



**LEE COUNTY HISTORIC PRESERVATION BOARD
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET
FORT MYERS, FL 33901
EAST ROOM**

**WEDNESDAY, JANUARY 18, 2012
10:00 AM**

AGENDA

- 1. Call to Order/Review of Affidavit of Publication**
- 2. Approval of Minutes – December 21, 2011**
- 3. Public Hearing on Special Certificates of Appropriateness (COA)**
(For public review, plans for the COA cases are available at the Pine Island Public Library, 10700 Russell Road NW, Bokeelia, FL 33922 starting January 11, 2012).

A. COA 2011-00167 Wilson Residence, 16281 Quail Trail, Bokeelia, FL 33922

The proposed project generally entails rehabilitation and enlargement of an existing individually designated house.

B. COA2011-00111, Goldpenny, 4725 Pine Island Rd, NW, Matlacha, FL 33993

The proposed project generally entails rehabilitation and enlargement (second story addition) of an existing house.

Note: *A summary of the zoning relief requests is provided for informational purposes only. The Lee County Zoning Division will make a determination after the Historic Preservation Board renders its decision.*

The request for zoning relief: Relief in the C-1 (Commercial) zoning district from the Lee County Land Development Code as follows:

- a) Relief from LDC Section 34-2192(a) and LDC Section 34-844 which requires a 25 foot minimum street setback (Pine Island Road) to allow an existing structure 10 feet.
- b) Relief from LDC Section 34-844 which requires a minimum lot width of 75 feet to 73 feet to bring the lot into compliance with current C-1 lot dimensions.

- 4. Items by the Public; Committee Members; Staff**
- 5. Next Meeting Date: Wednesday, February 15, 2012; Adjournment**

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 (239) 533-8583.

DRAFT

**MINUTES REPORT
LEE COUNTY HISTORIC PRESERVATION BOARD
December 21, 2011**

MEMBERS PRESENT:

Ruby Daniels	James Ink
Marsa Detscher (Chair)	Theresa Schober
Toni Ferrell	Kevin Williams (Vice Chair)

MEMBERS ABSENT:

Rae Ann Wessel

STAFF PRESENT:

John Fredyma, Asst. Cty. Atty.	Cathy Olson, Conservation 20/20
Janet Miller, Recording Secretary	Gloria Sajgo, Principal Planner

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

Dr. Detscher, Chair, called the meeting to order. Mr. John Fredyma, Assistant County Attorney, certified the affidavit of publication and submitted it for the record.

Agenda Item 2 – Approval of Minutes – November 16, 2011

Ms. Schober referred to Page 2 of the minutes and stated that the name Eric Strayhorne was misspelled. It should be corrected to “Eric Strahorne.”

Ms. Daniels made a motion to approve the November 16, 2011 meeting minutes with the above amendment, seconded by Ms. Ferrell. There being no further discussion, the motion passed 6-0.

Agenda Item 3 – Request to File Historic Designation

A. HDC2011-00002 – Buckingham Army Airfield District: Flexible Gunnery School Vehicle Tracks (8LL2573) and other resources (a.k.a Buckingham Trail Preserve District), located north of Buckingham Road and east of Neal Rd, Ft. Myers FL

Dr. Detscher stated she requested this item be placed on the agenda to discuss the possibility of reconsidering the motion made at last month’s meeting. **She made a motion that the LCHPB reconsider HDC2011-00002 and open it up for discussion, seconded by Ms. Daniels. The motion was called and passed 6-0.**

Dr. Detscher stated that after last month’s meeting she became concerned about the Board’s motion because there were issues not fully explored at that meeting. In this instance, the applicant expressed resistance to what the Board requested because they felt it would prevent their main operation of maintaining the property. The previous motion may have included portions of the site that, according to the documentation, did not have any basis for the Board to consider. Another concern was that the

applicant's representative submitted the application voluntarily. Based on the Board's actions last month, there is a chance we may not have a cooperative relationship with this public entity in the future. She did not feel the Board discussed the implications of their action on the 20/20 program and mutual efforts to further the historic preservation program as it relates to 20/20.

Ms. Daniels stated she appreciated this item being brought back for reconsideration because she was not comfortable with the decision the Board made last month. She agreed that not enough consideration was made to the concerns expressed by the applicant.

Ms. Ferrell stated that, although she was not present at last month's meeting, she had reviewed the package and minutes. She had some concern about making designations based on any kind of unknown. The historic elements of the resource that was in the north part were not identified. There is no good basis for the designation of it and it is not eligible for the National Register. The State reviewed this as well. She felt it was a bad precedent to base anything on speculation/conjecture.

Mr. Ink stated he did not feel the Board based their decision on conjecture. The reports and studies that were conducted were broad based. He hoped that during the past month staff may have investigated this further and have a contingency plan of how they can work around the Board's motion. He was not convinced that what the Board requested impacts the use of the property for 20/20. He was referring to the northern stretch. Some aerials were provided, but there were gaps of history in the report.

He further stated that discussion had taken place last month about staff talking to others in the field that are more experienced and have more historical record of what actually happened. Although the archaeological study does not confirm the activity that took place on that northern portion, very little study was actually done and this activity would have taken place over the past 60 years. He believed there must be some documentation at the museum or college.

Dr. Detscher stated it sounded as if we were discussing having the applicant or staff prove the site is not significant versus demonstrating that it is.

Mr. Ink stated he based his comment on his experience from the private side of going through historical boards and being asked to do the same thing on the private side. Although the applicant is the County and they have come forward voluntarily, the County should be required to have a higher level of responsibility than the private side to protect resources.

Ms. Sajgo reviewed the rationale for her recommendation from last month.

Ms. Schober referred to the State's review letter listed in the Consultant's report and stated that the letter indicates the State did not feel there was sufficient evidence collected to rule out the structures association with the airfield. Therefore, the consultant's report cannot be considered as conclusive.

Ms. Sajgo stated the consultant did a thorough evaluation of what was available. When he looked at the map that the Gunnery School put together, the northern portion was not there. The airfield map did not include it. The consultant did not do any type of oral surveys because they are expensive. It involves tracking down individual people that would have information on that specific site.

Mr. Ink noted that the map also did not show all the runways and taxiways that were ultimately built for the airfield. His concern about the northern portion is that there were symmetrical foundations of concrete that must have been there for some reason. Although we don't know what they are or what their purpose was, this does not mean they have no value. He noted the concrete foundations in the north part appeared in the pictures to be of the same time frame as the Flexible Gunnery School.

Ms. Sajgo noted there was no evidence of that. It is possible that these remains are just discarded remnants. There is not enough knowledge to designate it without more research. The structures do not show up on the 1944 aerials.

Ms. Olson reiterated that 20/20 staff would not be bulldozing the concrete structures shown on the northern polygon (2574). She explained that the only reason staff did not wish to designate the concrete structures was due to maintenance/restoration issues of that area. The majority of the preserve is improved pasture. Staff will be restoring that area to a natural community over a long term period. She noted that Conservation 20/20 and the Oversight Committee were happy to include historic elements, but their primary function is to restore natural communities for the wildlife and wetlands. They felt they were helping mitigate things by making information available to the public through interpretive panels, including this in the Land Stewardship Plan, and not removing any of the historic elements from the property. As an added layer of protection, the property will be rezoned to "Environmentally Critical."

Ms. Daniels stated she envisioned what this project will look like when finished with the trails and interpretive signs in place. She felt the public would understand that the resources are an indication of a larger resource in the area especially if they have lived in the area for any length of time. She was comfortable with allowing the applicant to do what they originally requested.

Ms. Ferrell made a motion to modify the previous request to designate to include the boundaries as shown on staff map titled HDC2011-00002 with the property boundary shown in the purple outline, which indicates 3 distinct elements (8LL2573, 8LL2575, and 8LL2572), seconded by Ms. Daniels. The motion was called and passed 4-2.

A roll call was taken showing which members were in favor and opposed as follows: Ms. Daniels (in favor), Ms. Ferrell (in favor) Ms. Schober (opposed), Ms. Detscher (in favor), Mr. Williams (in favor), and Mr. Ink (opposed).

Agenda Item 4 – Public Hearing on a Special Certificate of Appropriateness (COA)

A. COA2011-00111 Goldpenny, 4725 Pine Island Road, NW, Matlacha, FL 33993

Ms. Sajgo stated the applicant withdrew the application, but would be resubmitting soon once they make some adjustments. The case will be readvertised for a future meeting. She asked the Board to keep their packets for this item as she preferred to only provide them with any changes that have been made.

Agenda Item 5 – Economic Impacts of Historic Preservation

Ms. Sajgo referred the Board to the "Economic Impacts of Historic Preservation in Florida" booklet they received in their packets and she briefly reviewed portions of it with them. It was provided to them for informational purposes.

The Board felt the Board of County Commissioners and County Administration should receive it. Per staff's recommendation, they agreed that a letter/memo from the LCHPB should be written and attached to the booklet before distribution. Ms. Sajgo also felt it would be beneficial to send it to Economic Development staff as well.

Agenda Item 6 – Items by the Public; Committee Members; Staff

Public – None (no members of the public were present).

Committee Members

Ms. Schober referred to the previous HDC case and noted that references had been made during the lengthy discussion regarding having an adversarial relationship with the 20/20 program, which concerned her. She felt it gave the impression that unless the LCHPB is a rubber stamp to whatever 20/20 staff requests that it is perceived as being adversarial even though 20/20 staff admits they do not have the background or expertise when it comes to historic preservation. It was mentioned at the meeting that 20/20 staff may even withdraw the application if the motion was not amended from last month. She felt a proactive way to resolve this might be to seek policy direction from the Board of County Commissioners when 20/20 acquires property with cultural resources on it. A process should be in place for a collaborative working relationship to develop the best possible approach. She also felt some policies were needed in terms of providing some direction to the consultants. Perhaps there could be incentives put in place for them to conduct some oral histories or to have more of a landscape approach. Otherwise, certain parts of projects can easily be overlooked.

Mr. Williams stated the County was in the process of updating their Land Development Code regulations. One possibility would be to make some revisions to the regulations that would obligate 20/20 to designate any historic assets on properties they purchase instead of making it a choice. The two programs should work hand-in-hand rather than in conflict with each other.

Ms. Ferrell stated that in the past 20/20 has turned down purchasing properties that had cultural resources since those are not their focus. They have not wanted to acquire these properties because they saw it as something that might require funds that need to be spent elsewhere. In light of that, she appreciated that they acquired this property and brought it forward for designation. Although it would have been nice to have the buffer around the pieces, the property is large, the impact of their development is soft, and their intent is to be mindful of how the property is used. She felt it was important to be mindful that the success of this program has mainly been based on cooperative efforts with property owners whether they are private or public. Regarding comments made to make revisions to the Land Development Code regulations, she was concerned that it may cause 20/20 to go back to not acquiring more properties with cultural resources if it costs them a lot of money since that is not where their focus is.

Mr. Williams did not feel that decisions such as not purchasing properties with historical resources should be made even at a 20/20 staff level. He felt the Lee County Historic Preservation Board should be represented in the process and have a voice especially when there are bound to be properties having both natural and cultural resources on them.

Dr. Detscher suggested there be a way for this Board to be involved in discussions of which properties are suitable to purchase. She mentioned possibly having a board member serve as an ex-officio or advisor to the 20/20 acquisition group. She suggested having staff look into certain ways that the Lee County Historic Preservation Board could either individually or as a board be involved in the discussions earlier in the process.

Ms. Ferrell related an instance where a large tract of land out east was purchased by Bonita Bay. Because there was a historic resource on it, Bonita Bay did not want it, so the portion with the historic resource was carved out and given to Lee Trust for Historic Preservation who flipped it as part of their revolving fund program. If this program still exists, it could be used with 20/20 properties. They could take a cultural resource that is part of a bigger tract and carve it out and protect it by handling the transaction through Lee Trust. A non-profit entity of this type could help take the resource and protect it by passing it on with restrictive covenants.

Ms. Sajgo stated she felt the last two designations (HDC2011-00001 and HDC2011-00002) were a breakthrough. The process may not be perfect, but it is a start. Another factor is that money is a big issue for the Planning Division as well as all other divisions. Many entities do not have the manpower or funds to manage existing sites. The 20/20 program managed to allocate funds for cultural resource surveys, which are accepted by the State. Since the Lee County Historic Preservation Board is only given \$50,000 for their grant assistance program, they are not in a position to help with these types of expenses. She stated everyone's comments were well taken. She hoped this was the beginning of an improved system.

Staff - None

Agenda Item 7 – Next Meeting Date: Wednesday, January 18, 2012; Adjournment

The next meeting will be held in the East Room, Old Lee County Courthouse, 2120 Main Street, Fort Myers, FL 33901 on Wednesday, January 18, 2012, at 10:00 a.m.

Ms. Schober made a motion to adjourn the meeting. The meeting adjourned at 11:25 a.m.



HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

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

COA No.	Designation No. <u>HD 2003 07 02</u>	Date Filed: <u>12-20-2011</u>
---------	--------------------------------------	-------------------------------

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

Name of Project: WILSON RESIDENCE

Location: 16281/285 QUAIL TRAIL, BOKEELIA, FL 33922

STRAP No.: 30-43-22-00-00027.0010

Name of Applicant or Agent*: RONALD L. SCHLEGEL, P.E.

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

Address: 2775 GEARY ST.

City, State, Zip: MATLACHA, FL 33993

Phone Number: 239-283-9800 Fax Number: 239-283-5024

Email Address: fge@embarqmail.com

Name of Historic District (if applicable): _____

Check all that apply: Building Archaeological Site Object Landscape Feature

Project Description (describe all work proposed):

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative: REMOVAL OF AN EXISTING BUILDING ADDITION AND REPLACING IT WITH A LARGER ADDITION. RENOVATION OF THE 1ST & 2ND FLOORS, INCLUDING CONVERTING THE BUILDING FROM A DUPLEX TO A SINGLE FAMILY DWELLING.

Change in Use: No Yes

If yes, explain. _____

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

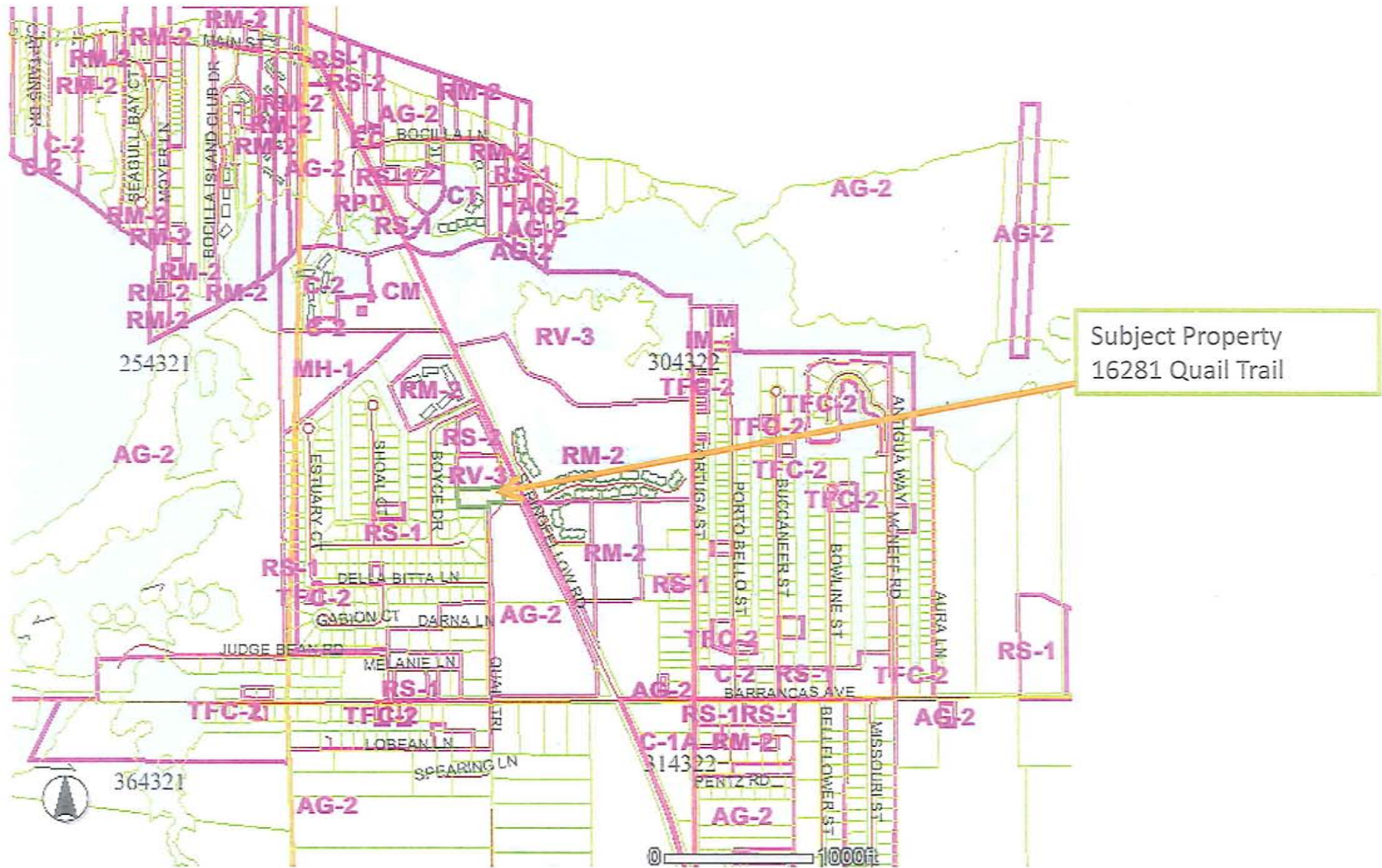
If yes, explain. _____

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

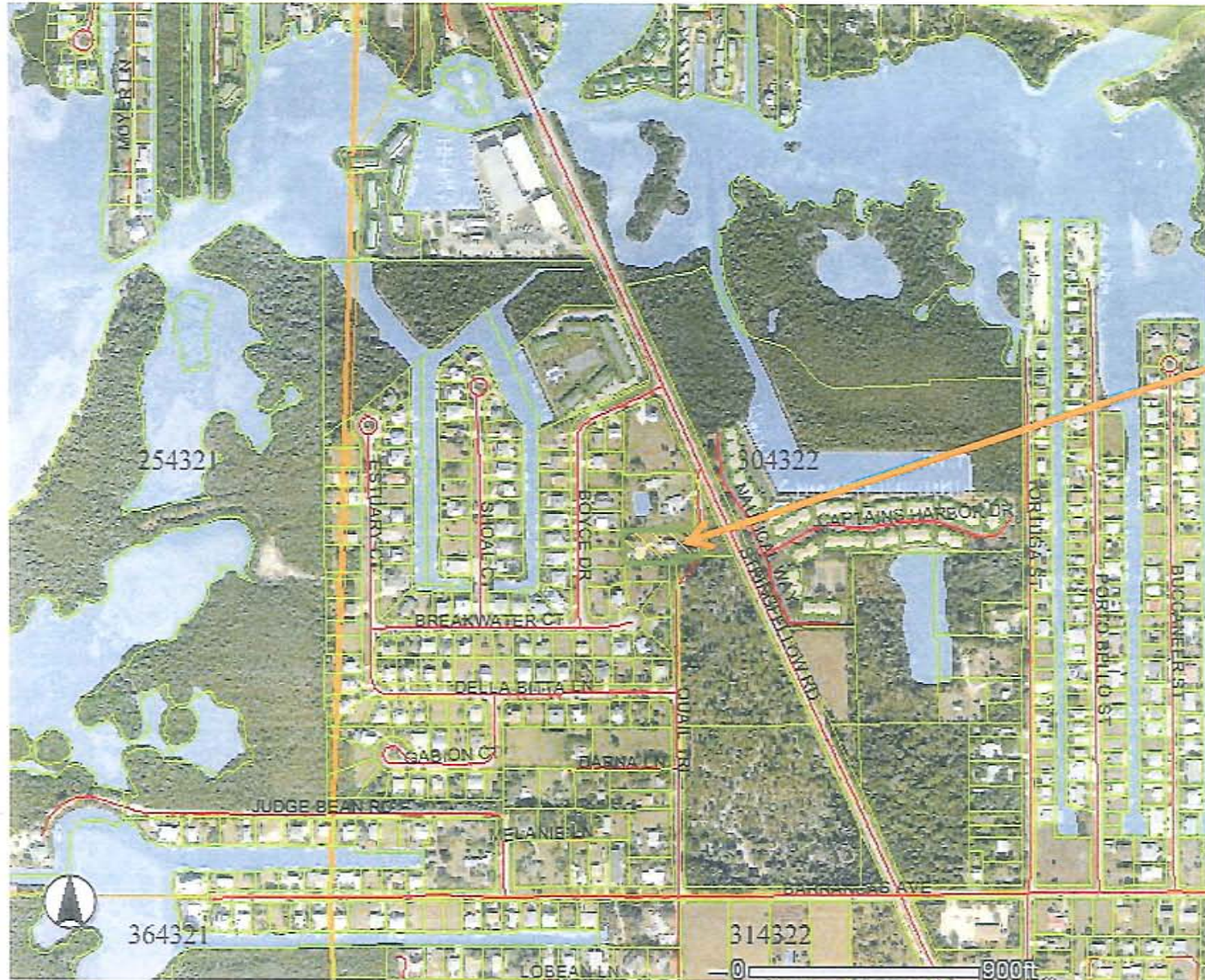
If yes, explain. _____

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

COA2011-00162 Wilson – 16281 Quail Trail, Bokeelia



COA2011-00162 Wilson – 16281 Quail Trail, Bokeelia



Subject Property
16281 Quail Trail

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2011 00167 Wilson Residence 16281 Quail Trail Bokeelia, FL 33922

HEARING DATE: January 18, 2012

SUMMARY:

The proposed project entails the rehabilitation and enlargement of an existing individually designated structure [HD (Individual) 2003-07-02] in Bokeelia, Florida 33922. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number for the subject property is 30 43 22 00 00027 0010; the address is 16281 Quail Trail Bokeelia, Fl 33922.

STAFF ANALYSIS:

Existing conditions: The subject structure is on large lot (roughly 125-ft by 308-ft) with roughly 125-ft frontage on Quail Trail in Bokeelia, Pine Island, Florida. The house is set back roughly 79-ft from the road. In addition to the house, the lot includes a cistern and a barn at the rear.

The Existing House: The subject structure is a vernacular house built with elements of the bungalow style. It features a large front facing gable roof with brackets under the eaves. The house features horizontal wood siding and a metal roof. The front elevation features a large, open, shed-roofed porch; it is roughly 8-ft deep. On the first floor on the front elevation and on the side elevations many of the original one-over-one windows are still visible. The house was built in the 1920s and retains its architectural integrity.

It was probably in the 1970s when the house underwent a major change as the expansive attic area was converted into another living unit (which included a bedroom, closet, bathroom and sitting area). The second floor was accessed by a set of wood stairs at the rear, located perpendicular to the house. (It is likely that originally the second floor attic area was accessed by interior stairs which were removed – the interior wall still features the “ghost of the stairs” on the rear wall – an unpainted area shaped like the stairs -- see attached photo.) While the mass and shape of the original roof was not changed, a flat roofed dormer was added to each side of the roof: one for the bathroom and the other for the walking closet. Unfortunately the entire conversion was done without adequate structural reinforcements for the additional load (see attached photos) and the house is currently structurally unsound.

At the rear of the house, a flat roofed 2-story wing was added. It covered roughly half of the façade of the rear elevation. On the second floor the addition featured a large open porch and on the first floor it featured a small open porch and enclosed areas for a washer/dryer and a pantry.

The original historic house has height of roughly 22-ft 8-in from grade to roof top and a footprint of roughly 32-ft by 42-ft (with 32-ft frontage on Quail Trail.) The rear addition has height of roughly 16 ½ft and footprint of roughly 19-ft by 7-ft.

The proposed project: The major part of the proposed project deals with structurally stabilizing the existing house. Additionally minor changes will be made in order to accommodate a contemporary lifestyle. While the exterior of the front and side elevations (including the dormers) will remain unchanged, the applicant proposes to change the rear elevation.

The existing flat roofed 2-story rear wing and the stairs accessing it will be removed. Specifically this will entail removing the flat roofed open porch on the second floor and the small open porch and enclosed washer and drier and pantry areas on the first floor.

The existing 2-story rear wing will be replaced with a new 2-story rear addition with a footprint of less than 400 sq ft (roughly 31-ft 7 in by 12-ft 9 in).

New Rear addition:

On the second floor this new addition will consist of large deck and a small central porch providing access to the second floor. The large (roughly 281 sq ft) open, rectangular deck will have railings and feature clipped corners which will differentiate it from the original house. The small (roughly 11.5 -ft by 10-ft or 114 sq ft) central, open porch will be located under a small extension of the existing rear gable roof. It will feature horizontal siding as the gable end infill and will be supported by two columns.

On the first floor The first floor will be roughly 350 sq ft (roughly 31-ft 7 ½-in by 12-ft 9 ¼ in) living area. On the exterior it will feature horizontal wood siding and one-over-one windows (existing jalousie windows will be removed). It will feature clipped corners which will differentiate it from the original house. Additionally there will be a vertical board on each side indicating where the historic house ends and the addition starts. On the ground floor this rear addition will be accessed by an open deck leading to a pair of French doors which open to the proposed new living area on the first floor.

Interior Changes:

The existing kitchen will be reconfigured for a contemporary design. The stairs will be relocated to the interior of the house – where it appears they were originally located. The bathroom on the first floor will be slightly enlarged.

In summary the proposal calls for essentially keeping the design of the historic house as it is but providing structural upgrades (principally to the foundation and to the floor system on the second floor and building a two story addition to rear). While this addition can be differentiated from the main house, it will be compatible in size, scale and materials. The table below summarizes the extent the proposed changes.

	Existing Square Footage			Proposed Square Footage		
	First Fl	Second Fl	Total	First Fl	Second Fl	Total
Living	1,394	937	2,331	1,745	937	2,682
Front Porch	256		256	256		256
Back Porch	84	149	233		114	114
Rear Deck				32	281	313
Total	1,734	1,086	2,820	2,033	1,332	3,365

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 house will continue to be used for residential purposes and there are minimal changes to the defining characteristics of the building, site and environment. The main change is the replacement of a non-historic rear addition with another rear wing that will more easily accommodate a modern lifestyle.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
The proposal call for restoring the structural integrity of the house and also calls for a new rear wing to replace the existing rear wing which was probably added in the 1970s. No historic materials that characterize the property will be removed.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
Not Applicable
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
Not Applicable
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
The original historic house is being restored by making it structurally sound. The front elevation in particular will remain unchanged
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.
Historic features will be repaired rather than replaced. If new features are needed then the replacement (for instance in the case of siding) will match the old.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
Not Applicable
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
Not Applicable

- 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 work will not destroy the historic materials that characterize the property. The historic integrity of the property will be protected. The new work will be differentiated from the old.

The new rear wing will be differentiated from the existing house. On each side of the house vertical boards will delineate where historic house ends and the addition starts. On both the first and second floors the addition will feature clipped corners. The second porch addition is small and will be under a small extension of the rear gable roof. The massing, size, scale and architectural features of the addition are compatible with those of the house. The materials will be horizontal wood siding and a metal roof – same as the historic house.

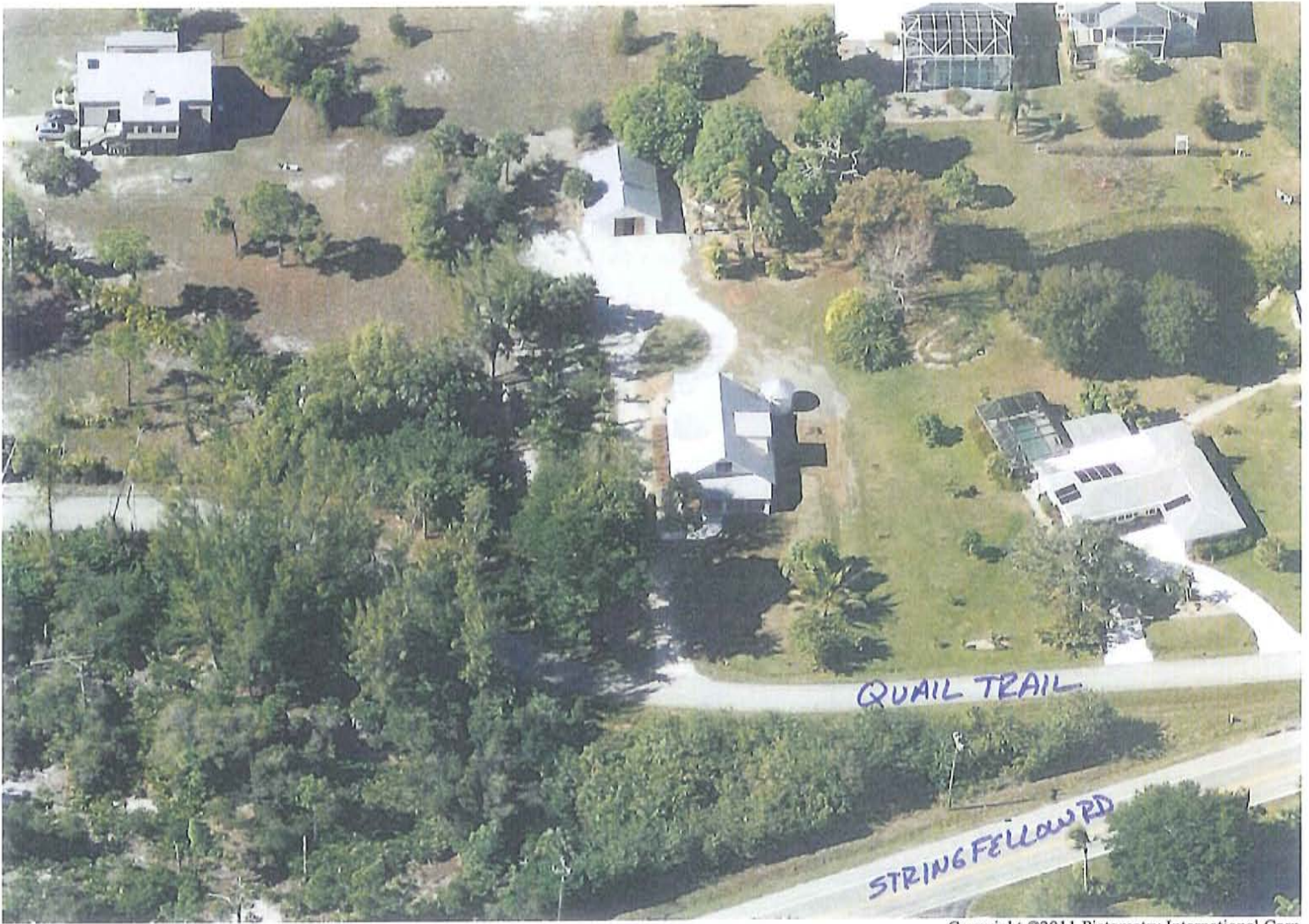
- 10 *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the new proposed rear addition is removed the existing historic portion at the front will remain unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- Approve the preferred proposal 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 as approved is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the LDC.



Copyright ©2011 Pictometry International Corp.

FRONT EAST ELEVATION



Copyright ©2011 Pictometry International Corp.

REAR WEST ELEVATION

COA2011-00162 Wilson – 16281 Quail Trail, Bokeelia



Front East elevation



Front East elevation



Side North (partial of the front elevation and cistern at the rear)



Front Porch

Cistern wall

Side North

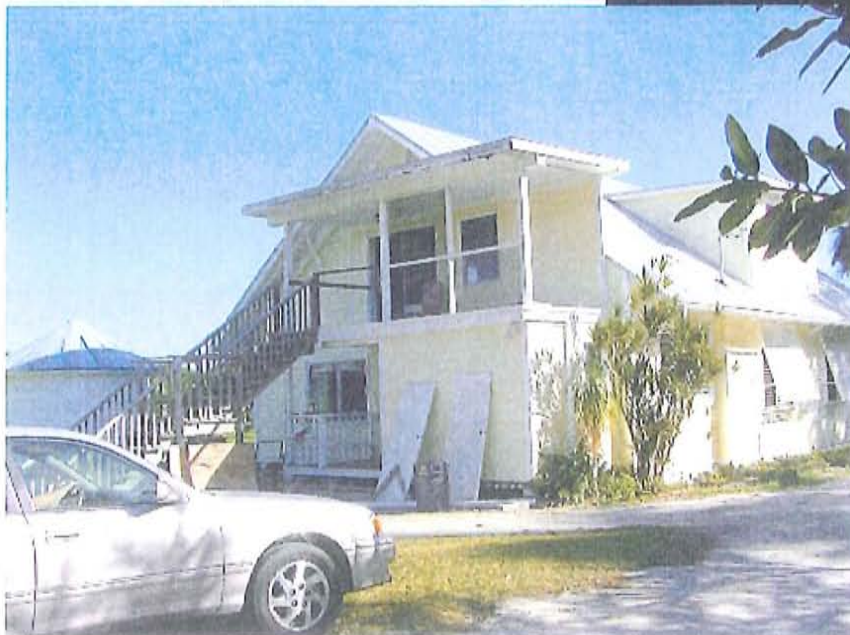
COA2011-00162 Wilson – 16281 Quail Trail, Bokeelia



Side South

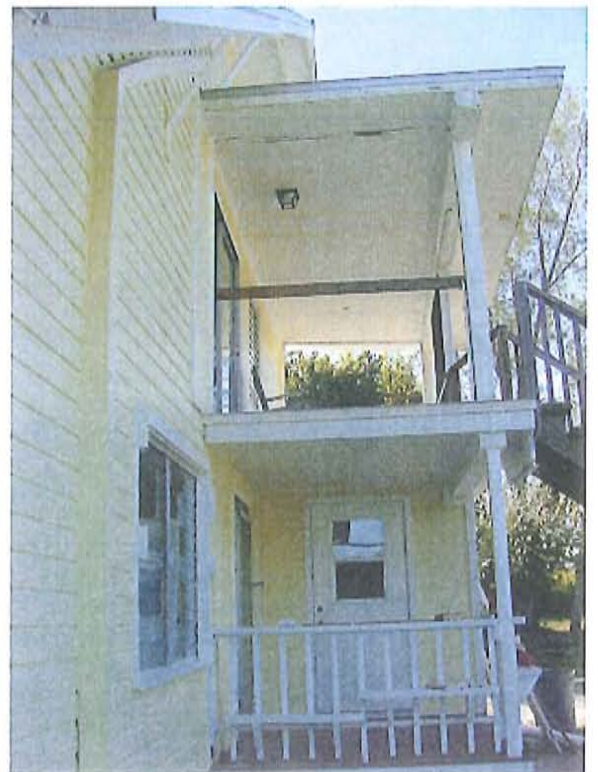


Side South

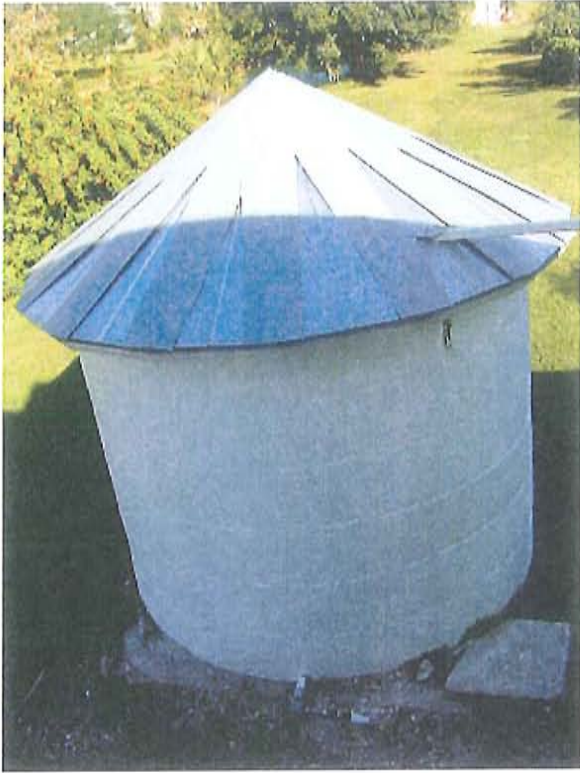


Side South and rear West
(note existing addition
and 2nd story porch)

