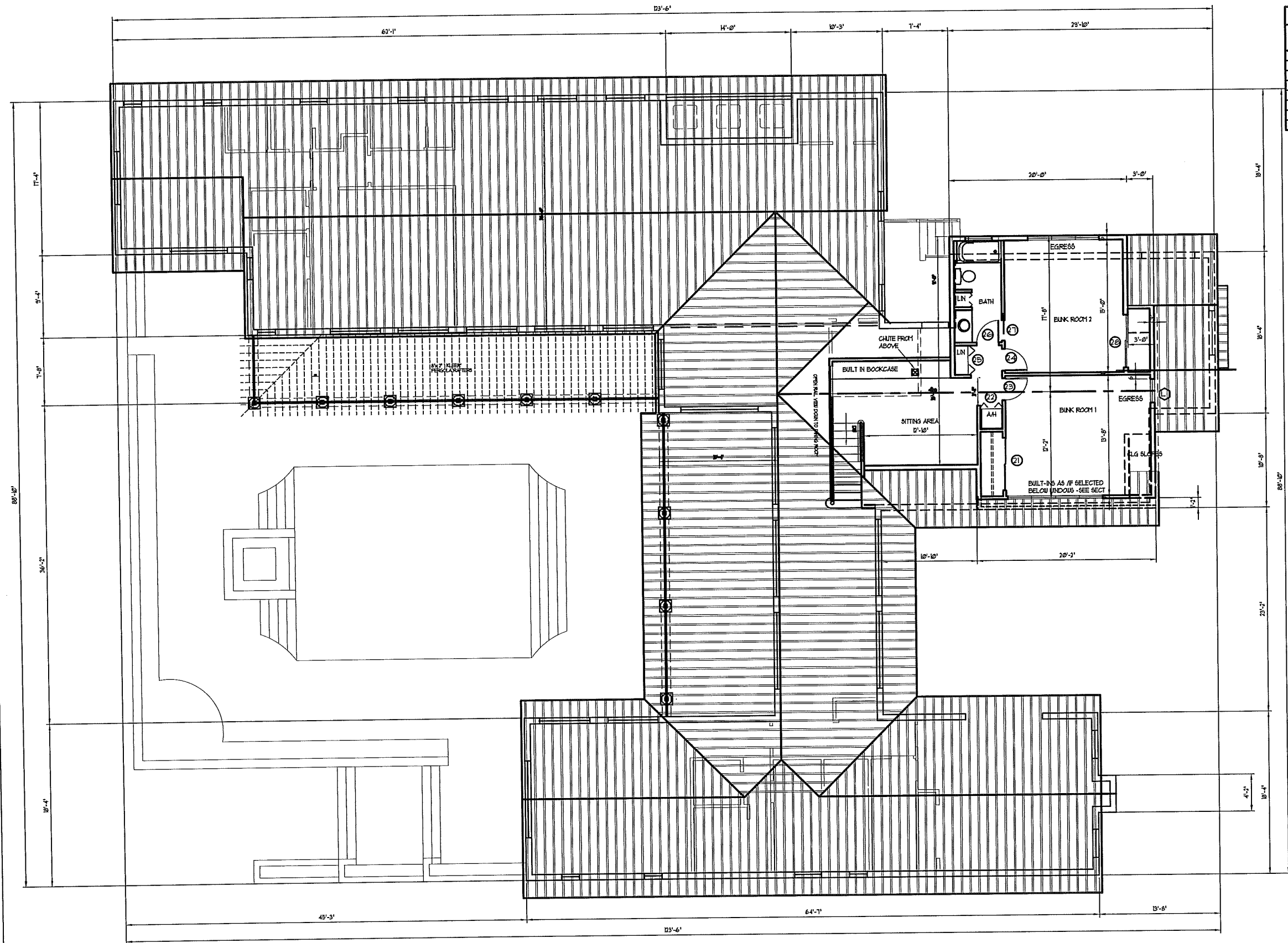
architect
L.A. krebs, LLC
1480 McCall Rd. S
Englewood, Fla. 34223
(941) 475-7327

revisions: 11-21-2020

date: 10-28-2020
job no. 1021

A-1

drawing:



DOOR SCHEDULE				
NO	DESCRIPTION	TYPE DOOR	SIZE	REMARKS
21	INTERIOR 5 PANEL WOOD	SLIDING DR	6080	
22	INTERIOR 5 PANEL WOOD	BIFOLD DR	2680	
23	INTERIOR 5 PANEL WOOD	FRE-HUNG	2680	
24	INTERIOR 5 PANEL WOOD	FRE-HUNG	2680	
25	INTERIOR 5 PANEL WOOD	BIFOLD DR	3480	
26	INTERIOR 5 PANEL WOOD	FRE-HUNG	2680	
27	INTERIOR 5 PANEL WOOD	POCKET DR	2480	
28	INTERIOR 5 PANEL WOOD	SLIDING DR	6080	

SECOND FLOOR PLAN

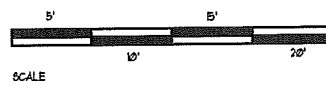


EXHIBIT A (3 OF 4)
GLERUM RESIDENCE
 151 PALM AVE. BOCA GRANDE, FL.

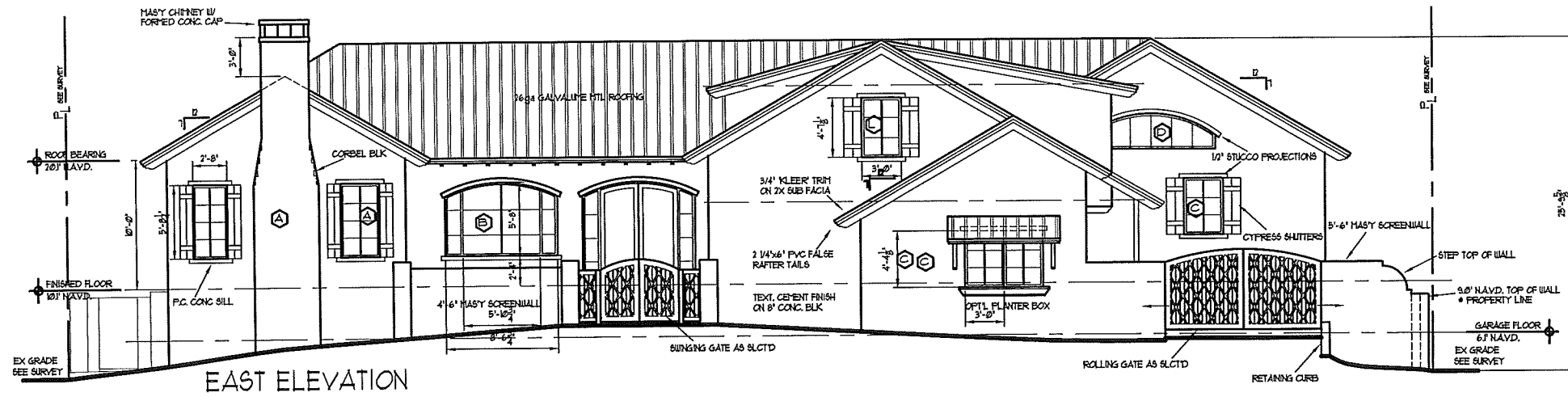
architect
la krebs, llc
 Edgewater Ctr, suite 4A
 1480 McCall Rd. S
 Englewood, Fla. 34223
 (941) 475-7327

revisions:
 11-21-2012

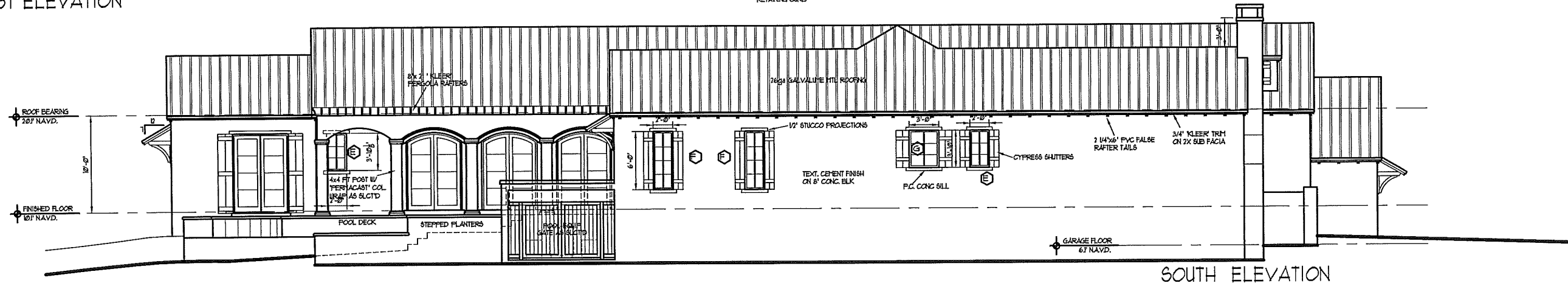
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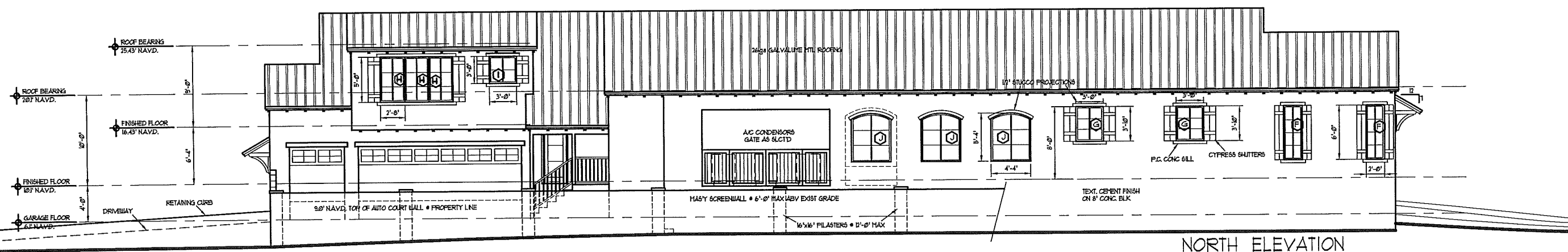
drawing:



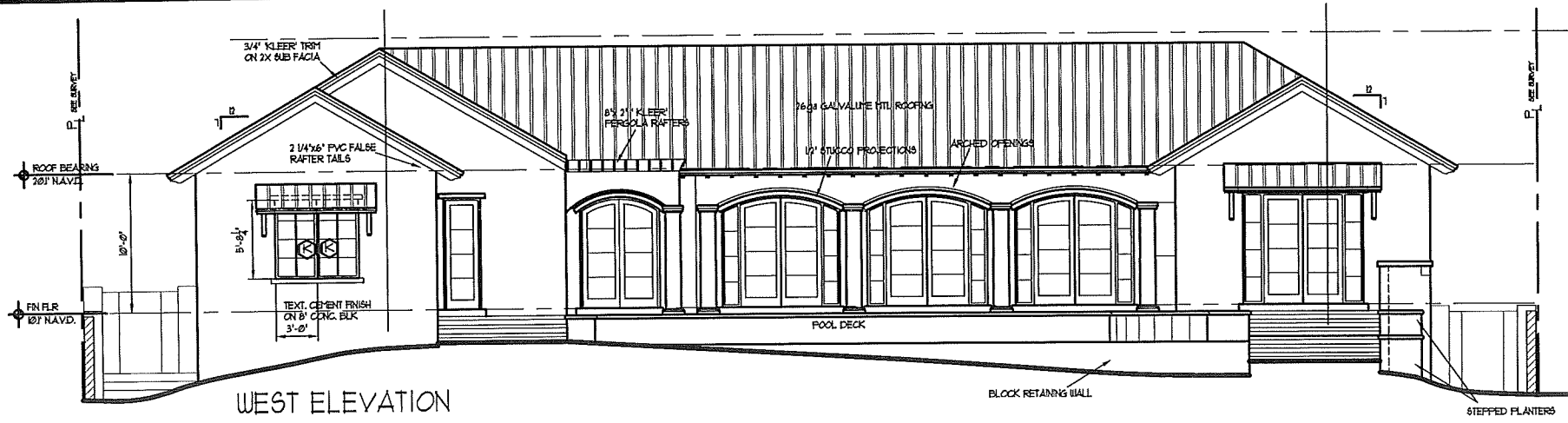
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

