



**LEE COUNTY HISTORIC PRESERVATION BOARD  
OLD LEE COUNTY COURTHOUSE  
EAST ROOM (2<sup>ND</sup> FLOOR)  
2120 MAIN STREET, FORT MYERS, FL 33901**

**WEDNESDAY, JULY 17, 2013  
10:00 AM**

**AGENDA**

**NOTE:** (For public review, back-up materials for the historic designation and special certificate of appropriateness cases will be available at the Pine Island Public Library, 10700 Russell Road NW, Bokeelia, FL 33922, starting July 10, 2013).

1. **Call to Order/Review of Affidavit of Publication**
2. **Approval of 6/19/13 Minutes**
3. **Public Hearing on a Historic Designation (change in status from non-contributing to contributing)**
  - A. **HDC2013-00001 Claunch, 4819 Pine Island Rd NW, Matlacha, FL 33993**
4. **Public Hearing on a Special Certificate of Appropriateness (COA)**

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

  - A. **COA2013-00079 Claunch, 4819 Pine Island Rd. NW, Matlacha, FL 33993**

This project entails the rehabilitation of the residence and its expansion with the addition of a lanai at the rear.

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

1. Relief from LDC Section 34-844, which requires a minimum side setback of 15 feet, to allow a 3± foot setback from the southwestern property line to bring the existing structure into compliance.
2. Relief from LDC Section 34-844, which requires a minimum side setback of 15 feet, to allow a 2± foot setback from the northeastern property line to bring the existing structure into compliance.
3. Relief from LDC Section 34-1174(d)(2), which requires a minimum side setback of 5 feet for accessory structures, to allow a 2± foot setback from the northeastern property line to bring the existing wood deck into compliance.

**(OVER)**

4. Relief from LDC Section 34-844 and LDC Section 34-2192(a) which requires a minimum street setback of 25 feet, to allow a setback of 1± foot from the northwestern property line (Pine Island Road right-of-way) to bring the existing structure into compliance.
5. Relief from LDC Section 34-844 and LDC Section 34-2194(b) which requires a minimum 25 foot water body setback, to allow a 8± feet setback from the southeastern property line to allow construction of a new lanai.
6. Relief from LDC Section 34-844 and LDC Section 34-2194(c)(3)(b) which requires a minimum 5 feet setback from a seawalled natural water body, to allow a 0 foot setback from the southeastern property line to bring the existing wood deck into compliance.
7. Relief from LDC Section 34-844, which requires a minimum lot size of 7,500 square feet in the C-1 zoning district to bring the existing 4,000 square feet lot into compliance.
8. Relief from LDC Section 34-844, which requires a minimum lot width of 75 feet in the C-1 zoning district to bring the existing lot, with a width of 40 feet, into compliance.

**5. Items by the Public; Committee Members; Staff**

**6. Next Meeting Date: to be determined**

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Contact the Lee County Division of Planning at 239-533-8583 for further information on obtaining a record. In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. Contact Janet Miller at 533-8583.

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**MINUTES REPORT**  
**LEE COUNTY HISTORIC PRESERVATION BOARD**  
**June 19, 2013**

**MEMBERS PRESENT:**

Marsa Detscher (Vice Chair)  
Toni Ferrell  
James Ink

Rae Ann Wessel  
Kevin Williams (Chair)

**MEMBERS ABSENT:**

Ruby Daniels  
Theresa Schober

**STAFF PRESENT:**

Janet Miller, Recording Secretary

Gloria Sajgo, Principal Planner

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

Mr. Williams, Chair, called the meeting to order.

Ms. Miller, Recording Secretary, noted she had gotten a response from the Attorney's office stating the ad for this meeting was sufficient.

**Agenda Item 2 – Approval of Meeting Minutes – May 15, 2013**

**Dr. Detscher made a motion to approve the May 15, 2013 meeting minutes, seconded by Ms. Wessel. The motion was called and passed 5-0.**

**Agenda Item 3 – Request to File Historic Designation (change in status from non-contributing to contributing)**

**A. HDC2013-00001 Claunch, 4819 Pine Island Road NW, Matlacha, FL 33993**  
(Change in status from non-contributing to contributing)

Ms. Sajgo reviewed the designation report and recommendations. She noted the applicant was in attendance.

Dr. Detscher asked what the County's procedure was when dealing with interior renovations for a structure that is designated but does not meet the FEMA flood elevation. In other words, is there a variance procedure or does the Code allow for approval if it is either a historically designated structure or a structure that is in a historic district that is contributing.

Ms. Sajgo stated it was the latter. FEMA gives localities the discretion to implement it without a variance.

Dr. Detscher asked if it is built into the county ordinances that, if it is designated, the Building Official can issue a permit.

Ms. Sajgo stated the Building Official has that authority.

Ms. Ferrell asked if staff considered having an informational type meeting for property owners in Matlacha that may have fallen under a similar status but are not designated.

Ms. Sajgo stated she reviews them on a case by case basis. If she had an informational meeting for Matlacha, she would have to conduct them for other areas as well. It would involve a review because she could not attend an informational meeting without reviewing the properties and making a determination. In addition, Ms. Sajgo stated the County was conservative on changing the status of a property from non-contributing to contributing, so she would have to do a site visit on the properties first.

Ms. Ferrell clarified that she was addressing buildings that are outside the district.

Ms. Sajgo stated that, regarding buildings outside the district, staff has talked to people about expanding the district because there were concerns over the mass, scale, and size of structures in the area. There was a lot of resistance to coming under the district so the outcome was that they were not interested in expanding the district to include their properties. Instead they adopted a separate Matlacha Overlay for people outside the district.

Ms. Sajgo stated she did not want to give people the idea that this is a loosening of regulations or that we are changing our regulations. So far, staff has only received two requests to change the status from non-contributing to contributing and have reviewed them on a case by case basis. She was not certain how many buildings would qualify for a change in status. She was not in favor of meeting with people and telling them that they might qualify for a change in status because they may not qualify.

Ms. Wessel asked for clarification that the existing elevation is 12 feet 3 inches and that the finished elevation with the new roof would be 12 feet 9 inches.

Mr. Schlegel, the owner's representative, stated this was correct. He noted the building is going to be raised because it is abnormally low and there is no good egress to the property. In fact, you cannot park in front of it. The referenced elevation on the structure will come up to match the structures on the sides of it. You will no longer have to go down two feet to get into the house off of Pine Island Road. This situation became worse when the County raised Pine Island Road in 1992.

Ms. Ferrell commended the applicant for pursuing this. **She made a motion to direct it to public hearing to change the status from the Matlacha Historic District and the subject property from contributing to noncontributing and the case number is HDC2013-00001 Claunch, seconded by Dr. Detscher. The motion was called and passed 5-0.**

**Agenda Item 4 – HDC2012-00004 Over the Waterfront/Safety Harbor Club (Ferry Boat Captain's Bunk House), 44700 Escondido Lane, Captiva, FL 33924**

Ms. Sajgo gave a brief summary of this project since it was presented once before. She reviewed staff's recommendation as well.

Mr. Ink asked if staff knew when this structure was moved.

Ms. Sajgo stated the County did not know when it was relocated, but that in looking at aerial photographs, it was determined the move happened after 1966. In addition, staff believes the Ferry

Boat Captain's Bunk House was originally located over pilings on the water near Punta Rassa; however, they did not have the documentation.

Due to a question by Ms. Wessel, Ms. Sajgo clarified that the structure is currently used as a restaurant. She directed the Board to photographs at the end of their packet.

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

**Dr. Detscher made a motion to designate HDC2012-00004 Over the Waterfront/Safety Harbor Club (Ferry Boat Captain's Bunk House), seconded by Ms. Ferrell. The motion was called and passed 5-0.**

**Agenda Item 5 – Public Hearing on a Special Certificate of Appropriateness (COA)**

**A. COA2013-000042 Vanwart Residence, 4898 Pine Island Road NW, Matlacha, FL 33993**

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

Due to the way it as written in the staff report, Dr. Detscher asked for clarification about the shed being "within the setbacks."

Ms. Sajgo clarified that she meant the shed was within the setback requirements.

Ms. Wessel referred to the statement about a shed encroachment from the adjacent property.

Ms. Sajgo stated that only referred to the adjacent property owner's shed encroaching on Mr. Vanwart's property. Staff is not addressing that issue.

Mr. Ink stated that would be between the property owners.

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

**Dr. Detscher made a motion to approve COA2013-00042 Vanwart Residence at 4898 Pine Island Road NW, Matlacha, FL 33993, specifically to include the installation of the deck, french doors, the beveled doors and the shed, and make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project as approved is in compliance with the Secretary of Interior's Standards for Rehabilitation and Chapter 22 of the LDC.**

Ms. Ferrell noted there was a mistake with the case number listed in the staff report. It is listed as COA2010-00042 instead of COA2013-00042.

Staff stated they would correct the typo.

**The motion was seconded by Ms. Ferrell. The motion was called and passed 5-0.**

**Agenda Item 6 – Review of the National Register Nomination for the Captiva Chapel-By-The Sea Historic District – 11580 Chapin Lane, Captiva, FL 33924**

Ms. Sajgo stated that the State gives Lee County an opportunity to review and comment on any National Register nomination that comes forward because we are a Certified Local Government. She introduced Michael Boris, President of the Captiva Civic Association and stated that they were the ones that initiated this nomination. Ms. Sajgo stated that her only comment to the State was that she felt the nomination should incorporate more about the early history of the building when it was used as the Captiva School. The State revised the nomination to include that additional information (revision was included in the materials sent to the HPB); therefore, she asked that the Board support the revised nomination.

Dr. Detscher asked for clarification on who initiated the nomination because the report indicates the State initiated it, yet it was indicated today that the Captiva Civic Association initiated it.

Mr. Boris stated it was initiated about 18 years ago, but at that time many of the buildings did not meet the age requirement. The Captiva Civic Association merely reapplied with the existing paperwork and some new photos.

Ms. Sajgo stated that it appears as if the State initiated it simply because the applicant did not have to start from scratch since the State already had it on file.

**Ms. Wessel made a motion to support the revised National Register Nomination for the Captiva School at the Chapel by the Sea Historic District at 11580 Chapin Lane, Captiva, FL 33924, seconded by Ms. Ferrell. The motion was called and passed 5-0.**

**Agenda Item 7 - Items by the Public; Committee Members; Staff**

**Public** - None

**Committee Members**

**Annual County Budget**

Ms. Wessel asked if there was any update on the budget.

Ms. Sajgo stated the historic grant program is included in the budget. She stated we would have a new County Manager soon, Roger Desjarlais. She was not sure if the LCHPB wanted to meet individually with the County Commissioners as they have in the past especially since there are two new members.

