



**BOCA GRANDE HISTORIC PRESERVATION BOARD  
BOCA GRANDE COMMUNITY CENTER  
AUDITORIUM  
131 1<sup>ST</sup> STREET WEST, BOCA GRANDE, FL 33921  
WEDNESDAY, JULY 10, 2024  
10:00 AM**

**AGENDA**

*The meeting agenda and backup materials for the cases are available starting June 28, 2024 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10<sup>th</sup> St W, Boca Grande, FL, and online at [www.leegov.com/dcd/events](http://www.leegov.com/dcd/events).*

1. **Call to Order/Roll Call/Review of Affidavit of Publication**
2. **Approval of Minutes – March 13, 2024**
3. **Special Certificate of Appropriateness (SCA) Cases:**
  - A. **SCA2024-00003 371 Lee Avenue Remodel & Addition, 371 Lee Avenue, Boca Grande, FL 33921**

The applicant proposes to construct additions to the west and south facades, enlarge the existing paved pool deck, replace awning windows with single hung windows, and change siding on the property.
  - B. **SCA2024-00006, 446 4<sup>th</sup> St, E, Boca Grande, FL 33921**

Post Hurricane Ian rehabilitation of the building at 446 4<sup>th</sup> St E, Boca Grande and addition of a balcony.
  - C. **SCA2024-00007, Boca Grande Community Center, 131/135 1<sup>st</sup> Street W, Boca Grande, FL 33921**

To demolish the current multi-purpose building, construct a new auditorium building, and to construct additions to the contributing Crowninshield and Dishong Bowen houses as well as to the non-historic island school. There is NO demo proposed to any contributing structures.
4. **Item by Staff**
  - A. **Pending Historic Cases (where they are in the process)**

**5. Items by the Public; Board Members**

**6. Adjournment – Next Meeting Date: August 14, 2024**

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Raphaela Morais-Peroba, (239) 533-8782, Florida Relay Service 711, or [ADArequests@leegov.com](mailto:ADArequests@leegov.com), at least five business days in advance. The agenda can be accessed at the following link approximately 7 days prior to the meeting. <http://www.leegov.com/dcd/events>. To receive agendas by e-mail, contact [jmiller@leegov.com](mailto:jmiller@leegov.com).



**MINUTES REPORT  
BOCA GRANDE HISTORIC PRESERVATION BOARD  
AUDITORIUM, BOCA GRANDE COMMUNITY CENTER  
131 FIRST STREET WEST, BOCA GRANDE, FL 33921  
MARCH 13, 2024  
10:00 A.M.**

**MEMBERS PRESENT:**

Bill Caldwell III (Chair)  
Paul Eddy  
Jerry Edgerton

Rebecca Paterson  
Peggy Stanley (Vice Chair)  
Barbara Wickwire

**MEMBERS ABSENT:**

Dennis Maloomian (Chair)

**STAFF PRESENT:**

Peter Blackwell, Planner, DCD

Janet Miller, Recording Clerk, DCD

**OUTSIDE CONSULTANTS/APPLICANTS**

Peggy Stanley, Property Owner/Applicant  
Harlan Stanley, Property Owner/Applicant

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

Mr. Caldwell, Chair, called the meeting to order at 10:00 a.m.

A roll call was taken, and the following members were in attendance: Becky Paterson, Jerry Edgerton, William Caldwell, Paul Eddy, and Barbara Wickwire were present.

Ms. Miller stated the Attorneys Office had reviewed the ad and Affidavit of Publication for today's meeting and determined it was legally sufficient.

**NOTE:** For the audio recordings for this meeting, go to:

<http://www.leegov.com/dcd/committees/committeesearch>. Once the page pulls up, click on the blue hyperlink that says "Boca Grande Historic Preservation Board (BGHPB)." There will be an audio recording for each item to help keep the recordings from being too large for the public to open. Contact Janet Miller at 239-533-8583 or [jmiller@leegov.com](mailto:jmiller@leegov.com) if you need assistance.

**Agenda Item 2 – Approval of Minutes – February 14, 2024**

**Mr. Edgerton made a motion to approve the February 14, 2024 meeting minutes, seconded by Ms. Wickwire. The Chair called the motion and it passed 5-0.**

### **Agenda Item 3 – Special Certificate of Appropriateness (SCA) Case:**

#### **A. SCA2023-00025, 171 Palm Avenue, Boca Grande, FL 33921**

Construction of a new accessory structure at 171 Palm Avenue.

Ms. Stanley sat in the audience since she is the applicant for this case. She submitted a completed Voting Conflict Form (8B) in advance of today's meeting to the clerk.

Mr. Blackwell reviewed the staff report and recommendations.

The Board had no questions of staff; therefore, Mr. Caldwell opened this item to the applicant.

Ms. Stanley felt that staff gave a full report so she did not have anything further to add but was available for any questions the Board may have.

The Board had no questions of the applicant.

Mr. Caldwell opened this item for public comment. No members of the public wished to comment, so the public comment segment was closed.

**Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness to permit construction of a new accessory structure as depicted in the site plan and elevations stamped "Received" on December 20, 2023, and February 7, 2024; and make a finding that the proposed structure is in compliance with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code, seconded by Ms. Wickwire. The motion was called and passed 5-0. Ms. Stanley abstained.**

### **Agenda Item 4 - Item by Staff**

#### **Pending Historic Cases (where they are in the process)**

Mr. Blackwell stated that staff does not currently have any outstanding cases.

Mr. Caldwell asked if this meant there would not be an April 10<sup>th</sup> meeting.

Mr. Blackwell felt that was likely because even if an applicant applied today, they missed the deadline to be scheduled for the April meeting.

### **Agenda Item 5 – Items by the Public; Board Members**

**Public** – None

**Board** - None

### **Agenda Item 6 – Adjournment – Next Meeting Date**

The next Boca Grande Historic Preservation Board meeting is to be determined. The meeting adjourned at 10:05 a.m.

**STAFF REPORT**

**SPECIAL CERTIFICATE OF APPROPRIATENESS  
SCA2024-00003 371 LEE AVENUE RESIDENCE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD  
JULY 10, 2024**

**PROJECT ADDRESS:** 371 Lee Avenue, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00012.0160  
**DESIGNATION:** Contributing

**SUMMARY**

The applicant proposes to construct additions to the west and south façades, enlarge the existing paved pool deck, replace awning windows with single hung windows, and change siding on the property.

The subject property is a contributing site within the Boca Grande Historic District (HD90-05-01). Any changes to the contributing property are required to be consistent with the Secretary of the Interior’s Standards for Rehabilitation. The process is subject to Land Development Code (LDC) Chapter 22.

**FINDINGS AND RECOMMENDATIONS:**

Staff reviewed the site plan and elevations and finds the project to be consistent with the Secretary of the Interior’s Standards for Rehabilitation and Land Development Code (LDC) Chapter 22.

**Staff recommends that the Historic Preservation Board:**

- **Make a finding that the proposed renovations are in compliance with the Secretary of the Interior’s Standards for Rehabilitation and Lee County LDC Chapter 22; and**
- **Approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to approve the renovations as provided on the site plans and elevations stamped “received” 4/29/24 and 5/15/24.**

**ANALYSIS**

**Location and surrounding uses**

The property is a contributing site located at 371 Lee Avenue. It is bounded by single-family residences on its north, south and west sides, and by Lee Avenue on the east. Across Lee Avenue are additional single-family residences.

**Existing Lot**

The subject parcel consists of Lot 16, Block 12 of the Revised Plat of Boca Grande recorded in Plat Book 7, Page 1 in 1925. The property is a parallelogram that fronts on the west side of Lee Avenue for approximately 50 feet. The property is currently developed with a 1,169-square-foot single family residence described by the Property Appraiser as a 2-bed, 1-bath cottage/bungalow-style house built in 1910. The property is zoned Commercial (C-1) which permits single-family residences.

The property has previous historic review cases. SCA2021-000192 approved the construction of a foyer extension and entry deck as well as window and roof replacement. COA2016-00175 approved air conditioning work.

## **Requested Project**

The applicant proposes the following alterations to the subject property:

- Construction of a new addition on the south (side) façade;
- Construction of a new addition on the west (rear) façade of the main building;
- Replacement of awning windows with single-hung windows;
- Enlargement of the existing paved pool deck;
- Replacement of the existing siding with new siding;

### Side Addition

The applicant proposes to construct an addition to the south side façade. This addition will replace an existing shed-roofed bay-window style extension of the south façade with a larger structure. This addition will increase the interior space of the dining area. The new structure will be gable-roofed will have siding and roofing materials to match the main residence.

### Rear Addition

The applicant also proposes an addition to the rear (west) façade. This addition will contain a space for laundry facilities as well as a powder room. This addition will be covered with a gable roof extending from the main building. The addition will have a door on the north façade and a window on the west façade. This addition will be replacing an existing door on the west façade. Thus, the ability to enter and exit the house on the west side will be maintained. The style and materials of the siding and roof will match the existing residence and the minimal nature of the addition will have a no substantial impact on the historic character of the property.

### Window Replacement

The applicant proposes to replace the existing awning-style windows with single-hung sash windows. The replacement windows will consist of large single lights on the lower sash and a large light with a ribbon of smaller lights along the top of the upper sash. All of the windows and French doors of the property will be replaced with this style. Most of the replacement windows will be size-for-size, but there are places, such as the east façade where the replacement windows will be larger than the existing awning windows. The awning-style windows are a distinctive feature reflecting the character of historic Boca Grande. Unfortunately, these windows have significant drawbacks such as poor energy efficiency. They are also not proof against storm damage. Therefore, replacement of these windows with single-hung windows is a health and safety issue. The style of the windows proposed by the applicant conform well to the historic district and staff finds that they are a suitable replacement for the original windows.

### Pool Deck

The applicant proposes to enlarge the existing paved pool deck located on the west side of the property behind the main residence. This extension will use the same type of pavers as the existing deck and will be indistinguishable from the original deck. The pool deck does not represent a historically significant feature of the property and the proposed alterations to it do create any issues with the historic character of the property.

### Siding

The existing siding is proposed to be replaced with new siding. The new siding will be hardi-plank material and will be in a Dutch lap style. The existing bay window on the north façade and the proposed extension on the south façade will also use hardi-plank panels below the windows. The corner and window trim on all façades will be Azek. The existing fiberglass siding on the majority of the residence is not original to the structure and is therefore not historically significant to the property. Likewise, the T-11 vertical siding on the front parlor is also not a historically significant feature. Therefore, the proposed new siding does not negatively affect the character of the property.



## 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 property 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 proposed renovations will be mainly additive in nature, which minimizes the removal of historic materials. The west addition will utilize an existing doorway for access which precludes removal of material from the existing west façade. The replacement of the southern bay window by the proposed dining room extension is a loss of an historic element, however, the impact on the historic character of the property is minimized by the presence of the new extension. The replacement of the historic awning-style windows is necessitated by the use of safer and more efficient modern window types.
3. **Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**  
The proposed changes are relatively minor in nature and do not affect the overall historic character of the property.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**  
There have been no subsequent features added to the property that have since become historically significant.
5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**  
The architectural style of the existing windows is a distinctive part of the property. Unfortunately, awning style windows do not provide the levels of safety or efficiency required in modern buildings and their replacement by new windows is necessary. The current siding is not original to the building and its replacement does not affect the historic character of the property.
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.**  
There are no deteriorated historic features proposed for repair or replacement.
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.**  
There is no cleaning proposed as part of the renovation work.
8. **Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**  
There are no known archaeological features on the subject property, and it is not within any Archaeological Sensitivity Zone.

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.**

Both of the proposed additions will conform to the character of the property both in style and materials. The proposed windows are a necessary replacement of the awning-style windows.

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

The main proposed changes that affect the historic portions of the property are the proposed additions which could be removed with no significant impact on the house. Likewise, the siding and window changes are completely reversible.