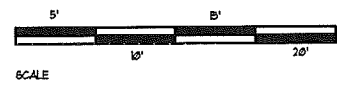
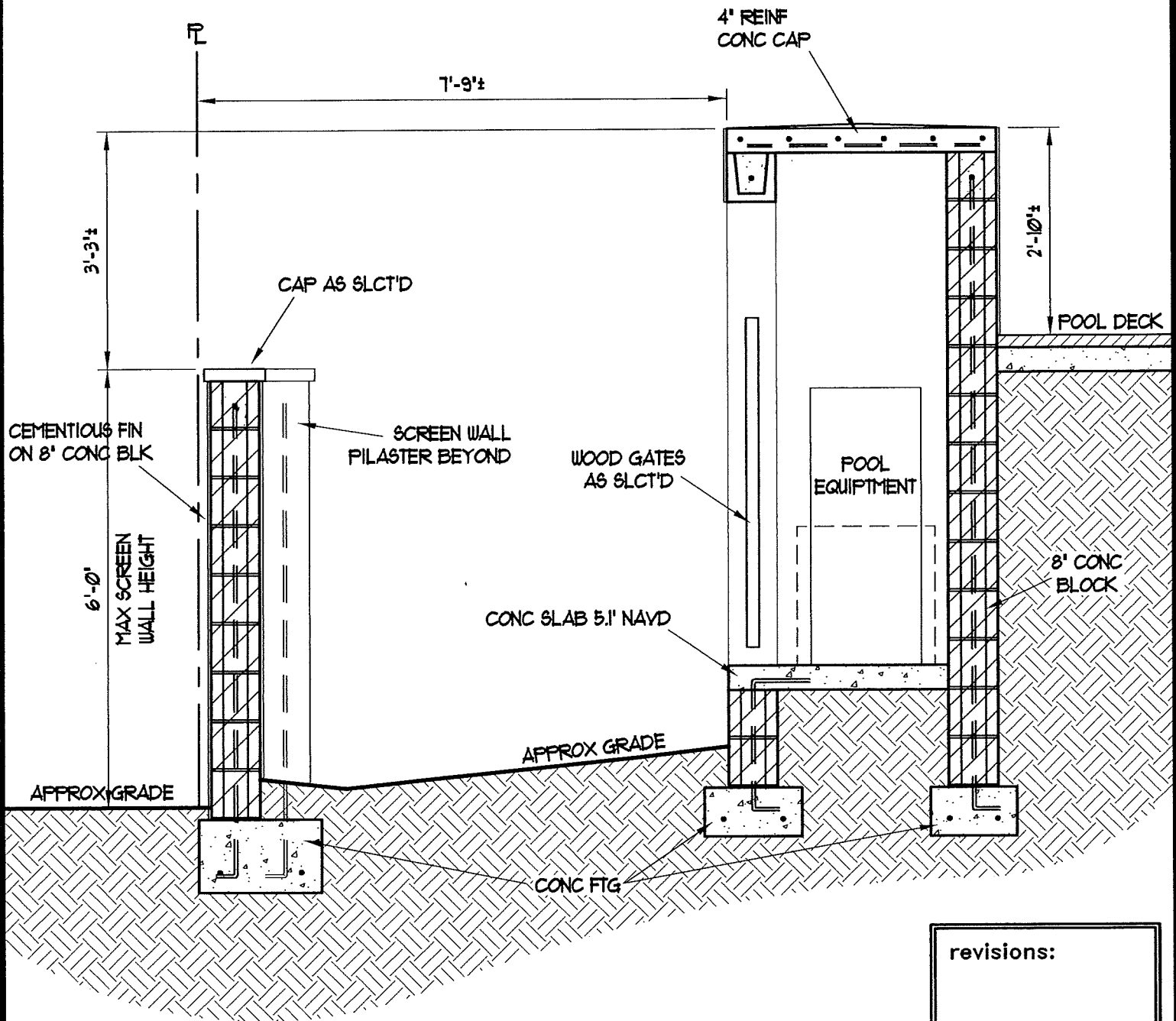


EXHIBIT A (4 OF 4)
GLERUM RESIDENCE
 151 PALM AVE. BOCA GRANDE, FL

architect
la krebs, llc
 26002462
 Edgewater Ctr. suite 4A
 1450 McCall Rd. S
 Englewood, Fla. 34223
 (941) 476-7327

revisions: 11-21-2011
date: 10-28-2011 job no. 1071
A-3
drawing:



SECTION @ POOL EQUIPMENT

SCALE : 1/2" = 1'-0"

revisions:

SOUND MITIGATION FOR POOL EQUIPMENT
GLERUM RESIDENCE

151 PALM AVE.

BOCA GRANDE, FL

architect
l. a. krebs, LLC
 AA 26002462
 Edgewater Ctr. suite4A
 1460 McCall Rd. S
 Englewood, Fla. 34223
 (941)475-7327

date: 12-13-2012
 job no. 2136

1 of 1

drawing:



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

Lee County Planning Division, PO Box 398, Fort Myers, FL 33902
Phone: (239) 533-8585 / FAX: (239) 485-8344

COA No.	COA2012-00158	Designation No.	HD 90 05 01	Date Filed:	
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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: McGovern Residence

Location: 291 Park Ave. Boca Grande, FL 33921

Strap No.: 14-43-20-01-00004.0160

Name of Applicant or Agent: J. Scott Drafting, Inc.

(* 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

E-mail: JSCOTT@RESIDENTIAL-DRAFTING.COM

Name of Historic District, if applicable, _____

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description: (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: Construct new home on vacant lot

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: _____

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

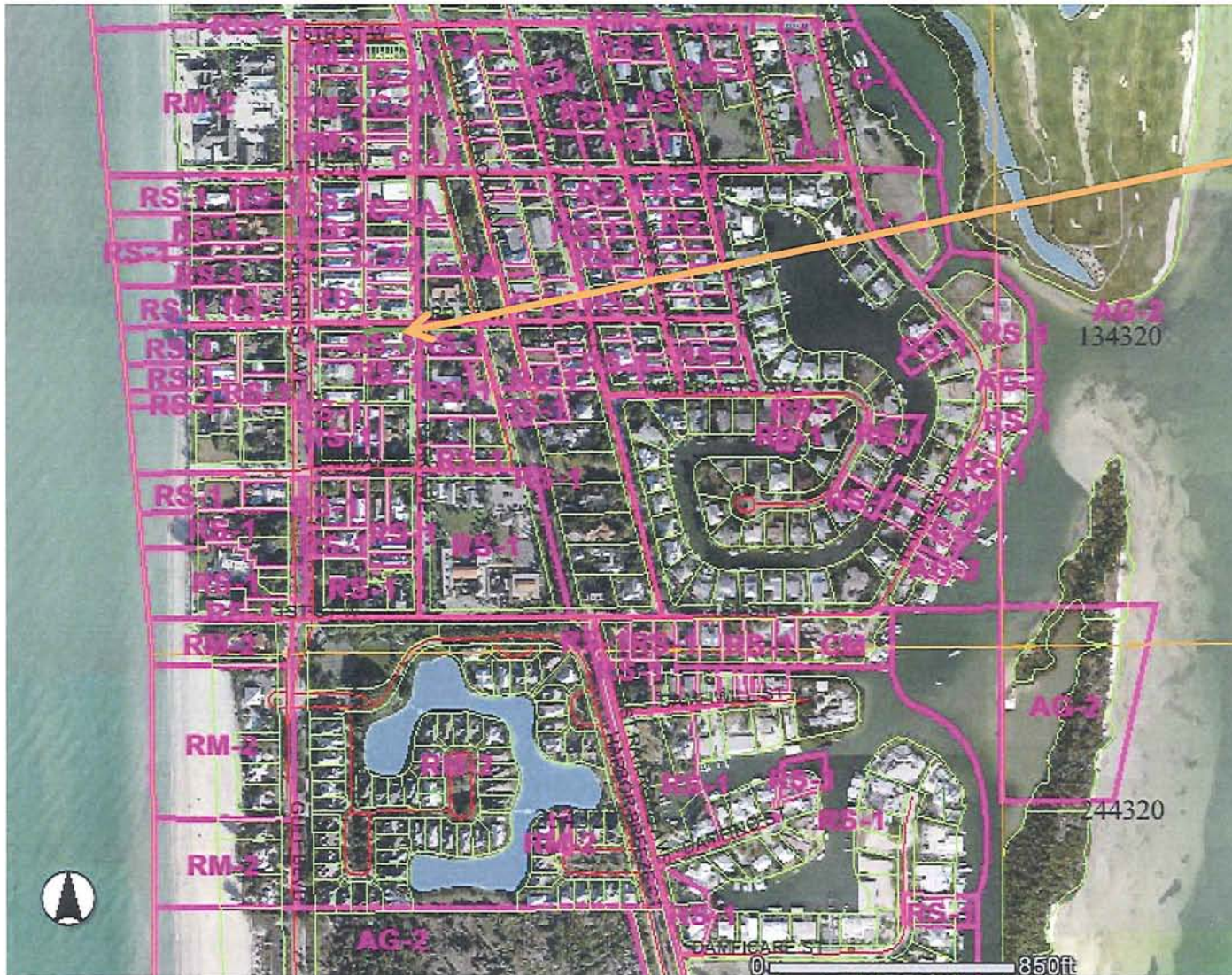
If yes, explain: _____

***** FOR STAFF USE ONLY *****			
Date Filed:	Date Issued:	APPROVED	*DENIED
Certified by:			
* Explanation Attached			

COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande



COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande



Subject Property
291 Park Ave.

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012 00158 McGovern -- 291 Park Ave. Boca Grande Fl 33921

HEARING DATE: January 31, 2013

SUMMARY

The proposal calls for the rehabilitation and slight expansion of a contributing house 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 number is 14-43-20-01-00004.0160; the address is 291 Park Ave., Boca Grande, Fl 33921.

STAFF ANALYSIS

Existing Conditions:

The subject property is a single story, frame vernacular house. It appears to be among the earliest residences in Boca Grande -- according to the Property Appraiser it dates back to 1910. It is located at the southwest corner of Park Ave and 3rd St. on a relatively small and narrow lot: 50-ft by 150-ft.

The roof material is metal and the siding is vinyl. The applicant indicates the living area is 1,710 sq ft and the rear screened porch's area is 345 sq ft.

The building retains its original integrity. The original design of the building is clearly recognizable. This simple one-story frame vernacular residence is reminiscent of the "hall and parlor" family of houses (whose floor plan was two-room wide and one-room deep and then augmented by a porch on the front and an intersecting wing at the rear.)

On the front elevation, the subject house features a side gable roof fronting on Park Ave. and covering the living area (two bedrooms and a living room) and the front porch. Centered on the front elevation of the side gable roof is a small front facing gable roofed dormer with a louvered vent. Under this dormer is a single door incised under the porch roof. The front porch features a knee wall and awning windows.

Behind the front side gable roof is an intersecting gable roofed wing. At the rear is a rear facing gable roofed screen porch.

Proposed Project:

- The applicant notes on the plans the living area of the house will be increased by 202 sq ft to 1912 sq ft and the rear porch will be decreased by 33 sq ft to 312 sq ft. The proposed changes will reconfigure the interior floor plan to allow for better connectivity between bedrooms and bathrooms, accommodate a modern kitchen and larger dining and living areas.
- The roof material will continue to be metal.
- The vinyl siding will be replaced with hardi-plank horizontal siding.
- The existing foundation piers will be replaced with a new continuous stem wall. On the exterior this stem wall will feature decorative PVC lattice over black painted masonry.
- The front side gable roofed wing fronting on Park Ave would have only one change. The awning windows of the enclosed front porch would be replaced with casement windows.

- The intersecting gable roofed wing at the rear will have the following changes:
 - The north side by 3rd St features a small incised area (roughly 3-ft by 17-ft). Under the proposal the north side elevation will be expanded to fill the incised area (i.e. the incised area would be eliminated to provide additional space for the dining room and bathroom). The existing windows in the incised area will be relocated to the new expanded area.
 - On the south side there is a small porch with deck (these are recent additions) which will be removed. The rear intersecting gable roofed wing will be expanded by roughly 170 sq ft so that it is flush with the front wing's south wall. Applicant proposes to reuse as many of the historic windows as feasible. One window on the north side will be removed when the kitchen is upgraded and relocated to bedroom #3 on the south side.
- At the rear elevation there is a long and narrow screen porch under a secondary gable roof. This porch will be replaced by a shorter and wider screen porch under a hip roof.

Staff believes this is a well thought out project. The front side gable roofed wing by Park Ave. is likely the oldest most historic part of the house. The applicant proposes only one change to the exterior of that wing the replacing the awning windows on the porch with casement windows. The majority of the changes are proposed to the rear intersecting gable roofed wing and there the applicant has made an effort to preserve original windows as feasible.