Mr. Williams asked that staff keep the LCHPB updated on the status as the budget process continues. He suggested waiting until the first round of hearings before thanking the Commissioners for their support. If staff advises the LCHPB of a problem that arises, then the members can have individual outreach efforts with the Commissioners.

**Mound Key**

Ms. Wessel brought up Mound Key as there might be an acquisition of the property.

Dr. Detscher stated a need for an authorization letter from this Board supporting the acquisition. **She made a motion that the Chair issue a letter, seconded by Ms. Ferrell. The motion was called and passed 5-0.**

### Dean Park

Mr. Williams referred to an e-mail that everyone should have received about Dean Park being placed on the National Register. It falls under the purview of the City of Fort Myers,

Staff - None

### Agenda Item 8 – Next Meeting Date

The next Lee County Historic Preservation Board meeting is scheduled for Wednesday, July 17, 2013, at 10:00 a.m. in the East Room of the Old Lee County Courthouse, 2120 Main Street, Fort Myers, FL.

Mr. Williams announced that he would be out of town on that day and; therefore, would be unable to attend.

Staff stated they would e-mail everyone to see if we would have a quorum.

The meeting adjourned at 10:40 a.m.

**LEE COUNTY HISTORIC PRESERVATION BOARD  
STAFF REPORT**

**TYPE OF CASE:** Special Certificate of Appropriateness  
**CASE NUMBER:** COA 2013-00042 Vanwart 4898 Pine Island Rd., Matlacha Fl 33993  
**HEARING DATE:** June 19, 2013

**SUMMARY:**

The proposed project entails the installation of a deck, a pair of French Doors and a shed on 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 01 00003.0010; the address is 4898 Pine Island Rd. Matlacha, Florida 33993. Physically, the house fronts on Pine Island Rd and abuts a waterway on the rear.

**STAFF ANALYSIS:**

**Existing conditions:** The subject structure is a small frame vernacular house located on a parcel with 100-ft frontage along Pine Island Rd. The subject house is roughly 26-ft by 27-ft with an 8-ft by 13-ft storage addition at the rear. The house features a small front facing metal gable roof flanked by a flat roofed wing—which is probably a later addition. The house features horizontal vinyl siding and awning windows. The house retains much of its original size, mass, scale and height.

The current owner purchased the property in January 2013 and is requesting after the fact permits to abate the following violations:

VIO2013-06083 installation of a wooden deck without the required permit  
VIO2013-06781 installation of a double door without the required permit  
VIO2013-06081 installation of a 12-ft by 20-ft shed without the required permit

**New door and entry deck**

Originally on the flat roofed wing the house had a single door on the front elevation and a window on the side elevation. As noted earlier this flat roofed wing is likely to have been a later addition to the house. The location of the door close to the corner of the building suggests that this was not the location of the original front door – as an original front door is likely to have been centered under the gable roof or at least under the flat roof. The awning window is also not original to house.

The applicant removed the single door from the front elevation and the window from the side elevation and roughly where the window had been located, the applicant installed a pair of French Doors with single lights. These doors are installed close to the corner of the house. This activity was cited as: VIO2013-06781 Installation of a double door without the required permit

The applicant proposes to install a low deck along the side of the house – the deck would be 27-ft long (the length of the house) and 8-ft wide. The deck would provide access to the new French Doors. Because the side of the deck would be flush with the front of the house and the house does not meet the front setbacks the applicant has asked for zoning relief to bring both the house and the proposed deck into compliance. The required front setback is 25-ft the applicant is requesting 14-ft – the setback of the existing house and the proposed deck.

While waiting on the approval of the large side deck, the applicant installed a smaller deck to gain access to the house through the new French Doors. The applicant was cited for not pulling a permit for this small deck (VIO2013-06083 installation of a wooden deck without the required permit). The applicant will remove this small deck when he installs the proposed larger deck.

**A New Shed**

The applicant installed a roughly 10-ft by 20-ft shed on the property without a permit (VIO2013-06081 installation of a 12-ft by 20-ft shed without the required permit). The shed is setback roughly 27-ft from Pine Island Rd and features horizontal yellow vinyl siding and a small front facing gable roof. This shed is within the setbacks and does not require zoning relief. Generally the style of the shed complements the style of the house.

Because the longest portion of this lot fronts Pine Island Rd the shed is visible from Pine Island Rd. However, the mass and scale of the shed are small so its impact on the streetscape is minimal. Additionally the style of the shed – the yellow horizontal vinyl siding and front facing metal gable roof – is in keeping with the style of the house.

Overall staff believes this is a well thought out project and in keeping with the original house design.

### **The Secretary of the Interior's Standards for Rehabilitation**

In reviewing compliance with the Secretary of the Interior's Standards please refer to the

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 relocation of door from the front to the side is a minimal change. It is unlikely that the door on the front elevation was original so the character defining features of the building and its site and environment will not be affected. The house will continue to be used as a residence. .
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.  
The proposal retains and preserves the historic character of the property. The proposal avoids the removal or alteration of features and spaces that characterize the property.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. 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 features, finishes and construction techniques that characterize the property are being 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.  
Not Applicable
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 shed is a small addition that is detached from the main house but in keeping with its architecture. The small size of the shed makes it compatible with the size and scale of the main house. The architectural features of the shed are in keeping with the architecture of the 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 shed is removed in the future the form and integrity of the historic property and its environment will not be affected.

### **STAFF RECOMMENDATION:**

Staff recommends that the Historic Preservation Board:

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

**MEMORANDUM**

**FROM  
THE DEPARTMENT OF  
COMMUNITY DEVELOPMENT  
DIVISION OF PLANNING**

**DATE:** June 6, 2013

**TO:** Lee County HPB

**FROM:** Gloria M. Sajgo AICP  
Principal Planner

**RE: HDC 2013-00001 Claunch 4819 Pine Island Rd NW Matlacha Fl 33993 – This designation petitions a change in status for a property in the Matlacha Historic District from non-contributing to contributing**

The owners of the subject property STRAP 24 44 22 01 00003 0250 asked staff to review the status of the subject property in the Matlacha Historic District HD 90 10 01 and consider their request for a change from noncontributing to contributing.

Staff has reviewed the property and on the basis of the attached documentation, staff recommends the LCHPB vote to file the attached designation and direct to public hearing a change in status from non-contributing to contributing for the subject property.

Sections 22-205 and 206 of Chapter 22 Historic Preservation authorize the Lee County Historic Preservation Board to take action to change the status of a property.



- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
  - (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
  - (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
  - (5) A property primarily commemorative in nature if design, age, tradition or symbolic value have invested it with its own historical significance.
  - (6) A building, structure, site or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.
- (Ord. No. 88-62, § 7D, 12-21-88)

Sec. 22-205. Removal of designation or change in status.

The removal of a historic resources designation or the change in a designation from contributing to non-contributing property (or the reverse) in a designated district may be initiated in one of three ways: (a) by written petition of the property owner; (b) by majority vote of the historic preservation board; or, (c) at the request of the Board of County Commissioners.

- (1) *Removal of designation or change in status initiated by owner.* The owner must file a written petition for removal of designation or change in status. The petition must state with specificity the reason for the request and include sufficient information to support investigation of the property in response to the request. The complete petition or subsequently requested report will be presented to the historic preservation board for action. At that time the historic preservation board may:
  - (a) accept a removal of designation petition and direct it to public hearing;
  - (b) direct that a removal of designation report be prepared by either the staff or the applicant for consideration by the board;
  - (c) reject a report submitted and state the specific reasons for the rejection; or,
  - (d) deny the removal of designation petition and state the reasons for denial.

Notice must be provided in accord with section 22-207 prior to action under this section.

- (2) *Removal of designation or change in status initiated by historic preservation board or Board of County Commissioners.* The historic preservation board has the authority to direct staff to prepare a removal of designation or change in status report based upon a recommendation of County staff, a request from the historic preservation board or direction by the Board of County Commissioners. Once completed, the requested report will be considered by the historic preservation board at a duly noticed meeting.
- (Ord. No. 09-23, § 6, 6-23-09)

Sec. 22-206. Removal of designation or change in status report.

Action by the historic preservation board to accept a removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) must be based upon a report prepared in accord with this section. The report must be in writing and provide specific and detailed information as to why the historic designation applicable to the property should be removed or changed from contributing to non-contributing (or the reverse).

Removal of a historic resource designation or the change in status from contributing to non-contributing property (or the reverse) is appropriate only if the subject property no longer meets the criteria set forth in section 22-204 for the applicable designation.  
(Ord. No. 09-23, § 6, 6-23-09)

**Sec. 22-207. Notice; action by board; recording.**

- (a) *Notice to owner.* A notice to the property owner must be filed in accord with section 22-203(1).
- (b) *Notice of public hearing.* The county will provide written notice regarding the public hearing in accord with section 22-203(2).
- (c) *Decision deadlines.* After review of the report, the historic preservation board must take action in accord with section 22-203(3).
- (d) *Recording.* The board's written decision must be recorded as set forth in section 22-203(4).  
(Ord. No. 09-23, § 6, 6-23-09)

Secs. 22-208—22-240. Reserved.

