



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

**WEDNESDAY, MARCH 13, 2013
10:00 AM**

AGENDA

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of 1-31-13 and 2-13-13 Minutes**
- 3. March is Archaeology Month**
- 4. 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 March 6, 2013.)

- A. COA2013-00011 Gasparilla Inn Rehab 500 Palm Ave. Boca Grande Fl 33921**

The proposed project is part of the ongoing rehabilitation and maintenance of the Inn.

- B. COA2012-00135 851 Palm Avenue, 851 Palm Ave, Boca Grande Fl 33921**

The proposed project entails the construction of a new residence on the subject parcel.

- 5. Discussion about the Boca Grande Historic District**
- 6. Items by the Public; Committee Members; Staff**
- 7. Adjournment – Next Meeting Date: April 10, 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.

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**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
JANUARY 31, 2013**

MEMBERS PRESENT:

Bill Caldwell III, Vice Chair
Paul Eddy
Rebecca Paterson, Chair
Richard Robb
Tim Seibert
William Winterer

STAFF PRESENT:

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

MEMBERS ABSENT:

Dana Robinette

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

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

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

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

Agenda Item 2 – Approval of Minutes from the July 25, 2012 Meeting

Mr. Caldwell made a motion to approve the July 25, 2012 meeting minutes, seconded by Mr. Winterer. The motion was called and passed 6-0.

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

A. COA2012-00143 – Glerum Residence, 151 Palm Avenue, Boca Grande, FL 33921

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

Mr. Seibert stated that the scale of the house is what we have been asking for, it suits the lot and neighborhood, and should be approved.

Mr. Winterer agreed with Mr. Seibert's comments and felt this was a handsome house.

Ms. Paterson opened this item for public comment.

Mr. Tim Krebs, Architect for the project, felt staff described the house very well in the staff report. He noted this project had been challenging due to the flood plain.

Ms. Corinna Hammond recommended that a cistern be installed under the house. From looking at the plans, she felt gutters could be placed around the pool or around the house. She was in favor of all new homes having a cistern installed as they are very beneficial especially when the water table in Florida goes down. Although it is expensive, it saves a lot of money on the monthly water bill.

Mr. Krebs stated he appreciated her comment and that he would make this suggestion to his client.

There were no further public comments.

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

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

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

Mr. Robb asked if the jalousie windows would stay as they are.

Ms. Sajgo clarified that the awning windows and porch would be removed and replaced with casement windows.

Mr. Eddy stated he was very familiar with this house and had viewed the interior and exterior several times. He also reviewed the plans with the homeowner to get their thoughts. In discussions with the applicant, there are apparently no objections from the neighbors. He felt this proposal would give the house an attractive appearance and was a good use of space. He stated that staff and the applicant had worked well together and he recommended approval once public input is taken.

Mr. Winterer agreed with Mr. Eddy's comments and felt the streetscape would be improved with this proposal.

Ms. Paterson opened this item for public comment.

Mr. Jim Scott from J. Scott Drafting stated he had worked closely with staff to come up with the current proposal. He noted they had maintained the appearance of the house as close as possible to the point that the changes would not be noticed by the untrained eye.

Ms. Paterson was very favorable to having the vinyl siding replaced with hardiplank as proposed by the applicant.

There were no further public 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 Land Development Code and on the basis of staff analysis, the proposed project is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code, seconded by Mr. Eddy. The motion was called and passed 6-0.

C. **COA2012-00137 – Gasparilla Inn Beach Club Sign #2, End of 5th Street West at Gilchrist Intersection, Boca Grande, FL 33921**

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

Mr. Leo Pflager with Leo Pflager Construction stated his company was handling the signage work for the Gasparilla Inn. This particular sign will be sitting up in a solid area, built out of wood, and the architecture will match the building.

Mr. Robb asked if there had been any consideration for tying the new signage in with some landscaping or some approach to that area in regards to Gilchrist Road.

Mr. Seibert stated the Boca Grande Community Planning Panel, which is still in existence, had already designed, along with their landscape architect, a signage system for the historic district in Boca Grande. He was in favor of continuing the signage proposals to the February 13th meeting to give the Board a chance to review the designs approved by the Boca Grande Community Planning Panel. He also noted that a new bridge would be built soon, which would entail additional signage. All of these signs should be coordinated if we are to truly be a historic district.

Ms. Paterson stated that the Boca Grande Historic Preservation Board has been particularly concerned with signage, especially when a previous member, Hank Browne, was on the Board. Postponing a decision to the February 13th meeting would give the applicant an opportunity to work with the Community Planning Panel between now and then.

Ms. Paterson opened this item for public comment.

Mr. Bob Fletcher stated he was not opposed or in support of this proposal. He noted that he lived on Gilchrist and that the residents had been working on the Gilchrist parking situation. He felt signage was a big part of that effort. He was in favor of the Board postponing action until the group working on the Gilchrist Beautification Plan meet with the Inn's representatives to see if they could come up with reasonable signage. He agreed with comments by Mr. Seibert that there has been neglect throughout the area concerning signage. He also noted that Bob Green was currently working on county signage for the Community Center, Crowninshield House, as well as signage for organizations using the building. If everyone meets together, they could come up with a solution. He showed an example of a sign.

Mr. Seibert stated a sign was needed saying we are a historic district. There are also different kinds of information signs being worked on by the County. All these signs should be coordinated in order to be a true historic district.

Mr. Winterer agreed that the community can make more intelligent decisions when they have more input from all the various groups. If the Boca Grande Community Panel came up with a design, the Board should have a chance to view it.

Ms. Paterson stated that at this point it would be up to the petitioner on whether they want to proceed today or postpone their approval to February in order to give them an opportunity to meet with others concerned with signage.

Ms. Sajgo noted that all three signs (COA2012-00137, COA2012-00138, and COA2012-00139) proposed would be on private property whereas the proposal for Gilchrist Avenue is for public areas. She reviewed the exact placement of all three signs on the Gasparilla grounds. Ms. Sajgo also noted, for informational purposes, that the Boca Grande Historic Preservation Board had the authority to look at the design prepared by the Boca Grande Community Planning Panel, but that design had not actually been adopted. Therefore, the Board's decision should be based on whether or not the proposals meet the Secretary of Interior's Standards for Rehabilitation.

Ms. Paterson agreed that the proposals would no doubt meet all requirements, but that the Gilchrist group was looking for compatibility. Although aesthetics is not something decided by the Boca Grande Historic Preservation board, it might be worth the applicant's time to get together with others before our next meeting.

Mr. Robb stated this would simply be an opportunity to tie some things together and should not be looked at as a rejection or refusal. Mr. Robb noted that, as long as he had been on the Board, he has been a proponent of having an environmental graphics manual in order to have some consistency in font, size, color, and shape. This is merely an opportunity to pull different groups together in harmony to make one package that is acceptable to all parties.

Mr. Pflager stated they would not object to having the three sign proposals continued to the February 13, 2013 meeting.

Ms. Corinna Hammond stated that she did not have any problem with COA2012-00137 or COA2012-00138, but she did have a comment on COA2012-00139 (Tennis Club sign) which is at the end of Gilchrist and visible from the right-of-way. She noted the Inn itself did not have a sign. As you look at the Tennis Club, it has a gable end on the street. Her suggestion was that across the top along the gable end it could say, in tasteful letters, "*Gasparilla Inn Tennis.*" She did not feel it needed to be by the street especially when the tennis courts are visible.

Mr. Caldwell stated that the Board's scope and authority is restricted. The applicant has made an application for something that is on their property which most likely complies with all regulations. He noted there have been parking problems on Gilchrist Avenue for a long time especially when there are church events or events held by the Gasparilla Inn. A plan should be made to mix in some parking, landscaping, and signage in order to beautify the Gilchrist area. However, the Board does not have the authority to turn down a proposal that follows the basic guidelines. All the Board can do is ask the Gasparilla Inn to be tolerant of the process of trying to come up with a master plan of Gilchrist and a coordination of the signs that will include county signage as well and that they work with the Community Planning Panel and the Gilchrist group.

After further discussion between the Board, staff, and applicant, **Mr. Winterer made motion to continue all three cases (COA2012-00137, COA2012-00138, and COA2012-00139) to the February 13, 2013 meeting at 10:00 a.m. in the Woman's Club Room, seconded by Mr. Eddy. The motion was called and passed 6-0.**

Mr. Damioli with the Gasparilla Inn stated he agreed with the fact that the Tennis Club sign could be handled differently and may not need to have a sign out in the front. He proposed withdrawing that particular request (COA2012-00139), but to move forward with the other two Beach Club signs since they meet all criteria. He also noted for the record that no lights were proposed for either sign intentionally because they do not want a lit sign for either request. Mr. Damioli explained that these

signs were necessary because the public does not realize that the Beach Club is a private facility. These signs would help alleviate this confusion.

Mr. Winterer agreed to strike his earlier motion to continue the three signs to the February 13th meeting and reopen COA2012-00137 & COA2012-00138. Mr. Eddy agreed to this as well. The motion was called and passed 6-0.

Ms. Sajgo gave another overview of her staff report for COA2012-00137 and recommended approval.

Mr. Fletcher stated he was neither opposed or in favor of the proposal. Although he was glad that Mr. Damioli would work with the Boca Grande Community Planning Panel on the Tennis Club sign, he hoped they would follow Mr. Seibert's lead on all the signs even though they are on private property. He felt all signage on the island, including Lee County sings, should be coordinated whether or not they are on public or private land.

Mr. Robb made a motion to approve the project as presented by the applicant with the condition that there be no lights on the sign and make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC, seconded by Mr. Winterer. The motion was called and passed 5-1. Mr. Seibert was opposed.

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

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

Ms. Paterson opened this item for public comment, but no additional public wished to comment.

Mr. Winterer made a motion to approve the project as presented by the applicant with the condition that there be no lights on the sign and make a finding that the proposed project has been designated under Chapter 22 of the LDC and on the basis of staff analysis, the proposed project that as approved is in compliance with the Secretary of the Interior Standards for Rehabilitation and Chapter 22 of the LDC, seconded by Mr. Robb. The motion was called and passed 5-1. Mr. Seibert was opposed.

E. COA2012-00139 – Gasparilla Inn Tennis Club, 5th Street W at Gilchrist Avenue, Boca Grande, FL 33921

This case was withdrawn by the applicant, Jack Damioli, representing the Gasparilla Inn.

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

Public – None

Committee Members – None

Staff

Ms. Sajgo stated that “Election of Officers” would be discussed at next month’s meeting. She noted that both the Chair and Vice Chair had served a two year term. This would mean that Ms. Paterson could not qualify to serve as Chair and Mr. Caldwell would not qualify to serve as Vice Chair. However, they would qualify for other offices.

Agenda Item 5 – Adjournment – Next Meeting Date

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

The next meeting is scheduled for Wednesday, February 13, 2013, at 10:00 a.m. in the Boca Grande Community Center.

**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
<hr/>				
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 an 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.

**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.

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.

BOCA GRANDE HISTORIC PRESERVATION BOARD STAFF REPORT

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2012 00138 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.

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.

**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
FEBRUARY 13, 2013**

MEMBERS PRESENT:

Bill Caldwell III, Vice Chair
Rebecca Paterson, Chair
Richard Robb
Dana Robinette
Tim Seibert
William Winterer

STAFF PRESENT:

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

MEMBERS ABSENT:

Paul Eddy

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

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

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

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

Agenda Item 2 – Election of Officers

Ms. Paterson made a motion to nominate Bill Caldwell as Chair, seconded by Mr. Winterer. The motion was called and passed 6-0.

Mr. Winterer made a motion to nominate Becky Paterson as Vice Chair, seconded by Mr. Seibert. The motion was called and passed 6-0.

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

A. COA2013-00010 – Fust Library Stair Rehabilitation 1041 10th St W, Boca Grande, FL 33921

Ms. Sajgo reviewed her staff report and recommendations.

Mr. John Bednerik, Executive Director for the Johann Fust Library Foundation (property owner), expressed how concerned the Foundation is in making sure the property retains its historic character. At the same time, it needs to be a practical, usable facility. Since approximately 5,000 people per month use the Reference Room facility, it is anticipated they will now use the Fust Library facility as it will be the main library for the Island. This number includes young people and people with some issues with mobility. He noted the stairs would be replaced with similar material that is supposedly indistinguishable. He introduced Michael Epstein from Seibert Architects to go over any technical questions.

Mr. Epstein stated that staff covered the fact that this is a life/safety issue. He noted that if a stair has any more than a $\frac{1}{4}$ inch difference in riser heights from one stair to the next, it is a trip hazard. In this instance, the stair is off by a full inch. The stair has continued to settle over the years and it is believed that this deterioration will continue to worsen over time. The parties involved are fully aware that the front steps are a main character defining feature of this facility, which is why great expense and effort is being expended.

Ms. Paterson asked about the railings.

Mr. Epstein stated the railings would be removed and then put back in the same location. He noted that originally no railings were installed, so the railings are not original to the building.

Ms. Robinette asked whether anyone had been hurt on these stairs so far.

Mr. Epstein stated he was not aware of any injuries; however, it is anticipated that there will be more traffic on the stairs since this will be the main library. In addition, a lot of programs are planned, which will draw more people. In light of that, he felt this was the right time to get the stairs fixed.

Mr. Caldwell opened this item for public comment. No public input was received.

Mr. Winterer stated the Library was the pride of the Island and that we need to do whatever is necessary to make it whole. **He 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 as approved is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the LDC, seconded by Ms. Robinette. The motion was called and passed 6-0.**

B. COA2013-00008 Johnson Residence, 1300 13th St W, Boca Grande, FL 33921

Ms. Sajgo stated the original proposal for this project was mailed to the Board and made available at the Reference Room for the public to view. However, she noted that last night she had received a new site plan without elevations from the applicant's representatives. Since the Historic Preservation Board is entitled to have all the plans ahead of time to adequately visualize the project, she recommended withdrawing this case. This would allow everyone, including the public, to have an opportunity to review everything.

Mr. Hartsell from the Pavese Law Firm, representing the applicants, introduced himself and noted that Ray Fenton, Architect for the project, was available for questions as well. He explained that the reason the plans were revised was in response to a meeting that Mr. Fenton had with the neighbors regarding their concern on how close the new house would be to the rear property setback line. The revisions are strictly for the purpose of addressing that concern in order to move the house farther away from the neighbors. The original proposal was for the new house to be constructed 10 feet, 2 inches from the rear property line. To accommodate the neighbors, Mr. Fenton proposed to staff that the new house be moved north by 9 feet, 10 inches so that it would be conforming with the 20 foot rear setback.

Ms. Paterson stated she did not see how the Board could approve or deny something without having in front of them exactly what they are supposed to be approving/denying.

Mr. Hartsell stated that before the Johnson's can purchase this house, they need to know if what they are proposing would be acceptable to the Boca Grande Historic Preservation Board. He noted they had a scheduled closing for Friday, 2/15/13. Before the effort began to appease the neighbors, they had gotten a recommendation of approval from staff. He expressed concern that by trying to address the concerns of the neighbors, there case would be withdrawn or postponed. He stated for the record that they did not wish to do either of those options.

Ms. Sajgo reviewed how the changes in the revised plan would affect the eastern portion of the property. However, she did not know by how much because she did not have the elevations.

Mr. Winterer asked if anyone had talked to the sellers about postponing the closing.

Mr. Hartsell stated he had not discussed that option and that it was his understanding that the seller was not willing to postpone the closing. If the Board does not feel they have had ample time to review the revised plans, then he proposed withdrawing the new proposal and just staying with what the Board originally received noting they would be willing to come back later for an amendment or change.

Mr. Seibert stated his objection was the 10 foot setback as it should be 20 feet. He felt the architect could move that element forward so that it would have approximately the same setback as the old house. He asked if this would be one lot that will never be subdivided or two lots.

Mr. Hartsell stated it would be one lot, but that he could not say it would never be subdivided. It has been designed in a way that allows for future subdivision so that there could be two homes. At this current time, it is not the intent of the property owners to do that.

Due to a question by Mr. Seibert, Mr. Hartsell confirmed that the Johnson's have a large family, including their own children as well as grandchildren, and they want to be able to accommodate them.

Due to a question by Mr. Winterer, staff reviewed what changes would need to occur on the east property line due to the new proposal.

Mr. Fredyma stated (by phone) that one of the concerns is that he was not certain staff's recommendation would be the same knowing that the applicant has an intention or ability to do something else that might be more acceptable or appropriate. He also noted that if the Board decides they will only focus on the current proposal versus the new proposal received by staff last night, the Board still knows a new proposal is out there because staff has seen it.

Ms. Sajgo also noted that staff's recommendation was made available to the public and that negative feedback was received from the neighbors who had valid concerns. She recommended the Board continue the case to give the neighbors a chance to see how their concerns would be addressed.

Mr. Caldwell stated that the applicant's proposal was placed on the agenda and that their representatives had a right to be heard. The Board agreed.

Ms. Sajgo reviewed her initial staff report and recommendations. She noted the Cowperthwaits had obtained an attorney who was unable to attend today and that they were requesting a continuance. She also stated she had gotten correspondence indicating the Vanbeurens want a continuance as well since they are out of town. If the Board moves forward, Ms. Sajgo noted she would like to add two conditions. The first condition would be that the applicant must obtain an approved site specific determination from DEP allowing the construction of the proposed project seaward of the coastal

BGHPB

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construction line as presented to the Boca Grande Historic Preservation Board. The second condition would be that any future changes to the plan will need to be brought back before this Board.

Ms. Robinette stated for the record that she had a conflict of interest because the Johnson House is actually still the Robinette residence. She is the owner of the subject property. Ms. Robinette submitted her Voting Conflict form (Form 8B).

Mr. Fenton discussed the meeting he had with the neighbors. He also explained that he initially thought the rear yard setback line was a side yard. If he had known it was a rear yard setback, he would have designed the building differently. However, he said it was easy to change this by sliding the building north and reconfiguring a small storage room. With these revisions, they would have a 20 foot setback instead of the 10 feet, 2 inches proposed. He had copies of the new site plan if the Board was interested. The new changes have caused confusion, so he was in favor of just staying with the original submittal. He noted the Johnson's interest is very much in the historic preservation of the existing structure and to have additional bedrooms since they have a large family and are family oriented. He stated the Johnson's have no intention of subdividing this into two parcels unless they have to. They think of it as one parcel. Mr. Fenton noted they would be: 1) reusing the existing garage; 2) more or less duplicate the existing structure; 3) using the same bricks and tiles; and, 4) reproducing the windows, doors and shutters.

Due to a question by Mr. Robb, Mr. Fenton clarified that although there are few requests for a variance to setbacks, the principal one discussed today is the southerly property line. It is currently proposed at 10 feet, 2 inches, but they are willing to change it to 20 feet.

Mr. Robb stated he had joined this Board because he lives in a historic district and had a personal experience where a 20 foot setback from a neighbor ultimately became a 30 inch setback. This was approved by the Lee County Historic Preservation Board back when they were handling Boca Grande cases. As a result of this, Mr. Robb stated he is sensitive to setbacks and approval systems. The sense of urgency over the pending closing adds stress to all parties concerned.

Mr. Hartsell stated they would like to get the Board's review and recommendations with regards to the design. If there are changes that need to be made or recommendations from this Board regarding design changes that ought to be considered or incorporated, this could be handled with conditions that are part of the Board's approval.

Mr. Caldwell opened this item for public comment.

Mrs. Chris Cowperthwait, an adjacent property owner speaking on behalf of herself, the Vanbeurens who are out of town, the Bectons who are out of town, and Deb Martin, stated the following:

- The neighbors mentioned are requesting a continuance because they did not feel they had ample time to study the plans. Mrs. Cowperthwait and the neighbors feel it is a complicated set of plans.
- She and the neighbors feel as if this is being rushed through without giving the neighbors and the abutters an opportunity to study these plans more closely.

- Her letters (attached) represent what she thinks, but is not based on legal knowledge. Legal counsel was hired yesterday afternoon, but they could not attend this meeting on such short notice.
- Regarding the setback, although it is being said that they are being nice to the neighbors, what they seem to want is a favor from the neighbors and then are retracting their request. The 20 foot setback is what they should abide by. She and the neighbors object to the 10 foot setback.
- Mrs. Cowperthwait also objects to the request for variances based on a hypothetical division of the Johnson property into two lots. This division is shown as the eastern boundary of Shore Lane on the map. The owners will buy one lot and one deed. At some point in the future, they can come up with a subdivision line that allows them to split it in half. She felt it was their plan to make this subdivisible or they would not be asking for variances from a hypothetical setback line. The applicant could live on this property for two or three years and decide they want to move and the subdivision will already be approved.
- She felt they should first get the property subdivided along whatever line is determined and then consider building the house. She was not aware that you could build another house on something that is considered to be one lot.
- She also objected to where they are placing it. They have a sizable piece of property. Assuming they split it in half, it would measure approximately 100 feet by 125 feet. They are now proposing to put a 37 foot high two-story 20 feet by 40 feet house at the southeast corner of the property. Even with the setbacks, it is only going to be 20 feet from her property and 20 feet from the Vanbeuren's property. They have plenty of property to work with enabling them to move the house into a better location where it is more central to the parcel itself.
- Mrs. Cowperthwait stated her last concern is about the density in development and the lot coverage on this entire lot. She noted the Johnsons want to add a bedroom and a bath, an outdoor living room, an expanded kitchen to the main house, a new house with 5 bedrooms, 5 baths, two living rooms, a kitchen, a two car garage, a carport, and additional terracing. It will be approximately 2,800 to 2,900 square feet. She felt this was excessive for something that is now one lot in a historic district. There are aesthetics in a historic district that does not call for so grand a design.

Due to a question by Mr. Robb, Ms. Sajgo reviewed the notice requirements.

Mr. Donald Pais, resident of 13th street since 1991, stated he was neither in support or opposition of this project but was interested in learning about the process and the responsibility of the Board because he had been receiving conflicting comments on it. He was told by some that the major function of this Board is to look at changes to buildings in the historic district, which is a worthy goal. He complimented staff because the architect supplied him with data on how staff comes up with their analysis. He found it to be professional and it would answer anyone's questions about the process.

Mr. Pais stated he was confused about setbacks and zoning because he thought it was under someone else's purview although he acknowledged it had impacts on the projects this Board is supposed to approve. Mr. Pais noted he was not affected by this project because he lived across the street, but was reassured by the good work staff did in terms of the architecture. He made one suggestion dealing with the height of buildings. He noted there were only four buildings on 13th Street, so the elevation of

this project could have an impact on that whole area. Therefore, he thought the Board might want to consider getting more elevations of the surrounding districts as part of their process.

Mr. Hartsell stated the following:

- Regarding notice requirements, Mr. Hartsell stated there was a notice for Historic Preservation Board meetings and that the notice requirements were met. Due to a request from the Zoning Director, Mr. Fenton met with the affected neighbors and overnighted plans to the neighbors who were out of town. He felt they went above and beyond the minimum requirements in terms of notice to make sure everyone was aware of what was going on.
- As a result of these meeting, they became aware of the concerns about the 20 foot setback and tried to address that quickly before this meeting which has led to a certain degree of the confusion.
- He distributed an aerial and referred the Board to the red roof tiled properties, which were owned by the Robinettes and the Cowperthwaits. He noted that the Cowperthwaits building was also closer than 20 feet to the rear setback line.
- He explained that Mr. Fenton did not believe there would be setback problems because often you would think of the front of the property facing the Gulf and the rear of the property facing the east. The Cowperthwaits/Johnson property line would feel like a side setback, which is required to be 10 feet instead of 20 feet. However, the required rear setback is 20 feet, which they are willing to comply with.
- Although he understood the Cowperthwait's request for a postponement, he pointed out that what is being proposed is permissible and compatible and it is noted in the staff report that it meets all the requirements of the Boca Grande Historic Preservation District.
- There are other permits to seek such as DEP, but they must start with the Historic Preservation Board first because whatever goes to DEP must meet the Historic Board's standards.
- He reviewed the zoning relief's being requested from Zoning, but noted the only one that was a concern was Number 3 dealing with a rear setback of 10 feet, 2 inches instead of 20 feet. However, they feel this can be addressed with relatively minor modifications to the plan so that the 20 foot setback can be met. He noted this could be made a condition of the approval.
- He did not disagree that the public and adjacent neighbors should have the right to give public input; but he did not feel they should have veto authority on how many rooms the Johnson's have or the design of the house as long as it meets all the zoning requirements.
- He thanked staff for their quick and thorough review, but did not feel it was an expedited review as had been suggested earlier. He felt it was done in the timeframes that are called for by the Historic Preservation Ordinance. He noted that everyone had received notice.

Mr. Seibert made a comment on the mass/height of the building. He noted the elevation had to start at 11 feet, so by law this has increased by 4 feet for the first floor. You then have a 10 foot story, a 1 foot floor, an 8 foot ceiling, and then the second floor. This takes you to a 35 foot elevation. He did not see anything wrong with this and stated that a 10 foot ceiling height was reasonable.

Ms. Paterson stated that although it was not the Board's job to decide on the merit of objections, it is their job to consider them. She was hesitant to approve this project with a condition of the 20 foot setback because it has been said that this will change the building. The Board does not have the opportunity to see the changes. She did not see how we could approve one half and not the other.

Ms. Paterson made a motion to continue this case. It failed for lack of a second.

Mr. Caldwell felt this would be a simple job to adjust the building to accommodate the extra 10 feet. The big issue is that they will retain the look of the existing house. He did not feel this setback was a serious issue.

Ms. Paterson stated the setback was not the only objection from the neighbors. She noted the biggest issue was that the neighbors are merely asking for more time. She noted the applicant would not be able to rush the DEP or Zoning process, so they should not rush the Historic process due to a closing. If the applicants cannot wait, then they should close on the house and take their chances, the same way they are going to take their chances with DEP and Zoning.

Mr. Hartsell stated this was a six million dollar transaction, so it is not a simple matter of the applicant taking their chances. Regarding the other permits, they are confident they will be able to get them. However, they must start by getting their plan approved by the Historic Board. Staff has reviewed this proposal and state it meets the requirements. So far, he had not heard an objection based on historic preservation concerns. If they were not in the circumstance where this closing is coming up, the Johnson's would be fine with giving the neighbors more time to review the plans.

Per Ms. Paterson's request, Mr. Fenton distributed the revised site plan.

Ms. Sajgo noted for the record that the public had not seen this revised site plan and that we do not have the elevations associated with it.

Mr. Seibert felt the revised plan made good sense. He asked the architect to develop the elevations with great sensitivity and elegance so that it matches the original building.

Mr. Robb stated the Johnson's have impeccable taste. He noted everything they have done has been "top notch" so he did not see why they would suddenly violate that.

Mr. Robb made a motion to accept the plans with the following conditions: 1) There must be a 20 foot rear yard setback rather than the 10 foot, 2 inch setback; 2) The applicant must obtain an approved site specific determination from DEP allowing the construction of the proposed project seaward of the Coastal Construction Line as presented to the Boca Grande Historic Preservation Board; 3) Any future changes to the plans approved by Boca Grande Historic Preservation Board must be brought back to the Boca Grande Historic Preservation Board for its review and approval regardless of the reason for the changes; and, 4) Make a finding that the proposed project as approved is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code, seconded by Mr. Winterer. The motion was called and passed 4-1. Ms. Paterson was opposed. Mrs. Robinette abstained.

After further discussion, it was determined that if staff saw that the new plans kept the same flow that this one has, they would be happy for staff to approve it administratively. If staff has an issue, it can be brought back to the Board.

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

Public

Ms. Deb Martin referred to the DEP requirement because there is a house on 12th Street that was approved. It is a huge home that has nothing to do with the neighborhood. This is why she felt most people are uneasy about this project on 13th Street. If DEP does not approve this project, she asked if it would come back before this Board allowing the public another opportunity to review the project and comment.

Mr. Caldwell stated another meeting would take place which would be advertised. All our meetings are open to the public.

Committee Members

Mr. Seibert referred to the Boca Grande Design Guidelines booklet and felt it should have something added to it regarding signs. He noted there is a movement to redo Gilchrist. He noted we currently have no standards for street furniture, benches, trash bins, or streetscapes. There will most likely be signs placed at the beginning of the historic district at some point, so he felt there should be some criteria.