The Secretary of the Interior's Standards for Rehabilitation

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

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

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

The proposed project retains and preserves the historic character of the property. The house will be rehabilitated maintaining its original roof forms and material. In general the proposal avoids the removal of materials or alteration of features and spaces that characterize the property.

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

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

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

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

The 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

The entire side gable roofed wing on the front is being preserved. Historic windows are being preserved as feasible.

- 7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. N/A
- 8 Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
- 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The additions to the north and south sides are not destroying materials that characterize the property. The new work will be differentiated from the old; for instance on the south side a vertical board will delineate the area under the side gable roof from the expansion under the rear intersecting gable roof.

Generally the total area of the proposed addition is quite small and is in keeping with the massing, size, scale and architectural features of the historic house.

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

The essential form and integrity of the oldest portion of the house --which is the front side gabled wing -- will be maintained. The intersecting gable roofed wing at the rear will be slightly altered but these alterations could be reversed in the future.

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.

COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande

Front (East) elevation of the subject property on Park Ave.



COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande



North side of the subject property on 3rd St.

North side of the subject property on 3rd St.



Incised area on the North side to be filled in

COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande



South side of the subject property

South side deck to be removed



Window detail

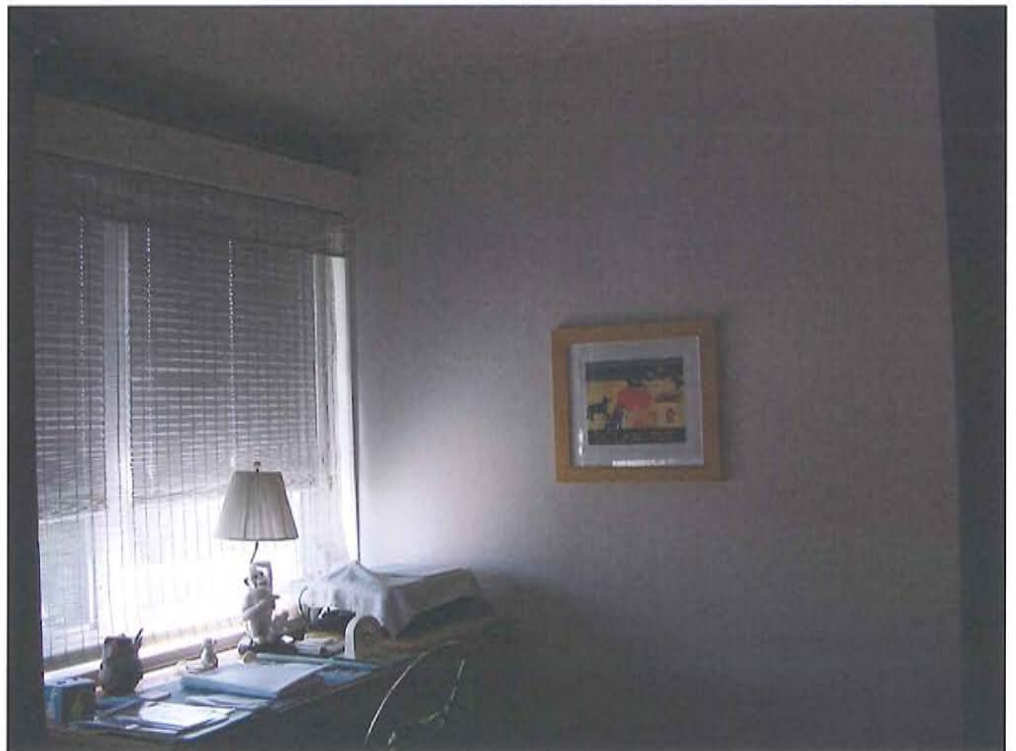
COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande

Existing rear screen porch to be removed and replaced with another screen porch



COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande

Interior of the enclosed front porch



COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande



Adjoining property to the South



Property across 3rd St.

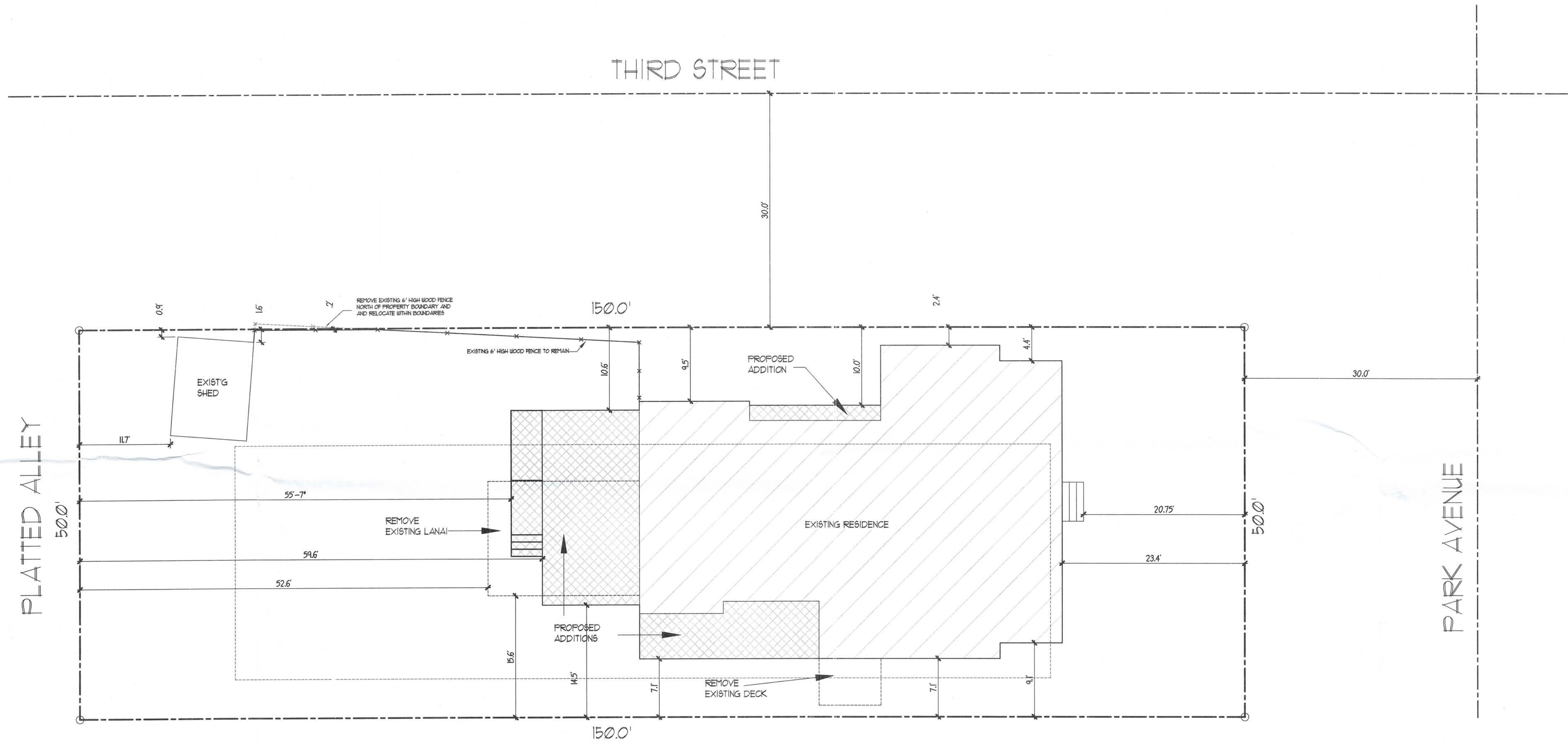
COA2012-00158 McGovern Residence – 291 Park Ave. Boca Grande



Property across Park Ave. (northeast corner)



Property across Park Ave. (southeast corner)



DESCRIPTION
 LOT 16, BLOCK 4 REVISED PLAT OF BOCA GRANDE A SUBDIVISION
 ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1,
 PAGE 1 AND 1A OF THE PUBLIC RECORDS OF LEE COUNTY,
 FLORIDA.

PROPOSED SITE PLAN
 SCALE = 1/8" = 1'-0"



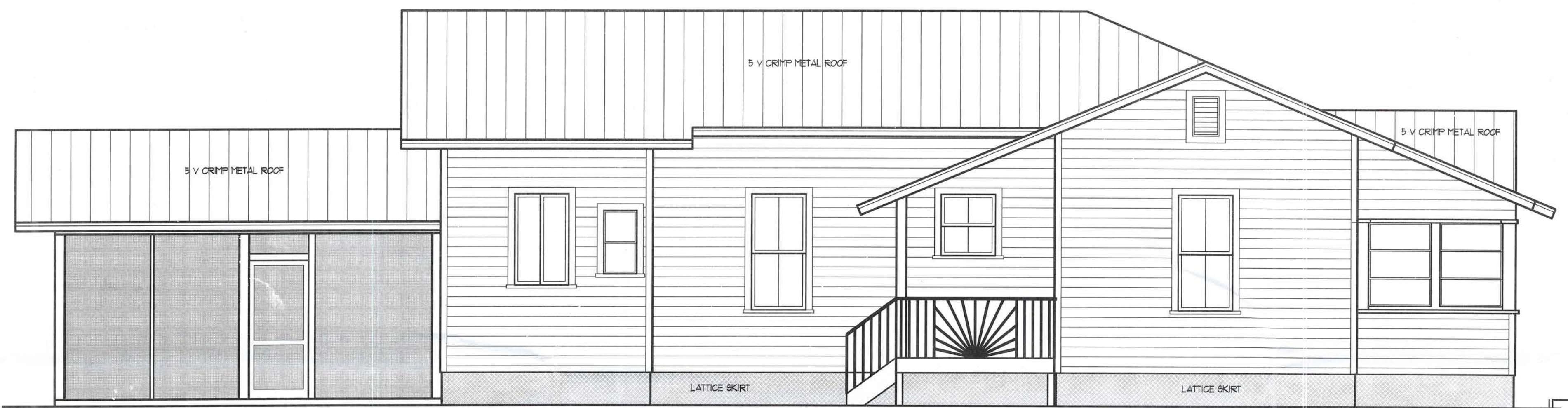
- DENOTES EXISTING BUILDINGS
- DENOTES PROPOSED BUILDING ADDITIONS

AREA CALCULATIONS
 LOT AREA - 50' X 150' = 7500 SQ. FT.
 BUILDING AREA
 PROPOSED RESIDENCE = 2224 SQ. FT.
 EXISTING SHED = 125 SQ. FT.
 TOTAL BUILDINGS = 2349 SQ. FT.
 PERCENTAGE OF LOT COVERAGE = 31%

EXHIBIT B
SITE PLAN



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



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



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

- 10'-0" ROOF BEARING
- 9'-0" ROOF BEARING
- 8'-0" ROOF BEARING
- 0'-0" FINISH FLOOR



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



EXISTING SQ. FTG. CALC'S:

LIVING AREA	1710
SCREEN PORCH	345
TOTAL SQ. FTG.:	2055

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

EXHIBIT A (SHT 1 OF 2)
EXISTING

SCOTT J. DRAFTING, INC.
2000 WOODS ACCESS RD. UNIT 14
RICEWOOD FLORIDA 32152
OFFICE PHONE (904) 478-3100
CELL (904) 478-3100
E-MAIL: JSCOTT@SCOTTJDRIFTING.COM