**ARTICLE IV. MAINTENANCE AND REPAIR OF PREMISES**

**Sec. 22-241. Ordinary maintenance and repair.**

Nothing in this chapter shall be construed to prevent or discourage the ordinary maintenance and repair of the exterior elements of any historic resource or any property within a designated historic district when such maintenance and repair do not involve a change of design, appearance (other than color) or material, and do not require a building permit.  
(Ord. No. 88-62, § 9A, 12-21-88)

**Sec. 22-242. Correction of deficiencies generally.**

When the historic preservation board determines that the exterior of a designated historic resource, or a contributing property within a designated historic district, is endangered by lack of ordinary maintenance and repair, or that other improvements in visual proximity of a designated historic resource or historic district are endangered by lack of ordinary maintenance, or are in danger of deterioration to such an extent that it detracts from the desirable character of the designated historic resource or historic district, the historic preservation board may request appropriate officials or agencies of the county government to require correction of such deficiencies under the authority and procedures of applicable ordinances, laws and regulations.  
(Ord. No. 88-62, § 9B, 12-21-88)

**Sec. 22-243. Unsafe structures.**

If the building official determines that any designated historic resource or contributing property is unsafe pursuant to the provisions of the applicable county ordinances, the building official will immediately notify the historic preservation board by submitting copies of such findings. Where appropriate and in accordance with applicable county ordinances, the historic preservation board shall encourage repair of the building or structure rather than demolition. The building official will, in these instances, take into consideration any comments and recommendations made by the historic preservation board. The historic preservation board may also endeavor to negotiate with the owner and interested parties, provided such actions do not interfere with procedures established in the applicable ordinances.  
(Ord. No. 88-62, § 9C, 12-21-88)





# HISTORIC PRESERVATION PROGRAM DESIGNATION REPORT FORM AND/OR APPLICATION

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

Date Filed:	June 19, 2013	FSF No.		Designation No.	HDC 2013-00001 Change in status from non-contributing to contributing in the Matlacha Historic District HD90-10-01
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*This form is for use in nominating or requesting determinations of eligibility for individual properties or districts pursuant to Lee County Land Development Code, Chapter 22, Historic Preservation.*

**Name of Property**

Historic Name: Claunch  
Other Names/Site Number: Fitzwater

**Location**

Street & Number: 4819 Pine Island Rd  
City, State, Zip: Matlacha Fl 33993  
STRAP Number: 24 44 22 01 00003 0250

**Classification**

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing		Non-Contributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	building(s)	
<input type="checkbox"/> public-local	<input type="checkbox"/> district		sites	
<input type="checkbox"/> public-state	<input type="checkbox"/> site		structure	
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure		objects	
	<input type="checkbox"/> objects	1	TOTAL	

**Official Actions**

Date of Petition for Designation: June 19, 2013  
Date Designation Report filed with Historic Preservation Board: June 19, 2013  
Date of Historic Preservation Board's written Resolution: \_\_\_\_\_  
Resolution Number: \_\_\_\_\_  
Date Designation was recorded: \_\_\_\_\_  
Initiated by: \_\_\_\_\_

**Designation**

- Individual Historic Resource
- Individual Archaeological Site
- Historic District Change in status from non-contributing to contributing
- Archaeological Zone

Archaeological District

**Staff Recommendation:**

**Staff has reviewed property and on the basis of the attached documentation recommends the LCHPB vote to file the attached designation and direct to public hearing a change in status in the Matlacha Historic District for the subject property from non-contributing to contributing.**

Statement Attached		ATTACHMENTS
YES	NO	
		<b>Designation Report for Individual Buildings or Sites per Lee County Land Development Code (LDC) Chapter 22 Historic Preservation</b>
X		LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.
X		Photographs (3"x5" or larger)
X		LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but no limited to period of significance, significant dates, cultural application, architect/builder, significant person.
X		LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site, including any potential threats or other circumstances that may affect the integrity of the building, structure, of site.
X		LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals.
X		LDC - Sec. 22-202 (1) e - A location map, showing relevant zoning and land use information. <b>Map attached</b>
X		LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.

**Applicable Criteria (check all that apply)**

- Section 22-204(a)     1     2     3     4     5
- Section 22-204(b)     1     2     3     4     5
- Section 22-204(c)     1     2     3     4     5
- Section 22-204(d)     1     2     3     4     5
- Section 22-204(e)     1     2     3     4     5

## Lee County Land Development Code (LDC)

### Chapter 22 - Sec. 22-204. Criteria for Designation.

(a) Significance generally. The historic preservation board shall have the authority to designate historic resources based upon their significance in the county's history, architecture, archaeology or culture, or for their integrity of location, design, setting, materials, workmanship, or associations, and because they:

- (1) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, the county, southwestern Florida, the state, or the nation;
- (2) Are associated with the lives of persons significant in our past;
- (3) Embody the distinctive characteristics of a type, period, style, or method of construction or are the work of a master; or possess high artistic value or represent a distinguishable entity whose components may lack individual distinction;
- (4) Have yielded or are likely to yield information on history or prehistory; or
- (5) Are listed or have been determined eligible for listing in the National Register of Historic Places.

(b) Historical or cultural significance. A historic resource shall be deemed to have historical or cultural significance if it is:

- (1) Associated with the life or activities of a person of importance in local, state, or national history;
- (2) The site of a historic event with a significant effect upon the town, county, state, or nation;
- (3) Associated in a significant way with a major historic event;
- (4) Exemplary of the historical, political, cultural, economic, or social trends of the community in history; or
- (5) Associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.

(c) Architectural or aesthetic significance. A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- (1) Portrays the environment in an era of history characterized by one or more distinctive architectural styles;
- (2) Embodies the characteristics of an architectural style, period, or method of construction;
- (3) Is a historic or outstanding work of a prominent architect, designer, or landscape; or
- (4) Contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the south Florida environment.

(d) Archaeological significance. A historic resource shall be deemed to have archaeological significance if it meets one or more of the following criteria:

- (1) There is an important historical event or person associated with the site;
- (2) The quality of the site or the data recoverable from the site is significant enough that it would provide unique or representative information on prehistoric or historical events;
- (3) The site was the locus of discrete types of activities such as habitation, religious, burial, fortification, etc.;
- (4) The site was the location of historic or prehistoric activities during a particular period of time; or
- (5) The site maintains a sufficient degree of environmental integrity to provide useful archaeological data. Such integrity shall be defined as follows:
  - a. The site is intact and has had little or no subsurface disturbance; or
  - b. The site is slightly to moderately disturbed, but the remains have considerable potential for providing useful information.

(e) Properties Not generally eligible. Properties not generally considered eligible for designation include cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, buildings or sites primarily commemorative in nature, reconstructed historic buildings, and properties that have achieved significance less than 50 years prior to the date the property is proposed for designation. However, such properties will qualify if they are integral parts of districts that do meet the criteria described in this section or if they fall within one or more of the following categories:

- (1) A religious property deriving primary significance from architectural or artistic distinction of historical importance.
- (2) A building or structure removed from its location but which is primarily significant for architectural value, or is the surviving structure most importantly associated with a historic event or person.
- (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life.
- (4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.
- (5) A property primarily commemorative in nature if design, age, tradition, or symbolic value have invested it with its own historical significance.
- (6) A building, structure, site, or district achieving significance less than 50 years from the date it is proposed for designation if it is of exceptional historical importance.

**LDC - Sec. 22-202 (1) a - A physical description of the building, structure or site and its character-defining features, accompanied by photographs.**

The subject property is located in the Matlacha Historic District HD 90 10 01. It is located at 4819 Pine Island Rd NW in Matlacha. The house is built on the Pine Island Fill Subdivision on Block 3 lot 25 (w 40 ft). The lot is rectangular shaped -- roughly 100-ft by 40-ft -- and straddles both land and water (Matlacha Bay). The land portion of the lot is only roughly 60-ft by 40ft. The lot has roughly 40-ft frontage along Pine Island Rd.

The building is very small and typical of the diminutive cottages on Matlacha. The building's footprint is roughly 1286 sq ft.—including 246 sq ft for the garage. The building is rectangular in shape with roughly 29-ft along the front and rear and roughly 44 ½ ft along the sides. From grade to roof peak it is about 12-ft high.

This small frame vernacular building features horizontal vinyl siding and both metal and composition (flat) roofs. The exterior windows and doors and the location of these windows and doors are not original to the house or historically or architecturally accurate. The house features two principal wings, both clearly visible from the front and the rear elevations; one is under a metal roof and the other under a flat roof. The metal roofed wing is roughly 17-ft wide and features a small side gable roof with a small shed roof in front and a larger, expansive shed roof at the rear. To the right (south) is the flat roofed wing that is roughly 12-ft wide and houses a garage at the front and additional living area at the rear.

The front elevation features:

- an enclosed shed roofed porch that with two narrow rectangular windows located high up and towards the left corner of the building and
- a single car garage with a flat roof.

The rear elevation features:

- centered under the metal roofed wing a pair of French doors flanked by oversized 1/1 windows and
- under the flat roof wing is a pair of narrow, rectangular windows, located high up the wall.

The rear elevation opens to a wide (roughly 15-ft wide) deck, a dock and to a majestic view of Matlacha Bay.

While visually the house is broken into these two main wings (metal roofed and flat roofed), the building is more complex than it appears. The form and design of the building are additive so the building appears to have had a series of additions and changes over the course of years. The building likely acquired its current form over a period of time. Originally the building was a cottage with a side gable roof and shed roofed porch at the front—though even the porch might have been added later.

Eventually the original small metal roofed cottage was expanded by

- extending rear side gable eave of the cottage in expansive shed roofs over additional living areas at the rear of the original cottage.
- adding a narrow flat roofed wing for a garage at the front and additional living space at the rear on the south side, (next to the original cottage)

Like many of the contributing structures located in the Matlacha Historic District this house is a wood frame house built in the vernacular architectural style. The vernacular refers to construction using local materials and labor, usually without the benefit of plans, and built at the most economical price at the time.

**LDC - Sec. 22-202 (1) b - A statement of the historical, cultural, architectural, archaeological, or other significance of the building, structure, or site as defined by the criteria for designation established by this chapter (see Sec 22-204 Criteria for Designation). The statement could include discussion of specific topics such as, but not limited to period of significance, significant dates, cultural application, architect/builder, significant person.**

Historically Matlacha is a fishing village that was established in the 1930s when squatters built houses along the causeway that was created to build bridges linking the mainland to Pine Island. Eventually the houses gained homestead rights and title to the land. The story of how squatters moved onto the land created to build the bridges was the inspiration for Richard P. Powell's book (published in 1959) *Pioneer, Go Home!*, which was later adapted into the movie (1962) *Follow that Dream*, starring Elvis Presley.

The subject parcel is in the Pine Island Fill Subdivision which was platted in 1947 and recorded in 1949 (Plat Book 8 page 86 – attached). The parcel is on Block 3 and lot 25 (w 40 ft). The Lee County Property Appraiser shows that the first year on the tax roll was 1950. Due to the poor condition of the early deeds in the public records, it is hard to establish with certainty the first owners of the property. However this property is associated most closely with the Fitzwater family, whose members owned the house from 1958 to 1996. In August 27 1958 Stanley P Fitzwater and his wife Mary E Fitzwater purchased the property and owned it until April 20 1982 when they quit claimed it to Steve W. Fitzwater and Deborah S. Bell, as joint tenants with right of survivorship. In February 24, 1952 Steven Fitzwater a single person and Deborah S. Bell a married woman transferred the property to Steven W. Fitzwater a single person. In May 15 1996 Steven Fitzwater transferred the property to Mark T Teagan and Tracey W. Teagan. While no more information is available at this time on the Fitzwater family, it is possible that since this family owned the property in Matlacha for such a long time, information might become available in the future.

This small vernacular cottage is typical of the cottages in the Fishing Village of Matlacha. Due to the constraints of building upon a narrow strip of fill, this building like many other historic cottages in Matlacha is of a uniquely small scale. These informally built and densely configured cottages with spectacular waterfront views are now relatively rare examples of a vernacular fishing cottage in Florida. The building boom that started in the 1960s soon altered the traditional architecture styles. Without doubt the subject cottage could not be built as a new structure under current building and land development regulations.