COA2011-00162 Wilson – 16281 Quail Trail, Bokeelia

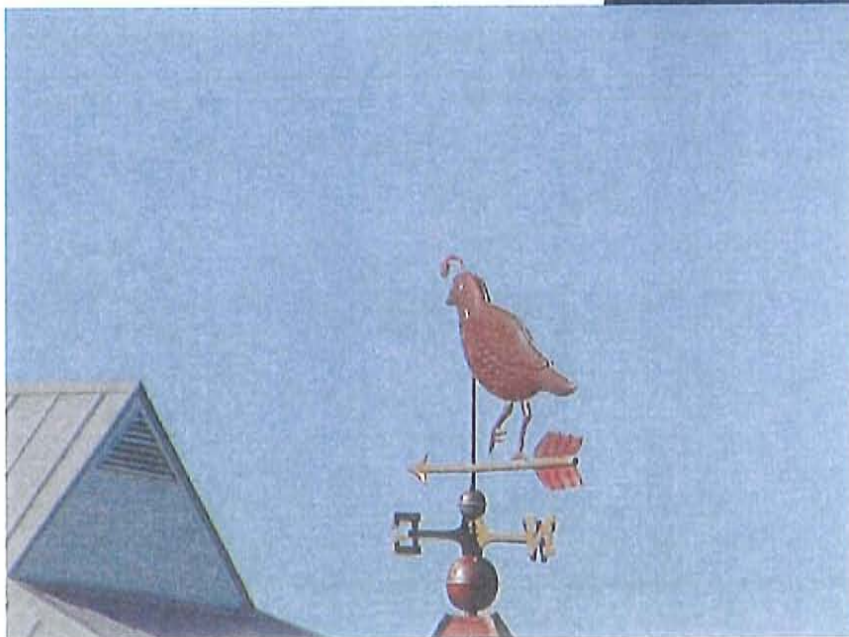


Different views of the rear West elevation



Cistern at the rear

Barn at the rear



Weather vane with quail

COA2011-00162 Wilson – 16281 Quail Trail, Bokeelia

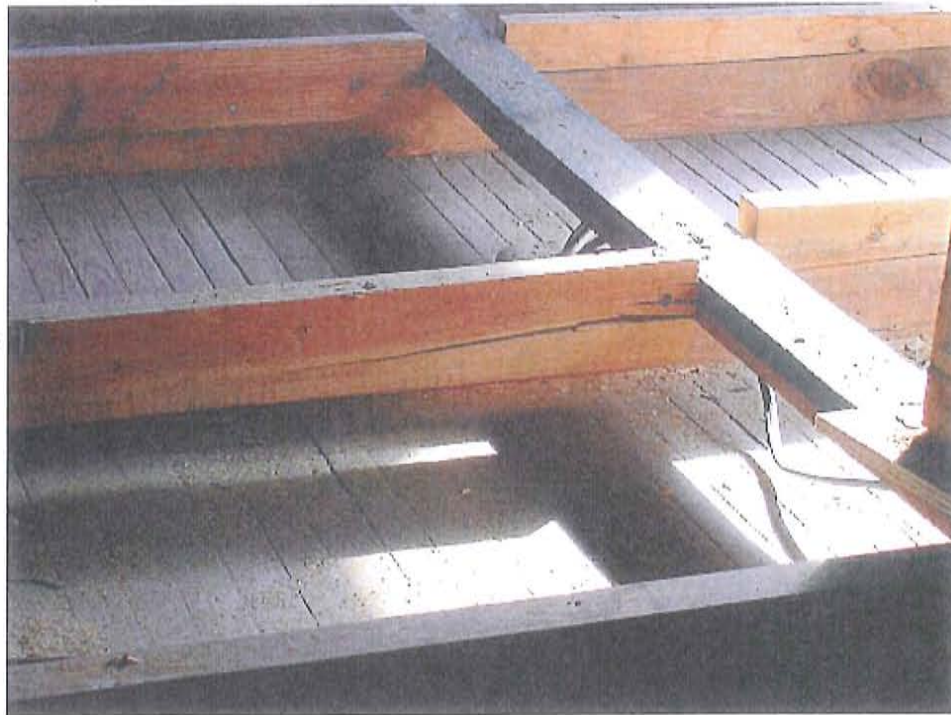


Interior living room

Kitchen to be remodeled



Existing living area showing the house originally is likely to have had interior stairs to the attic

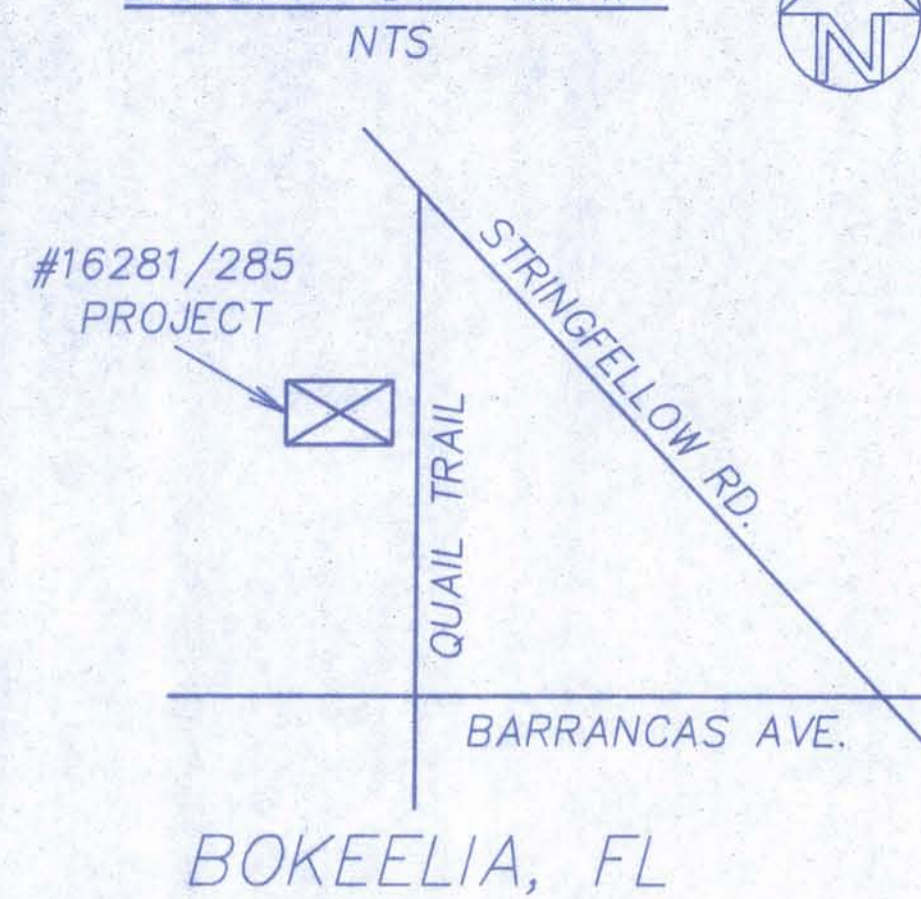


Structural problems on the floor system of the second level



Structural problems on the floor system of the second level

LOCATION MAP



PROJECT DATA SUMMARY

PROJECT NAME: THE WILSON RESIDENCE
 PROJECT ADDRESS: 16281/285 QUAIL TRAIL, BOKEELIA, FL
 PROPOSED USE: RESIDENTIAL SINGLE FAMILY
 OWNER/CONTACT PERSON: RON SCHLEGEL PHONE: 283-9800
 ZONING: RV-3
 OCCUPANCY: R3

APPLICABLE CODES:

BUILDING CODE-FLORIDA BLDG. CODE, BUILDING 2007 (W/2009 AMENDMENTS).
 EXISTING BUILDING, 2007 (W/2009 AMENDMENTS)
 MECHANICAL CODE- FLORIDA BLDG. CODE, MECHANICAL 2007 (W/2009 AMENDMENTS).
 PLUMBING CODE- FLORIDA BLDG. CODE, PLUMBING 2007 (W/2009 AMENDMENTS).
 ELECTRICAL CODE- NEC (LATEST EDITION)
 FIRE CODE- NFPA 70 (LATEST EDITION)
 LIFE SAFETY CODE- NFPA 101 (LATEST EDITION)
 ACCESSIBILITY CODE- FLORIDA BLDG. CODE, BUILDING 2007 (W/2009 AMENDMENTS).
 ENERGY CODE- FLORIDA BLDG. CODE, BUILDING 2007 (W/2009 AMENDMENTS).

STRUCTURAL LOADS

WOOD FLOOR DESIGN:
 LIVE LOAD 30 OR 40 P.S.F.
 DEAD LOAD 10 P.S.F.
 ROOF DESIGN:
 LIVE LOAD 40 P.S.F.
 DEAD LOAD 15 P.S.F.

WIND DESIGN

BASIC WIND SPEED 130 M.P.H.
 OCCUPANCY CATEGORY II
 EXPOSURE: "C"

METHOD OF DESIGN

ENCLOSED STRUCTURE ASCE 7 (0.18 GCpi)
 PARTIALLY ENCLOSED AREAS ASCE 7 (0.55 GCpi)

COMPONENTS & CLADDING DESIGN PRESSURE TABLE

(BASED ON 10 SQ.FT. OR LESS, 130 MPH - "C" EXPOSURE AND FBC-RES TABLE R301.2(2))

LOCATION	+ PSF	- PSF
ZONE 1 - INTERIOR ROOF	22.6	-36.0
ZONE 2 - ROOF EDGE, HIPS & PEAK	22.6	-75.7
ZONE 3 - CORNER & GABLE PEAK EDGE	22.6	-75.7
ZONE 4 - INTERIOR WALL	39.2	-42.6
ZONE 5 - WALL OUTSIDE CORNERS	39.2	-52.5

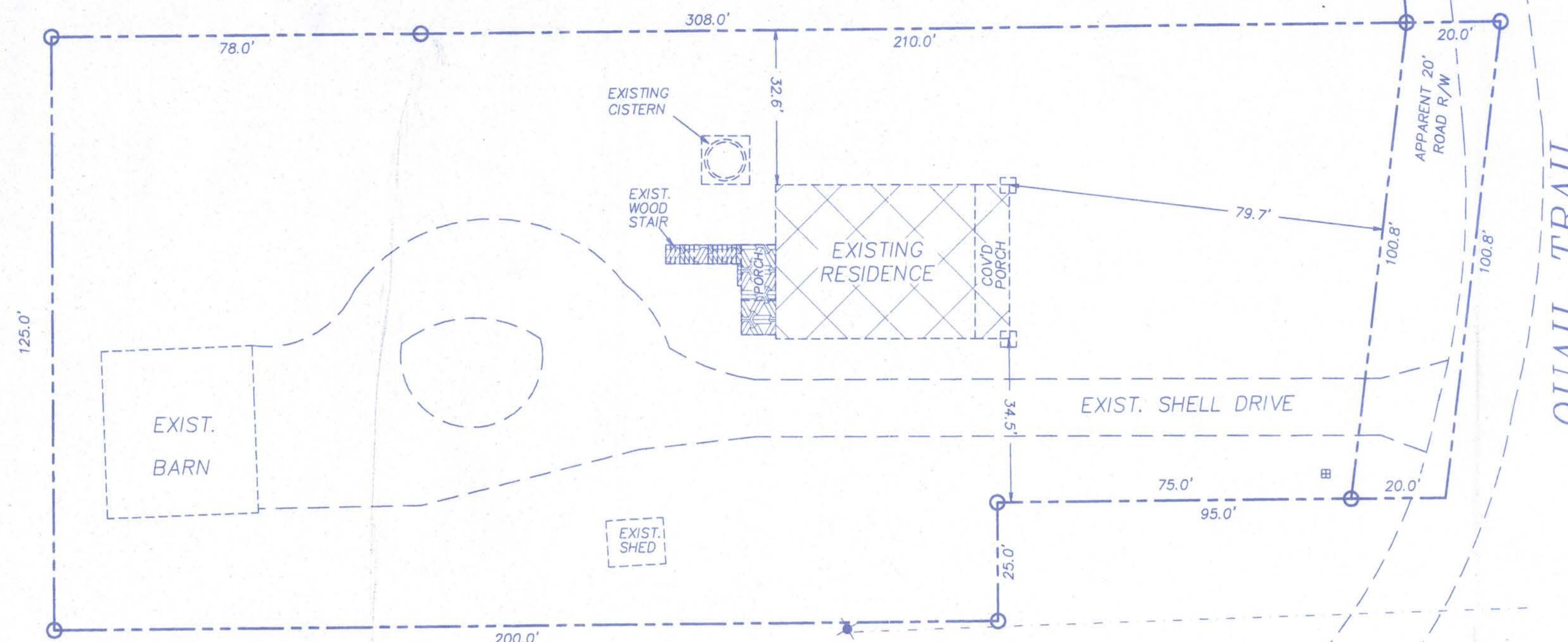
GENERAL BUILDING

HEIGHT OF BUILDING 23'+/-
 NO. OF STORIES TWO STORY
 CONSTRUCTION TYPE TYPE V-B

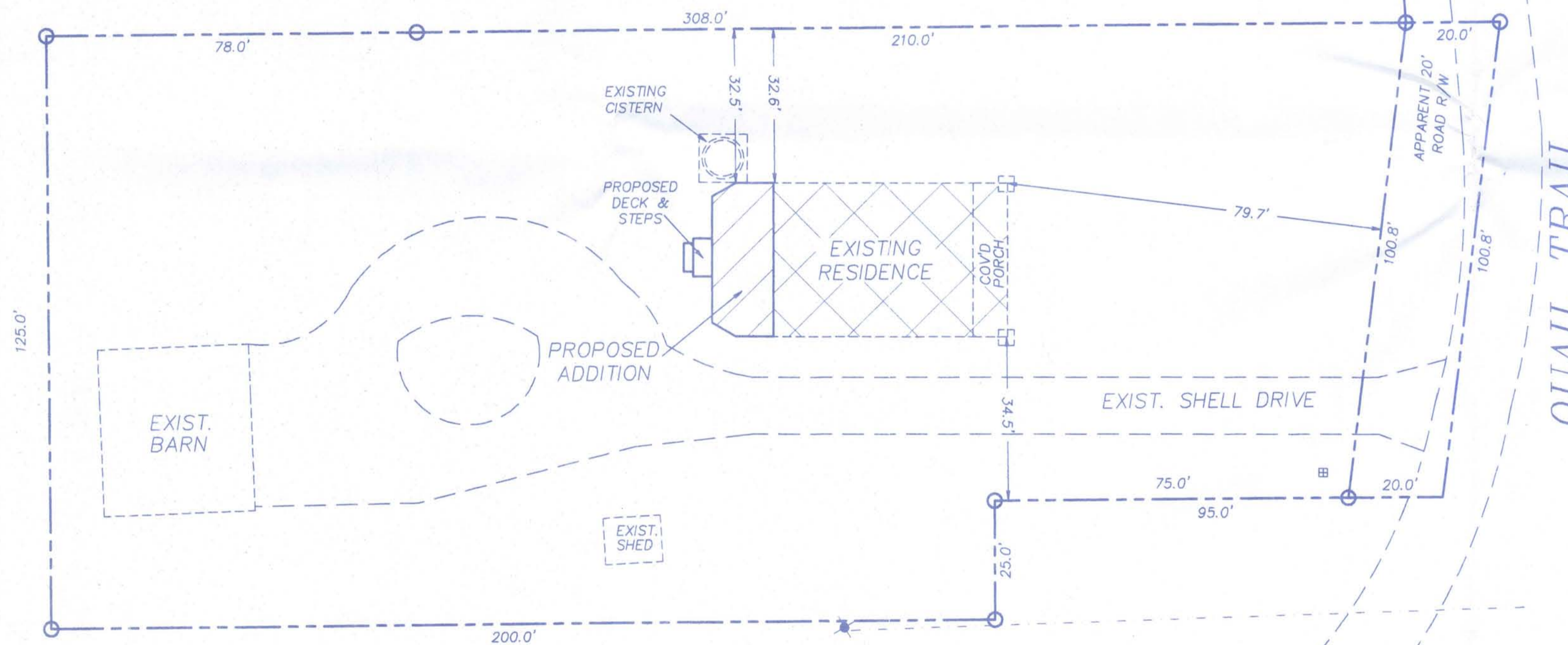
LEGEND

- EXISTING PROPERTY LINE
- OVERHEAD LINE
- EOP
- PROPOSED
- EXISTING RESIDENCE
- EXISTING TO BE REMOVED

**PRELIMINARY
 DRAWING FOR REVIEW.
 NOT FOR CONSTRUCTION**



EXISTING SITE PLAN



PROPOSED SITE PLAN

NOTES:

- SITE PLAN BASED ON SURVEY BY A.J. WATSON LAND SURVEYING, INC. DATED APRIL 24, 2009.
- SITE GRADING SHALL NOT CHANGE ANY EXISTING DRAINAGE PATTERNS TO OFFSITE. ON-SITE GRADING SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- CONTRACTOR SHALL REMOVE TOP ORGANIC SOIL LAYER UNDER THE PROPOSED BUILDING & CONCRETE SLAB AREAS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CLEAR AND GRUB THE PROJECT SITE AS NEEDED FOR PROPOSED CONSTRUCTION.
- REMOVE ALL EXISTING CONSTRUCTION FROM THE PROJECT SITE AS NEEDED FOR PROPOSED CONSTRUCTION.

STRAP NO.: 30-43-22-00-00027.0010

THIS PROJECT INCLUDES THE FOLLOWING:

- REMOVE EXISTING 1ST FLOOR REAR PORCH AND EXISTING ADDITION.
- REMOVE EXISTING 2ND FLOOR REAR PORCH.
- 1ST & 2ND FLOOR RENOVATION.
- CONSTRUCTION OF 1ST FLOOR REAR ADDITION.
- CONSTRUCTION OF A 2ND FLOOR REAR PORCH & DECK.
- 2007 FBC - EXISTING BUILDING CODE, ALTERATION LEVEL 2.

INDEX OF PLANS

- EXISTING & PROPOSED SITE PLANS
- EXISTING ELEVATIONS & TYPICAL SECTION
- PROPOSED ELEVATIONS
- EXISTING FLOOR/DEMO PLANS
- PROPOSED FLOOR PLANS

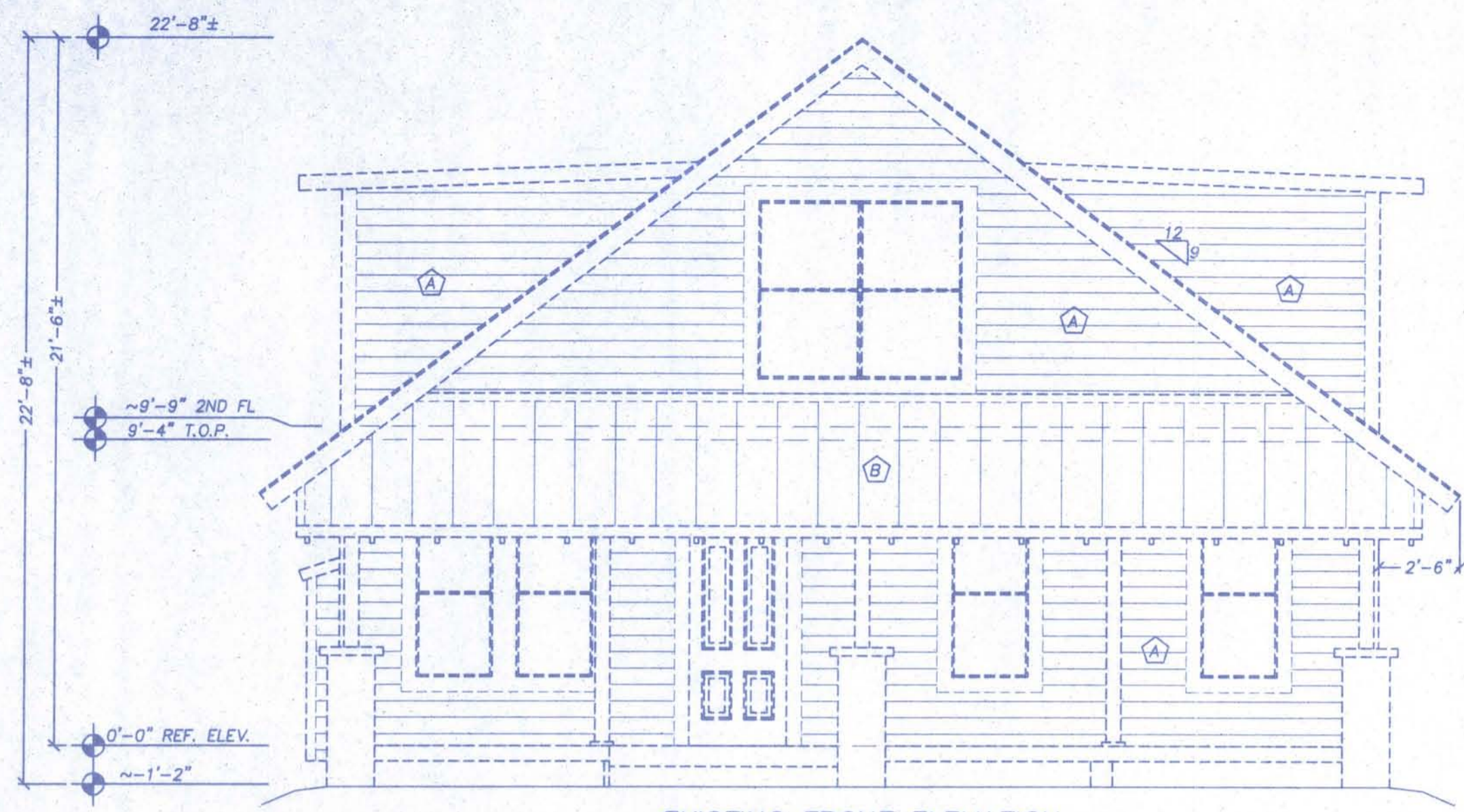
NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007 FLORIDA BUILDING CODE INCLUDING THE 2009 SUPPLEMENTS AND SECTION 1609 FOR DESIGN PRESSURES GENERATED BY WINDS TO 150MPH. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

FLORIDA GULF ENGINEERING, Inc.
 2775 GEARY ST.
 MTLACHA, FL 33993
 EMAIL: fge@barrancas.com
 C.A. IN. 7720
 Ph. (239) 283-9800 FAX (239) 283-5024

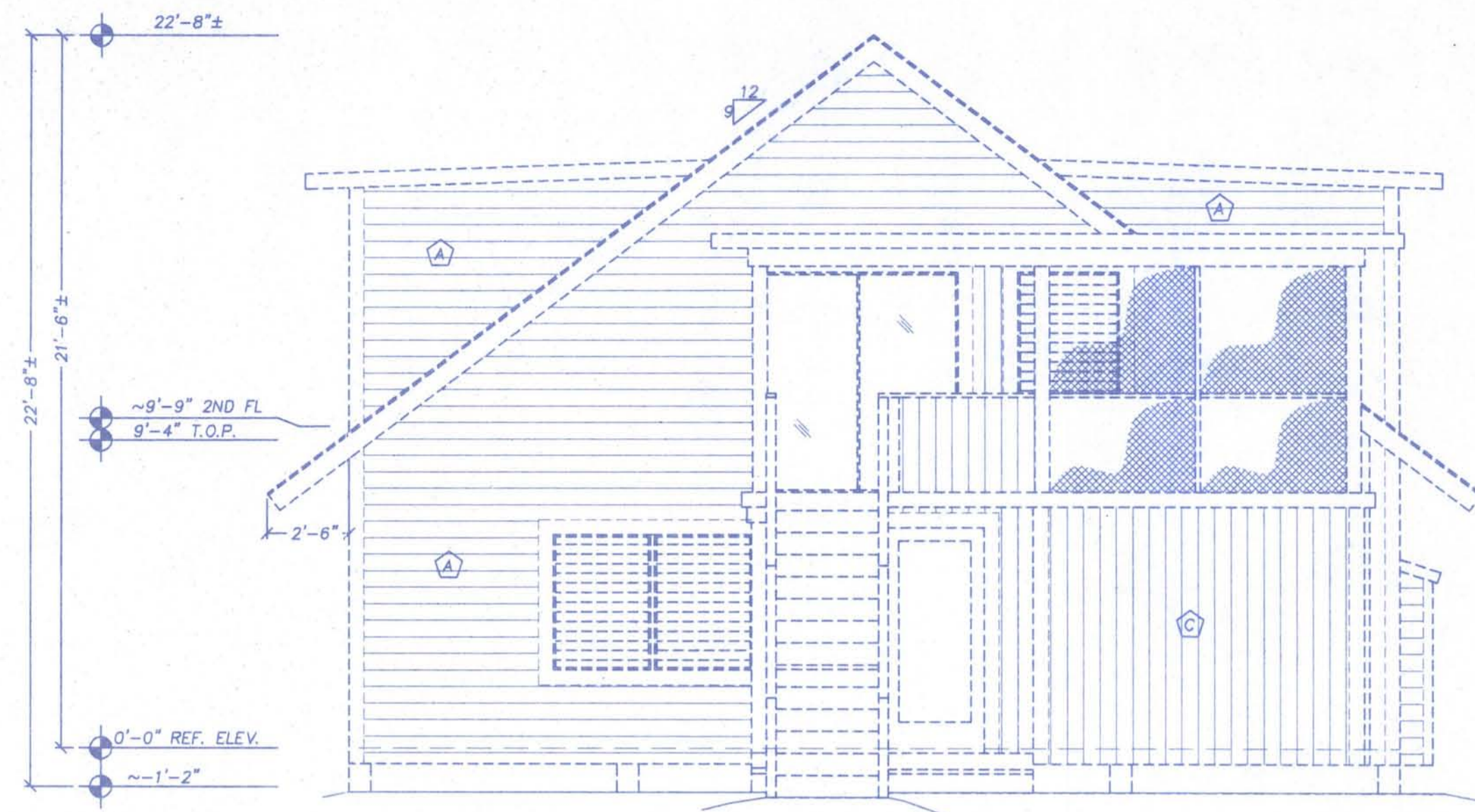
FLORIDA GULF ENGINEERING, Inc.
 2775 GEARY ST.
 MTLACHA, FL 33993
 EMAIL: fge@barrancas.com
 C.A. IN. 7720
 Ph. (239) 283-9800 FAX (239) 283-5024

REVISIONS	No	Date	By	Description

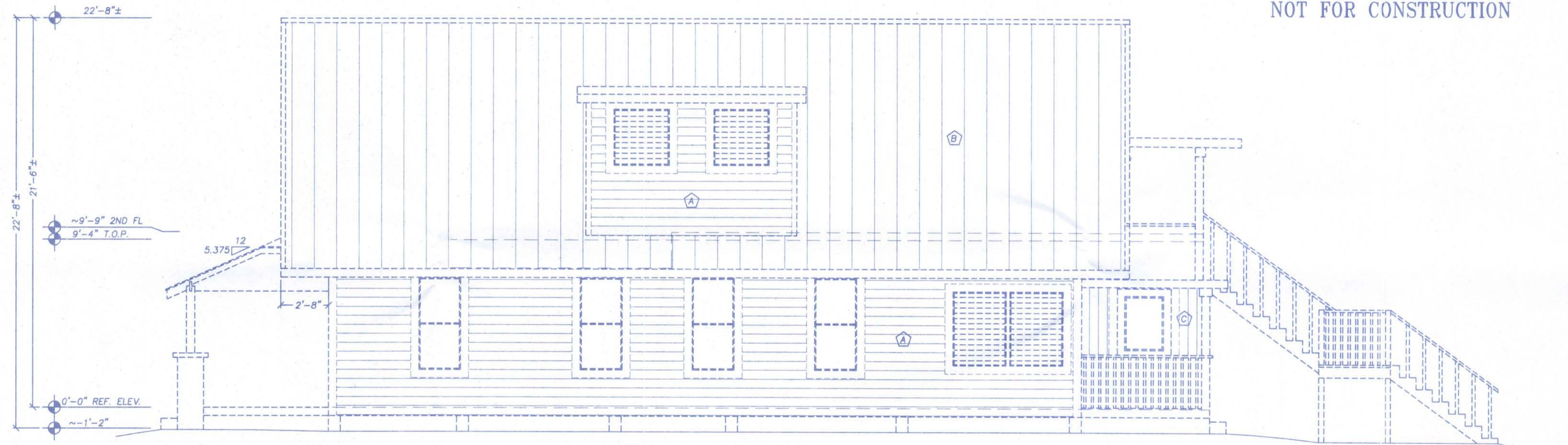
EXIST./PROPOSED SITE PLANS
 WILSON RESIDENCE
 16281/285 QUAIL TRAIL, BOKEELIA, FL



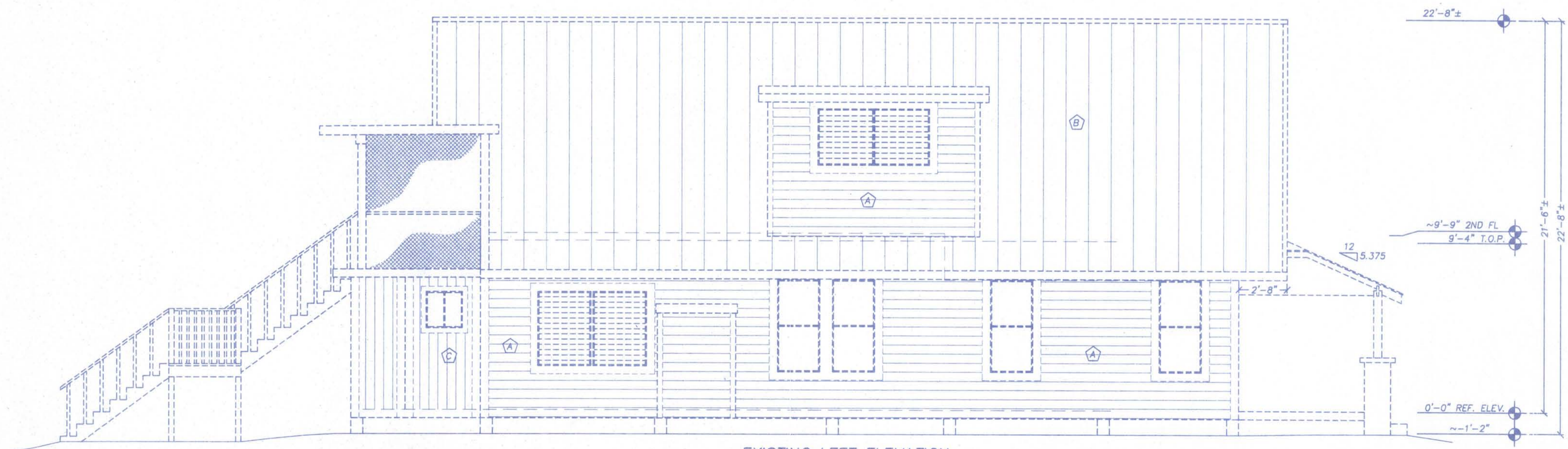
EXISTING FRONT ELEVATION
1/4" = 1'



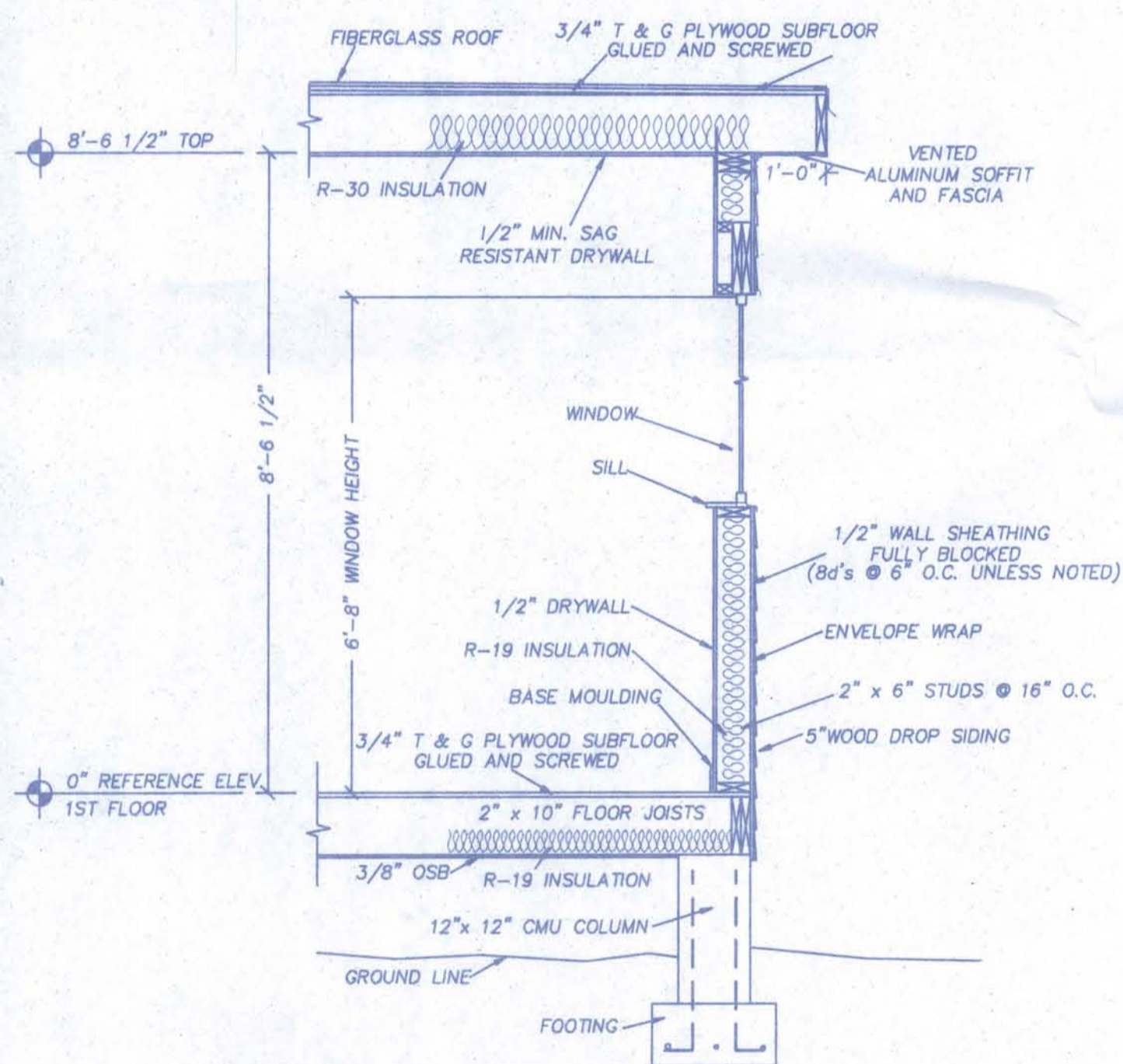
EXISTING REAR ELEVATION
1/4" = 1'



EXISTING RIGHT ELEVATION
1/4" = 1'



EXISTING LEFT ELEVATION
1/4" = 1'



TYPICAL SECTION
NTS

TYPICAL SECTION NOTES:

1. BASE FLOOD ELEVATION IS AE-EL7 (NAVD88).
2. THE ADDITION MEETS THE REQUIREMENTS OF THE EXISTING BUILDING-2007 FBC, SECTION 1003.
3. PROVIDE CODE REQUIRED ATTIC VENTILATION.
4. ALL EXTERIOR WALLS, WALL COVERINGS AND SOFFITS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURES AS SPECIFIED IN THE COMPONENTS AND CLADDING DESIGN PRESSURE TABLE (SHEET #1) FOR WALLS IN ZONE 4 OR ZONE 5.

NOTES:

- (A) WOOD DROP SIDING.
- (B) METAL ROOF.
- (C) T1-11 SIDING.