BUILT BY:
PCI CUSTOM HOMES

An Existing Plan for:
MCGOVERN RESIDENCE

DATE DRAWN
DEC. 4, 2012

DRAWN BY
D. KONROSKI

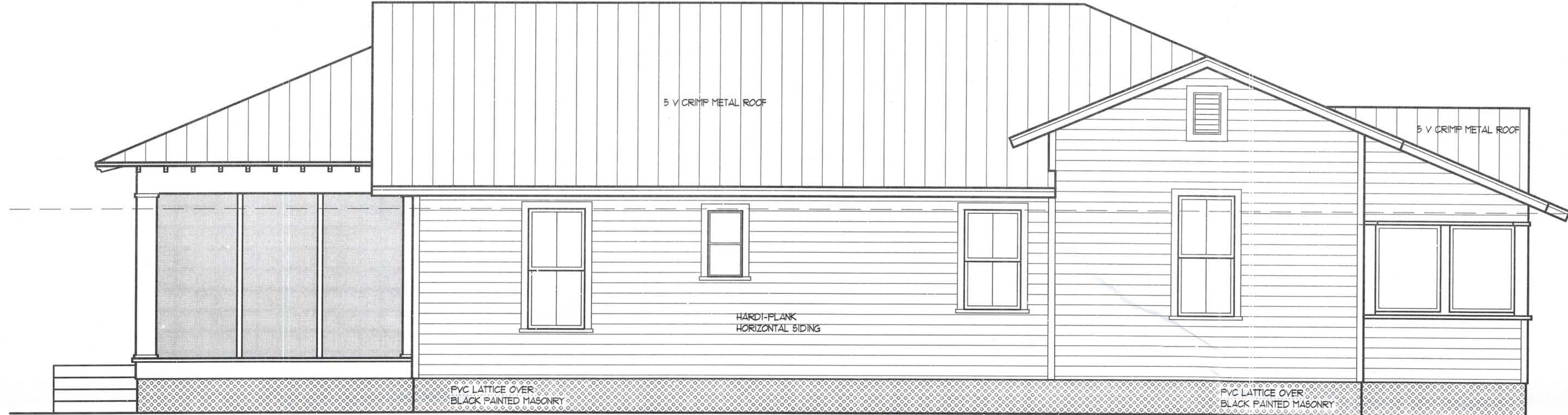
DATE REVISED
JUNE 6, 2012

SHEET
1 OF 2

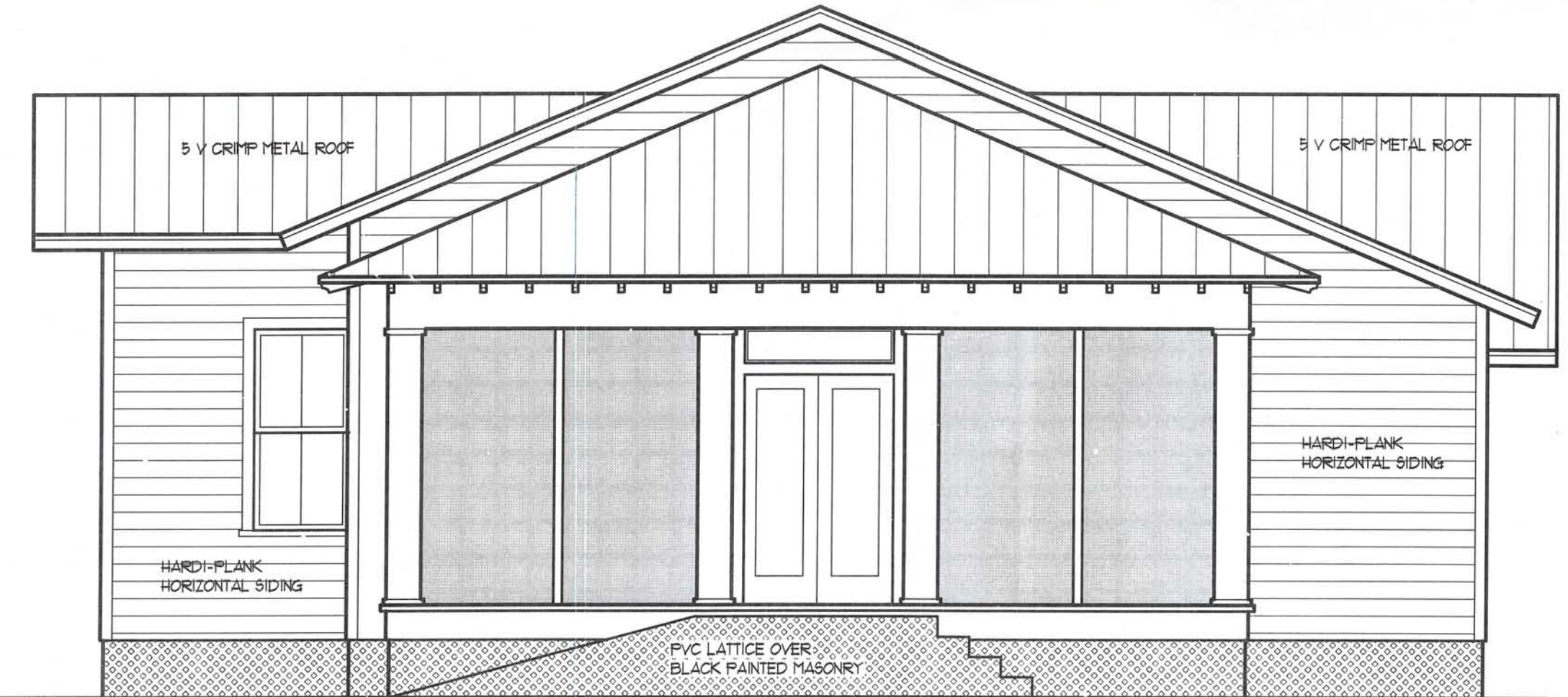
JOB NUMBER
12-BASIC



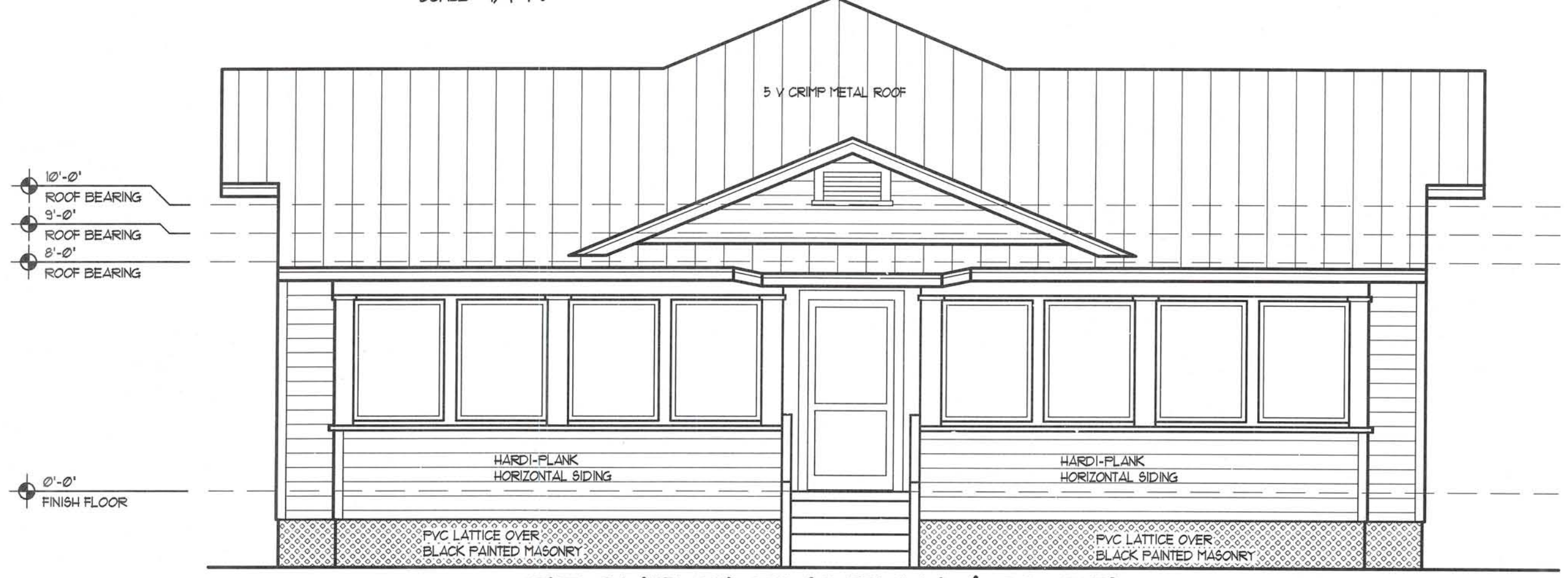
RIGHT SIDE ELEVATION (NORTH)
SCALE = 1/4"=1'-0"



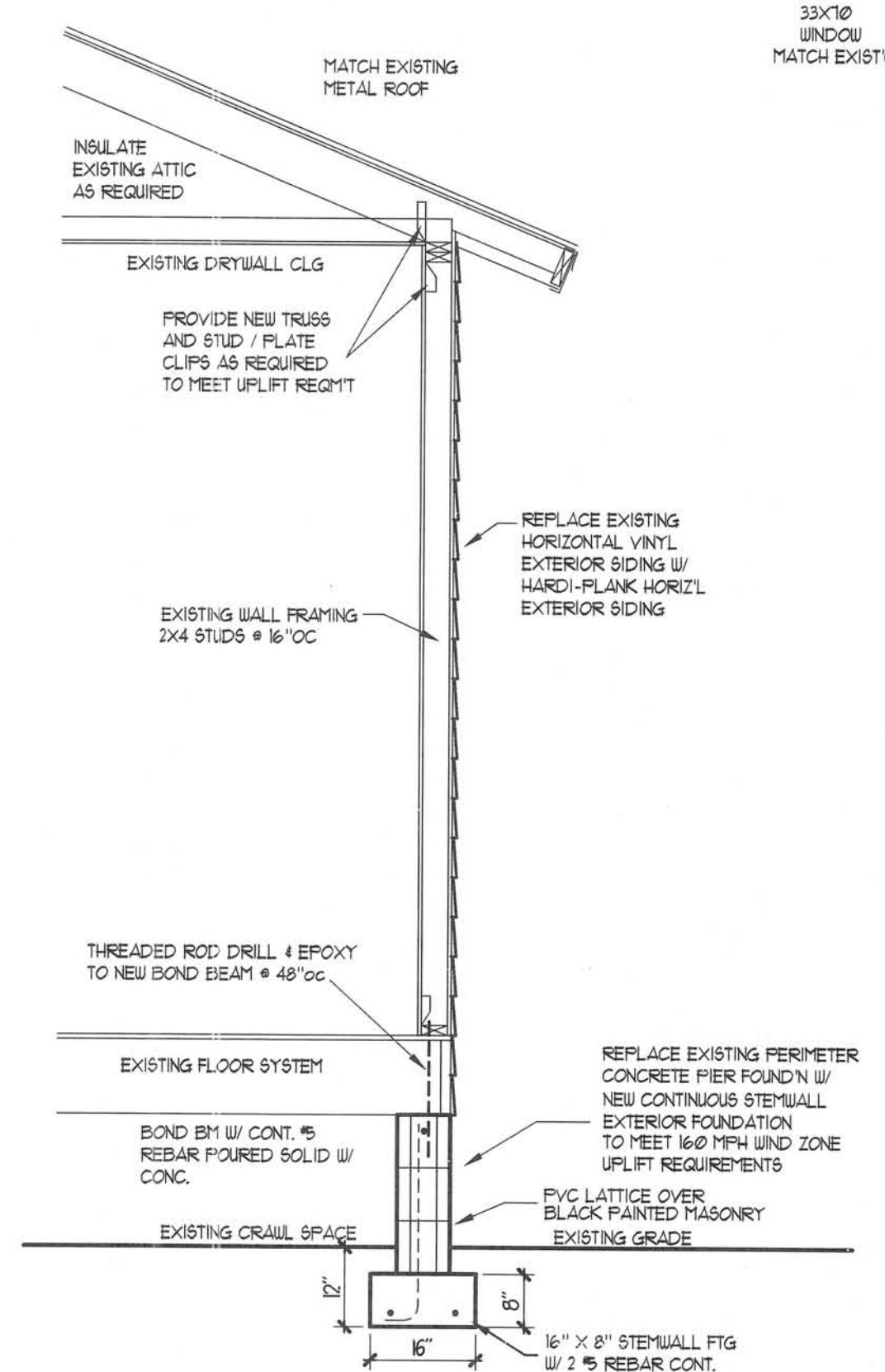
LEFT SIDE ELEVATION (SOUTH)
SCALE = 1/4"=1'-0"