### **Conclusion**

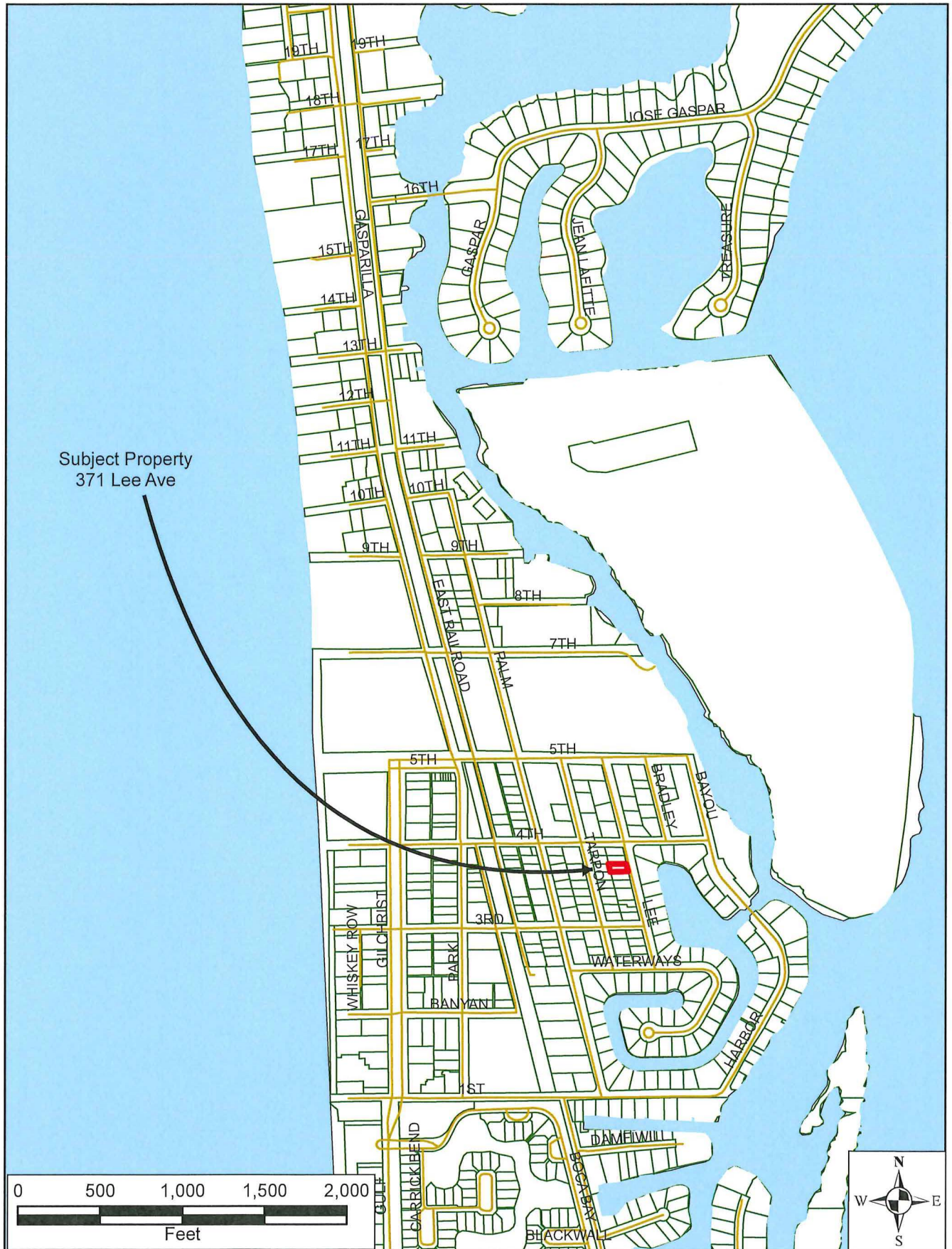
Staff finds the proposed alterations are consistent with the Secretary of the Interior's Standards for Rehabilitation and Land Development Code Chapter 22.

### **List of Attachments**

Location Map  
Aerial Photo  
Site Plan and Photos  
Floor Plans  
Elevations



# SCA2024-00003, 371 Lee Avenue Residence

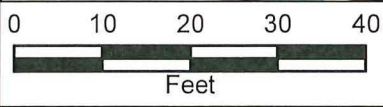




SCA2024-00003, 371 Lee Avenue Residence



Subject Property  
371 Lee Ave



EagleView, Lee County Property Appraiser, Lee Co, FL





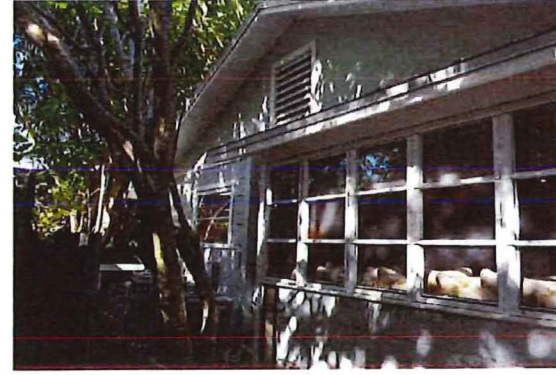
Client:	2024
Drawn:	EWJL
Checked:	
Date:	3/25/2021
Revisions:	
Date	Description
3/25/21	Scheme
3/27/21	Historic Submittal 1
3/27/21	Historic Submittal 2
3/27/21	Historic Submittal 3
4/2/21	Historic Submittal 4
4/15/21	Historic Submittal 5
4/15/21	Historic Submittal 6



↑ D



↑ C



↑ B



↑ A



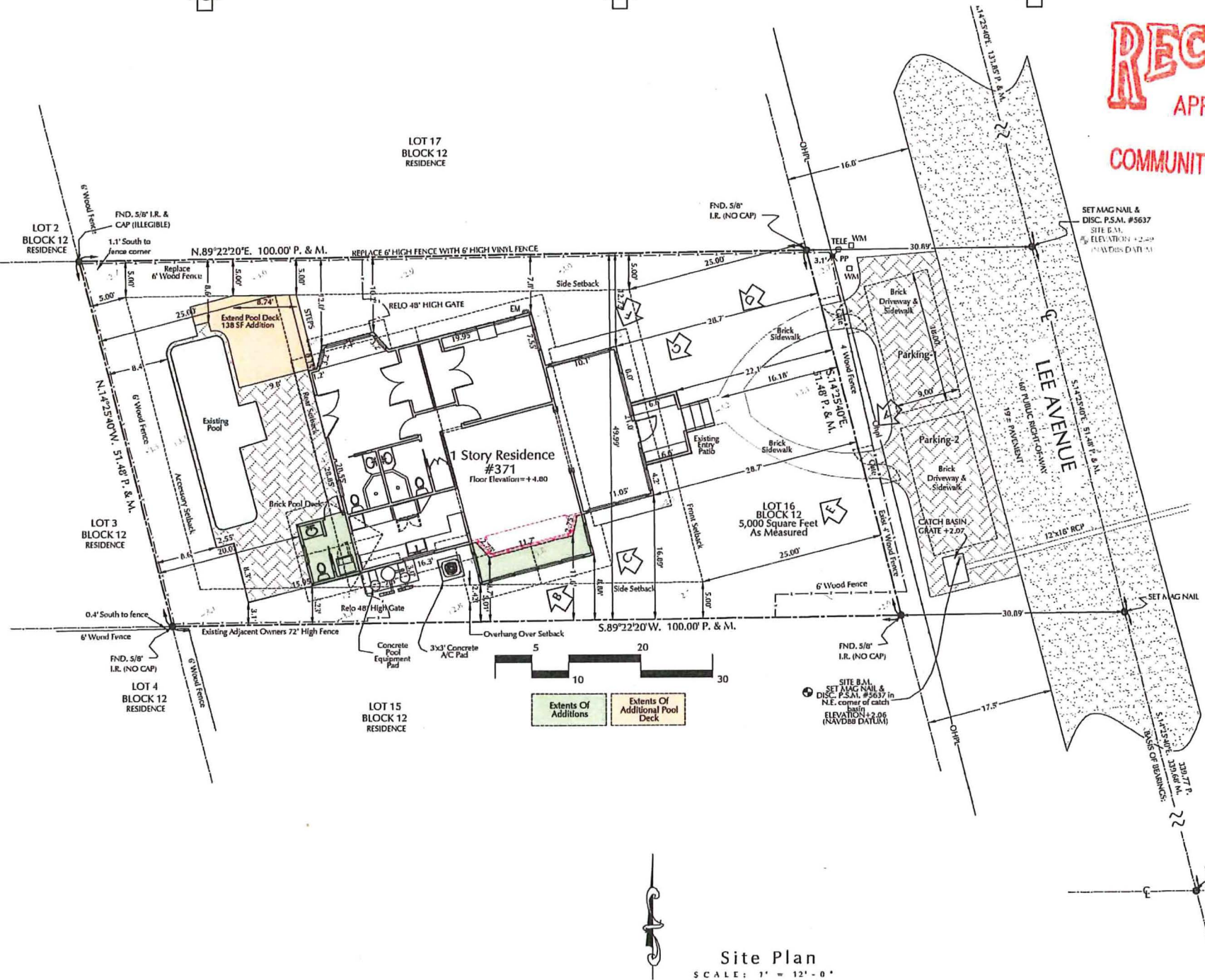
↑ E



↑ F



↑ G



**RECEIVED**  
APR 29 2024  
COMMUNITY DEVELOPMENT

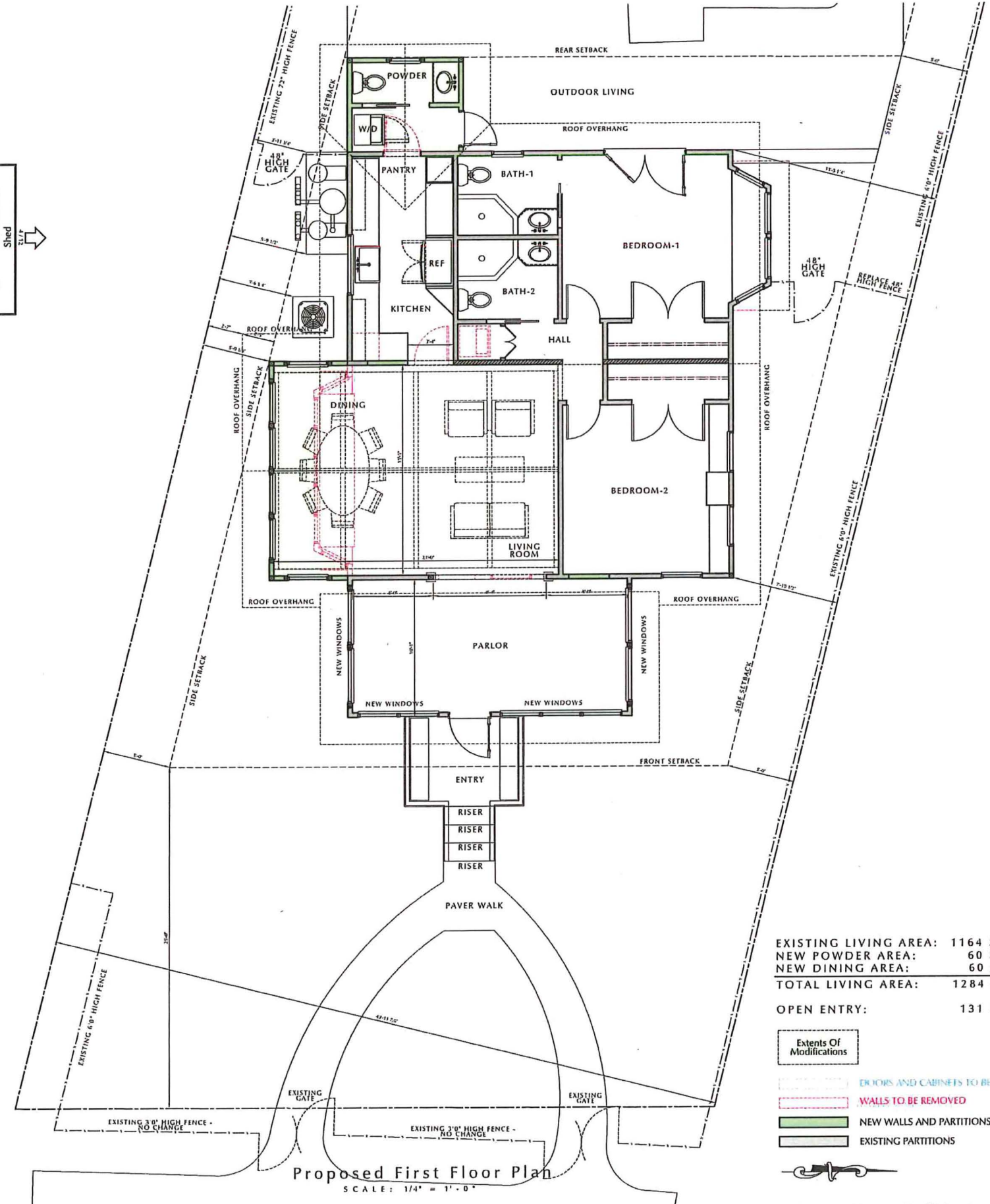
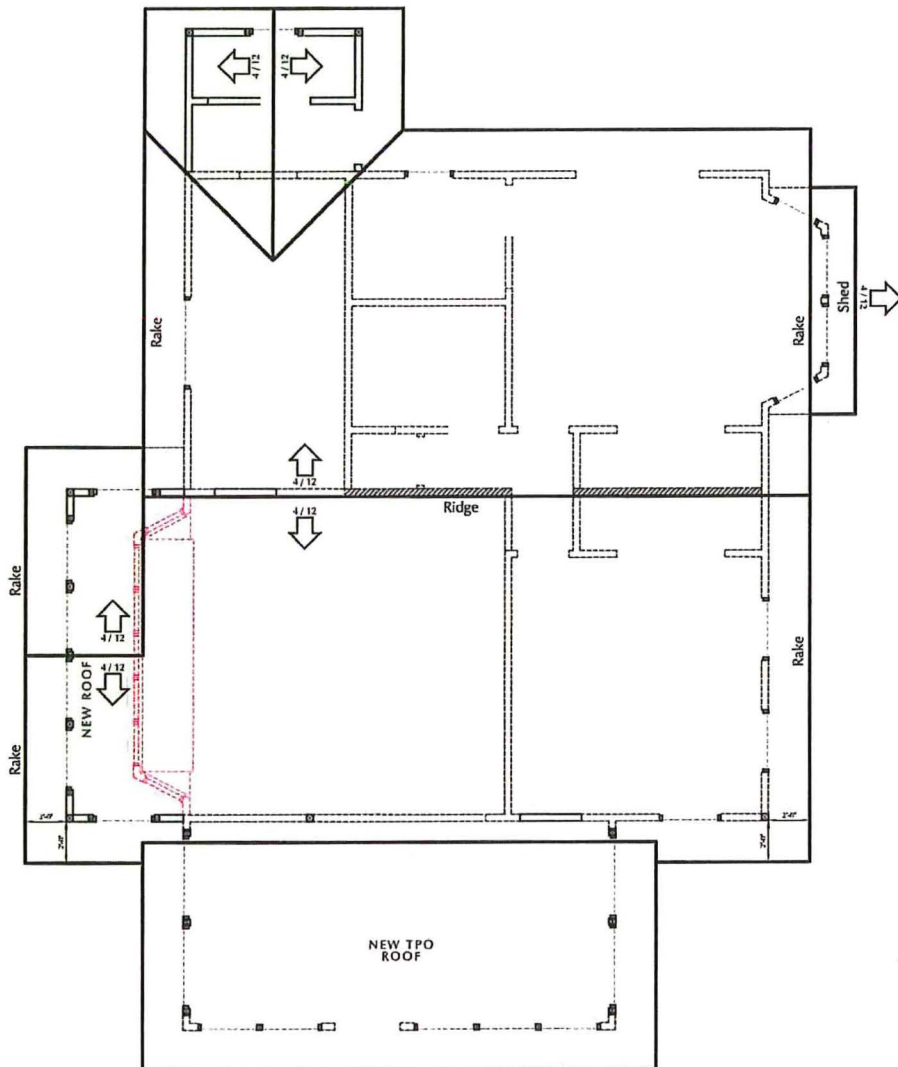
Quinn Residence  
371 Lee Avenue

HI  
HINALE ARCHITECTURE, INC.