LEGEND

- PROPOSED
- - - EXISTING
- REF. ELEV. REFERENCE ELEVATION
- T.O.P. TOP OF PLATE

PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION

NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007 FLORIDA BUILDING CODE AND MEETS THE REQUIREMENTS OF THE EXISTING BUILDING-2007 FBC, SECTION 1003. THE ADDITION MEETS THE REQUIREMENTS OF THE EXISTING BUILDING-2007 FBC, SECTION 1003. A DESIGN WIND VELOCITY OF 120/130MPH. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

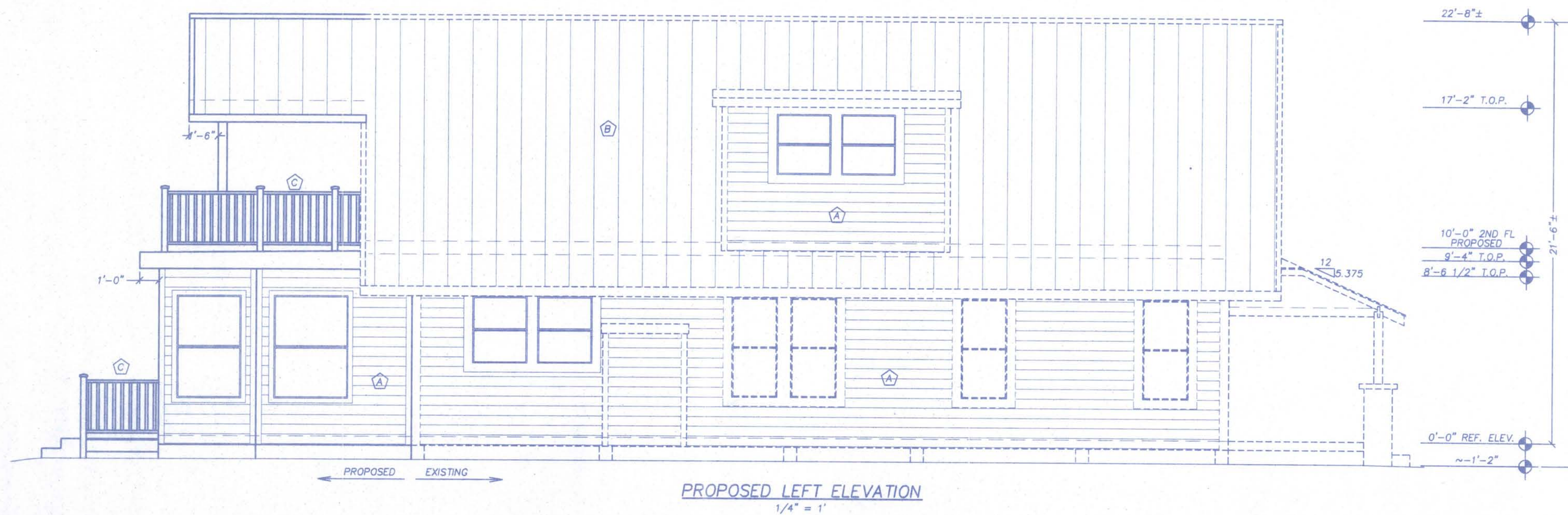
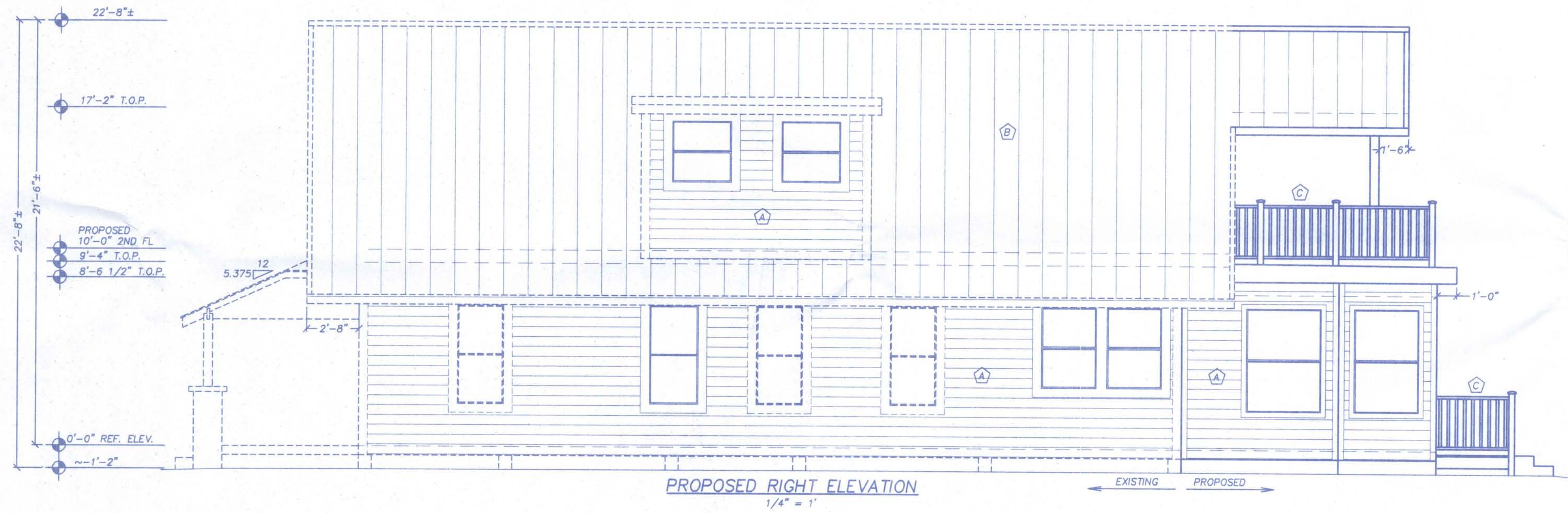
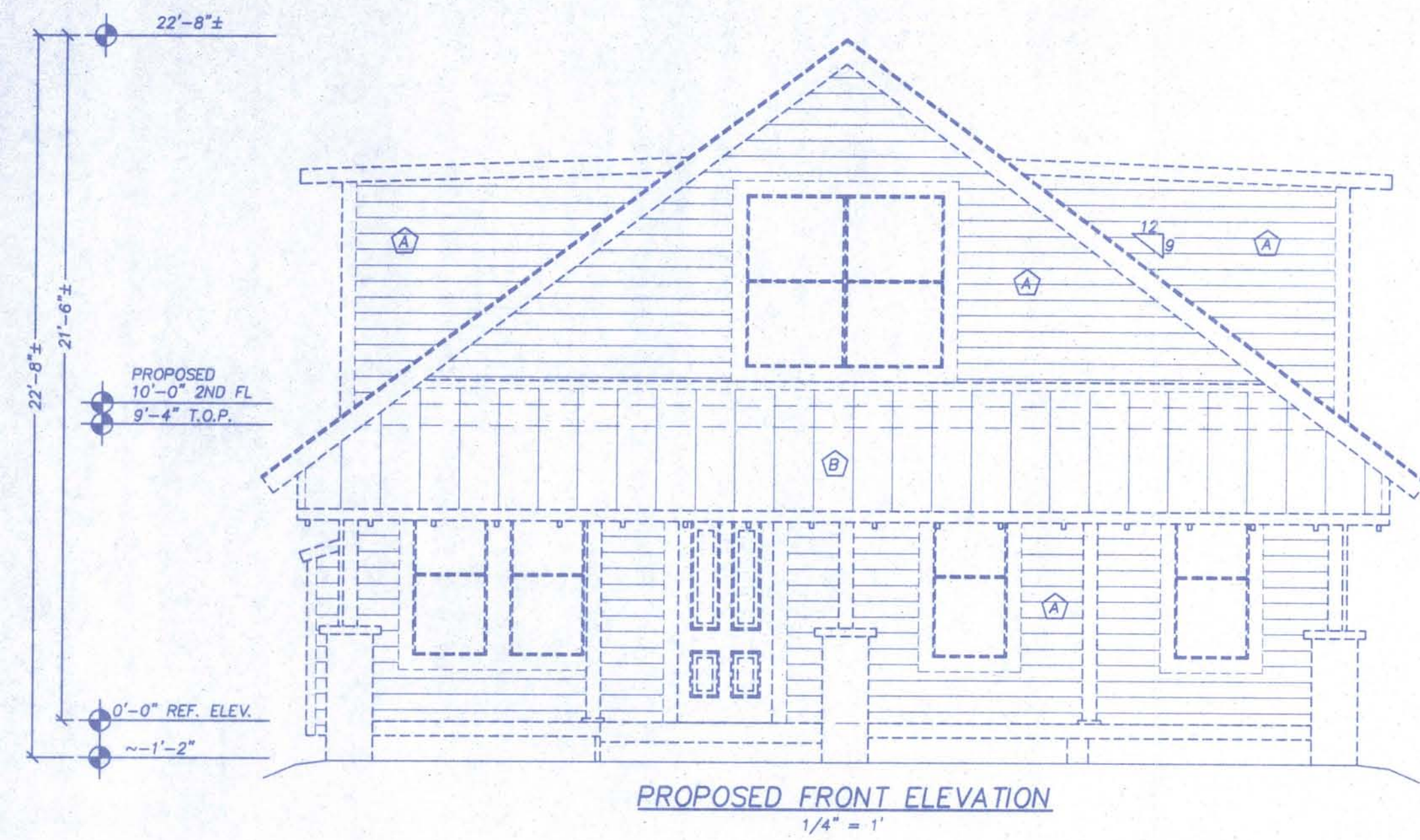
PROJ. NO. 11014
DATE: 12/18/11
DRAWN BY: RS
FILE NAME: SITE
SCALE: VARIES
DATE: P.E. NO. 40323
RON SCHLEGEL, P.E.

FLORIDA GULF ENGINEERING, Inc.
2775 GEARY ST.
MADISON, FL 33993
EMAIL: fge@barqmail.com
C.A. N.C. 7720
Ph. (239) 283-9800 FAX (239) 283-5024



REVISIONS	BY	DESCRIPTION
No./DATE		

EXISTING ELEVATIONS/TYPICAL SECTION
WILSON RESIDENCE
16281/285 QUAIL TRAIL, BOKEELIA, FL



PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION

- NOTES:**
- (A) WOOD DROP SIDING.
 - (B) METAL ROOF.
 - (C) VINYL GUARDRAIL.

- LEGEND**
- PROPOSED
 - - - EXISTING
 - REF. ELEV. REFERENCE ELEVATION
 - T.O.P. TOP OF PLATE

NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007 FLORIDA BUILDING CODE INCLUDING THE 2003 SUPPLEMENTS AND SECTION 1609 FOR DESIGN PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 120/130MPH. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

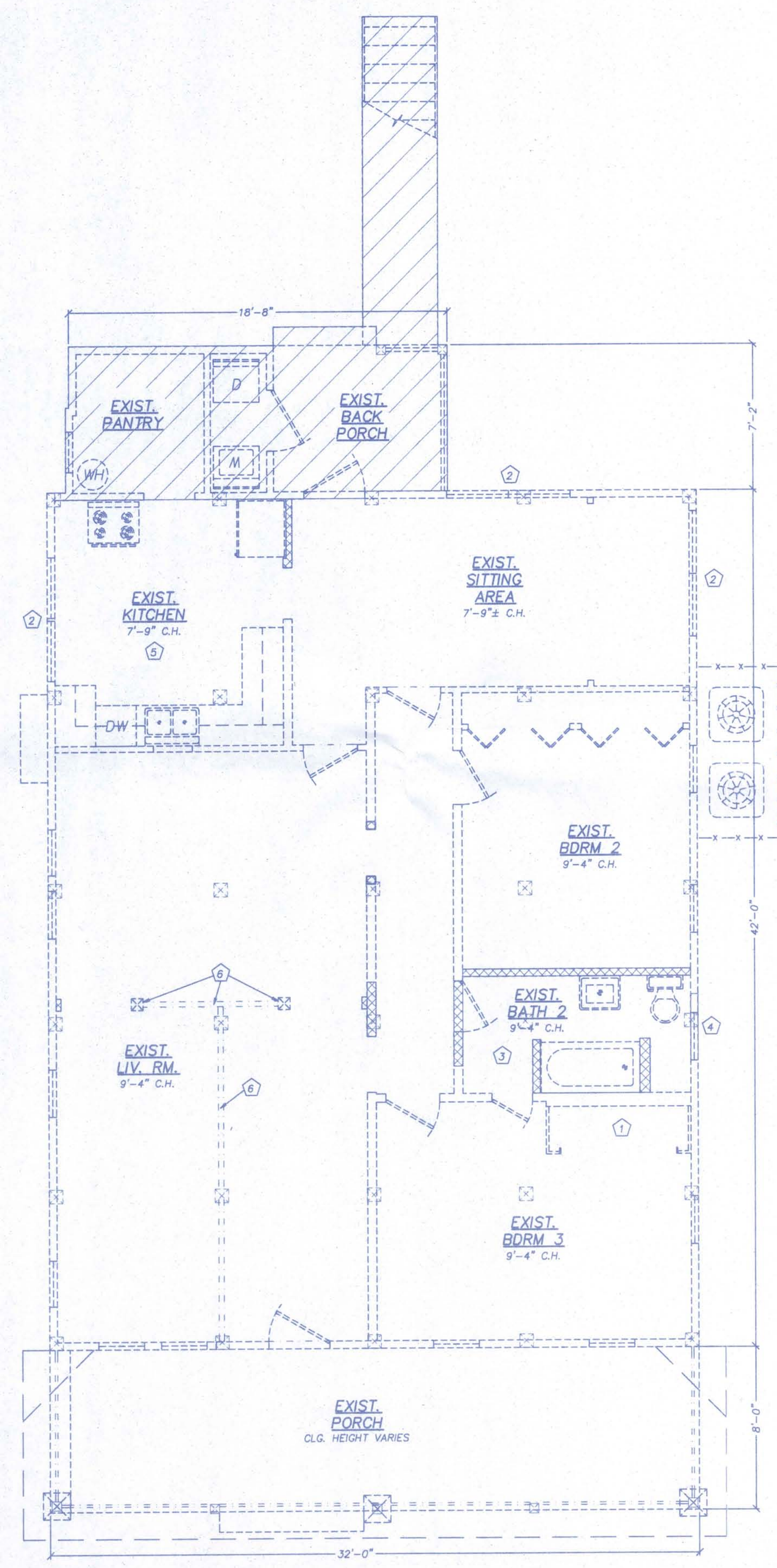
PROJ. NO. 11014
DRAWN BY: RS
FILE NAME: SITE
SCALE: VARIES
DATE: 11/18/11
P.E. NO. 40232

FLORIDA GULF ENGINEERING, Inc.
2775 GEARY ST.
MAYLAND, FL 33893
EMAIL: cge@floridagulf.com
FLORIDA GULF ENGINEERING, INC.
PH. (239) 283-9800 FAX (239) 283-5024

REVISIONS No./DATE	BY	DESCRIPTION

PROPOSED ELEVATIONS
WILSON RESIDENCE
16281/285 QUAIL TRAIL, BOKEELIA, FL

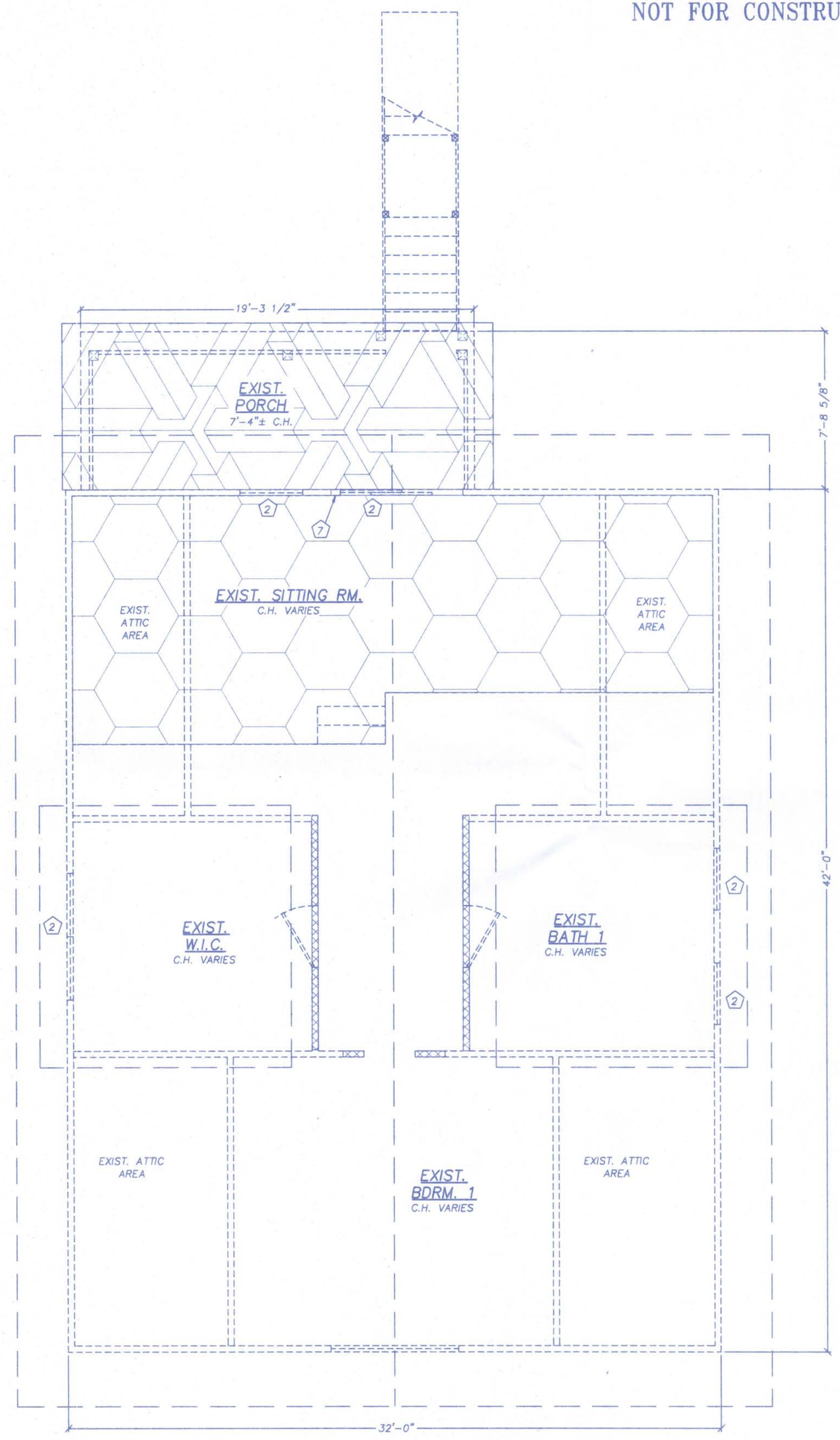
PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION



EXISTING 1ST FLOOR/DEMO PLAN
1/4" = 1'

- DEMOLITION NOTES:**
- ① REMOVE EXISTING CLOSET.
 - ② REMOVE EXISTING WINDOW/DOOR.
 - ③ REMOVE EXISTING FIXTURES.
 - ④ REMOVE EXISTING WINDOW AND EXTERIOR WALL AS NEEDED FOR PROPOSED WINDOW OPENING.
 - ⑤ REMOVE EXISTING APPLIANCES AND KITCHEN CABINETS.
 - ⑥ REMOVE EXISTING BEAMS AND COLUMNS.
 - ⑦ REMOVE EXISTING EXTERIOR WALL AS NEEDED FOR PROPOSED DOOR OPENING.
- REMOVE EXISTING INTERIOR WALL/DOOR.
 - REMOVE EXISTING PANTRY, BACK PORCH, EXTERIOR STAIRS AND EXTERIOR WALLS AS NEEDED FOR PROPOSED ADDITION.
 - REMOVE EXISTING 2ND FLOOR PORCH.
 - REMOVE EXISTING FLOOR SYSTEM.

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW EXISTING CONDITIONS.
 2. RELOCATE OR ABANDON EXISTING UTILITIES AS NEEDED.
 3. PROPERLY SUPPORT EXISTING CONSTRUCTION UNTIL PROPOSED CONSTRUCTION IS IN PLACE.
 4. REMOVE EXISTING CONSTRUCTION AS NEEDED FOR PROPOSED CONSTRUCTION.



EXISTING 2ND FLOOR/DEMO PLAN
1/4" = 1'

EXISTING SQ.FT.	
1ST FLOOR LIVING	1394
2ND FLOOR LIVING	937
FRONT PORCH	256
BACK PORCH	84
2ND FLOOR PORCH	149
TOTAL	2820

LEGEND

	EXISTING
	EXISTING ROOF LINES
	BEAM
	OVERHEAD LINE

NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007 FLORIDA BUILDING CODE INCLUDING THE 2009 SUPPLEMENT AND ANY OTHER CODES AND REGULATIONS ENFORCED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION (DBPR). THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

PROJ. NO. 11014
DRAWN BY: RS
FILE NAME: SITE
SCALE: VARIES
DATE: 12-19-11

RON SCHLEGEL, P.E.
P.E. NO. 40232

FLORIDA GULF ENGINEERING, Inc.
2775 GEARY ST.
MAITLAND, FL 32751
EMAIL: fge@earthlink.net
C.A. NO. 7720
Ph. (239) 283-9800 FAX (239) 283-5024

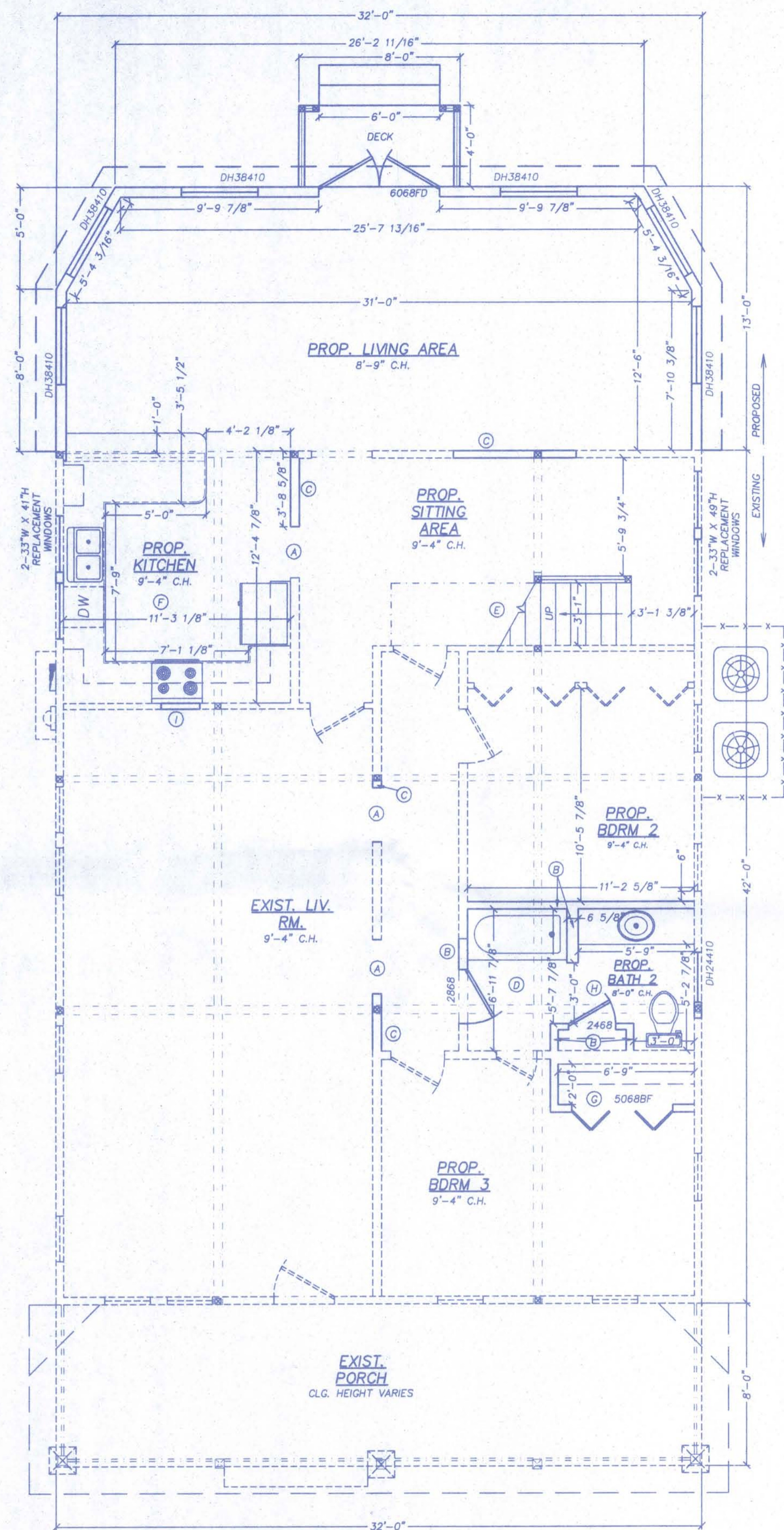


REVISIONS

No.	DATE	BY	Description

EXISTING FLOOR/DEMO PLANS
WILSON RESIDENCE
16281/285 QUAIL TRAIL, BOKEELIA, FL

PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION



PROPOSED 1ST FLOOR PLAN
1/4" = 1'

HVAC NOTES:

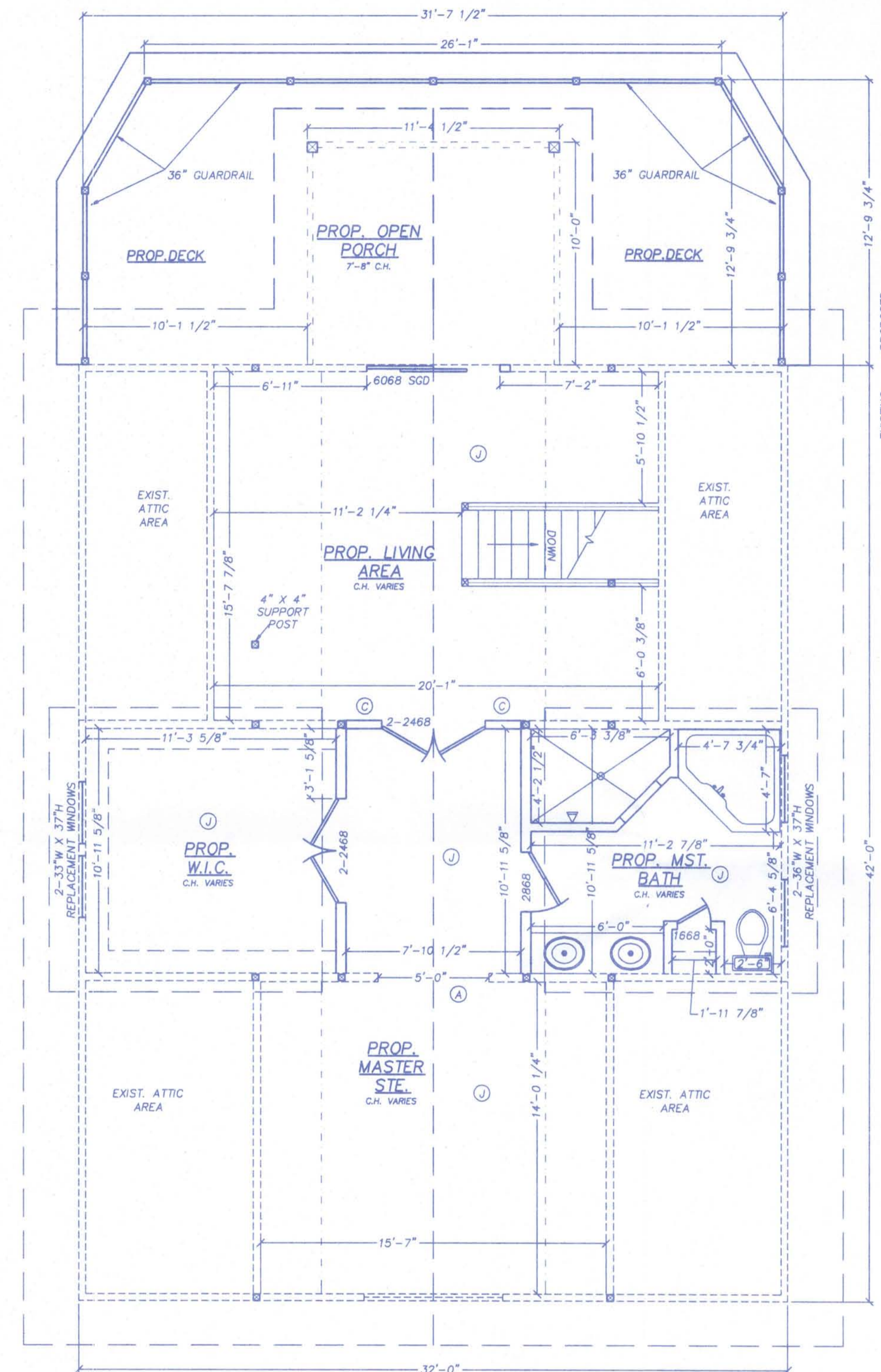
1. EXTEND EXISTING A/C TO SERVICE PROPOSED ADDITION.

NOTES:

1. ALL PROPOSED INTERIOR WALLS ARE 4 1/2" UNLESS OTHERWISE NOTED.
2. ALL INTERIOR DIMENSIONS ARE TO FINISHED SURFACES.
3. ALL DISTURBED AREAS ARE TO BE FINISHED TO MATCH EXISTING.
4. ALL DIMENSIONS ARE APPROXIMATE. FOLLOW EXISTING CONSTRUCTION.
5. RELOCATE OR ABANDON EXISTING UTILITIES AS NEEDED.
6. PROPERLY SUPPORT EXISTING CONSTRUCTION UNTIL PROPOSED CONSTRUCTION IS IN PLACE.
7. REMOVE EXISTING CONSTRUCTION AS NEEDED FOR PROPOSED CONSTRUCTION.

CONSTRUCTION NOTES:

- (A) - DRYWALL WRAPPED OPENING.
- (B) - CONSTRUCT 2" x 4" @ 16" O.C. NON-BEARING WALL, 1/2" DRYWALL EACH SIDE.
- (C) - CONSTRUCT 2" x 4" @ 16" O.C. BEARING WALL, 1/2" DRYWALL EACH SIDE.
- (D) - ACCESSIBLE BATH.
- (E) - CONSTRUCT STAIRS.
- (F) - INSTALL NEW APPLIANCES AND NEW KITCHEN CABINETS.
- (G) - CONSTRUCT CLOSET.
- (H) - FURR DOWN CEILING TO 8'-0", 1/2" DRYWALL.
- (I) - FRAME IN OPENING, 2" x 4" @ 16" O.C., 1/2" DRYWALL EACH SIDE.
- (J) - 1/2" DRYWALL FINISH EXPOSED WOOD FRAMED WALL.



PROPOSED 2ND FLOOR PLAN
1/4" = 1'

PROPOSED SQ.FT.	
1ST FLOOR LIVING	1745
2ND FLOOR LIVING	937
FRONT PORCH	256
1ST FLOOR REAR DECK	32
2ND FLOOR DECK	281
2ND FLOOR REAR PORCH	114
TOTAL	3365

LEGEND

- PROPOSED
- PROPOSED ROOF LINES
- BEAM
- OVERHEAD LINE
- EXISTING
- EXISTING ROOF LINES
- 1ST FLOOR 3 1/2" x 3 1/2" PSL. POST
- LV. EXPOSED/WRAPPED FLOOR BEAM

NOTE: THIS ADDITION/RENOVATION HAS BEEN DESIGNED IN COMPLIANCE WITH THE 2007 FLORIDA BUILDING CODE INCLUDING THE 2009 SUPPLEMENT. THIS CERTIFICATION EXCLUDES ANY MANUFACTURED COMPONENTS.

DRAWN BY: RS	FILE NAME: SITE	PROJ. NO. 11014
SCALE: VARIES	DATE: 12-17-10	DATE: 12-17-10
DRAWN BY: RON SCHLEGEL, P.E.		P.E. NO. 40232

FLORIDA GULF ENGINEERING, Inc.
2775 GEARY ST.
MATLACHA, FL 33993
EMAIL: fge@embarcardmail.com
C.A. NO. 7720
FLORIDA GULF ENGINEERING, Inc.
Ph. (239) 283-9800 FAX (239) 283-5024



REVISIONS No.	DATE	BY	Description

PROPOSED FLOOR PLANS
WILSON RESIDENCE
16281/285 QUAIL TRAIL, BOKEELIA, FL

LEE COUNTY HISTORIC PRESERVATION PROGRAM
SPECIAL CERTIFICATE OF APPROPRIATENESS (COA) APPLICATION

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

Lee County Division of Planning P.O. Box 398 Fort Myers, FL 33902
TELEPHONE: (239) 533-8585 / FAX: (239) 485-8319

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

Designation Number: HD 90-10-01 MATLACHA

COA # COA 2011-00111

Name of Project: Goldpenny Residence Relocation and Loft Addition

Location: 4725 Pine Island Rd. N.W. Matlacha, Florida 33993-9784

Strap No.: 24-44-22-02-00000.0220

Name of Applicant or Agent: Andrew Conlyn, Associates in Architecture and Planning, Inc.

Address: 4550 Tilton Ct.

City / State: Fort Myers, Florida Zip Code: 33901 Phone: 239 275-8781

Fax: 239 275-8931 E-mail: aiap@comcast.net

Name of Historic District, if applicable, Matlacha Historic District

- Check all that apply: Building
 Archaeological Site
 Object
 Landscape Feature

Project Description: (describe all work proposed)

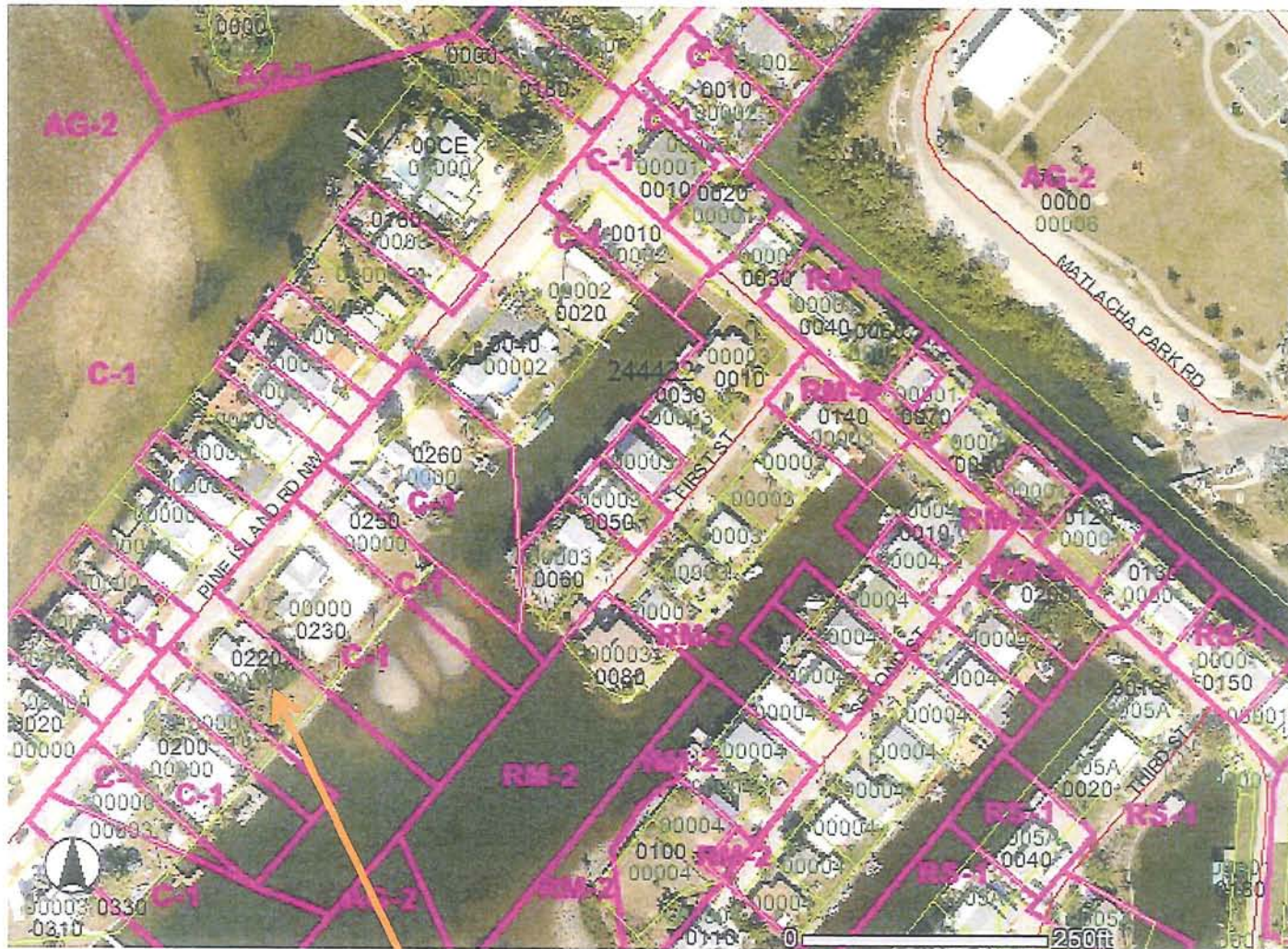
Type of Work: Alteration Demolition New Construction
 Reconstruction Rehabilitation Relocation

Narrative: Raise the house to meet flood level, and relocate to provide a ten foot front setback from the property line and provide a loft over the rear section of the living area for an additional bedroom and bathroom. A wheelchair ramp will be provided to the main level and a new entry portico over the existing front entry. Interior remodeling not affecting the outside appearance and including the stairs to the loft area shall also be provided.

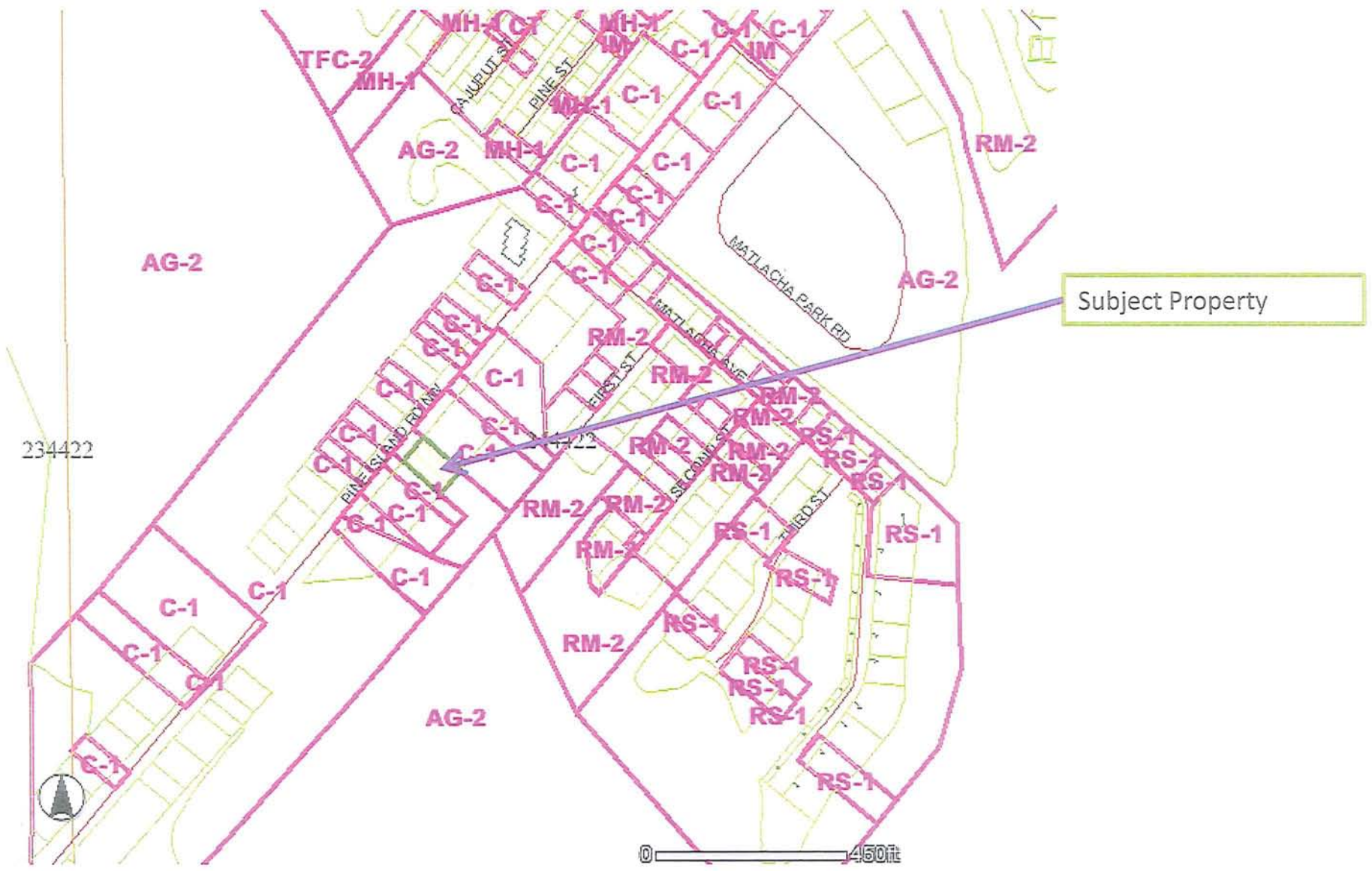
Change in Use: No

If yes, explain: _____

COA2011-00111 Goldpenny, 4725 Pine Island Rd, NW, Matlacha – 24-44-22-02-00000.0220



Subject Property

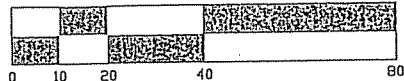


A. J. WATSON

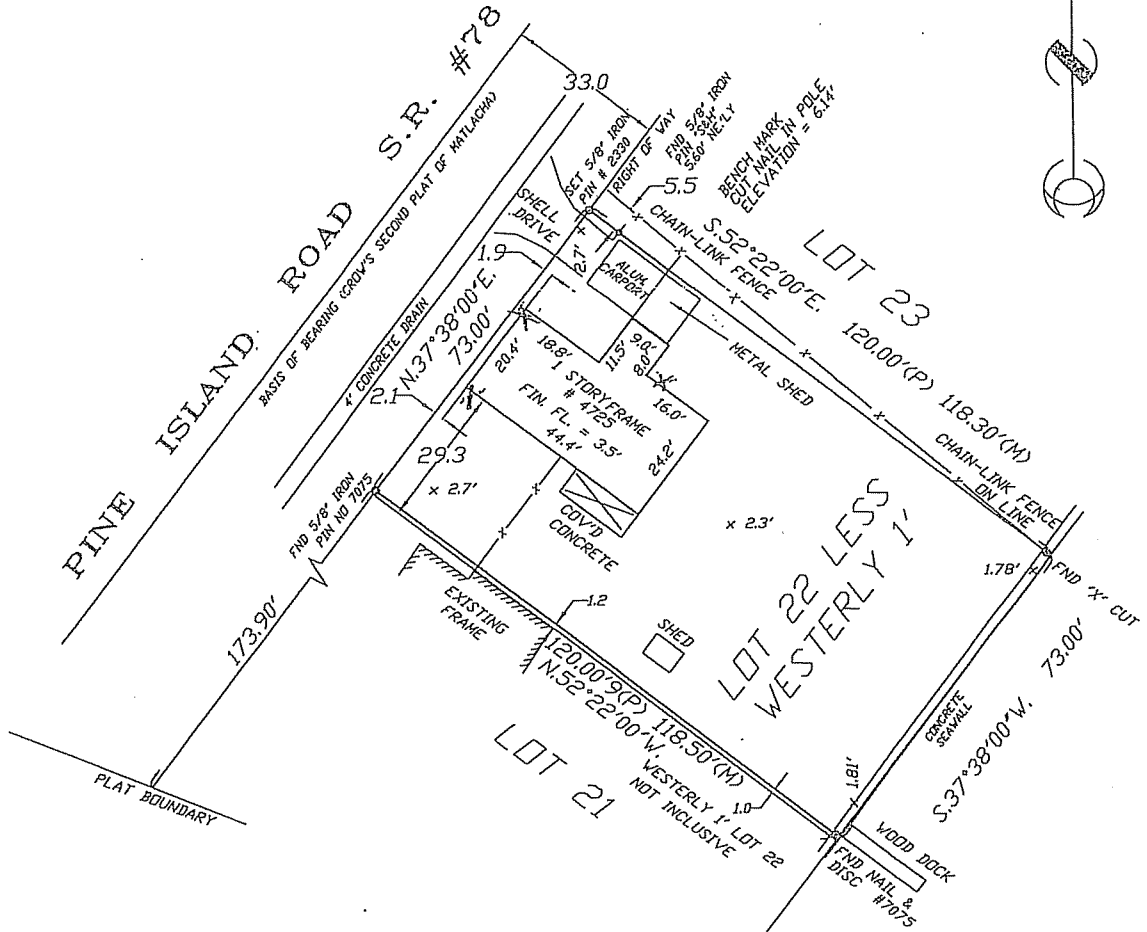
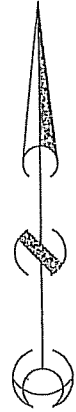


SURVEYING, INC.