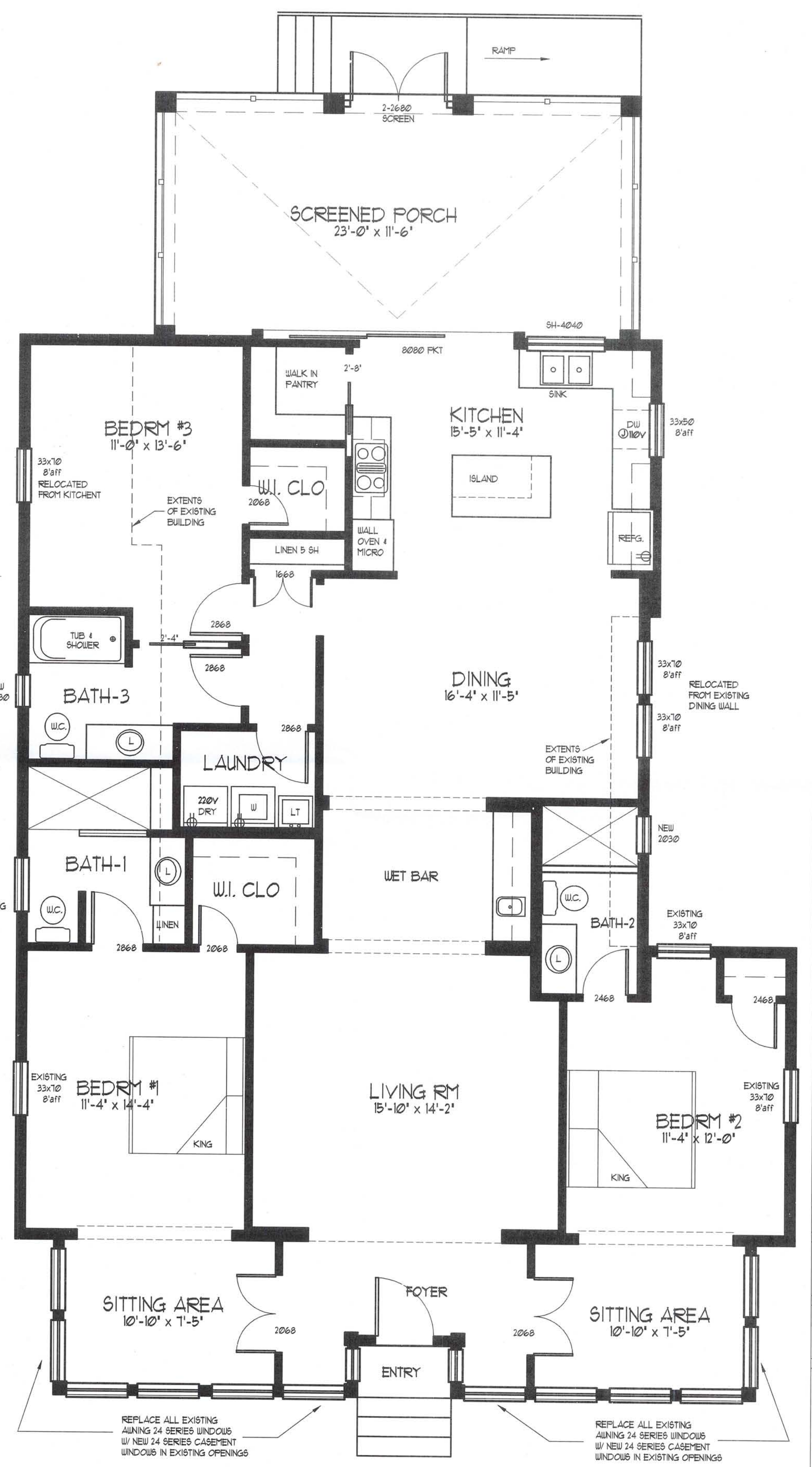
REAR ELEVATION (WEST)
SCALE = 1/4"=1'-0"



FRONT ELEVATION (EAST)
SCALE = 1/4"=1'-0"



TYPICAL WALL SECTION
SCALE = 1/4"=1'-0"



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

PROPOSED SQ. FTG. CALC'S:

LIVING AREA	1912
SCREEN PORCH	312
TOTAL SQ. FTG.:	2224

EXHIBIT A (SHT 2 OF 2)
PROPOSED



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 - 00137</u>	Designation No. <u>HD900501</u>	Date Filed:
---------------------------------	---------------------------------	-------------

<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: GASPARILLA INN BEACH CLUB SIGN # 2

Location: END OF 5TH ST W AT GILCHRIST AVE INTERSECTION

STRAP No.: 14-43-20-00-60002.0000

Name of Applicant or Agent*: LEO PFLIGER CONSTRUCTION INC

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

Address: 339 N OXFORD DR

City, State, Zip: ENGLEWOOD FL 34223

Phone Number: (941) 474 8386 Fax Number: (941) 473 0022

Email Address: lpcibldr@comcast.net

Name of Historic District (if applicable): _____

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 4'6" HIGH SIGN BUILT ACCORDING TO ATTACHED PLAN
SET AT 45° DIAGONAL ON THE RIGHT SIDE OF SIDEWALK TO THE
RIGHT OF EXISTING PALM

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. _____

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

If yes, explain. _____

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

SUBMITTAL REQUIREMENTS	
	Full plans and specifications (12 sets of plans, 1 set of specification).
	Site plan (12).
	Samples of materials if needed to fully describe the proposed appearance, color, feature, 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 of adjacent buildings and streetscape within a historic district.
	Demolition applications only: Provide plans for the reuse of the property.
	Moving applications only: Provide reason for the proposed move, and a description of the new location and settings.
ADDITIONAL SUBMITTAL ITEMS FOR 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.

Gasparilla Inn Signs

- * SEE DETAIL PLAN FOR MEASUREMENTS
- * SEE PHOTO FOR COLOR DETAILS



SIGN PLAN

SCALE: 3/4" = 1'-0" ~ FLOOR PLAN

DESIGN DESCRIPTION:

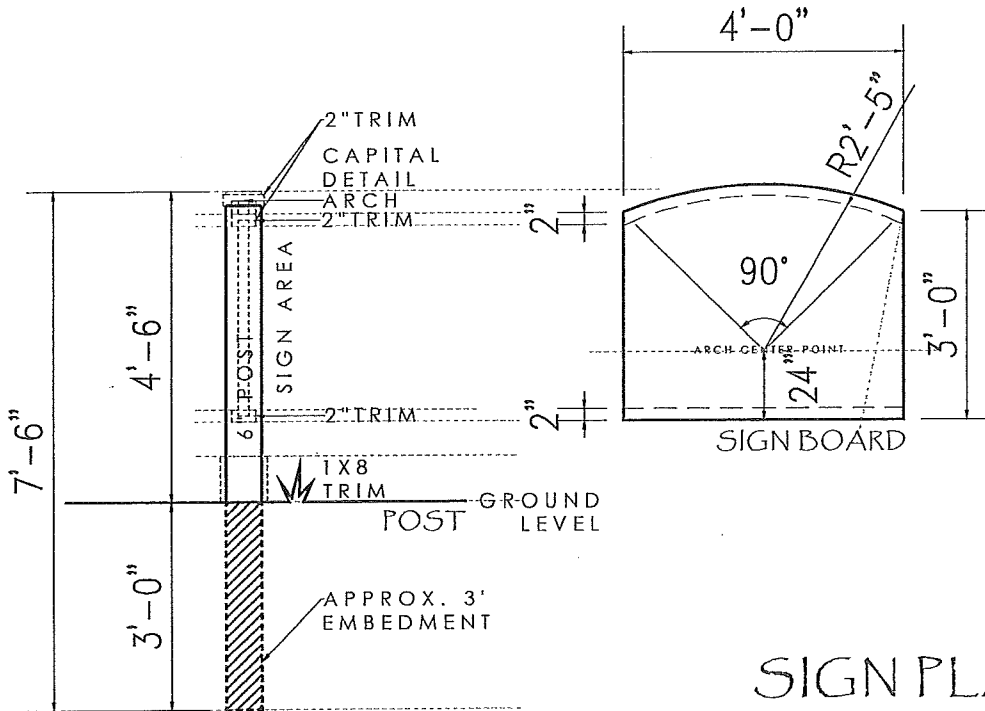
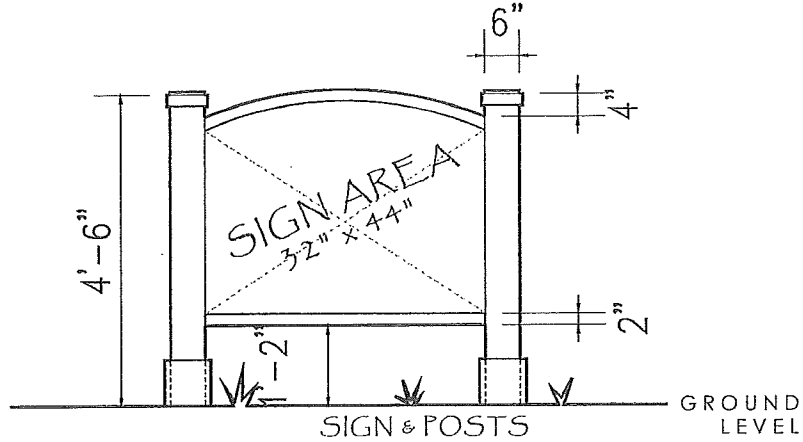
GASPARILLA BEACH CLUB & TENNIS CLUB SIGN. 4'-0" X 3'-0" SIGN BOARD W/ (2) 6X6" POSTS - 6X6" POSTS TO BE 4'-6" FROM GROUND LEVEL W/ EMBEDMENT DEPTH OF APPROX. 3'



DESIGN FOR LIFE
 CUSTOM ARCHITECTURE - DESIGN - CONSULTING - PLANNING

P.O. BOX 1408 BOCA GRANDE FL.
 941.524.6374

Gasparilla Inn Signs DETAIL PLAN



SIGN PLAN

SCALE: 3/8" = 1'-0" ~ FLOOR PLAN

DESIGN DESCRIPTION:

GASPARILLA BEACH CLUB & TENNIS CLUB
SIGN. 4'-0" X 3'-0" SIGN BOARD W/ (2) 6X6"
POSTS - 6X6" POSTS TO BE 4'-6" FROM
GROUND LEVEL W/ EMBEDMENT DEPTH OF
APPROX. 3'



DESIGN FOR LIFE
CUSTOM ARCHITECTURE - DESIGN - CONSULTING - PLANNING

P.O. BOX 1408 BOCA GRANDE FL.
941.524.6374



Google earth



BEACH CLUB SIGN ON BEACH CLUB PROPERTY
SET AT 45° DIAGONAL ON THE RIGHT SIDE OF
SIDEWALK TO THE RIGHT OF EXISTING PALM

GASPARILLA INN - please use this only as an example of what
the requested signs will look like



**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012 00137 Gasparilla Inn Beach Club Sign #2 located at the end of 5th St W near intersection with Gilchrist Ave. Boca Grande Fl 33921

HEARING DATE: January 31, 2013

SUMMARY AND STAFF ANALYSIS

The proposal calls for the installation of a sign for the Gasparilla Inn Beach Club. The property is part of the contributing Gasparilla Inn property STRAP number: 14 43 20 00 00002 0000. The sign will be located at the end of 5th St W near the intersection with Gilchrist Ave. and will be set near the sidewalk along the north side of the Beach Club. It will be a painted 4-ft by 3-ft sign board supported by two posts each 4-ft 6-in high. Staff believes this is a well thought out project and recommends approval.

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 installation of a sign will require minimal changes to the characteristics of the building and its environment.

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 original character of the property will be retained and preserved. The sign will be relatively low and understated. It will be a painted sign. There will be no removal of historic materials or alteration 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. N/A

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

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

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

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

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

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

The proposed sign will be compatible with the architectural features of the property and its environment.

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

If the proposed new sign is removed, the form and integrity of the historic property and its environment will remain unimpaired.