Ms. Sajgo stated she would come up with some ideas for the Board.

Mr. Winterer felt Mr. Seibert had a good idea at our last meeting when he talked about cooperating with the Gilchrist group. As Mr. Seibert previously noted, a lot of money and time was spent on the Community Plan. He asked how we might encourage the people to implement it.

Mr. Seibert stated there was a land plan for Gilchrist that was produced by one of the best planners and yet no one has looked at it.

Ms. Paterson stated that since it is not something this Board can approve, it could be on the agenda as an information item. She suggested that the group involved in that effort could bring it up at the end of a meeting so that it can at least be discussed and the Board would be allowed to provide input.

Mr. Seibert stated that he would be happy to provide it to the Board at a future meeting.

Staff - None

Agenda Item 5 – Adjournment – Next Meeting Date

Mr. Robb made a motion to adjourn, seconded by Mr. Winterer. The meeting adjourned at 12:15 p.m.

The next meeting is scheduled for Wednesday, March 13, 2013, at 10:00 a.m. in the Boca Grande Community Center.

OBJECTIONS TO JOHNSON RESIDENCE (1300 W. 13th St.) VARIANCE REQUESTS

James B. and Chris H. Cowperthwait
February 13, 2013

We request that the Historic Preservation Board postpone any decisions on the Johnson residence, as we have only been in possession of the plans since Thursday, Feb. 7th and our neighbors the Van Beurens have yet to receive them. The VanBeurens and we are the abutters of this property, and the plans for it are complex and require extensive study. We would like to have more time to consider them.

Further, we object to section c seeking to have the required 20' setback on the south side reduced to only 10'2". This would place the Johnson's proposed house unnecessarily close to our existing guest house. With a 125' long eastern boundary line, the 40' by 20' house could easily conform to the 20' setback on its southern boundary.

We also object to sections d, e, f, and g, as they are premature requests based on a hypothetical division of the Johnson property into two lots. (This division is shown on the plans as the vacated Shore Lane Road and indicated by a dotted line.) Once a road has been vacated, we believe that a formal application must be made to reactivate it as a boundary line. Only when approved can requests for relief can be made. This is a case of putting the cart before the horse.

Further, because the architect's plans presuppose a future division of the property, as evidenced by relief requests from a hypothetical boundary line, we must look at the implications of this division. If split off, this secondary lot would measure 100' by 125'. The Johnsons propose putting a two story 20' by 40' house at the southeast corner of the property, very close to the Van Beuren's house and the Cowperthwait's guest house. We propose that the structure be located 35' from the southern boundary line and 35' from the eastern boundary line. This does not impose any hardship given the size of the lot and avoids the appearance of three structures jammed together.

OBJECTIONS TO JOHNSON RESIDENCE (1300 W. 13th St.)
VARIANCE REQUESTS

James B. and Chris H. Cowperthwait
February 13, 2013

We respectfully request that the Historic Preservation Board postpone any decisions on the Johnson residence, as we have only been in possession of the plans since Thursday, Feb. 7th and our neighbors the Van Beurens have yet to receive them. The VanBeurens and we are the abutters of this property, and the plans for it are complex and require extensive review. We need more time to consider them.

As to the variances, we object to section c seeking to have the required 20' setback on the south side reduced to only 10'2". This would place the Johnson's proposed house unnecessarily close to our existing guest house. With a 125' long eastern boundary line, the 40' by 20' house could easily conform to the 20' setback on its southern boundary.

We also object to sections d, e, f, and g, as we believe they are premature requests based on a hypothetical division of the Johnson property into two lots. (This division is shown on the plans as a dotted line on the east side of the vacated Shore Lane.) We believe that a formal application must be made to divide a property once it has been assembled as a single lot. Only when approved can requests for relief be made. This is a case of putting the cart before the horse.

Further, because the architect's plans presuppose a future division of the property, as evidenced by relief requests from a hypothetical boundary line, we must look at the implications of this division. If split off, this secondary lot would measure approximately 100' by 125'. The Johnsons propose putting a 37 foot high two story 20' by 40' house at the southeast corner of the property, very close to the Van Beuren's house and the Cowperthwait's guest house. We propose that the structure be located 35' from the southern boundary line and 35' from the eastern boundary line. This does not impose any hardship given the size of the lot and avoids the appearance of three structures jammed together.

We are also concerned about the density of development and lot coverage on this entire lot. The Johnsons want to add an additional

bedroom and bath, an outdoor living room and expanded kitchen to the main house, plus a new house with five bedrooms, five baths, two living rooms and a kitchen, plus a two car garage, carport and additional terracing. This seems excessive for a single lot.

These plans are extremely complex and we would like to request a sixty day extension to study more fully the implications of this plan.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Rubinette Dana Briscoe</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Boca Grande Historic Preservation Board</i>
MAILING ADDRESS <i>Post Office Box 2116</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Boca Grande</i>	COUNTY <i>Lee</i>
DATE ON WHICH VOTE OCCURRED <i>Wednesday, February 13, 2013</i>	NAME OF POLITICAL SUBDIVISION: MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

Owner of Property

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on other side)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Dana Briscoe Robinette, hereby disclose that on Wednesday, February 13, 2013:

(a) A measure came or will come before my agency which (check one)

inured to my special private gain or loss;

inured to the special gain or loss of my business associate, _____

inured to the special gain or loss of my relative, _____

inured to the special gain or loss of _____ by

whom I am retained; or

inured to the special gain or loss of _____ which

is the parent organization or subsidiary of a principal which has retained me.

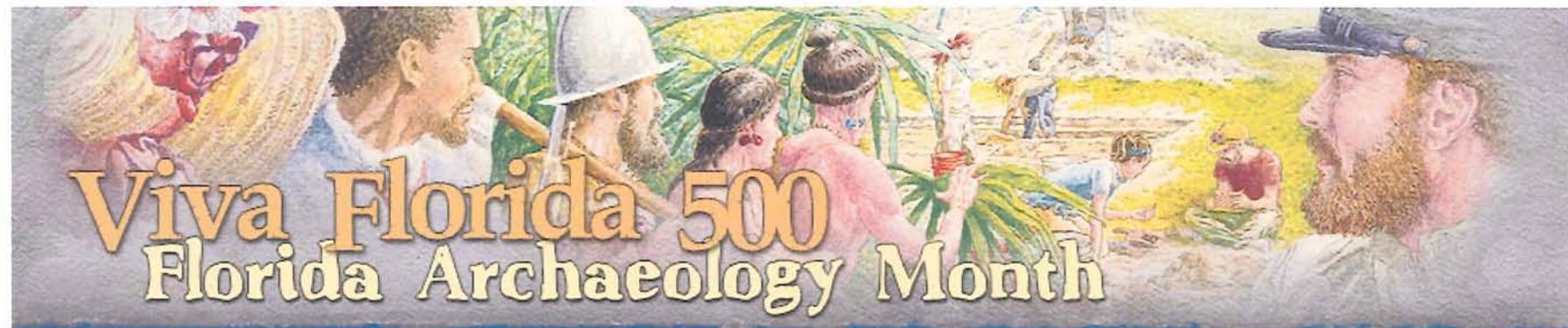
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Current owner of 1300 13th Street Property,

February 13, 2013
Date Filed

DBR
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



→ About → Submit Event → Events → Links → Archives ←

Florida Archaeology Month 2013

- Florida's diverse history and prehistory stretches back over 12,000 years. Every March, statewide programs and events celebrating Florida Archaeology Month are designed to encourage Floridians and visitors to learn more about the archaeology and history of the state, and to preserve these important parts of Florida's rich cultural heritage. Plan to attend some of the many events throughout Florida during March 2013. A full listing of events can be found on the events page linked at the top of the page.

Download the 2013 Archaeology Month Poster
[2013 FAM Poster - Front](#)
[2013 FAM Poster - Back](#)

Florida Archaeology Month 2013 explores the last 500 years of Florida history. Information about local events can be found on the Florida Anthropological Society (FAS) Website, and on local FAS chapter Websites that can be accessed from the main [FAS Webpage](#)

Florida Archaeology Month is coordinated by the Florida Anthropological Society, and supported by the Department of State, Division of Historical Resources. Additional sponsors for 2013 include the Florida Archaeological Council, Florida Public Archaeology Network, state and local museums, historical commissions, libraries, and public and private school systems. The 2013 poster is available through the local [Florida Anthropological Society Chapters](#) and can also be acquired at the Florida Public Archaeology Network's [Destination Archaeology Resource Center](#) museum.

March 2013

S	M	T	W	R	F	S
					1	2
3	4	5	6	7	8	9
10	11	<u>12</u>	<u>13</u>	<u>14</u>	15	<u>16</u>
17	18	<u>19</u>	<u>20</u>	<u>21</u>	<u>22</u>	<u>23</u>
24	25	<u>26</u>	<u>27</u>	28	<u>29</u>	<u>30</u>
					31	

Upcoming Events

Mar, 1, 9:00 am - 3:00 pm
[Sunny Point Archaeological Survey--Students Day](#)

Mar, 2, 7:45 am - 12:00 pm
[Mound Key Paddle Tour](#)

Mar, 2, 8:30 am - 10:30 am
[Guided Cultural Hike](#)

Mar, 2, 10:00 am - 2:00 pm
[Sunny Point Archaeological Survey](#)

Sajgo, Gloria

From: Snapp, Dr. Annette [asnapp@fgcu.edu]
Sent: Thursday, February 28, 2013 9:04 AM
To: Sajgo, Gloria
Subject: FAM web site

<http://flpublicarchaeology.org/FAM/>

Annette L. Snapp, Ph.D.
Director, SW Florida Office
Florida Public Archaeology Network

<http://fpans/>
Marine and Ecological Sciences
Florida Gulf Coast University
Whitaker Hall 232
10501 FGCU Blvd. South
Fort Myers, FL 33965-6565
Telephone: 239-590-1330
E-mail: asnapp@fgcu.edu

Like us on FACEBOOK by going to: <http://www.facebook.com/FPANSouthwest>

Follow us at: Twitter.com/FPANSouthwest

Florida has a very broad public records law. As a result, any written communication created or received by Florida Gulf Coast University employees is subject to disclosure to the public and the media, upon request, unless otherwise exempt. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



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.	COA 2013-00011	Designation No.	HD 900501	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 REHAB

Location: 500 PALM AVE BOCA GRANDE

STRAP No.: 14 43 20 00 00002 0000

Name of Applicant or Agent*: DAN MATTINGLY

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

Address: 2070 Illinois Ave

City, State, Zip: ENGLEWOOD FL 34224

Phone Number: 941-662-0494 Fax Number: _____

Email Address: ALLPHASE.DAN@HOTMAIL.COM

Name of Historic District (if applicable): BOCA GRANDE

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: Rehabilitation of rooms on the third floor and replacement of windows in the guest's rooms. New windows will be custom made - same size as original

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		



02/15/2013



02/15/2013



02/15/2013





Sajgo, Gloria

From: Dan Mattingly [allphase.dan@hotmail.com]
Sent: Friday, February 15, 2013 8:29 AM
To: Sajgo, Gloria
Attachments: GASPRILLA COMMON SIZE CHART.pdf; WinDor window NOA's.pdf

Gloria,

Regarding our phone conversation yesterday afternoon, I am forwarding the window count and sizes as well as the specifications for the WinDor window we propose to use for this project.

WinDor has a long standing reputation for producing quality products for both commercial and residential applications. We have spoken to their engineers about our special conditions we require and they are quite able to meet our needs. The pricing is equitable and they can meet our time frame with ease. The fact that they can quickly produce a product that will fit into our original openings is key. Their easy installation makes it possible to complete the project in the short amount of time allotted us.

The proposed product has already met the test of time in similar environments. It has a lifetime warrantee. The finish will not crack or yellow. They will be produced with clear impact glass so there will be no tint to change the appearance of the building. The frames will match the color of the existing windows exactly. This is important because we do not want a contrast in colors with the windows which are to remain. They are designed to greatly reduce outdoor noise. They can build the windows to the six light configuration for the upper sash to match the existing and single light to match the lower sash. They can build the window with the muntins in between the glass, which would be MUCH preferred or on the interior and exterior of the glass which would make them much harder to clean and maintain. They are engineered to be able to clean both the inside and outside to the window from inside the building, no need to disturb guests by setting up ladders and scaffolding. The glass can simply be cleaned by the current room staff. This is a safety issue as well.

Searching through some photos I have of the Inn, I did not find any that were suitable for your purposes. I will take some this morning and get them to you later today as you requested.

Best,

Dan Mattingly
All Phase Homes Inc.
allphase.dan@hotmail.com
941-662-0494



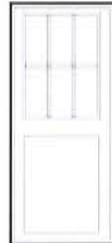
Lemon Bay Glass & Mirror
2840 Avenue of the Americas
Englewood, Florida 34224

GASPRILLA INN WINDOW ORDER SIZES

02/11/2013

WINDOWS ARE VINYL DOUBLE HUNG SERIES 400 EQUAL LEG
WHITE FRAMES - CLEAR INSULATED IMPACT GLASS (FBC)
DOUBLE APPLIED CONTOURED MUNTINS TRUE DIVIDED- TOP SASH ONLY - 6 OVER 0

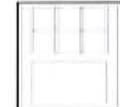
FIRST FLOOR		
	QUANTITY	SIZE
DBL HUNG	14	33-5/8" x 59"
DBL HUNG	3	31-1/2" x 72-5/8"
DBL HUNG	31	35-1/2" x 87-1/8"
DBL HUNG	8	35-1/2" x 84-3/4"



SECOND FLOOR		
	QUANTITY	SIZE
DBL HUNG	73	35-1/8" x 75"
DBL HUNG	10	31-3/4" x 69"
DBL HUNG	15	33-1/2" x 59"
DBL HUNG	4	29-5/8" x 59"
DBL HUNG	1	35-1/2" x 70-3/4"
DBL HUNG	1	26" x 75"



THIRD FLOOR		
	QUANTITY	SIZE
DBL HUNG	3	29" x 48"
DBL HUNG	21	29-1/2" x 63"
DBL HUNG	8	33-1/2" x 67-1/8"
DBL HUNG	14	29-1/2" x 67"
DBL HUNG	4	35-1/2" x 67"
DBL HUNG	9	29-5/8" x 58-3/4"
CASEMENT	3	23-1/4" x 51-3/4"
DBL HUNG	2	19-1/2" x 22-1/2"
DBL HUNG	2	27-1/2" x 22-1/2"
DBL HUNG	1	25-3/4" x 36-1/2"
DBL HUNG	1	21-1/2" x 22-1/2"
DBL HUNG	1	23-1/2" x 24-1/2"
TOTAL	229	



GASPRILLA INN WINDOW REPLACEMENT
WHITE DBL HUNG - CLEAR GLASS - MATCHING MUNITNS

2/8/2013

FIRST FLOOR

COMMON	
14ea	34-1/8 x 59-1/2
3ea	32 x 73-1/8
31ea	36-1/8 x 87-5/8
8ea	36 x 85-1/4

ROOM NO.	WINDOW A		WINDOW B		WINDOW C		WINDOW D		WINDOW E		WINDOW F		WINDOW G	
	W	H	W	H	W	H	W	H	W	H	W	H	W	H
1st Floor														
101	34-1/4	59-5/8												
102	32-1/8	74	32	73-3/4	32-3/8	73-1/8								
103	34-1/4	59-5/8	36-1/8	87-5/8	36-1/4	87-3/4								
105	36-1/8	87-7/8	36-1/8	87-7/8	34-3/8	59-1/2	34-1/2	59-1/2						
106	34-1/4	59-5/8	36-1/8	87-5/8	36-1/8	87-5/8	36-1/8	87-5/8	36-1/8	87/5/8	36-1/8	87-5/8		
107	36-1/4	87-3/4	36-1/4	87-3/4	34-1/8	59-3/4								
108	36-1/4	87-3/4	36-1/4	87-7/8	34-1/4	59-3/4								
109	34-1/4	59-3/4	36-1/4	87-5/8	36-1/8	87-3/4								
110	34-1/4	59-3/4	36-1/8	87-3/4	36-1/8	87-3/4								
111	36-1/4	87-5/8	36-1/8	87-5/8	34-1/4	59-3/4								
112	34-1/4	59-3/4	36-1/8	87-5/8	36-1/8	87-3/4								
115	34-1/4	59-5/8	36-1/4	87-7/8	36-1/4	87-3/4								
116	34-1/4	59-3/4	36-1/8	87-5/8	36-1/8	87-5/8								
118	36-1/8	85-1/2	36-1/8	87-7/8	36-1/4	87-3/4	36-1/4	85-1/4	36	85-1/2	36	85-1/4	36	85-1/2
118B	34-1/8	58-5/8	36-1/8	85-1/2	36	85-1/2	36	85-1/2	36-1/8	87-5/8	36-1/4	87-3/4	36-1/4	87-3/4
118C	36-1/4	87-1/2												

SECOND FLOOR

COMMON		ODD	
73ea	36 x 75-1/2	1ea	36 x 71-1/4
10ea	32-1/4 x 69-1/2	1ea	26-1/2 x 75-1/2
15ea	34 x 59-5/8		
4ea	30-1/8 x 59-1/2		

ROOM NO.	WINDOW A		WINDOW B		WINDOW C		WINDOW D		WINDOW E		WINDOW F		WINDOW G	
2nd Floor	W	H	W	H	W	H	W	H	W	H	W	H	W	H
205	36	75-3/4	36-1/4	75-3/4	36	75-5/8								
206	36-1/4	75-3/4	36-1/8	75-5/8	36	75-5/8	36-1/8	75-3/4	36-1/8	75-5/8				
210	32-1/4	69-1/2	32-1/4	69-1/2	32-3/8	69-5/8	32-3/8	69-5/8	32-3/8	69-3/4				
211	36	75-3/4	36-1/8	75-3/4	34-1/8	59-3/4								
215	36-1/4	75-3/4	36-1/4	75-5/8	34-1/8	59-5/8								
216	32-1/4	69-5/8	32-1/4	69-3/4	32-1/4	69-5/8								
217	34-1/4	59-5/8	36-1/8	75-7/8	36-1/8	75-5/8								
218	32-1/4	69-3/4	32-1/4	69-3/4	34-1/4	59-7/8	34-1/4	59-7/8						
219	36-1/8	75-1/2	36-1/4	75-3/4	34-1/4	59-7/8	34-1/4	59-7/8						
220	36-1/8	75-7/8	36-1/4	75-5/8	34-1/8	59-3/4								
221	36-1/4	75-1/2	36-1/4	75-1/2	34-1/8	59-3/4								
222	34-1/8	59-3/4	36-1/4	75-5/8	36-1/8	75-3/4								
223	34	59-3/4	36-1/8	75-5/8	36-1/8	75-3/4								
224	36-1/4	75-5/8	36-1/4	75-5/8	34-1/8	59-3/4								
225	36-1/8	75-5/8	36-1/8	75-5/8	34-1/4	59-3/4								
226	34-1/4	59-5/8	36-1/8	75-3/4	36-1/4	75-3/4	36-1/4	75-5/8	36-1/4	75-3/4				
227	34-1/4	59-3/4	36-1/8	75-3/4	36-1/8	75-3/4	36-1/4	75-3/4	36-1/4	75-3/4				
228	36-1/8	75-1/2	36-1/8	75-1/2	36-1/8	75-1/2	30-1/8	59-1/2						
229	26-1/2	75-1/2	36-1/8	59-3/4	36-1/8	75-1/2	30-1/8	59-1/2						
230	36-1/4	75-3/4	36-1/4	75-3/4	30-1/8	59-3/4								
231	30-1/4	59-1/2	36-1/8	75-1/2	36-1/4	75-1/2								
232	36-1/8	75-1/2	36-1/8	75-1/2	36-1/8	75-5/8	36-1/4	75-5/8	36-1/4	75-5/8				
233	36-1/4	75-5/8	36-1/8	75-5/8	36	71-1/4	36-1/4	75-3/4	36-1/4	75-3/4				
234	36-1/8	75-1/2	36-1/8	75-5/8	36-1/4	75-5/8								
235	36-1/4	75-7/8	36-1/8	75-3/4	36-1/8	75-3/4	36-1/8	75-3/4						
236	36-1/8	75-3/4	36-3/4	75-3/4	36-1/4	75-5/8								
238	36-1/8	75-3/4	36-1/4	75-1/2	36-1/8	75-1/2	36-1/8	75-1/2	36-1/8	75-1/2				
239	36-1/4	75-5/8	36-1/4	75-3/4										
241	36	75-3/4	36-1/8	75-3/4										

THIRD FLOOR

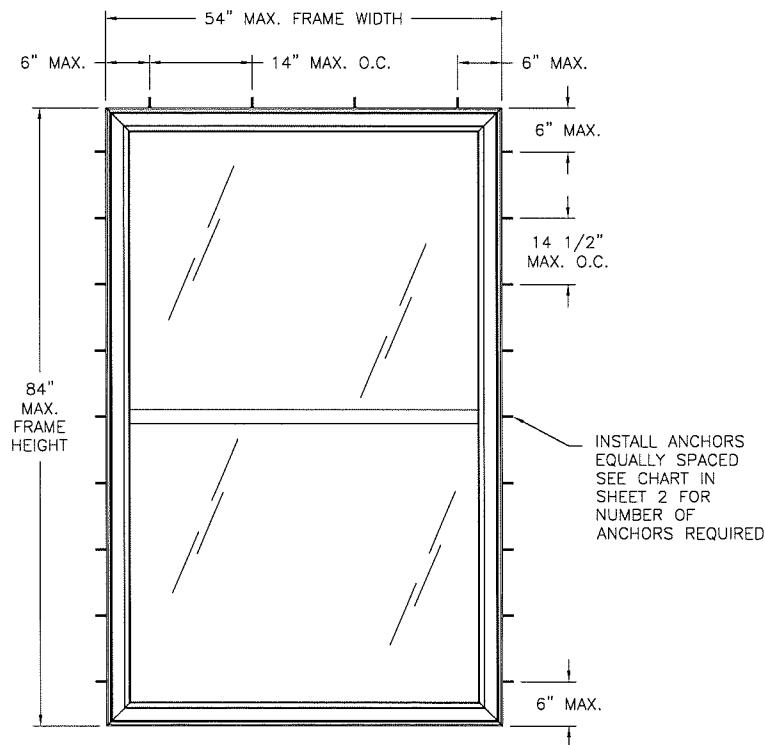
COMMON		ODD	
3ea	29-1/2 x 48-1/2	1ea	26-1/4 x 37
21ea	30 x 63-1/2	1ea	22 x 23
8ea	34 x 67-5/8	2ea	20 x 23
14ea	30 x 67-1/2	2ea	28 x 23
4ea	36 x 67-1/2	1ea	24 x 25

ROOM NO.	WINDOW A		WINDOW B		WINDOW C		WINDOW D		WINDOW E		WINDOW F		WINDOW G	
3rd Floor	W	H	W	H	W	H	W	H	W	H	W	H	W	H
301	26-1/4	37	29-1/2	48-1/2	29-1/2	48-1/2	29-1/2	48-1/2	27-1/2	43-1/4				
305	30-3/8	63-3/4	30-3/8	63-5/8	30-3/8	63-7/8	30-1/8	63-7/8						
307	30	64	30	64	30-1/4	64								
308	30	67-1/2	30	67-1/2										
309	30	63-1/2	30-1/4	63-1/2										
311	30	63-1/2	30	63-3/4	22	23								
315	24	25	30-1/8	63-3/4	30-1/4	63-3/4								
317	20	23	20	23	34-1/8	67-5/8	34-1/8	67-3/4						
318	34-1/4	67-3/4	34-1/8	67-7/8	34-1/4	67-7/8	34	67-3/4						
319	34-1/8	67-3/4	34-1/8	67-3/4	28	23								
321	28	23	30-1/8	63-3/4	30-1/4	63-3/4								
323	30	63-5/8	30-1/8	63-3/4	30-1/8	63-3/4	30	63-3/4	30-1/4	63-7/8	30-1/8	63-3/4		
326	30-1/8	67-5/8	30-1/8	67-5/8	36-1/8	67-3/4	36-1/4	67-5/8	30-1/8	67-1/2				
327	36	67-1/2	36	67-1/2	30-1/8	67-5/8	30-1/8	67-5/8	30-1/8	67-1/2				
328	30-1/8	67-5/8	30-1/8	67-1/2	30	67-1/2								
329	30-1/8	67-5/8	30-1/8	67-3/4	30-1/8	67-5/8								

SERVICE AREA

COMMON	
9ea	30-1/8 x 59-1/4
3ea	23-3/4 x 52-1/4

ROOM NO.	WINDOW A		WINDOW B		WINDOW C		WINDOW D		WINDOW E		WINDOW F		WINDOW G	
Future Rm	W	H	W	H	W	H	W	H	W	H	W	H	W	H
	30-1/8	59-1/2	30-1/8	59-1/2										
	30-1/4	59-1/2	30-1/8	59-1/2										
CASEMENT	23-3/4	52-1/4	23-3/4	52-1/4	23-3/4	52-1/4								
	30-1/8	59-1/2	30-1/8	59-1/2										
	30-1/8	59-1/2	30-1/8	59-1/2										
	30-1/8	59-1/4												



V-400 PVC DOUBLE HUNG WINDOW
EXTERIOR VIEW

DESIGN PRESSURE RATING	IMPACT RATING
±70PSF	LARGE AND SMALL MISSILE IMPACT

MISSILE LEVEL D, WIND ZONE 3

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
A	REVISED ANCHORS LOCATION	04/26/12	R.L.