**LDC - Sec. 22-202 (1) c - A description of the existing condition of the building, structure, or site including any potential threats or other circumstances that may affect the integrity of the building, structure, of site**

The main threat to the building is its noncontributing status in the district. As a noncontributing structure, per FEMA regulations no more than 50% of the value of the building can be spent on its rehabilitation. Because the building value is low and the amount of work to be done is substantial, the building cannot be rehabilitated as a noncontributing building. Instead of being rehabilitated, the building would have to be torn down and a new building that complies with modern regulations built in its place. Only changing the building status to contributing would allow the rehabilitation and preservation of the existing building.

The building is stable but needs to be rehabilitated; the structural integrity of some of the additions is questionable and the interior finishes have been removed. The building does not comply with setbacks and in some instances is impractically close to the property line i.e. in one area the front of the building is setback roughly 3-inches from the front property line.



**LDC - Sec. 22-202 (1) d - A statement of rehabilitative or adaptive use proposals**

The owners are requesting that the status of the building be changed from non-contributing to contributing so they might rehab the building and continue to use it as residential cottage with relatively small changes. The owners have provided copies of the proposed changes.

- The horizontal vinyl siding would be replaced with horizontal wood siding, which is the building's original exterior finish.
- The metal and flat roofed wings would be combined under one larger metal roof. At the rear elevation the flat roof and metal shed roofs would be replaced by one large a rear facing gable roof that would intersect with the original cottage's side gable roof. The flat roof over the garage would be replaced by a low pitched partial hip roof that would tie in with the proposed new large roof at the rear. On the front elevation the original cottage's side gable roof and the shed roof over the former front porch still would be visible.
- The building height would increase slightly to accommodate a modern lifestyle; i.e. from grade to highest roof peak the increase is from roughly 12-ft 3 in to 12-ft 9-in.
- The size of the building would be increased slightly. The total square footage of the building would be increased by roughly 231 sq ft from roughly 1286 square ft to 1517 square ft by the addition of screened lanai at the rear.
- On the front elevation the proposal keeps the side gable roof of the original little cottage and the shed roof over the former front porch (which would continue to be enclosed as the traffic noise makes it impractical to have a front porch). The garage would be preserved where it is.
- The rear elevation would feature a new rear facing gable roof over the proposed lanai. Two pairs of French Doors would open from the main house onto to the lanai.
- The proposal would also relocate the building on the site so the building would no longer be at an angle and the front of the building would be roughly 1-ft from the front property line (now the building is roughly 3-in from the front property line).

**LDC - Sec. 22-202 (1) f - The staff's recommendations concerning the eligibility of the building, structure, or site for designation pursuant to this chapter, and a listing of those features of the building's structure or site which require specific historic preservation treatments.**

Staff recommends that the LCHPB change the status of the subject house from noncontributing to contributing. When the district was put in place the in 1990 this building with its first tax year identified as 1950 would have been considered to be 40 years and hence labeled as noncontributing. The district has been in place for 23 years now and the building is now roughly 63 years old. So its current age in 2013 is well beyond the 50 year rule of thumb used for determining whether a building is historic.

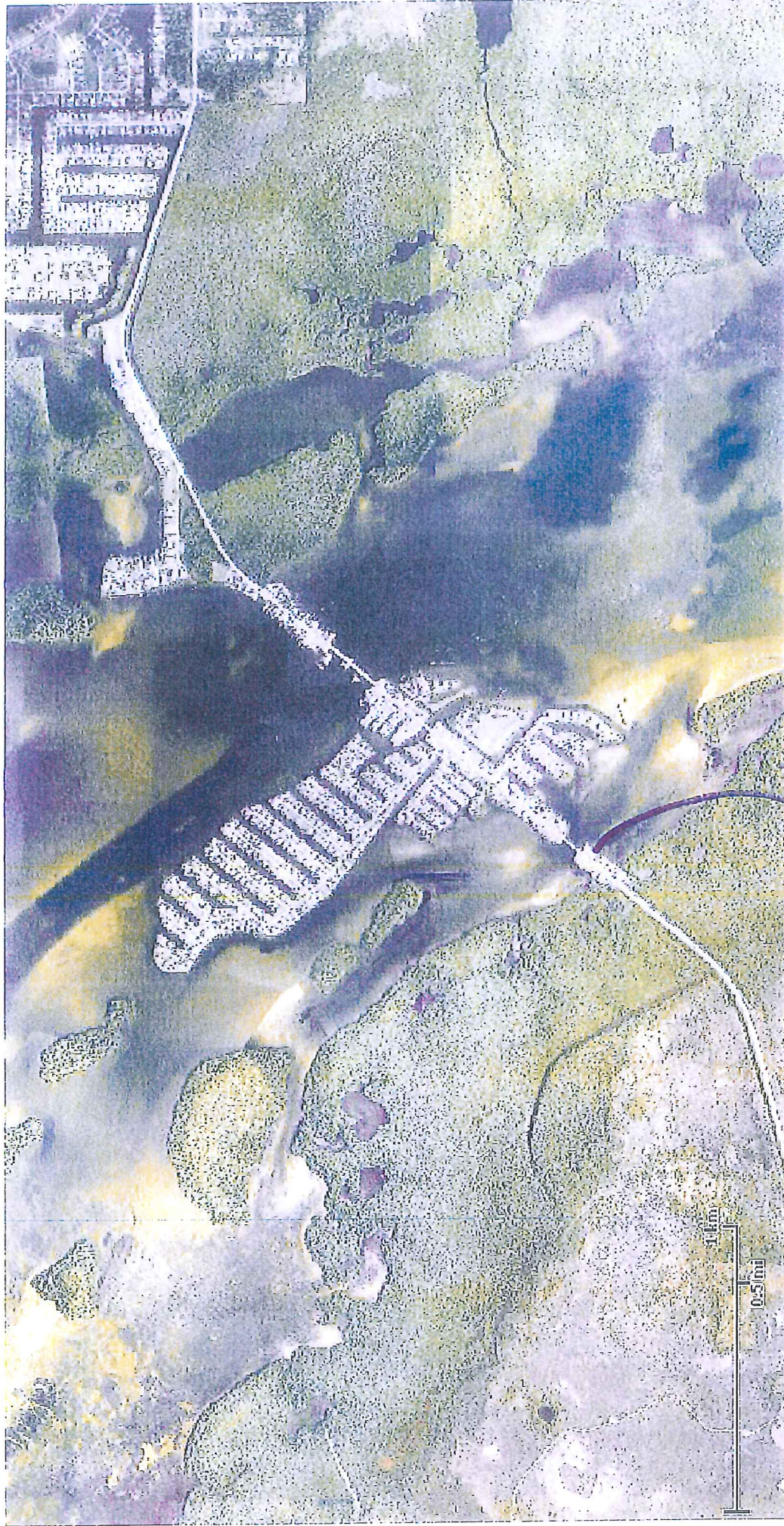
The mass, scale, style and height of the subject building are in keeping with those of other buildings in the Matlacha Historic District. If the building status is not changed, the proposed rehabilitation will not be permitted and as a result the owners would have to demolish the current building and build a new taller building which will have to comply with modern codes.

Staff also notes that the proposed changes preserve the mass, scale and height of the original building. Additionally the some of the original materials are also preserved: such as the metal roof and the installation of horizontal wood siding to replace the existing vinyl siding.



# HDC2013 00001 Claunch

4819 Pine Island Rd



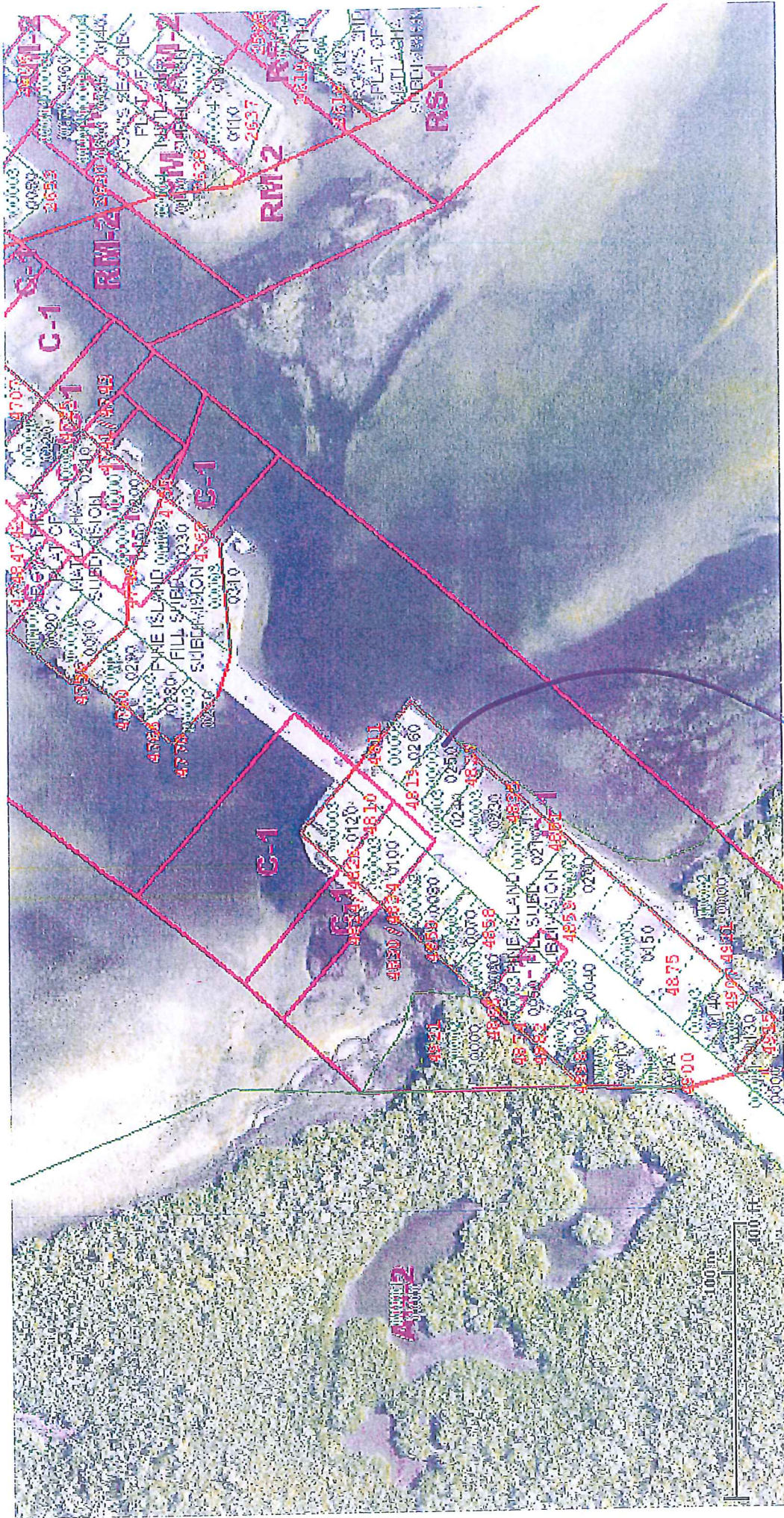
*SUBJECT PARCEL APPROX LOCATION*

Fri Jun 7 2013 04:41:43 PM.