CONSULTING ARCHITECT  
P.L. FND. REFERENCED  
MAN-HOLE LID  
3rd STREET (Field)  
THIRD STREET (PLN)



Comm: 2024	
Drawn: T.W.H.	
Checked:	
Date: 2/25/2021	
Revisions	
Date	Description
2/23/21	Submittal
3/9/21	Historic Submittal 1
7/1/21	Historic Submittal 2
7/29/21	Historic Submittal 3
8/2/21	Historic Submittal 4
8/19/21	Historic Submittal 5
8/23/21	Historic Submittal 6
8/23/21	Historic Submittal 6A



EXISTING LIVING AREA:	1164 SF
NEW POWDER AREA:	60 SF
NEW DINING AREA:	60 SF
<b>TOTAL LIVING AREA:</b>	<b>1284 SF</b>
OPEN ENTRY:	131 SF

- Extents Of Modifications**
- DOORS AND CABINETS TO BE REMOVED
  - WALLS TO BE REMOVED
  - NEW WALLS AND PARTITIONS
  - EXISTING PARTITIONS

**RECEIVED**  
MAY 15 2024  
COMMUNITY DEVELOPMENT

Quinn Residence  
371 Lee Avenue

HI  
ARCHITECTURE  
CONSULTING ARCHITECTS

CONSULTING ARCHITECTS  
ARCHITECTURE  
CORPORATE REGISTRATION  
#18787-111-0000







STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
SCA2024-00006, 446 4<sup>th</sup> St E BG 33921

BOCA GRANDE HISTORIC PRESERVATION BOARD  
July 10, 2024

PROJECT ADDRESS: 446 4<sup>th</sup> St E, Boca Grande  
STRAP NUMBER: 14-43-20-01-00014.027B  
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow for the renovations to an existing building to replace siding, windows, doors, add a new balcony on the second-floor elevation at the front of the building, and complete renovations to the rear exterior of the building.

446 4<sup>th</sup> St E is listed as Contributing in the Boca Grande Historic District (HD 90-05-01, as amended by HDC2023-00002). Changes to Contributing resources are required to be consistent with the Secretary of the Interior Standards and Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the Certificate of Appropriateness application package and finds the project to be substantially consistent with the Secretary of Interior Standards, Design Guidelines for the Boca Grande Historic District, and LDC Chapter 22.

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the Special Certificate of Appropriateness to permit the exterior and interior alterations the existing commercial structure as depicted in the site plan and elevations stamped "Received" on June 4, 2024; and
- Make a finding that the proposed project is in compliance with the Secretary of Interior Standards and Chapter 22 of the Land Development Code.

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The subject property is approximately 1,254 square feet at the corner of 4<sup>th</sup> Street East and Palm Avenue and is designated as Contributing in the Boca Grande Historic District (HD 90-05-01, as amended by HDC2023-00002). The two-story structure is approximately 100 years old with the front elevation facing 4<sup>th</sup> Street East. The structure is located at the property lines on the north, east, and south side the property, with a wood deck and walkway on the western west property line that separates the building from the property line. The structure contains a mix of stucco and vinyl siding but has been substantially damaged by Hurricane Ian. There is a significant portion of the building

that is wrapped in a protective membrane, obscuring existing features of the building while the building is under repair after the hurricane.

The primary (north) façade includes a recessed storefront entrance with two large pane storefront windows located on each side of the entrance. There are two similar fixed plate glass windows on the second floor that are not original to the building. There is an awning that separates the first and second floor and the roofline is characterized as flat without a parapet.

The east façade faces Palm Avenue and currently contains a single window, a door, and mechanical boxes for electrical service. This façade was substantially damaged by Hurricane Ian and is wrapped by the membrane. However, the façade prior to the storm included two additional windows on the second floor.

The south façade was previously constructed with modern windows on the second floor and a door on the first floor.

### Historic Condition

The applicant's request statement includes additional photos that showed the facades of the building. The main façade included a door opening on the second floor and two over one windows on each side of the door. The applicant's presumption as part of this application is that the door was used to access a balcony that has since been taken down. The east façade previously had eight double hung windows on the second floor and three additional windows on the first floor.

### Requested Changes

The applicant is seeking approval of a Special Certificate of Appropriateness to allow for the exterior and interior renovations to an existing structure on the property. The plan set for the north elevation shows the re-establishment of the second-floor door and replacement of the windows to restore the façade back to its original design. Additionally, the applicant seeks to construct a balcony that will be accessed by the restored second floor doorway. Although there are no records to indicate that there was historically a balcony at this location, it is the applicant's presumption that the historical location of the door was used for a balcony.

The east façade is intended to be renovated to install eight windows on the second floor in their historic condition. The applicant also intends to construct a display window on the first floor to match the windows on the first floor of the front façade.

The south façade is proposed to have three windows installed to consistent with the design of the east façade, and the existing exterior door is intended to remain.

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

Contributing properties within the Boca Grande Historic District are subject to the Secretary of Interior's Standards for Rehabilitation. Staff offers the following analysis based on the request statement provided by the applicant.

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 commercial building, and no new uses are proposed with the renovation of the building.

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

The original features and qualities of the historic building will not be destroyed by the renovations. In many instances, the applicant proposes to bring the character of the building back to its historic condition.

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

The project does not propose any alterations that lack historical basis. The applicant's renovations will be in character with the building's historic nature and revert back to its original design.

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

There have been changes to the building over time, but the changes proposed with this application will bring the structure back to its historic character.

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

Distinctive features of the existing historically significant structures will not be impacted by this request and will be preserved.

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

The deteriorated features of the building will be repaired, and features that have been previously replaced will also be brought back to its original form.

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.

There are no known archaeological features on the subject property.

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.

Additions are proposed in a way that differentiates new from old construction while still maintaining the character and architectural compatibility with the existing building. As stated before, the applicant presumes that the proposed balcony is likely consistent with the historic condition of the building and will function as an awning on the first floor.

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

The proposed balcony and other renovations are relatively minor may be removed without impairing the integrity of the historic building.

#### Conclusion

Staff reviewed the Certificate of Appropriateness submission package and finds the project is consistent with the Design Guidelines for the Secretary of the Interior Standards and Chapter 22 of the Land Development Code.

#### Attachments:

- Location Map
- Aerial
- Applicant Submittal
  - Applicant Narrative
  - Site Plans
  - Elevations and Architectural Details
  - Photos of Existing Conditions

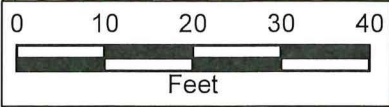


# SCA2024-00006, 446 4th Street Commercial Building





# SCA2024-00006, 446 4th St E Commercial



EagleView, Lee County Property Appraiser, Lee





**446 4<sup>TH</sup> ST E BOCA GRANDE FL 33921**  
**Applicant's Narrative for the**  
**Special Certificate of Appropriateness (SCA) Application**



**PROJECT NAME:** 446 4<sup>th</sup> St E Boca Grande Fl 33921  
**PROJECT ADDRESS:** 446 4<sup>th</sup> St E Boca Grande Fl 33921  
**STRAP NUMBER:** 14-43-20-01-00014.027B  
**STATUS:** Contributing in the Boca Grande Historic District HD 90-05-01 as amended by HDC2023-00002

Index	
Subject	Page
I. Summary	1
II. Building Location and Overview	2
III. Existing Conditions	4
IV. Existing Building – Architectural Features	5
V. The Proposal – Architectural Features	8
VI. Compliance with the Secretary of the Interior's Standards	15

**I SUMMARY**

The applicant requests approval for the rehabilitation of the historic building and the addition of a balcony on the front (north) elevation. The proposed project preserves the historic character of the resource and is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development code. In general, the project incorporates the following exterior construction activities.

- **Siding:** Prior to Hurricane Ian the exterior covering was horizontal vinyl siding except for three areas featuring stucco siding – the 1<sup>st</sup> floor front (north), 1<sup>st</sup> floor rear (south) and a partial side (east) which is a small area by the southeast corner with a mural on the stucco. The proposal calls for preservation of all stucco siding and installation of 6-in profile Hardie Plank siding (to match historic per photos) on areas which previously had vinyl siding.
- **Windows:**
  - Front (north) elevation 2<sup>nd</sup> floor – Remove the 2-fixed plate glass windows and replace with 2 single, double hung 2/2 windows per historic photos.
  - Side (east) elevation 2<sup>nd</sup> floor – Remove contemporary windows and replace with 4 pairs of double hung 2/2 windows per historic photos.
  - Side (east) elevation 1<sup>st</sup> floor near the corner of 4<sup>th</sup> St E and Palm Ave. – Install a large fixed plate glass window to bring more light into the 1<sup>st</sup> floor area. Modern window easily differentiated from historic features; it will complement display windows along 4<sup>th</sup> St E. [Currently this area of the east elevation has no windows.]
  - Rear (south) elevation 2<sup>nd</sup> floor – Remove contemporary windows and replace with 3 single, double hung 2/2/ windows. These are historically appropriate windows.
- **Door:**
  - Front (north) elevation 2<sup>nd</sup> floor – Historic photographs show an exterior doorway (door opening) at the center of the 2<sup>nd</sup> floor front (north) elevation. The proposal calls for the installation of a new exterior single door in the location of this door opening. This proposed new door will open to the proposed new balcony – see discussion below.



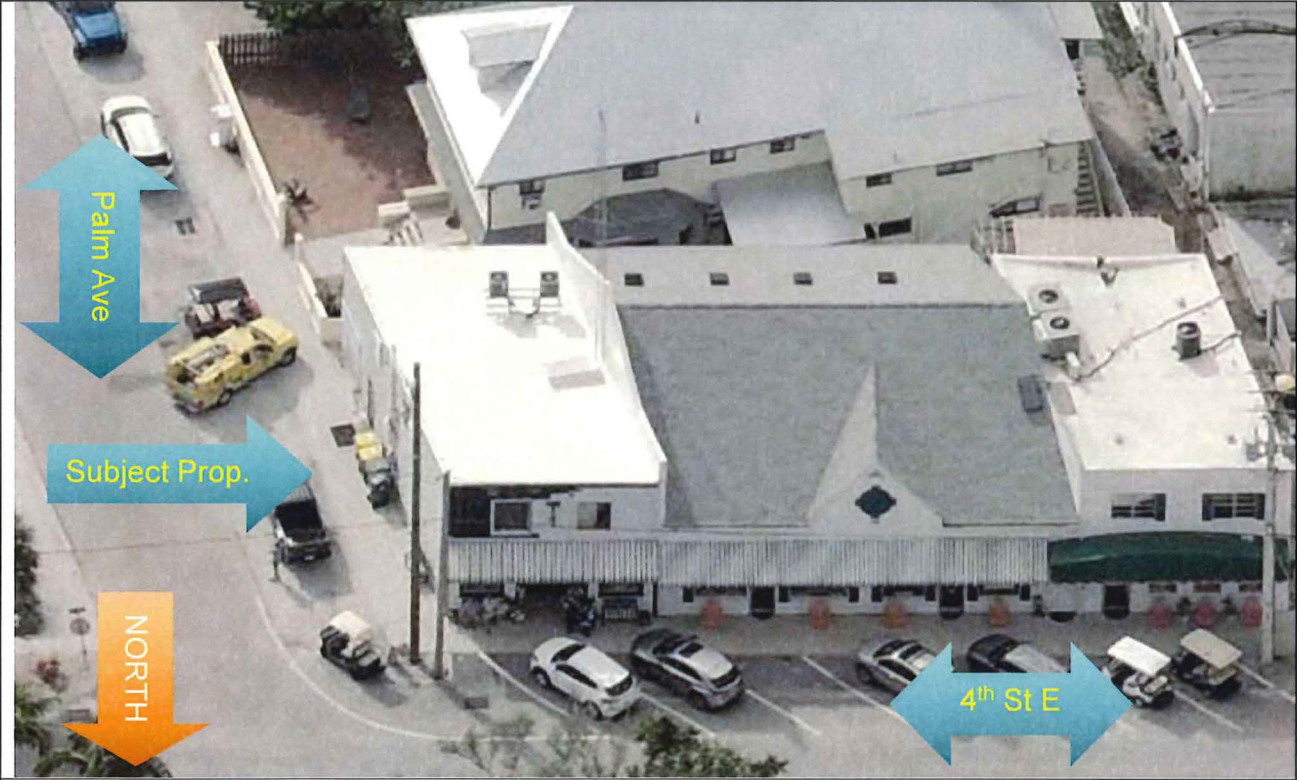
- New Balcony:  
Front (north) elevation 2<sup>nd</sup> floor – Remove the existing awning covering the front (north) sidewalk. Install a new 2<sup>nd</sup> floor balcony suspended over the sidewalk. The proposed balcony is accessed through the proposed new exterior door at the center of the 2<sup>nd</sup> floor front (north) elevation – see discussion above. The new balcony is 4-ft wide and 23.7 ft long (centered on the north elevation) with 42-in high railing; with a contemporary design to code and it is easily differentiated from historic designs prior to current building codes.
- New Rear (south) fence and New Rear (south) Ramp/Door Landing: A vinyl picket fence along the rear (south) property line terminates at an existing high lattice fence. Both fences have been damaged by the hurricane. In addition, at the rear (south) is a ramp/door landing leading to the existing rear door. The proposal replaces the ramp and door landing with same or similar materials. Proposal also replaces the existing vinyl picket fence with the same (in-kind) – new fence features 40-in high railing and 48-in high fence post. The new fence also replaces the lattice fence. As a result, the new picket fence extends for 23-ft 7<sup>5</sup>/<sub>8</sub>-n along the south property line and turns for 1-ft 1<sup>1</sup>/<sub>4</sub>-in along the west property line.