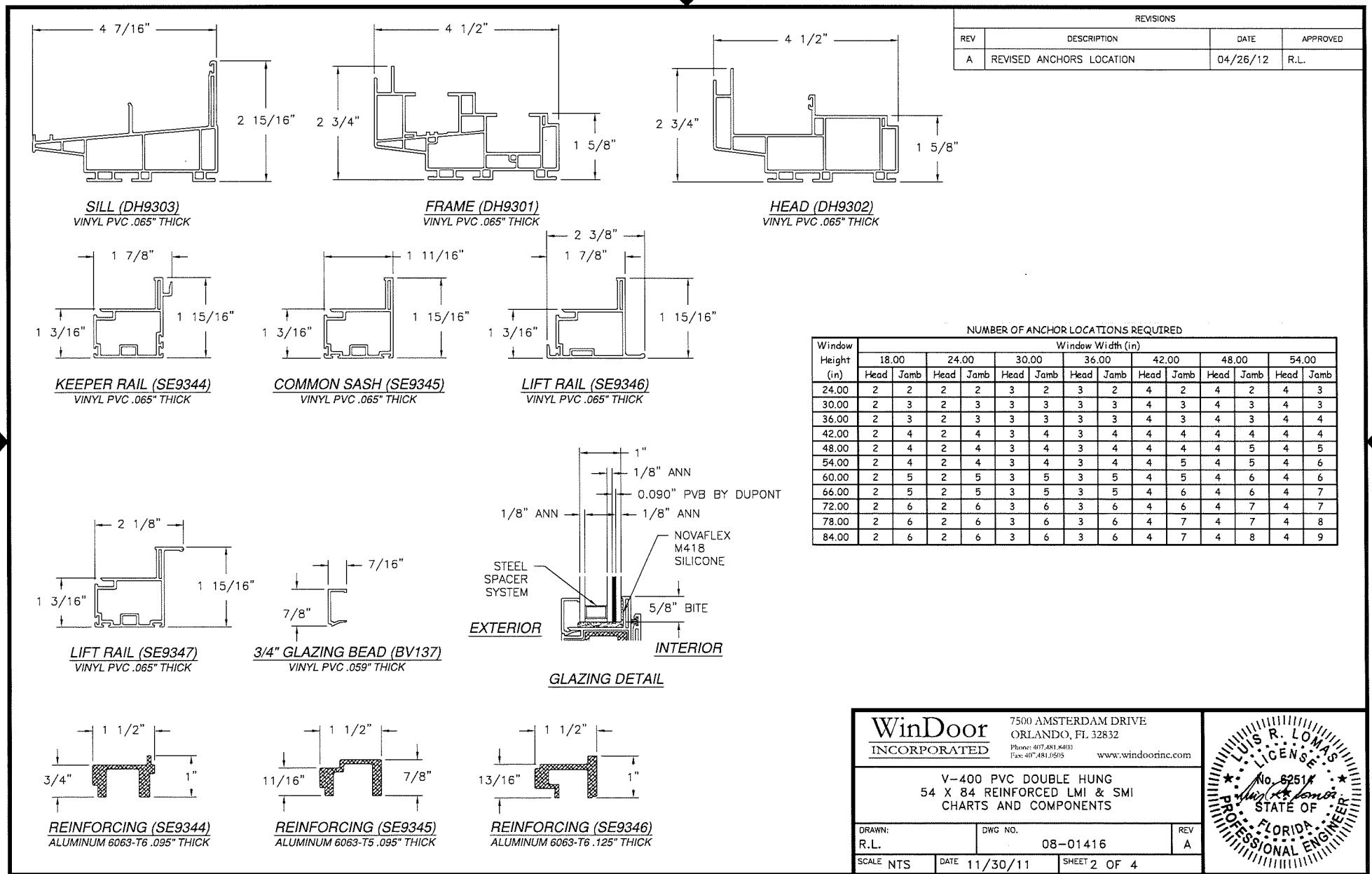
NOTES:

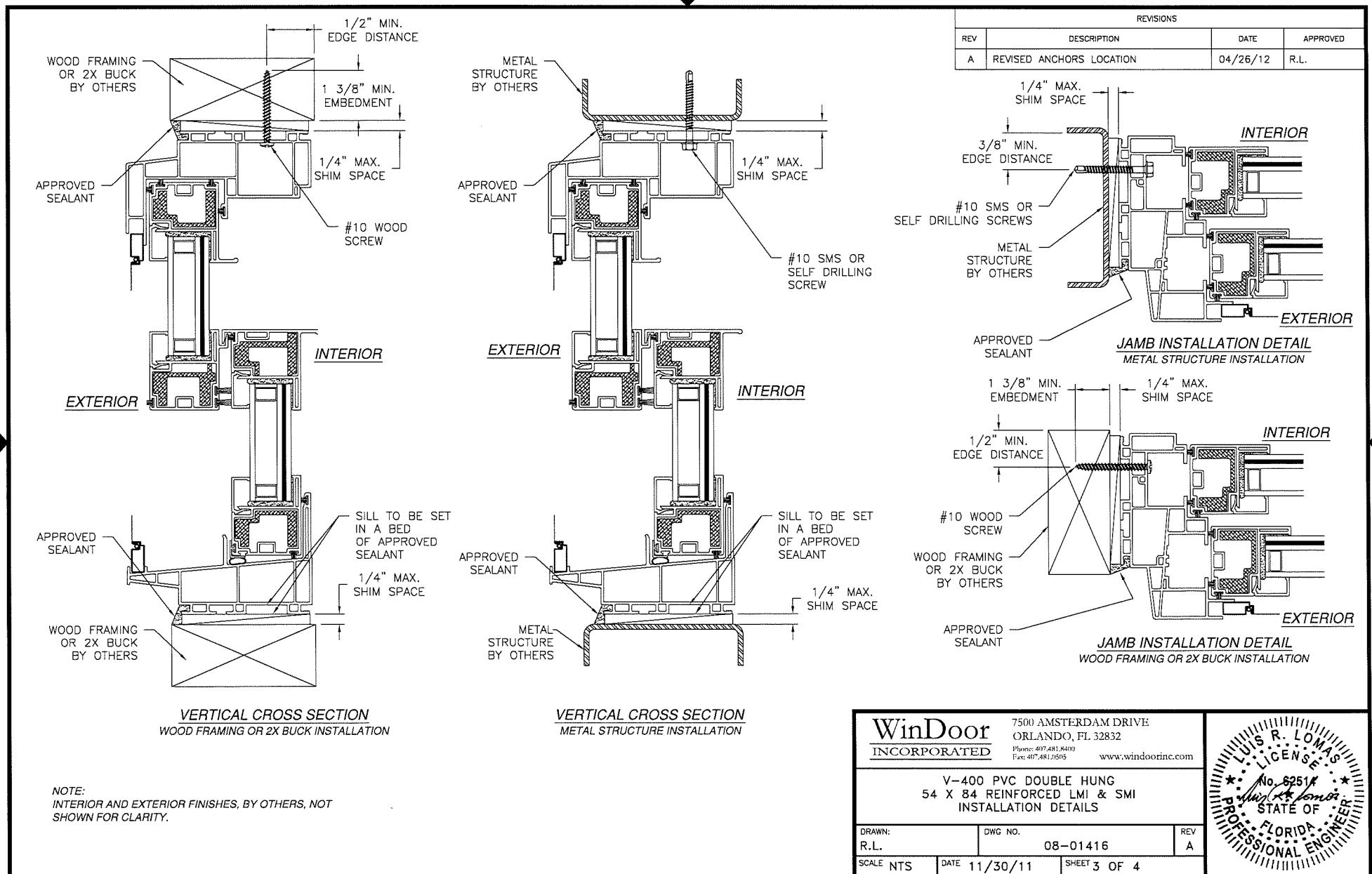
- 1) THE PRODUCT SHOWN HEREIN IS DESIGNED AND MANUFACTURED TO COMPLY WITH REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2) WOOD FRAMING AND MASONRY OPENING TO BE DESIGNED AND ANCHORED TO PROPERLY TRANSFER ALL LOADS TO STRUCTURE. FRAMING AND MASONRY OPENING IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 3) 1X BUCK OVER MASONRY/CONCRETE IS OPTIONAL. WHERE 1X BUCK IS NOT USED DISSIMILAR MATERIALS MUST BE SEPARATED WITH APPROVED COATING OR MEMBRANE. SELECTION OF COATING OR MEMBRANE IS THE RESPONSIBILITY OF THE ARCHITECT OR ENGINEER OF RECORD.
- 4) ALLOWABLE STRESS INCREASE OF 1/3 WAS NOT USED IN THE DESIGN OF THE PRODUCT SHOWN HEREIN. WIND LOAD DURATION FACTOR Cd=1.6 WAS USED FOR WOOD ANCHOR CALCULATIONS.
- 5) FRAME MATERIAL: EXTRUDED RIGID PVC.
- 6) UNITS MUST BE GLAZED PER ASTM E1300-04, SEE SHEET 4 FOR GLASS OPTIONS.
- 7) APPROVED IMPACT PROTECTIVE SYSTEM IS NOT REQUIRED FOR THIS PRODUCT IN WIND BORNE DEBRIS REGIONS.
- 8) SHIM AS REQUIRED AT EACH INSTALLATION ANCHOR WITH LOAD BEARING SHIM. SHIM WHERE SPACE OF 1/16" OR GREATER OCCURS. MAXIMUM ALLOWABLE SHIM STACK TO BE 1/4".
- 9) FOR ANCHORING INTO MASONRY/CONCRETE USE 3/16" TAPCONS, MINIMUM, WITH SUFFICIENT LENGTH TO ACHIEVE A 1 1/4" MINIMUM EMBEDMENT INTO SUBSTRATE WITH 2 1/2" MINIMUM EDGE DISTANCE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 10) FOR ANCHORING INTO WOOD FRAMING OR 2X BUCK USE #10 WOOD SCREWS, MINIMUM, WITH SUFFICIENT LENGTH TO ACHIEVE A 1 3/8" MINIMUM EMBEDMENT INTO SUBSTRATE. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 11) FOR ANCHORING INTO METAL STRUCTURE USE #10 SMS OR SELF DRILLING SCREWS, MINIMUM, WITH SUFFICIENT LENGTH TO ACHIEVE 3 THREADS MINIMUM BEYOND STRUCTURE INTERIOR WALL. LOCATE ANCHORS AS SHOWN IN ELEVATIONS AND INSTALLATION DETAILS.
- 12) ALL FASTENERS TO BE CORROSION RESISTANT.
- 13) INSTALLATION ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ANCHOR MANUFACTURER'S INSTALLATION INSTRUCTIONS, AND ANCHORS SHALL NOT BE USED IN SUBSTRATES WITH STRENGTHS LESS THAN THE MINIMUM STRENGTH SPECIFIED BELOW:
 - A. WOOD — MINIMUM SPECIFIC GRAVITY OF G=0.42
 - B. CONCRETE — MINIMUM COMPRESSIVE STRENGTH OF 3,192 PSI.
 - C. MASONRY — STRENGTH CONFORMANCE TO ASTM C-90, GRADE N, TYPE 1 (OR GREATER).
 - D. METAL STRUCTURE: STEEL 18GA, 33KSI OR ALUMINUM 6063-T5 1/8" THICK MINIMUM

SIGNED: 04/26/2012

WinDoor INCORPORATED		7500 AMSTERDAM DRIVE ORLANDO, FL 32832 Phone: 407.481.4470 Fax: 407.481.0515 www.windoorinc.com	
V-400 PVC DOUBLE HUNG 54 X 84 REINFORCED LMI & SMI ELEVATION AND NOTES			
DRAWN: R.L.	DWG NO. 08-01416	REV A	
SCALE NTS	DATE 11/30/11	SHEET 1 OF 4	

TABLE OF CONTENTS	
SHEET NO.	DESCRIPTION
1	ELEVATION, ANCHORING AND NOTES
2	CHARTS AND COMPONENTS
3 - 4	INSTALLATION DETAILS



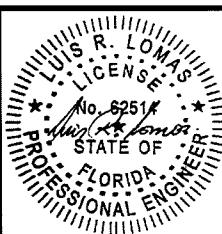


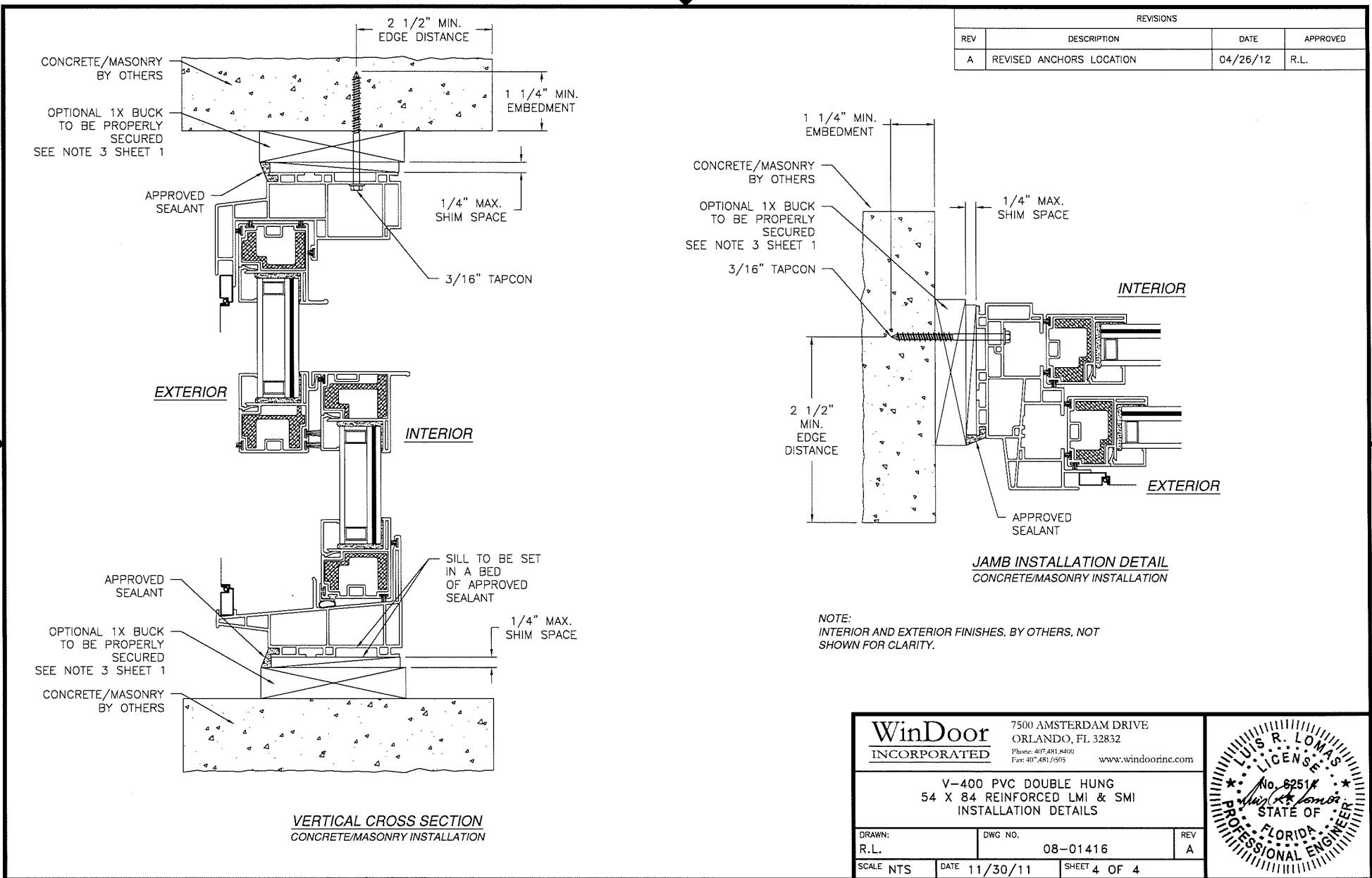
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Fax: 407.481.0505
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INSTALLATION DETAILS

DRAWN: R.L.	DWG NO. 08-01416	REV A
SCALE NTS	DATE 11/30/11	SHEET 3 OF 4



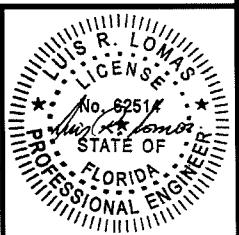


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DRAWN: R.L.	DWG NO. 08-01416	REV A
SCALE NTS	DATE 11/30/11	SHEET 4 OF 4





**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

COA 2013 00011—Gasparilla Inn Rehab 500 Palm Ave. Boca Grande Fl 33921

March 13, 2013

**BOCA GRANDE HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2013 00011—Gasparilla Inn Rehab 500 Palm Ave. Boca Grande Fl 33921

HEARING DATE: March 13, 2013

SUMMARY

The proposal is part of the ongoing rehabilitation and maintenance of the Gasparilla Inn., which is a contributing property in the Boca Grande Historic District HD 90-05-01. Staff analyzed the project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 14 43 20 00 00002.0000; the address is 500 Palm Ave. in Boca Grande.

STAFF ANALYSIS

Background:

In addition to being a contributing resource in the locally designated Boca Grande Historic District, The Gasparilla Inn was listed on the National Register of Historic Places in March 2008. The National Register listing states:

The Gasparilla Inn ... is locally significant under Criterion A in the area of Recreation and Culture and for the association of the hotel and its recreational facilities with the development of recreation and tourism in Florida and the town of Boca Grande beginning in 1911. The Inn itself is also significant under Criterion C in the area of Architecture as a large wood frame hotel building that was expanded between 1911 and 1948. Originally constructed as a 20-room Frame Vernacular style building, the owners decided to enlarge the hotel and make it a world-class resort. In 1912 they hired Tampa architect Francis J. Kennard, the designer of the Bellevue-Biltmore Hotel (N.R. listed 1979) near Clearwater, Florida, to draw plans for the hotel expansion which was completed between 1912 and 1915. The Gasparilla Inn is an excellent surviving example of an early Florida winter resort hotel and is the largest historic wood frame hotel in Florida after the Bellevue-Biltmore.

It is important to note that the Bellevue-Biltmore Hotel was closed in 2009 and its fate continues to be uncertain. (See <http://www.spiritsofbellevuebiltmore.com>). This fact makes the Gasparilla Inn the largest historic wood frame hotel in Florida that is still in use.

According to the National Register listing: “*The Gasparilla Inn & Club is a member of Historic Hotels of America (HHA) and the National Trust for Historic Preservation (NTHP). As a member The Gasparilla Inn & Club is one of the more than 200 significant properties in the U. S. recognized by the NTHP for preserving and maintaining their historic integrity, unique architecture and ambiance. Member hotels must be at least 50 years old, and either listed in, or eligible for listing in the National Register of Historic Places, or recognized locally as having historic significance.*”

The Proposal:

The proposal calls for the implementation of two rehabilitation projects: the rehabilitation of rooms on the 3rd story of the north wing and the replacement of windows in guest rooms.

The rehabilitation of rooms on the 3rd story of the north wing: The 3rd story of the north wing was originally set aside as sleeping quarters for hotel employees. Subsequently these sleeping areas were vacated and the resulting empty spaces used for storage. In 2006 the partition walls were removed leaving only the original structural framing in place.

The existing floor plan of the 3rd story of the north wing shows 6 bedrooms, 2 bathrooms, and 2 storage areas. The proposal calls for consolidating and re-configuring the area in the 3rd story of the north wing to accommodate 4 guest suites each with its private bath. There would be no visible changes to the exterior of the building. The original windows would be replaced with new windows custom made to match the original window openings. (See discussion below)

The replacement of windows in guest rooms: The proposal calls for the replacement of windows in the guest rooms and the 3rd story of the north wing. Except for 3 casement windows, all the windows are 6/1 double hung windows. The proposal calls for the replacement of a total of 229 windows: 56 on the first floor, 104 on the second floor and 69 on the third floor. It should be emphasized that the proposal is for the replacement of windows in the guest rooms and that windows in the common areas will remain and continue to be maintained. The common areas include the main lobby, the shops, the restaurant, offices, stairways, Pelican Room and the southern entrance.

All windows will be replaced with the same type of window as the existing window. The replacement windows will be custom made windows and will be built to fit into the existing window openings – no existing interior or exterior window trim will be removed; the original wood trim materials will be preserved. The muntins of the replacement windows will be placed between the glass panes. The replacement window will be produced with clear impact glass so there will be no tint to change the appearance of the building. The frames will match the color of the existing windows which is important because the new windows will not contrast in color with the remaining windows. Additionally the replacement windows are guaranteed not to crack or yellow.

As the aerial view of the Gasparilla Inn illustrates, the building is located by itself on a large, open tract of land. As a result the windows – especially on the upper floors – are quite exposed to the elements and subject to wind and other weather damage. Additionally, because the building is a hotel, the windows are subjected to heavy use by a constant stream of guests.

While the Inn has repaired existing windows for years, repairs are no longer feasible or practical. For instance: Some of the lower sashes do not open because they have broken counter balances and recovering the counterbalances would require cutting into the walls to access them. Some windows after years of repairs cannot be made fully operable or weather tight. Additionally, the exterior of the windows can only be cleaned using stairs and scaffolding which for the windows in the upper floors is a dangerous and time consuming task. Finally the Inn operates as a hotel and its guests expect that windows will meet their contemporary lifestyles needs – some of the existing windows do not meet these expectations.

Staff believes this is a well thought out project allowing for the preservation of the building's character.

The Secretary of the Interior's Standards for Rehabilitation

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

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

The proposed rehabilitation of the rooms on the third floor will allow the continued use of that space as a residential space. The proposed replacement of the windows will allow the Inn to be continued to be used as a hotel. Both of these changes require minimal changes to the defining characteristics of the building, site and 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.*

As noted above the character of the property is being retained and preserved. Windows in the guest rooms will be replaced with the same type of window as the existing window. The replacement windows will be custom made and will be built to fit into the existing window openings – no existing interior or exterior window trim will be removed; the original wood trim materials will be preserved. Windows in the common areas will remain and continue to be maintained. The common areas include the main lobby, the shops, the restaurant, offices, stairways, Pelican Room and the southern entrance.

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.*

The proposal calls for removing the existing windows and replacing them with custom made windows that will match the design and visual qualities of the existing windows.

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*

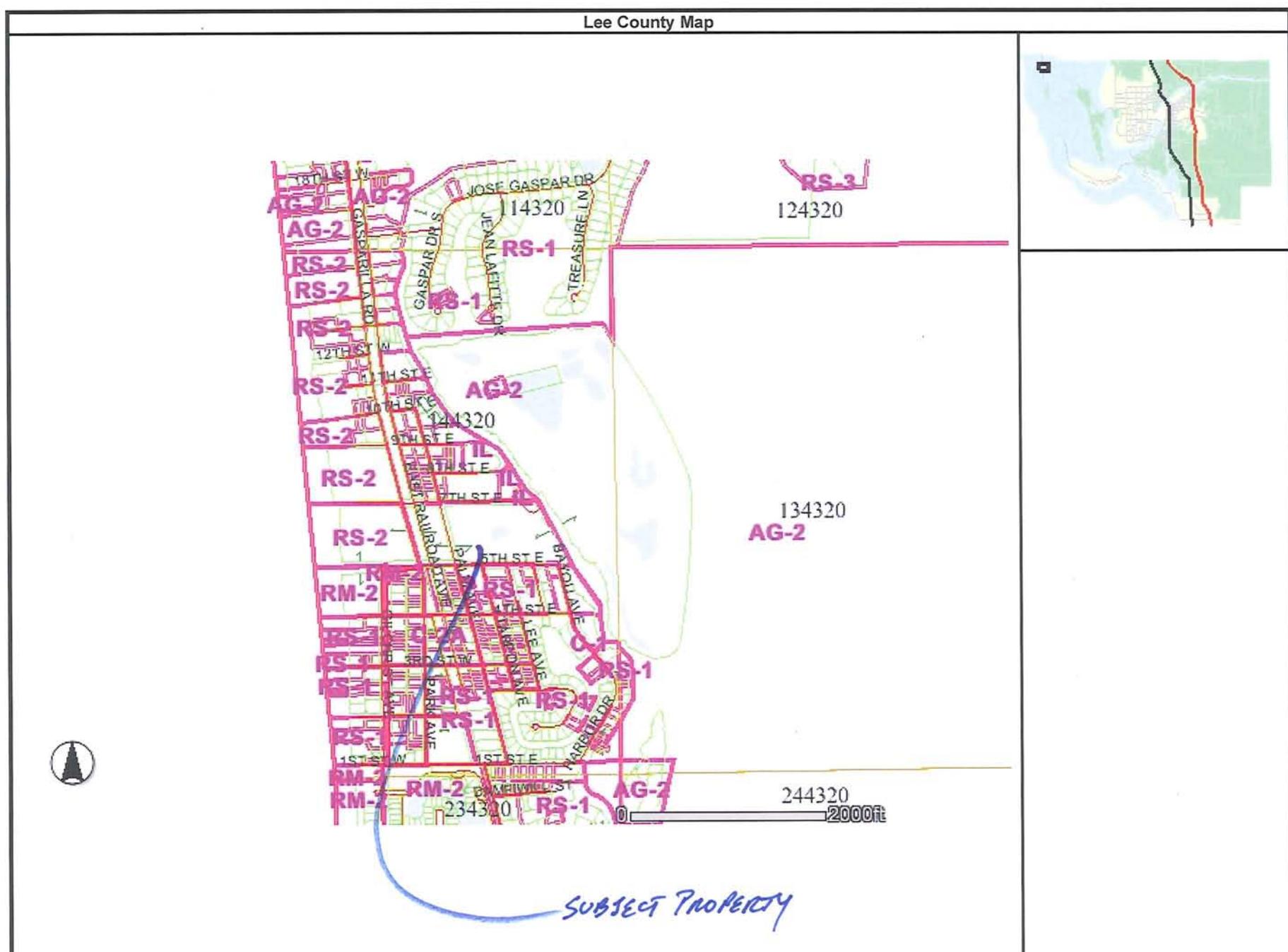
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity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

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. N/A*

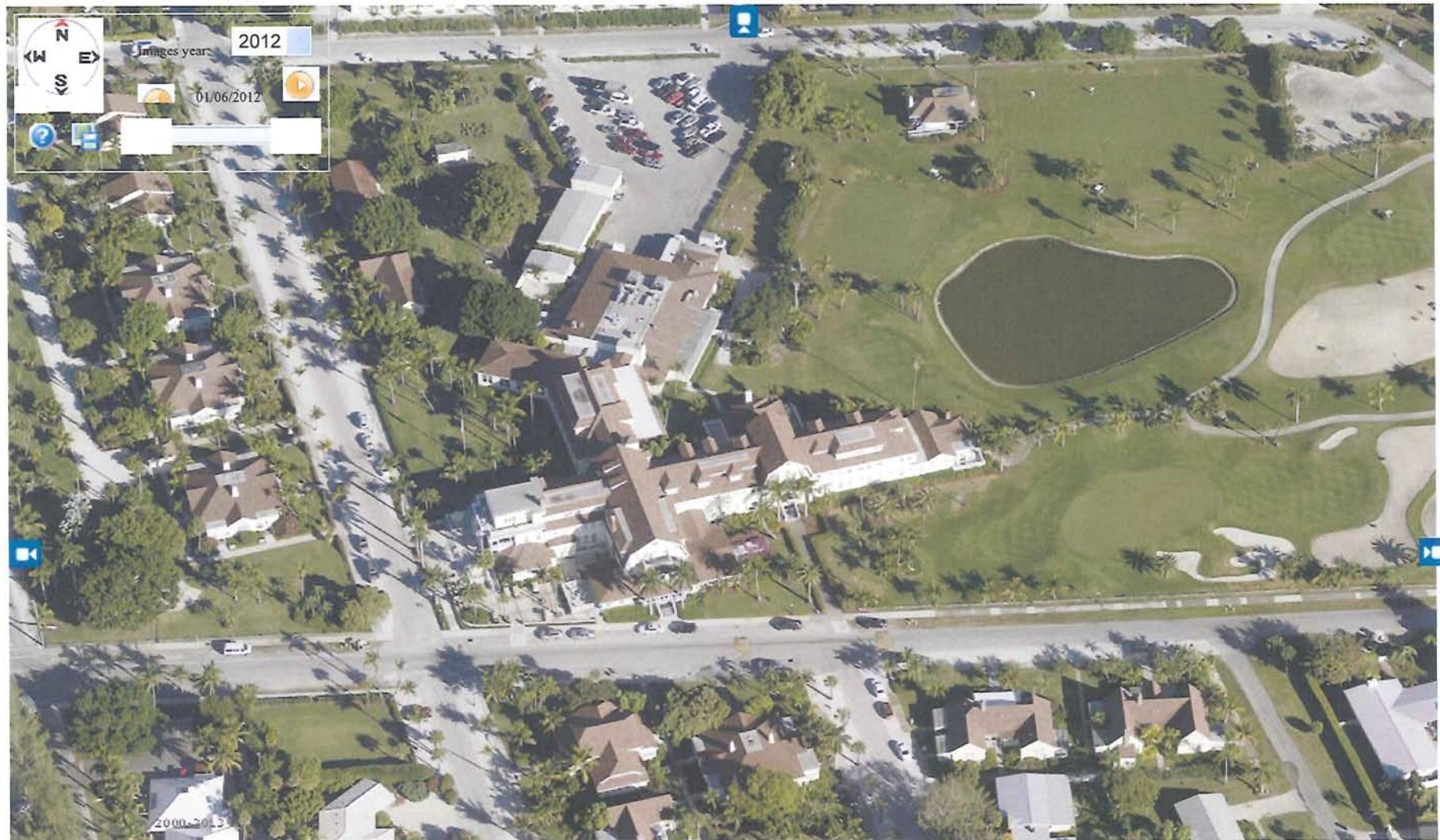
STAFF RECOMMENDATION

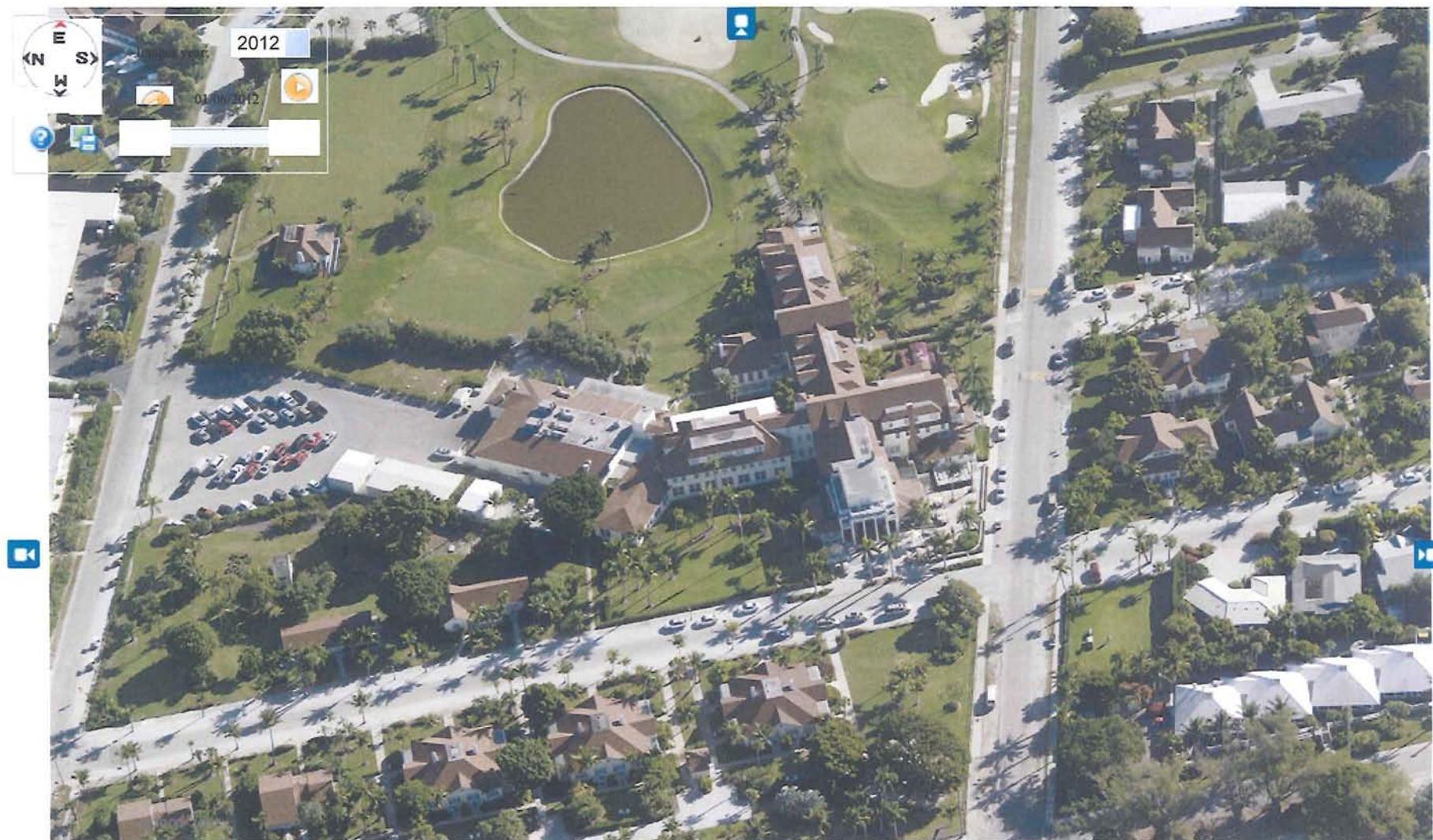
Staff recommends that the Historic Preservation Board:

- 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.