STAFF RECOMMENDATION

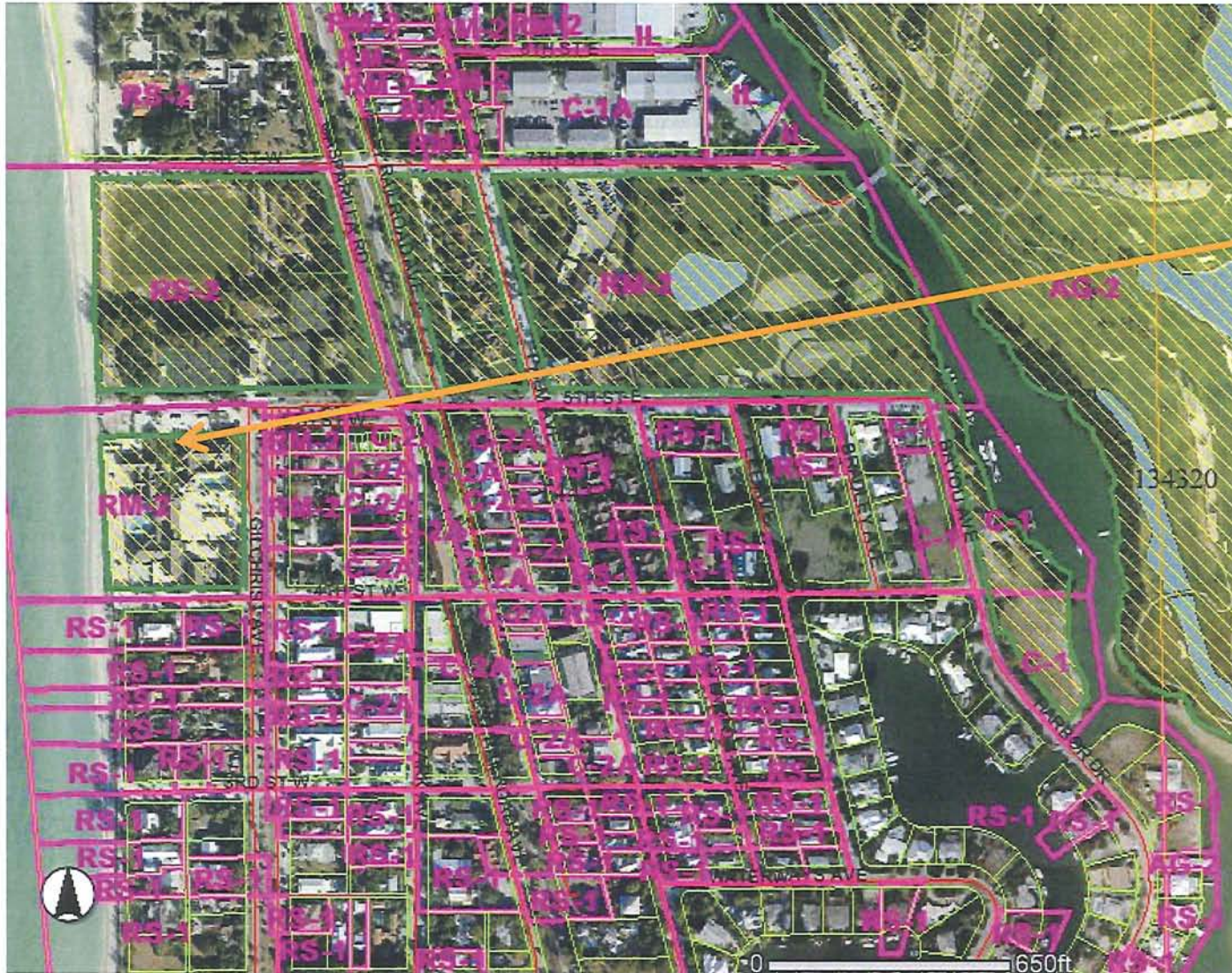
Staff recommends that the Historic Preservation Board:

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

COA2012-00137 – Gasparilla Inn Beach Club Sign #2, 5th St. SW. Boca Grande



COA2012-00137 – Gasparilla Inn Beach Club Sign #2, 5th St. SW. Boca Grande



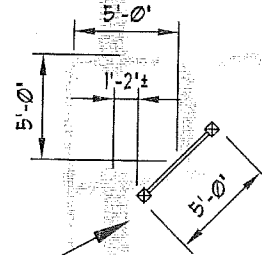
Subject Property
5th St. SW.

COA2012-00137 – Gasparilla Inn Beach Club sign #2. Boca Grande, FL



Proposed 4' 6" sign to be located on the right side of the sidewalk to the right of the existing palm tree

NEW WOOD SIGN # 2



**BEACH CLUB
SIGN #2 PLACEMENT PLAN**
SCALE: 1/4" = 1'-0"

RENOVATION

SIGN PLACEMENT PLAN FOR
GASPARILLA INN
BOCA GRANDE, FLORIDA LEE COUNTY

architect
La Krebs LLC
A 26002462
Edgewater Ctr. suite 4A
1480 McCall Rd., S
Englewood, Fla. 34223
(841) 476-7327

revisions:
D-21-12

date: 11-29-12
job no. 2161
SP-3
drawing:



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 2012-00138</u>	Designation No. <u>HD90 05 01</u>	Date Filed:
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<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
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Name of Project: GASPARILLA INN BEACH CLUB SIGN #1

Location: GILCHRIST AVE

STRAP No.: 14 - 43 - 20 - 00 - 00002 . 0000

Name of Applicant or Agent*: LEO PELIGER CONSTRUCTION INC
 (*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: 339 N OXFORD DR

City, State, Zip: ENGLEWOOD FL 34223

Phone Number: (941) 474 8380 Fax Number: (941) 473 0022

Email Address: lpcibldr@comcast.net

Name of Historic District (if applicable): _____

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 4'6" HIGH SIGN BUILT ACCORDING TO ATTACHED PLAN SET CENTERED IN CENTER ISLAND PLANTER BOX OF BEACH CLUB ENTRY DRIVEWAY / PARKING LOT AS PER ATTACHED SITE LOCATION SIGN

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. _____

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>			

SUBMITTAL REQUIREMENTS	
	Full plans and specifications (12 sets of plans, 1 set of specification).
	Site plan (12).
	Samples of materials if needed to fully describe the proposed appearance, color, feature, 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 of adjacent buildings and streetscape within a historic district.
	Demolition applications only: Provide plans for the reuse of the property.
	Moving applications only: Provide reason for the proposed move, and a description of the new location and settings.
ADDITIONAL SUBMITTAL ITEMS FOR 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.

Gasparilla Inn Signs

- SEE DETAIL PLAN FOR MEASUREMENTS
- SEE PHOTO FOR COLOR DETAILS



SIGN PLAN

SCALE: 3/4" = 1'-0" ~ FLOOR PLAN

DESIGN DESCRIPTION:

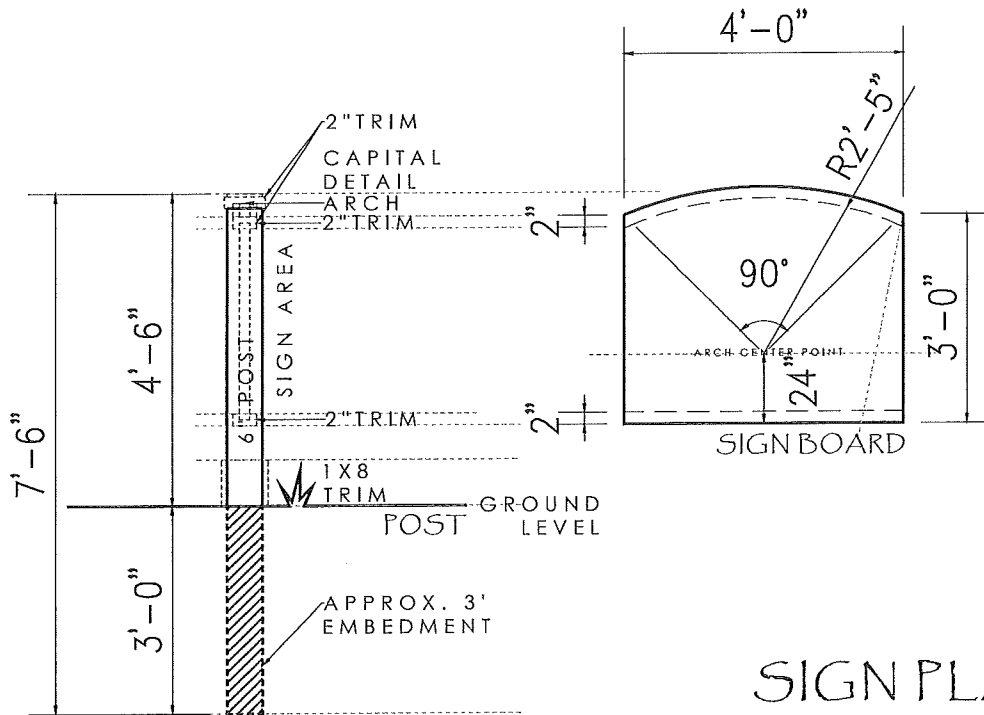
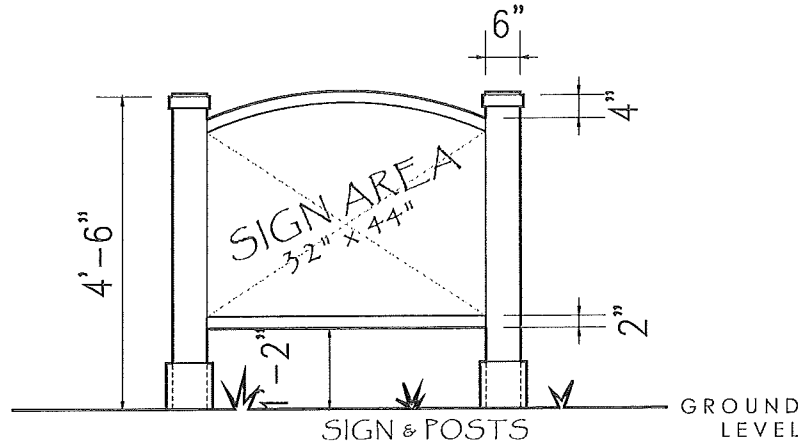
GASPARILLA BEACH CLUB & TENNIS CLUB SIGN. 4'-0" X 3'-0" SIGN BOARD W/ (2) 6X6" POSTS - 6X6" POSTS TO BE 4'-6" FROM GROUND LEVEL W/ EMBEDMENT DEPTH OF APPROX. 3'



DESIGN FOR LIFE
 CUSTOM ARCHITECTURE - DESIGN - CONSULTING - PLANNING

P.O. BOX 1408 BOCA GRANDE FL.
 941.524.6374

Gasparilla Inn Signs DETAIL PLAN



SIGN PLAN

SCALE: 3/8" = 1'-0" ~ FLOOR PLAN

DESIGN DESCRIPTION:

GASPARILLA BEACH CLUB & TENNIS CLUB
SIGN. 4'-0" X 3'-0" SIGN BOARD W/ (2) 6X6"
POSTS - 6X6" POSTS TO BE 4'-6" FROM
GROUND LEVEL W/ EMBEDMENT DEPTH OF
APPROX. 3'



DESIGN FOR LIFE
CUSTOM ARCHITECTURE - DESIGN - CONSULTING - PLANNING

P.O. BOX 1408 BOCA GRANDE FL.
941.524.6374



Google earth

feet 10
meters 3



GASPARILLA INN BEACH CLUB SIGN
SET CENTERED IN DRIVEWAY ISLAND
PLANTER BOX

BOCA GRANDE HISTORIC PRESERVATION BOARD STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012 00137 Gasparilla Inn Beach Club Sign #1 located on Gilchrist Ave. Boca Grande Fl 33921

HEARING DATE: January 31, 2013

SUMMARY AND STAFF ANALYSIS

The proposal calls for the installation of a sign for the Gasparilla Inn Beach Club. The property is part of the contributing Gasparilla Inn property STRAP number: 14 43 20 00 00002 0000. The sign will be located on Gilchrist Ave. in the middle of the center planter box of the Beach Club's entrance on Gilchrist Ave. It will be a painted 4-ft by 3-ft sign board supported by two posts each 4-ft 6-in high. Staff believes this is a well thought out project and recommends approval.

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 installation of a sign will require minimal changes to the characteristics of the building and its environment.

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 original character of the property will be retained and preserved. The sign will be relatively low and understated. It will be a painted sign. There will be no removal of historic materials or alteration 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. N/A

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

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

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

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

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

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

The proposed sign will be compatible with the architectural features of the property and its environment.