RECEIVED  
MAY 07 2024  
COMMUNITY DEVELOPMENT

**II. BUILDING LOCATION AND OVERVIEW –**

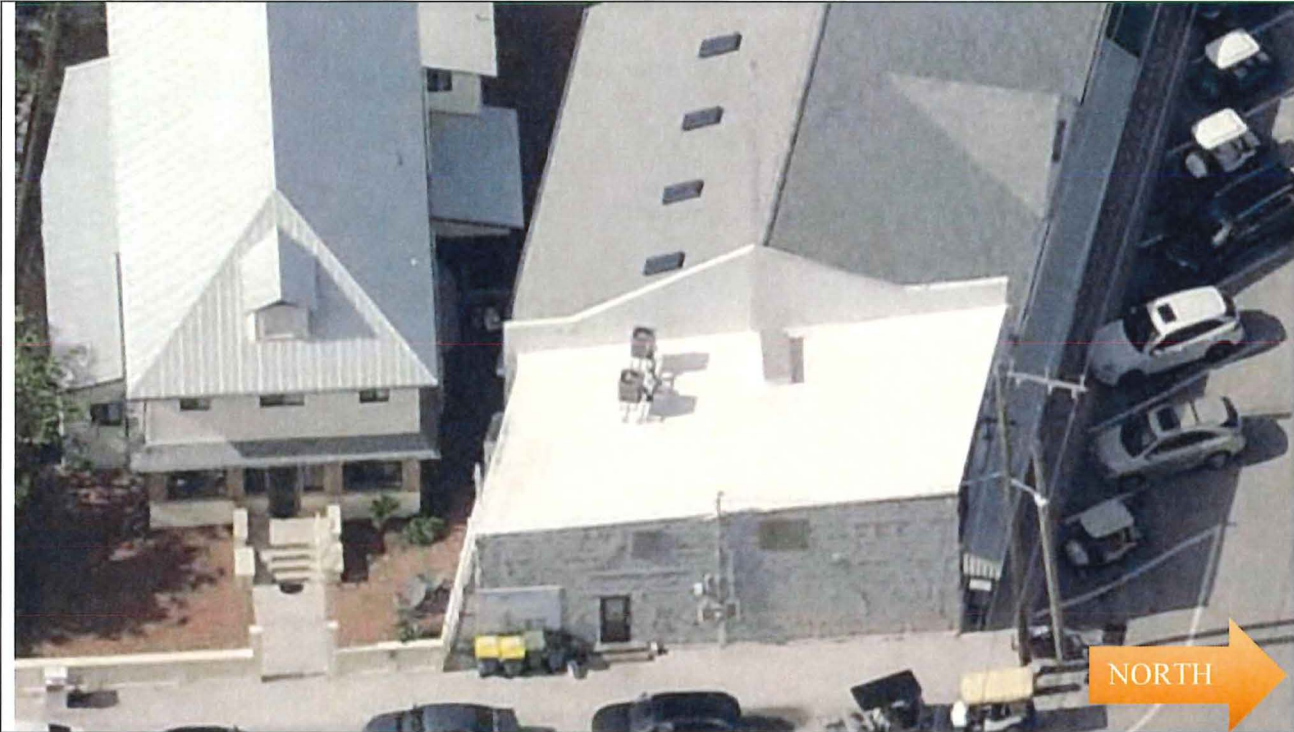
The subject property consists of a small parcel 1253.8 sq ft at the corner of 4<sup>th</sup> St E and Palm Ave. with 25-ft frontage on 4<sup>th</sup> St E and 50-ft frontage on Palm Ave.

The subject building is a nearly 100-year-old 2-story commercial building located on the site with the front (north) elevation facing 4<sup>th</sup> St E and the side (east) facing Palm Ave.



Front North elevation on 4<sup>th</sup> St E of the subject two-story building at the SW corner of 4<sup>th</sup> St E and Palm Ave Boca Grande (Source property appraiser imagery 2024) Note: The subject building and the adjoining building to the west share a common wall.





Side East elevation on Palm Ave of the subject two-story building at the SW corner of 4<sup>th</sup> St E and Palm Ave Boca Grande (Source property appraiser imagery 2024) Note detached commercial building to the south.



On the rear (south) is 3-ft +/- wide ramp/door landing deck providing access to the door at the rear elevation of the building. A picket fence and lattice fence separate the ramp/door landing deck from the adjoining commercial property to the south.

RECEIVED  
MAY 07 2024  
COMMUNITY DEVELOPMENT



**III. EXISTING CONDITIONS –**

The building retains the architectural integrity of a 1920s commercial vernacular building. However, it was seriously damaged by Hurricane Ian and as a result much of the former vinyl siding has been removed and replaced with a protective membrane. Many of the windows existing prior to the hurricane were damaged and have been removed.



446 4<sup>th</sup> St E -- SW corner of 4<sup>th</sup> St E and Palm Ave two-story commercial building fronting 4<sup>th</sup> St E. Damage from Hurricane Ian is still visible but the building is occupied and weather tight.



East façade of the building on Palm Ave. Note: building is wrapped with a protective membrane.



Rear (south) ramp and door landing providing access to the rear door.

Currently the south fence is a picket fence capped with railing which is 40-in high. Note that the fence posts are higher – these are 48-in high.

This picket fence terminates at high lattice fence at the rear

**RECEIVED**  
MAY 07 2024  
COMMUNITY DEVELOPMENT



#### **IV THE EXISTING BUILDING – ARCHITECTURAL FEATURES**

The design features characterizing a 1920s commercial in Boca Grande are identified in the Design Guidelines Manual for the Boca Grande Historic District page 27. The Manual is available at <https://www.leegov.com/dcd/Documents/Planning/Historic/BGDesignGuideline.pdf>. Many of these architectural features are preserved with no changes proposed.

##### **1. Massing – No changes proposed**

*“Contributing commercial buildings are predominantly one and two stories in height. Buildings on the Park Avenue block present a fairly unified block or mass with sidewalk frontages and adjoining party walls defining each distinct building.”* Manual Pg 27

The subject building is a 2-story building, built to the property line along both 4<sup>th</sup> St E and Palm Ave with sidewalk frontage on both streets. The subject building shares a party wall with the adjoining building to the west on 4<sup>th</sup> St E.

##### **2. Lot Coverage – No changes proposed**

*“Commercial buildings tend to cover lots almost entirely, with alley space to the rear.”* Manual Pg. 27

The subject parcel is a small lot with 25-ft along 4<sup>th</sup> St E and 50-ft along Palm Ave and has an area of 1,253.8 sq ft. The building covers 1,169 sq ft, which is nearly the entire lot – as a result the lot coverage is 93.24%.

##### **3. Foundations – No changes proposed**

*“Floors are normally set at street level (few have raised floors with entrance porches).”* Manual Pg 27

The first floor is set at street level -- allowing for easy pedestrian access.

##### **4. Roofs – No changes proposed**

*“On the front facade, most roofs are hidden by a false parapet. Roof shapes are usually flat behind the built-up parapets. The scale of the commercial buildings reflects a familiarity with the human form in building height, window sizes, door sizes and storefront design. A vertical emphasis is found which moves the eye upward to the cornice area where signage is located.”* Manual Pg 27

The building features a plain flat roof – without a parapet. This flat roof was damaged by the hurricane. Currently a temporary waterproof membrane has been installed to keep the building weather tight. This flat roof will be preserved.

RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT

**5. Entrances – See “Proposal Section” for changes proposed**

*“Entrances are most often recessed from the main facade and located under projecting or suspended sidewalk coverings. These coverings are often simple wood framed decks suspended by metal chain or cable.” Manual Pg 27*

As typical of a commercial building, the subject building features a recessed storefront entrance along 4<sup>th</sup> St E. No changes are proposed to this first floor entrance.

There is also an awning projecting over the sidewalk and spanning the 25-ft building façade on 4<sup>th</sup> St E. This awning is proposed to be replaced by a balcony on the 2<sup>nd</sup> floor which will be suspended over the sidewalk.



Photo of the existing awning over the sidewalk.

**RECEIVED**  
MAY 07 2024

COMMUNITY DEVELOPMENT



**6. Windows and Doors – See “The Proposal” Section for changes proposed**

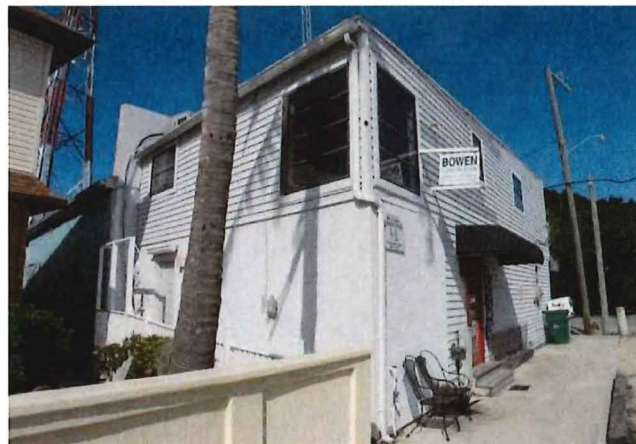
*“Windows on the first floor facing the street are typically large panes of storefront flanking the entrance doors centered in the facade. Windows on the second floors and around the sides were double hung sash, some with divided lights and others without.” Manual Pg 27*



As seen in the photo above the windows on the first-floor facing 4<sup>th</sup> St E are large panes of storefront windows flanking the recessed storefront entrance doors centered on the façade. These seem to be original to the building and will be preserved.

The second-floor windows are fixed plate glass and are not original to the building; these will be replaced.

RECEIVED  
MAY 07 2024  
COMMUNITY DEVELOPMENT



The windows on Palm Ave and the rear (south) have been damaged by Hurricane Ian and are not visible as the building is covered by a protective membrane. However, the 2006 photo above from the Property Appraiser’s website shows windows on the east side on Palm Ave. and on the rear as contemporary windows and not original to the building. The windows on the second floors at the side (east) and rear (south) will be replaced with historically appropriate windows.

A fixed plate glass window will be added to the 1<sup>st</sup> floor on the east side elevation along Palm Ave. near the corner of Palm Ave. and 4<sup>th</sup> St E. This window will be easily differentiated from the historic windows on the property (see more under the “Proposal” section beginning on page 8.)



**7. Exterior Materials** See “The Proposal” Section for changes proposed

*Horizontal clapboard is commonly used on frame buildings. Masonry structures are stuccoed. In both cases, the use of decoration is very limited. Roof materials vary widely on sloped roofs, from shingles to metal to composite roll roofing. A composite roll membrane material is used exclusively on flat roofs. Manual Pg 27*

The siding on the building was severely damaged during Hurricane Ian. Prior to the hurricane the exterior covering was horizontal vinyl siding. On the front elevation portions of the vinyl siding have peeled away. The building is currently protected by a temporary waterproof membrane.

**V THE PROPOSAL – ARCHITECTURAL FEATURES**

In the proposal the following architectural features remain unchanged from the existing:

1. Massing;
2. Lot Coverage;
3. Foundations;
- and 4. Roofs.



**The proposal includes changes to the following:**

**5. Entrances** – Changes proposed

*“Entrances are most often recessed from the main facade and located under projecting or suspended sidewalk coverings. These coverings are often simple wood framed decks suspended by metal chain or cable.” Manual Pg 27*

COMMUNITY DEVELOPMENT

The 2<sup>nd</sup> floor on the front (north) elevation of this building has been altered. While there is a lack of historic information about the building, a 1980s photo (see below) reveals that on the 2<sup>nd</sup> floor of front (north) elevation along 4<sup>th</sup> St E there was a door opening (doorway).