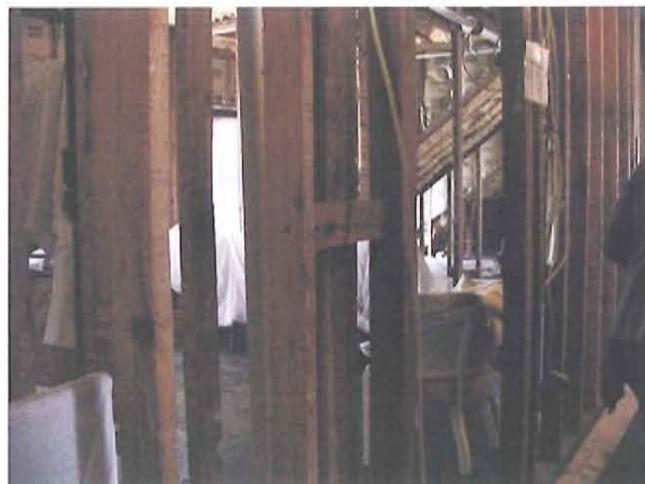
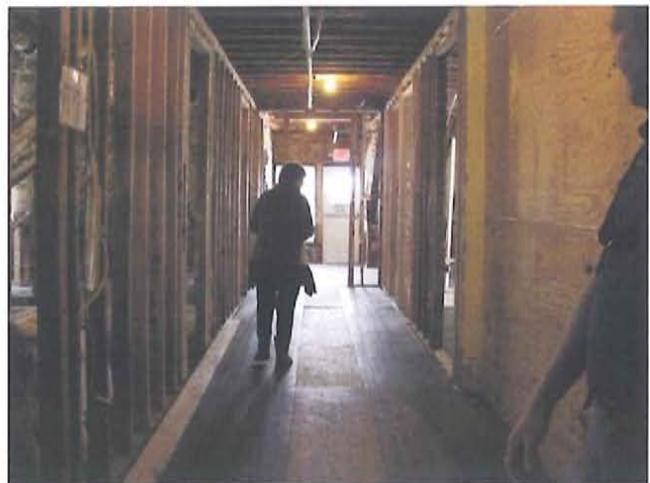




Existing windows

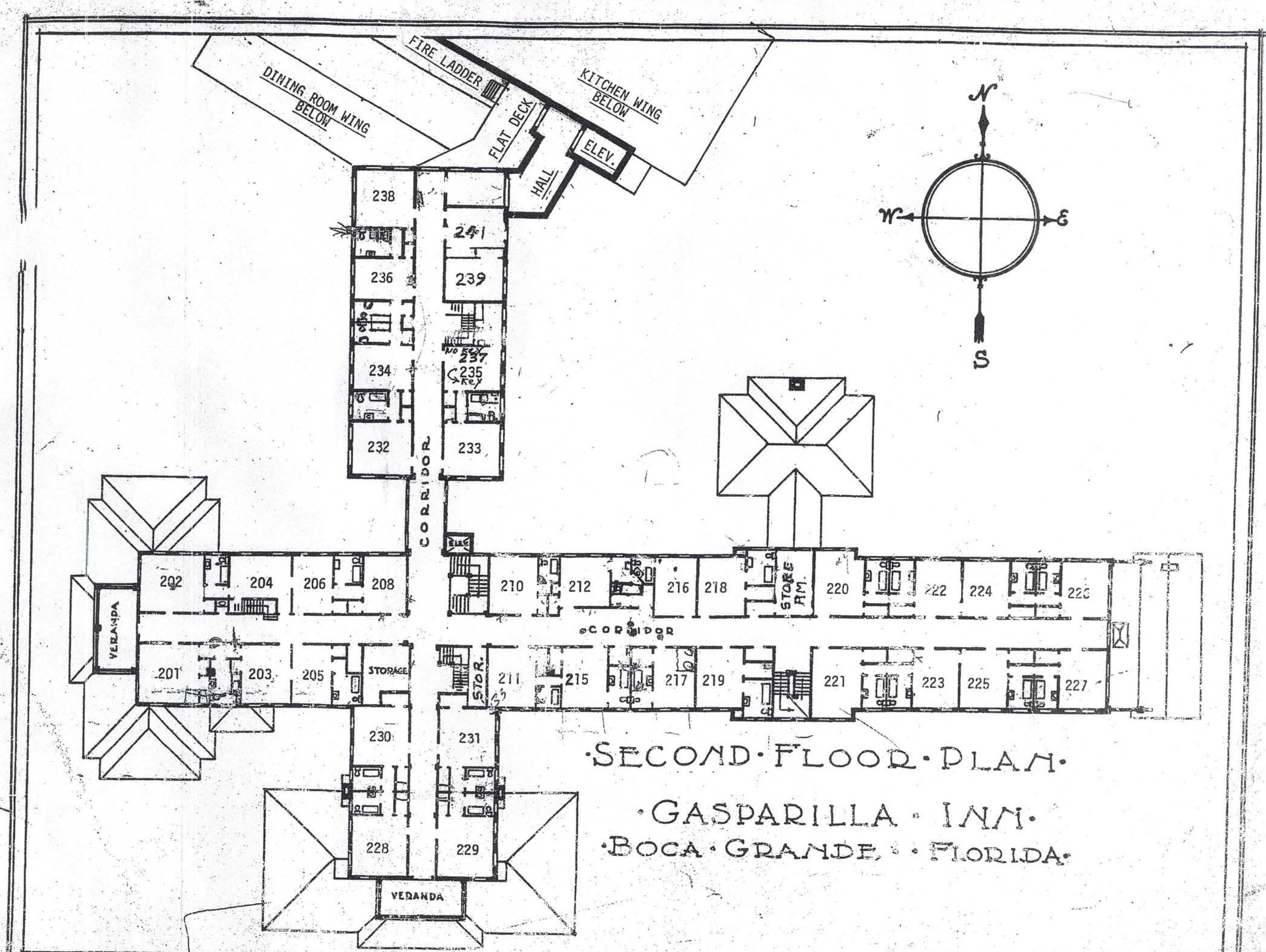
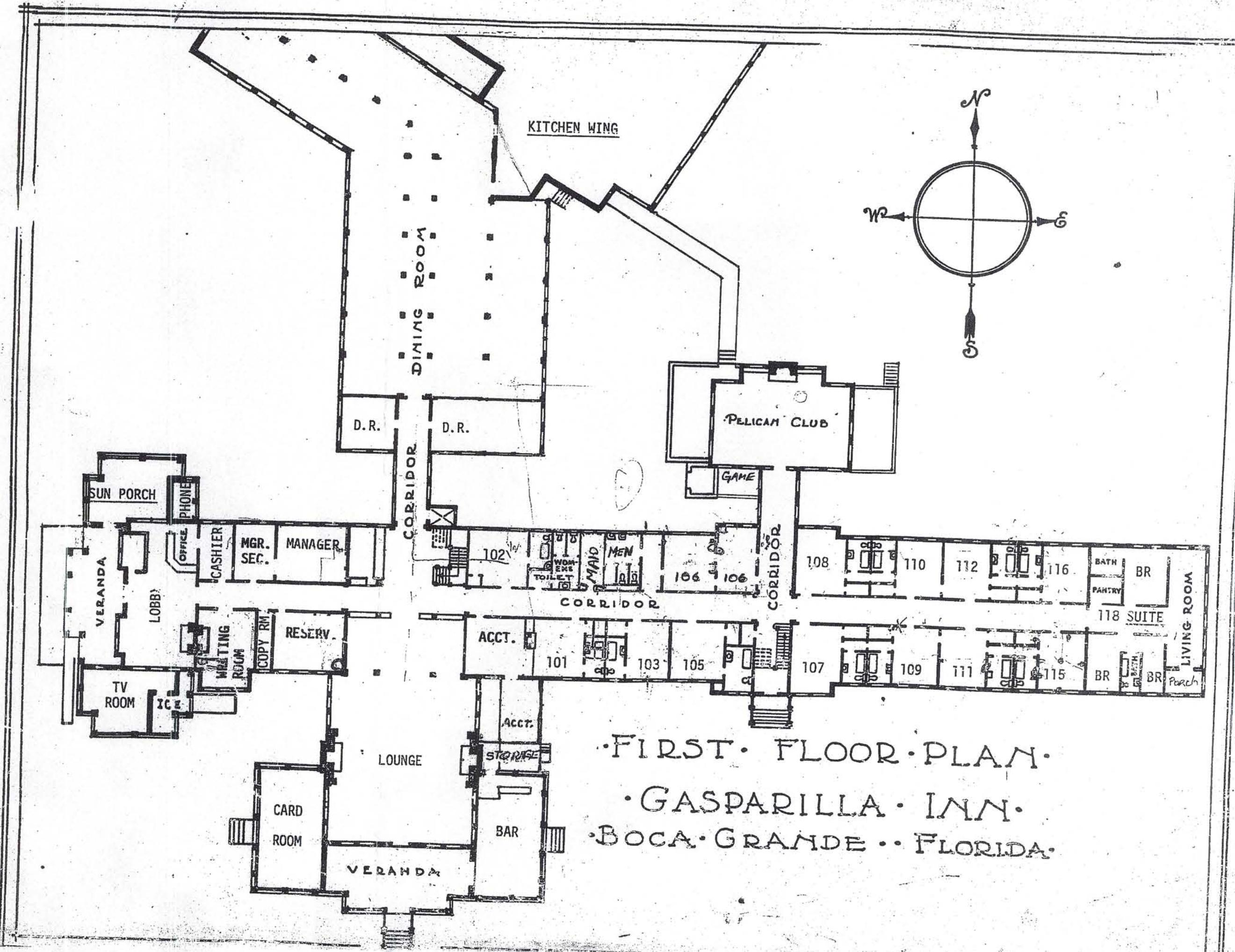


Rehabilitate Existing Vacant Rooms on the Third Floor



Street view of some of the guest room windows at the Gasparilla Inn





GASPARILLA INN WINDOW REPLACEMENT
WHITE DBL HUNG - CLEAR GLASS - MATCHING MUNTINS
2/8/2013

FIRST FLOOR

COMMON	
14ea	34-1/8 x 59-1/8
3ea	32-2-7/8 x 1-1/8
31ea	36-1/8 x 97-5/8
8ea	36 x 85-1/4

ROOM NO.	WINDOW A	WINDOW B	WINDOW C	WINDOW D	WINDOW E	WINDOW F	WINDOW G
1st Floor	W H	W H	W H	W H	W H	W H	W H
101	34-1/4 59-5/8						
102	32-1/8 74-1/4	32-1/8 73-3/4	32-3/8 73-1/8				
103	34-1/4 59-5/8	36-1/8 87-5/8	36-1/4 87-3/4				
105	36-1/8 87-7/8	36-1/8 87-7/8	34-3/8 59-1/2	34-1/2 59-1/2			
106	34-1/4 59-5/8	36-1/8 87-5/8	36-1/8 87-5/8	34-1/8 59-3/4			
107	36-1/4 87-3/4	36-1/4 87-3/4	34-1/8 59-3/4	34-1/8 59-3/4			
108	36-1/4 87-3/4	36-1/4 87-7/8	34-1/4 87-3/4	34-1/4 87-3/4			
109	34-1/4 59-3/4	36-1/4 87-5/8	36-1/4 87-3/4	36-1/4 87-3/4			
110	34-1/4 59-3/4	36-1/8 87-3/4	36-1/4 87-3/4	36-1/4 87-3/4			
111	36-1/4 87-5/8	36-1/8 87-5/8	34-1/4 59-3/4	34-1/4 59-3/4			
112	34-1/4 59-3/4	36-1/8 87-5/8	36-1/8 87-3/4	36-1/8 87-3/4			
115	34-1/4 59-5/8	36-1/4 87-7/8	36-1/4 87-3/4	36-1/4 87-3/4			
116	34-1/4 59-3/4	36-1/8 87-5/8	36-1/8 87-5/8	36-1/8 87-5/8			
118	36-1/8 85-1/2	36-1/8 87-7/8	36-1/4 87-3/4	36-1/4 87-3/4	36-1/4 85-1/2	36-1/4 85-1/2	36-1/4 85-1/2
118B	34-1/8 59-5/8	36-1/8 85-1/2	36-1/8 85-1/2	36-1/8 85-1/2	36-1/8 87-5/8	36-1/4 87-3/4	36-1/4 87-3/4
118C	36-1/4 87-1/2						

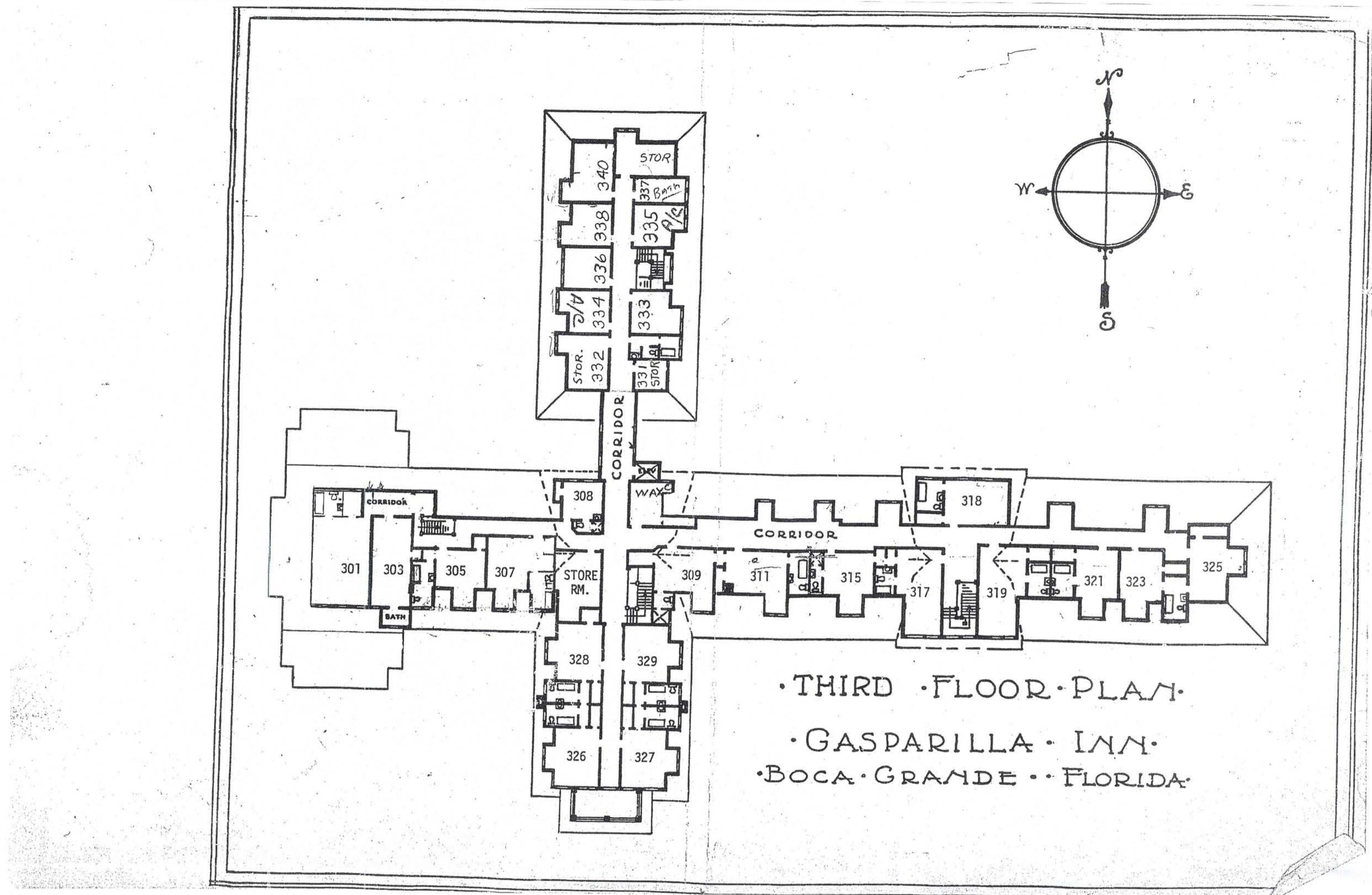
COMMON		ODD
73ea	36 x 75-1/2	1ea
10ea	32-1/4 x 69-1/2	1ea
15ea	34 x 59-5/8	
4ea	30-1/8 x 59-1/2	

ROOM NO.	WINDOW A	WINDOW B	WINDOW C	WINDOW D	WINDOW E	WINDOW F	WINDOW G
2nd Floor	W H	W H	W H	W H	W H	W H	W H
205	36-1/8 75-3/8	36-1/4 73-1/4	36-1/8 75-3/8	36-1/8 75-3/8	36-1/8 75-3/8	36-1/8 75-3/8	36-1/8 75-3/8
206	36-1/8 75-3/8	36-1/4 73-1/4	36-1/8 75-3/8	36-1/8 75-3/8	36-1/8 75-3/8	36-1/8 75-3/8	36-1/8 75-3/8
210	32-1/4 69-1/2	32-1/4 69-1/2	32-1/4 69-1/2	32-3/8 69-5/8	32-3/8 69-5/8	32-3/8 69-5/8	32-3/8 69-5/8
211	36-1/4 75-3/4	36-1/4 75-3/4	36-1/4 75-3/4	34-1/8 59-3/4	34-1/8 59-3/4	34-1/8 59-3/4	34-1/8 59-3/4
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222	34-1/8 59-3/4	36-1/8 75-5/8	36-1/8 75-5/8	36-1/8 75-5/8	36-1/8 75-5/8	36-1/8 75-5/8	36-1/8 75-5/8
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241	36-1/8 75-3/4	36-1/8 75-3/4	36-1/8 75-3/4	36-1/8 75-3/4	36-1/8 75-3/4	36-1/8 75-3/4	36-1/8 75-3/4

SCOPE OF WORK
REPLACE ALL EXISTING WINDOWS
PER ATTACHED SCHEDULE

GENERAL NOTES

- WIND BORN DEBRIS REGION ALL GLAZING TO BE IMPACT OR PROTECTED WITH SHUTTERS
WIND SPEED DESIGN ----- 160 MPH ULTIMATE + 124 MPH NOMINAL (125 MPH USED)
BUILDING RISK CATEGORY II, EX



THIRD FLOOR

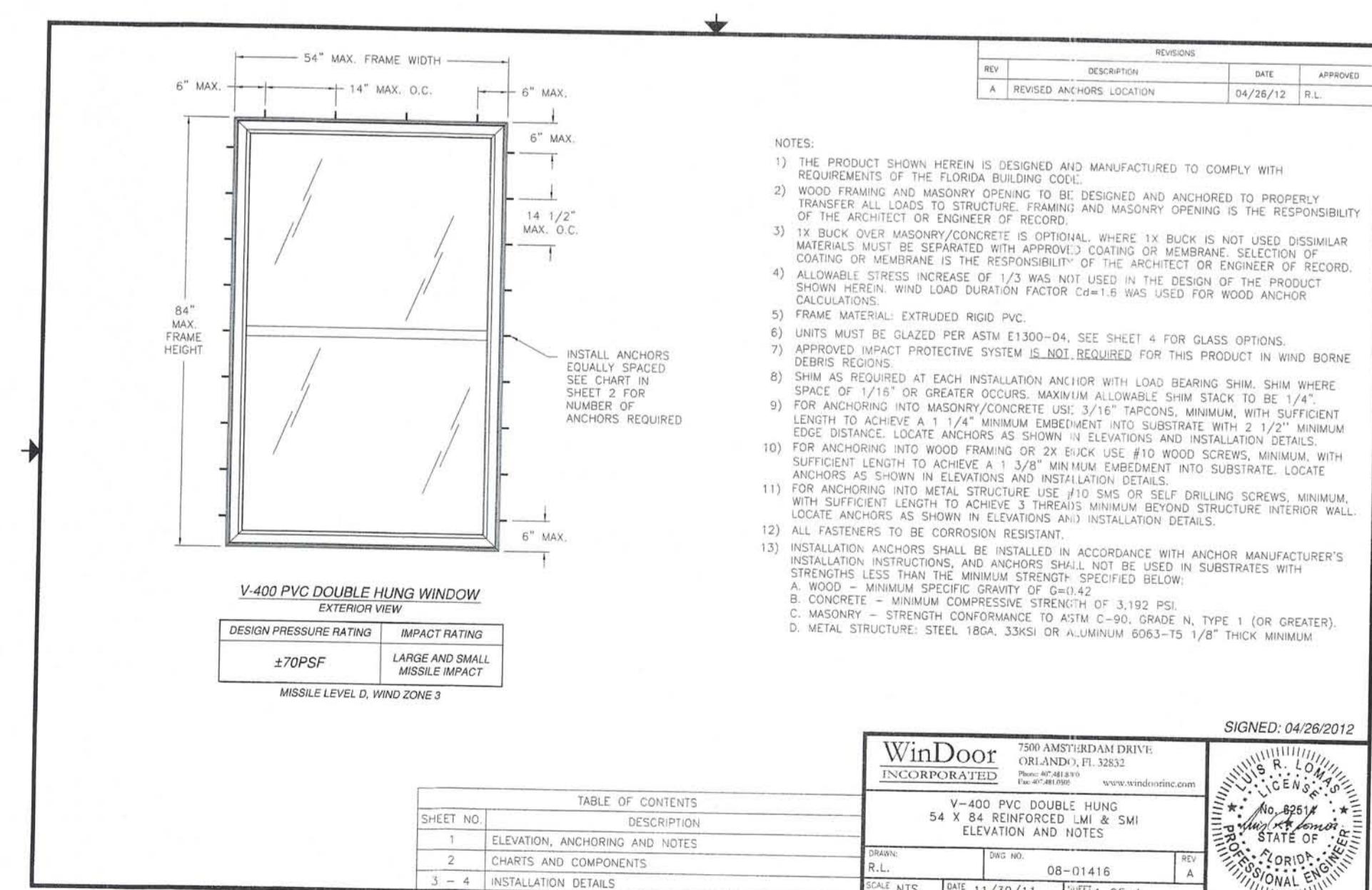
COMMON		ODD	
3ea	29-1/2 x 48-1/2	1ea	26-1/4 x 37
21ea	30 x 63-1/2	1ea	22 x 23
1ea	34 x 67-5/8	2ea	20 x 23
14ea	30 x 61-1/2	2ea	28 x 23
4ea	36 x 67-1/2	1ea	24 x 25

SERVICE AREA

COMMON	
9ea	30-1/8 x 59-1/4
3ea	23-3/4 x 52-1/4

SCOPE OF WORK

REPLACE ALL EXISTING WINDOWS
PER ATTACHED SCHEDULE



revisions:



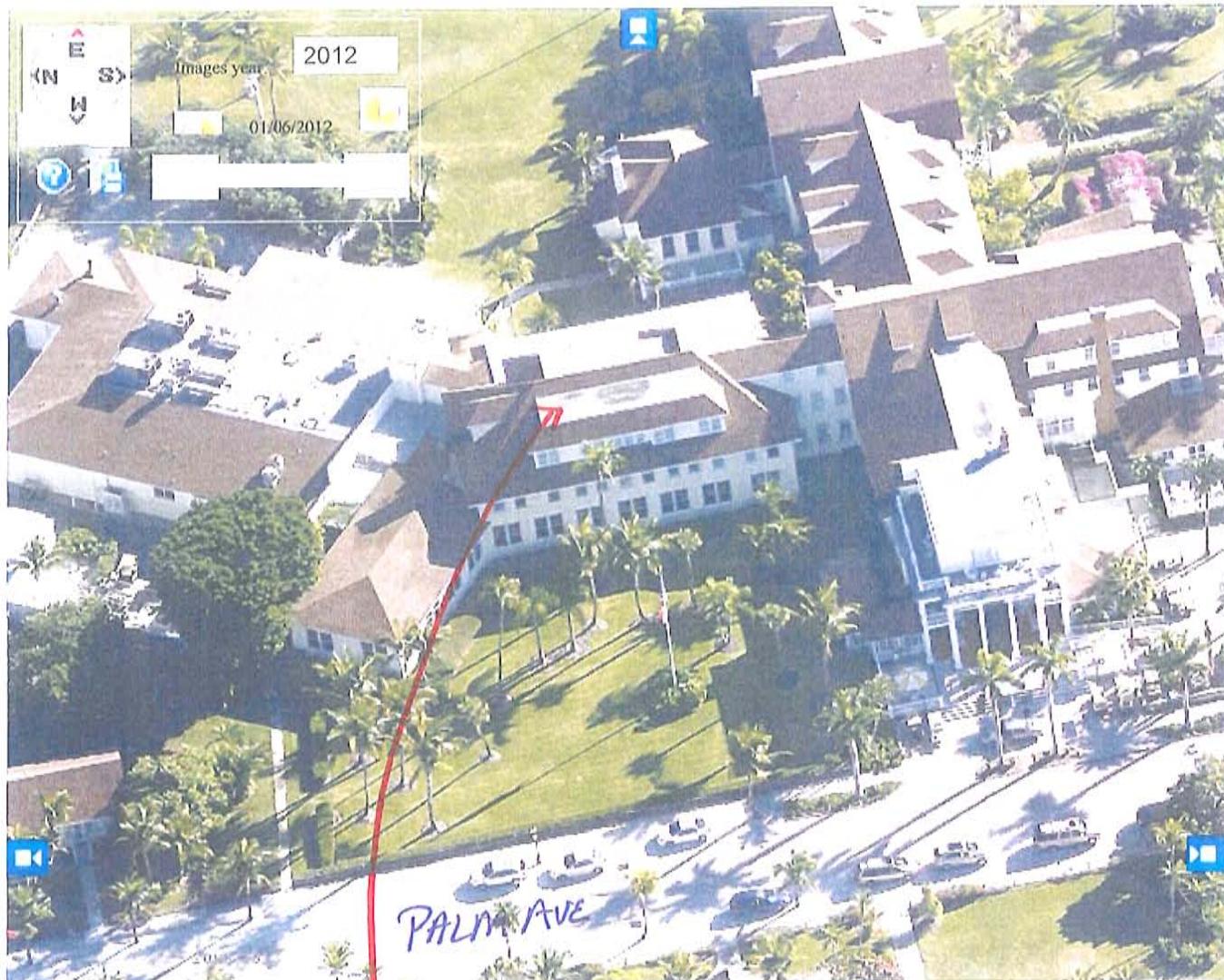
Window Replacement:
The Gasparilla Inn & Club
Boca Grande, Fl



date: 3-01-2013
job no. 2221
2 of 2
drawing:



North
East Elevation 3rd Story Wing



WEST ELEVATION - 3rd Story Wing *North*



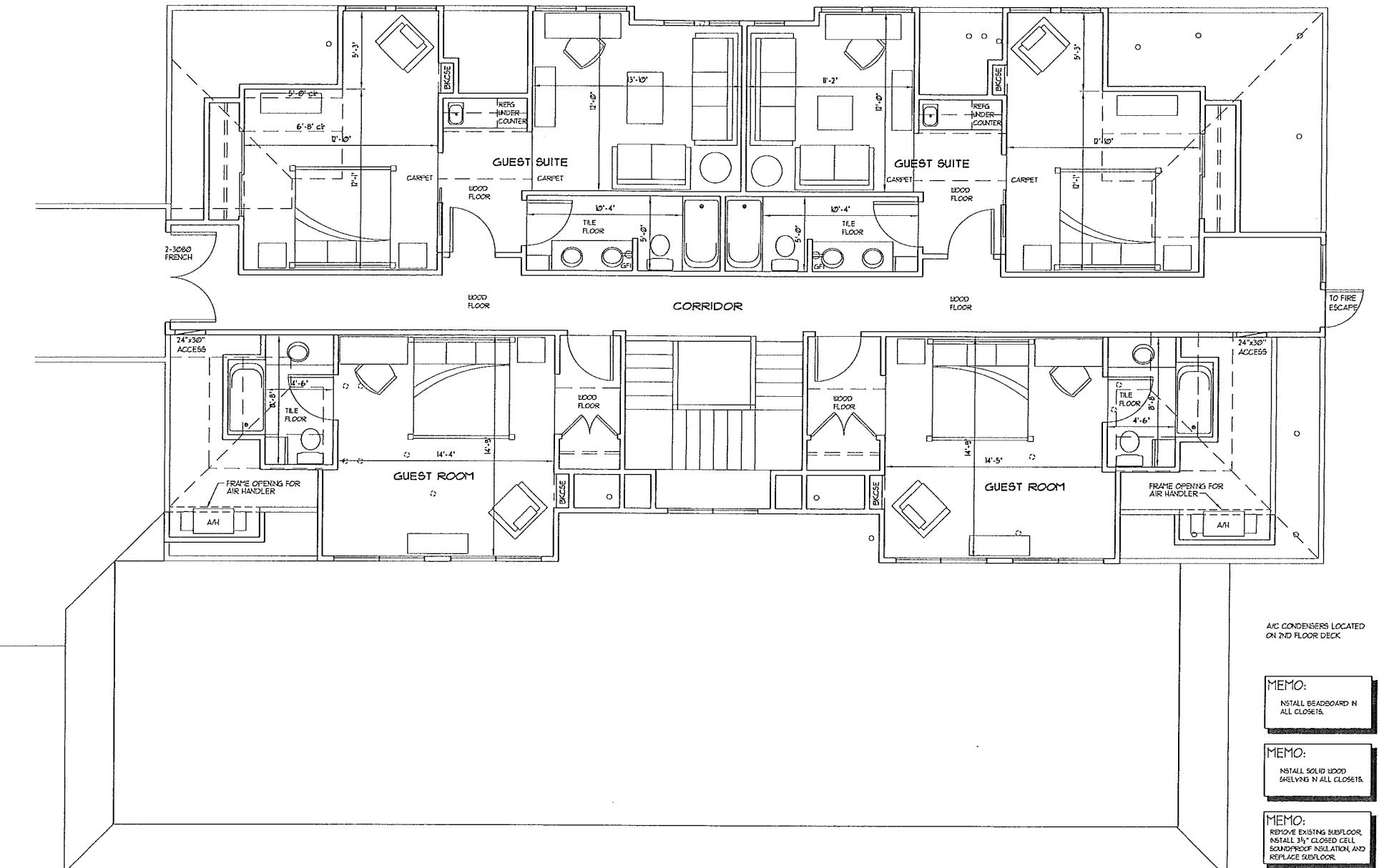
EXISTING FLOOR PLAN
SCALE = 1/4"=1'-0"

AS-BUILT PLANS & PHOTOS FOR:
GASPARILLA INN
3RD FLOOR RENOVATION PROJECT
PALM AVE, BOCA GRANDE, FLORIDA
MM 26002462

architect
la krcbs LLC
Edgewater Ctr, suite 4A
1489 McColl Rd.
Englewood, Fla. 34223
(941)475-7327

date:
job no.
1 of 1
drawing:

revisions:



3rd Floor Renovation:
The Gasparilla Inn & Club
Boca Grande, Fl

architcct
la krebs, LLC
#A 26002462
Edgewater Cir, Suite 4A
1460 McCall Rd, S
Englewood, Fla. 34223
(941)475-7327

revisions:
1-3-13
2-28-13
date: 1-3-2013
job no. xxxx
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. COA2012-00135 Designation No. HD 900501 Date Filed: February 18, 2013

Contributing Non-Contributing Individual Designation Not Historical

Name of Project: Ian Rogerson Residence

Location: 851 Palm Ave., Boca Grande, FL

STRAP No.: 14-43-20-01-00056.0190

Name of Applicant or Agent*: David Kondroski, Velocity Coastal Home Planning
(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: PO Box 3103

City, State, Zip: Placida, FL 33946

Phone Number: 941-661-5607 Fax Number: _____

Email Address: Dave@velocityplans.com

Name of Historic District (if applicable): Boca Grande Historic District

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: 2923 sq. ft. 1-1/2 story residence, frame construction, designed to blend with surrounding homes and historic residences while minimizing mass and visual impact to street. See attached.

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. Administrative relief was requested on a previous design, however, the design has been changed to conform to lot setbacks and administrative relief is no longer needed.

*****FOR STAFF USE ONLY*****

Date Issued: _____ APPROVED 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.



February 18, 2013

Gloria Sajgo
Principal Planner
Lee County Planning Division
1500 Monroe St.
2nd Floor
Fort Myers, FL 33091

Re: Ian Rogerson Residence, 851 Palm Ave., Boca Grande, FL

Gloria,

Thank you for your assistance and that of your staff during the past four months of planning for Ian Rogerson's proposed residence. We appreciate your feedback and suggestions, as well as those of the surrounding neighbors, which have helped us to refine a design that will fit well with surrounding properties in the Historic District of Boca Grande.

We have made several efforts to address design concerns, including withdrawal of our original request for administrative relief to extend construction into setback areas around the house. Mr. Rogerson has decided to do this even though the surrounding homes extend into their setback areas extensively (see comparable image of 870 East Railroad, attached). This will provide additional buffer on all sides of the proposed home from neighbors and from the road.

Additional refinements to the design include the following:

- Reduction of roof ridge height to <30' above road grade: We were able to accomplish this despite recent changes to the building code requiring us to raise the finish floor elevation to 10.0' N.A.V.D. vs. 10.0' N.G.V.D. This is designed to provide low visual impact to road and surrounding homes.
- Pool, spa, and deck design: We have kept the pool, deck, and spa below the required 42" height above road grade so that deck area is not calculated as part lot coverage per Lee County Ordinance.
- Pool and deck location: The pool, spa, and deck are oriented on the south side of the lot to maximize sunlight for this outdoor living area. Additionally, this orientation minimizes the home's visual impact to the street (see comparable images of 891 Palm Ave, attached). Side-lot and front-lot pool orientation is consistent with other properties in the historic district, including the pool at 870 East Railroad, and at 891 Palm Ave.



- Location and screening of mechanical equipment and trash bins: Pool equipment has been relocated to the crawlspace below the house with access via decorative lattice enclosure. The A/C condenser has decorative lattice screening front and back to hide it from view. The trash and recycling bins are located near the side garage access door and have decorative lattice screening to hide them from view.
- Landscaping: Lee Landscaping has provided a preliminary landscape plan designed to retain existing native vegetation on the property. Additionally, the plan is designed to provide landscape screening around the perimeter of the pool, screening it from the road and surrounding neighbors. It also provides landscape screening along the length of the rear property line, screening the property from neighbors.
- Elevation design: We have incorporated multiple roof pitches similar to other properties in the historic district, including the property at 760 East Railroad Ave. (see image attached). This enabled us to reduce the ridge height while maintaining character unique to Boca Grande's Historic District. Although the garage is front loading similar to 760 East Railroad Ave., we have minimized its mass by making it flush with the entry porch and recessing the bedroom-4 dormer and balcony, creating symmetry to the east elevation. Additionally, we have added exposed tails to the entry porch and veranda, and decorative beams to the dormers, consistent with surrounding properties, including the neighboring home at 891 Palm Ave. (see image attached)...



Below are photos of surrounding properties, including those referenced above:

760 East Railroad- multiple roof pitches, front-load garage-



891 Palm Ave.-multiple roof pitches, similar dormer design-



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PO Box 3103
Placida, FL 33946
941.661.5607



891 Palm Ave- similar south-facing pool hidden with landscaping-



870 East Railroad- view from rear of 851 Palm Ave. High-mass 2-story property extends into setback adjoining 851 Palm Ave.-



Images of additional neighboring properties within the Historic District are attached on the following pages...



731 Palm Ave-



750 Palm Ave-



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751 Palm Ave-



801 Palm Ave-



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PO Box 3103
Placida, FL 33946
941.661.5607



831 Palm Ave-



861 Palm Ave-



www.VelocityPlans.com
PO Box 3103
Placida, FL 33946
941.661.5607



871 Palm Ave-



970 9th St.-



981 9th St.-

www.VelocityPlans.com
PO Box 3103
Placida, FL 33946
941.661.5607



Thank you for your consideration. Please find attached copies of Ian Rogerson's preliminary design, survey, and landscape plan.

Sincerely,

Dave Kondroski
Velocity Coastal Home Planning

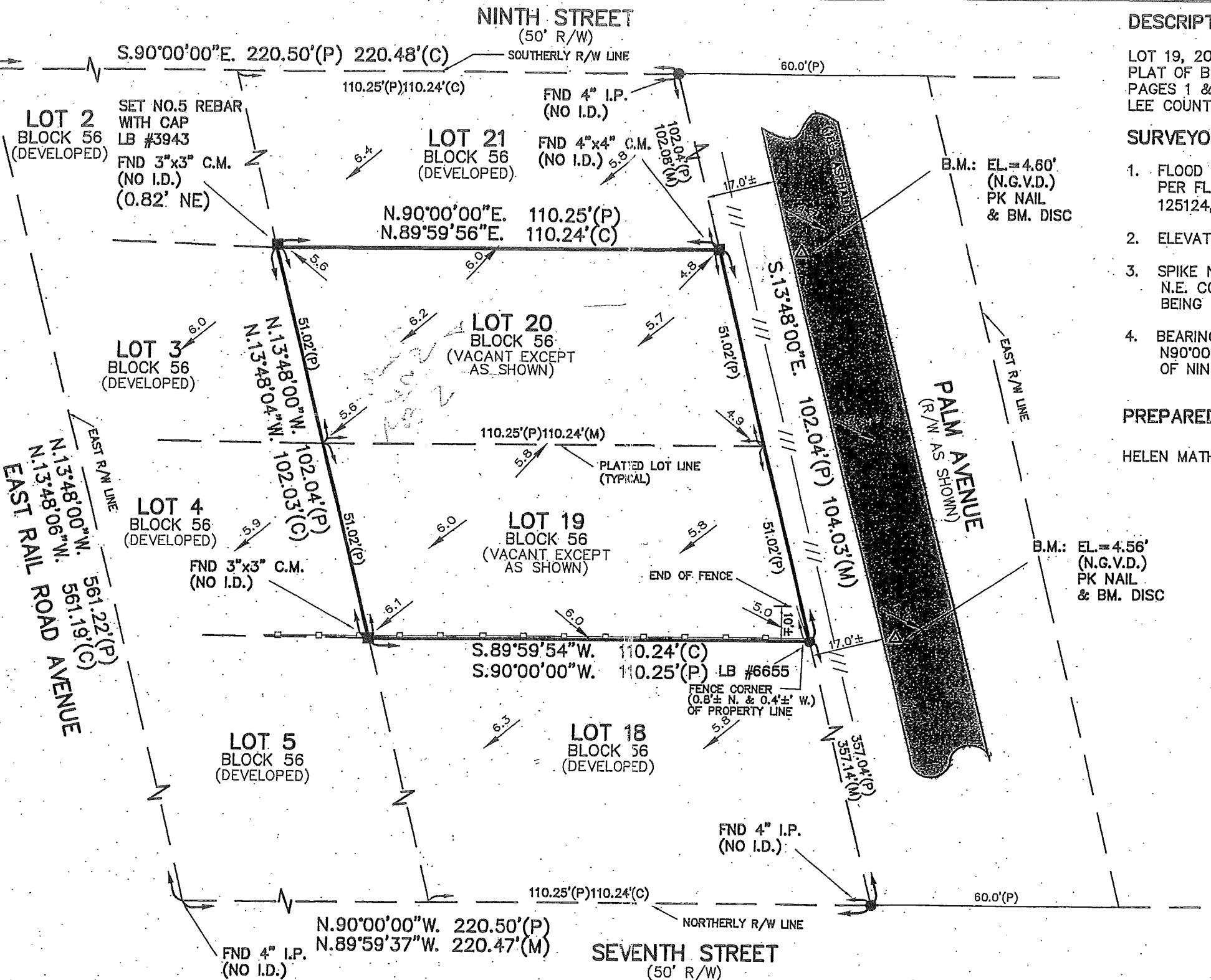
ABBREVIATIONS:	FND 4" I.P. (NO I.D.)
A.=Arc	
Alum.=Aluminum	
Approx.=Approximate	
B.M.=Bench Mark	
(C)=Calculated data	
C.=Chord dimension	
C.B.=Chord Bearing	
C.M.=Concrete Monument	
Conc.=Concrete	
(D)=Dead data, Description data	
D.E.P.=Department of Environmental Protection	
D.N.R.=Department of Natural Resources	
D.O.T.=Department of Transportation	
Drain.=Drainage	
E.I.=Elevation	
E's mt=Escarpment	
(F)=Field data	
Fin. Fl.=Finished Floor	
Fnd.=Found	
Gar. Fl.=Garage Floor	
Invt.=Invert	
L.B.=Land Surveying Business	
L.S.=Land Surveyor	
(M)=Measured data	
M.H.W.L.=Mean High Water Line	
M.P.=Metal Pipe	
M.R.=Metal Rod	
N.A.V.D.=North American Vertical Datum 1988	
N.G.V.D.=National Geodetic Vertical Datum 1929	
O.R.=Official Records	
(P)=Plat data	
P.C.=Point of Curvature	
P.C.C.=Point of Compound Curvature	
P.C.P.=Permanent Control Point	
P.I.=Point of Intersection	
P.K.=PARKER-KALON	
P.L.S.=Professional Land Surveyor	
P.O.B.=Point of Beginning	
P.O.C.=Point of Commencement	
P.O.L.=Point on Line	
P.O.T.=Point of Terminus	
P.R.C.=Point of Reverse Curvature	
P.R.M.=Permanent Reference Monument	
P.S.M.=Professional Surveyor and Mapper	
P.T.=Point of Tangency	
R.=Radius	
R/W=Right-of-Way	
S.F.=Square Feet	
Sta.=Station	
Struc.=Structure	
T.B.M.=Temporary Bench Mark	
Typ.=Typical	
(U)=Unrecorded data	
U.S.G.S.=United States Geodetic Survey	
Util.=Utility	
Wit. Cor.=Witness Corner	
WTWY=Waterway	
C.=Centerline	
P.=Property Line	

LEGEND:

- = Found 4"x4"Concrete Monument
(number noted if any)
- = Found No. 5 Rebar
(I.D. noted if any)
- ▲ = Found P.K. Nail and Disc
(I.D. noted if any)
- 0.00° → = Spot Elevation
- = Set 4"x4"Concrete Monument with
Cap L.B. #3943
- = Set No. 5 Rebar with Cap L.B. #3943
- △ = Set P.K. Nail and Disc L.B. #3943
- ☒ = Utility Box
- = Utility Pole
- = Guy Wire Anchor
- = Water Meter
- △ = Water Valve
- ↑ = Fire Hydrant
- /// = Overhead Utility Line
- ↔ = Barb Wire or Wire Fence
- = Chain Link Fence
- = Wood Privacy Fence

SURVEY PURPOSE: CONSTRUCTION

NEW YORK STATE CONSTRUCTION



DMK ASSOCIATES
ENGINEERS ■ SURVEYORS
4315 S. Access Road
Englewood, FL 34224
TEL: (941) 475-6596
FAX: (941) 474-5060

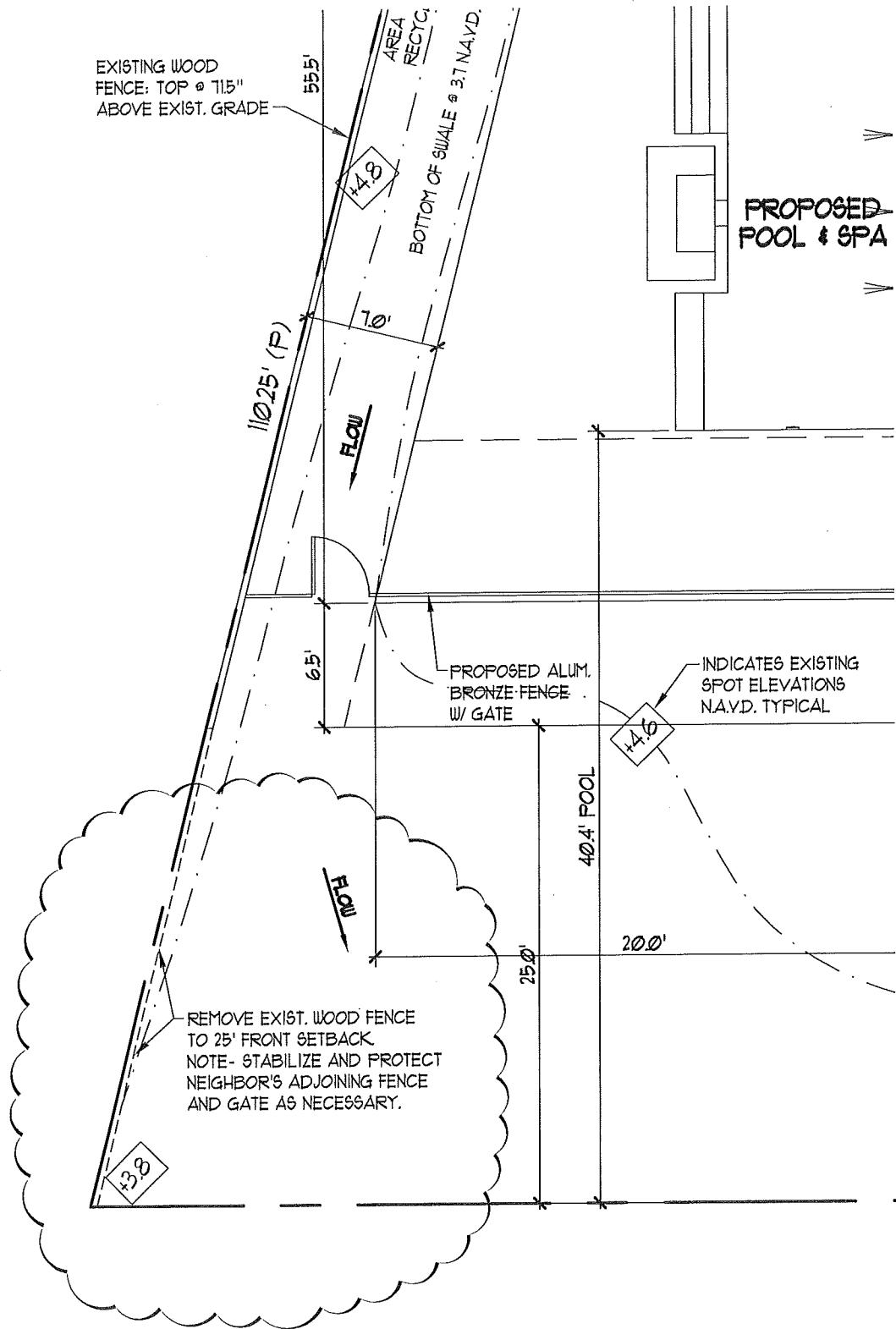
TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC

JOB NO: 05-0077 REVISIONS: - DATE: 02/17/05 FIELD BOOK: 05-03 PAGE: 37,38 IRWV BY: IKC CHKD BY: JRM

THE undersigned and DMK Associates, Inc. do not guarantee or assume any liability for any easements, flood zones, rights-of-way, backbacks, reservations, restrictions, agreements, or similar matters which are not physically visible on-site, shown on record plat, or provided matters of Title. Unless otherwise noted: subsurface structures, utilities and jurisdictional wetlands, if any, have not been noted. Unless otherwise noted this survey was prepared without benefit Abstract or commitment of Title. All matters of Title should be referred an Attorney of Law. No liability will be taken for usage of Survey by any party not specifically named herein.

E: "Not valid without signature and the original seal of a Florida licensed surveyor and mapper".

JEROME R. McLEOD
Professional Surveyor and Mapper
Florida Licensed No. 5525
Land Surveying Business No. 3943
File No. 05-0077



DATE REVISED:
NOVEMBER 12, 2012
JANUARY 2, 2013
JANUARY 11, 2013
JANUARY 24, 2013
FEBRUARY 18, 2013

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DRAWN BY:
D. KONDROSKI

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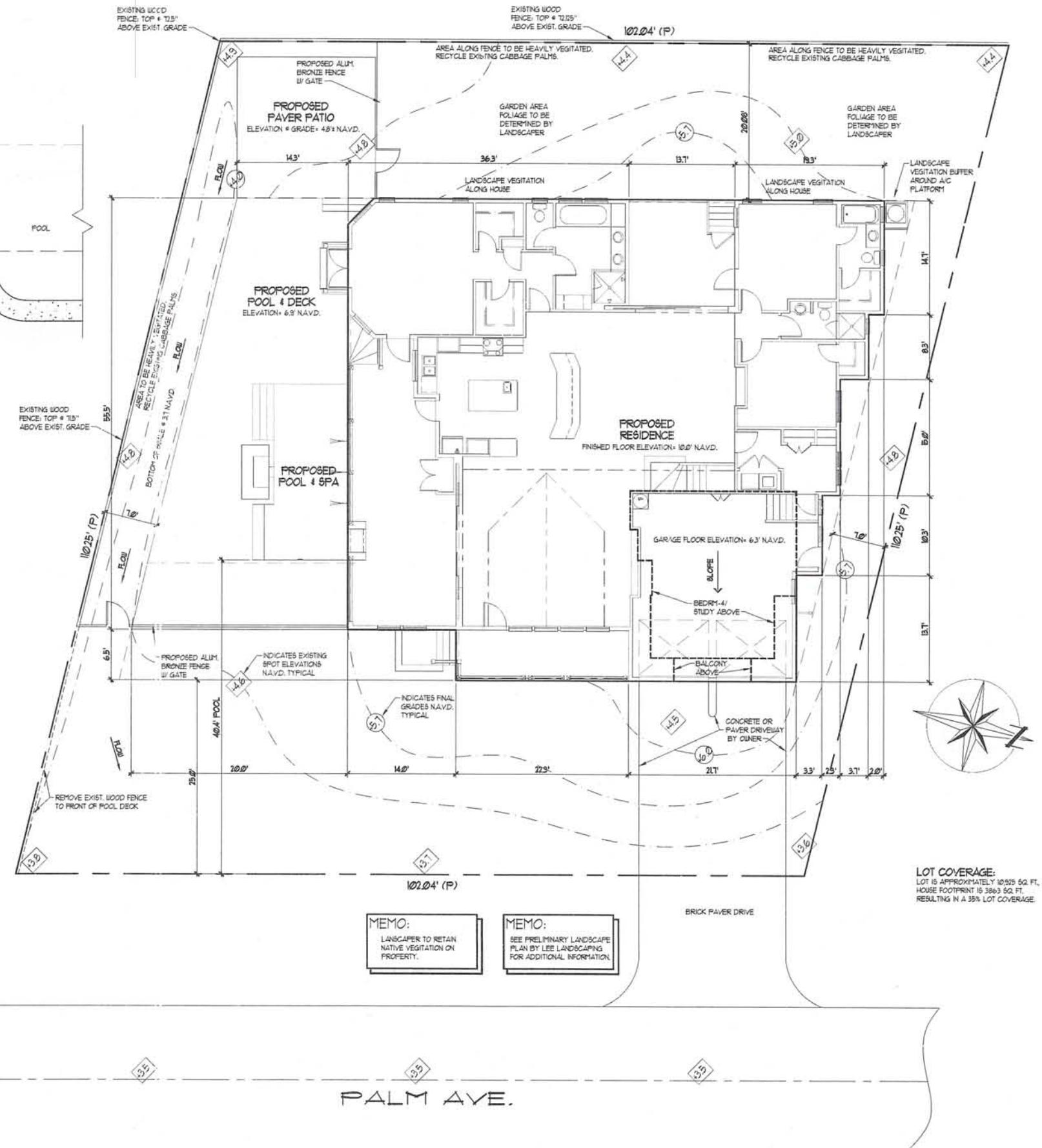
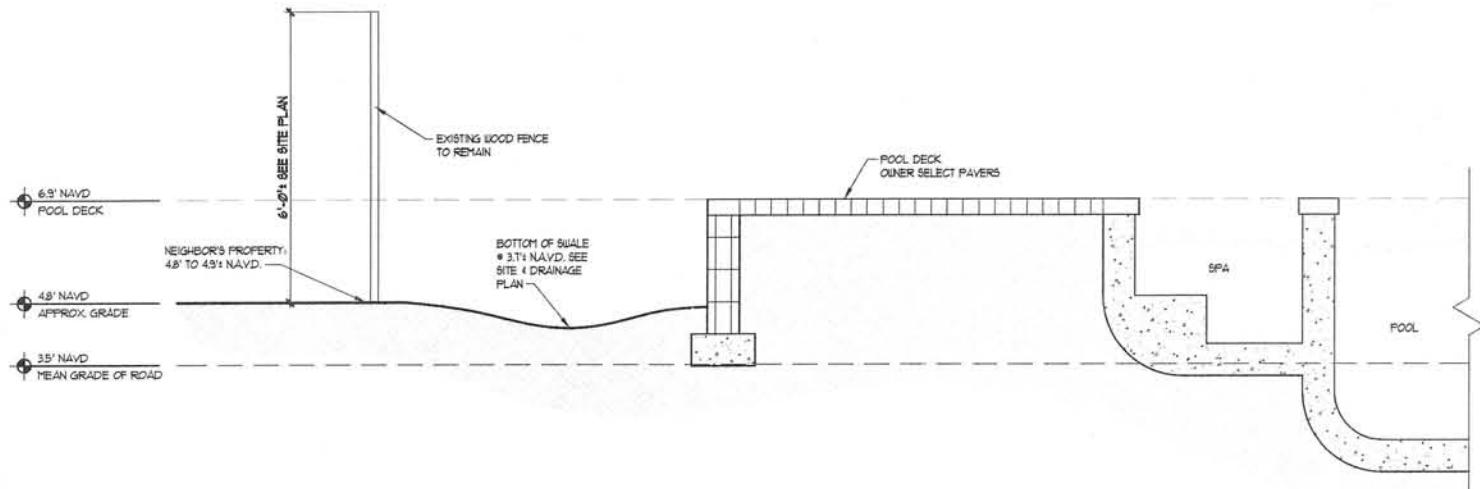
ANSWER

HEET:
1 OF 5

JOB NUMBER:
V12-009

SECTION @ POOL DECK A-A

SCALE = 1/2"=1'



SITE & DRAINAGE PLAN

SCALE = 1/8"=1'-0"
LOT 19 & 20, BLOCK 56
REVISED PLAT OF BOCA GRANDE
PLAT BOOK 1, PAGES 1 & 1-A
LEE COUNTY, FLORIDA
(ADDRESS: 281 PALM AVE.)