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

If the proposed new sign is removed, the form and integrity of the historic property and its environment will remain unimpaired.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Board:

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

COA2012-00138 – Gasparilla Inn Beach Club Sign #1, Gilchrist Ave. Boca Grande



COA2012-00138 – Gasparilla Inn Beach Club Sign #1, Gilchrist Ave. Boca Grande

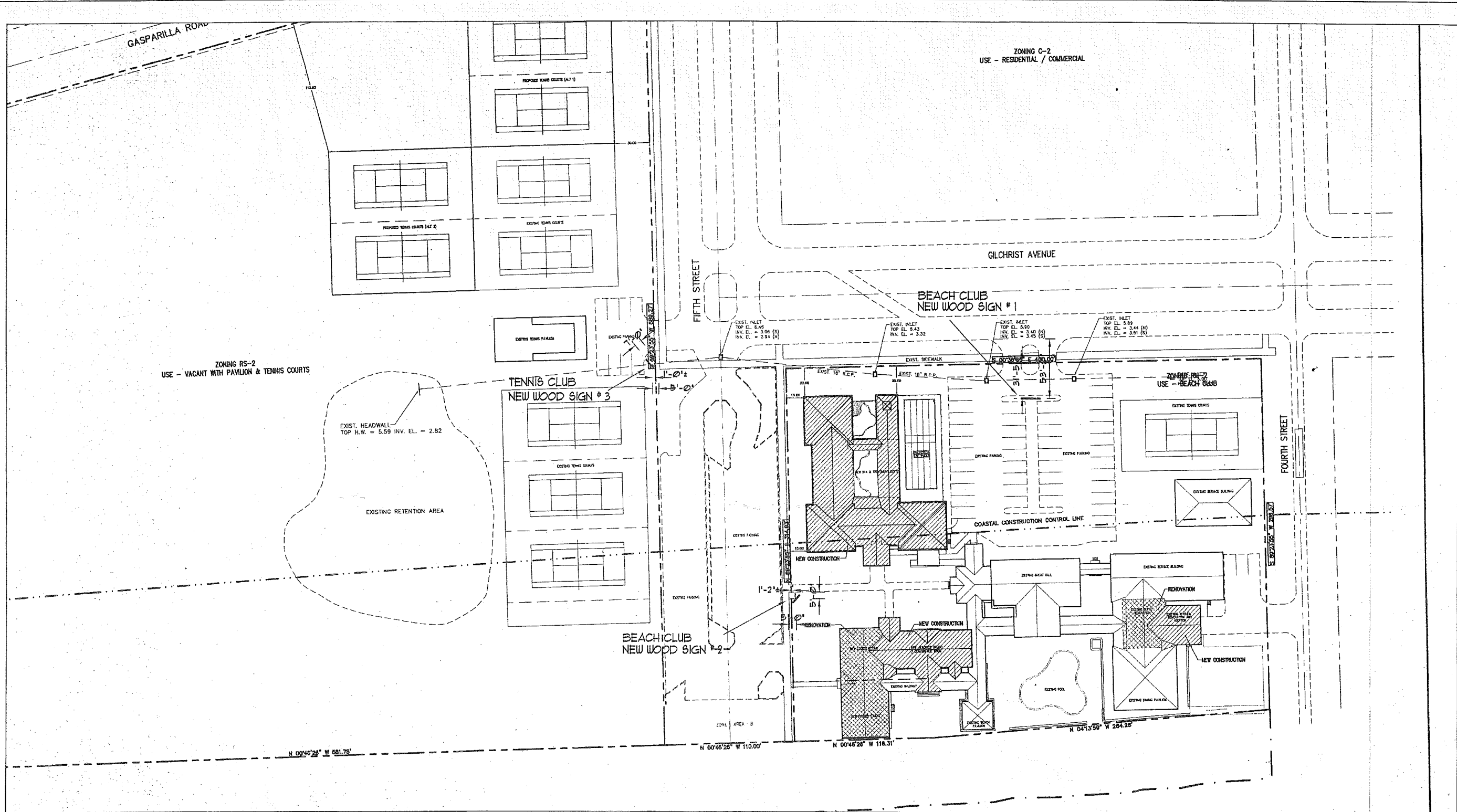


Subject Property
Gilchrist Ave.

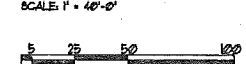
COA2012-00138 – Gasparilla Inn Beach Club sign #1. Boca Grande, FL



Proposed 4' 6" sign to be located in the rectangular island planter with the palm trees



SIGN PLACEMENT PLAN



revisions:	11-29-12
	12-21-12

date:	9-07-12
job no.	2161
SPP	
drawing:	

SIGN PLACEMENT PLAN FOR
GASPARILLA INN
 BOCA GRANDE, FLORIDA LEE COUNTY

architect
 la krebs, LLC
 AA 28002482
 Edgewater Cir., suite 4A
 1450 McCall Rd., S
 Englewood, Fla. 34223
 (813)475-7327

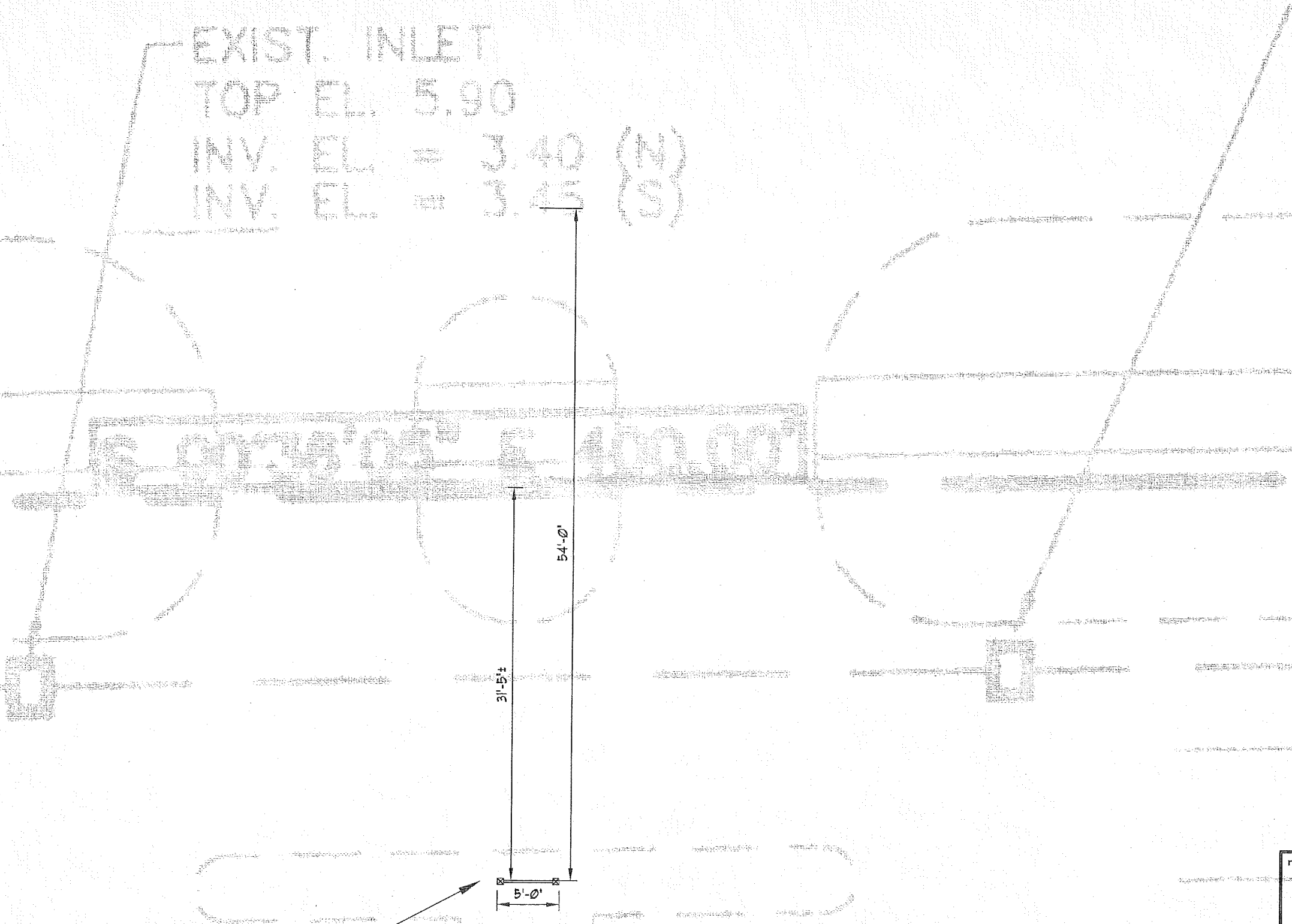
EXIST. INLET

TOP EL. 5.90

INV. EL. 4.40

INV. EL. 4.50

(S)



NEW WOOD SIGN #1

BEACH CLUB
SIGN #1 PLACEMENT PLAN

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

revisions:
2-21-12

date:	11-29-12
job no.	2161
SP-1	
drawing:	

architect
La krebs, LLC
AA 28002462
Edgewater Cir. suite 4A
1450 McCall Rd. S
Englewood, Fla. 34223
(941)475-7327

SIGN PLACEMENT PLAN FOR
GASPARILLA INN
BOCA GRANDE, FLORIDA LEE COUNTY



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 2012-00139</u>	Designation No. <u>HD 90-05-01</u>	Date Filed: _____
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<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
--	---	---	---

Name of Project: GASPARILLA INN TENNIS CLUB SIGN

Location: 5TH ST W / GILCHRIST AVE

STRAP No.: 14-43-20-00-00002.0000

Name of Applicant or Agent*: LEO PELIGER CONSTRUCTION INC

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

Address: 339 N OXFORD DR

City, State, Zip: ENGLEWOOD FL 34223

Phone Number: (941) 474 8386 Fax Number: (941) 473 0022

Email Address: lpcibldvo@comcast.net

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: INSTALL 4'6" HIGH SIGN BUILT ACCORDING TO ATTACHED PLAN
SET AT A 45° DIAGONAL IN LEFT SIDE OF DRIVEWAY
PLANTER BOX AS PER ATTACHED SITE LOCATION PLAN

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. _____

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

If yes, explain. _____

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

SUBMITTAL REQUIREMENTS	
	Full plans and specifications (12 sets of plans, 1 set of specification).
	Site plan (12).
	Samples of materials if needed to fully describe the proposed appearance, color, feature, 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 of adjacent buildings and streetscape within a historic district.
	Demolition applications only: Provide plans for the reuse of the property.
	Moving applications only: Provide reason for the proposed move, and a description of the new location and settings.
ADDITIONAL SUBMITTAL ITEMS FOR 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.

Gasparilla Inn Signs

- SEE DETAIL PLAN FOR MEASUREMENTS
- SEE PHOTO FOR COLOR DETAILS



SIGN PLAN

SCALE: 3/4" = 1'-0" ~ FLOOR PLAN

DESIGN DESCRIPTION:

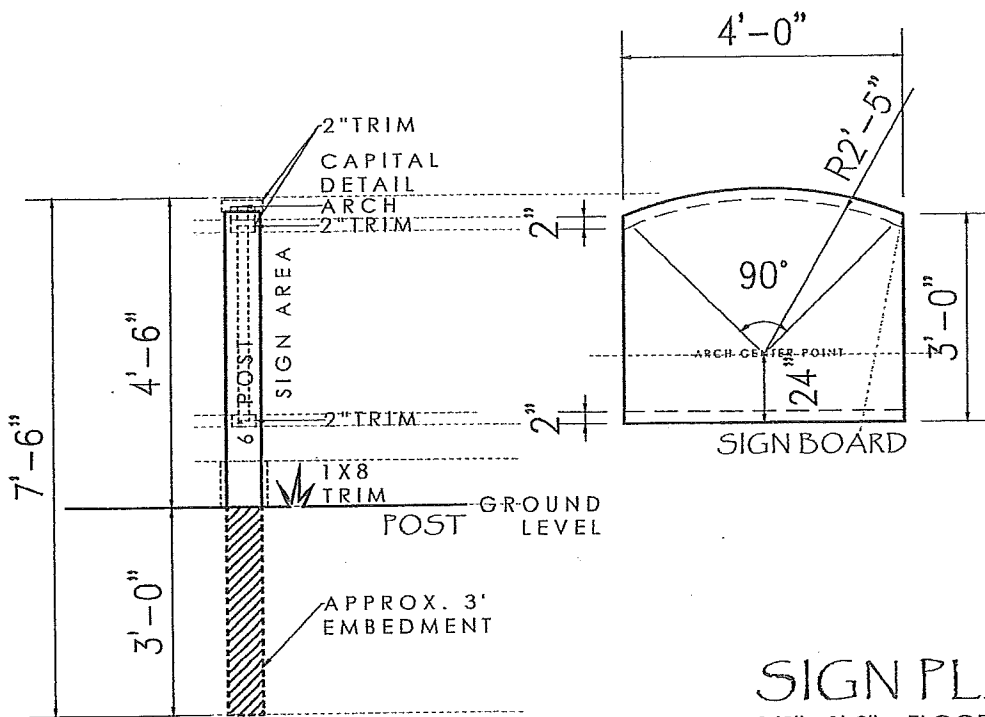
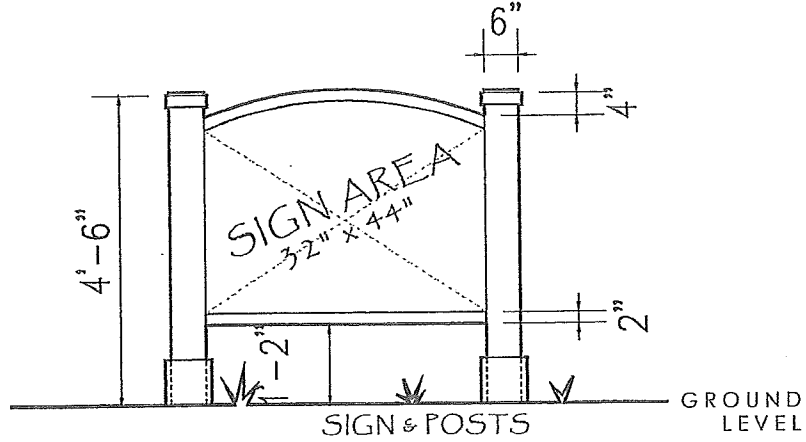
GASPARILLA BEACH CLUB & TENNIS CLUB
 SIGN. 4'-0" X 3'-0" SIGN BOARD W/ (2) 6X6"
 POSTS - 6X6" POSTS TO BE 4'-6" FROM
 GROUND LEVEL W/ EMBEDMENT DEPTH OF
 APPROX. 3'