# HDC2013 00001 Claunch

4819 Pine Island Rd



Fri Jun 7 2013 04:36:08 PM.



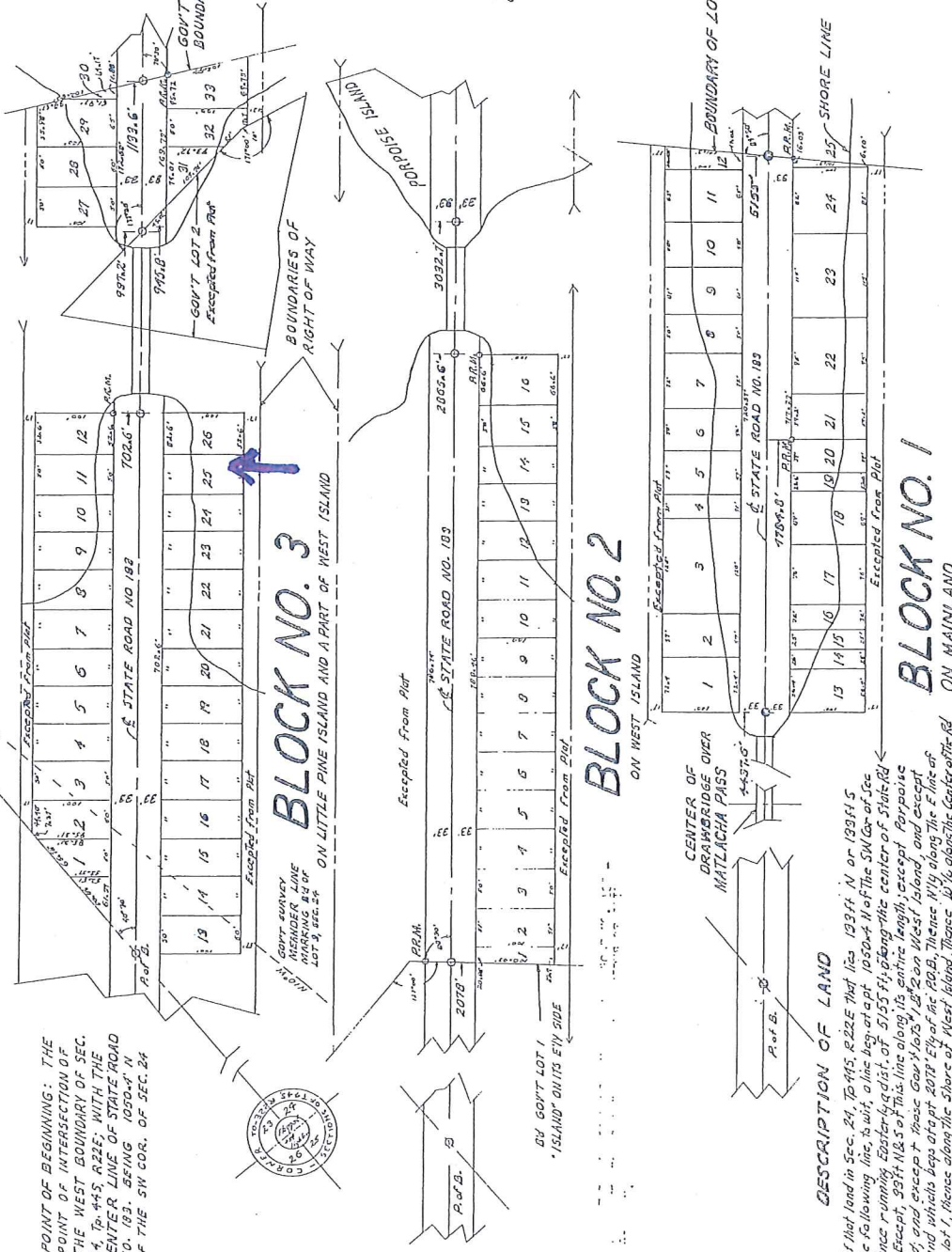
# PLAT OF THE PINE ISLAND FILL SUBDIVISION

SEC. 24, TR. 44S, R22E

STATE OF FLORIDA COUNTY OF LEE  
FILED FOR RECORD  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_  
RECORDED IN BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
BY \_\_\_\_\_  
U.S. MARSHAL LEE COUNTY CLERK

SCALE:  
100' = 1"

POINT OF BEGINNING: THE POINT OF INTERSECTION OF THE WEST BOUNDARY OF SEC. 24, TR. 44S, R22E; WITH THE CENTER LINE OF STATE ROAD NO. 183. BEING 10000' N. OF THE SW COR. OF SEC. 24



**BLOCK NO. 2**  
ON WEST ISLAND

**BLOCK NO. 1**  
ON MAINLAND

DESCRIPTION OF LAND

That land in Sec. 24, T44S, R22E that lies 1334 ft. N. or 1934 ft. S of the following line, to wit, a line beginning at the center of State Rd. No. 183, 39 ft. E. of the center of State Rd. No. 185, and extending East to the center of State Rd. No. 183, and except those Gov't Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 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HDC 2013 00001 Claunch



Subject Building: Front (west) elevation on Pine Island Rd.



Subject Building: Detail of the metal roofed and flat roofed wings making up the front elevation



HDC 2013 00001 Claunch



Subject building  
Side (north) left



Subject Building: Rear  
(east) elevation  
by Matlacha Bay .

HDC 2013 00001 Claunch



Subject Building: Interior finishes have been removed exposing support systems



Subject Building -- enclosed porch area: exterior horizontal wood siding is visible



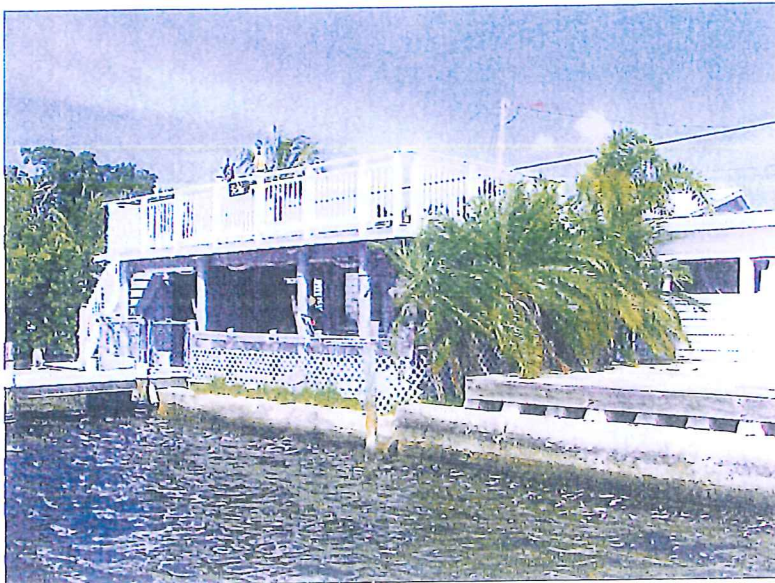
Subject property interior of the roof area at the rear -- this rear roof area was probably a separate addition



HDC 2013 00001 Claunch



Adjoining property  
to the south (right)  
front elevation --



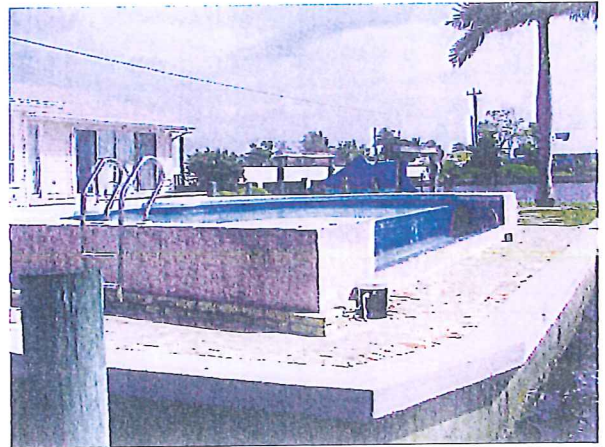
Adjoining property  
to the south (right)  
rear elevation



HDC 2013 00001 Claunch



Adjoining property to the north (left) front elevation --



Adjoining property to the north (left) rear elevation --



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 24-44-22-01-00003.0250

Owner Of Record

CLAUNCH ALAN + CHRISTINE  
7232 HENDRY CREEK DR  
FORT MYERS FL 33908

Site Address

4819 PINE ISLAND RD NW  
MATLACHA FL 33993

Legal Description

PINE ISLAND FILL SUBD  
BLK 3 PB 8 PG 86  
W 40 FT LOT 25

Classification / DOR Code

SINGLE FAMILY RESIDENTIAL / 01

[ Tax Map Viewer ]



Image of Structure



Photo Date December of 2012

[ Pictometry Aerial Viewer ]

Property Values (2012 Tax Roll)

Just	173,251
Assessed	173,251
Portability Applied	0
Cap Assessed	173,251
Taxable	173,251
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	3 / 1.0
Total Living Area	1,065
1st Year Building on Tax Roll	1950
Historic District	Yes



Taxing Authorities



Sales / Transactions



Solid Waste (Garbage) Roll Data



Flood and Storm Information



Appraisal Details

Land						
Land Tracts						
Use Code	Use Code Description	Depth	Frontage	Number of Units	Unit of Measure	
121	Single Family Residential, Bay, Sound, Harbor, Pass	0	0	1.00	Units	
Land Features						
Description		Year Added		Units		
PIER - RESIDENTIAL		1998		188		
SEAWALL - CONCRETE		1959		40		

**Buildings**

**Building 1 of 1**

**Building Characteristics**

Improvement Type	Model Type	Stories	Bedrooms	Bathrooms	Year Built	Effective Year Built
97 - Cottage/Bungalow	1 - single family residential	1.0	3	1.0	1950	1965

**Building Subareas**

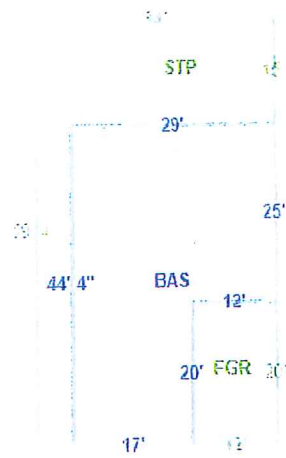
Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	1,065
FGR - FINISHED GARAGE	N	240
STP - STOOP	N	732