P.O. BOX 423 OR 2284 DATE STREET
ST. JAMES CITY, FLORIDA 33956
PHONE (239) 285-1518
LB # 2658



GRAPHIC SCALE



CERTIFIED TO:

ELMER F. GOLDPENNY & ALAN W. GOLDPENNY

X ARTESIAN WELL OUTLETS

NOTE:

Bearings and Distances shown hereon are according to the referenced DEED (D) or PLAT (P) unless otherwise noted as measured (M).

NATIONAL FLOOD INSURANCE DATA, COMMUNITY PANEL NUMBER 125124 0240 F, FEDERAL FLOOD ZONE AE, ELEVATION 7' ELEVATIONS BASED ON NAVD 88, BENCH MARK A-240 3.0' x = SPOT ELEVATIONS

BOUNDARY SURVEY OF LOT 22 LESS THE SOUTHWESTERLY 1' LOT 22, CROW'S FIRST PLAT OF MATLACHA AS RECORDED IN PLAT BOOK 8 AT PAGE 83 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

This survey is in compliance with the minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code. This Survey Map is not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

Alfred J. Watson
ALFRED J. WATSON
PROFESSIONAL SURVEYOR AND MAPPER
#2330 - STATE OF FLORIDA

FOR: GOLDPENNY
JOB # 11-0040 F. B. L105-15
STRAP # 24-44-22-02-00000.0220

SKETCH OF SURVEY
SCALE 1" = 40'

DATE: MARCH 15, 2011
DATE: _____
DATE: _____

THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

COA2011-00111 Goldpenny

Proposed Project: Computer generated designs
(conceptual only – refer to architectural drawings for actual design)



Front (West) / Side (North)



Front (West) / Side (South)

COA2011-00111 Goldpenny

Proposed Project: Computer generated designs
(conceptual only – refer to architectural drawings for actual design)



Rear (East)
Side (North)



Rear (East)
Side (North)

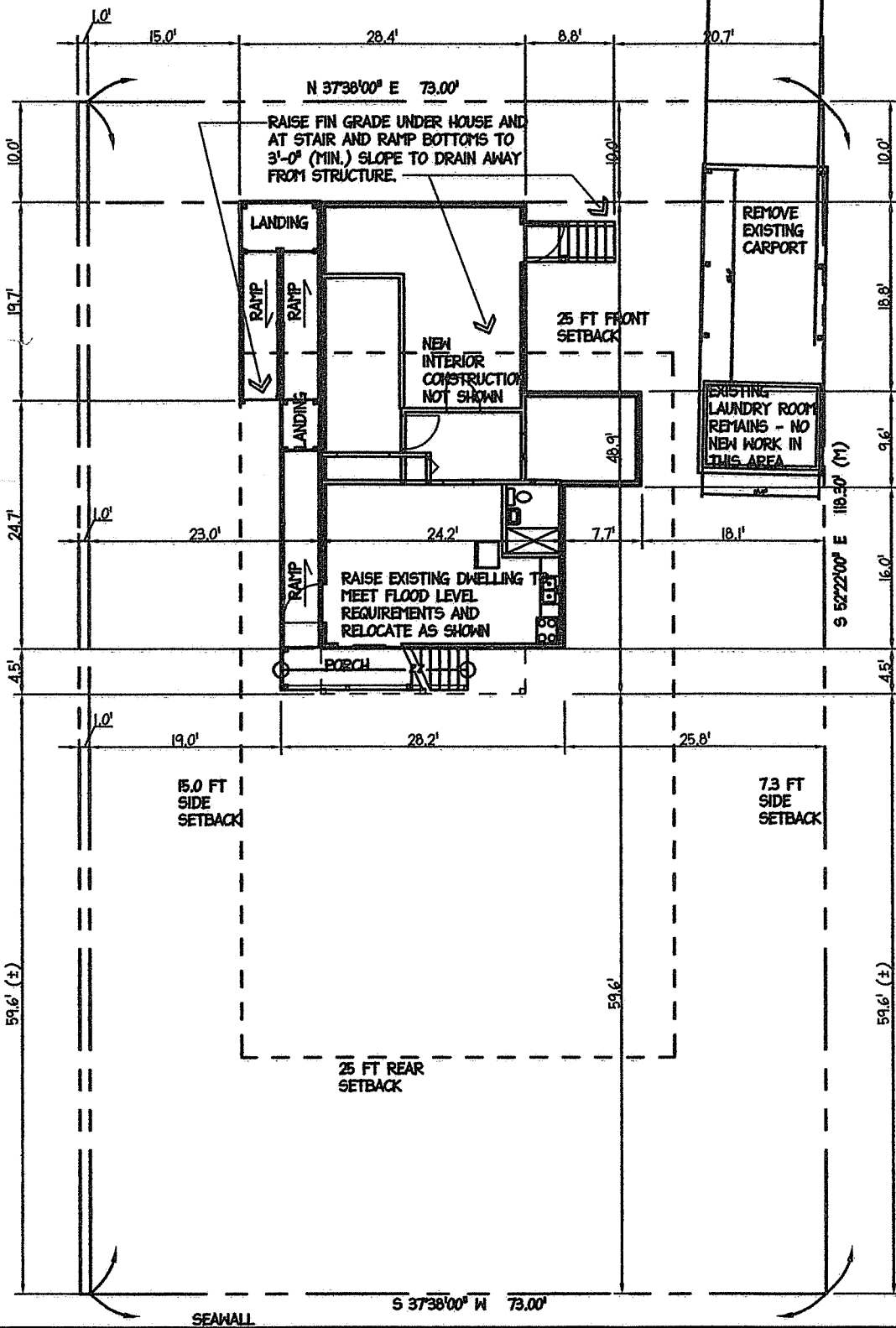


Rear (East)
Side (North)

SITE PLAN

1/16" = 1'-0"

CENTERLINE OF PINE ISLAND ROAD



Goldpenny Residence

NEW SITE PLAN

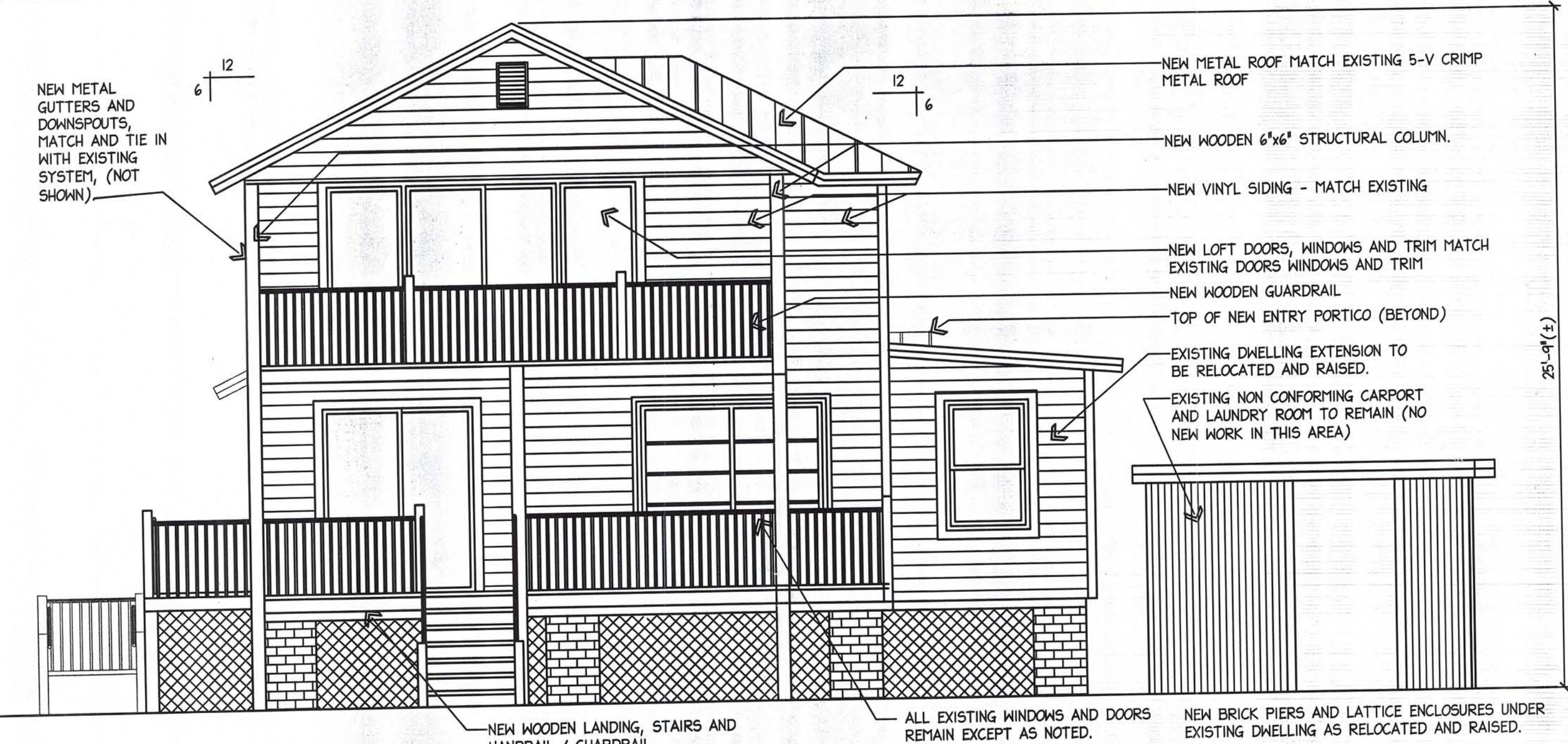
Elmer F. & Linda Goldpenny Residence

4725 Pine Island Rd.
Melbourne, Florida 32985

ASSOCIATES
IN
ARCHITECTURE AND PLANNING, INC.
4550 Tilton Court, Fort Myers, Florida 33907
(239) 275-8781 (FAX 275-8931)
elap@elmcarr.net

JOB NO. 11128
DATE 12-24-2011
SECRET

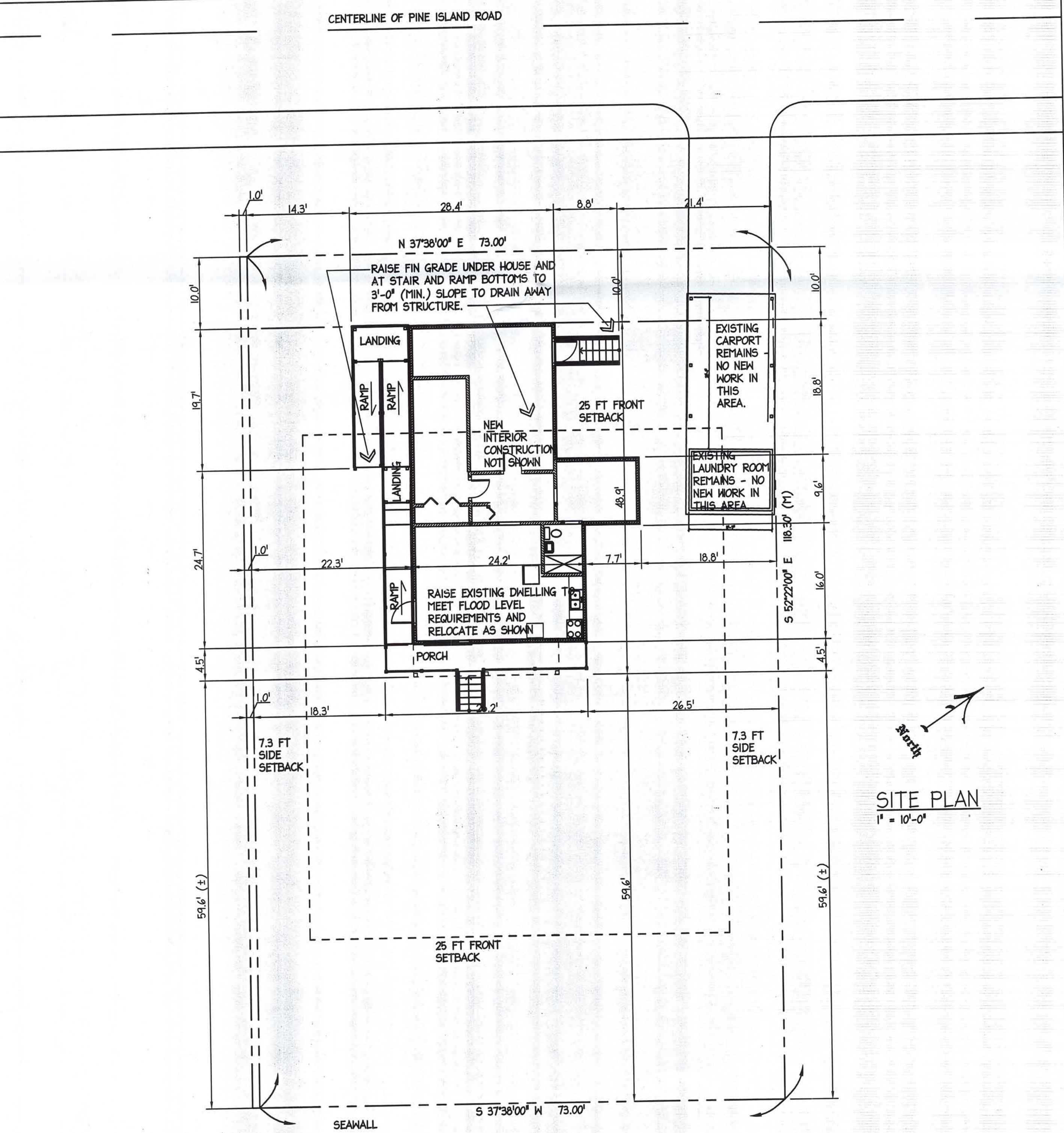
SP-Rev



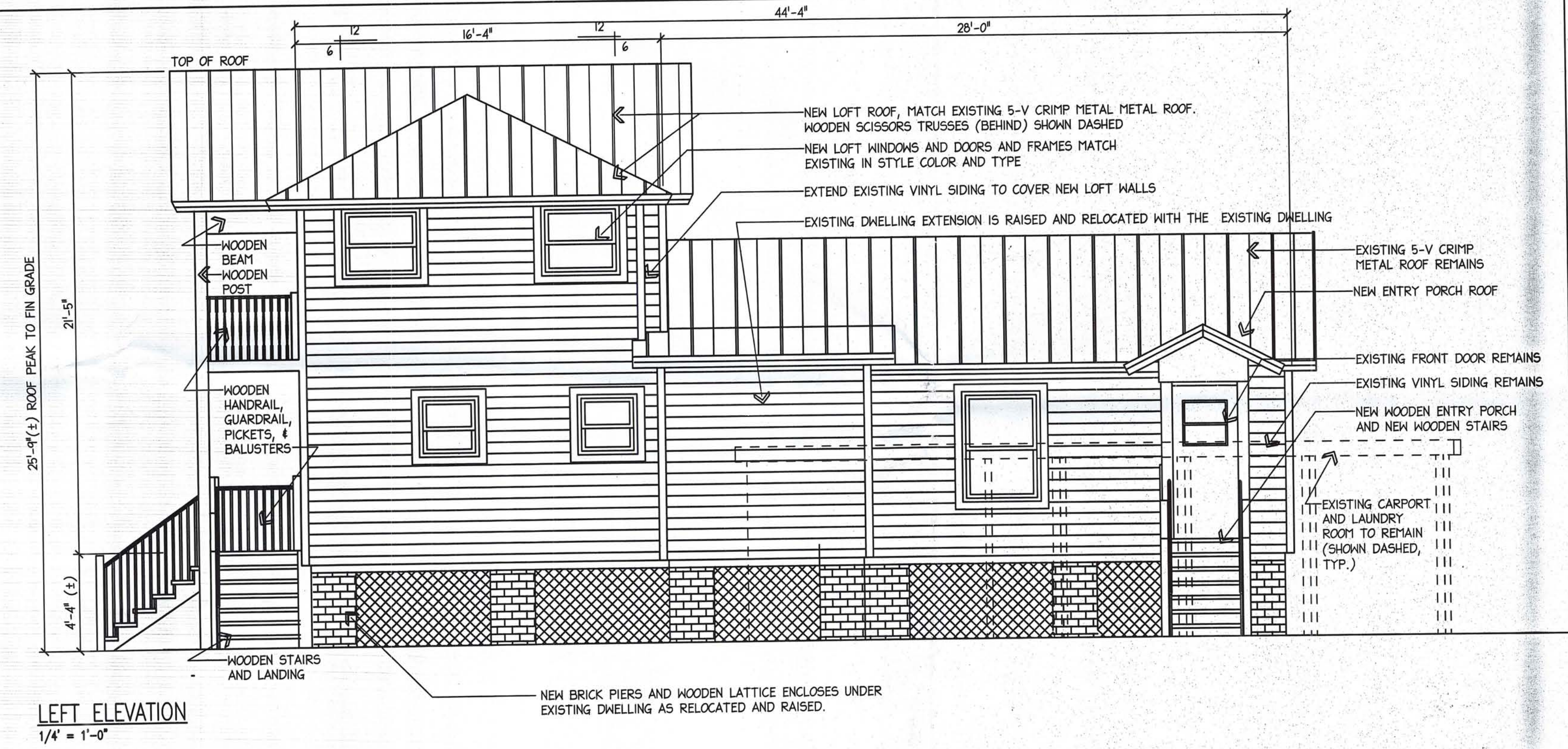
REAR ELEVATION 1/4" = 1'-0"



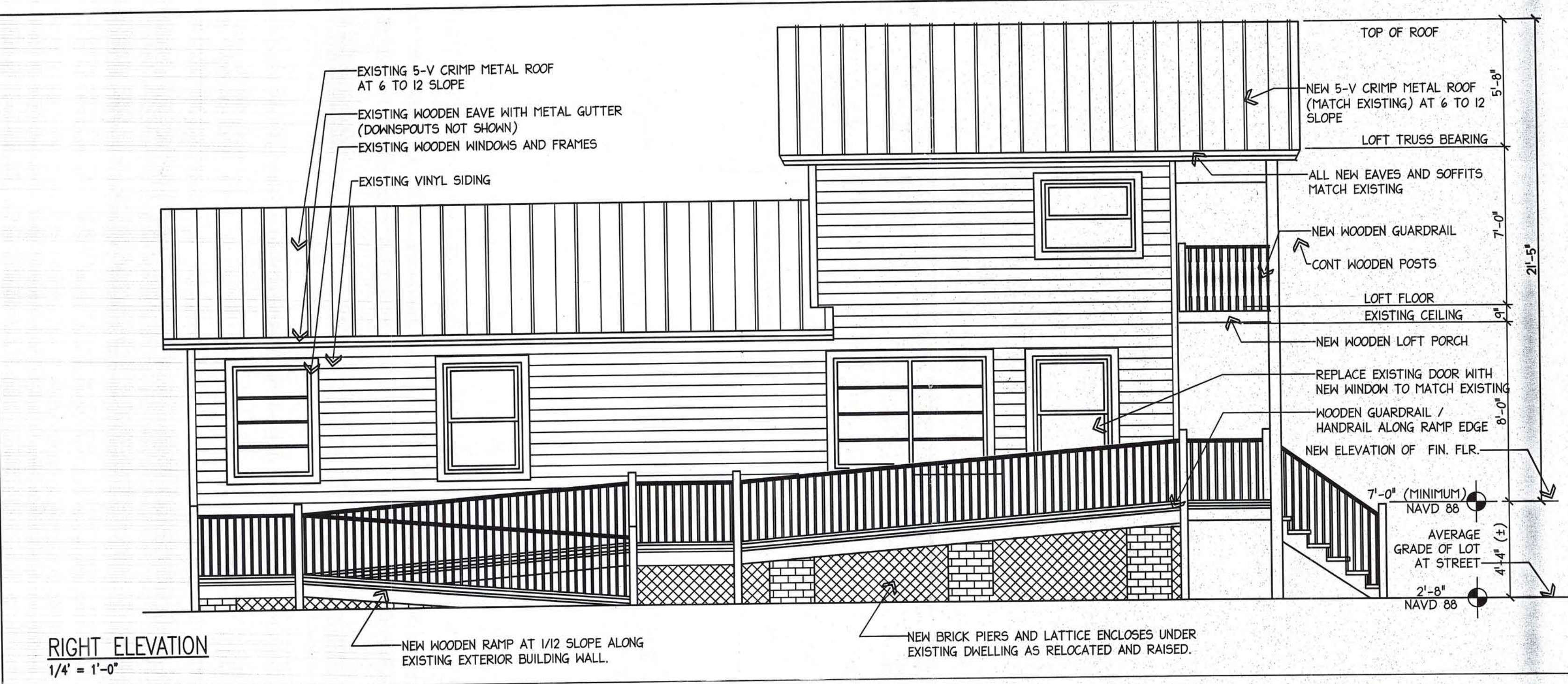
FRONT ELEVATION 1/4" = 1'-0"



SITE PLAN 1" = 10'-0"



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



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

ANDREW C. CONLYN ARCHITECT

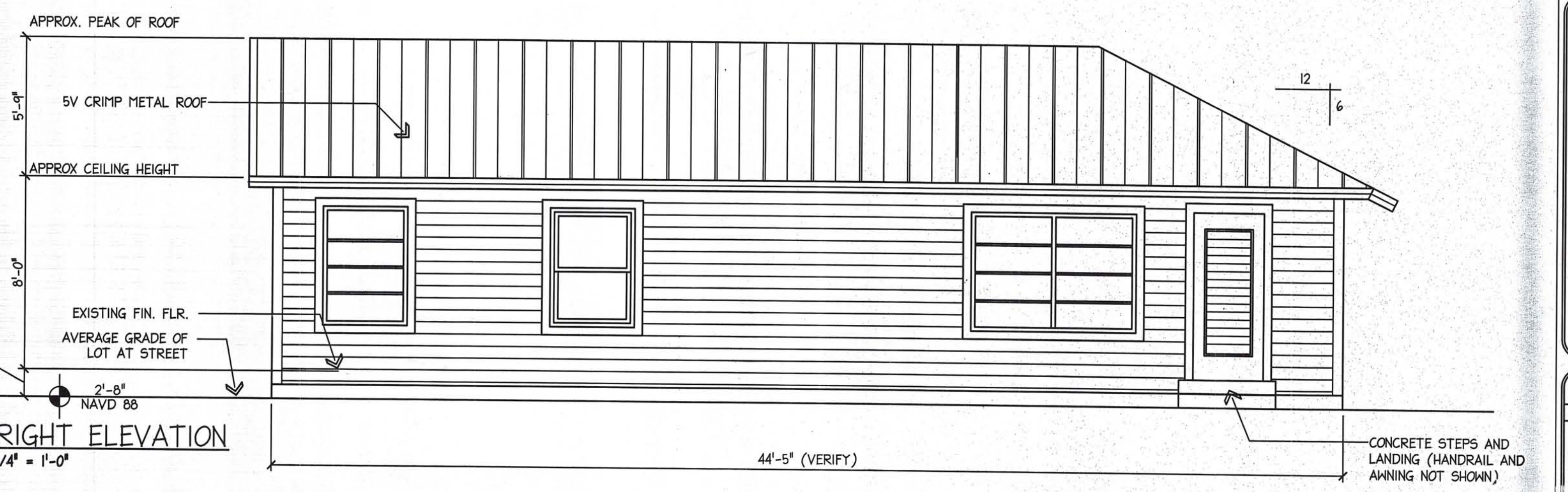
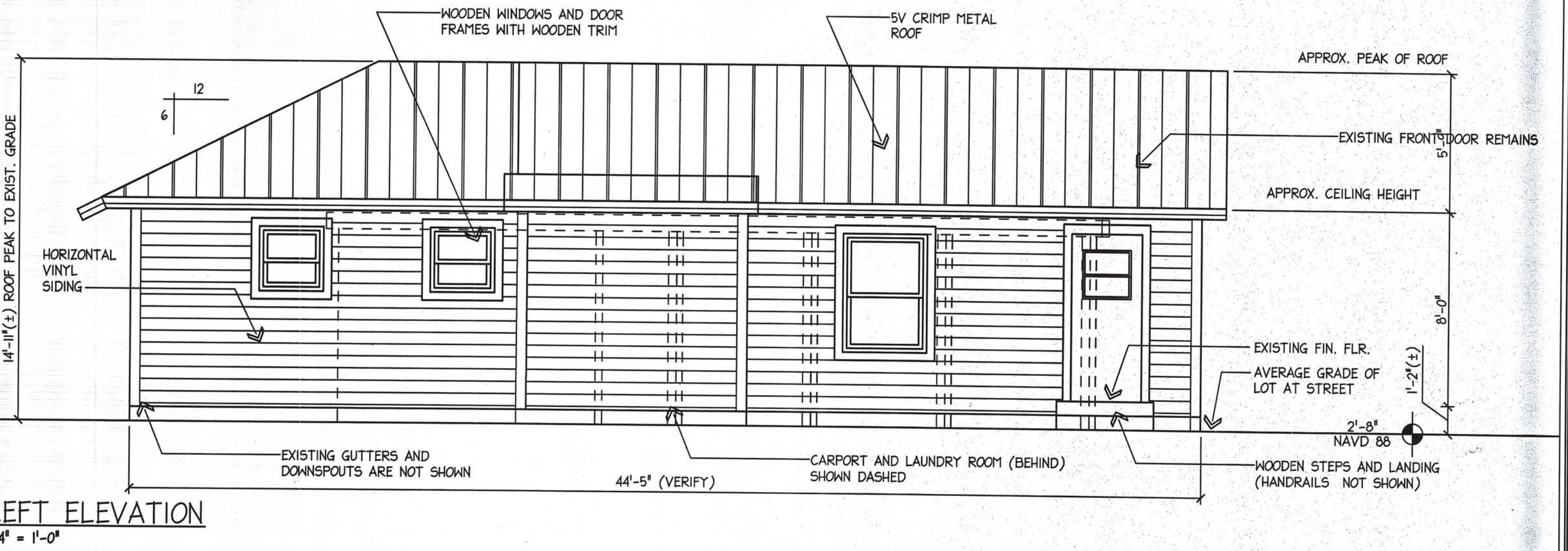
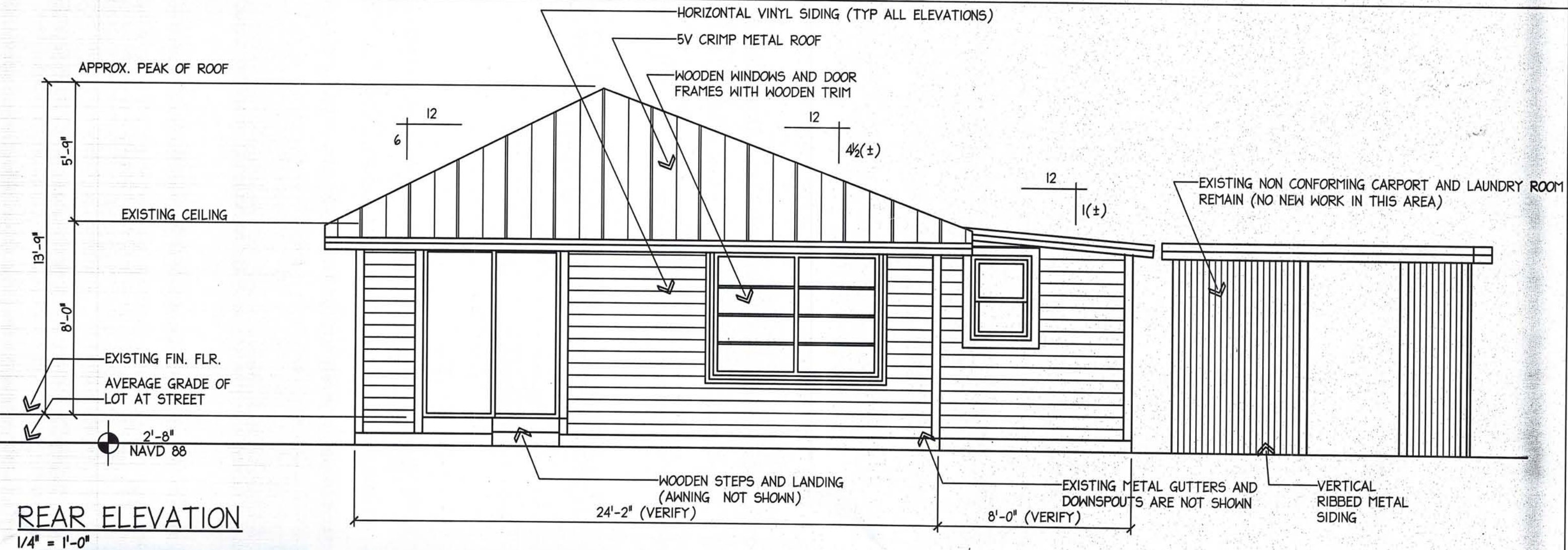
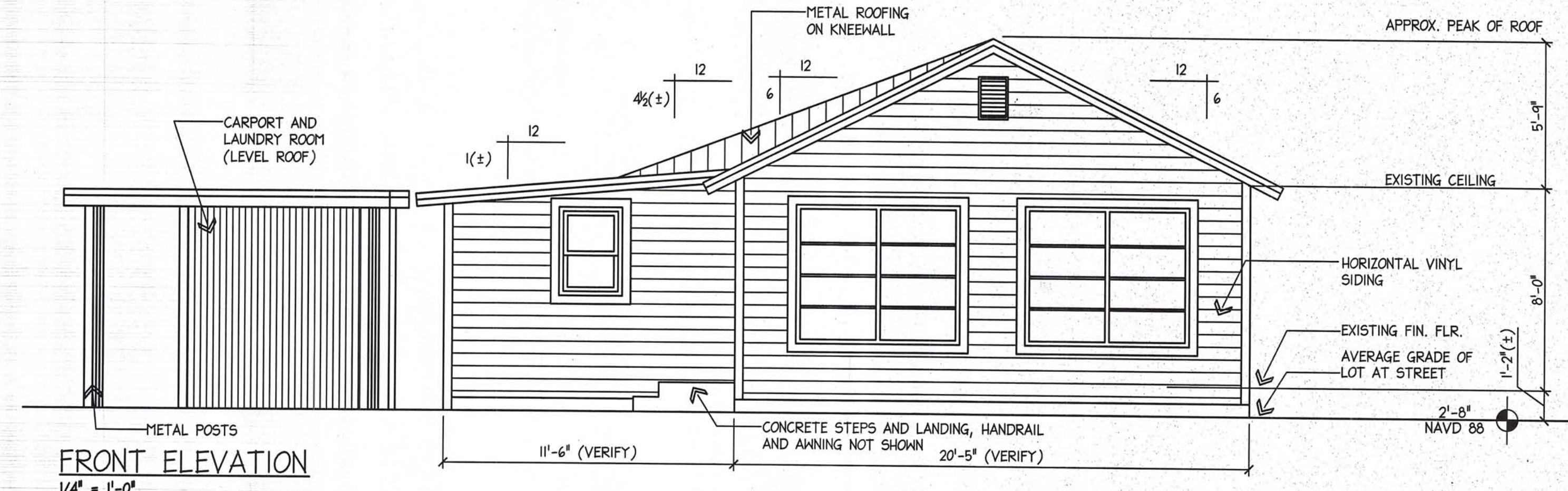
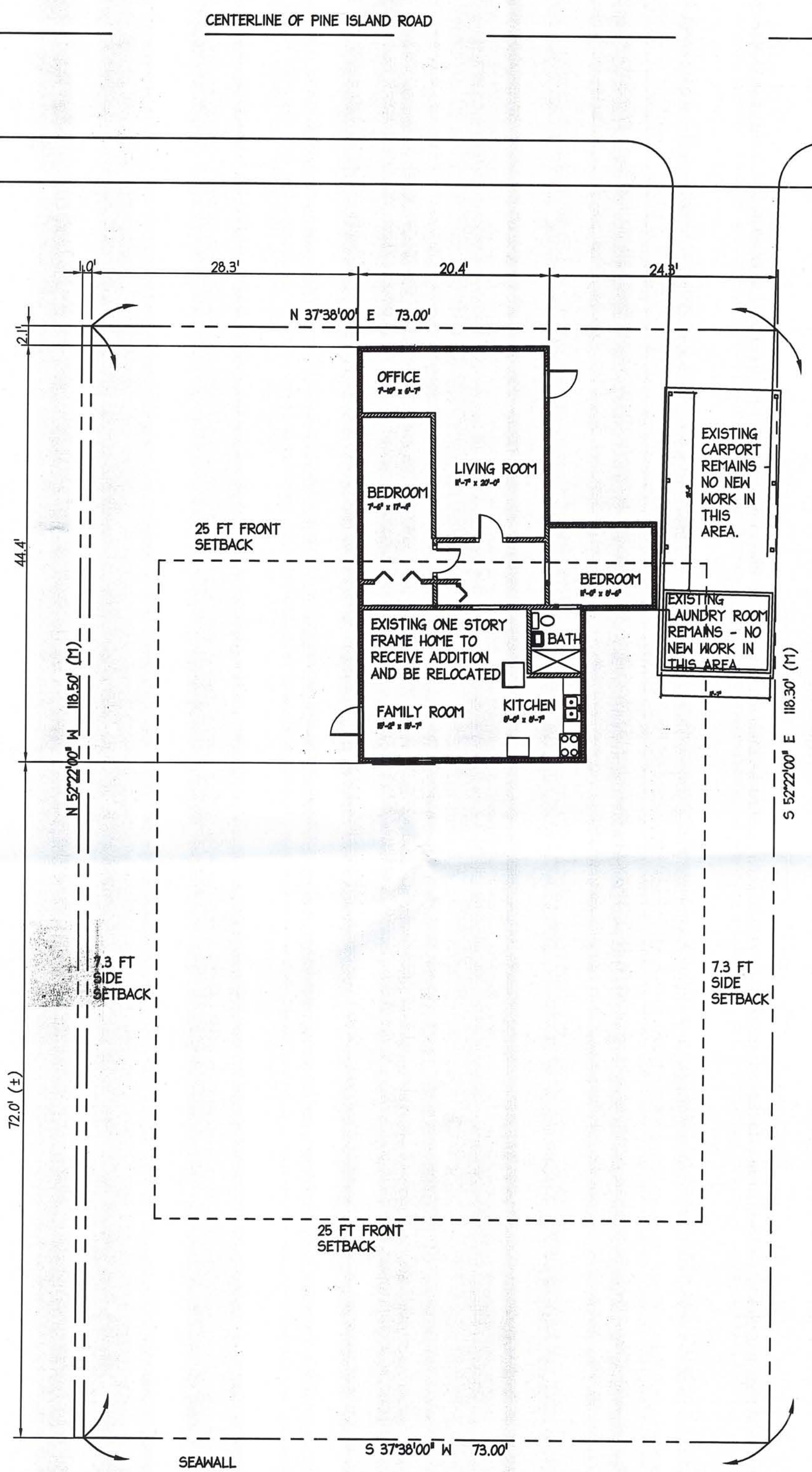
REVISIONS

Goldpenny Residence
NEW ELEVATIONS & SITE PLAN

Elmer F. & Linda Goldpenny Residence
4725 Pine Island Rd.
Maitland, Florida 32993

ASSOCIATES IN ARCHITECTURE AND PLANNING, INC.
4550 Milton Court, Fort Myers, Florida 33907
(239) 275-8781 (FAX 275-8931)
elmer@amncst.net