DATE REVISED:
NOVEMBER 12, 2012
JANUARY 2, 2013
JANUARY 11, 2013
JANUARY 24, 2013
FEBRUARY 18, 2013

BUILT BY:

DRAWN BY:
D. KONDROSKI

VELOCITY coastal home planning

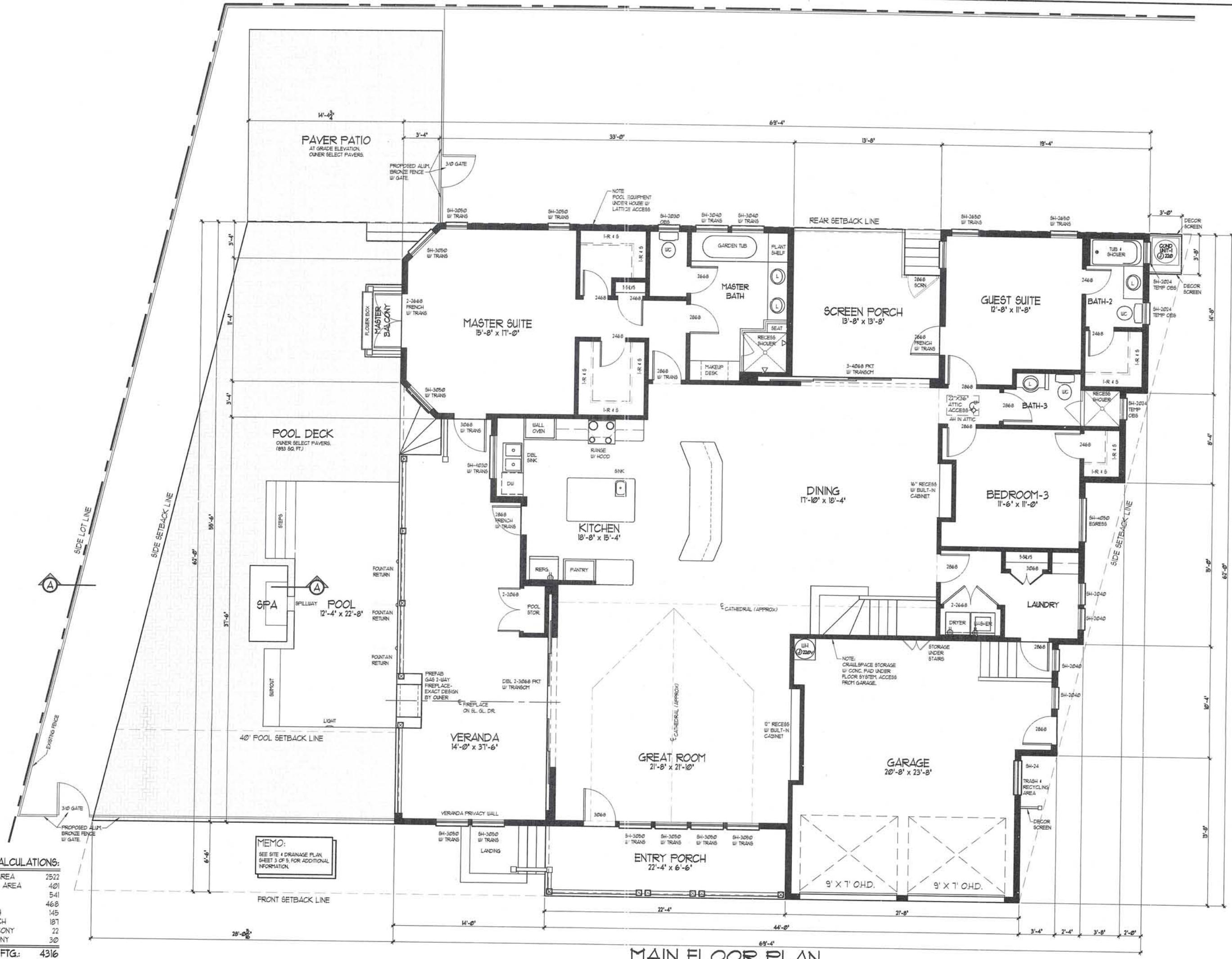
841.881.5607 Tel
dave@velocityplans.com Email

DATE DRAWN:
NOVEMBER 5, 2012

A RESIDENCE FOR:
MR. IAN ROGERSON
851 PALM AVE., BOCA GRANDE, FLORIDA

SHEET:
2 OF 5

JOB NUMBER:
V12-009



DATE REVISED:
NOVEMBER 12, 2012
JANUARY 2, 2013
JANUARY 11, 2013
JANUARY 24, 2013
FEBRUARY 18, 2013

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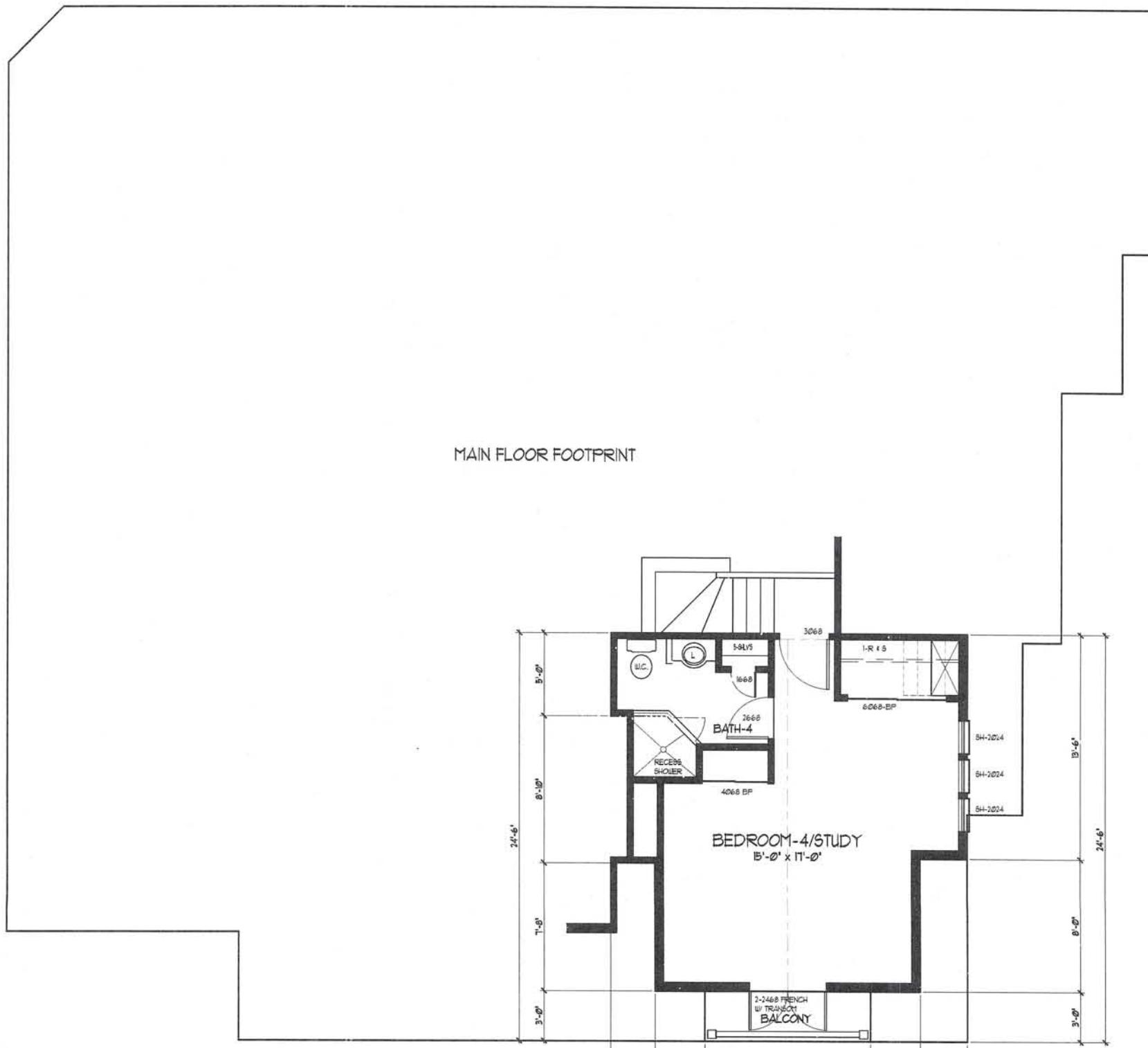
DRAWN BY:
D. KONDROSKI

8416615607 Tel
dave@velocityplans.com Email

VELOCITY
coastal home planning

DATE DRAWN:
NOVEMBER 5, 2012

A RESIDENCE FOR:
MR. IAN ROGERSON
851 PALM AVE., BOCA GRANDE, FLORIDA



UPPER FLOOR PLAN

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

SHEET:
3 OF 5

JOB NUMBER:
V12-009

DATE REVISED:
NOVEMBER 12, 2012
JANUARY 2, 2013
JANUARY 11, 2013
JANUARY 24, 2013
FEBRUARY 18, 2013

BUILT BY:

DRAWN BY:
D. KONDROSKI

VELOCITY
coastal home planning

8418815807 Tel

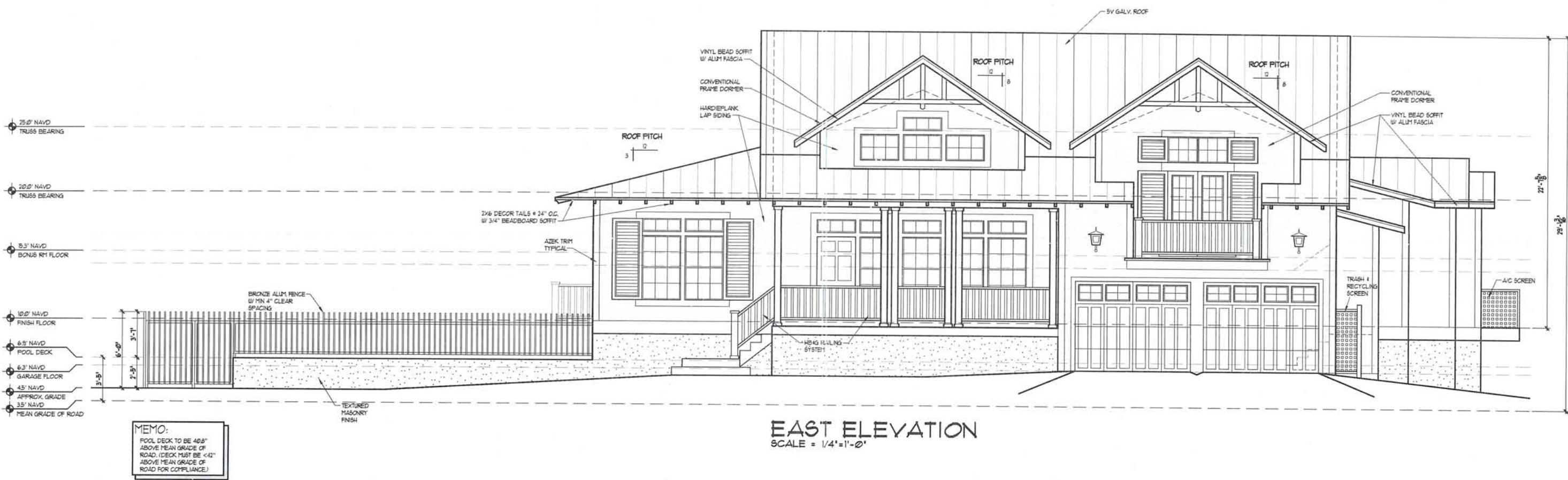
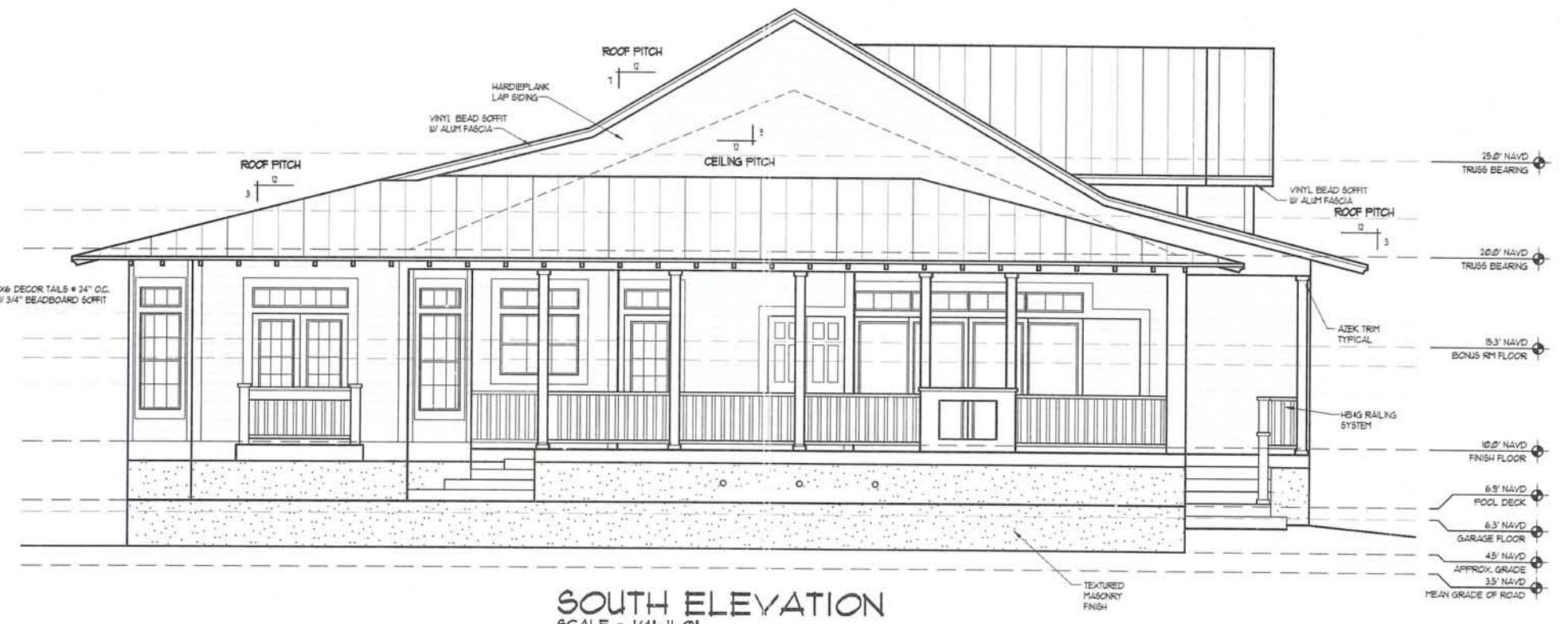
P.O. Box 3103
Placida, FL 33946

DATE DRAWN:
NOVEMBER 5, 2012

A RESIDENCE FOR:
MR. IAN ROGERSON
851 PALM AVE., BOCA GRANDE, FLORIDA

SHEET:
4 OF 5

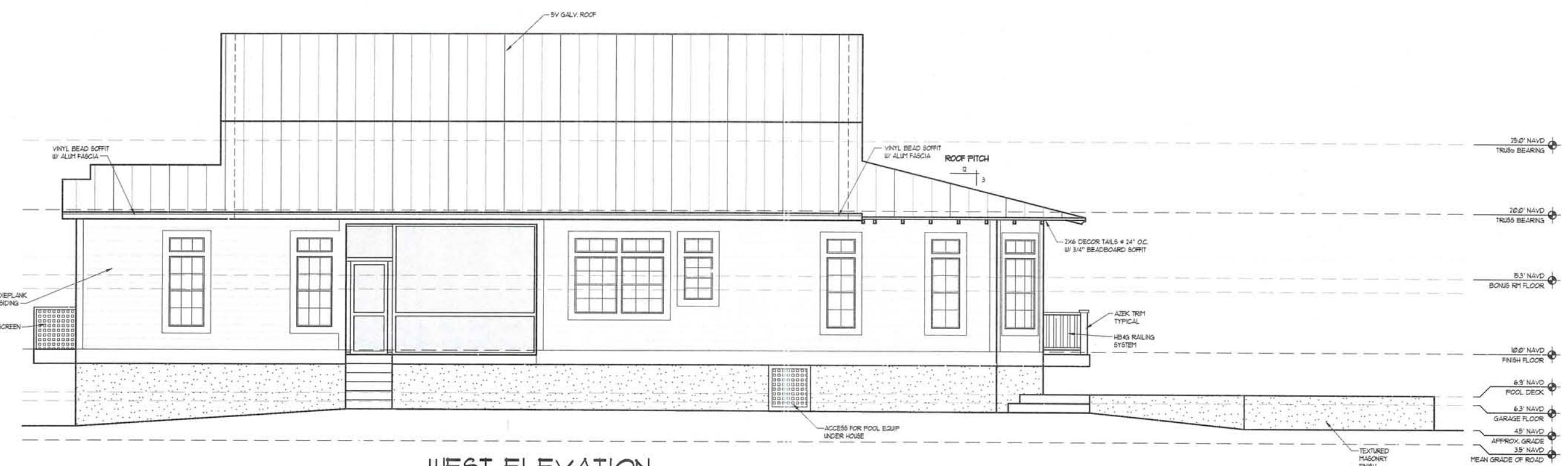
JOB NUMBER:
V12-009



DATE REVISED:
NOVEMBER 12, 2012
JANUARY 2, 2013
JANUARY 11, 2013
JANUARY 24, 2013
FEBRUARY 18, 2013



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



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

DRAWN BY:
D. KONDROSKI

VELOCITY
coastal home planning
P.O. Box 3103
Placida, FL 33946
941.661.5807 Tel
dave@velocityplans.com Email

DATE DRAWN:
NOVEMBER 5, 2012

A RESIDENCE FOR:
MR. IAN ROGERTSON
851 PALM AVE., BOCA GRANDE, FLORIDA

SHEET:
5 OF 5

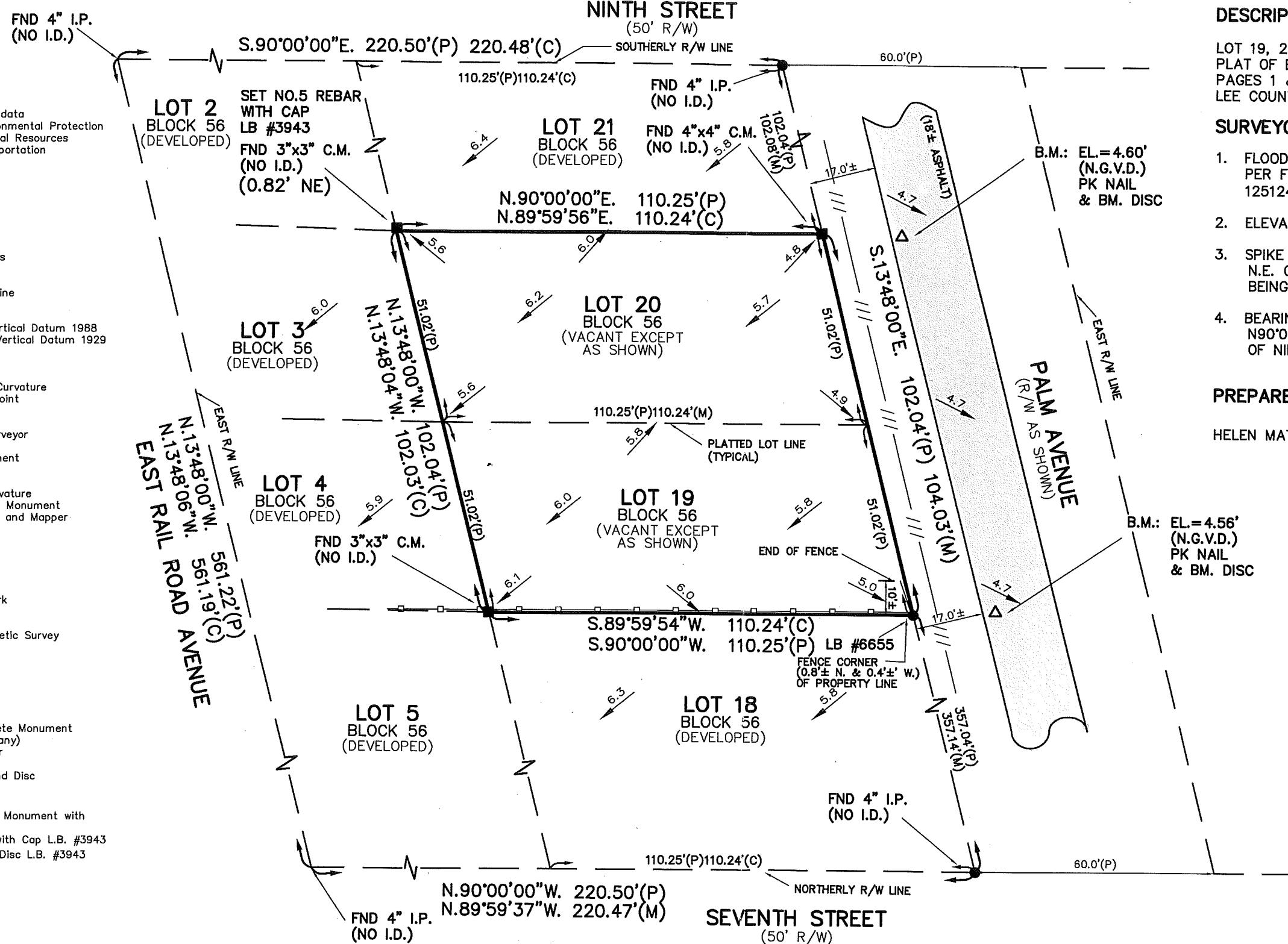
JOB NUMBER:
V12-009

ABBREVIATIONS:

A.=Arc
 Alum.=Aluminum
 Approx.=Approximate
 B.M.=Bench Mark
 (C)=Calculated data
 C.=Chord dimension
 C.B.=Chord Bearing
 C.M.=Concrete Monument
 Conc.=Concrete
 (D)=Deed data, Description data
 D.E.P.=Department of Environmental Protection
 D.N.R.=Department of Natural Resources
 D.O.T.=Department of Transportation
 Drain.=Drainage
 El.=Elevation
 Es'mt=Easement
 (F)=Field data
 Fin. Fl.=Finished Floor
 Fnd.=Found
 Gar. Fl.=Garage Floor
 Inv.=Invert
 L.B.=Land Surveying Business
 L.S.=Land Surveyor
 (M)=Measured data
 M.H.W.L.=Mean High Water Line
 M.P.=Metal Pipe
 M.R.=Metal Rod
 N.A.V.D.=North American Vertical Datum 1988
 N.G.V.D.=National Geodetic Vertical Datum 1929
 O.R.=Official Records
 (P)=Plat data
 P.C.=Point of Curvature
 P.C.C.=Point of Compound Curvature
 P.C.P.=Permanent Control Point
 P.I.=Point of Intersection
 P.K.=PARKER-KALON
 P.L.S.=Professional Land Surveyor
 P.O.B.=Point of Beginning
 P.O.C.=Point of Commencement
 P.O.L.=Point on Line
 P.O.T.=Point of Terminus
 P.R.C.=Point of Reverse Curvature
 P.R.M.=Permanent Reference Monument
 P.S.M.=Professional Surveyor and Mapper
 P.T.=Point of Tangency
 R.=Radius
 R/W=Right-of-Way
 S.F.=Square Feet
 Sta.=Station
 Struc.=Structure
 T.B.M.=Temporary Bench Mark
 Typ.=Typical
 (U)=Unrecorded data
 U.S.G.S.=United States Geodetic Survey
 Util.=Utility
 Wit. Cor.=Witness Corner
 WTWY=Waterway
 C =Centerline
 P =Property Line

LEGEND:

- = Found 4"x4"Concrete Monument (number noted if any)
- = Found No. 5 Rebar (I.D. noted if any)
- ▲ = Found P.K. Nail and Disc (I.D. noted if any)
- 0.00 = Spot Elevation
- = Set 4"x4"Concrete Monument with Cap L.B. #3943
- = Set No. 5 Rebar with Cap L.B. #3943
- △ = Set P.K. Nail and Disc L.B. #3943
- ☒ = Utility Box
- = Utility Pole
- = Guy Wire Anchor
- = Water Meter
- ☒ = Water Valve
- ⌚ = Fire Hydrant
- /// = Overhead Utility Line
- × × = Barb Wire or Wire Fence
- ○ = Chain Link Fence
- ◻ ◻ = Wood Privacy Fence

SURVEY PURPOSE: CONSTRUCTION

DESCRIPTION:

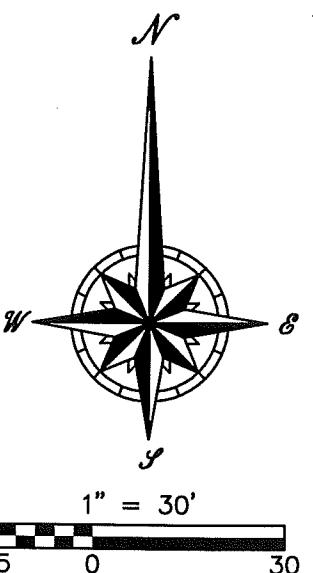
LOT 19, 20, BLOCK 56, REVISED PLAT OF BOCA GRANDE, AS RECORDED IN PLAT BOOK 7, PAGES 1 & 1-A, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYOR'S NOTATIONS:

- FLOOD ZONE: A-10, (EL.=9'). PER FLOOD INSURANCE RATE MAP, COMMUNITY NO. 125124, PANEL NO. 0013B. REVISED DATE 9/19/84.
- ELEVATIONS ARE BASED ON N.G.V.D. 1929.
- SPIKE NAIL IN UTILITY POLE AT THE N.E. CORNER OF LOT 17, BLOCK 56, BEING EL.= 7.00'.
- BEARINGS ARE BASED ON ASSUMED DATA, BEING N90°00'00"E ON THE SOUTHERLY R/W LINE OF NINTH STREET.

PREPARED FOR THE EXCLUSIVE USE OF:

HELEN MATHIESON.


SURVEYOR'S CERTIFICATE:

This sketch of survey represents the results of a field survey prepared under my direction, is true and correct to the best of my knowledge and belief and has only been prepared to comply with Minimum Technical Standards effective the date of this survey as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes. Subject to all notes and notations shown herein.

DMK ASSOCIATES, INC.

02/17/05

DATE OF FIELD SURVEY

02/23/05

DATE OF SIGNATURE

BY:

JEROME R. MCLEOD
 Professional Surveyor and Mapper
 Florida Licensed No. 5525
 Land Surveying Business No. 3943
 File No. 05-0077

DMK ASSOCIATES
 ENGINEERS SURVEYORS

 4315 S. Access Road
 Englewood, FL 34224
 TEL: (941) 475-6596
 FAX: (941) 474-5060

 TYPE OF SURVEY: **BOUNDARY AND TOPOGRAPHIC**
 ACCURACY STANDARD: SUBURBAN

JOB NO.: 05-0077 REVISIONS: - DATE: 02/17/05 FIELD BOOK: 05-03 PAGE: 37,38 DRWN BY: IKC CHKD BY: JRM

NOTE: The undersigned and DMK Associates, Inc. do not guarantee or assume any liability for any easements, flood zones, rights-of-way, setbacks, reservations, restrictions, agreements, or similar matters which are not physically visible on-site, shown on record plat, or provided matters of Title. Unless otherwise noted subsurface structures, utilities and jurisdictional wetlands, if any, have not been located. Unless otherwise noted this survey was prepared without benefit of Abstract or commitment of Title. All matters of Title should be referred to an Attorney of Law. No liability will be taken for usage of the survey by any party not specifically named herein.