**Building Front Photo**



Photo Date : December of 2012

**Building Footprint**



TRIM (proposed tax) Notices are available for the following tax years  
 [ [2007](#) [2008](#) [2009](#) [2010](#) [2011](#) [2012](#) ]

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





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WEST FRONT ELEVATION

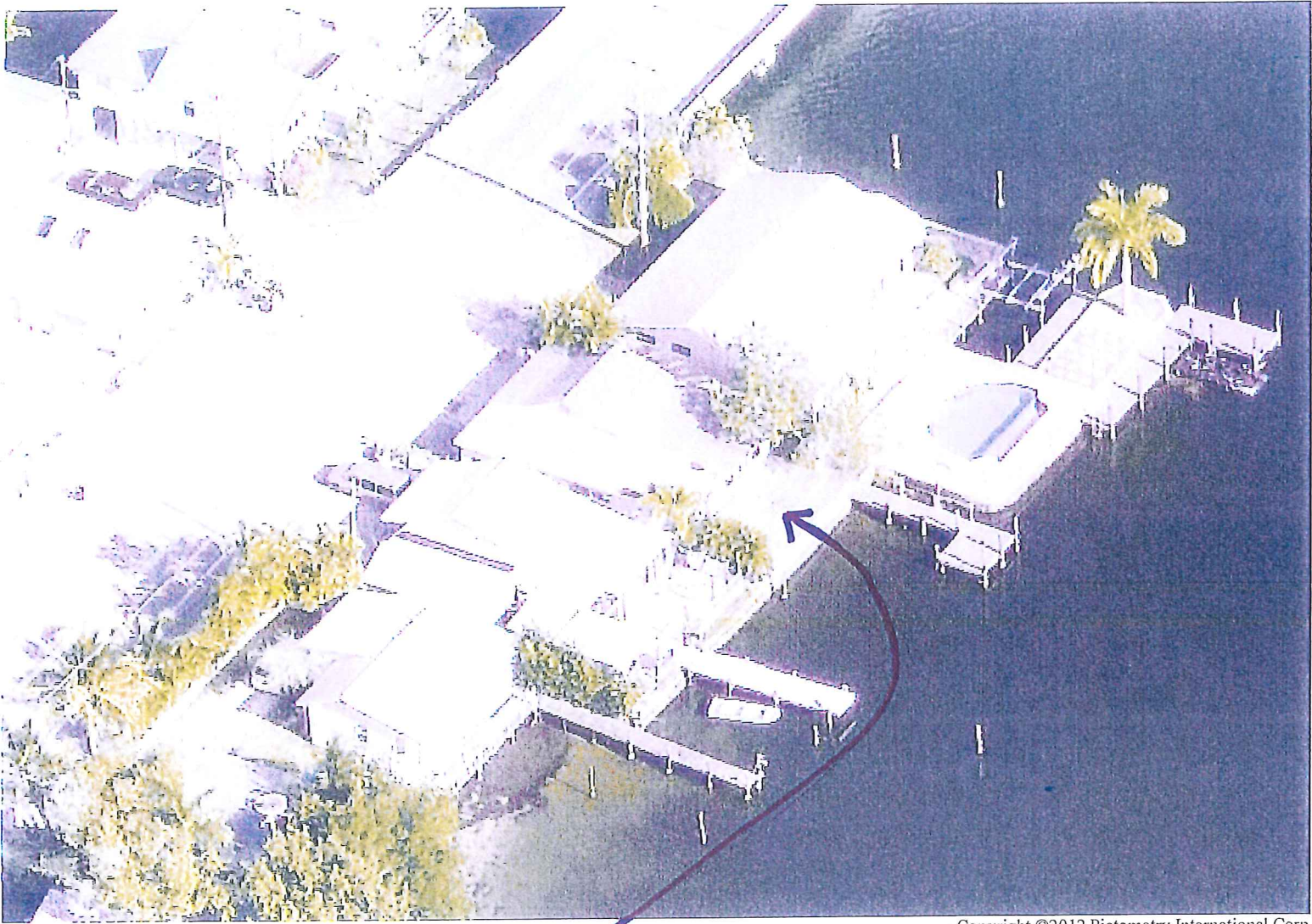




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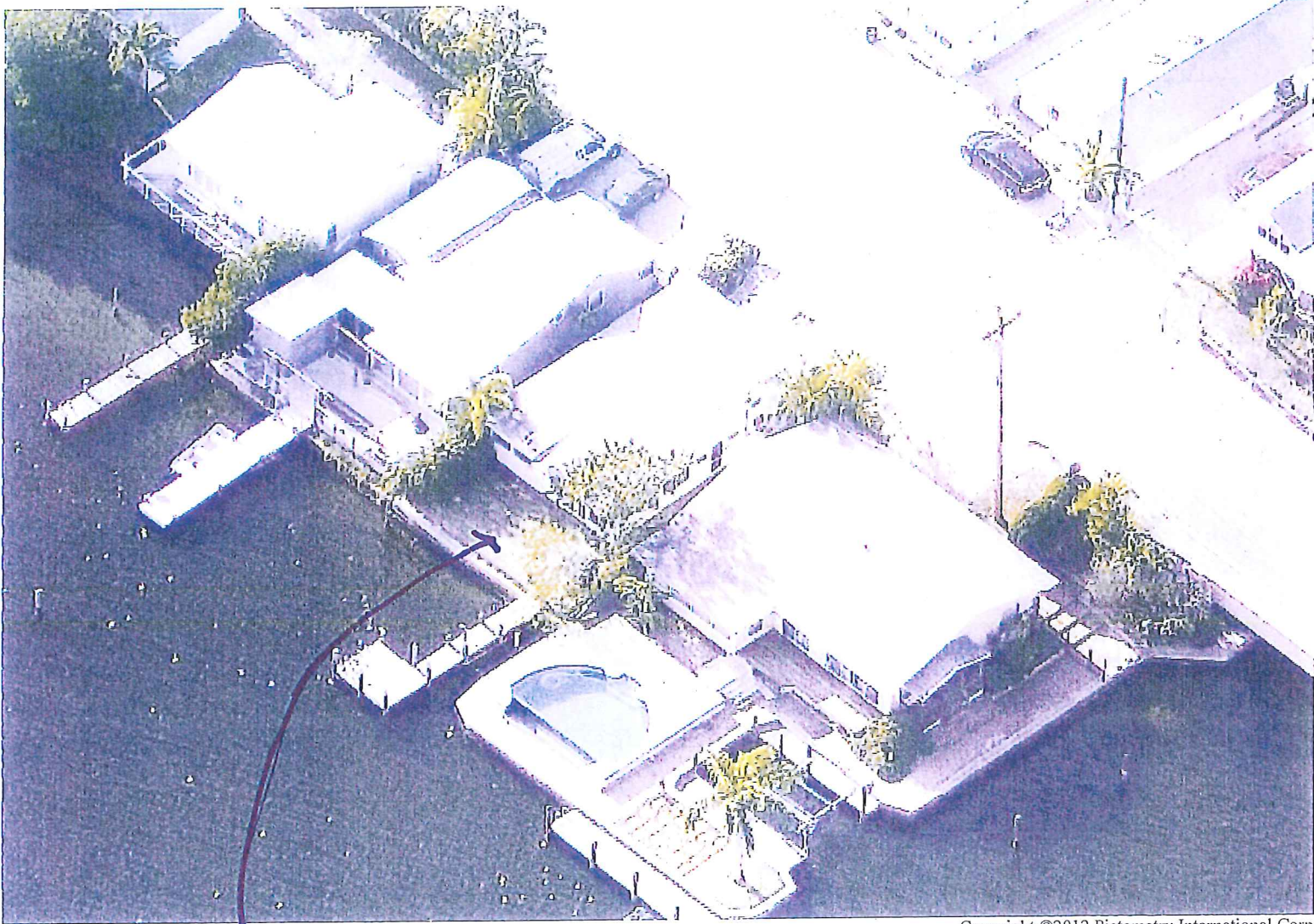




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*SUBSET STRUCTURE*



# HISTORIC PRESERVATION PROGRAM SPECIAL CERTIFICATE OF APPROPRIATENESS

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

COA No. <u>COA2013-00079</u>	Designation No. <u>HD 90 10 01</u>	Date Filed: _____
------------------------------	------------------------------------	-------------------

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

RECEIVED  
JUN 26 2013  
COMMUNITY DEVELOPMENT

Name of Project: CLAUNCH RESIDENCE

Location: 4819 PINE ISLAND ROAD NW, MATLACHA, FL 33993

STRAP No.: 24-44-22-01-00003.0250

Name of Applicant or Agent\*: RON SCHLEGEL, P.E.

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

Address: 2775 GEARY STREET

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): MATLACHA HISTORIC DISTRICT

Check all that apply:  Building     Archaeological Site     Object     Landscape Feature

Project Description (describe all work proposed):

Alteration     Demolition     New Construction     Reconstruction     Rehabilitation     Relocation

Narrative: ALTERATIONS/RECONSTRUCTION/NEW CONSTRUCTION OF AN EXISTING WOOD FRAMED BUILDING.

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. EXISTING AND PROPOSED STRUCTURE DO NOT MEET CURRENT REQUIREMENTS.