Based on this 1980s photo the applicant proposes to install a new exterior door on the 2<sup>nd</sup> floor and replace the existing awning over the sidewalk with a 2<sup>nd</sup> floor balcony over the sidewalk. This new door would provide access from the interior to the new balcony. Under this proposal:

- There is no change to the first-floor recessed storefront entrance along 4<sup>th</sup> St E.
- A new single central door will be installed at the center of the 2<sup>nd</sup> floor front elevation -- where the 1980s photo shows there was a door opening
- The proposed new 2<sup>nd</sup> floor door will open to the proposed new balcony providing access from the building to the proposed new balcony.
- The existing awning over the sidewalk and spanning the building (25-ft) façade on 4<sup>th</sup> St E will be replaced with a new 2<sup>nd</sup> floor balcony over the sidewalk. The balcony deck will also act as a sidewalk cover. The new balcony is centered on the building: it is 4-ft wide and 23.7-ft long with 42-in high railings with picket openings spaced less than 4-in. There are decorative braces underneath the balcony. The balcony would meet current code and as a result be easily differentiated from historic balconies with have lower railings and pickets spaced farther apart.

Balconies and other structures projecting over the sidewalk are fairly common in the Boca Grande central business area and in keeping with the character of the area. See photos submitted with this application. [After BGHPB approval of the balcony over the sidewalk, applicant will apply for a right-of-way permit from Lee County DOT.]



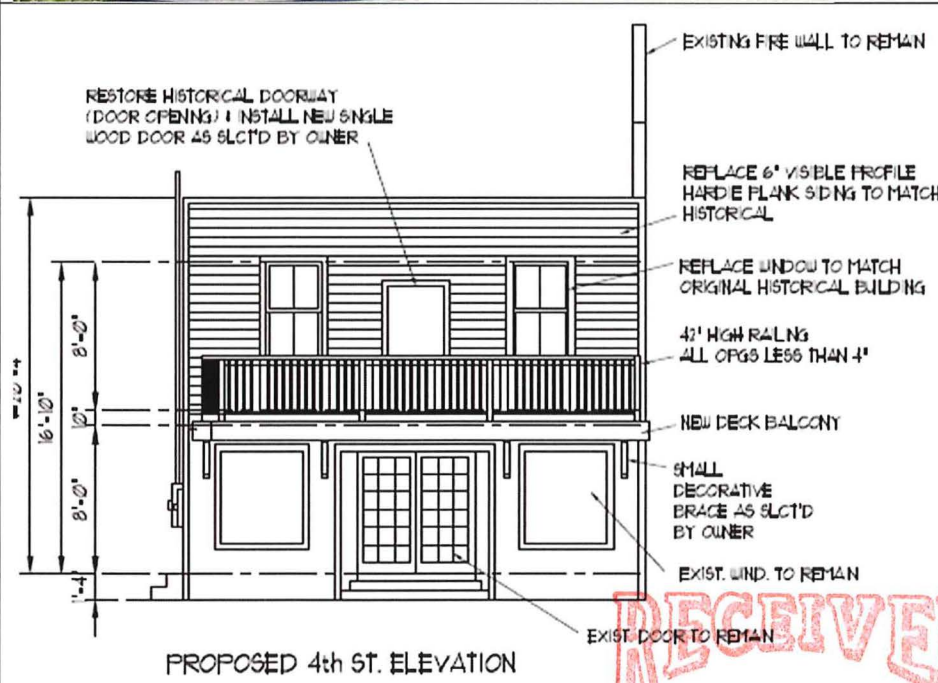
1980s photo of the building façade along 4<sup>th</sup> St E of the building at 446 4<sup>th</sup> St E. BG

Note historic windows flanking a door opening on the second-floor level indicating the location of a door. Photo Source Braxton Bowen



Recent photo of the building façade along 4<sup>th</sup> St E of the building at 446 4<sup>th</sup> St E. BG.

Note on the 2<sup>nd</sup> floor historic windows have been replaced with square fixed glass windows and the central door opening has been removed.



Proposal-- Restoration of the historic central doorway (door opening) on the 2<sup>nd</sup> floor & addition of a new single door.

Installation of a new 2<sup>nd</sup> floor balcony over the sidewalk. This balcony's design complies w/ current code. It is easily differentiated from historic designs. The balcony is 4-ft wide & 23.7-ft long w/42-in high railing w/decorative braces underneath. The balcony/deck has an area of 95 sq ft.

RECEIVED  
 MAY 07 2024



**6. Windows and Doors – Changes proposed**

“Windows on the first floor facing the street are typically large panes of storefront flanking the entrance doors centered in the facade. Windows on the second floors and around the sides were double hung sash, some with divided lights and others without.” Manual Pg 27

On the front elevation of this commercial building,

- The 1st floor features the typical large glass panes of storefront windows flanking the storefront entrance doors centered on and recessed into the façade. These are historically accurate and seem original to the building. No changes are proposed
- On the 2nd floor the windows are square, fixed plate glass and not original to the building. While there is a lack of information about this building, a 1980s photograph reveals that the building on the 2<sup>nd</sup> floor had long narrow 2/2 windows on either side of a door opening.
- The proposal calls for removing the contemporary fixed plate glass windows and replacing them with historically accurate 2/2 windows, double hung 36-in by 61-in.

RECEIVED  
MAY 07 2024  
COMMUNITY DEVELOPMENT



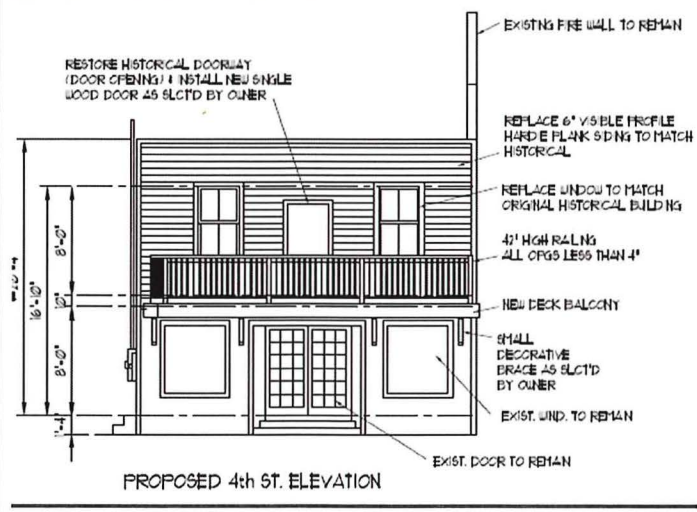
Note on the 1980s photograph on the 2<sup>nd</sup> -floor historic windows flanking a door opening indicating the location of a door.

The 2<sup>nd</sup> story windows seen in the photo are long and narrow with a 2-light arrangement –typical of historic windows. Photo source Braxton Bowen



Currently on the 2nd floor the windows are square, fixed plate glass and are a contemporary addition and not original to the building. These windows proposed to be removed.

No changes proposed on the first floor.



Highlights of the Proposal: On the 2<sup>nd</sup> floor remove the contemporary fixed plate glass windows and replace them with historically accurate 2/2 windows, double hung 36-in by 61-in.

Restore the historical central doorway (door opening) on the 2nd floor and the install a new single door

Replace the awning over the sidewalk with a 2<sup>nd</sup> floor balcony suspended over the sidewalk. The new 2<sup>nd</sup> floor door to provide access to the balcony



On the east side and south rear elevations of this commercial building

- Currently the east side and south rear elevations are wrapped in a protective membrane stabilizing the building after damage by Hurricane Ian.
- A 2006 photo from the Property Appraiser’s website shows windows on Palm Ave. and on the rear as contemporary windows of various sizes and not original to the building.
- While there is a lack of information about this building, a 1980s photograph reveals that on the east side of the building along Palm Ave the 2<sup>nd</sup> floor had 4 pairs narrow 2/2 windows. There is no information about the historic windows at the rear of the building.



1980s photo of the building façade along Palm Ave of the building at 446 4<sup>th</sup> St E BG.  
Source Braxton Bowen

Note the 2<sup>nd</sup> floor has 4 pairs of 2/2 windows. [As a result, the proposal calls for the installation of 4 pairs of 2/2 windows.]

On the 1st floor along Palm Ave new large pane window is proposed near the corner. This window matches the storefront windows on 4<sup>th</sup> St E.



2006 photo from the Property Appraiser’s website shows the side elevation along Palm Ave and the rear (south) elevation as these were. The photo shows the building with a variety of contemporary window types and no historic windows.

There are existing 1<sup>st</sup> floor doors on the east side and rear south; these will remain.

RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT

Existing and Proposed along the side elevation (east) on Palm Ave. – See Plans

	<p><b>Side East Elevation along Palm Ave</b></p> <p>Note on the 2<sup>nd</sup> floor the proposal removes the existing contemporary windows &amp; replaces them with 4 pairs of 2/2 windows – matching those in the historic photograph.</p> <p>The 1<sup>st</sup> floor would remain as is with the exception of a proposed new large pane window near the corner 4<sup>th</sup> St and Palm Ave. complementing the storefront windows on 4<sup>th</sup> St E.</p>
--	---

Existing and Proposed along the rear (south) – See Plans

	<p>On the rear south elevation, the non-historic windows on the 2<sup>nd</sup> floor are removed.</p> <p>Existing door to remain.</p>
	<p>Installation of 3 historically appropriate windows (2/2 light configuration)</p> <p>Existing 1<sup>st</sup> floor door to remain.</p>



**7. Exterior Materials Changes proposed**

Horizontal clapboard is commonly used on frame buildings. Masonry structures are stuccoed. In both cases, the use of decoration is very limited. Roof materials vary widely on sloped roofs, from shingles to metal to composite roll roofing. A composite roll membrane material is used exclusively on flat roofs. Manual Pg 27

**Siding:**

Existing: The siding on the building was severely damaged during Hurricane Ian. Prior to the hurricane the exterior covering was horizontal vinyl siding except for stucco siding on the 1<sup>st</sup> floor on the front (north), rear (south) and partial east side (south east corner) [the stucco siding on the south east corner along Palm Ave features a small painted mural.].

Hurricane Ian severely damaged the vinyl siding and to protect the building currently on both the east side elevation along Palm Ave., and the south rear elevation are covered by a temporary waterproof membrane.

Proposal: The proposal calls for the preservation of the 1<sup>st</sup> floor stucco siding. For building areas that formerly featured vinyl siding, the proposal calls for the installation of 6-in profile Hardie Plank siding to match the historical.

RECEIVED  
MAY 07 2024

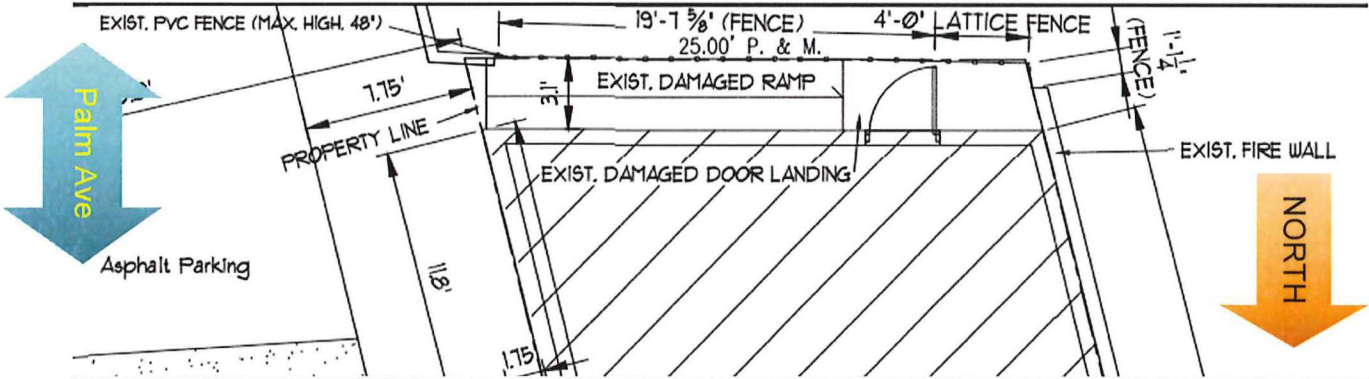
**Rear Ramp/door landing:**

Existing



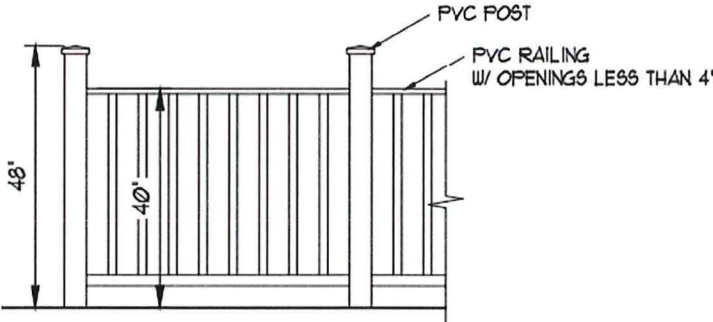
COMMUNITY DEVELOPMENT  
Rear (south) fence and ramp/door landing providing access to the rear door have been damaged by Hurricane Ian.