DESIGN FOR LIFE
 CUSTOM ARCHITECTURE - DESIGN - CONSULTING - PLANNING

P.O. BOX 1408 BOCA GRANDE FL.
 941.524.6374

Gasparilla Inn Signs DETAIL PLAN



SIGN PLAN

SCALE: 3/8" = 1'-0" ~ FLOOR PLAN

DESIGN DESCRIPTION:

GASPARILLA BEACH CLUB & TENNIS CLUB
SIGN. 4'-0" X 3'-0" SIGN BOARD W/ (2) 6X6"
POSTS - 6X6" POSTS TO BE 4'-6" FROM
GROUND LEVEL W/ EMBEDMENT DEPTH OF
APPROX. 3'



DESIGN FOR LIFE
CUSTOM ARCHITECTURE - DESIGN - CONSULTING - PLANNING

P.O. BOX 1408 BOCA GRANDE FL.
941.524.6374



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Google earth



GASPARILLA INN TENNIS CLUB SIGN
SET AT 45° DIAGONAL
INTERSECTION OF 5TH ST W AND GILCHRIST AVE

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012 00137 Gasparilla Inn Tennis Club Sign located at 5th St W and Gilchrist Ave. Boca Grande Fl 33921

HEARING DATE: January 31, 2013

SUMMARY AND STAFF ANALYSIS

The proposal calls for the installation of a sign for the Gasparilla Tennis Club Sign. The property is part of the contributing Gasparilla Inn property STRAP number: 14 43 20 00 00002 0000. The sign will be located at 5th St W and Gilchrist Ave.; it will be set at a diagonal on the west side of the driveway planter box by the entrance to the Tennis Club. It will be a painted 4-ft by 3-ft sign board supported by two posts each 4-ft 6-in high. Staff believes this is a well thought out project and recommends approval.

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 installation of a sign will require minimal changes to the characteristics of the building and its environment.
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 original character of the property will be retained and preserved. The sign will be relatively low and understated. It will be a painted sign. There will be no removal of historic materials or alteration 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. N/A
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. N/A
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. N/A
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence. N/A
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. N/A
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proposed sign will be compatible with the architectural features of the property and its environment.

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

If the proposed new sign is removed, the form and integrity of the historic property and its environment will remain unimpaired.

STAFF RECOMMENDATION

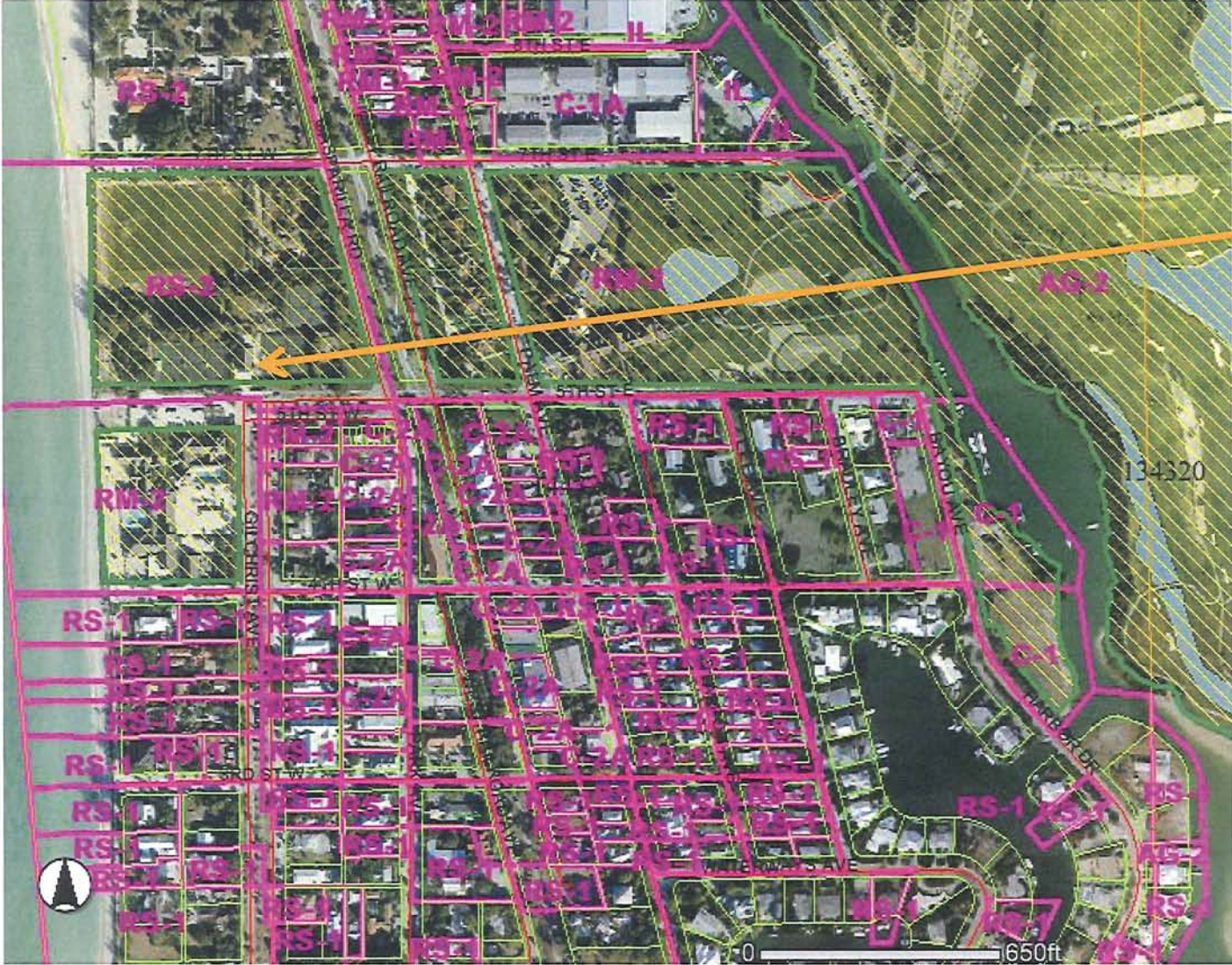
Staff recommends that the Historic Preservation Board:

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

COA2012-00139 – Gasparilla Inn Tennis Club Sign, 5th St. W. Boca Grande



COA2012-00139 – Gasparilla Inn Tennis Club Sign, 5th St. W. Boca Grande

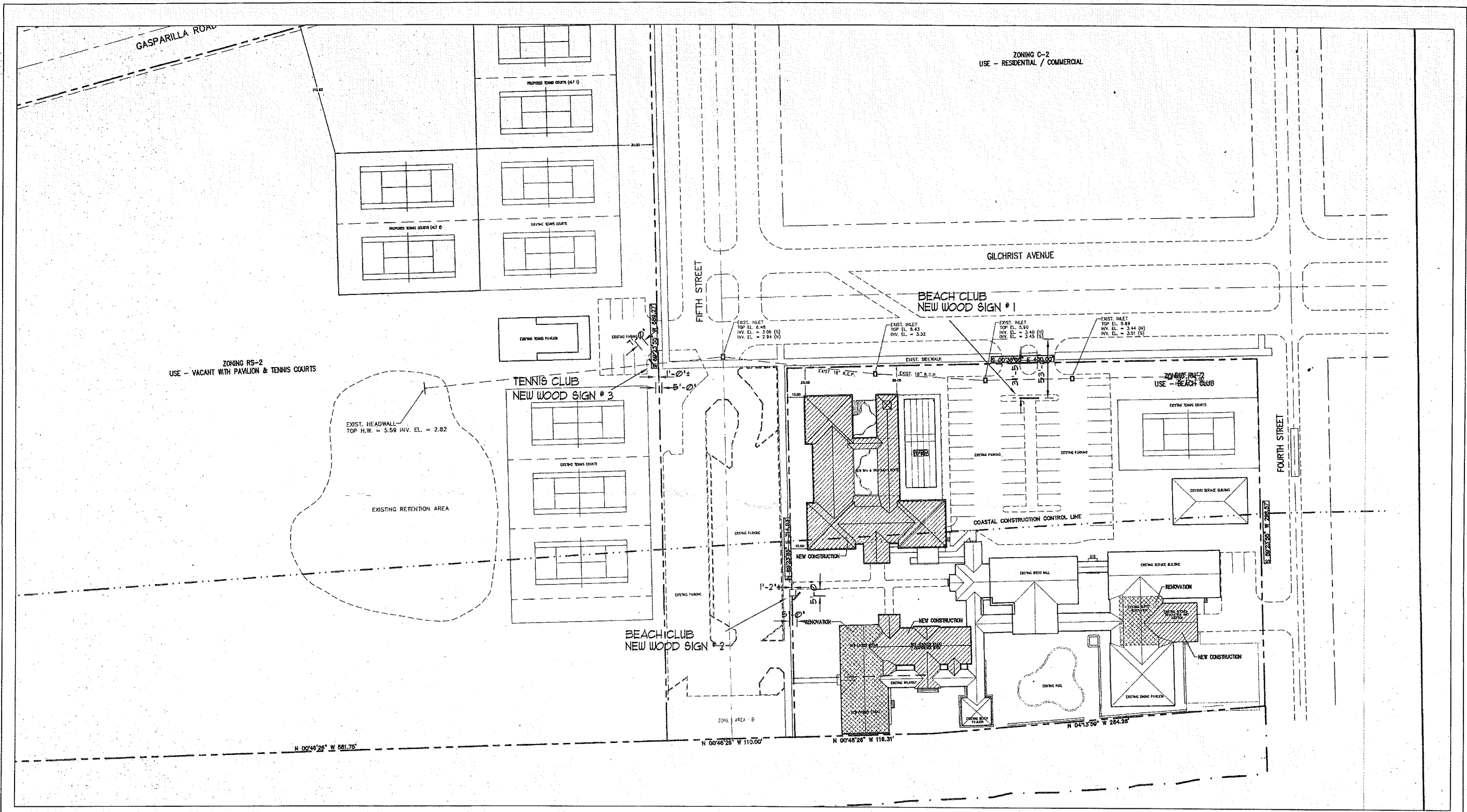


Subject Property
5th St. W.

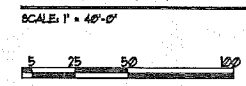
COA2012-00139 – Gasparilla Inn Tennis Club sign, Boca Grande, FL



Proposed 4' 6" sign set at a 45° diagonal on the driveway planter



SIGN PLACEMENT PLAN



revisions:

1-29-12
12-21-12

date: 9-07-12
job no. 2161

SPP

drawing:

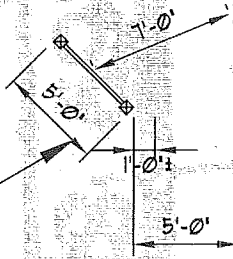
SIGN PLACEMENT PLAN FOR
GASPARILLA INN
BOCA GRANDE, FLORIDA LEE COUNTY

architect
La Krebs LLC
AA 26002482
Edgewater Cir. suite 4A
1460 McCall Rd. S
Englewood, Fla. 34223
(941)475-7327

EXISTING PARKING

AS BUILT

NEW WOOD SIGN # 3



TENNIS CLUB
SIGN #3 PLACEMENT PLAN
SCALE: 1/4" = 1'-0"

revisions:	2-21-12
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architect
La Krebs LLC
A 28002482
Edgewater Cir. Sully 4A
1450 McCall Rd. S
Englewood, Fla. 34223
(941) 475-7327

date:	11-29-12
job no.	2161
drawing:	SP-2

SIGN PLACEMENT PLAN FOR
GASPARILLA INN
BOCA GRANDE, FLORIDA LEE COUNTY