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

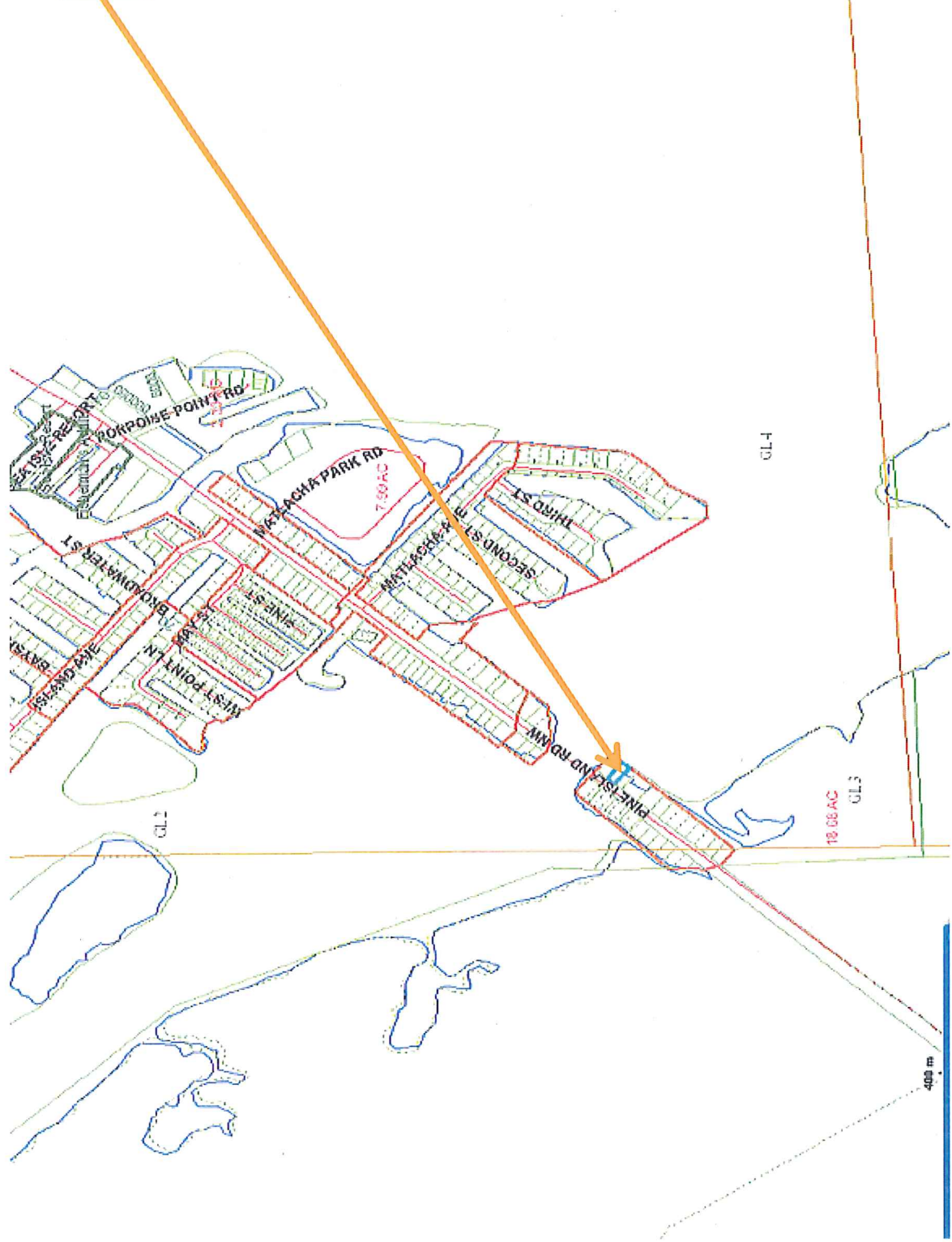
If yes, explain. \_\_\_\_\_

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



COA2013-00079 Claunch – 4819 Pine Island Rd. Matlacha

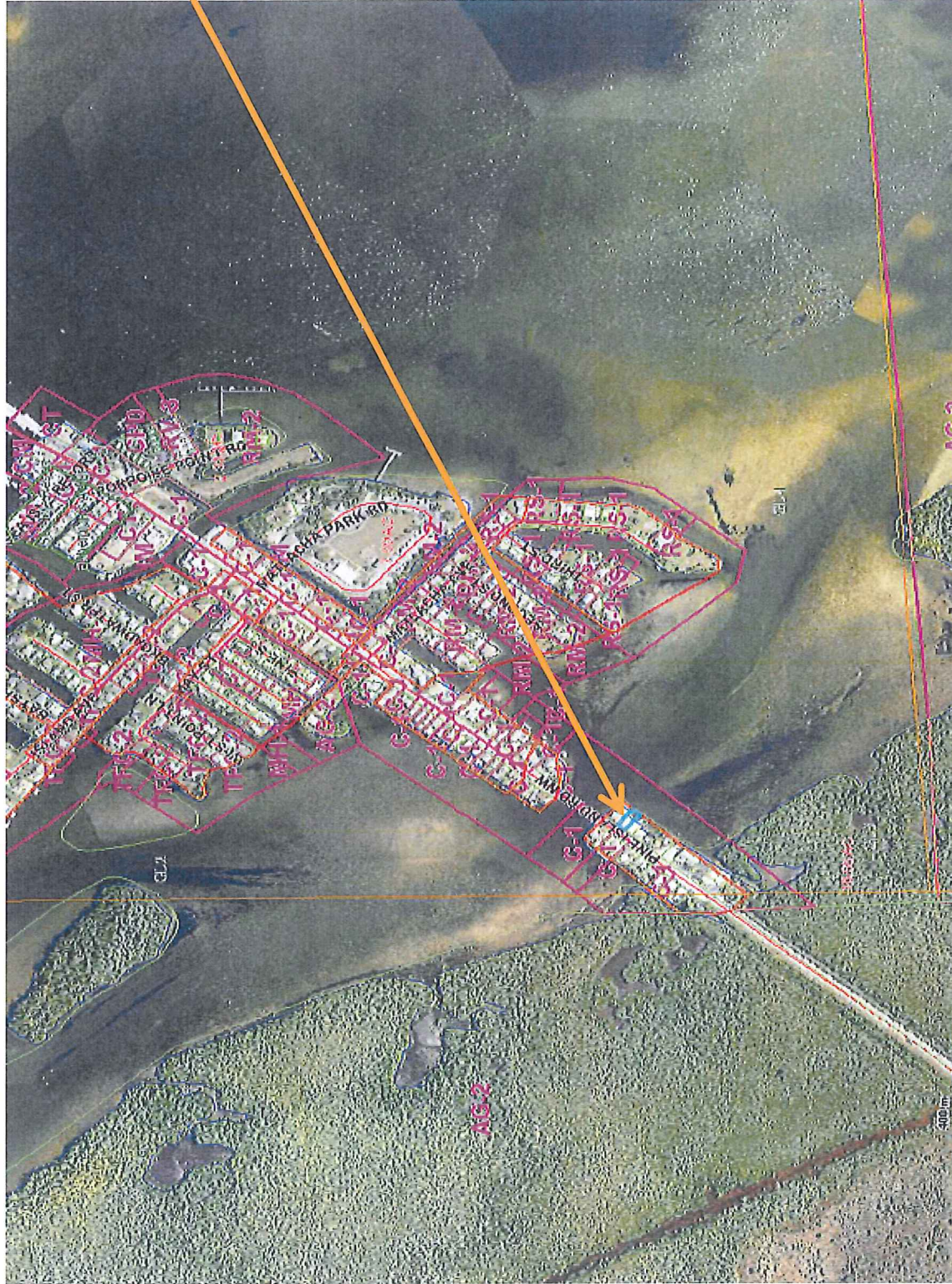
Subject Property  
4819 Pine Island





COA2013-00079 Claunch – 4819 Pine Island Rd. Matlacha

Subject Property  
4819 Pine Island



**LEE COUNTY HISTORIC PRESERVATION BOARD  
STAFF REPORT**

**TYPE OF CASE:** Special Certificate of Appropriateness

**CASE NUMBER:** COA 2013 00079 Claunch 4819 Pine Island Rd Matlacha Fl 33993

**HEARING DATE:** July 17, 2013

**I. SUMMARY**

The request is for the rehabilitation of a residence and its expansion by the addition of a lanai at the rear. The property is a contributing residence in the Matlacha Historic District HD (District) 90-10-01. It is located at 4819 Pine Island Rd, Matlacha 33993. The STRAP is 24 44 22 01 00003.0250. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Lee County Land Development Code.

**II. STAFF ANALYSIS**

**Existing Conditions:** The subject single family is built on the Pine Island Fill Subdivision on Block 3 lot 25. The lot is rectangular (roughly 100-ft by 40-ft) and straddles both land and water (Matlacha Bay). The land portion of the lot is only roughly 60-ft by 40ft. with roughly 40-ft frontage along Pine Island Rd.

Like many of the contributing structures in the Matlacha Historic District, this is a wood frame house built in the vernacular architectural style – which refers to construction using local materials and labor, usually without the benefit of plans, and built at the most economical price at the time. The small building is typical of the diminutive cottages in Matlacha. Its footprint is roughly 1286 sq ft. (including 246 sq ft for the garage). It is rectangular in shape with roughly 29-ft along the front and rear and roughly 44 ½ ft along the sides. From grade to roof peak it is about 12-ft high.

This small vernacular building features horizontal vinyl siding and both metal and composition (flat) roofs. The exterior windows and doors and their locations are not original to the house or historically or architecturally accurate. The house features two principal wings, both clearly visible from the front and the rear elevations; one is under a metal roof and the other under a flat roof. The metal roofed wing is roughly 17-ft wide and features a small side gable roof with a small shed roof in front and a larger, expansive shed roof at the rear. To the right (south) is the flat roofed wing that is roughly 12-ft wide and houses a garage at the front and additional living area at the rear.

The front elevation features:

- An enclosed shed roofed porch with two narrow rectangular windows located high up and towards the left corner of the building and
- A single car garage with a flat roof.

The rear elevation features:

- Centered under the metal roofed wing is a pair of French doors flanked by oversized 1/1 windows and
- Under the flat roof wing is a pair of narrow, rectangular windows, located high up the wall.
- A 15 -ft+/- wide deck, a dock and a majestic view of Matlacha Bay.

While visually the house is broken into these two main wings (metal roofed and flat roofed), the building is more complex than it appears. The form and design of the building are additive so the building appears to have had a series of additions and changes over the course of years. Originally the building was a cottage with a side gable roof and shed roofed porch at the front—though even the porch might have been added later.

Proposed Project: The building is stable but needs to be rehabilitated; the structural integrity of some of the additions is questionable and the interior finishes have been removed. The building does not comply with setbacks and in some instances is impractically close to the property line i.e. in one area the front of the building is setback roughly 3-inches from the front property line.

The request is to rehabilitate the building and to expand it by adding a screened lanai at the rear.

- The horizontal vinyl siding would be replaced with horizontal wood siding, which is the building's original exterior finish.
- The metal and flat roofed wings would be combined under one larger metal gable roof.  
On the front elevation: The original small cottage had a side gable roof with a shed roof over the porch—those roofs would still be visible. The flat roof over the garage would be replaced by a low pitched partial hip roof that would tie in with the proposed new large gable roof.  
On the rear elevation: The existing flat roof and metal shed roofs would be replaced by one large a rear facing gable roof that would intersect with the original cottage's side gable roof.
- On the front elevation the proposal keeps the side gable roof of the original little cottage and the shed roof over the former front porch (which would continue to be enclosed as the traffic noise makes it impractical to have a front porch). The garage would be preserved where it is.
- The rear elevation would feature a new rear facing gable roof over the proposed lanai, two pairs of French Doors would open from the main house onto to the proposed screened lanai. The rear elevation unified under the new large roof would extend for roughly 28-ft 10-in along the water. New proposed screened lanai would be roughly 8-ft wide. The width of the rear deck would be reduced from roughly 15-ft to 7-ft 8-in.
- The building height would increase slightly to accommodate a modern lifestyle; i.e. from grade to highest roof peak the increase is from roughly 12-ft 3 in to 12-ft 9-in.
- The total square footage of the building would be increased by roughly 231 sq ft from roughly 1286 square ft to 1517 square ft by the addition of screened lanai at the rear.
- The proposal would also relocate the building on the site so the building would no longer be at an angle and the front of the building would be roughly 1-ft from the front property line (now the building is roughly 3-in from the front property line).