Currently the picket fence capped with railing is 40-in high. Note that the fence posts are higher – these are 48-in high. The existing fence extends for 19-ft 7<sup>5</sup>/<sub>8</sub>-in along the south property line and terminates at high lattice fence; this lattice fence extends for approximately 4-ft



Site plan showing the rear (south) fence and damaged ramp and door landing areas.

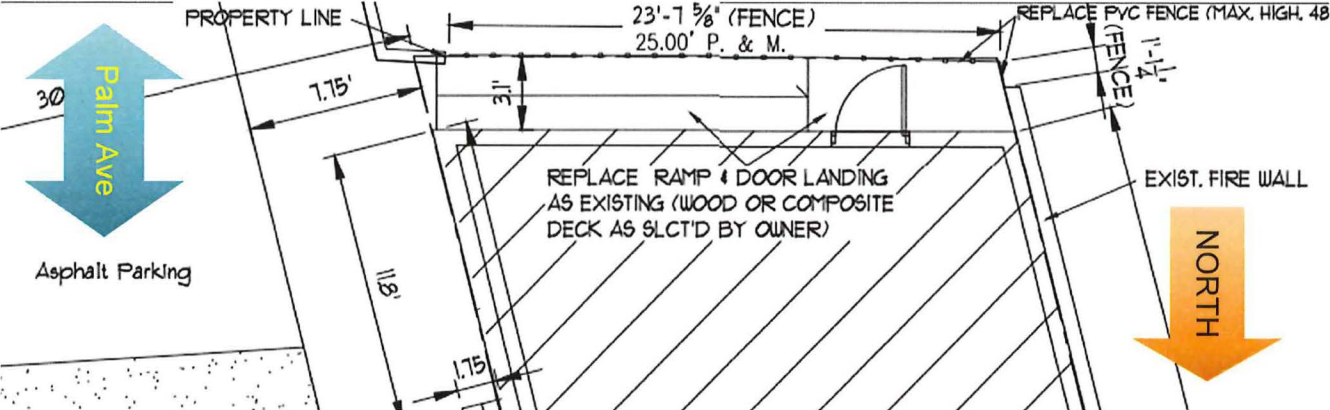
**Proposal:** The proposal calls for eliminating the lattice fencing. The existing picket fence is replaced with the same and extended to also replace the lattice fence. The picket fence capped with railing is 40-in high. Note that the fence posts are higher – these are 48-in high. See below



PVC FENCE ELEVATION



The proposed new picket fence extends for 23-ft 7<sup>5</sup>/<sub>8</sub>-in along the south property line and then turns north for 1-ft 1<sup>1</sup>/<sub>4</sub>-in --extending to replace the lattice fencing. [As the site plan below shows while the south property line is 25-ft long, due to the adjoining neighbor's front fence encroaching on the south boundary the new picket fence is less than 25-ft along the south border; the new picket fence is 23-ft 7<sup>5</sup>/<sub>8</sub>-in along the south property line.]





**VI COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION (Please also refer to the narrative above)**

**Standard 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 commercial building – which is its historic purpose.



**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 proposal retains and preserves the character of the property. The removal of historic materials or alterations of features and spaces that characterize the property is avoided.

- The flat roof and the historic building envelope are preserved.
- Siding: Prior to Hurricane Ian the exterior covering was horizontal vinyl siding except for three areas featuring stucco siding – the 1<sup>st</sup> floor front (north), 1<sup>st</sup> floor rear (south) and a partial side (east) which is a small area by the southeast corner with a mural on the stucco. The proposal calls for preservation of all stucco siding and installation of 6-in profile Hardie Plank siding (to match historic per photos) on areas which previously had vinyl siding.
- Windows:
  - Front (north) elevation 2<sup>nd</sup> floor – Remove the 2-fixed plate glass windows and replace with 2 single, double hung 2/2 windows per historic photos.
  - Side (east) elevation 2<sup>nd</sup> floor – Remove contemporary windows and replace with 4 pairs of double hung 2/2 windows per historic photos.
  - Side (east) elevation 1<sup>st</sup> floor near the corner of 4<sup>th</sup> St E and Palm Ave. – Install a large fixed plate glass window to bring more light into the 1<sup>st</sup> floor area. Modern window easily differentiated from historic features; it will complement display windows along 4<sup>th</sup> St E. [Currently this area of the east elevation has no windows.]
  - Rear (south) elevation 2<sup>nd</sup> floor – Remove contemporary windows and replace with 3 single, double hung 2/2/ windows. These are historically appropriate windows.
- Door:
  - Front (north) elevation 2<sup>nd</sup> floor – Historic photographs show an exterior doorway (door opening) at the center of the 2<sup>nd</sup> floor front (north) elevation. The proposal calls for the installation of a new exterior single door in the location of this door opening. This proposed new door will open to the proposed new balcony – see discussion below.
- New Balcony:
  - Front (north) elevation 2<sup>nd</sup> floor – Remove the existing awning covering the front (north) sidewalk. Install a new 2<sup>nd</sup> floor balcony suspended over the sidewalk. The proposed balcony will be accessed through the proposed new exterior door at the center of the 2<sup>nd</sup> floor front (north) elevation – see discussion above. The new balcony is 4-ft wide and 23.7 ft long (it is centered on the north elevation) and features 42-in high railing; it features a contemporary design to code and easily differentiated from historic designs prior current building codes.



- New Rear (south) fence and New Rear (south) Ramp/Door Landing: Currently there a vinyl picket fence along the rear (south) property line terminating at an existing high lattice fence. Both fences have been damaged by the hurricane. In addition, at the rear (south) is a ramp/door landing leading to the existing rear door. The proposal replaces the existing vinyl picket fence and replaces it with the same (in-kind) – 40-in high to the railing and 48-in high to the fence post. The new fence also replaces the high lattice fence. As a result, the new fence extends for 23-ft 7<sup>5</sup>/<sub>8</sub>-n along the south property line and turns for 1-ft 1<sup>1</sup>/<sub>4</sub>-in along the west property line.

**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.

There are no conjectural features that will be added to the building.



**Standard 4:**

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

The mass, scale and height of the building remain unaltered. The stucco wall covering on the 1<sup>st</sup> floor is preserved.



**Standard 5:**

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

As is typical of historic commercial buildings, this building covers the lot almost entirely; there is no lot coverage change proposed. The building remains a 2-story flat roofed commercial building with a recessed storefront entrance on the front elevation.

**Standard 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 windows are being installed per photographs show that the 2<sup>nd</sup> floor windows on the front and side elevations were 2/2 light windows configured as single windows or in pairs. On the front 2<sup>nd</sup> floor, the central exterior door will be installed in the doorway location as identified in a historic photo.

**Standard 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

**Standard 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

**Standard 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.

**New Balcony:** A proposed new addition is the installation of the new balcony on the 2<sup>nd</sup> floor front elevation along 4<sup>th</sup> St E. The existing contemporary awning over the sidewalk will be removed. It will be replaced with the new balcony whose deck will cover the sidewalk much like the awning does now.

This is a relatively small addition as the balcony has an area of 95-ft. This balcony's design complies w/ current code. The railing is 42-in high and openings area less than 4-in. The balcony is 4-ft wide & 23.7-ft long w/42-in high railing. The balcony features decorative braces underneath.

The balcony is compatible with the massing, size, scale and architectural features of the building. The building already has a contemporary awning. The proposal is to replace the awning with a contemporary balcony. The balcony will be accessed by the new central door to be installed on the 2<sup>nd</sup> floor of the front elevation – this door will be installed where the 1980s historic photo shows a door opening on the center of the 2<sup>nd</sup> floor front elevation.

**New Window:** Side (east) elevation 1<sup>st</sup> floor near the corner of 4<sup>th</sup> St E and Palm Ave. – Install a large fixed plate glass window to bring more light into the 1<sup>st</sup> floor area. Modern window to complement display windows along 4<sup>th</sup> St E. [Currently this area has no windows.]

**Standard 10:**

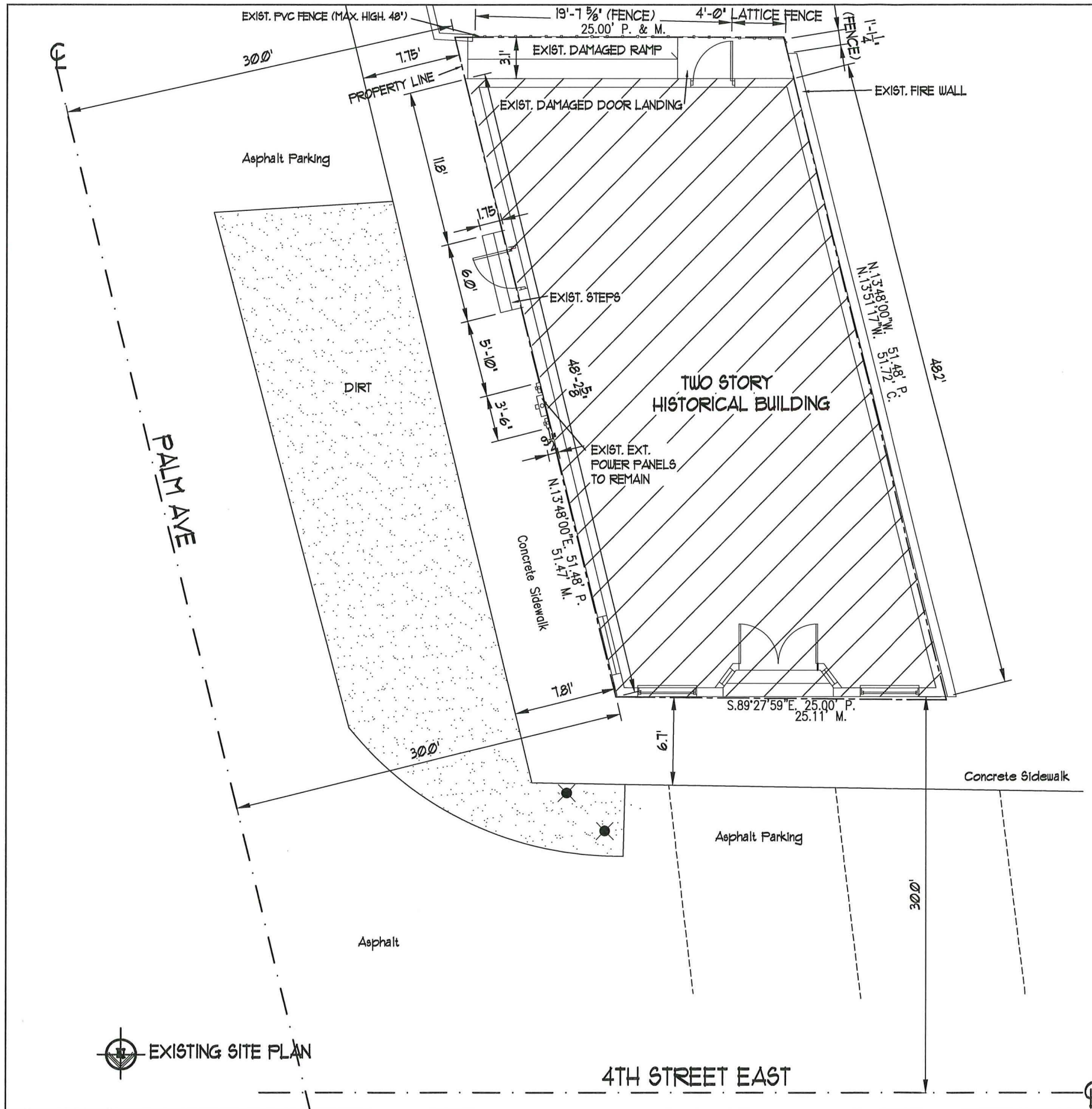
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Both the balcony addition and the new window are proposed in such a manner that if removed in the future the form and integrity of the historic building will be unimpaired.

RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT





### DRAWING INDEX

- 1 - DRAWING INDEX | EXISTING SITE PLAN
- 2 - PROPOSED SITE PLAN
- 3 - 1ST FLOOR PLANS
- 4 - 2ND FLOOR PLANS | ROOF PLAN
- 5 - ELEVATIONS
- 6 - ELEVATION

### AREA CALCULATIONS

1ST FLOOR LIVING	1,154 SQ.FT.
1ST FLOOR ENTRY	15 SQ.FT.
2ND FLOOR LIVING	1,169 SQ.FT.
<b>TOTAL AREA</b>	<b>2,338 SQ.FT.</b>
LOT AREA	1,253.8 SQ.FT.
BLDG FOOTPRINT	1,169 SQ.FT.
LOT COVERAGE	93.24%

RECEIVED

JUN 04 2024

COMMUNITY DEVELOPMENT

GRAPHIC SCALE:



arch  
 LaKrebs  
 AA 26002462

WEST OFFICE:  
 Edgewater Ctr. suite 4A  
 1460 MacCall Rd. S  
 Englewood, FL 34223  
 (941)475-7327

EAST OFFICE:  
 308 SW 6th St  
 Unit 1-P1, Lauderdale  
 FL 33315  
 (954)999-0488

www.lakrebs.com

revisions:

date: 5-6-2024  
 job no.