NOTE: "Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper".
 Additions, Deletions, or Reproductions of this survey is prohibited without the written consent of DMK Associates, Inc.

BOCA GRANDE HISTORIC PRESERVATION BOARD**STAFF REPORT****TYPE OF CASE:** Special Certificate of Appropriateness**CASE NUMBER:** COA 2012 - 00135 851 Palm Avenue, 851 Palm Ave., Boca Grande Fl**HEARING DATE:** March 13, 2013**SUMMARY:**

The proposed project entails new construction of a single family residence in the Boca Grande Historic District HD (District) 90-05-01. The STRAP number is 14 43 20 01 00056 0190; the address is 851 Palm Avenue, Boca Grande, Florida, 33921. The subject lot is located at the west side of Palm Ave. Staff analyzed the proposed project for compliance with Chapter 22 of the Lee County Land Development Code and the Boca Grande Design Guidelines.

STAFF ANALYSIS:

The subject parcel is parallelogram shaped and roughly 110-ft by 102-ft -- with 102-ft frontage on Palm Ave. The proposal calls for building a new single story house with a bedroom/study above the garage. The house has roughly 2,923 sq ft of A/C area (2,522 sq ft on the main floor and 401 sq ft in the upper living area over the garage), 541 sq ft of garage area, 800 sq ft porches and verandas and 52 sq ft of balconies (master balcony and balcony for upper living area).

The proposed house includes the following square footages:

Sq Footage	Location
<i>Ground Floor</i>	
2,522	Main living area under A/C
541	Garage
468	Veranda on the south side
145	Front Porch
187	Rear Screen porch
22	Master Bedroom Balcony
3,885	Total
<i>Upper Living Area</i>	
401	Upper living area under A/C for bedroom #4/study over the garage
30	Balcony for the upper living area
431	Total
4,316	Grand Total

The proposed house is a contemporary cottage featuring metal roofs with exposed, decorative rafter tails on the front (east) and side (south) elevations. The wall covering is synthetic (hardiplank) horizontal siding. Generally the main roof is a side gable roof with secondary gable, shed and partial hip roofs. This roof style breaks up the building mass by providing variable roof heights while allowing for a vaulted ceiling in the interior.

Generally the windows will be single and paired multi-light windows with transoms; the front elevation will feature a ribbon of 4 windows with transoms.

The main side gable roof has the highest ridge; it is roughly 28-ft from grade (roughly 29-ft from mean grade of the road) or from the finished first floor to roof ridge the height is roughly 22-ft 7-in. On the front elevation shed roof is at roughly 13-ft from finished first floor to peak. (Note: The house has to be elevated to meet FEMA regulations; the finished first floor is roughly 5-ft 6-in above the lot grade)

The house will conform to the required setbacks; the front setback will be 25-ft from the front property line. The house will feature a pool and pool deck on the south side. The pool will be setback roughly 40ft from the front property line. The aluminum bronze fence around the pool deck will be setback roughly 31ft 6-in from the front property line.

Front (East) elevation on Palm Ave. – The main façade on Palm Ave. maintains the required 25-ft setback from the front property line.

The house's roughly 69-ft 4-in frontage on Palm Ave. is broken up by recessed and protruding areas and variable roofs. The main façade is roughly at the center of the front elevation and extends for 44-ft along Palm Ave. It is under the main side gable roof which is broken up with two gable roofed dormers:

- The south gable roofed dormer is centered over the front porch and features a ribbon of small windows providing light into the great room.
- The north gable roofed dormer is centered over the two-car garage and features a pair of French doors opening from the upper living area to a small balcony facing Palm Ave.

The main side gable roof features a “break” or lesser pitch on the lower part of the eave and creates the appearance of a shed roof which is over two distinct areas (each roughly 22-ft long): a roughly 6 ½ ft wide front porch accessed by steps on the south side and featuring railings and columns supporting the porch roof and the two paneled garage doors with ribbons of lights at the top.

Extending roughly 14-ft to the south of the main façade and recessed roughly 6-ft 6-in behind the main façade is the privacy wall to the veranda that faces the pool.

Extending roughly 11-ft 4-in to the north of the main façade are a series of staggered roofs accommodating various rooms within the slanted setback line of the parallelogram shaped lot.

Side (south) elevation – On this elevation the gable end of the main side gable roof is clearly visible as it extends beyond the partial hip roof that is over the veranda and master suite. The veranda is roughly 37-ft 6-in long and 14-ft at the widest. It features railings and columns supporting the roof. The veranda also incorporates an outdoor fireplace. Pairs of sliding glass doors with transoms provide access from the house to the veranda. Beyond the veranda is the master suite with clipped corner walls. At the center facing south, it features a pair of French doors opening to a small balcony. There are single windows on the east and west clipped corner walls.

The south elevation is oriented towards a pool which is rectangular (roughly 22ft 8-in by 12-ft 4-in) and is bordered by a paved area. The pool is raised roughly 40-in above the road grade has a bronze aluminum railing fence and gate on the east side. At the rear will be small patio with access to the pool area; it will feature fence and gate with bronze aluminum railing limiting access to the pool area.

Rear (west) elevation – This elevation features the roof eave of the main side gable roof with a break creating a lower pitch roof at the bottom of the eave which wraps into the partial hip roof on the south side. This elevation features a series double and single windows with transoms and a small incised rear screen porch (roughly 13-ft 8-in by 13-ft 8-in).

Side (north) elevation: The mass of this elevation is broken by a series of small gable and hip roofs staggered along the slanted side setback line of the parallelogram.

In general staff believes this is a well thought out project and the applicant has designed it in a way that is in keeping with the design guidelines of the historic district. Staff has worked with the applicant for several months during which time the proposed plans have changed and evolved. For instance the original proposal would have required relief from the setback requirements; the proposal submitted complies with all setback requirements. The adjoining property owner to the west at 870 East Railroad Ave. is represented by architect Mike Flanders and his comments on the subject proposal are attached.

It should be noted that in order to obtain a building permit the Building Department will have to approve the applicant's proposed drainage plan.

Design Guidelines for the Boca Grande Historic District

In evaluating the design guidelines 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.

This is a single story house (with a living area above the garage) and it is located in an area that has many single story houses. The proposal minimizes the roof height by using a variety of roofs that break up the mass and scale of the building.

In evaluating building height it is important to note that the house had to be elevated to meet FEMA flood regulations; the finished floor is 5-ft 6-in above grade. The main side gable roof has the highest ridge; it is roughly 28-ft from grade (roughly 29-ft from mean grade of the road) or from the finished first floor to roof ridge the height is roughly 22-ft 7-in. On the front elevation the break in the roof pitch creates the impression of a shed roof which is at roughly 13-ft from finished first floor to peak.

By comparison the adjoining house to the north is roughly 25-ft from grade to ridge or from finished first floor to roof ridge the height is roughly 21 ft 8 in. (Due to FEMA flood regulations that house is elevated 3ft 4in above grade.) (COA 2010 00070 Rogerson 890 Palm Ave)

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

The proposed house is located in an eclectic part of the Boca Grande Historic District. Some houses have their setbacks behind tall fences. Houses on the north corners of Palm Ave and 9th St feature tall fences that obscure the front elevation of the houses. The house immediately south of the proposed house has a roughly 5-ft high wall fence which partially shields the house from the road.

The proposed project meets the required setbacks for the front (25-ft) sides (7-ft) and rear (20ft) elevations. The proposed setbacks are in some cases broader than the existing setbacks found in some of the existing properties. However they are in keeping with the sense of openness of some of the houses in the area. For instance the adjoining house to the north has a front setback of roughly 24-ft for the house and roughly 21-ft for the front steps to the front property line.

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

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

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

The house maintains the traditional alignment of horizontal and vertical elements.

1.6 Maintain the traditional proportions of glass in building facades.

The house maintains the traditional proportions of glass in the building facades.

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

The traditional alignment between rooflines, porch protrusions and entrances is maintained. This contemporary cottage features a traditional style.

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.

This is a parallelogram shaped parcel. On the north elevation the applicant has taken care to build in a staggered manner so that the building is within the slanted lot line. Existing native vegetation has been identified and is retained on the property.

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 building maintains the traditional orientation; the proposed building has a façade that is parallel to the street on which it faces.

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

The building maintains the vertical and horizontal proportions of the building.

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.

While the house features a variety of setbacks, the house maintains the required setbacks for the front (25-ft) sides (7-ft) and rear (20ft):

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

N/A

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

The proposed garage is located according to the traditional development pattern. It is located on the front elevation of the house – as other garages in the area are. The impact of the garage on the façade is minimized by the complexity of the design especially the gable dormer accommodating a living area over the garage. The pool equipment has been located to the crawlspace below the house with access via decorative lattice enclosure. The A/C condenser has decorative lattice screening to hide it from view. The trash and recycling bins are located near the side garage access door and have decorative lattice screening to hide them from view.

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

The pool deck on the south side is unobtrusive. Porch railings are similar to existing balustrades. The design of the bronze aluminum fence includes railings that are similar to those in the district; the proposed bronze color was chosen to understate the presence of the fence.

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.

The preliminary landscape plan provided is designed to retain the existing native vegetation on the property. The plan is designed to provide landscape screening around the perimeter of the pool, screening it from the road and surrounding neighbors. It also provides landscape screening along the rear of the subject property.

3.0 Additions to Existing Buildings

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

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

4.0 New Construction

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

The proposed contemporary cottage is harmonious in form, material and scale with the character of the block and the district. The house echoes the design of the contemporary cottage built to the north of it.

The form of the proposed building is such that it has a complexity of design which is harmonious with the block and district. It blends in with the streetscape by minimizing its impact on the streetscape. For instance while the building has roughly 69-ft of frontage on Palm Ave., the principal façade has only 44ft of frontage on Palm Ave. Additionally this frontage is broken up into two areas; the front porch and the two garages. (There is additional frontage both to the south and north of the main façade which is recessed behind the main façade limiting its impact on the streetscape.)

The proposed material is hardiplank horizontal siding and metal roofs – both of these materials are found throughout the district and the block.

The height of the house is variable due to its varied roof lines. The mass of building is broken up by a complexity of design which includes projections and recessions and architectural features such as porches and secondary roofs. The main side gable roof has the highest ridge; it is roughly 28-ft from grade (roughly 29-ft from mean grade of the road) or from the finished first floor to roof ridge the height is roughly 22-ft 7-in. Viewed from the street, this highest side gable is over the principal façade which has only 44ft frontage on Palm Ave. Additionally this frontage is broken up into two areas; the front porch and the two garages.

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

The façade of the proposed building aligns with the historic setbacks of the block or district.

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

The mass and scale of the building is similar to the structures in the block and surrounding area. As already noted the building features a complexity of design that minimizes its impact and increases its harmony with its surroundings.

While the subject parcel has 102-ft frontage on Palm Ave., the principal façade of the proposed building has only 44-ft frontage along Palm Ave. Including the recessed areas to the south and north of the principal façade, the proposed building has a total of 69-ft frontage along Palm Ave. This relatively narrow façade minimizes the impact of the house on the streetscape and is in keeping with the facades of the adjoining house to the north and adjoining houses to the south.

The frontage along Palm Ave of the proposed house is small in relation to its lot size and this is accomplished by placing the pool on the south side of the subject lot, (which is the same location as the pool in the adjoining house to the north of the subject property). As a result of the location of the pool, the subject house does not have sprawling horizontal presence across the lot's 102-ft frontage on Palm Ave. Instead the impact on of the house on Palm Ave is contained and minimized and is more in keeping with the narrower facades of the houses adjoining the proposed house.

4.4 Building and roof forms should match those used historically.

As discussed the building and roof forms match those used historically.

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

The roof material is metal and the wall material is horizontal siding. The windows are multiple light windows. These are very similar to those used historically.

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

The window sizes and proportions are similar to those used historically. To create larger surfaces of glass, the proposal combines several standard windows in a row.

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

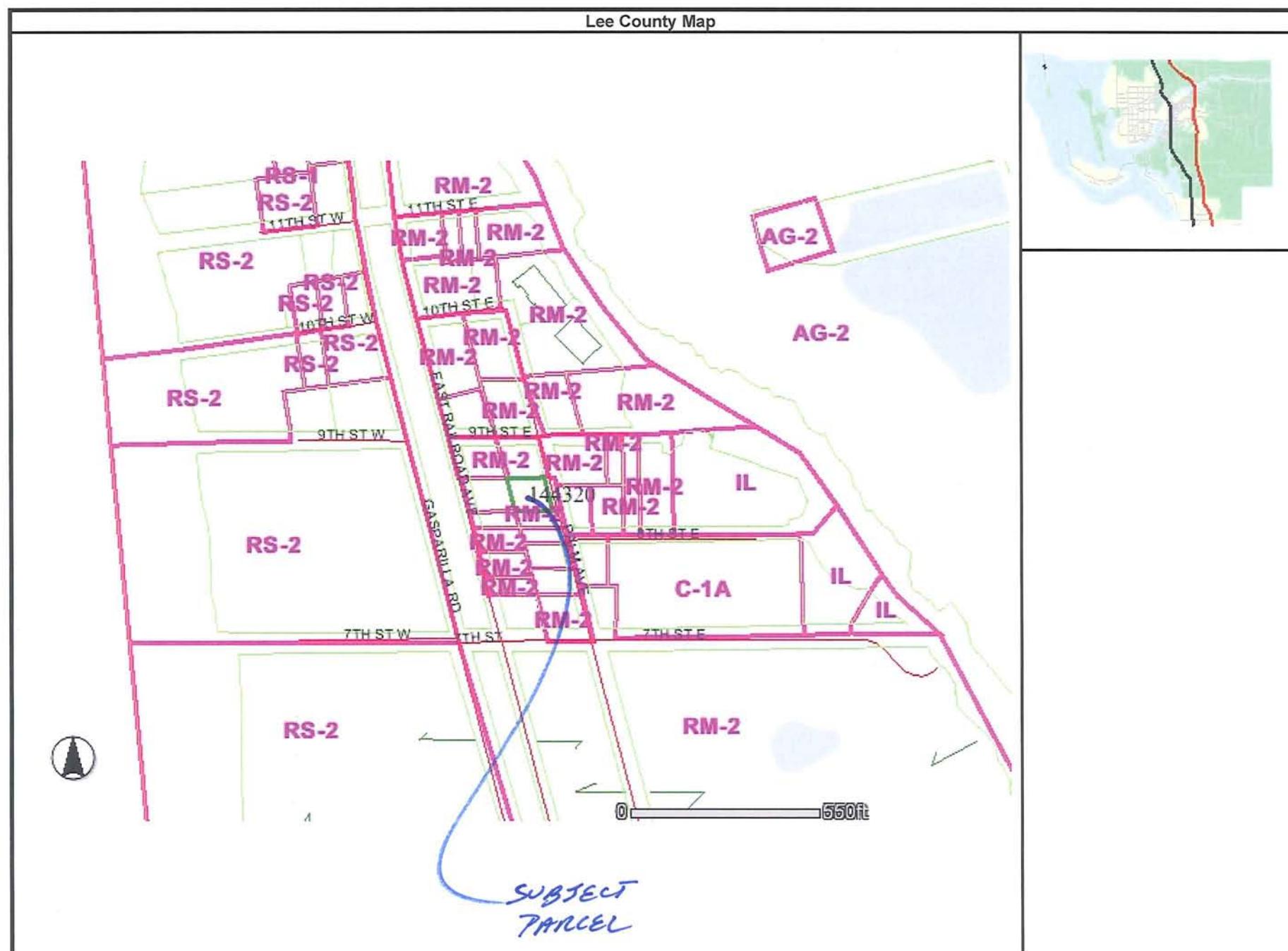
5.2 Align the building within the historic patterns of setbacks and open space ratios. N/A

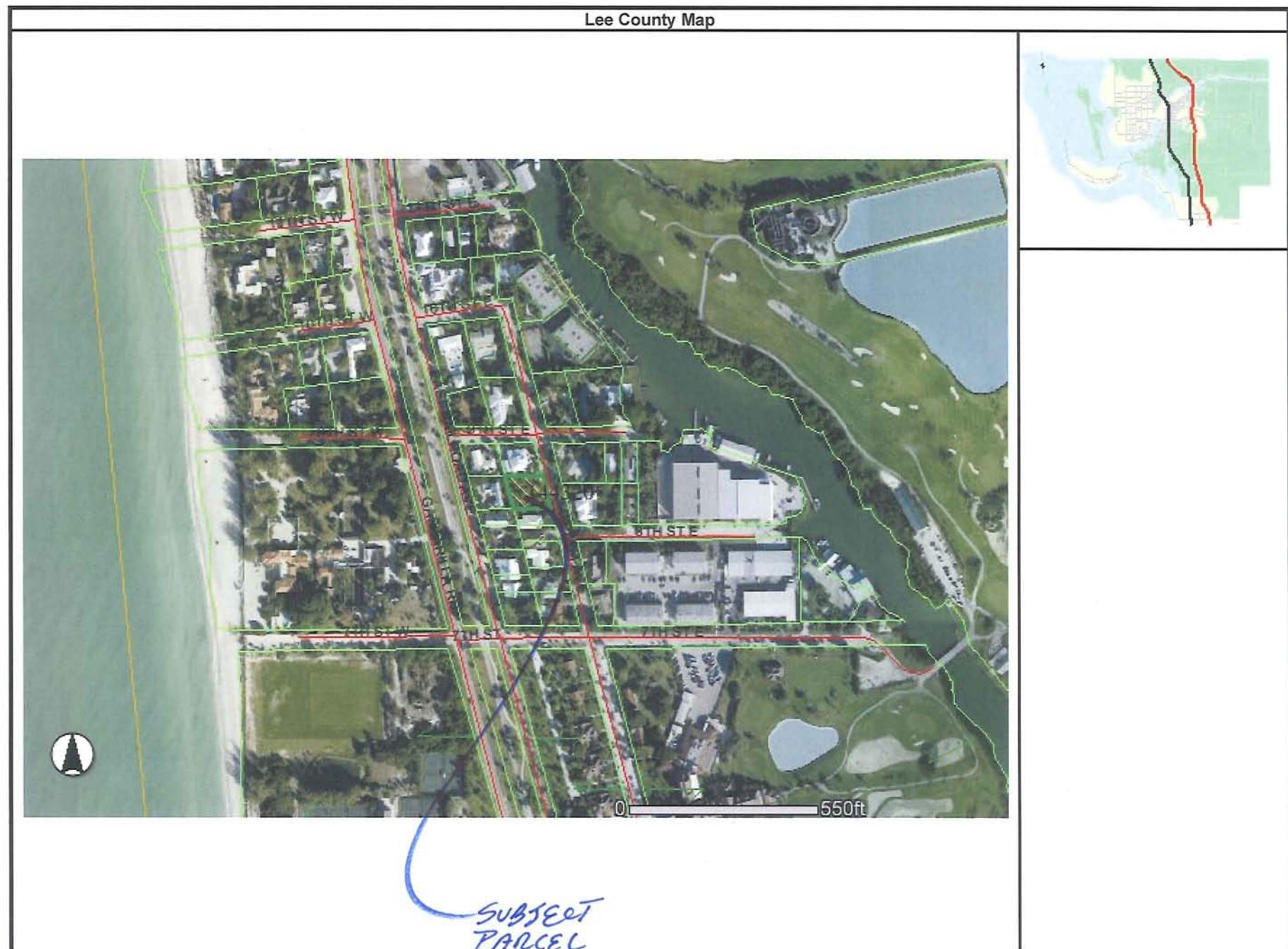
5.3 Orient the building according to the traditional pattern of the block or district. N/A

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- 1) On the basis of staff analysis approve the project as presented by the applicant.
- 2) 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 as approved is in compliance with Chapter 22 of the LDC and the design guidelines for new construction.







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Site # 1 921 Palm Ave



Site # 2 891 Palm Ave East (front) elevation



Site # 2 891 Palm Ave North (side) elevation on 9th St



Site # 3 851 Palm Ave. (subject vacant lot)



Site # 4 831 Palm Ave. East (front) elevation



Site # 4 831 Palm Ave. North (side) elevation



Site # 5 801 Palm Ave. East (front) elevation



Site # 6 920 Palm Ave. West (side) elevation



Site # 7 890 Palm Ave. East (front) elevation



Site # 8 East elevation on Palm Ave. The address: 861 8th St E



Site # 9 890 East Railroad Ave.
Front (West). elevation
on Railroad Ave



Side (north) elevation
on 9th St E



Site # 10 870 East Railroad Ave. Front (West) elevation



Correspondence from architect Michael Flanders representing 870 East Railroad LLC, the adjacent neighbor to the west.

Flanders Architecture
INCORPORATED

AA - COO2014

February 28, 2013

1412 DEAN STREET, SUITE 200
FORT MYERS, FLORIDA 33901

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**RE: 851 Palm Ave., Boca Grande, FL
Strap # 14-43-20-01-00056.0190**

Dear Mr. Lamey and Ms. Sajgo,

I represent 870 East Railroad, LLC which is the adjacent neighbor to the west of the above listed subject parcel.

I have reviewed the latest five (5) drawing submittal dated February 18, 2013 by the applicant. In addition to the 5 drawings, I have also reviewed the submitted landscape site plan by Lee Landscaping.

The following comments are additional professional opinions supporting how this project has many non-compliance issues with the Design Guidelines for the Boca Grande Historic District (**DG-BGHD**). These listed issues are in addition to some of the remaining concerns expressed in my December 19, 2012 letter and the majority of concerns listed on February 11, 2013.

Landscape Site Plan

The DG-BGHD states on page 82 that landscaping and gardens should complement the overall architectural and historical theme of the property. As mentioned before, this building project does not portray a predominant style and the landscaping is random. The landscaping does not follow a theme as described on page 82 of the DG-BGHD.

The proposed plan does not "maintain the stately trees and mature plantings in the historic district when considering new construction" as desired on page 82 of the DG-BGHD. This drawing is not certain, as it is labeled "preliminary" with a note "complete plan to be designed during construction". The continuous buffer landscaping along the south & west property line has no quantities, spacing and heights listed.

Site & Drainage Plan

The topographic elevations indicate the finished ground will slope downward from the west side of the house to the western property line. With the long roof fascia running parallel to the west property line, this will cause the majority of the roof water to cascade down and flow toward the west property line. This applicant should be required to engineer adequate rainwater retention areas on the west side of this house to prevent water flow and flooding onto neighboring properties.

The landscape plan conflicts with the 250 sq. ft. proposed paver patio shown as close as two feet (2') from the west property line. The close location of this proposed paver patio to the property line is not consistent with other patios in the historic district.

Drawings 2 thru 5

The fourteen (14) concerns expressed in my letter dated February 11, 2013 still apply to this set of applicant drawings dated February 18, 2013.

The immediate historic neighborhood

The neighborhood blocks between East Railroad Ave. and Palm Ave., which include some of the Gasparilla Inn properties, are still small in scale and portray the ambiance of the original railroad town. The majority of the existing houses have been in the neighborhood for years and are low profile. Only the few newer constructed homes have 1½ stories to 2 story structures. I did not see hardly any homes in the immediate

neighborhood that appeared to reach a height of about thirty feet (30') above the road as this new project is proposing. In addition, there are two (2) "contributing structures" to the historic district near this proposed project site (see photographs) which further warrants this proposed project to be in compliance with the guidelines for the historic district.

The DG-BGHD recommends the scale of new construction be compatible with the neighboring structures. This project has a large amount of fill material, it is on a wide lot, and it proposes a very high roof profile.

Therefore the scale of this proposed house, if built, would be much larger and higher than the neighboring structures. Please take time to review the following photographs of existing homes within five hundred feet (500') of the proposed project site. Note the low profile scale of these existing neighboring homes.



Photo #1

Existing Neighborhood Structures



1070 Tenth Street East

Strap # 14-43-20-01-00059.0100

Photo # 2

Existing Neighborhood Structures



900 East Railroad Ave.

Strap # 14-43-20-01-00059.0050

Northeast Corner View of E. Railroad Ave. & 9th St. E.

Photo # 3

Existing Neighborhood Structures



900 East Railroad Ave.

Strap # 14-43-20-01-00059.0050

View from Ninth Street East

Photo # 4

Existing Neighborhood Structures



921 Palm Ave.

Strap # 14-43-20-01-00059.0070

View from Ninth Street East

Photo # 5

Existing Neighborhood Structures



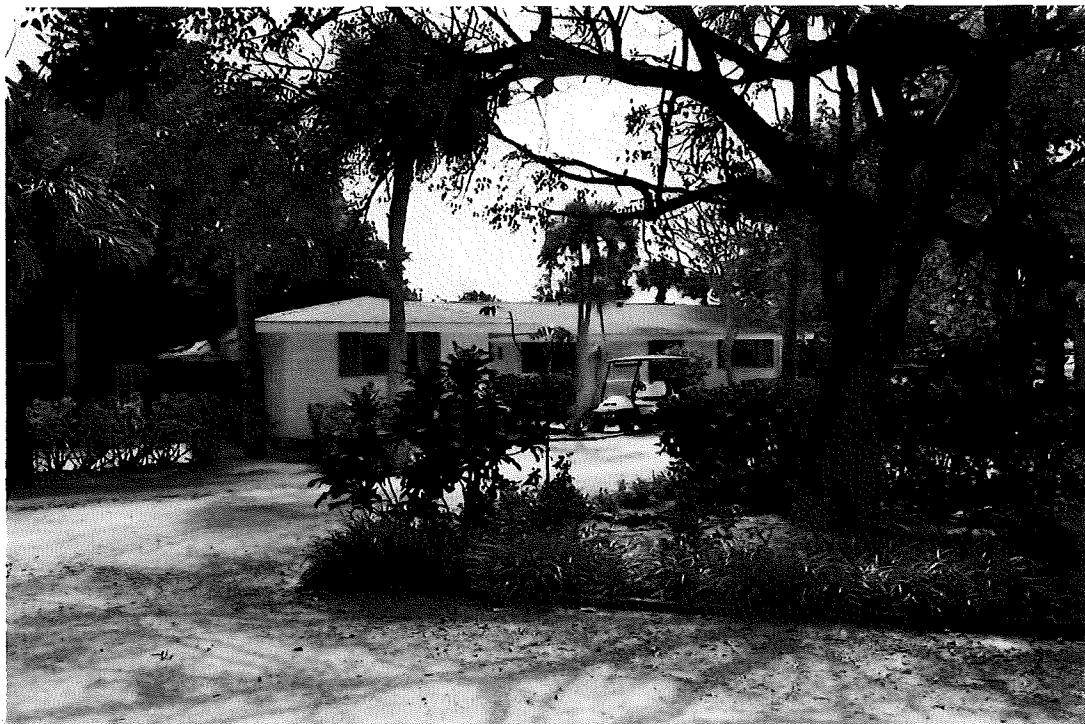
920 Palm Ave.

Strap # 14-43-20-01-00060.0010

- Listed as "Contributing Structure" to the Historic District

Photo # 6

Existing Neighborhood Structures



890 Palm Ave.

Strap # 14-43-20-01-00058.0020

View from Ninth Street East

Photo # 7

Existing Neighborhood Structures



851 Palm Ave.

Strap # 14-43-20-01-00056.0190

Vacant Lot for Proposed House

Photo # 8

Existing Neighborhood Structures



831 Palm Ave.

Strap # 14-43-20-01-00056.0180

House adjacent to Vacant Lot

Photo # 9

Existing Neighborhood Structures



751 Palm Ave.

Strap # 14-43-20-01-00056.0160

Photo # 10

Existing Neighborhood Structures



751 Palm Ave.

Strap # 14-43-20-01-00056.0140

Photo # 11

Existing Neighborhood Structures



Gasparilla Inn, Cottage #45
Palm Ave.