### **The Secretary of the Interior's Standards for Rehabilitation**

In evaluating the standards also refer to the discussion above.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.* The property will continue to be used as a residence with minimal changes 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.  
The character of the property shall be retained. The house will continue to be a small and low height single story wood frame residence with a metal side gable roof and a metal front shed roof. The wall material would be changed to the original horizontal wood siding. The new unified large gable roof will have the most impact on the areas that were newer additions to the original cottage and on the proposed lanai area.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. N/A
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. N/A
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.  
The distinctive features of this property will be preserved. The house will continue to be a diminutive residence with a metal side gable roof and metal shed roof. The wall material will be changed to the original horizontal wood siding.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence. N/A
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. N/A
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. N/A
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.  
The proposed screened lanai will have a minimal impact on the historic property and is clearly differentiated from the historic house.

The addition shall be compatible with the massing, size, scale and architectural features of the existing house and thus protect the historic integrity of the property and its environment. The addition features the same materials as the existing 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 proposed screened lanai is removed in the future the essential form and integrity of the historic property and its environment would be unimpaired.

### **III. STAFF RECOMMENDATION:** Staff recommends that the Historic Preservation Board:

- Approve the project as presented by the applicant.
- Make a finding that the proposed project has been designated under Chapter 22 of the 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.

COA2013-00079 Claunch – 4819 Pine Island Rd. Matlacha



Subject Building: Front (west) elevation on Pine Island Rd.



Subject Building: Detail of the metal roofed and flat roofed wings making up the front elevation



COA2013-00079 Claunch – 4819 Pine Island Rd. Matlacha



Subject building  
Side (north) left



Subject Building: Rear  
(east) elevation  
by Matlacha Bay .

COA2013-00079 Claunch – 4819 Pine Island Rd. Matlacha



Subject Building: Interior finishes have been removed exposing support systems



Subject Building -- enclosed porch area: exterior horizontal wood siding is visible



Subject property interior of the roof area at the rear – this rear roof area was probably a separate addition



COA2013-00079 Claunch – 4819 Pine Island Rd. Matlacha



Adjoining property  
to the south (right)  
front elevation --



Adjoining property  
to the south (right)  
rear elevation

COA2013-00079 Claunch – 4819 Pine Island Rd. Matlacha



Adjoining property to the north (left) front elevation --



Adjoining property to the north (left) rear elevation --





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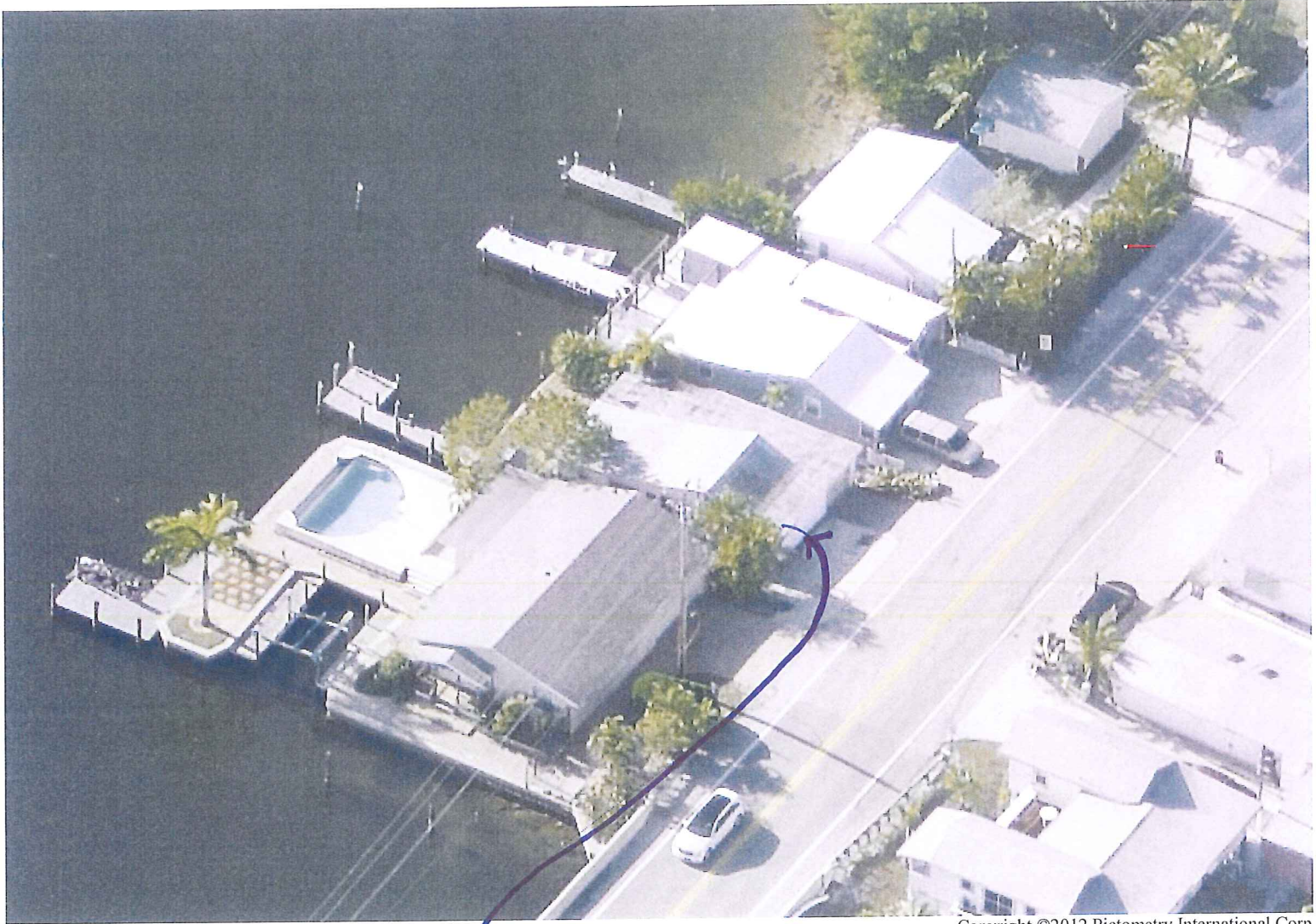




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WEST FRONT ELEVATION





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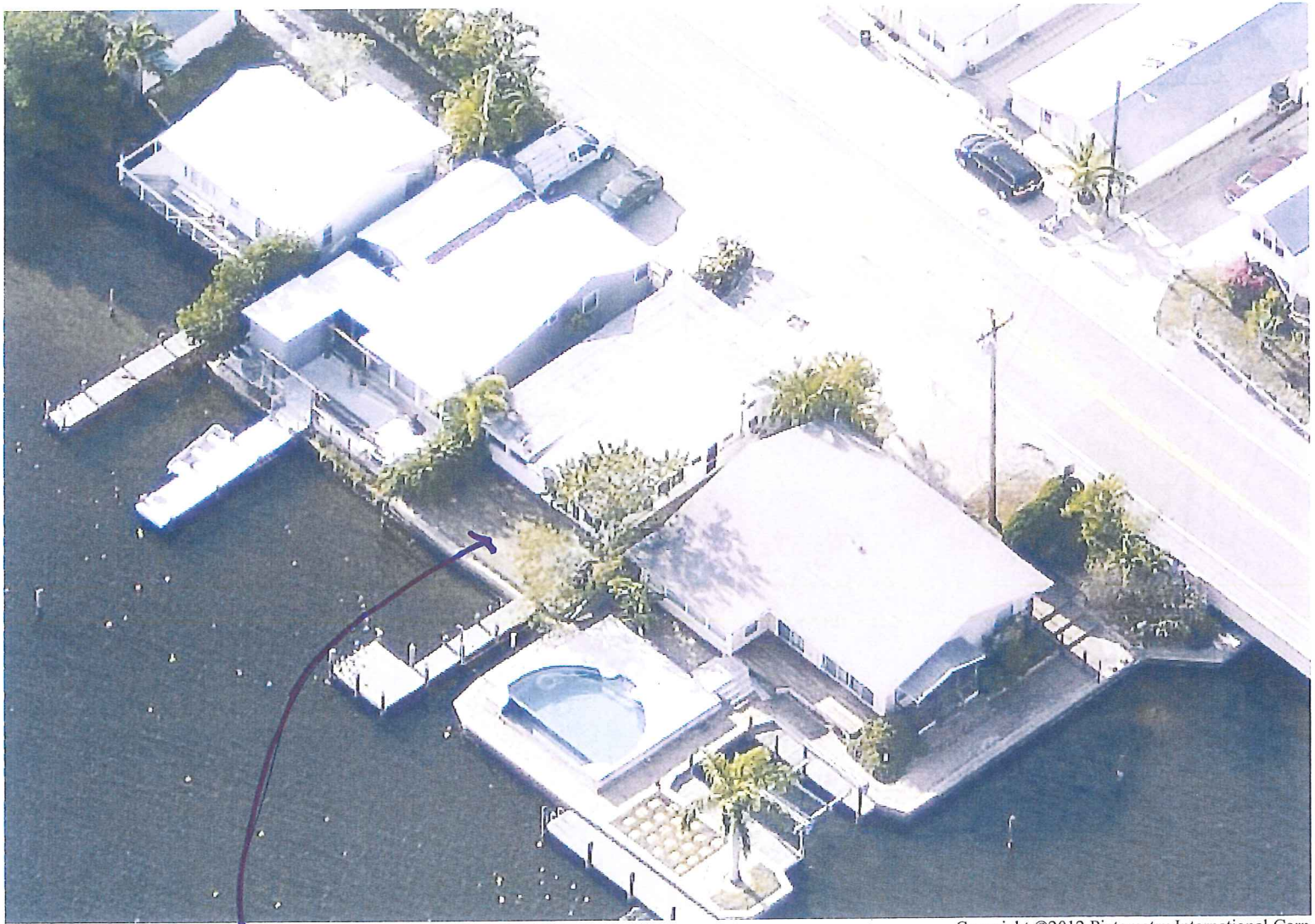
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