JOB NO. 11128
DATE: 11-04-2011
SHEET
A-1



ANDREW C. CENILYN
 ARCHITECT

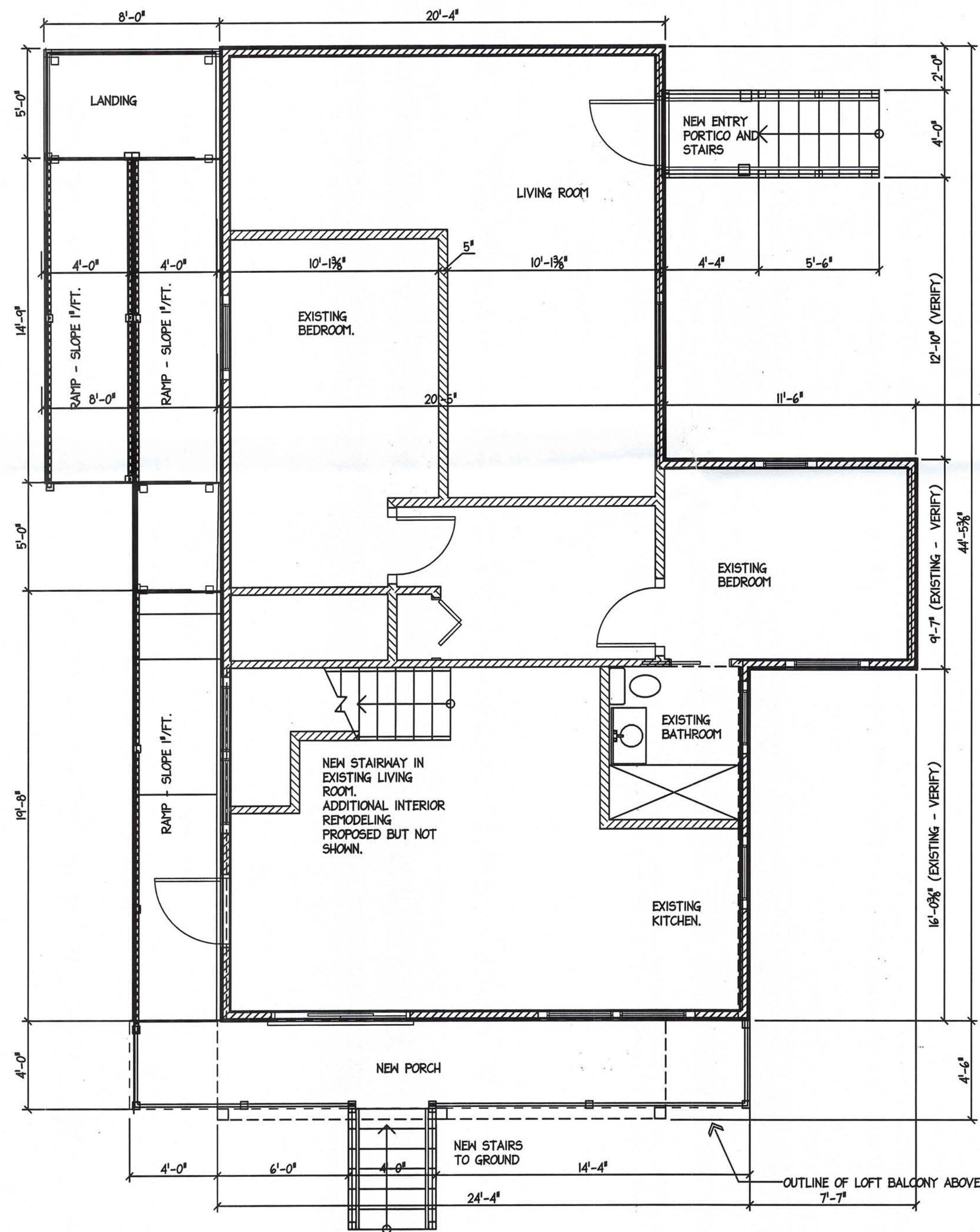
REVISIONS

Goldpenny Residence
 EXISTING ELEVATIONS AND SITE PLAN WITH
 FLOOR LAYOUT

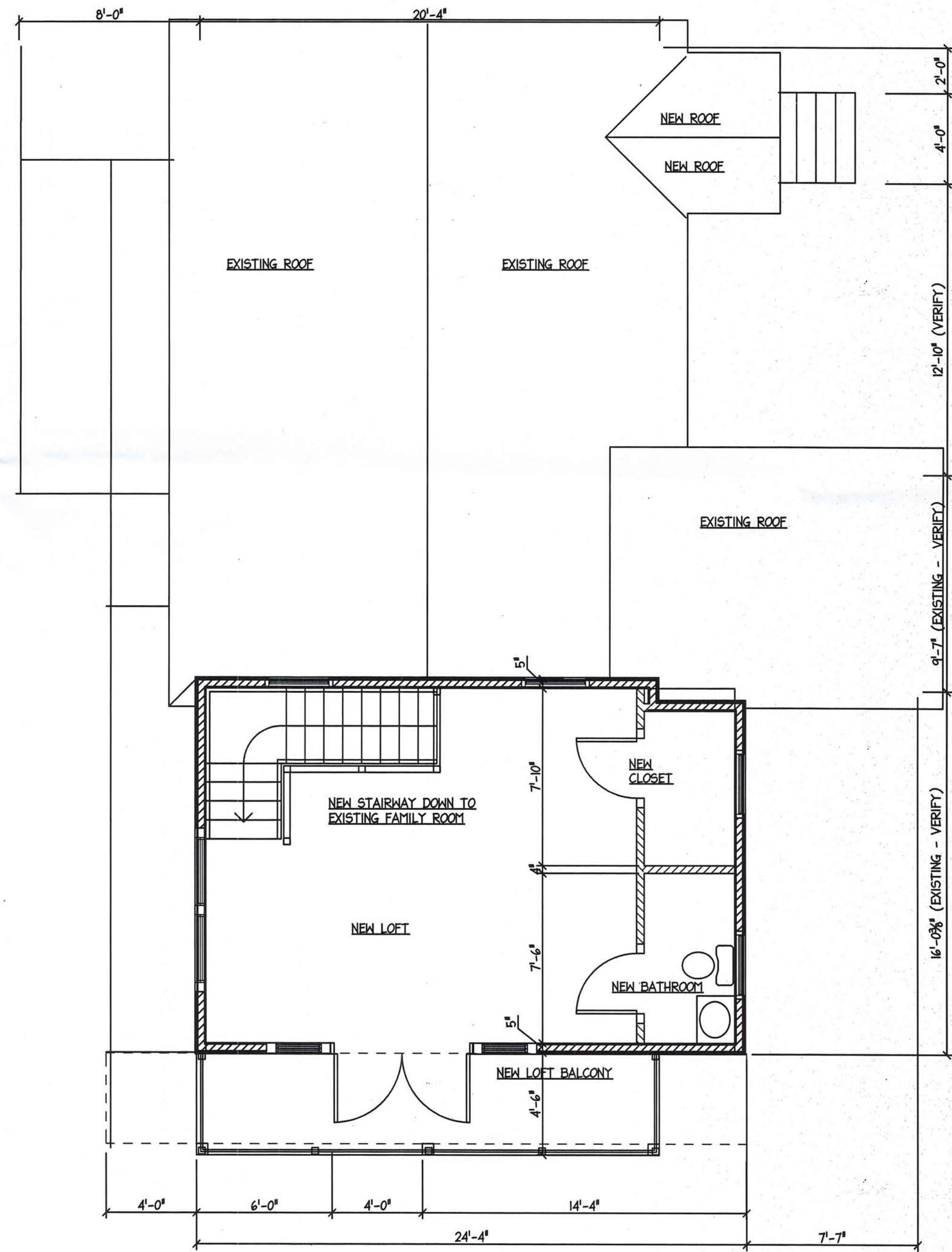
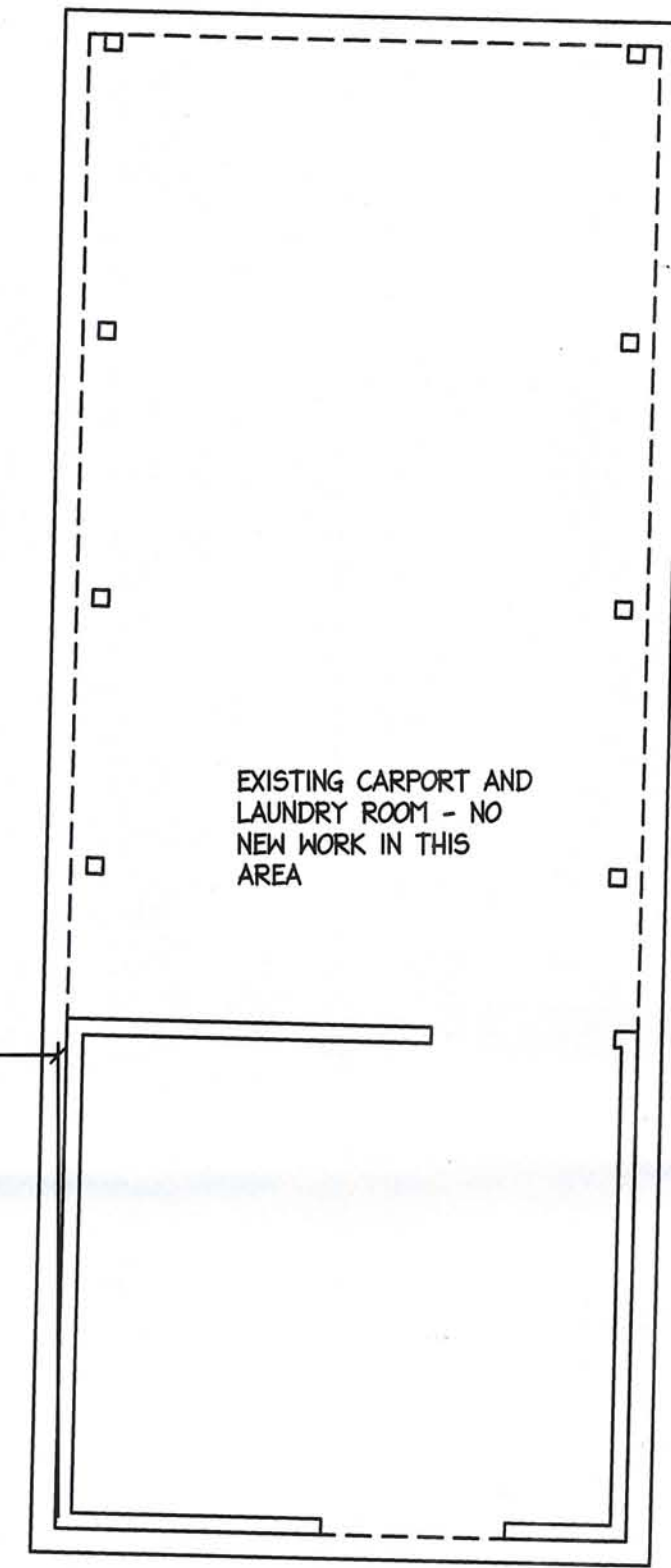
Elmer F. & Linda Goldpenny Residence
 4725 Pine Island Rd.
 Matlacha, Florida 33993

ASSOCIATES
 IN
 ARCHITECTURE AND PLANNING, INC.
 4550 Tilton Court, Fort Myers, Florida 33907
 (239) 275-8781 (FAX 275-8831)
 elap@omcasf.net

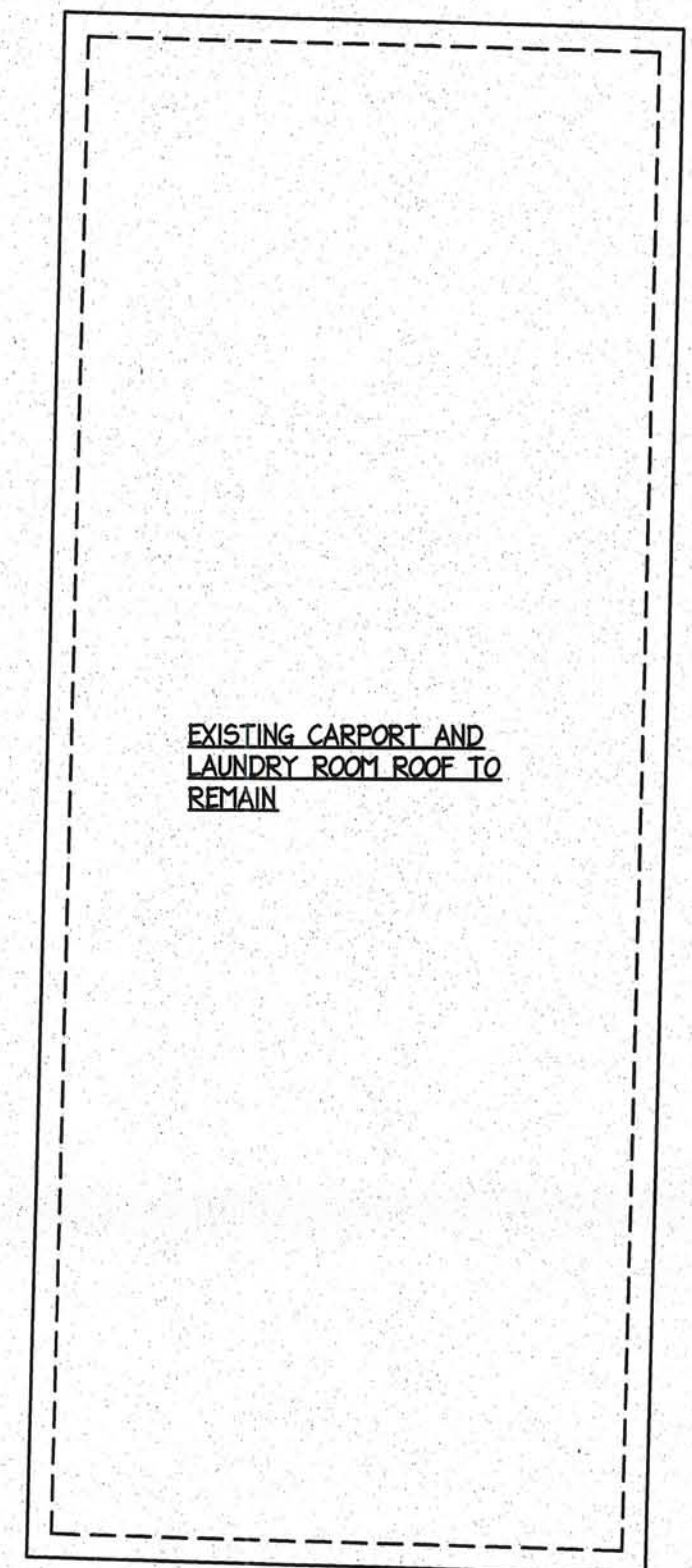
JOB NO. 11128
 DATE: 11-04-2011
 SHEET
 A22



FLOOR PLAN
 1/4" = 1'-0" - VERIFY LOCATION OF ALL WALLS
 CONDITIONED SPACE = 1072 Sq. Ft.
 TOTAL CONDITIONED SPACE = 1473 Sq. Ft.



LOFT PLAN
 1/4" = 1'-0"
 CONDITIONED AREA = 401 Sq. Ft.
 VERIFY ALL DIMENSIONS



EXISTING HOUSE - REAR (EAST) SIDE (NORTH)



EXISTING HOUSE - SIDE (SOUTH)



EXISTING HOUSE - FRONT (WEST)



EXISTING HOUSE - REAR (EAST) SIDE (NORTH)





SUBJECT PROPERTY

Copyright ©2011 Pictometry International Corp.

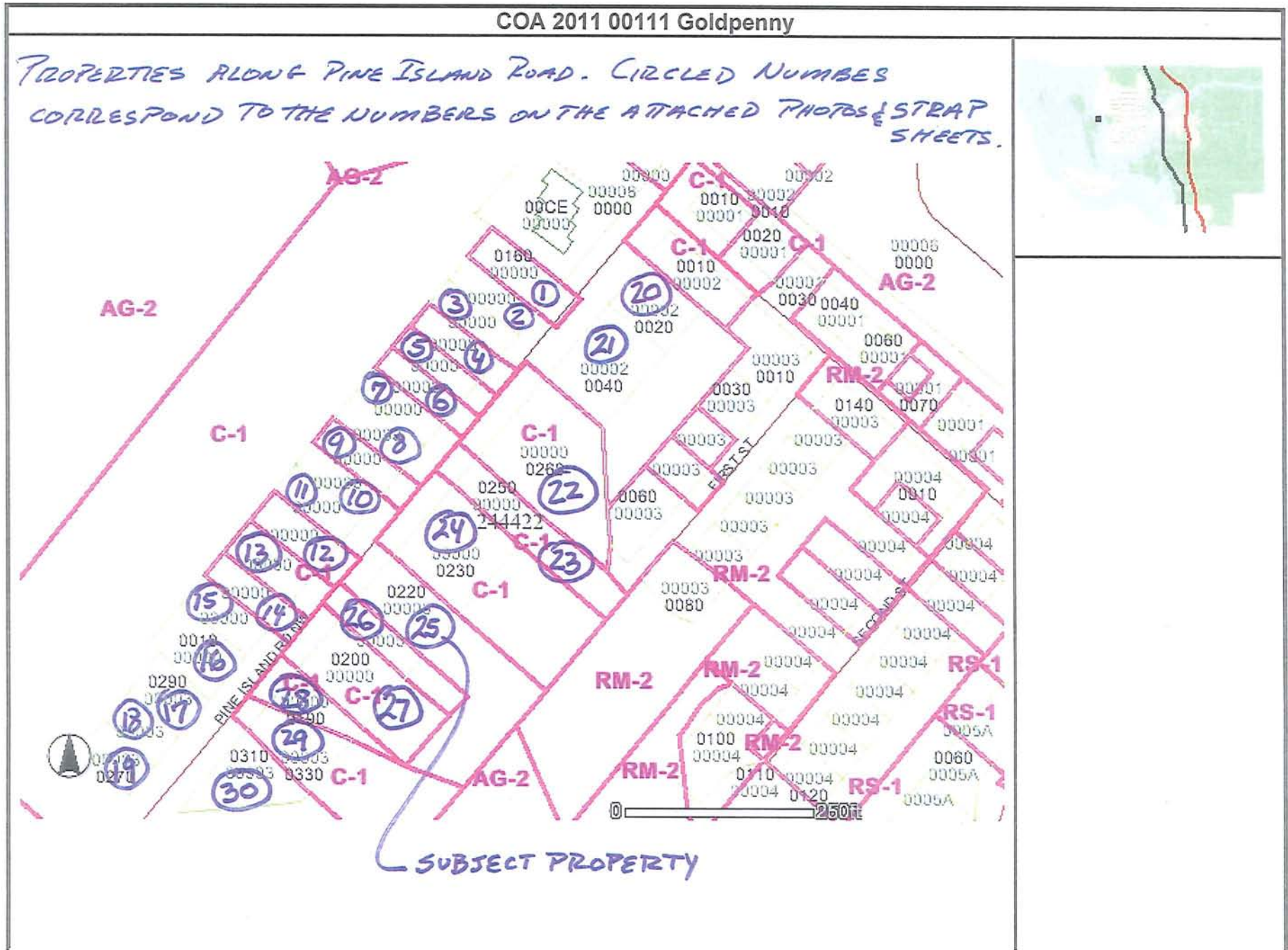




Copyright ©2011 Pictometry International Corp.

SUBJECT PROPERTY







1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



16



16



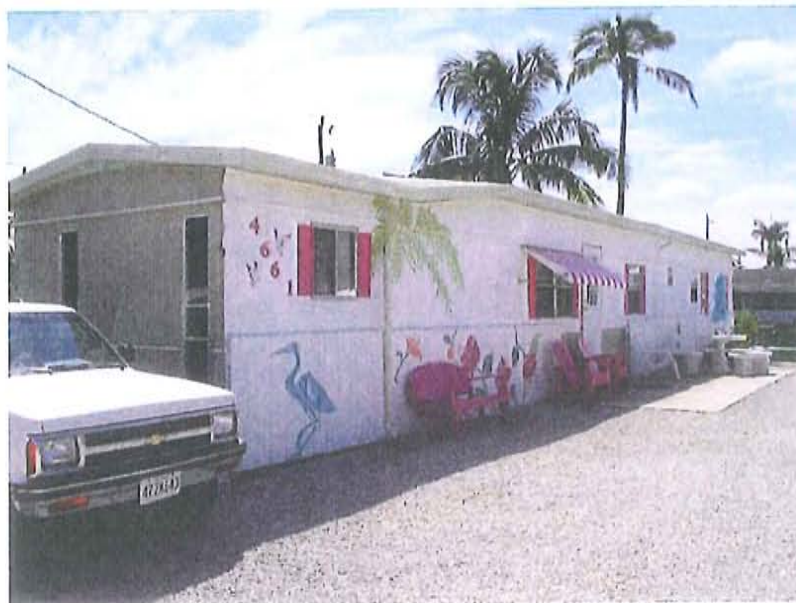
17



18



19



20



21



22



23



24



25



26



27



28



29



1



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0160

Owner Of Record

MCCLARY HELEN L L/E +
 VARDI MARY FAITH J/T
 B PAT OROURKE
 616 WILDWOOD PKWY
 CAPE CORAL FL 33904

Site Address

4666 PINE ISLAND RD NW
 MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
 PB 8 PG 83
 LOT 16

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date September of 2002 ▶

Property Values (2011 Tax Roll)

Just	208,179
Assessed	208,179
Portability Applied	0
Cap Assessed	159,738
Taxable	109,238
Cap Difference	48,441

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	500 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.5
Total Buildings Sq Ft	1,892
1st Year Building on Tax Roll	1947
Historic District	Yes

+

Taxing Authorities

+

Sales / Transactions

+

Solid Waste (Garbage) Roll Data

+

Flood and Storm Information

+

Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
 [2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

2



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0150

Owner Of Record

COOPER OLIVER G 1/2 +
COOPER M O + BETTY SUE 1/2
141 5 MILE RD
RICHLANDS NC 28574

Site Address

4672 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 15

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



← Photo Date February of 2010 →

Property Values (2011 Tax Roll)

Just	155,482
Assessed	155,482
Portability Applied	0
Cap Assessed	155,482
Taxable	155,482
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	1 / 1.0
Total Buildings Sq Ft	480
1st Year Building on Tax Roll	1949
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

3



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0140

Owner Of Record

COOPER OLIVER G
141 5 MILE RD
RICHLANDS NC 28574

Site Address

4678 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 14

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date December of 2005

Property Values (2011 Tax Roll)

Just	164,792
Assessed	164,792
Portability Applied	0
Cap Assessed	164,792
Taxable	164,792
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.0
Total Buildings Sq Ft	888
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

4

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.013A

Owner Of Record

COOPER SULLIVAN PEGGY
1465 GEORGIA CLUB DR
STATHAM GA 30666

Site Address

4682 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 13

Classification / DOR Code

MULTI-FAMILY LESS THAN 10 / 08

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date December of 2005 ▶

Property Values (2011 Tax Roll)

Just	170,360
Assessed	170,360
Portability Applied	0
Cap Assessed	170,360
Taxable	170,360
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	2,137
1st Year Building on Tax Roll	1946
Historic District	No



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0120

Owner Of Record

CAMMICK JOHN E TR
FOR JOHN E CAMMICK TRUST
PO BOX 400
MATLACHA FL 33993

Site Address

4688 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 12

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[[Tax Map Viewer](#)]



[[Pictometry Aerial Viewer](#)]

Image of Structure



← [Photo Date April of 2007](#) →

Property Values (2011 Tax Roll)

Just Assessed	241,233
Portability Applied	0
Cap Assessed	241,233
Taxable	0
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	241,233
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	2,256
1st Year Building on Tax Roll	2006
Historic District	Yes



Taxing Authorities



Adjustments to the Roll (E & I)



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

6



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0110

Owner Of Record

SAIYA RAYMOND R + PATRICIA
86 NEWTON ST
ATHOL MA 01331

Site Address

4692 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 11

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



← Photo Date February of 2010 →

Property Values (2011 Tax Roll)

Just	203,129
Assessed	203,129
Portability Applied	0
Cap Assessed	203,129
Taxable	203,129
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	35
Depth	102
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	2,576
1st Year Building on Tax Roll	1964
Historic District	Yes

+

Taxing Authorities

+

Sales / Transactions

+

Building/Construction Permit Data

+

Solid Waste (Garbage) Roll Data

+

Flood and Storm Information

+

Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

17

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0100

Owner Of Record

BUNTING MARGARET V TR
FOR MARGARET V BUNTING TRUST
4696 PINE ISLAND RD NW
MATLACHA FL 33993

Site Address

4696 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 10

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[[Tax Map Viewer](#)]



[[Pictometry Aerial Viewer](#)]

Image of Structure



◀ [Photo Date December of 2005](#) ▶

Property Values (2011 Tax Roll)

Just	192,414
Assessed	192,414
Portability Applied	0
Cap Assessed	118,834
Taxable	43,834
Cap Difference	73,580

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	25,000
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	1 / 1.0
Total Buildings Sq Ft	1,320
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0090

Owner Of Record

RODGERS REAL ESTATE INC
4206 DEL PRADO BLVD
CAPE CORAL FL 33904

Site Address

4700 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 9

Classification / DOR Code

OFFICE, ONE STORY / 17

[Tax Map Viewer]



Image of Structure



Photo Date February of 2007

[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

Just	169,129
Assessed	169,129
Portability Applied	0
Cap Assessed	169,129
Taxable	169,129
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	4336.88
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	0 / 4.0
Total Buildings Sq Ft	948
1st Year Building on Tax Roll	1974
Historic District	Yes



Taxing Authorities



Adjustments to the Roll (E & I)



Sales / Transactions



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

9

NOT AVAILABLE



Lee County Property Appraiser

[Home](#) [Dates To Remember](#) [Save Our Homes](#) [Report Fraud](#) [In the Media](#) [New Site Info](#)

- [Welcome](#)
- [Database Search](#)
- [GIS And Photography](#)
- [Reports](#)
- [Taxpayer Services](#)
- [Exemption](#)

Information

- [Land Split / Combine](#)



[Login](#)

- [Tangible Forms and](#)

Request Error

Filing

- [VAB Forms and Filing](#)

Description : The requested parcel identifier you provided could not be displayed

- [Agriculture](#)

Department

- [Conservation](#)

Classification

- [Commercial](#)

Department

- [Mobile Home](#)

- [Data and Map Sales](#)

- [Codes Breakdown](#)

[Home](#) [Privacy Policy](#) [Browser Troubleshooting](#) [Employment](#) [Website Feedback](#) [Contact Us](#)

This page was last updated on 12/13/2011

10



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0070

Owner Of Record

ALFORD ELLEN M +
GRAHAM GARY A T/C
4712 PINE ISLAND RD NW
CAPE CORAL FL 33993

Site Address

4712 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 7

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



← Photo Date August of 2011 →

Property Values (2011 Tax Roll)

Just	214,050
Assessed	214,050
Portability Applied	0
Cap Assessed	166,003
Taxable	116,003
Cap Difference	48,047

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	2,012
1st Year Building on Tax Roll	1947
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0060

Owner Of Record

BENTLEY NORMAN B + MARY H
2077 LURAY CT
DUNWOODY GA 30338

Site Address

4718 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 6

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



← Photo Date December of 2005 →

Property Values (2011 Tax Roll)

Just	169,243
Assessed	169,243
Portability Applied	0
Cap Assessed	169,243
Taxable	169,243
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	1 / 1.0
Total Buildings Sq Ft	940
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

12

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0050

Owner Of Record

LYNCH JOHN RUSSELL
3350 N KEY DR APT A104
NORTH FORT MYERS FL 33903

Site Address

4724 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 5

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date August of 2010

Property Values (2011 Tax Roll)

Just	181,893
Assessed	181,893
Portability Applied	0
Cap Assessed	122,134
Taxable	72,134
Cap Difference	59,759

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	1 / 1.0
Total Buildings Sq Ft	987
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

13

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0040

Owner Of Record

OBERLIN GARY E + JULIA A
11473 MAY ST
CAPE CORAL FL 33993

Site Address

4736 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 4

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date October of 2011

Property Values (2011 Tax Roll)

Just	192,002
Assessed	192,002
Portability Applied	0
Cap Assessed	192,002
Taxable	142,002
Cap Difference	0

Exemptions

Homestead / Additional	25,000 * / 25,000 *
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

***Current Personal Exemption(s) will be canceled as of Jan 1 of the next year**

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	1 / 1.0
Total Buildings Sq Ft	1,547
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser



Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0030

Owner Of Record

FITZGERALD JOHN E
4742 PINE ISLAND RD NW
MATLACHA FL 33993

Site Address

4742 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 3

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date March of 2004 ▶

Property Values (2011 Tax Roll)

Just	200,458
Assessed	200,458
Portability Applied	0
Cap Assessed	142,059
Taxable	92,059
Cap Difference	58,399

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	1,254
1st Year Building on Tax Roll	1941
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

15

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0020

Owner Of Record

BROWN PAUL A
1116 3RD ST N
NEW ULM MN 56073

Site Address

4748 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 2

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date December of 2005 ▶

Property Values (2011 Tax Roll)

Just	175,244
Assessed	175,244
Portability Applied	0
Cap Assessed	175,244
Taxable	175,244
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.0
Total Buildings Sq Ft	1,050
1st Year Building on Tax Roll	1936
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

1b



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0010

Owner Of Record

RUSK BREESE COUSIN
1910 GINORI CT
HENDERSON NV 89014

Site Address

4756 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83 LOT 1 +
PINE ISLAND FILL SUBD
PB 8 PG 86 BLK 3 LOT 30

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date May of 2009 ▶

Property Values (2011 Tax Roll)

Just	188,145
Assessed	188,145
Portability Applied	0
Cap Assessed	188,145
Taxable	188,145
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.0
Total Buildings Sq Ft	856
1st Year Building on Tax Roll	1948
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Parcel Numbering History



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

17



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-01-00003.0290

Owner Of Record

RUSK BREESE COUSINS
1910 GINORI CT
HENDERSON NV 89014

Site Address

4760 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

PINE ISLAND FILL SUBD
BLK 3 PB 8 PG 86
LOT 29

Classification / DOR Code

MULTI-FAMILY LESS THAN 10 / 08

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date November of 2004 ▶

Property Values (2011 Tax Roll)

Just	214,008
Assessed	214,008
Portability Applied	0
Cap Assessed	214,008
Taxable	214,008
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	2
Total Bedrooms / Bathrooms	4 / 4.0
Total Buildings Sq Ft	2,035
1st Year Building on Tax Roll	1950
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

18



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-01-00003.0280

Owner Of Record

MEYERSON JEFFREY + KATHLEEN
1616 WINDSWAPT AVE
NAPLES FL 34109

Site Address

4766 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

PINE ISLAND FILL SUBD
BLK 3 PB 8 PG 86
LOT 28

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date November of 2004 ▶

Property Values (2011 Tax Roll)

Just	184,715
Assessed	184,715
Portability Applied	0
Cap Assessed	184,715
Taxable	184,715
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	1,429
1st Year Building on Tax Roll	1952
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

19



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-01-00003.0270

Owner Of Record

LAMBRIGGER KAY D +
LAMBRIGGER WILLIAM C T/C
21949 COUNTY HIGHWAY 17
ROSCOE NY 12776

Site Address

4770 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

PINE ISLAND FILL SUBD
BLK 3 PB 8 PG 86
LOT 27

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date July of 2009 ▶

Property Values (2011 Tax Roll)

Just	208,825
Assessed	208,825
Portability Applied	0
Cap Assessed	208,825
Taxable	158,825
Cap Difference	0

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	3 / 2.0
Total Buildings Sq Ft	2,567
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Adjustments to the Roll (E & I)



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

20



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-03-00002.0020

Owner Of Record

MCKNIGHT MARY JANE +
WALKER GARY J/T
PO BOX 334
PINELAND FL 33945

Site Address

4661 PINE ISLAND RD NW
MATLACHA FL 33993

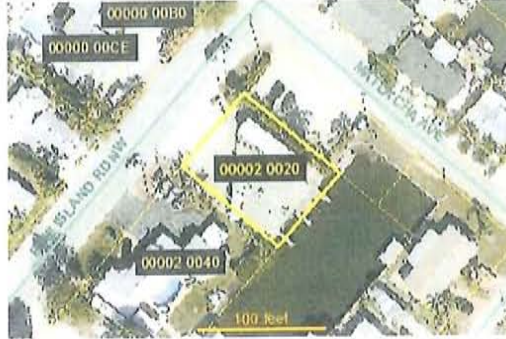
Legal Description

CROWS 2ND PLAT OF MATLACHA
BLK 2 PB 8 PG 85 LOT 2 +
PT 3 TH E 1/2
AKA THREE PALMS MOBILE PK

Classification / DOR Code

PARKING LOTS, MH PARKS, ETC / 28

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date June of 2005

Property Values (2011 Tax Roll)

Just	168,203
Assessed	168,203
Portability Applied	0
Cap Assessed	168,203
Taxable	168,203
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	5.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	804
1st Year Building on Tax Roll	1967
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

21



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-03-00002.0040

Owner Of Record

TALBOTT KEITH E + HEIDI
4673 PINE ISLAND RD NW
MATLACHA FL 33993

Site Address

4673 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

PARL IN S/D PT WEST ISLD
BLK 2 LTS 4 + 5 + 1/2 LT 3
RECORDED PB 8 P 85

Classification / DOR Code

COMMERCIAL, MIXED USE / 12

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date May of 2004

Property Values (2011 Tax Roll)

Just	338,786
Assessed	338,786
Portability Applied	0
Cap Assessed	211,268
Taxable	161,268
Cap Difference	127,518

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	12625.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	2,561
1st Year Building on Tax Roll	1947
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

22



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0260

Owner Of Record

MOONLIGHT BAY COTTAGES LLC
IHLEFELD
4824 PINE ISLAND RD
MATLACHA FL 33993

Site Address

4689 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 26

Classification / DOR Code

MULTI-FAMILY LESS THAN 10 / 08

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date May of 2009 ▶

Property Values (2011 Tax Roll)

Just	369,043
Assessed	369,043
Portability Applied	0
Cap Assessed	369,043
Taxable	369,043
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	3.00
Frontage	0
Depth	0
Total Number of Buildings	3
Total Bedrooms / Bathrooms	4 / 4.0
Total Buildings Sq Ft	3,022
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Adjustments to the Roll (E & I)



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0250

Owner Of Record

GERRERO ROBERT D TR
FOR MATLACHA TRUST
3013 DEL PRADO BLVD S STE 5
CAPE CORAL FL 33904

Site Address

4697 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 25

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date May of 2009 ▶

Property Values (2011 Tax Roll)

Just	186,060
Assessed	186,060
Portability Applied	0
Cap Assessed	186,060
Taxable	186,060
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 2.0
Total Buildings Sq Ft	1,701
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

24



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0230

Owner Of Record

LARNED CATHERINE MD AND ASSOC
PO BOX 281
MATLACHA FL 33993

Site Address

4707 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOTS 23 + 24

Classification / DOR Code

OFFICE, ONE STORY / 17

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



← Photo Date April of 2010 →

Property Values (2011 Tax Roll)

Just	397,062
Assessed	397,062
Portability Applied	0
Cap Assessed	397,062
Taxable	397,062
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	14402.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	0 / 4.0
Total Buildings Sq Ft	2,038
1st Year Building on Tax Roll	1936
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

25



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0220

Owner Of Record

GOLDPENNY ELMER F + LINDA J
4725 PINE ISLAND RD NW
MATLACHA FL 33993

Site Address

4725 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 22 LESS SWLY 1 FT

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date December of 2005

Property Values (2011 Tax Roll)

Just	213,421
Assessed	213,421
Portability Applied	0
Cap Assessed	213,421
Taxable	138,421
Cap Difference	0

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	25,000
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	73
Depth	120
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.0
Total Buildings Sq Ft	1,050
1st Year Building on Tax Roll	1936
Historic District	Yes



Taxing Authorities



Sales / Transactions



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

26



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0210

Owner Of Record

FITZGERALD DANIEL T + RITA D
145 WALLACE HILL RD
TOWNSEND MA 01469

Site Address

4733 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 21 + SWLY 1 FT LOT 22

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date July of 2008

Property Values (2011 Tax Roll)

Just	203,691
Assessed	203,691
Portability Applied	0
Cap Assessed	203,691
Taxable	203,691
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	37
Depth	115
Total Number of Buildings	1
Total Bedrooms / Bathrooms	2 / 1.0
Total Buildings Sq Ft	1,895
1st Year Building on Tax Roll	1947
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

27



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0200

Owner Of Record

DAVIS ELEANOR
4741 PINE ISLAND RD NW # 43
MATLACHA FL 33993

Site Address

4741/4743 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 20

Classification / DOR Code

MULTI-FAMILY LESS THAN 10 / 08

[Tax Map Viewer]



Image of Structure



◀ Photo Date September of 2006 ▶

[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

Exemptions

Attributes

Just	319,508	Homestead / Additional	25,000 / 25,000	Land Units Of Measure	UT
Assessed	319,508	Widow / Widower	0 / 0	Units	1.00
Portability Applied	0	Disability	0	Frontage	0
Cap Assessed	319,508	Wholly	0	Depth	0
Taxable	269,508	Senior	0	Total Number of Buildings	2
Cap Difference	0	Agriculture	0	Total Bedrooms / Bathrooms	2 / 3.0
				Total Buildings Sq Ft	3,849
				1st Year Building on Tax Roll	1946
				Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-02-00000.0190

Owner Of Record

MATLACHA HOLDINGS LLC
2258 DIXIE LEE CT
SAINT JAMES CITY FL 33956

Site Address

4749 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

CROWS 1ST PLAT OF MATLACHA
PB 8 PG 83
LOT 19

Classification / DOR Code

HOTELS, MOTELS / 39

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



Photo Date July of 2009

Property Values (2011 Tax Roll)

Just	145,927
Assessed	145,927
Portability Applied	0
Cap Assessed	145,927
Taxable	145,927
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	4259.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	4 / 12.0
Total Buildings Sq Ft	1,156
1st Year Building on Tax Roll	1953
Historic District	Yes



Taxing Authorities



Sales / Transactions



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tangible Accounts](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-01-00003.0330

Owner Of Record

MATLACHA HOLDINGS LLC
2258 DIXIE LEE CT
SAINT JAMES CITY FL 33956

Site Address

4755 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

PINE ISLAND FILL SUBD
BLK 3 PB 8 PG 86
LOT 33

Classification / DOR Code

HOTELS, MOTELS / 39

[Tax Map Viewer]



Image of Structure



◀ Photo Date July of 2009 ▶

[Pictometry Aerial Viewer]

Property Values (2011 Tax Roll)

Just	67,409
Assessed	67,409
Portability Applied	0
Cap Assessed	67,409
Taxable	67,409
Cap Difference	0

Exemptions

Homestead / Additional	0 / 0
Widow / Widower	0 / 0
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	SF
Units	5773.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	3 / 4.0
Total Buildings Sq Ft	1,688
1st Year Building on Tax Roll	1946
Historic District	Yes



Taxing Authorities



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)



Lee County Property Appraiser

30

Tax Year

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [Tax Estimator](#) [Tax Bills](#) [Print](#)

Property Data for Parcel 24-44-22-01-00003.0310

Owner Of Record

DEAK FRANK JR TR
FOR MARGARET DEAK TRUST
4767 PINE ISLAND RD NW
MATLACHA FL 33993

Site Address

4767 PINE ISLAND RD NW
MATLACHA FL 33993

Legal Description

PINE ISLAND FILL SUBD
BLK 3 PB 8 PG 86
DESC IN OR 1845 PG 2883
LOTS 31 + 32

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

Property Values (2011 Tax Roll)

Just	289,797
Assessed	289,797
Portability Applied	0
Cap Assessed	289,797
Taxable	239,297
Cap Difference	0

[Tax Map Viewer]



[Pictometry Aerial Viewer]

Image of Structure



◀ Photo Date April of 2001 ▶

Exemptions

Homestead / Additional	25,000 / 25,000
Widow / Widower	0 / 500
Disability	0
Wholly	0
Senior	0
Agriculture	0

Attributes

Land Units Of Measure	UT
Units	1.00
Frontage	0
Depth	0
Total Number of Buildings	1
Total Bedrooms / Bathrooms	4 / 2.5
Total Buildings Sq Ft	2,697
1st Year Building on Tax Roll	1984
Historic District	Yes



Taxing Authorities



Adjustments to the Roll (E & I)



Sales / Transactions



Building/Construction Permit Data



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

TRIM (proposed tax) Notices are available for the following tax years
[[2000](#) [2001](#) [2002](#) [2003](#) [2004](#) [2005](#) [2006](#) [2007](#) [2008](#) [2009](#) [2010](#) [2011](#)]

[Next Lower Parcel Number](#) [Next Higher Parcel Number](#) [New Query](#) [Search Results](#) [Home](#)

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2011-00111 Goldpenny, 4725 Pine Island Rd., NW Matlacha Fl 33993

HEARING DATE: January 18, 2012

SUMMARY:

The proposed project entails alterations to an existing contributing structure in the Matlacha Historic District HD (District) 90-10-01. The STRAP number is 24 44 22 02 00000 0220 and the address is 4725 Pine Island Rd. NW Matlacha Fl 33993. In general the project entails elevating the house, relocating the house to increase the front setback and adding a second floor at the rear of the house to provide roughly an additional 401 sq ft of air conditioned space.