Strap # 14-43-20-01-00002.0000

Southwest Corner of Palm Ave. and Seventh Street East

Photo # 12

Existing Neighborhood Structures



Gasparilla Inn, Cottage #44
Palm Ave.

Strap # 14-43-20-01-00002.0000

Photo # 13

Existing Neighborhood Structures



740 East Railroad Ave.

Strap # 14-43-20-01-00056.0090

Photo # 14

Existing Neighborhood Structures



830 East Railroad Ave.

Strap # 14-43-20-01-00056.0050

Photo # 15

Existing Neighborhood Structures



870 East Railroad Ave.

Strap # 14-43-20-01-00056.0030

- Listed as "Contributing Structure" to the Historic District
Relocated in 2007 from original location
at 280 Palm Ave.

Mr. Shawn Lamey
Ms. Gloria Sajgo
February 28, 2013
Page 19

Based on these mentioned design guideline items, and previous concerns expressed in my letters of December 19, 2012 and February 11, 2013, it is my professional opinion this proposed project is in need of major revisions in order to be in compliance with many Design Guidelines for the Boca Grande Historic District. Most importantly, it is not of proper "scale" with the existing neighboring structures.

Thank you for consideration of these objections to the drawings submitted to Lee County for this proposed project within the Boca Grande Historic District.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Flanders".

Michael Flanders, Architect AIA
FL # AR0010519

FLANDERS ARCHITECTURE, INC.
cell: 239-691-2915

Copy: Beverley Grady, Attorney

Flanders Architecture
INCORPORATED

AA - CO02014

February 11, 2013

1412 DEAN STREET, SUITE 200
FORT MYERS, FLORIDA 33901

cell 239/691-2915
flandersarch@aol.com

Mr. Shawn Lamey
Lee County
Dept. of Community Development
P.O. Box 398
Ft. Myers, FL 33902

Ms. Gloria Sajgo
Lee County
Division of Planning
P.O. Box 398
Ft. Myers, FL 33902

**RE: 851 Palm Ave., Boca Grande, FL
Strap # 14-43-20-01-00056.0191**

RECEIVED
FEB 13 2013

COMMUNITY DEVELOPMENT

Dear Mr. Lamey and Ms. Sajgo,

Again, I am writing to inform Lee County that I represent 870 East Railroad, LLC which is the adjacent neighbor to the west of the above listed subject parcel.

I have recently reviewed the revised five (5) drawing sheet set dated February 1, 2013 by Velocity-Coastal Home Planning and I am familiar with the proposed new residential structure for the subject parcel. I have previously mentioned my knowledge of guidelines and construction experience within historic districts.

In my initial review of these documents, the building designer has revised the floor plan to dwell within the required building setbacks for this residential parcel. This is the main revision to their previous submitted documents. These revised drawings may address previous concerns about setback encroachment, but leave many other concerns ignored

It is unclear in the submitted drawings how this project complies with the following chapters of the Design Guidelines for the Boca Grande Historic District (DG-BGHD), and it is the responsibility of the applicant to illustrate to Lee County and the public that the proposed project conforms to these design guidelines.

Here are the following concerns I have with this proposed project:

DG-BGHD, page 58, Streetscape, 1.2

"Maintain traditional yard spaces and sense of openness, especially at the front and sides of buildings." What is traditional in this neighborhood?

DG-BGHD, page 58, Building Site, 2.1

"Identify, retain and preserve features that are important in defining the overall historical character of the site, including vegetation."

How is the existing ground slope and vegetation being preserved?

DG-BGHD, page 59, Building Site, 2.6

"Service areas and trash containers should be screened from view using fences, lattice screens or hedges."

Service area for pool equipment and possible tank is not screened.

DG-BGHD, page 60, New Construction, 4.3

"Buildings should appear similar in mass and scale with historic structures in the block or surrounding area."

Where is comparison of proposed project to surrounding area? This project shows the highest peak of the roof at 29'-1" above the grade of the street. Is this similar to historic structures in the area?

DG-BGHD, page 61, Scale – General

"The scale (height/width ratio) of the front façade should be compatible with and maintain the proportions established by the neighboring structures."

Where are comparison calculations of proposed project with the neighboring structures?

DG-BGHD, page 66, Orientation, Setbacks, Site Coverage

"In general, lot coverage should be of similar proportion to the site coverage of adjacent lots. It is very important to maintain the building-to-lot proportions present on adjacent properties."

Approx. 95% of the area within the setbacks is proposed to be covered with building or pool deck. Is this similar coverage for the adjacent lots?

DG-BGHD, page 68, Roofs, figure 37

"Roofs having a height from spring line to peak, that do not exceed 80% of the average height of the supporting walls, are acceptable."

The highest peak appears to exceed this requirement. Where are calculations and illustrations showing compliance?

DG-BGHD, page 15, Frame Vernacular, figure 2

"In this style, porches have stairs in the middle bay."

Is this a Frame Vernacular style project? The double garage is the closest wall to the fronting street, and it protrudes as far east as the porch.

DG-BGHD, page 17, Colonial Revival, figure 3

"In this style, porches on street façade usually stretch the length of building."

Is this a Colonial Revival style project? The double garage protrudes far east and obstructs the porch from stretching the length of the building.

DG-BGHD, page 20, Type IV Bungalow, figure 7

"In this style, the front porch should be inset under the main roof, with stairs leading to the porch in the center bay."

Is this a Type IV Bungalow style project? The front porch is not under the main roof, but is under a shallow slope secondary roof.

DG-BGHD, page 68, Roofs

"Vernacular style roofs should have a pitch less than 4 in 12. Bungalow style roofs should have a pitch greater than 3 in 12."

This project has both pitched roof styles; the lower roofs are less than 4 in 12 and higher roofs are greater than 3 in 12. These conflicting roof styles in the same project create a confused appearance within the project. Also, non-compliance with definitions of front porches in the three residential styles illustrates how this project does not respect a style.

DG-BGHD, page 76, Fences and Walls

"Fences and screen walls should complement the building and should relate closely to the materials, finishes, and colors utilized on the building."

How does the house railing relate closely to the ornamental site fence? Are they of similar style and color? What are the heights, materials, and view elevations of all existing and proposed fences and gates?

DG-BGHD, page 81, Mechanical Equipment

"All grade or wall mounted mechanical, communications and service equipment, including satellite dishes and antennas should be shielded from public view by screen walls, fences, dense evergreen foliage or other means."

How is mechanical and pool equipment being shielded?

Mr. Shawn Lamey
Ms. Gloria Sajgo
February 11, 2013
Page 4

DG-BGHD, page 81, Mechanical Equipment, figure 46
"Swimming pools and spas should be located to the rear of a building and be appropriately screened from public view."
This project does not comply. The pool is not in the rear and is proposed for the side yard within public view from the street.

It is my professional opinion this proposed project for 851 Palm Avenue has not shown compliance with the above referenced chapters of the design guidelines.

Thank you for consideration of this objection to the revised drawings proposed for the described subject parcel.

Sincerely,



Michael Flanders, Architect AIA
FL # AR0010,519

FLANDERS ARCHITECTURE, INC.
cell: 239-691-2915

Copy: Beverly Grady, Attorney

Flanders Architecture
INCORPORATED

AA - COO2014

December 19, 2012

1412 DEAN STREET, SUITE 200
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Mr. Shawn Lamey
Lee County
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P.O. Box 398
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Ms. Gloria Sajgo
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cell 239/691-2915
flandersarch@aol.com

**RE: 851 Palm Ave., Boca Grande, FL
Strap # 14-43-20-01-00056.0191**

Dear Mr. Lamey and Ms. Sajgo,

I am writing you to inform Lee County that I represent 870 East Railroad, LLC which is the adjacent neighbor to the west of the above listed subject parcel.

It is my understanding the listed subject parcel, 851 Palm Ave. in Boca Grande, is a vacant residential parcel and the Owner is seeking relief from zoning regulations in a RM-2 district to build a new residential structure within the designated Boca Grande Historic District.

I have reviewed the four (4) drawing sheet set dated November 5, 2012 by *Velocity – Coastal Home Planning* and have become familiar with the proposed new residential structure for the subject parcel. I have also read the five (5) relief statements (Items a. thru e.) being requested to the zoning regulations in reference to the Lee County Land Development Code. In addition, I have knowledge of the Design Guidelines for the Boca Grande Historic District (**DG-BGHD**) and have Architect-of-Record experience designing construction projects within historic districts and on historic properties.

Overall concern with Relief requested in the RM-2 zoning district from Lee County Development Code:

The submitted project encroaches into the setback requirements on three of the four sides of the parcel, along with a pool-spa-deck on the south "side yard" of the proposed house. These setback encroachments in three different directions, along with a pool area not in the preferred rear yard (page 81, DG-BGHD), establishes a house/pool footprint obviously too large for the allowable building area within the parcel. In general, these many encroachments with a least compatible pool location will not be in harmony with the general appearance and character of the community.

Mr. Shawn Lamey
Ms. Gloria Sajgo
December 19, 2012
Page 2

Concerns with Relief requested to the rear (West) property line:

The excessive reduction of the rear setback from the required 20 feet down to the proposed 11 feet is an attempt to construct a master bath suite for the house by solely choosing to construct all of it in the required 20 feet setback. Also, the request to reduce the rear setback to 11 feet does not recognize items on the submitted floor plan such as the non-shielded (page 81, DG-BGHD) outdoor hot & cold water shower, pool equipment, and gas propane tank in the rear yard of the property. These items, indiscreetly depicted on the floor plan, will occupy an area up to 7 feet from the western property line, thus consuming 13 feet or 65% of the required setback distance. These parts of the project shown within the 20 feet rear setback are exempt of interesting detail or architectural character. The exterior west wall of the proposed encroaching master bath suite is stark. The wall supports utility functions of no community character such as the exterior shower, pool equipment, and gas propane tank. In addition to this stark elevation, the adjacent properties will face a massive roof structure approaching a height of 35 feet NGVD. The submitted elevation drawings indicate the height of the supporting wall to be 10 feet, thus making only a roof structure of an additional 8 feet to be acceptable. This would calculate to make the top of the main roof at 28 feet NGVD as the maximum acceptable height. The submitted roof design appears to exceed the acceptable roof proportions (figure 37, page 68, DG-BGHD) which are not recommended to exceed 80% of the supporting wall height. The location of this entire master bath suite, along with exposed exterior utilitarian items and high roof structure is not arranged in a manner that minimizes aural and visual impact on adjacent properties. Additionally, the submitted project requests relief to build a portion of Bedroom #2 into the required 20 feet rear setback, yet the submitted floor plans indicate a closet and screen porch will also be constructed within the setback.

Concerns with preserving features of the building site:

The project submittal does not illustrate a quality preservation of existing vegetation or proposal of new landscaping. Except for relocating existing cabbage palms into a narrow 7 feet width at the far south edge of the property, the project avoids any preservation of the existing building site. Not preserving any of the existing natural palms across the parcel is in conflict with a goal to "preserve" the overall historical character of the site (item 2.1, page 58, DG-BGHD). The excessive lot coverage of the south side yard with pool deck on stem wall & patio pavers on grade is in conflict with design guideline recommendations to maintain stately trees and mature plantings when considering new construction (page 82, DG-BGHD). The two new 3 feet wide fence gates adjacent to the south and west property lines will not allow landscape buffering to occur due to a probable pedestrian pathway. The project documents show no setback for the patio pavers from the southwest property line. Without a doubt, this habitable outdoor activity space with no

Mr. Shawn Lamey
Ms. Gloria Sajgo
December 19, 2012
Page 3

setback or landscape buffer to the adjacent properties is not arranged in a manner that minimizes aural and visual impact on adjacent properties.

Concerns with the street-facing balcony being proposed within setback:

The project submittal does not substantiate any hardship or necessity to construct a habitable exterior balcony within the front setback. Also, it does not illustrate that this type of building encroachment is compatible with structures along Palm Ave.

Concerns with proposed structure being similar in mass and scale to surrounding neighborhood:

The project submittal does not illustrate or calculate how the front façade, scale, and height is compatible with and maintains the proportions established by the neighboring structures (page 61, DG-BGHD).

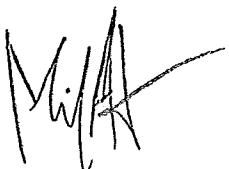
Concerns with proposed fencing types to be related closely to the materials, finishes, and colors on main house:

The project indicates many fencing types. It indicates an existing wood fence, a new aluminum fence, new porch railings, and new pergola. Without a description of the main house building materials and more details on these items, it is impossible to determine if these fence types complement the main building finish & color as preferred in the design guidelines (page 76, DG-BGHD).

Based upon these initial findings, it is my professional opinion that administrative relief, especially to the south and west yard concerns expressed in this letter, is not warranted.

Thank you for consideration of this objection to the drawings proposed for the above described subject parcel.

Sincerely,



Michael Flanders, Architect AIA
FL # AR0010,519

FLANDERS ARCHITECTURE, INC.
cell: 239-691-2915

Copy: Beverly Grady, Attorney

ROETZEL & ANDRESS

A LEGAL PROFESSIONAL ASSOCIATION

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RECEIVED
DEC 21 2012

COMMUNITY DEVELOPMENT

Ms. Gloria Sajgo
Lee County, Division of Planning
P.O. Box 398
Fort Myers, Florida 33902

Mr. Sean Lamey
Department of Community Development
P.O. Box 398
Ft. Myers, FL 33902-0398

Re: Zoning Case: ADD2010-00130; COA2012-00135

Dear Ms. Sajgo and Mr. Lamey:

Our expert in architecture has had the opportunity to review the plans, the Lee County Land Development Code regarding administrative relief and the design guidelines for Certificate of Approval and has prepared the enclosed report which we request be filed in each of the application files.

In addition, we wanted to share our architect's extensive experience in working with the design guidelines for historic structures.

In reviewing the file we note that there was no waiver by surrounding property owners in the application.

We respectfully submit that an evaluation of the application should result in staff finding that the applicant must pursue the public hearing variance procedure before the Lee County Hearing Examiner.

It is our understanding and we request that you confirm that the COA application will not be scheduled before the Boca Grande Historical Preservation Board until either the administrative relief is deemed approvable by zoning staff or the applicant has obtained approval of the variances granted at a public hearing? We also note that there is no attempt by the applicant, other than conclusionary statements to explain or justify how this application meets the Lee County Land Development Code criteria for consistency and compatibility with the historical neighborhood and relief from the setbacks on three sides.

NEW YORK

WASHINGTON, D.C.

CHICAGO

TALLAHASSEE

CLEVELAND

ORLANDO

TOLEDO

FORT MYERS

AKRON

NAPLES

COLUMBUS

CINCINNATI

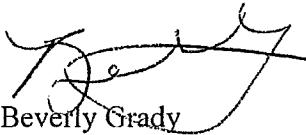
FORT LAUDERDALE

Ms. Gloria Sajgo
December 20, 2012
Page 2

Thank you for your consideration.

Very truly yours,

ROETZEL & ANDRESS



A handwritten signature in black ink, appearing to read "Beverly Grady".

Beverly Grady

BGumr

Flanders Architecture
INCORPORATED

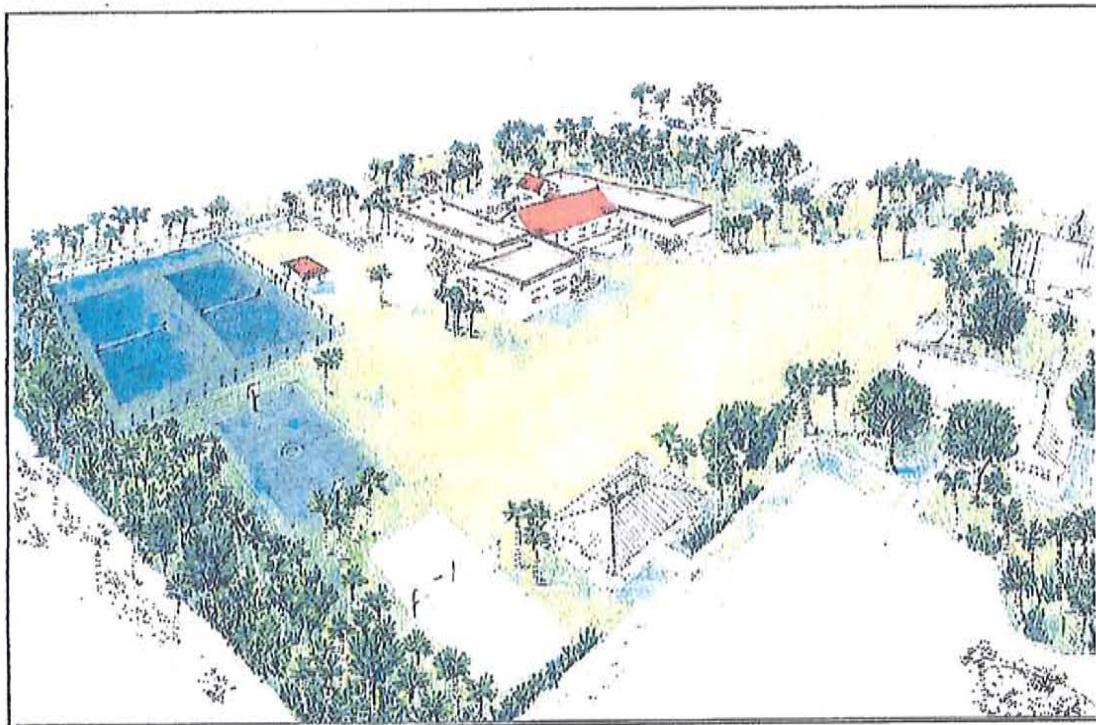
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Project experience within Historic Districts and on Historic Properties.

BOCA GRANDE COMMUNITY CENTER
Boca Grande, Florida



Client

Lee County, FL

Size

5 Acres

Status

Phase 1 - complete

Services

Architecture, Engineering,
and Planning

Cost

\$ 2,100,000

Firm

Flanders Sanford Architects, Inc.

The adaptive re-use of this seventy year old school building provides day care, art classes, weight lifting, aerobics, reference library, auditorium and offices for Lee County and three community organizations.

The original National Register listed building was rehabilitated and partially restored. The design complements the existing building while creating a new courtyard to the north. An outdoor stage centered in this courtyard provides a focal point within a large space for outdoor concerts, performances, meetings and festivals.

The master plan encompasses three existing buildings, three new buildings, parking, basketball, tennis, volleyball, playgrounds and a community events space, all integrated into the historic fabric of the site. The design maintains the ambiance and importance of the original buildings and site features.

DEAN STREET COURT - OFFICE COMPLEX

Fort Myers, Florida



Client

Dean Street Properties & Henderson, LLC

Size

3-story Complex

1 New Building; 8,500 sq.ft.

1 Historic Building; 3,200 sq.ft.

1.5 Acre Site

Status

Complete

Services

Architecture, Engineering
and Site Planning

Cost

\$ 1,800,000

Firm

Flanders Architecture, Inc.

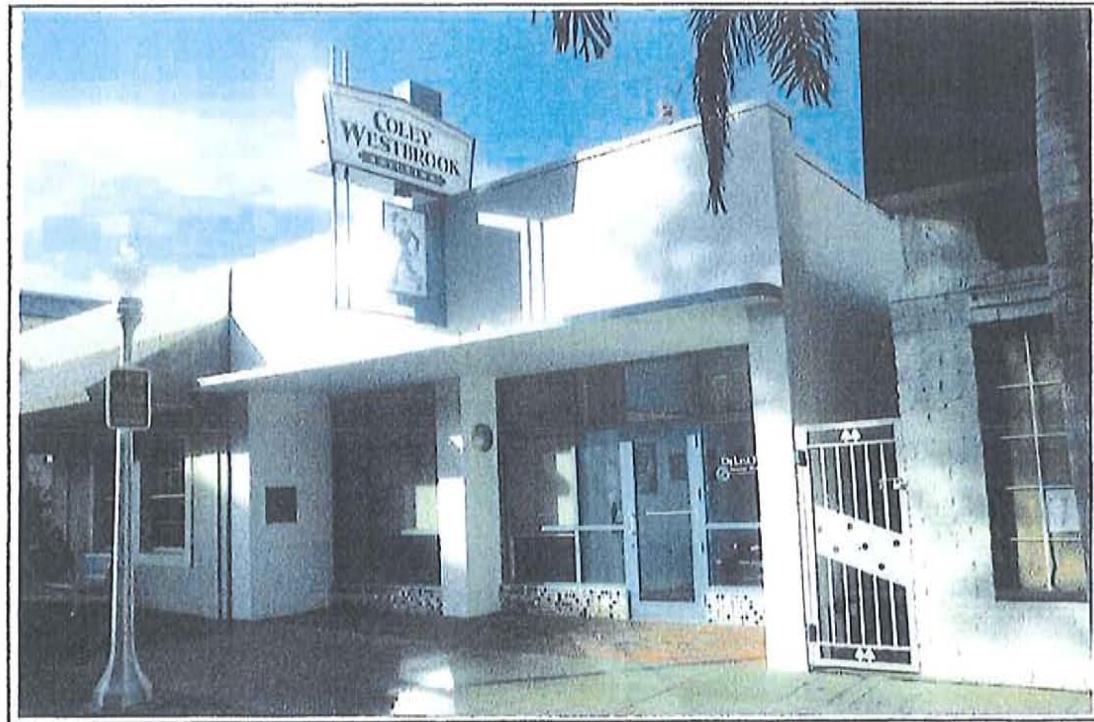
A creative building combination was produced on one of the last vacant corner properties in downtown, restoring life to an existing historic structure while adding a new building with contrasting modern architecture.

This side-by-side complex exemplifies mixed-use development by incorporating new "urbanism" elements, which make architectural relationships between the historic 1925 structure and the new 2001 building. Some of these amenable elements were an open sky courtyard entrance, upper floor connecting bridges, and shared use & cost of the stairs and elevator.

This unique diversified project was the first downtown project in the previous fifteen-year span to combine restoration work with new construction. This economical solution for two adjoining properties was instrumental in launching a decade of redevelopment work in the downtown district.

COLEY WESTBROOK OFFICE BUILDING

Fort Myers, Florida



Client

Strayhorn Properties

Size

2-story Building

24 ft. width

4,100 sq.ft.

Status

Complete

Services

Architecture and
Engineering

Cost

\$ 1,025,000

Firm

Flanders Architecture, Inc.

For over sixty years, this building operated as a modest retail clothing store and then a restaurant. With the surge of downtown becoming more attractive for professional office space, the owner commissioned the architect to restore the street front elevation to its original "art deco" style and remodel the interior space for a local engineering firm.

New construction focused on a new aluminum / glass storefront system in a tropical green color with a multi-colored tiled concrete curb at the base. The original concrete structural shell of the building is painted white to be compatible with the "art deco" style and contrast with the many mundane beige buildings on the block.

With respect to downtown history, the original marquee retail sign of the clothing store was restored and remounted to remind all the local story of the specific location.

CELLA / MOLNAR OFFICE BUILDING

Fort Myers, Florida



Client

Chris Cella and Kaye Molnar

Size

1-story Historic Building
3,200 sq. ft.

Status

Complete

Services

Architecture and Engineering

Cost

\$ 582,000

Firm

Flanders Architecture, Inc.

This building had been covered and neglected for many years until the current women-owned public relations firm bought the structure at a discounted price.

The simple restoration mission was to remove all exterior material not original to the building and restore the "golden" brick façade. The hardwood eyebrow canopy was rebuilt with durable cedar wood and typical vernacular steel tie rods angled from the parapet wall.

As it did nearly 100 years ago, the rebuilt hardwood storefront with clear transom windows above the eyebrow canopy allows maximum natural light high into the entry area of each tenant space.

HERITAGE SQUARE BUILDING - RESTORATION

Fort Myers, Florida



Client

Private Investment Group

Size

*3-Story Building
18,367 sq.ft.*

Status

Complete

Services

*Architecture, Engineering and
Historic Preservation*

Cost

\$ 1,931,000

Firm

Flanders Architecture, Inc.

From 1960 through 1990, this historic building was excessively abused with insensitive alterations and with total neglect for its original materials and architecture. After thirty years of covering this building to where it could no longer be recognized, a young developer along with his architect saw the opportunity to bring the original building back to life.

Creative investigation into the existing structure to meet current egress and fire codes became an extensive part of the design work. Utilizing the "Existing Building Code" and the "historic property designation" within the Florida Building Code provided the design team latitude to solve the major code obstacles.

This restored building stands on the corner of First and Hendry Streets, the center intersection of the Downtown Historic District.

EARNHARDT BUILDING - REMODEL

Fort Myers, Florida



Client

Dominik Goertz

Size

2-story Building
39,409 sq.ft.

Status

Complete

Services

Architecture, Engineering and
Historic Preservation

Cost

\$ 2,180,000

Firm

Flanders Architecture, Inc.
with Creative, Inc.

When it was constructed in the early 1900's, this expensive building was known as the architectural "Queen" of downtown. After 100 years, the original mixed use design of large storefront rental units below the upper floor offices and apartments were very compatible to receive a complete remodel/ restoration.

The original exterior materials of native hardwood, yellow brick, glazed porcelain tile and decorative pre-cast cornice units were restored. The chain suspended canopy was reconstructed to the correct elevation to allow reflected daylight through the upper transom windows into the first floor rental units. The interior was remodeled to create nine large tenant spaces for the first floor, and sixteen two-story loft condos within the second and third floors.

Since this building was completely remodeled and restored, it has had full occupancy and brisk activity, thus making a sizeable contribution to the revitalization of the Downtown Historic District.

HISTORIC PRESERVATION / REMODELING - 1929 SCHOOL

North Fort Myers, Florida



Client

School District of Lee County, FL

Size

9,000 sq. ft.

1st of 7 Buildings

Status

Complete

Services

Architecture,
Historic Preservation,
Structural Analysis

Cost

\$ 1,100,000

Firm

Flanders Sanford Architects, Inc.

This building was originally built in 1929 for \$28,000 and was dedicated as "New Prospect School" to serve the rural community of North Fort Myers.

Due to the existing high ceiling and large volume rooms, it will be remodeled into unique Art and Music Labs as a small percentage of a complete elementary school to be constructed on the same site.

The main front elevation facing the state highway will be returned to its correct historic character.

This landmark building has been a significant icon to the identity of North Fort Myers. It was an unanimous decision by all of the local governments to preserve this historic structure, not only for educational purposes, but as a fine example to promote historic preservation awareness.

HENRY FORD ESTATE & HOME - PUBLIC RESTROOM BUILDING

Fort Myers, Florida



Client

City of Fort Myers, FL

Size

Attached 1-story Building
1,820 sq.ft.

Status

Complete

Services

Architecture, ADA Compliance
and Civil Engineering

Cost

\$ 460,000

Firm

Flanders Sanford Architects, Inc.

With the acquisition of the historic Henry Ford Home, the City of Fort Myers added three acres to the four grounds of the adjacent thirteen acre Edison Estate. The desire to serve visitors on the estate grounds for public events of longer duration necessitated the provision of a public restroom between the historic homes.

This small yet complex addition was built on the northeast side of the existing Ford Home garage. The location demanded a design that met ADA compliance & was architecturally compatible with the historic structures, existing roof shapes, building floor elevations, and extensive vegetation and tree canopy.

This structure was the first new construction to be built on the historic estate grounds in the past sixty years.

HENRY FORD ESTATE & HOME - RECORDATION PROJECT

Fort Myers, Florida



Client

City of Fort Myers, FL

Size

3 Historic Buildings

3 Acres

Status

Complete

Services

*Measured As-Built Drawings
of Structures and Details*

Firm

Flanders Sanford Architects, Inc.

In 1916, Henry and Clara Ford purchased 3 acres adjacent to the Thomas A. Edison estate, and built themselves a winter home that they named "The Mangoes".

Upon the purchase of the home as a historic site, the City of Fort Myers determined the need to have an accurate set of documents recording the historic property.

A fully detailed set of measured drawings were produced including floor plans, construction details, interior and exterior elevations, and building sections. All material aspects of the buildings were field recorded and drawn to scale.

The detailed documents provided an accurate reference for insurance purposes, future restoration, and historic preservation needs.