STAFF ANALYSIS:

Existing Conditions:

The lot: The subject parcel is roughly 73-ft by 118-ft with 73-ft frontage on Pine Island Rd. The rear of the property has a seawall by Pine Island Sound. The lot area is roughly 8,639 sq ft which is a relatively large lot for the Matlacha community.

There are two detached structures on the subject parcel: a carport which will be removed and a laundry room which will remain and is not part of the proposed project.

The house: The subject structure is a one story, single family house built in the vernacular style. According to the Property Appraiser's web site the house was built in 1936. Like most of the houses in Matlacha, it is small and overall retains the architectural integrity of its original style. The house features a metal roof with horizontal vinyl siding. As with many houses in Matlacha, the front elevation is very close to the road (– the front elevation is setback roughly 2-ft from the front property line). Originally the road was narrower allowing the right-of-way to act as a buffer between the front of the houses and the road. However, as the road has been widened and improved, the right-of-way has been paved, which has diminished the buffer between the houses and the road.

Generally the house has a small mass and scale as is typical of the Matlacha historic district. The diminutive size of the buildings in Matlacha is a signature feature of the Historic District. The subject house has a total air conditioned square footage is roughly 1,072 sq ft. The height of the house is roughly 14-ft 11-in from grade to roof peak (or roughly 13-ft 9-in from finished floor to roof peak).

The original house appears to have been rectangular in shape with a narrow façade of roughly 20-ft on Pine Island Road and a depth of roughly 44 –ft. The front elevation by Pine Island Rd. features a front facing gable roof with a small rectangular vent at the gable end. The rear and the north side elevations appear to have been altered to accommodate small enlargements to the house – these are evident in the irregularities in the house's footprint on the rear/north side and the north side.

The rear elevation is slightly wider than the front elevation: the front elevation spans roughly 20-ft and the rear elevation spans roughly 24-ft. It would appear that in the past the original house was widened at the rear by adding roughly 4-ft on the north side – creating an area (roughly 24-ft by 16-ft) for a family room, kitchen and bathroom. Looking at the rear elevation, it is likely it is an alteration of the original rear elevation of the house. The rear elevation is covered by a “lop sided” or asymmetrical hip roof. Generally, hip roofs are symmetrical by design. However, in this instance on the south plane the hip roof maintains the same pitch as the gable roof on the front elevation but on the north plane the pitch is more moderate so the roof can extend over the entire rear elevation. There is no documentation when this alteration occurred.

On the north side – about midway on the north elevation – is a roughly 11-ft by 9-ft “bump out” wing housing a small bedroom. It features vinyl siding and a metal shed roof. As already noted on the north side, the rear portion of the house is roughly 4-ft wider than the front portion.

The windows are 1/1 double hung or awning windows of various sizes. There is no exterior door on the front elevation. There is an exterior, single door on the north side (towards the front elevation providing access to the living room) and another one on the south side (towards the rear elevation providing access to the family room.) On the rear elevation the house features a pair of sliding glass doors.

Proposed Project:

1. Relocation of the house on the site to increase the front setback area. Currently the house has a roughly 2-ft setback from the front property line along Pine Island Rd. The proposal would relocate the entire house as is and increase the setback from the front property line to 10-ft. The new increased setback would be in line with the setback of the adjoining property to the north. A larger front setback area would provide a greater, safer buffer between the house and Pine Island Rd. Safety is a consideration particularly given that the house will have to be handicap accessible. Staff supports this change.
2. Elevating the house from roughly 1-ft 2-in above grade to 4-ft 4-in above grade in order to meet flood elevation. The request is to raise the house by 3-ft 2-in above the current elevation. This would provide greater protection in case of flooding and make the house compliant with flood regulations – which would make it easier and less costly to obtain insurance. Most of the houses along Pine Island Rd in the Matlacha are at or a few feet above grade. Raising the house 3-ft 2-in is a relatively small increase. Overall the height of the house would still be in keeping with the height of other houses in the district and the house would have added protection from flood waters. The proposed change would increase the height of the house from roughly 14-ft 11-in from grade to roof peak to roughly 18-ft 1-in (or increase it from roughly 13-ft 9-in from finished floor to roof peak to roughly 16-ft 11-in)

The elevated house would feature new brick foundation piers with lattice infill between the piers. This type of foundation design is typical of the vernacular houses found in Lee County and in Matlacha. Due to the installation of the handicap ramp (see below) the door towards the rear on the south side will be removed and replaced with a window. Staff supports this change.

3. Installing a 4-ft wide handicap ramp with landings along the south side elevation. The house is made handicap accessible by installing a 4-ft wide handicap ramp along the south side of the building. The proposed wooden ramp has a 1/12 slope and features a guardrail with a wooden handrail with vertical supports. In order to reach the finished first floor elevation of the house, the run of the ramp has to be lengthened by a switchback. Next to the front of the house is a roughly 4-ft high (grade to handrail) and 8-ft wide landing with railing. This landing connects the two 14-ft 9’ long ramp segments located right next to each other creating the ramp switchback along the south side of the house.

From the switchback, the ramp continues to the rear of the house as single 19-ft 8-in long segment including a landing at the beginning and the end of the segment. The last landing connects the ramp with the proposed first floor rear porch. Staff supports this change.

4. Installing on the first floor rear elevation a 4-ft wide porch with guardrails. The design features of the first floor rear elevation remain as they are – with the exception of a new porch along full span (roughly 24-ft) of the rear elevation. The deck is accessed from the south side by the handicap ramp that wraps around to the rear deck. The deck is also accessed from the backyard by a set of steps off center on the rear elevation and in line with the sliding glass doors on the rear elevation.

The porch deck spans roughly 24-ft 4-in or the span of the rear elevation with 20-ft 4-in incised under the proposed second floor porch and the balance (the 4-ft to the north) open. (The second floor porch is under a gable roof that is narrower than the rear elevation.) Staff supports this change

5. Construction of a 401 sq ft second story addition at the rear of the house. The proposal calls for the addition of a small 401 sq ft second floor at the rear of the house to incorporate a bedroom with closets and a bathroom. This addition is accessed by interior stairs and is located over the existing, wider rear elevation which includes the current family room, kitchen, and bathroom.

The proposed addition features a metal gable roof with a small secondary hip roof on the north side and vinyl siding as the wall material. The height of the addition from grade to gable roof peak is roughly 25-ft 9-in which is 7-ft 8-in higher than the height of the existing first floor, which is proposed to be elevated to 18-ft 1-in. The proposed secondary hip roof on the north side of the proposed addition is lower than the main gable; the secondary hip is roughly 24-ft from grade to roof peak.

The length of the house is roughly 44-ft and the proposed addition will be at the rear – roughly 28-ft from the front of the house.

The front elevation of the second story addition is under a gable roof with a rectangular vent at the gable end and a façade of roughly 20-ft 4-in; this mirrors the gable end and façade span of the existing front elevation on the first floor by the street; it is also roughly 20-ft 4-in.

On the rear elevation the proposed addition is located under both the gable and hip roofs and has a span of roughly 24-ft 4-in -- which is the span of the existing rear elevation. The gable roof extends beyond the actual living area to create an incised porch which is the same width as the proposed second story front elevation: roughly 20-ft 4 –in. The porch is roughly 4-ft 6-in wide and will feature railing to match the first floor. On the second story the gable end features a rectangular vent, matching the vents on the front elevation. The second floor addition will access the porch by a pair of single light French Doors with a single light window on each side.

The applicant tried to minimize the impact of the second floor addition.

- The size of the addition is small: 401 sq ft. However since the house is roughly 1,072 sq ft, it represents a 37% increase in the square footage of the house.
- The mass of the proposed addition is broken up in two wings: a main gable roof and then a secondary small hip roof on the north side. This helps minimize the impact of the addition on the house.
- The height of the addition has been kept as low as feasible. The height of the second floor from grade to roof peak is roughly 25-ft 9-in and the height of the single story portion of the house (elevated to meet flood) is roughly 18-ft 1-in. The addition is roughly 7-ft 8-in higher than the single story portion of the house.
- The addition is located at the rear elevation of the house. The length of the house is roughly 44-ft and the proposed addition is setback 28-ft from the front of the house. This minimizes the impact of the addition on the streetscape.
- The second floor addition is differentiated from the original house by its height and also by the fact that the second story porch is narrower than the first story porch. Also the second story is under a combination of gable and hip roofs.

While the applicant has tried to minimize the impact of the second floor addition, staff objects to the addition because it will substantially alter the massing, size and scale of the building. The house is a small single story building which at some point in time had slight additions to the rear and north side elevations. Adding a second story would radically change the original design of the building.

There is no compelling reason to add a second story to the building. The house sits on one of the larger lots in the Matlacha Historic District and the house could easily be enlarged by 401 sq ft by placing an addition at the first floor level.

While there are several 2-story buildings in this area of the district where the subject house is located; only one of those buildings was built after the district was put in place. It entailed the new construction of a new house (not the rehabilitation of an existing historic building) and due to lot size (a small lot) and shape (a

relatively narrow lot) a 2 story building with a garage on the first floor was built. Additionally this building was near other taller buildings so increased building height could be more compatible to the heights of buildings in the immediate vicinity. The height from grade to roof ridge was roughly 23-ft. It should be noted that because this was new construction the project did not require preservation of an existing historic structure. The project was evaluated for compliance with the design guidelines of the Matlacha Historic District. (The case number is COA2007-00028 see attached. Also see photo 9 in the attached photos of the properties along Pine Island Road).

The HPB also has approved a two-story addition to the rear of a single story historic building. That building addition has not been built yet. In that instance the building has a very small backyard—the seawall of that subject lot is incised into the lot so that it is recessed back from the seawalls of the lots adjoining it on either side. The owner of that lot petitioned DEP to allow him to fill in the incised area and create a new seawall that would be in line with the neighbors' seawall. The request for expanding the land area of the lot by filling it in was denied. As a result the HPB allowed a two story addition to the rear of the house because the house was small and the land area of the lot was also small. There were constraints due to the lot configuration. The HPB approved a second floor with 647 sq ft and height from grade to roof peak of 23-ft. (The case number is COA2009-00136 see attached. See photo 12 in the attached photos of the properties along Pine Island Road)

In making these exceptions the Historic Preservation Board was making decisions in keeping with the Secretary of the Interior's Standards for Rehabilitation, which state, "The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility." (Page 4 Secretary of the Interior's Standards for Rehabilitation)

Aside from these instances, approvals for enlarging a house in the vicinity of the subject house in the Matlacha Historic District have been for first floor expansions. While there might have been applicants that originally presented applications to staff that incorporated a second floor addition, those plans were altered because the houses were built on lots that were large enough to accommodate additional space at the first floor level.

The introduction of second story additions in the Matlacha Historic District when additional square footage could be accommodated at the first floor level is not compatible with the single story character of the district. The attached photographs clearly show the determining character of the district in this area is the small single story building fronting on Pine Island Road.

Most of the buildings in the Matlacha Historic District are located on small non-conforming lots and do not comply with contemporary zoning regulations. Generally one of the benefits of designation under Chapter 22 of the Land Development Code is that if the HPB approves alterations to a designated property, the Zoning Director can grant relief from zoning regulations administratively. This allows applicants to bypass the more rigorous, expensive and lengthy variance process.

Even in this case where the subject structure is on one of the larger lots in the Matlacha Historic District the applicant seeks to obtain zoning relief from the 25-ft front setback requirement to allow a 10-ft setback and from the minimum lot width requirement of 75-ft to allow the existing 73-ft lot width. In the process of issuing these zoning reliefs administratively, the Zoning Director relies on the opinion of the Historic Preservation Board to determine whether a proposal is in keeping with the historic character of a building and the district. As a result approval of this request could have broad implications in terms of the types of changes that could be allowed in the district in the future.

In assessing the potential impact of the proposed project staff also reviewed it for compliance with the Secretary of the Interior's Standards for Rehabilitation.

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 house will continue to be used for its historic purpose, a residence. The relocation of the house to increase setback requirements, the elevation of the house to meet flood requirements, the installation of a handicap ramp and the installation of a rear porch as discussed above meet this standard. Generally they require minimal changes to the defining characteristics of the building, its site and environment.

The second floor addition at the rear is not recommended for approval as it involves not a minimal change but a drastic change to the single story design of the house, which is a defining characteristic of the building. Also the addition of a second story would be a substantial change to the environment of the building. The environment of this building is the Matlacha Historic District along Pine Island Road and in the vicinity of the subject property. (See attached photographs) This area of the district predominantly composed of small, single story buildings. This proposal does not meet this standard.

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

The relocation of the house to increase setback requirements, the elevation of the house to meet flood requirements, the installation of a handicap ramp and the installation of a rear porch as discussed above meet this standard.

The removal of the single story space at the rear of the property and replacing it with a two story space removes historic materials and alters features and spaces that characterize the property. The single story wing at the rear would be replaced with a two story wing. As a result the entire feature of the rear elevation and the house will be dramatically altered by a new wing on the second story that will have gable and hip roofs and porch on the rear. This proposal does not meet this standard.

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

N/A

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

The rear elevation under the asymmetrical hip roof is maybe a later change. However it is uncertain if and when this change occurred.

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 relocation of the house to increase setback requirements, the elevation of the house to meet flood requirements, the installation of a handicap ramp and the installation of a rear porch as discussed above meet this standard

The construction of a second story as discussed above does not meet this standard. The new work is not compatible with the massing, size, scale and architectural features of the house. The second story changes the existing single

story massing, size and scale of the house. The chief architectural feature of this house is that is a single story house.

In the Secretary of the Interior's Standards for Rehabilitation (page 35) District/Neighborhood Section explains that the general focus is on retaining, preserving, protecting, maintaining and repairing historic buildings. However there is an allowance for "Alterations/Additions for the New Use". On page 35 it recommends: "Designing and constructing new additions to historic buildings when required by new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material color and texture."

On the same page it states that it is not recommended, "Introducing new construction into historic districts that is visually incompatible or destroys historic relationships within the district or neighborhood."

The proposed second story addition is not necessary for the new bedroom. This addition could be located on the first floor. Allowing the introduction of this second story addition into the historic district will be visually incompatible with the balance of the single story houses in the districts. It sets an undesirable precedent which will alter the single story character of the district and this area of Pine Island Rd. The addition is not compatible with the scale and design of the properties along Pine Island Rd. (See attached photographs of the buildings along Pine Island Road; the character defining feature of the buildings along Pine Island Road is their single story height and small mass and scale.)

At the bottom of page 35 the Secretary of the Interior's Standards for Rehabilitation states, "...such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character defining features in the process of rehabilitation work to meet new use requirements." Allowing a second story to accommodate a bedroom, when the lot is large enough to accommodate it on the first floor, will radically change the character defining feature of this building as a single story building. The proposed addition of a second floor does not meet this standard.

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

If the second story is built and removed in the future, the original footprint of the rear first floor would still be there. However, the integrity of the first floor would be lost and impaired; the first floor would no longer have a roof. This standard asks that new additions be done in a way so that they can be removed without substantially damaging the integrity of the historic property. The process of adding a second floor substantially changes the form and integrity of the historic property as a result when it is removed, substantial rehabilitation would be necessary to bring back the essential form and integrity of the historic property. The proposed addition of a second floor does not meet this standard.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- Deny the proposal 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 as presented is not in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the LDC.

ATTACHMENTS

COA 2007-00028

COA 2009-00136

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2007 00028, Potts, 4706 Pine Island Road, Matlacha, Fl

HEARING DATE: March 22, 2007

I. SUMMARY

The project involves the new construction on a noncontributing property in the Matlacha Historic District HD (District) 90-10-01. The subject property is located at 4706 Pine Island Road, Matlacha 33993. The STRAP is 24 44 22 02 00000 0080. Staff analyzed the proposed project for compatibility with the Design Guidelines for the Matlacha Historic District.

II. STAFF ANALYSIS

This is a small vacant lot fronting on Pine Island Road and adjoining Matlacha Pass at the rear. The lot dimensions are 40-ft by 120-ft but a substantial part of the lot is underwater so in practice the buildable portion is 40-ft by 73-ft. The property is at Flood Zone A9 which requires an elevation of 9-ft. The prevailing elevation of the lot is 5-ft.

The applicant proposes to build a small elevated house (900 sq ft floor area and 193 sq ft of rear covered porch). In order to meet FEMA regulations the house would have to be raised roughly 4-ft (9-ft FEMA requirement less the 5ft actual lot elevation). The applicant proposes to exceed the 4-ft minimum and raise the house 8-ft in order to accommodate a small garage under the house. The height of the house from grade to roof ridge would be about 23-ft.

The house would feature a metal hip roof and horizontal vinyl siding. In an effort to de-emphasize the height of the building the applicant proposes a roughly 1 ½ ft wide scallop band on the front elevation to separate the ground floor from the first floor with living area. Above this horizontal band would be two small windows with decorative scalloped panels underneath.

In order to create a pedestrian friendly design, the ground floor would be enclosed with horizontal vinyl siding. It would feature a single garage door with raised panels and clipped corners and as well as a window and street level door to provide a street level (false) entrance to the building.

The south side would feature a second street level (false) entrance. This side would also feature a set of stair providing functional access to the house through the rear open porch. On the rear, the first floor living area would feature a ribbon of three glass doors providing access to the view of the Bay.

By the bay the applicant plans to install a small 23-ft by 8 ½ ft pool.

The signature feature of the Matlacha Historic District is the diminutive single story buildings. However, the adjoining house to the south, though single story features a massive roof and would provide an element of transition between proposed building and the smaller buildings farther south of it.

North of the subject building at 4688 Pine Island Road is a front facing metal gable roof building with roughly 1070 sq ft. of living area. This building is roughly 22-ft high with the living area on the second floor. At the time the historic district was put in place, there was a roughly 22-ft high, 670 sq ft single story residence elevated on pilings. In 2000 the Historic Preservation Board approved (SCA 2000 12 03 Cammick) enlarging the living area by roughly 400 sq ft and adding design elements that would make the building more compatible with the historic district – such as including siding on the ground floor and install a street level door.

Next to this building is a two-story stucco building at 4692 Pine Island Road. It is roughly the same height as the building described in the paragraph above.

Staff recommends approval of this project. The proposed building is compatible with the size, scale, color, material and character of the Matlacha Historic District. The proposed building is similar in height to buildings already found in the district; also the roof form and materials are similar to those found in the district. The proposed building maintains the traditional proportions of glass and the traditional alignment between roof lines. The building also maintains the traditional orientation patterns.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- Approve the request 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 as approved is in compliance with Chapter 22, and the design guidelines of the Matlacha Historic District.

ATTACHMENT 1
Design Guidelines for the Matlacha Historic District.

1.0 Streetscape

- 1.1 Building heights should be similar to the range of heights already found in the district and on the particular block of the subject structure.**
- 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.**
- 1.3 Additions should attempt to maintain the overall sense of size of the building.**
- 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.**
- 1.5 The traditional alignment of horizontal and vertical elements of buildings along a block should be maintained. The alignment of first and second story windows should respect traditional patterns of the block.**
- 1.6 Maintain the traditional proportions of glass in building facades.**
- 1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances.**

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

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

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

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.

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

4.0 New Construction

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

4.2 Align the façade of the building 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

4.4 Building and roof forms should match those used historically.

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

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.

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.

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

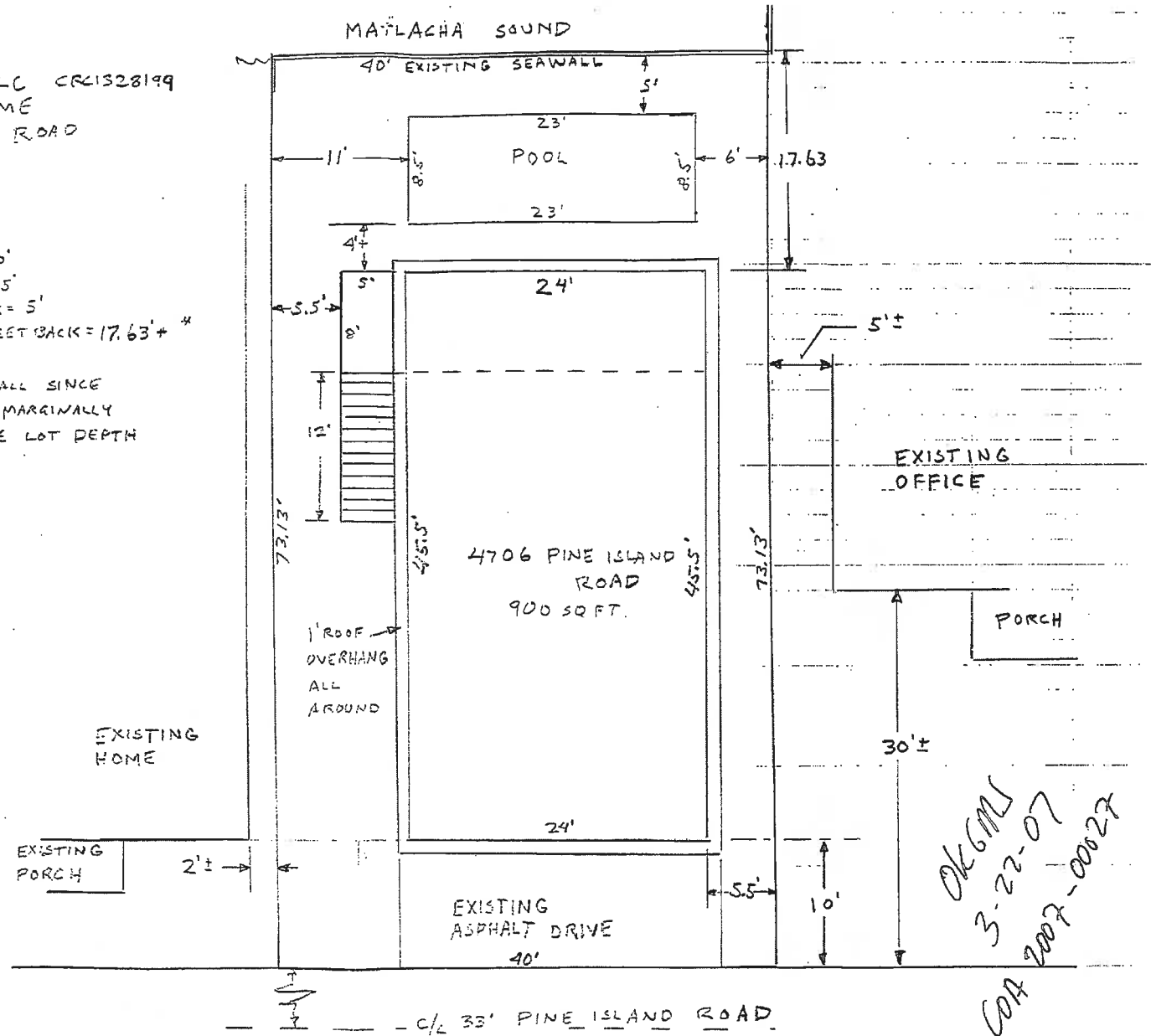
5.3 Orient the building according to the traditional pattern of the block or district.

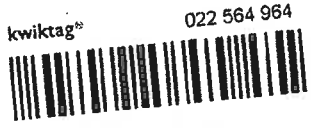
SIMPLY HOMES LLC CR1328199
 DUNN-POTTS HOME
 4706 PINE ISLAND ROAD
 MATLACHA, FL

SCALE 1/8" = 1'

FRONT SET BACK = 10'
 SIDE SETBACKS = 5.5'
 POOL TO WATER SETBACK = 5'
 REAR HOUSE TO WATER SETBACK = 17.63' *

* REPAIRS TO SEAWALL SINCE
 SURVEY MAY HAVE MARGINALLY
 INCREASED BUILDABLE LOT DEPTH





Date: 3-22-2007

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. _____

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

Designation No. HD 90-10-01

Project Name: Potts + Donna LLC

STRAP No.: 24-44-22-02-00000-0080

Applicant: PAUL BALOG

Address: 5558 PALM BEACH Blvd L-30 Ft Myers FL 33905

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

APPROVED

W/conditions below

DENIED:

Certified By: Gloria M. Saffo

Date Certified By Staff: 3-22-07

For the reasons outlined below:

NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, Any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the historic preservation board by filing a writing notice of appeal within 15 calendar days of the date the written decision of the historic preservation board was rendered. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, which shall state the decision being appealed, the grounds for the appeal and a summary of the relief sought. Appeals shall otherwise be pursued using the procedure set forth in the LDC § 34-145(a), pertaining to appeals from administrative matters, and in accordance with the county administrative codes adopted to implement the provisions of LDC Chapter 34. Except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party shall not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

LEE COUNTY HISTORIC PRESERVATION PROGRAM
APPLICATION LEE COUNTY NOTICE OF DECISION
ON SPECIAL CERTIFICATE OF APPROPRIATENESS (SCA)

Lee County Division of Planning P.O. Box 398 Fort Myers, FL 33902
TELEPHONE:(239) 479-8585 / FAX:(239) 479-8319

SPECIAL CERTIFICATE OF APPROPRIATENESS NO COA 2007-00028

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

YOU ARE HEREBY NOTIFIED that on March 22, 2007 the Lee County Historic Preservation Board voted to:

- Approve
 Approve with conditions
 Deny

Special Certificate of Appropriateness COA 2007 00028 on reverse side.

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

Make a finding that the proposed project has been
designated under Chapter 22 of the LDC
and on the basis of staff analysis the project
is approved in compliance w/ the design guidelines.

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate)

have been furnished to the following persons:

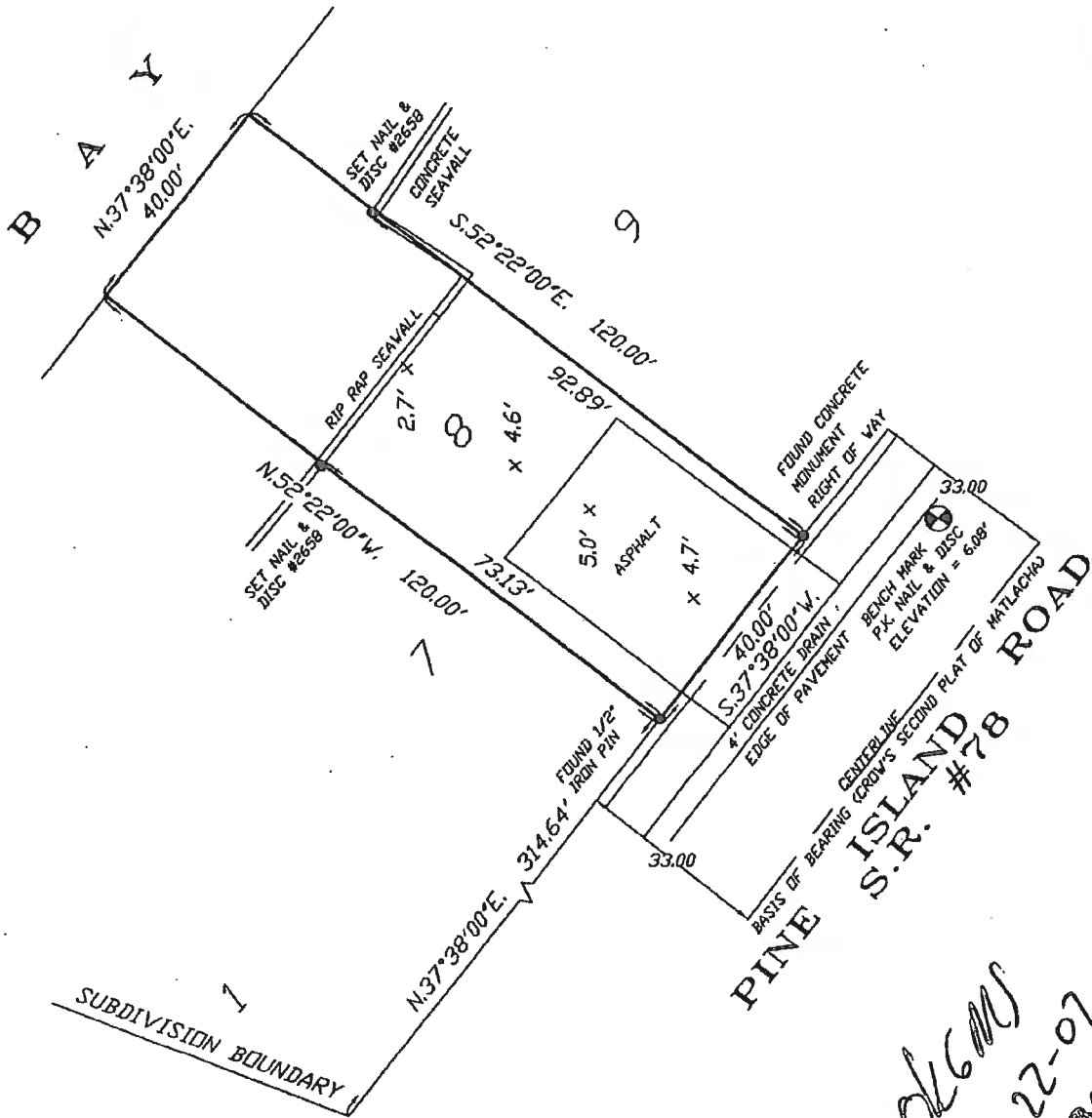
- Potts / Dunn LLC -Property Owner (s) w/out plans
Bob Stewart -Building Official, DCD w/out plans
Pam Houck -Director, Zoning Division
Paul Balog -Other w/ plans (contractor)

A. J. WATSON



5576 DOUG TAYLOR CIRCLE, UNIT 8
ST. JAMES CITY, FLORIDA 33956.
PHONE (239) 283-1518
LB # 2658

SURVEYING, INC.



OK GMS
3-22-07
CO# 0007 00027

NOTE:

Bearings and Distances shown hereon are according to the referenced DEED (D) or PLAT (P) unless otherwise noted as measured (M).

NATIONAL FLOOD INSURANCE DATA, COMMUNITY PANEL NUMBER 125124 0165 B, FEDERAL FLOOD ZONE A9, ELEVATION 9' ELEVATIONS BASED ON N.G.V.D.-29, BENCH MARK A-240 4.0' x = SPOT ELEVATIONS

BOUNDARY SURVEY OF LOT 8, CROW'S FIRST PLAT OF MATLACHA AS RECORDED IN PLAT BOOK 8 AT PAGE 83 AMONG THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

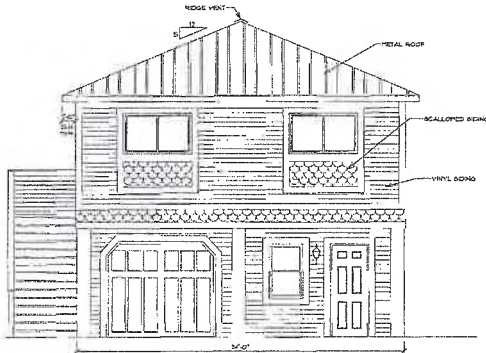
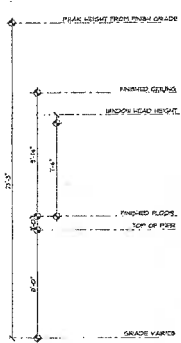
This survey is in compliance with the minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code. This Survey Map is not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

Alfred J. Watson
 ALFRED J. WATSON
 PROFESSIONAL SURVEYOR AND MAPPER
 #2330 - STATE OF FLORIDA

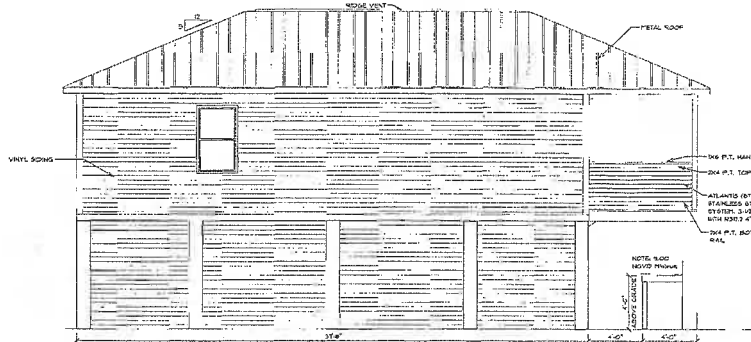
FOR: DUNN
 JOB # 06-0394 F. B. L 130
 STRAP # 24-44-22-02-00000.0080

SKETCH OF SURVEY
 SCALE 1" = 30'

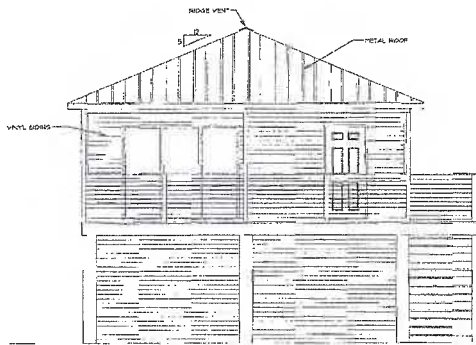
DATE: NOVEMBER 16, 2006
 DATE: _____
 DATE: _____



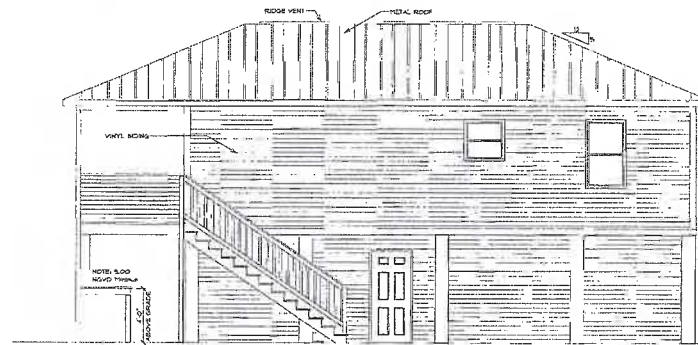
FRONT ELEVATION LIVING SPACE
SCALE 1/4" = 1'-0"



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



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



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

DESIGN PARAMETERS:	
APPLICABLE CODES: BUILDING CODES - FLORIDA BUILDING CODE WITH 2006 APPENDMENTS, RESIDENTIAL BOOK AND FLORIDA BUILDING CODE WITH 2006 APPENDMENTS, BUILDING CODE MECHANICAL CODES - FLORIDA BUILDING CODE WITH 2006 APPENDMENTS, MECHANICAL 2004 PLUMBING CODES - FLORIDA BUILDING CODE WITH 2006 APPENDMENTS, PLUMBING 2004 ELECTRICAL CODES - NFPA 70 FIRE CODES - NFPA 10 LIFE SAFETY CODES - NFPA 101 ACCESSIBILITY CODES - FLORIDA BUILDING CODE WITH 2006 APPENDMENTS, BUILDING CODE ENERGY CODES - FLORIDA BUILDING CODE WITH 2006 APPENDMENTS, BUILDING CODE METHOD OF DESIGN: DESIGNED PURSUANT TO 2006 FLORIDA BUILDING CODES WITH 2006 APPENDMENTS AND SECTION 609 INCLUDING 2006 APPENDMENTS BASED UPON: <input checked="" type="checkbox"/> 30 PPM (0.000000 GPM) - 1/2" THIN FASTEST FILE <input type="checkbox"/> 30 PPM (0.000000 GPM) - 1/2" THIN FASTEST FILE	BUILDING CONSTRUCTION TYPE: <input type="checkbox"/> TYPE IA <input type="checkbox"/> TYPE IIB <input type="checkbox"/> TYPE IV <input type="checkbox"/> TYPE IC <input type="checkbox"/> TYPE IIA <input type="checkbox"/> TYPE VIA <input type="checkbox"/> TYPE IIA <input type="checkbox"/> TYPE IIB <input checked="" type="checkbox"/> TYPE IIB EXPOSURE CATEGORY: <input type="checkbox"/> A <input checked="" type="checkbox"/> C <input type="checkbox"/> B <input type="checkbox"/> D WINDBORNE DEBRIS REGION: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> IMPACT RESISTANT GLAZING <input type="checkbox"/> IMPACT RESISTANT COVERING <input type="checkbox"/> COMBINATION OF IMPACT RESISTANT GLAZING + COVERING INTERNAL PRESSURE COEFFICIENTS: <input type="checkbox"/> 0.00 (0.0000) <input checked="" type="checkbox"/> 0.18 (0.1800) (ENCLOSURE) <input type="checkbox"/> 0.18 (0.1800) (PENETRATING) (ENCLOSURE)
IMPACT RESISTANT: <input type="checkbox"/> 0.18 (IMPACT CATEGORY II) <input type="checkbox"/> 1.0 (IMPACT CATEGORY III) <input type="checkbox"/> 0.18 (IMPACT CATEGORY II) <input type="checkbox"/> 1.0 (IMPACT CATEGORY III)	COMPONENTS AND GLAZING PRESENCE: ZONE 1 - 0.4 / 0.2 ZONE 2 - 0.4 / 0.2 ZONE 3 - 0.4 / 0.2 ZONE 4 - 0.4 / 0.2 ZONE 5 - 0.4 / 0.2
BUILDING OCCUPANCY CLASSIFICATION: <input type="checkbox"/> GROUP A - ASSEMBLY <input type="checkbox"/> GROUP H - HAZARDOUS <input type="checkbox"/> GROUP B - BUSINESS <input type="checkbox"/> GROUP I - MULTIFAMILY <input type="checkbox"/> GROUP C - DAY CARE CENTER <input type="checkbox"/> GROUP M - MERCANTILE <input type="checkbox"/> GROUP E - EDUCATIONAL <input type="checkbox"/> GROUP R - RESIDENTIAL <input type="checkbox"/> GROUP F - FACTORY INDUSTRIAL <input type="checkbox"/> GROUP S - STORAGE	

*OK MS
COA 2007-00028
3-22-2007*

Engineering and Drafting
Simply Homes LLC
 3629 Center Ridge Road
 North Ridgeville, OH 44038
 PH: 440.371.0436
 FAX: 440.371.0338

Simply Homes LLC.

DUNN/POTTS
 4706 Pine Island Rd
 Palm Beach, Florida
 33409

ELEVATIONS

Drawn: MARCH 10, 2007
 Project: 07-00028

AI

NOTE:
 PROVIDE 2"x4" BLOCKING AT 4'-0" O.C. AT THE BOTTOM EDGE OF ALL TRUSSES IN LOAN AND ENTRY (AREAS EXPOSED TO WIND). CEILING BRACING IN THESE AREAS TO BE 3/8" EXTERIOR GRADE DRYWALL OR 1/2" EXTERIOR GRADE PLYWOOD.

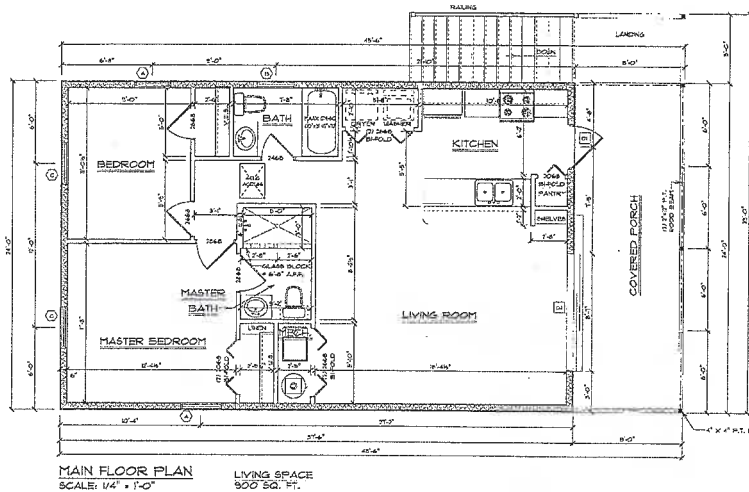
OPENING FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (25.75) IN THICKNESS. SOLID OR METEORIC CORSE STEEL DOORS NOT LESS THAN (1 3/8 INCHES (25.75) THICK, OR 30-MINUTE FIRE-RATED DOORS, PER NBC 2004 SEC. 703.1.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE BUILDING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE (0.42 IN) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH (12.7) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 2-INCH (50.8) 1/2" TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH (12.7) GYPSUM BOARD OR EQUIVALENT, PER NBC 2004 SECTION 703.1.3.

FOR SEC. 703.2 OF THE 2004 FLORIDA RESIDENTIAL BUILDING CODE, EXTERIOR WALLS SUBMITTED BY LESS THAN 6 FT. SHALL HAVE NOT LESS THAN 1 LB. FIRE RESISTIVE RATING WITH EXPOSURE ON BOTH SIDES.

FOR TABLE 703.2.3.3 (FOOTNOTES D) ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED FINISH MATERIAL, EITHER HAND OR BRUSH APPLIED, THE GYPSUM BOARD SHALL BE APPLIED PERPENDICULAR TO FINISHING. THE FINISH GYPSUM BOARD THICKNESS SHALL BE 3/8 INCH FOR JOISTS OR CENTER FINISHING OR 1/2-INCH G-16 RESISTANT GYPSUM CEILING BOARD.



MAIN FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 LIVING SPACE
 900 SQ. FT.

NO.	SIZE	TYPE	OPENING	MANUFACTURER	MODEL OR SERIES	ACTUAL APERTURE	GLASS	GLAZING	GLAZING TYPE	GLAZING TYPE OF OPENING	INSTALLATION	GLAZING	STATE OF FLORIDA PRODUCT APPROVAL
1	30"	6"	W/DOOR	W/DOOR	W/DOOR	30"	6"	W/DOOR	GLASS	GLASS	1	SEE 17	FLOR.
2	30"	6"	W/DOOR	W/DOOR	W/DOOR	30"	6"	W/DOOR	GLASS	GLASS	1	SEE 17	FLOR.
3	30"	6"	W/DOOR	W/DOOR	W/DOOR	30"	6"	W/DOOR	GLASS	GLASS	1	SEE 17	FLOR.

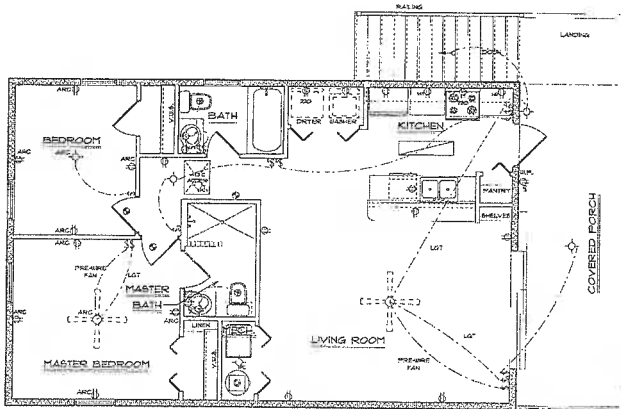
KEY	NO.	TYPE	OPENING	MANUFACTURER	MODEL OR SERIES	ACTUAL APERTURE	GLASS	GLAZING	GLAZING TYPE	GLAZING TYPE OF OPENING	INSTALLATION	GLAZING	STATE OF FLORIDA PRODUCT APPROVAL
1	30"	6"	W/DOOR	W/DOOR	W/DOOR	30"	6"	W/DOOR	GLASS	GLASS	1	SEE 17	FLOR.
2	30"	6"	W/DOOR	W/DOOR	W/DOOR	30"	6"	W/DOOR	GLASS	GLASS	1	SEE 17	FLOR.

TYPE	MANUFACTURER	APPROVED MODEL, STYLE OR DESIGNATION
IMPACT RESISTANT COVERING MATERIAL		

TYPE	MANUFACTURER	APPROVED MODEL, STYLE OR DESIGNATION
IMPACT RESISTANT COVERING MATERIAL		

ELECTRICAL SYMBOL LEGEND

ELECTRICAL	SYMBOL
Non-Weather Proof Outlet	⊕
Disposal	ⓧ
Vanity Light 4 Bulb	ⓧⓧⓧⓧ
Fluorescent Fixture	ⓧ
Fan	ⓧ
Light Fixture	ⓧ
Outlet	⊕
Outlet 220V	⊕
Outlet GFCI	⊕*
Pull Chain Light	ⓧ
Smoke Detector	ⓧ
Switch	ⓧ
Switch 3 way	ⓧ

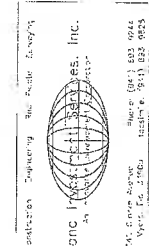


MAIN FLOOR ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

- ALL INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE AT THE MINIMUM AND ANY STATE OR LOCAL CODES THAT MAY EXCEED THE NATIONAL ELECTRIC CODE.
- PANEL AND BOXES ARE NOT VENTED UNLESS SOLED OR REQUIRING TO BE VENTED BY LOCAL CODE.
- OUTSIDE ELECTRICAL PANEL, 6' STANDARD JERMAN SOLD OR REQUIRED BY CODE TO BE RECESSED UNDER.
- IF PANEL BASE AND STANDARD PANEL LOCATIONS ARE DETERMINED BY THE CLOSEST POINT TO THE POWER COMPANY SUPPLY.
- PREWIRE FOR FAN LIGHT, ALL FANS ARE OPTIONAL.

- NOTE:
 ALL BEDROOMS WITH BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- A LIGHTING FIXTURE WITH RECEPTACLE OUTLET, CONTROLLED BY A SWITCH LOCATED AT THE PASSAGEWAY OPENING, SHALL BE PROVIDED SO AS TO LIGHT THE PASSAGEWAY AND SERVICE AREA AND INSTALLED IN ACCORDANCE WITH CHAPTER 33 OF THE 2004 FLORIDA MECHANICAL CODE.
- SMOKE DETECTORS SHALL BE INSTALLED AS PER SBCC 707.2.2 AND NFPA 72 CHAPTER 2.1.1.1. SMOKE DETECTORS SHALL BE LINE VOLTAGE W/ BATTERY BACK-UP TO BE INSTALLED INSIDE EACH SLEEPING ROOM AND IN THE IMMEDIATE OUTSIDE AREA OF EACH SLEEPING ROOM.
- NOTICE TO HOMEOWNER
 A PART OF YOUR AIR CONDITIONING SYSTEM, THE AIR HANDLER, IS LOCATED IN THE ATTIC. FOR PROPER, EFFICIENT AND ECONOMIC OPERATION OF THE AIR CONDITIONING SYSTEM, YOU MUST ENSURE THAT REGULAR MAINTENANCE IS PERFORMED. YOUR AIR CONDITIONING SYSTEM IS EQUIPPED WITH ONE OR BOTH OF THE FOLLOWING:
1. THE SERVICE PANEL OF THE EQUIPMENT IS LOCATED WITHIN 6 FEET (1829 MM) OF AN ATTIC ACCESS.
 2. A DEVICE IS INSTALLED TO ALERT THE OWNER OR SHUT THE UNIT DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY.
 3. THE ATTIC ACCESS OPENING IS OF SUFFICIENT SIZE TO REPLACE THE AIR HANDLER.
 4. A NOTICE IS POSTED ON THE ELECTRIC SERVICE PANEL INDICATING TO THE HOMEOWNER THAT THE AIR HANDLER IS LOCATED IN THE ATTIC. SAID NOTICE SHALL BE IN ALL CAPITALS IN 1/2 POINT TYPE, WITH THE TITLE AND FIRST PARAGRAPH IN BOLD.
- A DEVICE THAT WILL ALERT YOU WHEN THE CONDENSATION DRAIN IS NOT WORKING PROPERLY OR SHUT THE SYSTEM DOWN WHEN THE CONDENSATION DRAIN IS NOT WORKING TO LIMIT POTENTIAL DAMAGE TO YOUR HOME AND TO AVOID DISRUPTION OF SERVICE, IT IS RECOMMENDED THAT YOU ENSURE PROPER WORKING ORDER OF THESE DEVICES BEFORE EACH SEASON OF PEAK OPERATION.



36855 Center Ridge Road
 ORLANDO, FL 32837
 PH: 407.371.0286
 PH: 407.371.0286
 FAX: 407.371.0286

Simply
 Homes LLC.

DUNN/POTTS
 4106 Pine Island Rd
 Ft. Lauderdale, FL 33309
 PH: 954.561.3333
 FAX: 954.561.3333

FLOOR / ELEC. PLAN

DECEMBER 30, 2006

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: COA 2009 00136 Lynch Residence 4724 Pine Island Rd, Matlacha Fl

HEARING DATE: November 25, 2009

SUMMARY:

The proposed project entails the rehabilitation and enlargement of an existing contributing structure in the Matlacha Historic District HD (District) 90-10-01. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 24-44-22-02-00000.0050; the address is 4724 Pine Island Rd. NW, Matlacha, Florida 33993. Physically, the house fronts on Pine Island Rd and abuts Matlacha Bay on the west or rear elevation.

STAFF ANALYSIS:

Existing conditions: The subject structure is on a small lot (roughly 50-ft by 120-ft) with 50-ft frontage on Pine Island Road. However, the land area is smaller as a large portion of the rear lot is submerged under the waters of the canal. The lot area over land is roughly 50-ft by 49-ft. As the site plan and photographs show this is an unusual lot because its rear lot line is incised into the landscape –i.e. it is not in line with the adjoining shorelines. The adjoining lots have a larger land area. The applicant has petitioned DEP for permission to fill in the lot so that its shoreline is in line with the prevailing shoreline. DEP has denied this request.

The Existing House:

According to the Property Appraiser the residence was constructed in 1946. This single story house is built roughly 2-ft above grade. It features a metal side gable roof. The house is roughly 14 ½ ft high from grade to roof peak. It has roughly 35-ft frontage on Pine Island Rd.

It has a footprint of roughly 1002 sq ft but only roughly 846 sq ft of living space with the balance taken up by a small covered front portico and an open rear deck. The roof material is metal and the exterior wall material is horizontal "hardi plank" synthetic siding. The signature feature of this building is the small off center gable roofed portico on the front elevation supported by two square wood columns. Under the portico is a single front door. Single windows flank either side of the portico. On the house the windows are colonial double hung or fix plate glass and are not original to the building. The original house has had several alterations. On the front elevation at one point there was a garage – there is concrete driveway which now terminates at a solid wall.

On the rear elevation (towards the north side) is a roughly 8-ft by 21-ft family room that has been added under a secondary shed roof that tapers from the end of main gable eave. Also on the rear existing bedroom (towards the south side) has been enlarged by altering the original rear gable eave – a portion of the rear eave has been raised so the roof slope is lower allowing higher ceilings in the bedrooms.

The proposal for the House

Increase Living Square Footage:

The proposal calls for preserving the small original historic house but increasing living space to roughly 1760 sq ft (1116 sq ft on the first floor and 647 one the second floor).

The applicant proposes to keep the foot print of the original small historic side gable house. The historic house would also stay at its current elevation (roughly 2-ft from grade). The rear additions would be removed but the original side gable house would be preserved at its original roof height and with its existing wall height and wall materials. The front elevation would remain as it is with the exception that the applicant proposes to restore the single garage. The proposal calls for an overhead garage door with a row of lights at the top of the door. On the sides of the house the windows would be reconfigured so there would be two windows centered on the south elevation and a single window centered on the north elevation.

The applicant proposes a new two-story addition to the rear of the property. It would feature a low pitched metal gable roof with a roof height of roughly 23-ft from grade to roof peak. The wall material would be hardi plank horizontal siding to match that found on the original house. On the rear elevations it would feature partial screened porches on the first and second floor which would be incised under the main roof. The porches would feature railings with vertical balusters.

With the new addition, the foot print of the house would be expanded to within 5-ft of the rip rap at the rear of the property. However, it is important to note that this property is unusual because its shoreline is recessed from the shorelines of the adjoining houses leaving a very small rear yard.

Materials and Design:

Staff and the applicant have had numerous meetings on the design of the building. The proposal calls for keeping the historic house as is and building a two story addition to rear which would be connected to the historic house by a connecting gable eave. The materials of the existing house and the addition would be the same.

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 original historic house has been identified and its footprint will be re-established and the original roof pitch will be restored. The original roof pitch also will be restored. The original historic house will not be elevated but kept at its current height height. Generally the characteristics of the building, the site and the environment have been preserved.

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

The proposal restores the historic house and calls for a new second story addition clearly differentiated from the historic house.

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.*

Not Applicable

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

Not Applicable

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

The original historic house is being restored to its original size and roof configuration. The front elevation in particular will remain unchanged with the exception that the original garage will be restored. The house will stay at its current elevation.

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 original historic house is being repaired.

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

Not Applicable

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

Not Applicable

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 new work will be differentiated from the old as it will be under a different roof which will be two stories high (the historic house is a single story house). The proposed new rear wing will be two-stories but only roughly 23-ft high from grade to roof peak. The architectural features of the new building (wall materials, roof design etc) are compatible with the historic building. The new taller addition will be set behind the existing historic house thereby preserving the integrity of the streetscape environment which features predominantly, low single story houses.

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 new proposed rear addition is removed the existing historic portion at the front will remain unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- Approve the preferred proposal as presented by the applicant with the following conditions:
- 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 as approved is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the LDC.

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. COA2009-00136

LYNCH RESIDENCE

4724 PINE ISLAND RD NW MATLACHA 33993

Contributing

Non-Contributing

Individual Designation

Not Historical

YOU ARE HEREBY NOTIFIED that the Lee County Historic Preservation Board voted to:

- Approve
 Approve with Conditions
 Deny
 Continued

Date of Decision: 11/30/2009

Condition: On the front elevation of the two-story addition, the windows should match those of the rest of the addition and have single lights (i.e. no mutins or dividers).

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate as noted below) have been furnished to the following persons:

LYNCH JOHN RUSSELL

Property Owner ⁴ with without Plans

Pam Houck/ Shawn Lamey

Director, Zoning Division ¹ with without plans

Bob Stewart

Building Official with without plans

Ron Schlegel

^{Engineer}
Applicant with without plans

Date: 11/30/2009

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. COA2009-00136

Contributing Non-Contributing Individual Designation Not Historical

Designation No.: HD 90-10-01
Name of Project: LYNCH RESIDENCE
Location: 4724 PINE ISLAND RD NW MATLACHA 33993
STRAP No.: 24-44-22-02-00000.0050

Name of Applicant:
Address:

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

- APPROVED** Certified by: Gloria Sajgo
Date Certified by Staff: 11/30/2009
- APPROVED WITH CONDITIONS** For the reason outlined below
- DENIED** For the reason outlined below
- CONTINUED**

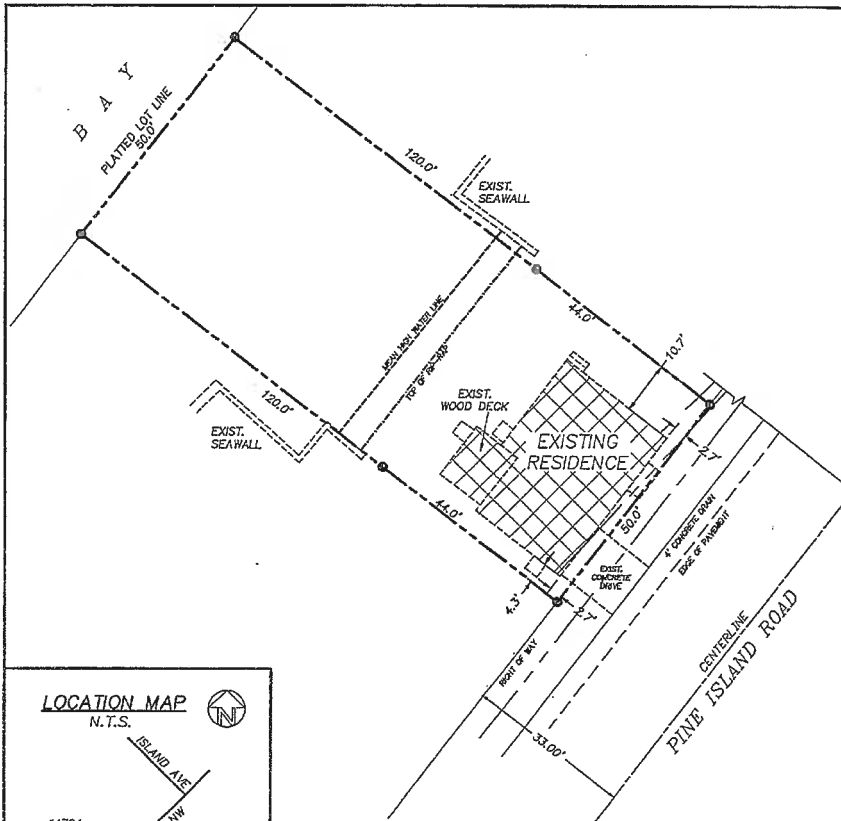
COMMENTS:

The proposed project has been designated under Chapter 22 of the Land Development Code (LDC) and on the basis of staff analysis, the project as approved is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the LDC.

Condition: On the front elevation of the two-story addition, the windows should match those of the rest of the addition and have single lights (i.e. no mufins or dividers).

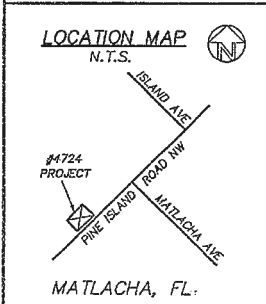
NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 days of the date of this decision. The notice of appeal must state the decision being appealed, the grounds for the appeal, and a summary of the relief sought. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, and must otherwise comply with LDC § 34-145(a), pertaining to appeals from administrative matters, and any county administrative codes adopted to implement the provisions of LDC Chapter 34. Notwithstanding the foregoing, except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party does not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.



EXISTING SITE PLAN

10'



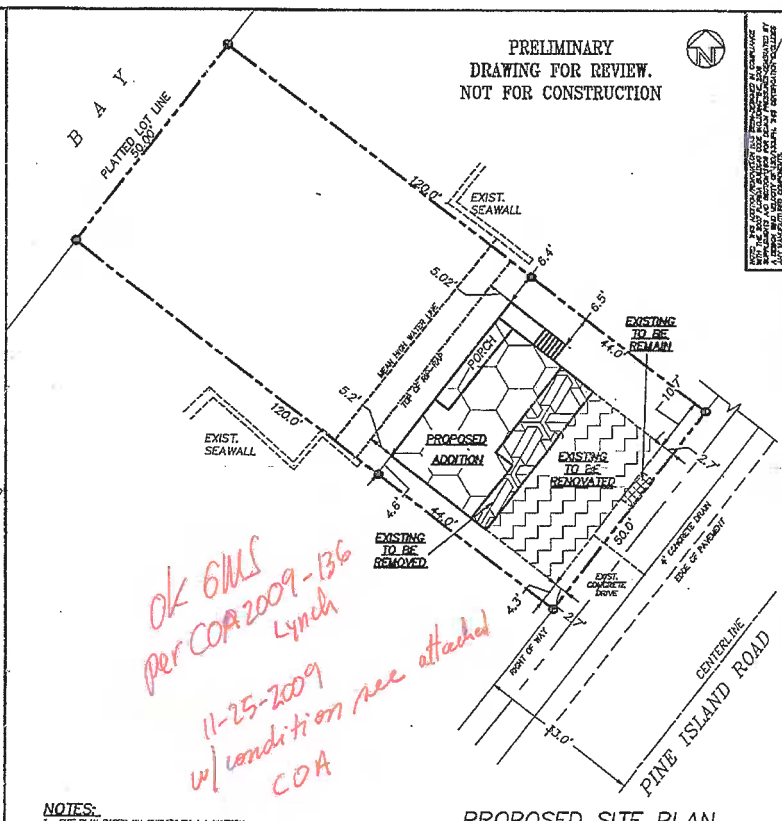
PROJECT DATA SUMMARY
 PROJECT NAME: THE LYNCH RESIDENCE
 PROJECT ADDRESS: 4724 PINE ISLAND RD., NW, MATLACHA, FL
 PROPOSED USE: RESIDENTIAL SINGLE FAMILY
 OWNER/CONTACT PERSON: RON SCHAEFER, PHONE: 263-2000
 ZONING: O1
 OCCUPANCY: R3

GENERAL BUILDING
 HEIGHT OF BUILDING: 24'-0"
 NO. OF STORIES: ONE STORY
 CONSTRUCTION TYPE: TYPE V-D

LOT COVERAGE AND AREA NOTES:

	BASED ON LOT AREA OF 6000 SQ.FT.		BASED ON LOT AREA OF 2730 SQ.FT.	
	SQ.FT.	%	SQ.FT.	%
EXISTING LOT COVERAGE	1002	17%	1002	37%
PROPOSED LOT COVERAGE	1632	28%	1632	59%

NOTE: LOT AREA OF 2730 SQ.FT. IS BASED ON AREA ABOVE MEAN HIGH WATER.



PROPOSED SITE PLAN

10'

NOTES:
 1. SITE PLAN BASED ON SURVEY BY A.L. WATSON LAND SURVEYING, INC. DATED 04-21-2006.

- LEGEND**
- EXISTING PROPERTY LINE
 - - - - - EOP
 - CTR. LINE
 - MEAN HIGH WATER LINE
 - TOP OF RP-RAP
 - OVERHEAD POWER LINES
 - [Hatched Box] EXISTING RESIDENCE TO REMAIN
 - [Hatched Box] EXISTING RESIDENCE TO BE RENOVATED
 - [Hatched Box] EXISTING RESIDENCE TO BE REMOVED
 - [Hatched Box] PROPOSED ADDITION
 - [Hatched Box] EXISTING RESIDENCE

*OK 6/11/09
 PER COA 2009-136
 Lynch
 11-25-2009
 w/ conditions see attached
 COA*

STRAP NO.: 24-44-22-02-00000.0050

THIS PROJECT INCLUDES THE FOLLOWING:
 1) RENOVATION/100% RENOVATION OF PORTIONS OF AN EXISTING SINGLE FAMILY DWELING.
 2) FIRST AND SECOND STORY ADDITION.

INDEX OF PLANS

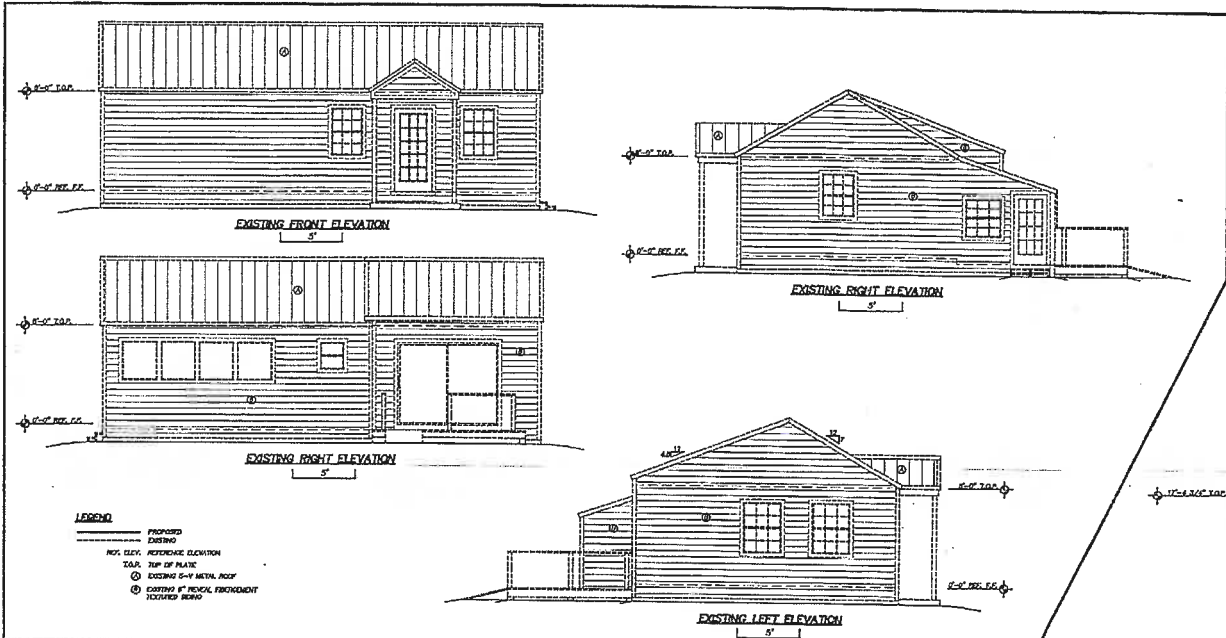
1. EXISTING & PROPOSED SITE PLANS
2. EXIST. ELEVATIONS/EXIST. FLOOR & DEMO PLAN
3. PROPOSED ELEVATIONS
4. PROPOSED FLOOR PLANS

PREPARED BY: A.L. WATSON LAND SURVEYING, INC.
 PROJECT NO.: 002
 DATE: 04-21-2006
 DRAWN BY: A.L. WATSON
 CHECKED BY: A.L. WATSON
 P.L. NO. 00233
 FLORENCE, FL
 (231) 253-2000
 FAX: (231) 253-5024

FLORIDA GALT ENGINEERING, INC.
 1000 W. GALT BLVD., SUITE 303
 TAMPA, FL 33606
 (813) 288-8888
 FAX: (813) 288-8884

EXIST./PROP. SITE PLANS
 LYNCH RESIDENCE
 4724 PINE ISLAND RD. NW, MATLACHA, FL

SHEET
1



LEGEND

--- PROPOSED
 --- EXISTING
 --- REF. ELEV. REFERENCE ELEVATION
 --- TOP, TOP OF PLATE
 --- EXISTING 5-V METAL ROOF
 --- EXISTING 1/2" METAL ROOF
 --- EXISTING 1/2" METAL ROOF
 --- EXISTING 1/2" METAL ROOF

DEMOLITION NOTES

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING TO BE REMOVED
- REMOVE EXISTING FLOOR FLOORS
- REMOVE EXISTING KITCHEN CABINETS/APPLIANCES
- EXISTING WINDOW TO REMAIN
- EXISTING 30" x 48" WINDOW TO BE REMOVED AND REPLACED WITH 34 SHINGLE WINDOW

NOTES

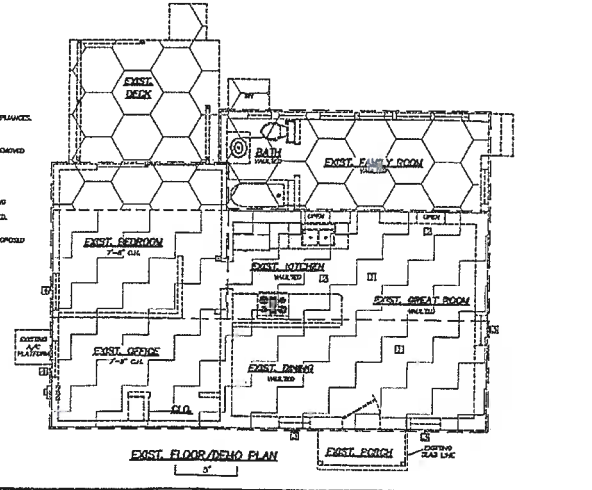
- ALL DIMENSIONS AREA APPROXIMATE, FOLLOW EXISTING CONDITIONS.
- LOCATIONS OF ADJACENT EXISTING STRUCTURES AS NOTED.
- PROPOSED SUPPORT BEARING CONSTRUCTION MARK.
- PROPOSED CONSTRUCTION IS IN PLACE.
- REMOVE EXISTING CONSTRUCTION AS NOTED FOR PROPOSED CONSTRUCTION.

LEGEND

--- EXISTING
 --- EXISTING ROOF LINES
 --- ROOF AREA

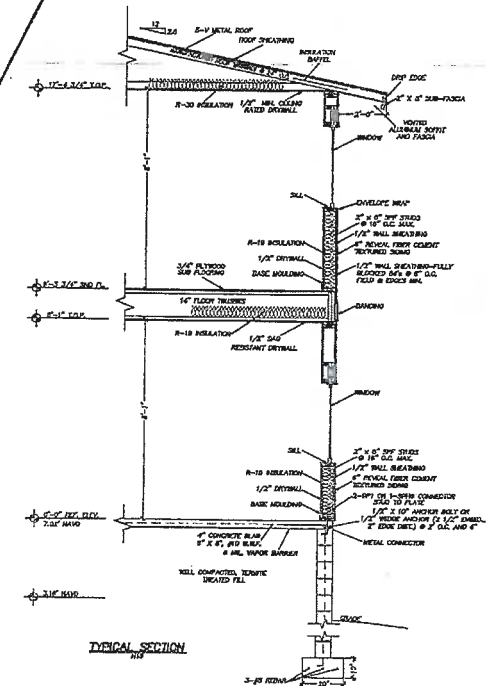
ROOF AREA SQFT.	
TABULATION	
TOTAL EXISTING AREA SQFT.	1032
EXISTING ROOF AREA SQFT.	817
ROOF AREA	817
TOTAL ROOF AREA SQFT.	817
TOTAL ROOF AREA PERCENTAGE	638

EXISTING SQFT.	
LODGE	810
EXIST. FRONT PORCH/STEPS	37
EXISTING DECK	128
TOTAL EXIST. AREA	1032



TYPICAL SECTION NOTES

- EXIST. FLOOR ELEVATION IS 12" (AS-BUILT HAVING).
- THE SECTION MEETS THE REQUIREMENTS OF THE EXISTING BUILDING-CODE SECTION 502.
- ALL EXISTING WALLS, WALL CONNECTIONS AND DETAILS SHALL BE CAPABLE OF RESISTING THE DESIGN PRESSURE AS SPECIFIED IN THE COMPANION AND GLAZING DESIGN PRESSURE TABLE (DRESS #1) FOR WINDS IN ZONE 4 OR ZONE 3.



TYPICAL SECTION

PRELIMINARY
 DRAWING FOR REVIEW.
 NOT FOR CONSTRUCTION

OK GMS
 Per COA 2009-136
 Lynch
 11-25-2009
 w/ conditions -
 see attached
 COA

FLORIDA CIVIL ENGINEERING, INC.
 2775 W. PALM BLVD. SUITE 1100
 WEST PALM BEACH, FL 33411
 P. (561) 833-1100 F. (561) 833-1101
 FAX (561) 833-1102

PROJECT NO. 09-001
 SHEET NO. 2
 DATE 11-25-09
 DRAWN BY: DOUGLAS WARD
 CHECKED BY: DOUGLAS WARD
 TITLE: EXIST. ELEVATIONS/EXIST. FLOOR/DEM O PLAN
 LYNCH RESIDENCE
 4724 PINE ISLAND RD. NW, MTLACHA, FL

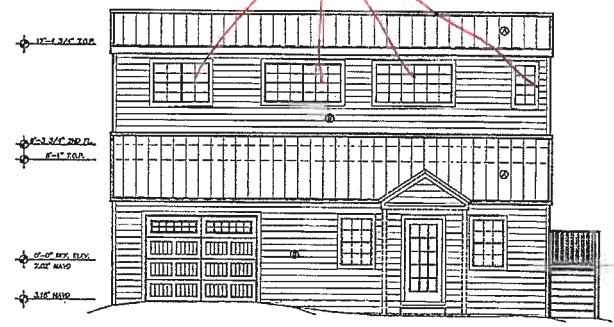
SCALE: AS SHOWN
 P.L. 25-0000

SHEET
 2

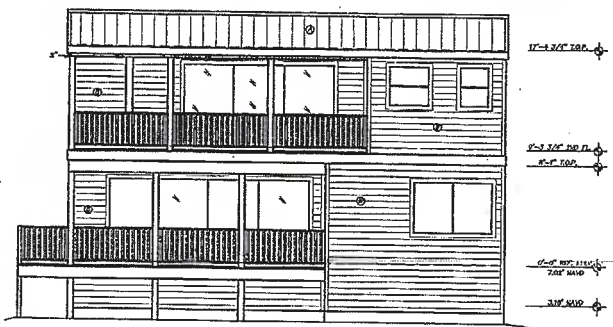
No mutins
see conditions
in attached
COA

OK GMS
per COA 2009-136
6/30 ch
11-25-2009
w/ conditions
see attached
COA

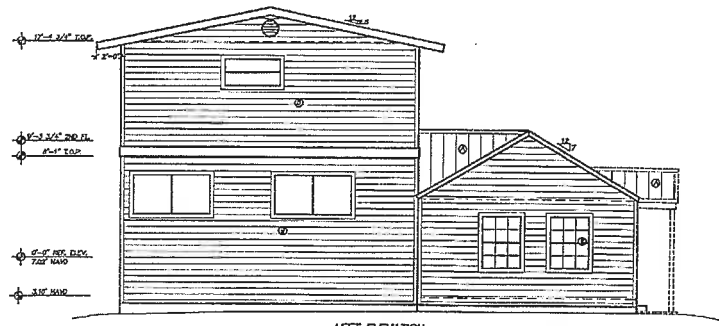
PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION



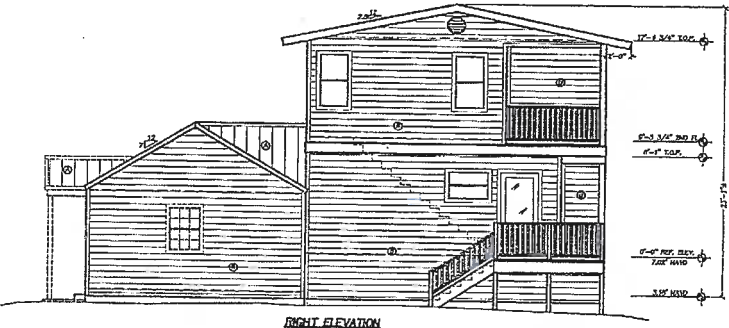
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

LEGEND
PROPOSED
EXISTING
REF. ELEV. REFERENCE ELEVATION
TOP. TOP OF FLAKE
○ PROPOSED 5/4 METAL ROOF
◎ PROPOSED 8" AERIAL FIRE CEILING
TOURED 2009

PROF. ARCHITECTURE AND ENGINEERING
REGISTERED ARCHITECT AND REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
EXPIRES 12/31/2010
PROJECT NO. 11-25-2009
DATE OF ISSUE
SCALE
SHEET NO. 3
ROW SUTTERS, P.A.
P.O. BOX 6032
NORTH MIAMI BEACH, FL 33162

FLORIDA GOLF ENGINEERING, INC.
NATIONAL FLORIDA LICENSE NO. 53093
DATE: 11-25-2009
P.O. BOX 7776
MIAMI, FL 33151
TEL: (305) 253-2500 FAX: (305) 253-2525

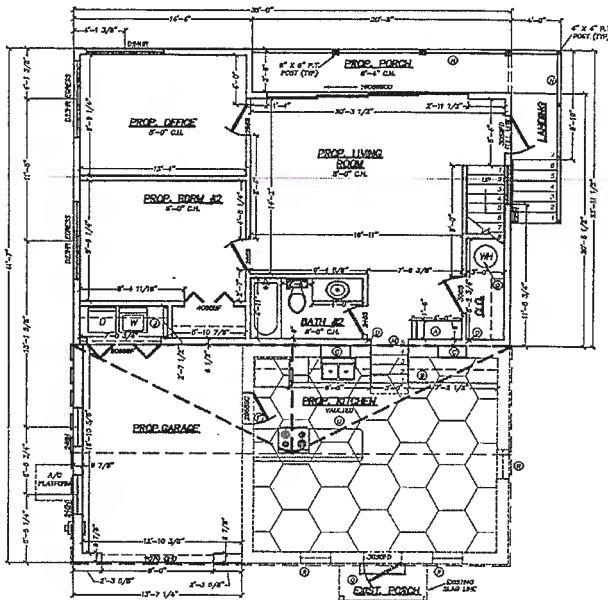
PROPOSED ELEVATIONS
LYNCH RESIDENCE
4724 PINE ISLAND RD. NW, MTLACHA, FL

SHEET
3

OK GMS
per COA 2009-136
w/ conditions
See attached
COA

PRELIMINARY
DRAWING FOR REVIEW.
NOT FOR CONSTRUCTION

PROJ. NO. 09-002	DATE 11/11/09
OWNER STATE	DATE 11/11/09
PROJECT NAME	DATE 11/11/09
PROJECT ADDRESS	DATE 11/11/09
PROJECT CITY	DATE 11/11/09
PROJECT STATE	DATE 11/11/09
PROJECT ZIP	DATE 11/11/09
PROJECT COUNTY	DATE 11/11/09
PROJECT DISTRICT	DATE 11/11/09
PROJECT SUBDISTRICT	DATE 11/11/09
PROJECT ZONE	DATE 11/11/09
PROJECT MAP	DATE 11/11/09
PROJECT PLAN	DATE 11/11/09
PROJECT SHEET	DATE 11/11/09
PROJECT SCALE	DATE 11/11/09
PROJECT DATE	DATE 11/11/09
PROJECT TIME	DATE 11/11/09
PROJECT COST	DATE 11/11/09
PROJECT STATUS	DATE 11/11/09
PROJECT COMMENTS	DATE 11/11/09



PROPOSED 1ST FLOOR PLAN

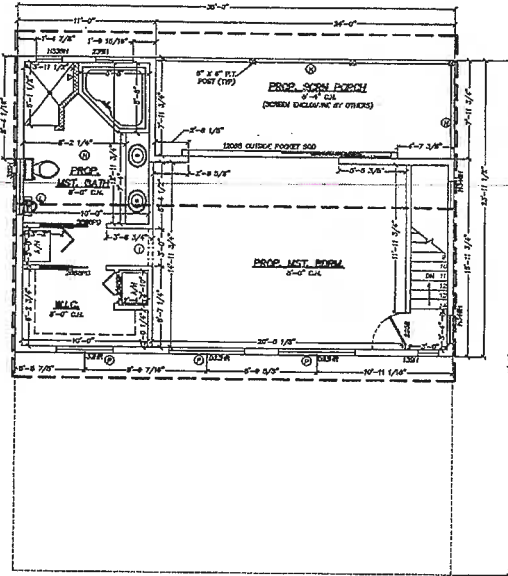
CONSTRUCTION NOTES:

1. BUILT IN SHELVING, COORDINATE WITH OWNER.
2. BASE CHANGES WITH ELEVATION.
3. FRAME IN OPENING FINISH TO MATCH EXISTING.
4. CONCRETE 4" WALL.
5. H-VET LINES.
6. REMOVE AND REMOVE WALL AS NEEDED TO INSTALL WINDOW DOOR.
7. CONCRETE STEP.
8. ACCESSIBLE BATH.
9. HANGING OPENING.
10. PROPOSED UTILITY ROOM FLOOR AT 216".
11. H-VET LINES.
12. CURB.
13. HANGING OPENING.
14. 1/2" FIRST GUARDRAIL.
15. 1/2" FIRST GUARDRAIL.
16. 1/2" FIRST GUARDRAIL.
17. 1/2" FIRST GUARDRAIL.
18. 1/2" FIRST GUARDRAIL.
19. 1/2" FIRST GUARDRAIL.
20. 1/2" FIRST GUARDRAIL.
21. 1/2" FIRST GUARDRAIL.
22. 1/2" FIRST GUARDRAIL.
23. 1/2" FIRST GUARDRAIL.
24. 1/2" FIRST GUARDRAIL.
25. 1/2" FIRST GUARDRAIL.
26. 1/2" FIRST GUARDRAIL.
27. 1/2" FIRST GUARDRAIL.
28. 1/2" FIRST GUARDRAIL.
29. 1/2" FIRST GUARDRAIL.
30. 1/2" FIRST GUARDRAIL.
31. 1/2" FIRST GUARDRAIL.
32. 1/2" FIRST GUARDRAIL.
33. 1/2" FIRST GUARDRAIL.
34. 1/2" FIRST GUARDRAIL.
35. 1/2" FIRST GUARDRAIL.
36. 1/2" FIRST GUARDRAIL.
37. 1/2" FIRST GUARDRAIL.
38. 1/2" FIRST GUARDRAIL.
39. 1/2" FIRST GUARDRAIL.
40. 1/2" FIRST GUARDRAIL.
41. 1/2" FIRST GUARDRAIL.
42. 1/2" FIRST GUARDRAIL.
43. 1/2" FIRST GUARDRAIL.
44. 1/2" FIRST GUARDRAIL.
45. 1/2" FIRST GUARDRAIL.
46. 1/2" FIRST GUARDRAIL.
47. 1/2" FIRST GUARDRAIL.
48. 1/2" FIRST GUARDRAIL.
49. 1/2" FIRST GUARDRAIL.
50. 1/2" FIRST GUARDRAIL.

FINISH NOTES:

1. PROVIDE NEW FLOOR SYSTEMS FOR 1ST & 2ND FLOORS.

- NOTES:**
1. ALL PROPOSED INTERIOR WALLS ARE 4 1/2" UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
 3. ALL INTERIOR AREAS ARE TO BE FINISHED TO MATCH EXISTING.
 4. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 5. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 6. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 7. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 8. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 9. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 10. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 11. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 12. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 13. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 14. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 15. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 16. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 17. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 18. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 19. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 20. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 21. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 22. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 23. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 24. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 25. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 26. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 27. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 28. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 29. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 30. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 31. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 32. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 33. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 34. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 35. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 36. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 37. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 38. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 39. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 40. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 41. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 42. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 43. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 44. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 45. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 46. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 47. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 48. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 49. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.
 50. ALL DIMENSIONS ARE APPROXIMATE, FOLLOW FINISHING CONSTRUCTION.



PROPOSED 2ND FLOOR PLAN

PROP. 1ST FLOOR SQ.FT.	
NET FLOOR AREA	1114
FRONT DEVELOPER LANDSCAPE/STONE	77
OVERAGE	267
1ST FLOOR NEAR PORCH	72
TOTAL 1ST FLOOR AREA	1530
PROP. 2ND FLOOR SQ.FT.	
2ND FLOOR LAND	617
2ND FLOOR PORCH	192
TOTAL 2ND FLOOR AREA	809
TOTAL PROP. SQ.FT.	
TOTAL LAND LAND	1790
OVERAGE/NEAR LANDSCAPE	26
PORCHES	284
OVERAGE	267
TOTAL AREA	2567

LEGEND

---	PROPOSED
---	PROPOSED ROOF
---	BEAM
---	CONCRETE LITE
---	EXISTING
---	EXISTING ROOF LINES
---	1ST FLOOR LINES

FLORIDA GULF ENGINEERING, Inc.
 4724 PINE ISLAND RD., NW, MARIETTA, GA 30067
 PHONE: (770) 428-7730
 FAX: (770) 428-7730
 WWW: WWW.FGECORP.COM

PROPOSED FLOOR PLANS
 LYNCH RESIDENCE
 4724 PINE ISLAND RD., NW, MARIETTA, GA

SHEET
 4

The Secretary of the Interior's
**Standards for
Rehabilitation**
and Guidelines for
Rehabilitating Historic Buildings

U.S. Department of the Interior
National Park Service
Preservation Assistance Division
Washington, D.C.

For additional information about historic building rehabilitation and Florida's state historic preservation program, please contact the Department of State's Bureau of Historic Preservation.

**Bureau of Historic Preservation
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250
Telephone: (850) 487-2333
FAX: (850) 922-0496**

CONTENTS

Introduction to the Standards and Guidelines	3
BUILDING EXTERIOR	
Masonry: Brick, stone, terra-cotta, concrete, adobe, stucco, and mortar	
Preservation of Historic Features (maintenance, repair, replacement)	8
Design for Missing Historic Features	10
Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements	
Preservation of Historic Features (maintenance, repair, replacement)	11
Design for Missing Historic Features	12
Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc	
Preservation of Historic Features (maintenance, repair, replacement)	13
Design for Missing Historic Features	14
Roofs	
Preservation of Historic Features (maintenance, repair, replacement)	15
Design for Missing Historic Features	16
Additions/Alterations for the New Use	16
Windows	
Preservation of Historic Features (maintenance, repair, replacement)	17
Design for Missing Historic Features	18
Additions/Alterations for the New Use	18
Entrances and Porches	
Preservation of Historic Features (maintenance, repair, replacement)	19
Design for Missing Historic Features	20
Additions/Alterations for the New Use	20
Storefronts	
Preservation of Historic Features (maintenance, repair, replacement)	21
Design for Missing Historic Features	22
BUILDING INTERIOR	
Structural Systems	
Preservation of Historic Features (maintenance, repair, replacement)	23
Additions/Alterations for the New Use	24

Interior Spaces, Features, and Finishes

Preservation of Historic Spaces, Features, and Finishes (maintenance, repair, replacement) 25
Design for Missing Historic Features and Finishes 27
Alterations/Additions for the New Use 28

Mechanical Systems

Preservation of Historic Features (maintenance, repair, replacement) 29
Alterations/Additions for the New Use 30

BUILDING SITE

Preservation of Historic Features (maintenance, repair, replacement) 31
Design for Missing Historic Features 33
Alterations/Additions for the New Use 33

DISTRICT/NEIGHBORHOOD

Preservation of Historic Features (maintenance, repair, replacement) 34
Design for Missing Historic Features 35
Alterations/Additions for the New Use 35

HEALTH AND SAFETY CODE REQUIREMENTS

ENERGY RETROFITTING

NEW ADDITIONS TO HISTORIC BUILDINGS 36

INTRODUCTION

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places. In partial fulfillment of this responsibility, the Secretary of the Interior's Standards for Historic Preservation Projects have been developed to guide work undertaken on historic buildings—there are separate standards for acquisition, protection, stabilization, preservation, rehabilitation, restoration, and reconstruction. **The Standards for Rehabilitation** (codified in 36 CFR 67) comprise that section of the overall preservation project standards and addresses the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years—particularly to determine if a rehabilitation qualifies as a certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- (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.
- (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.
- (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.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (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.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (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.
- (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.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of historic buildings. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the standards.

Technical Guidance Publications

The National Park Service, U.S. Department of the Interior, conducts a variety of activities to guide Federal agencies, States, and the general public in historic preservation project work. In addition to establishing standards and guidelines, the Service develops, publishes, and distributes technical information on appropriate preservation treatments, including Preservation Briefs, case studies, and Preservation Tech Notes.

A Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained by writing: Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington, DC 20013-7127.

GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The Guidelines were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's "Standards for Rehabilitation" during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are *not* codified as program requirements. Together with the "Standards for Rehabilitation" they provide a model process for owners, developers, and Federal agency managers to follow.

It should be noted at the outset that the Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell an owner or developer which features of their own historic building are important in defining the historic character and must be preserved—although examples are provided in each section—or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decisionmaking is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archaeologists, and others who are skilled in the preservation, rehabilitation, and restoration of historic properties.

The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed in the "**Recommended**" column on the left; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the "**Not Recommended**" column on the right.

To provide clear and consistent guidance for owners, developers, and federal agency managers to follow, the "Recommended" courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed—one that, first, assures the preservation of a building's important or "character-defining" architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historic buildings—**identifying, retaining, and preserving** the form and detailing of those architectural materials and features that are important in *defining the historic character*—is always listed first in the "Recommended" column. The parallel "Not Recommended" column lists the types of actions that are most apt to cause the diminution or even loss of the building's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in *all* of the "Not Recommended" columns must be viewed in that larger context, e.g., for the total impact on a historic building.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then **protecting and maintaining** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work **repairing** is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with compatible substitute material—of extensively deteriorated or missing *parts* of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace

Following repair in the hierarchy, guidance is provided for **replacing** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they *never* recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a *second* acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and materials of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions to Historic Buildings

Some exterior and interior alterations to the historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alternative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, NEW ADDITIONS TO HISTORIC BUILDINGS.

Health and Safety Code Requirements; Energy Retrofitting

These sections of the rehabilitation guidance address work done to meet health and safety code requirements (for example, providing barrier-free access to historic buildings); or retrofitting measures to conserve energy (for example, installing solar collectors in an unobstrusive location on the site). Although this work is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.

BUILDING EXTERIOR

Masonry: Brick, stone, terra cotta, concrete, adobe, stucco and mortar

Masonry features (such as brick cornices and door pediments, stone window architraves, terra cotta brackets and railings) as well as masonry surfaces (modelling, tooling, bonding patterns, joint size, and color) may be important in defining the historic character of the building. It should be noted that while masonry is among the most durable of historic building materials, it is also the most susceptible to damage by improper maintenance or repair techniques and by harsh or abrasive cleaning methods. Most preservation guidance on masonry thus focuses on such concerns as cleaning and the process of repointing.

Recommended

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and joint and unit size, tooling and bonding patterns, coatings, and color.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface **cleaning tests** after it has been determined that such cleaning is necessary. Tests should be observed over a sufficient period of time so that both the immediate effects and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Not Recommended

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Recommended

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.

Not Recommended

Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the preservation of masonry features.

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Recommended

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terracotta brackets or stone balusters.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

Replacing in kind an entire masonry feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water-repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.

Wood: Clapboard, weather-board, shingles, and other wooden siding and decorative elements

Because it can be easily shaped by sawing, planing, carving, and gouging, wood is the most commonly used material for architectural features such as clapboards, cornices, brackets, entablatures, shutters, columns and balustrades. These wooden features—both functional and decorative—may be important in defining the historic character of the building and thus their retention, protection, and repair are of particular importance in rehabilitation projects.

Recommended

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (hand-scraping and handsanding), then repainting.

Not Recommended

Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.

Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Recommended

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.

Replacing in kind an entire wood feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Using thermal devices improperly so that the historic woodwork is scorched.

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district.

Failing to undertake adequate measures to assure the preservation of wood features.

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute materials for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted because it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new wood feature such as a cornice of doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historic appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material, and color.

**Architectural Metals:
Cast iron, steel, pressed
tin, copper, aluminum,
and zinc**

Architectural metal features—such as cast-iron facades, porches, and steps; sheet metal cornices, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures, and hardware—are often highly decorative and may be important in defining the overall historic character of the building. Their retention, protection, and repair should be a prime consideration in rehabilitation projects.

Recommended

Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors.

Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Cleaning architectural metals, when necessary, to remove corrosion prior to repainting or applying other appropriate protective coatings.

Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.

Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure dry grit blasting may be used as long as it does not abrade or damage the surface.

Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Not Recommended

Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic architectural metal from a facade instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to create a uniform, or “improved” appearance.

Radically changing the type of finish or its historical color or accent scheme.

Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.

Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.

Exposing metals which were intended to be protected from the environment.

Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.

Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal.

Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.

Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.

Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.

Recommended

Repainting with colors that are appropriate to the historic building or district.

Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.

Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.

Replacing in kind an entire architectural metal feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Using new colors that are inappropriate to the historic building or district.

Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.

Failing to undertake adequate measures to assure the preservation of architectural metal features.

Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or that is physically or chemically incompatible.

Removing an architectural metal feature that is unreparable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new architectural metal feature such as a sheet metal cornice or cast iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historic appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new architectural metal feature that is incompatible in size, scale, material, and color.

Roofs

The roof—with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material—can be extremely important in defining the building's overall historic character. In addition to the design role it plays, a weathertight roof is essential to the preservation of the entire structure; thus, protecting and repairing the roof as a "cover" is a critical aspect of every rehabilitation project.

Recommended

Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evidence—using the physical evidence to guide the new work. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitatin projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Design for Missing Historic Features

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material, and color.

Alterations/Additions for the New Use

Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

Windows

A highly decorative window with an unusual shape, or glazing pattern, or color is most likely identified immediately as character-defining feature of the building. It is far more difficult, however, to assess the importance of repeated windows on a facade, particularly if they are individually simple in design and material, such as the large, multi-paned sash of many industrial buildings. Because rehabilitation projects frequently include proposals to replace window sash or even entire windows to improve thermal efficiency or to create a new appearance, it is essential that their contribution to the overall historic character of the building be assessed together with their physical condition before specific repair or replacement work is undertaken.

Recommended

Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by recaulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e., if repairs to windows and window features will be required.

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

Not Recommended

Removing or radically changing windows which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash which does not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which radically change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, iron, cast iron, and bronze.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the windows results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the preservation of historic windows.

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass lifts and sash locks.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Replacing in kind an entire window that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Design for Missing Historic Features

Designing and installing new windows when the historic windows (frame, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New windows openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

Entrances and Porches

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Recommended

Identifying, retaining, and preserving entrances—and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilasters, entablatures, columns, balustrades, and stairs.

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to entrance and porch features will be necessary.

Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.

Replacing in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as wood, iron, cast iron, terra cotta, tile and brick.

Removing an entrance or porch because the building has been reoriented to accommodate a new use.

Cutting new entrances on a primary elevation.

Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Failing to undertake adequate measures to assure the preservation of historic entrances and porches.

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Removing an entrance or porch that is unreparable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Design for Missing Historic Features

Designing and constructing a new entrance or porch if the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building.

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.

Introducing a new entrance or porch that is incompatible in size, scale, material, and color.

Alterations/Additions for the New Use

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

Enclosing porches in a manner that results in a diminution or loss of historic character such as using solid materials such as wood, stucco, or masonry.

Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the building, i.e., limiting such alteration to non-character-defining elevations.

Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Storefronts

Storefronts are quite often the focus of historic commercial buildings and can thus be extremely important in defining the overall historic character. Because storefronts also play a crucial role in a store's advertising and merchandising strategy to draw customers and increase business, they are often altered to meet the needs of a new business. Particular care is required in planning and accomplishing work on storefronts so that the building's historic character is preserved in the process of rehabilitation.

Recommended

Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.

Replacing in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

Not Recommended

Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard overhangings, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Design for Missing Historic Features

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building. Such new design should generally be flush with the facade; and the treatment of secondary design elements, such as awnings or signs, kept as simple as possible. For example, new signs should fit flush with the existing features of the facade, such as the fascia board or cornice.

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using new illuminated signs; inappropriately scaled signs and logos; signs that project over the sidewalk unless they were a characteristic feature of the historic building; or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

BUILDING INTERIOR Structural System

If features of the structural system are exposed such as loadbearing brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building's overall historic character. Unexposed structural features that are not character-defining or an entire structural system may nonetheless be significant in the history of building technology; therefore, the structural system should always be examined and evaluated early in the project planning stage to determine both its physical condition and its importance to the building's historic character or historical significance. See also Health and Safety Code Requirements.

Recommended

Identifying, retaining, and preserving structural systems—and individual features of systems—that are important in defining the overall historic character of the building, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, abovegrade stone foundation walls, or loadbearing brick or stone walls.

Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and assuring that structural members are free from insect infestation.

Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.

Repairing the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be spliced, braced, or otherwise supplemented and reinforced.

Not Recommended

Removing, covering, or radically changing features of structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Putting a new use into the building which could overload the existing structural system; or installing equipment or mechanical systems which could damage the structure.

Demolishing a loadbearing masonry wall that could be augmented and retained and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.

Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.

Utilizing treatments or products that accelerate the deterioration of structural material such as introducing urea-formaldehyde foam insulation into frame walls:

Failing to provide proper building maintenance on a cyclical basis so that deterioration of the structural system results.

Utilizing destructive probing techniques that will damage or destroy structural material.

Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or damages interior features or spaces.

Replacing a structural member or other feature of the structural system when it could be augmented and retained.

Recommended

Not Recommended

Replacing in kind—or with substitute material—those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.

Installing a replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.

Using substitute material that does not equal the load-bearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Alterations/Additions for the New Use

Limiting any new excavations adjacent to historic foundations to avoid undermining the structural stability of the building or adjacent historic buildings.

Carrying out excavations or regrading adjacent to or within a historic building which could cause the historic foundation to settle, shift, or fail; or could have a similar effect on adjacent historic buildings.

Correcting structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.

Radically changing interior spaces or damaging or destroying features or finishes that are character-defining while trying to correct structural deficiencies in preparation for the new use.

Designing and installing new mechanical or electrical systems when required for the new use which minimize the number of cutouts or holes in structural members.

Installing new mechanical and electrical systems or equipment in a manner which results in numerous cuts, splices, or alterations to the structural members.

Adding a new floor when required for the new use if such an alteration does not damage or destroy the structural system or obscure, damage, or destroy character-defining spaces, features, or finishes.

Inserting a new floor when such a radical change damages a structural system or obscures or destroys interior spaces, features, or finishes.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are radically changed.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as well as character-defining interior spaces, features, and finishes.

Damaging the structural system or individual features; or radically changing, damaging, or destroying character-defining interior spaces, features, or finishes in order to create an atrium or a light well.

Interior: Spaces, Features, and Finishes

An interior floor plan, the arrangement of spaces, and built-in features and applied finishes may be individually or collectively important in defining the historic character of the building. Thus, their identification, retention, protection, and repair should be given prime consideration in every rehabilitation project and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.

Recommended

Not Recommended

Interior Spaces

Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial use spaces.

Radically changing a floor plan or interior spaces—including individual rooms—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Altering the floor plan by demolishing principal walls and partitions to create a new appearance.

Altering or destroying interior spaces by inserting floors, cutting through floors, lowering ceilings, or adding or removing walls.

Relocating an interior feature such as a staircase so that the historic relationship between features and spaces is altered.

Interior Features and Finishes

Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantles, paneling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stenciling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.

Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new decorative material that obscures or damages character-defining interior features or finishes.

Removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (e.g., removing plaster to expose masonry surfaces such as brick walls or a chimney piece).

Applying paint, plaster, or other finishes to surfaces that have been historically unfinished to create a new appearance.

Stripping historically painted wood surfaces to bare wood, then applying clear finishes or stains to create a “natural look.”

Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes to features such as doors and paneling.

Radically changing the type of finish or its color, such as painting a previously varnished wood feature.

Recommended

Protecting and maintaining masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems.

Protecting interior features and finishes against arson and vandalism before project work begins, erecting protective fencing, boarding-up windows, and installing fire alarm systems that are keyed to local protection agencies.

Protecting interior features such as a staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.

Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as wall coverings, parquet flooring and panelling.

Removing damaged or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems.

Repainting with colors that are appropriate to the historic building.

Limiting abrasive cleaning methods to certain industrial or warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should *only* be considered after other, gentler methods have been proven ineffective.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required; that is, if repairs to interior features and finishes will be necessary.

Repairing interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.

Not Recommended

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.

Permitting entry into historic buildings through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or through vandalism.

Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators; or of decorative materials.

Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.

Failing to take new use patterns into consideration so that interior features and finishes are damaged.

Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.

Using new paint colors that are inappropriate to the historic building.

Changing the texture and patina of character-defining features through sandblasting or use of other abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.

Failing to undertake adequate measures to assure the preservation of interior features and finishes.

Replacing an entire interior feature such as a staircase, panelled wall, parquet floor, or cornice; or finish such as a decorative wall covering or ceiling when repair of materials and limited replacement of such parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.

Recommended

Replacing in kind an entire interior feature or finish that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing a character-defining feature or finish that is unrepairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Design for Missing Historic Features

Designing and installing a new interior feature or finish if the historic feature or finish is completely missing. This could include missing partitions, stairs, elevators, lighting fixtures, and wall coverings; or even entire rooms if all historic spaces, features, and finishes are missing or have been destroyed by inappropriate "renovations." The design may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building, district, or neighborhood.

Creating a false historical appearance because the replaced feature is based on insufficient physical, historical, and pictorial documentation or on information derived from another building.

Introducing a new interior feature or finish that is incompatible with the scale, design, materials, color, and texture of the surviving interior features and finishes.

Recommended

Not Recommended

Alterations/Additions for the New Use

Accommodating service functions such as bathrooms, mechanical equipment, and office machines required by the building's new use in secondary spaces such as first floor service areas or on upper floors.

Reusing decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door moulding, panelled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.

Installing permanent partitions in secondary spaces; removable partitions that do not destroy the sense of space should be installed when the new use requires the subdivision of character-defining interior spaces.

Enclosing an interior stairway where required by code so that its character is retained. In many cases, glazed fire-rated walls may be used.

Placing new code-required stairways or elevators in secondary and service areas of the historic building.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that preserves character-defining interior spaces, features, and finishes as well as the structural system.

Adding a new floor if required for the new use in a manner that preserves character-defining structural features, and interior spaces, features, and finishes.

Dividing rooms, lowering ceilings, and damaging or obscuring character-defining features such as fireplaces, niches, stairways or alcoves, so that a new use can be accommodated in the building.

Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically inappropriate areas.

Installing permanent partitions that damage or obscure character-defining spaces, features, or finishes.

Enclosing an interior stairway with fire-rated construction so that the stairwell space or any character-defining features are destroyed.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding new code-required stairways and elevators.

Destroying character-defining interior spaces, features, or finishes; or damaging the structural system in order to create an atrium or light well.

Inserting a new floor within a building that alters or destroys the fenestration; radically changes a character-defining interior space; or obscures, damages, or destroys decorative detailing.

**Mechanical Systems:
Heating,
Air Conditioning,
Electrical, and Plumbing**

The visible features of historic heating, lighting, air conditioning and plumbing systems may sometimes help define the overall historic character of the building and should thus be retained and repaired, whenever possible. The systems themselves (the compressors, boilers, generators and their ductwork, wiring and pipes) will generally either need to be upgraded, augmented, or entirely replaced in order to accommodate the new use and to meet code requirements. Less frequently, individual portions of a system or an entire system are significant in the history of building technology; therefore, the identification of character-defining features or historically significant systems should take place together with an evaluation of their physical condition early in project planning.

Recommended

Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.

Protecting and maintaining mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.

Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.

Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.

Replacing in kind—or with compatible substitute material—those visible features of mechanical systems that are either extensively deteriorated or are missing when there are surviving prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.

Not Recommended

Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.

Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.

Replacing a mechanical system or its functional parts when it could be upgraded and retained.

Installing a replacement feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Alterations/Additions for the New Use

Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Installing air conditioning units if required by the new use in such a manner that the historic materials and features are not damaged or obscured.

Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.

Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.

Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.

Installing "dropped" acoustical ceilings to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.

Cutting through features such as masonry walls in order to install air conditioning units.

Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.

BUILDING SITE

The relationship between a historic building or buildings and landscape features within a property's boundaries—or the building site—help to define the historic character and should be considered an integral part of overall planning for rehabilitation project work.

Recommended

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features can include driveways, walkways, lighting, fencing, signs, benches, fountains, wells, terraces, canal systems, plants and trees, berms, and drainage or irrigation ditches; and archaeological features that are important in defining the history of the site.

Retaining the historic relationship between buildings, landscape features, and open space.

Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor erode the historic landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying unknown archaeological materials.

Surveying areas where major terrain alteration is likely to impact important archaeological sites.

Protecting, e.g., preserving in place known archaeological material whenever possible.

Planning and carrying out any necessary investigation using professional archaeologists and modern archaeological methods when preservation in place is not feasible.

Not Recommended

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing or relocating historic buildings or landscape features, thus destroying the historic relationship between buildings, landscape features, and open space.

Removing or relocating historic buildings on a site or in a complex of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.

Lowering the grade level adjacent to a building to permit development of a formerly below-grade area such as a basement in a manner that would drastically change the historic relationship of the building to its site.

Failing to maintain site drainage so that buildings and site features are damaged or destroyed; or, alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery or equipment into areas where their presence may disturb archaeological materials.

Failing to survey the building site prior to the beginning of rehabilitation project work so that, as a result, important archaeological material is destroyed.

Leaving known archaeological material unprotected and subject to vandalism, looting, and destruction by natural elements such as erosion.

Permitting unqualified project personnel to perform data recovery so that improper methodology results in the loss of important archaeological material.

Recommended

Not Recommended

Protecting the building and other features of the site against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise building and site features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and continued protection and maintenance of landscape features, including plant material.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

Repairing features of buildings and the site by reinforcing the historic materials. Repair will also generally include replacement in kind—with a compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as fencing and paving.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Permitting buildings and site features to remain unprotected so that plant materials, fencing, walkways, archaeological features, etc. are damaged or destroyed.

Stripping features from buildings and the site such as wood siding, iron fencing, masonry balustrades; or removing or destroying landscape features, including plant material.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.

Failing to undertake adequate measures to assure the preservation of building and site features.

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Not Recommended

Design for Missing Historic Features

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or otherwise inappropriate.

Introducing a new landscape feature or plant material that is visually incompatible with the site or that destroys site patterns or vistas.

Alterations/Additions for the New Use

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of character-defining features of the site.

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features or be intrusive to the building site.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserve the historic relationship between a building or buildings, landscape features, and open space.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Removing nonsignificant buildings, additions, or site features which detract from the historic character of the site.

Removing a historic building in a complex, a building feature, or a site feature which is important in defining the historic character of the site.

**DISTRICT/
NEIGHBORHOOD**

The relationship between historic buildings, and streetscape and landscape features within a historic district or neighborhood helps to define the historic character and therefore should always be a part of the rehabilitation plans.

Recommended

Identifying, retaining, and preserving buildings, and streetscape, and landscape features which are important in defining the overall historic character of the district or neighborhood. Such features can include streets, alleys, paving, walkways, street lights, signs, benches, parks and gardens, and trees.

Retaining the historic relationship between buildings, and streetscape and landscape features such as a town square comprised of row houses and stores surrounding a communal park or open space.

Protecting and maintaining the historic masonry, wood, and architectural metals which comprise building and streetscape features, through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and protecting and maintaining landscape features, including plant material.

Protecting buildings, paving, iron fencing, etc. against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of building, streetscape and landscape materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

Repairing features of the building, streetscape, or landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades, paving materials, or streetlight standards.

Not Recommended

Removing or radically changing those features of the district or neighborhood which are important in defining the overall historic character so that, as a result, the character is diminished.

Destroying streetscape and landscape features by widening existing streets, changing paving material, or introducing inappropriately located new streets or parking lots.

Removing or relocating historic buildings, or features of the streetscape and landscape, thus destroying the historic relationship between buildings, features and open space.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building, streetscape, and landscape features results.

Permitting buildings to remain unprotected so that windows are broken; and interior features are damaged.

Stripping features from buildings or the streetscape such as wood siding, iron fencing, or terra cotta balusters; or removing or destroying landscape features, including plant material.

Failing to undertake adequate measures to assure the preservation of building, streetscape, and landscape features.

Replacing an entire feature of the building, streetscape, or landscape such as a porch, walkway, or streetlight, when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building, streetscape, or landscape feature or that is physically or chemically incompatible.

Recommended

Replacing in kind an entire feature of the building, streetscape, or landscape that is too deteriorated to repair—when the overall form and detailing are still evident—using the physical evidence to guide the new work. This could include a storefront, a walkway, or a garden. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing a feature of the building, streetscape, or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted because it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

Recommended

Design for Missing Historic Features

Designing and constructing a new feature of the building, streetscape, or landscape when the historic feature is completely missing, such as row house steps, a porch, streetlight, or terrace. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the district or neighborhood.

Alterations/Additions for the New Use

Designing required new parking so that it is as unobtrusive as possible, i.e., on side streets or at the rear of buildings. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the district or neighborhood in terms of size, scale, design, material, color, and texture.

Removing nonsignificant buildings, additions, or streetscape and landscape features which detract from the historic character of the district or the neighborhood.

Not Recommended

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial and physical documentation.

Introducing a new building, streetscape or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Placing parking facilities directly adjacent to historic buildings which cause the removal of historic plantings, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the district or neighborhood.

Removing a historic building, building feature, or landscape or streetscape feature that is important in defining the overall historic character of the district or the neighborhood.

Although the work in these sections is quite often an important aspect of rehabilitation projects, it is usually *not* part of the overall process of preserving character-defining features (maintenance, repair, replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to meet new use requirements.

HEALTH AND SAFETY CODE REQUIREMENTS

As a part of the new use, it is often necessary to make modifications to a historic building so that it can comply with current health, safety and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of character-defining spaces, features, and finishes.

Recommended

Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety code, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Working with local code officials to investigate alternative life safety measures or variances available under some codes so that additions to historic buildings can be avoided.

Providing barrier-free access through removable or portable, rather than permanent, ramps.

Providing seismic reinforcement to a historic building in a manner that avoids damaging the structural system and character-defining features.

Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., that they are not damaged or obscured.

Installing sensitively designed fire suppression systems, such as a sprinkler system for wood frame mill buildings, instead of applying fire-resistant sheathing to character-defining features.

Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be located at the rear of the building or on an inconspicuous side; and its size and scale limited in relationship to the historic building.

Not Recommended

Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Making changes to historic buildings without first seeking alternatives to code requirements.

Installing permanent ramps that damage or diminish character-defining features.

Reinforcing a historic building using measures that damage or destroy character-defining structural and other features.

Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.

Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.

Using fire-retardant coatings if they damage or obscure character-defining features.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages or destroys character-defining features.

ENERGY RETROFITTING

Some character-defining features of a historic building or site such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings also play a secondary energy conserving role. Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate the existing historic features to assess their inherent energy conserving potential. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to insure that the building's historic character is preserved in the process of rehabilitation.

Recommended

Not Recommended

District/Neighborhood

Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds.

Stripping the setting of landscape features and landforms so that the effects of the wind, rain, and the sun result in accelerated deterioration of historic materials.

Building Site

Retaining plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks.

Removing plant materials, trees, and landscape features, so that they no longer perform passive solar energy functions.

Installing freestanding solar collectors in a manner that preserves the historic property's character-defining features.

Installing freestanding solar collectors that obscure, damage, or destroy historic landscape or archaeological features.

Designing attached solar collectors, including solar greenhouses, so that the character-defining features of the property are preserved.

Locating solar collectors where they radically change the property's appearance; or damage or destroy character-defining features.

Masonry/Wood/Architectural Metals

Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.

Applying urea of formaldehyde foam or any other thermal insulation with a water content into wall cavities in an attempt to reduce energy consumption.

Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior moulding around the window or other interior architectural detailing.

Resurfacing historic building materials with more energy efficient but incompatible materials, such as covering historic masonry with exterior insulation.

Installing passive solar devices such as a glazed "trombe" wall on a rear or inconspicuous side of the historic building.

Installing passive solar devices such as an attached glazed "trombe" wall on primary or other highly visible elevations; or where historic material must be removed or obscured.

Roofs

Placing solar collectors on noncharacter-defining roofs or roofs of nonhistoric adjacent buildings.

Placing solar collectors on roofs when such collectors change the historic roofline or obscure the relationship of the roof to character-defining roof features such as dormers, skylights, and chimneys.

Recommended

Not Recommended

Windows

Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.

Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and, if historically appropriate, blinds and awnings.

Installing interior storm windows with airtight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

Installing exterior storm windows which do not damage or obscure the windows and frames.

Considering the use of lightly tinted glazing on non-character-defining elevations if other energy retrofitting alternatives are not possible.

Entrances and Porches

Utilizing the inherent energy conserving features of a building by maintaining porches, and double vestibule entrances in good condition so that they can retain heat or block the sun and provide natural ventilation.

Interior Features

Retaining historic interior shutters and transoms for their inherent energy conserving features.

New Additions to Historic Buildings

Placing new additions that have an energy conserving function such as a solar greenhouse on non-character-defining elevations.

Mechanical Systems

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Removing historic shading devices rather than keeping them in an operable condition.

Replacing historic multi-paned sash with new thermal sash utilizing false muntins.

Installing interior storm windows that allow moisture to accumulate and damage the window.

Installing new exterior storm windows which are inappropriate in size or color, which are inoperable.

Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Using tinted or reflective glazing on character-defining or other conspicuous elevations.

Enclosing porches located on character defining elevations to create passive solar collectors or airlock vestibules. Such enclosures can destroy the historic appearance of the building.

Removing historic interior features which play a secondary energy conserving role.

Installing new additions such as multistory solar greenhouse additions which obscure, damage, destroy character-defining features.

Apply urea formaldehyde foam or any other thermal insulation with a water content or that may collect moisture into wall cavities.

NEW ADDITIONS TO HISTORIC BUILDINGS

An attached exterior addition to a historic building expands its "outer limits" to create a new profile. Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining *interior* spaces. If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resources.

Recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting the size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

Not Recommended

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multistory greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.