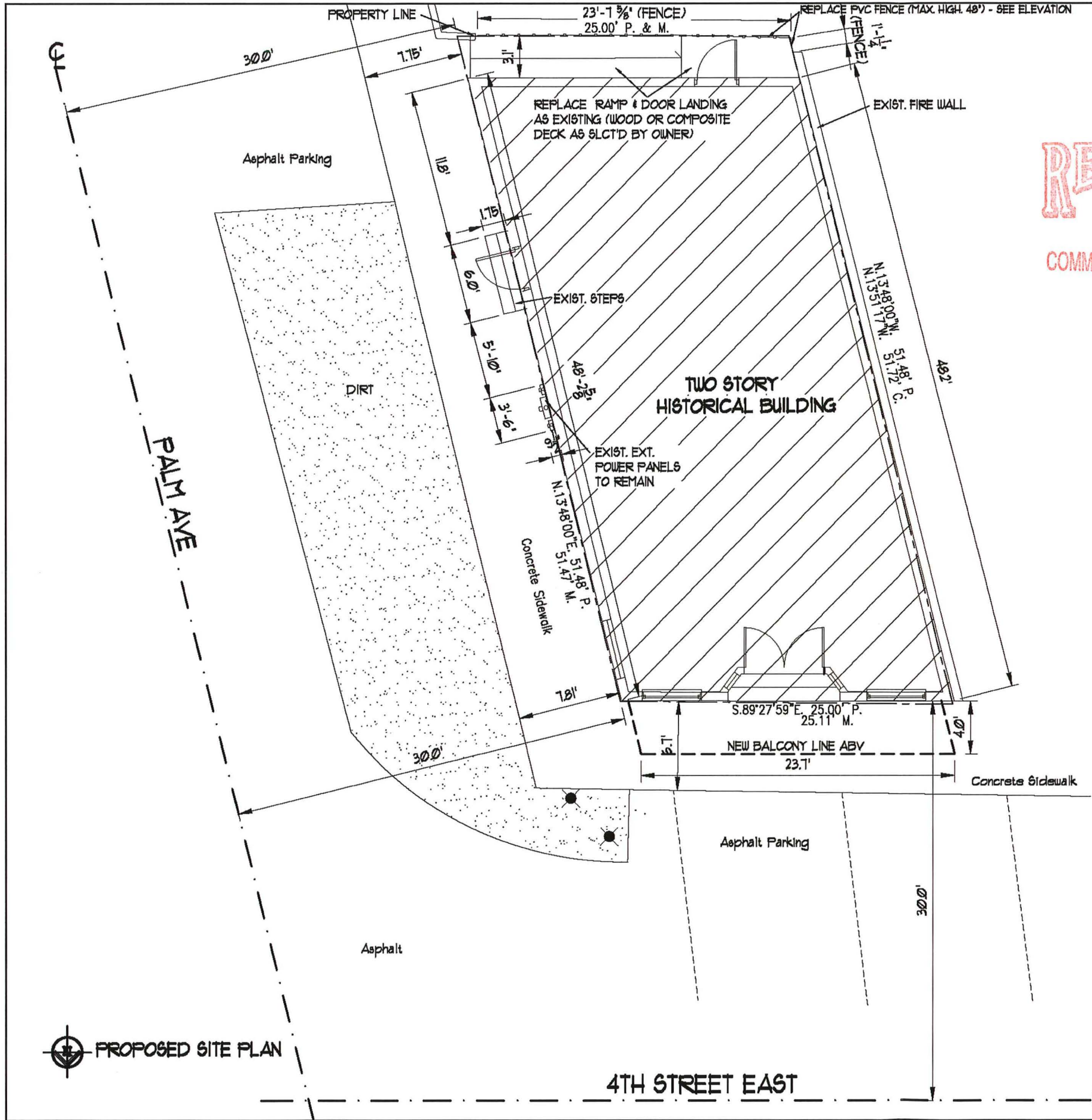
1 of 6

drawing:

**BOWEN BUILDING**  
 446 4TH STREET EAST BOCA GRANDE, FL

Timothy Krebs, Architect AR0009168

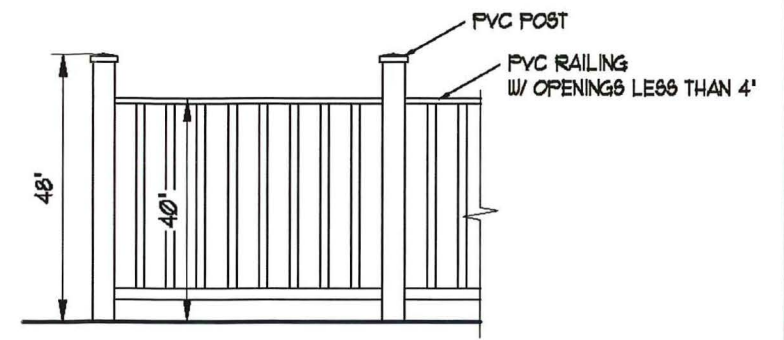




RECEIVED

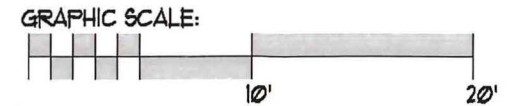
JUN 04 2024

COMMUNITY DEVELOPMENT



PVC FENCE ELEVATION

AREA CALCULATIONS				
	EXISTING	PROPOSED		
		ADDITION	REMOVED	TOTAL
1ST FLOOR LIVING	1,154 SQ.FT.	-	-	1,154 SQ.FT.
1ST FLOOR ENTRY	15 SQ.FT.	-	-	15 SQ.FT.
2ND FLOOR LIVING	1,169 SQ.FT.	-	-	1,169 SQ.FT.
BALCONY DECK	-	95 SQ.FT.	-	95 SQ.FT.
<b>TOTAL AREA</b>	<b>2,338 SQ.FT.</b>	95 SQ.FT.	-	<b>2,433 SQ.FT.</b>
LOT AREA	1,253.8 SQ.FT.			
BLDG FOOTPRINT	1,169 SQ.FT.	1,169 SQ.FT.		
LOT COVERAGE	93.24%	93.24%		



BOWEN BUILDING

446 4TH STREET EAST BOCA GRANDE, FL

arcl  
t. a. kreb  
AA 26002462

WEST OFFICE:  
Edgewater Cir. suite 4A  
1460 McGill Rd. S  
Englewood, FL 34223  
(941)475-7327

EAST OFFICE:  
308 SW 8th St  
Unit 1-7, Lauderdale  
FL 33313  
(954)999-0488

www.takrebe.com

revisions:

---

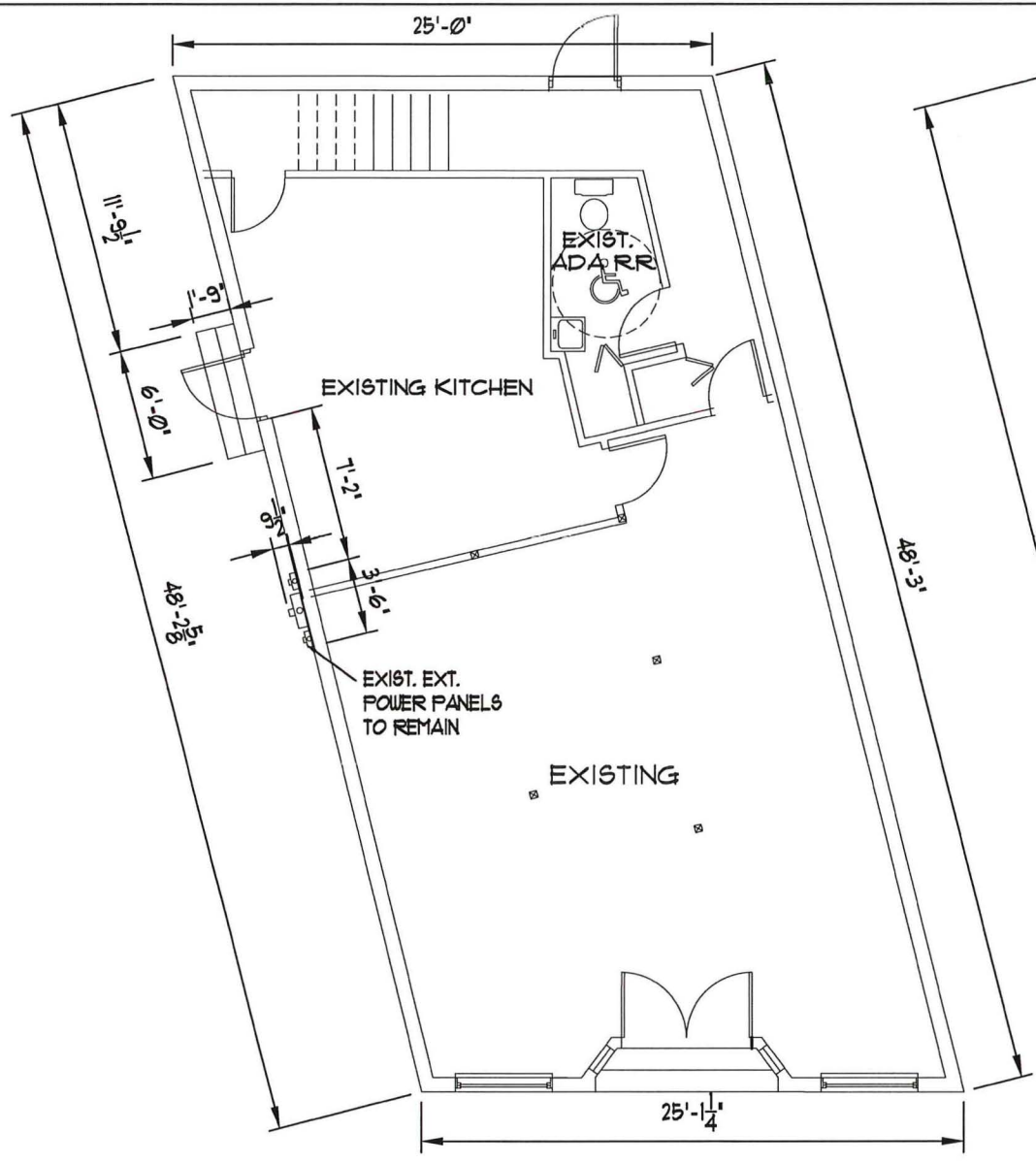
date: 5-6-2024  
job no.

2 of 6

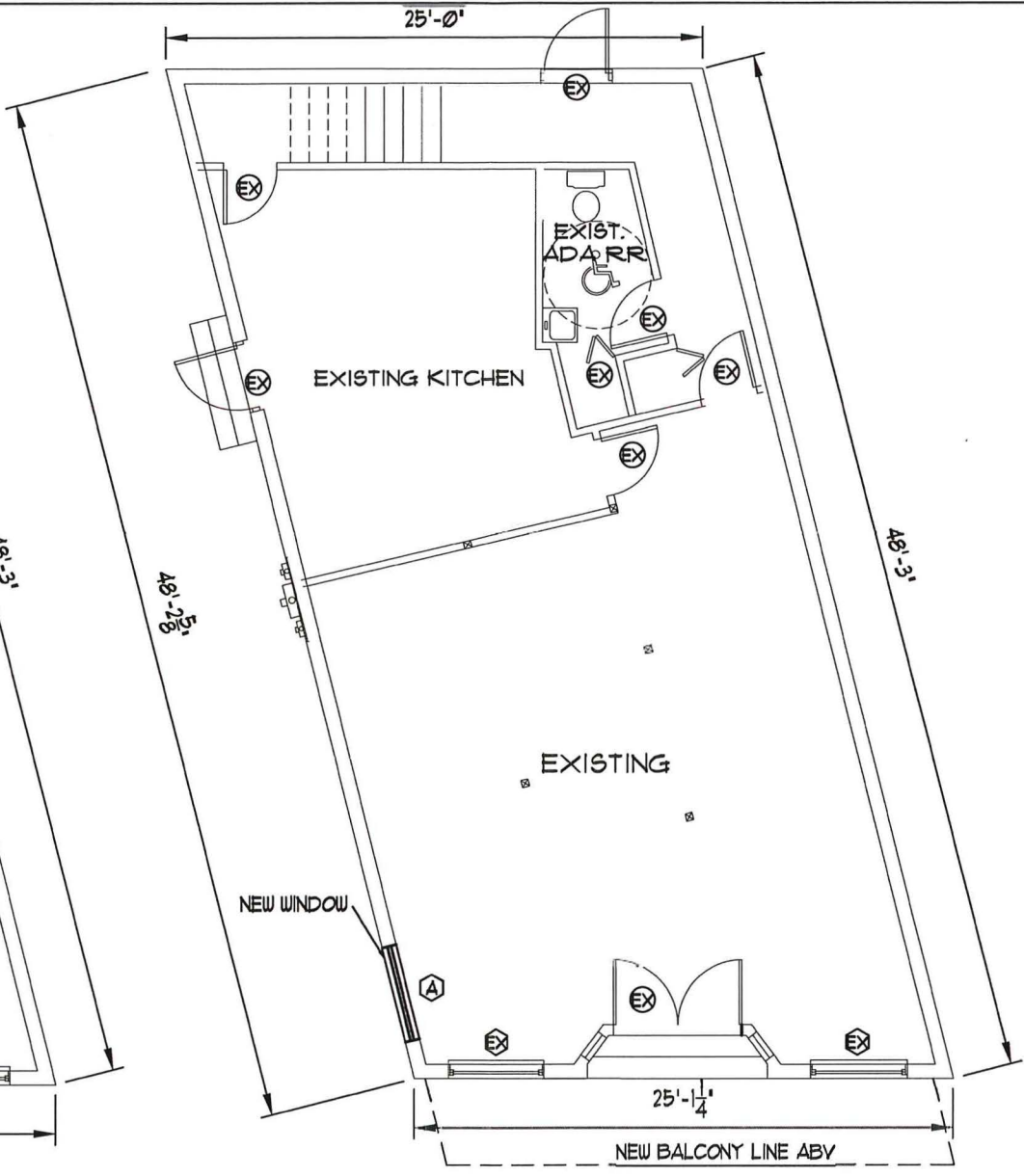
drawing:

Timothy Krebs, Architect AR0008188





EXISTING 1ST FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

LEGEND:

	EXISTING PARTITION TO REMAIN
	TO BE DEMOLISHED
	NEW NON-BRG WALL FRAME

WINDOW SCHEDULE

NO	DESCRIPTION	QTY.	HEAD HEIGHT	REMARKS
EX	EXISTING WINDOW TO REMAIN			
A	FIXED WINDOW	1	6'-8"	MATCH EXISTING
B	DH5560 36x62 VINYL	5	*	EGRESS
C	DH5560 31x62 VINYL	6	8'-0"	
D	DH5560 31x56 VINYL	2	7'-6"	

\* SEE ELEVATIONS

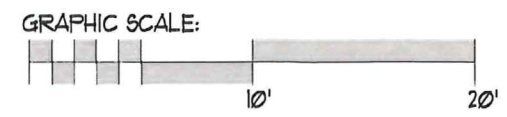
DOOR SCHEDULE

NO	DESCRIPTION	DOOR TYPE	SIZE	REMARKS
EX	EXISTING DOOR TO REMAIN			
1	CUSTOM DOOR	EXT. PRE-HUNG	3080	*
2	INTERIOR WOOD T.B.D.	INT. PRE-HUNG	2868	

\* NEW SINGLE DOOR, SOLID OR WITH LIGHT(S) AS SLCT'D BY OWNER

RECEIVED  
JUN 04 2024

COMMUNITY DEVELOPMENT



BOWEN BUILDING  
446 4TH STREET EAST BOCA GRANDE, FL

arch  
la kreb  
AA 26002462

WEST OFFICE:  
Edgewater Ctr. suite 4A  
1480 McCall Rd, S  
Englewood, FL 34223  
(941)475-7327

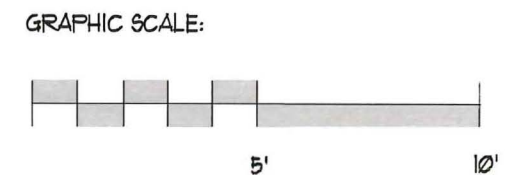
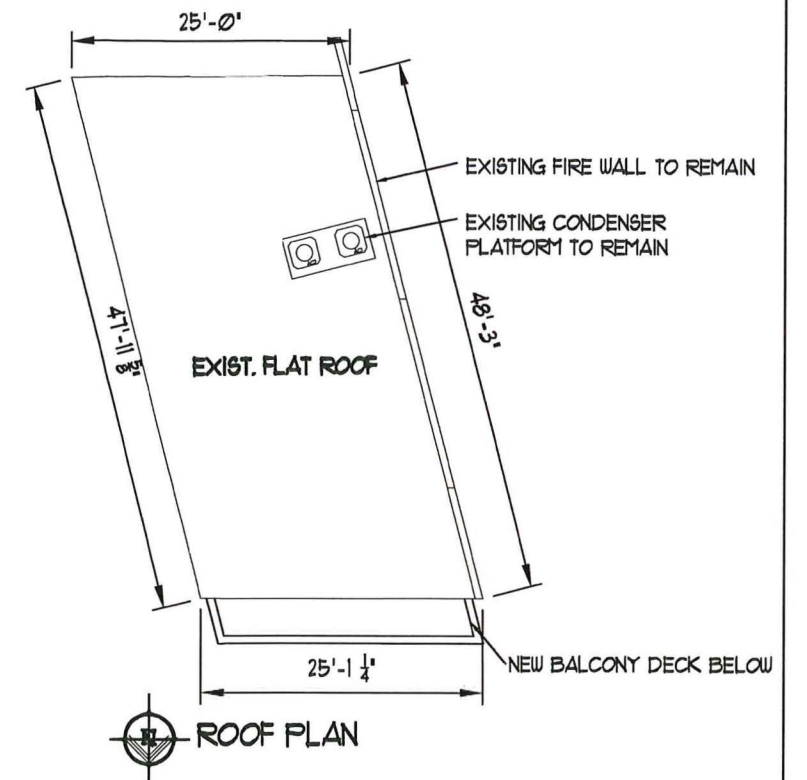
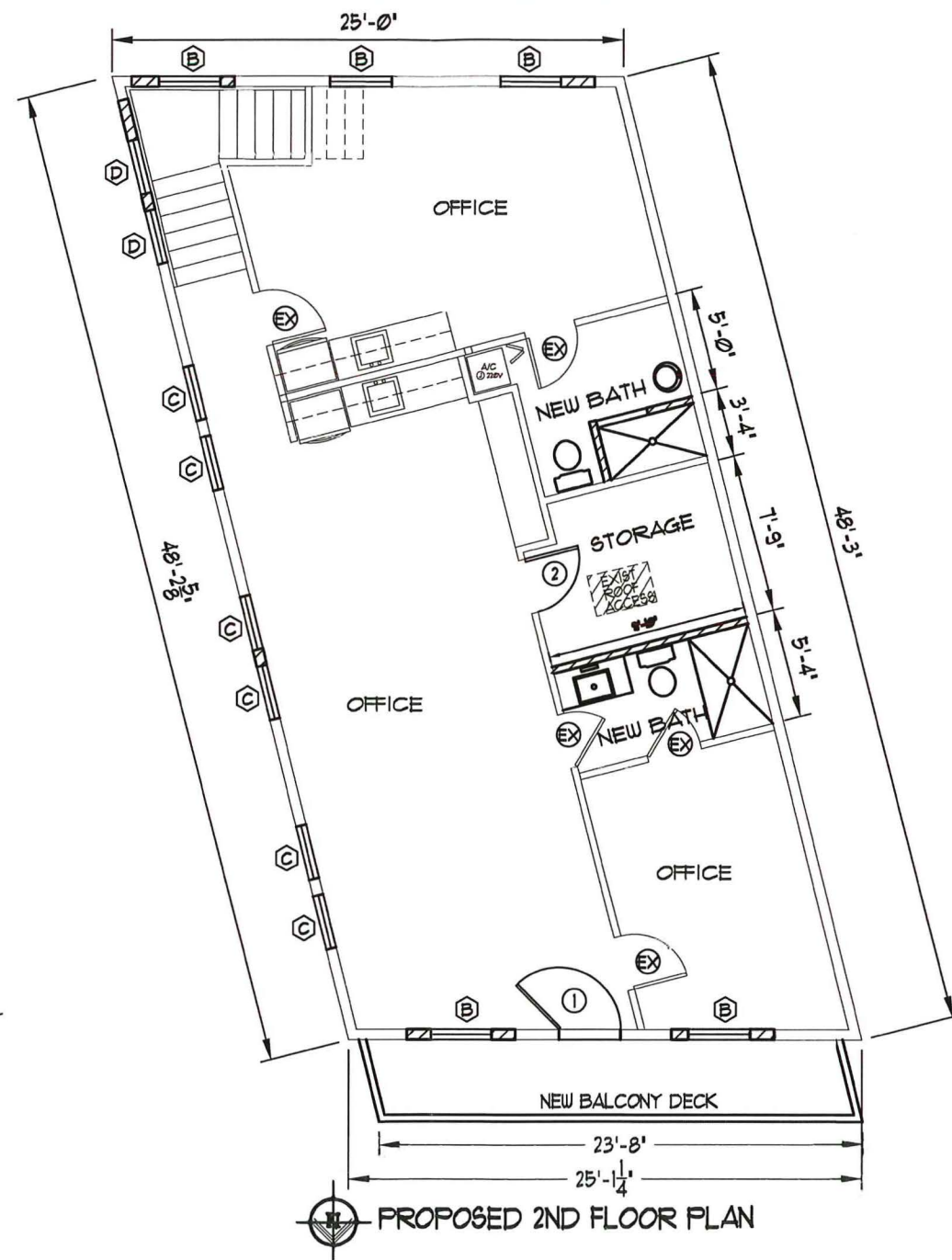
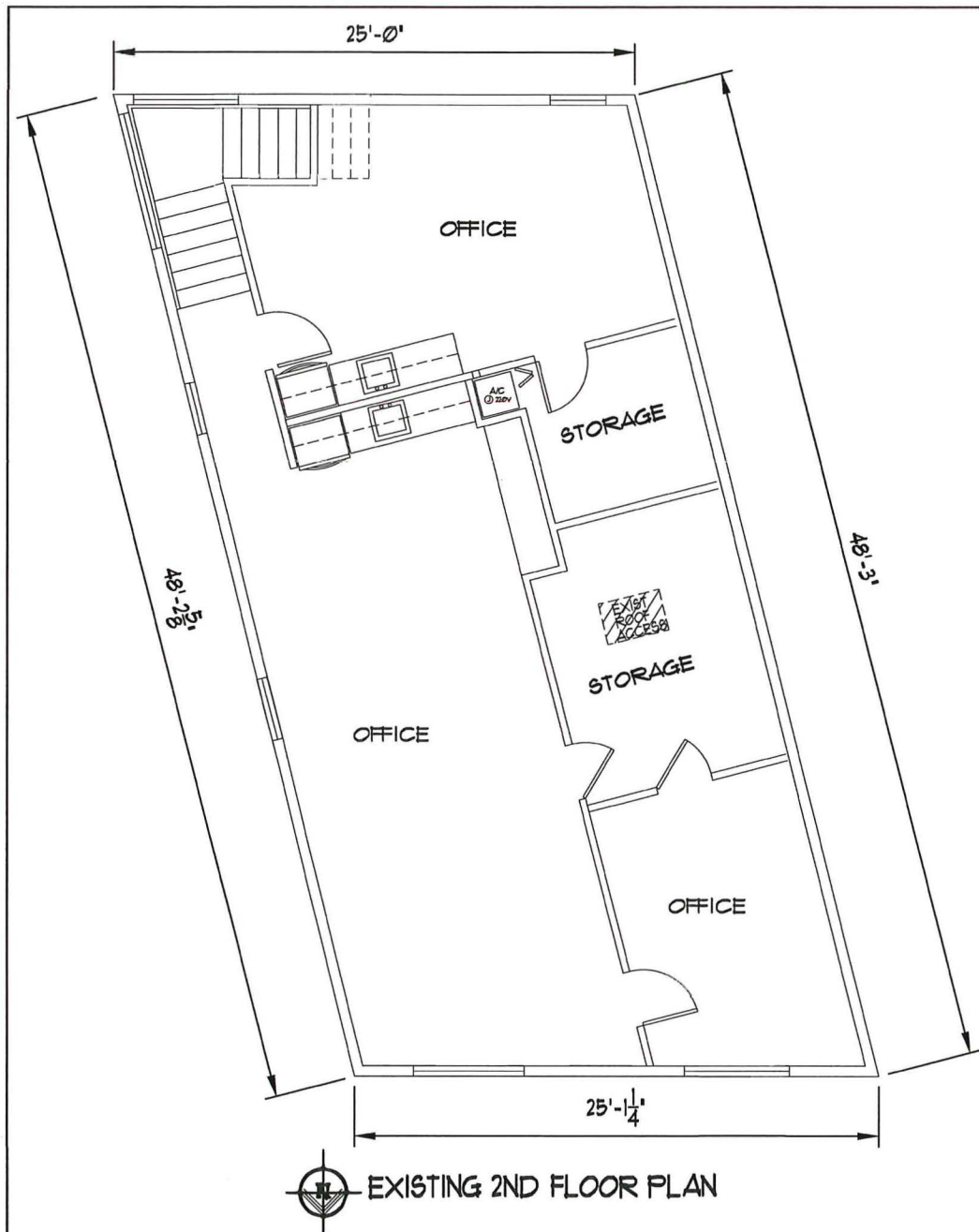
EAST OFFICE:  
308 SW 8th St  
Unit 1-Ft. Lauderdale  
FL 33315  
(954)999-0488  
www.lakrebs.com

revisions:

date: 5-6-2024  
job no.

3 of 6  
drawing:

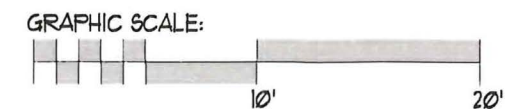
Timothy Krebs, Architect AR0005168



**RECEIVED**  
 JUN 04 2024  
 COMMUNITY DEVELOPMENT

LEGEND:

	EXISTING PARTITION TO REMAIN
	TO BE DEMOLISHED
	NEW NON-BRG WALL FRAME



**BOWEN BUILDING**  
 446 4TH STREET EAST BOCA GRANDE, FL

arch  
 La kreb  
 AA 26002462

WEST OFFICE:  
 Edgewater Ctr. suite 4A  
 1480 McCall Rd, S  
 Englewood, FL 34223  
 (941)475-7327

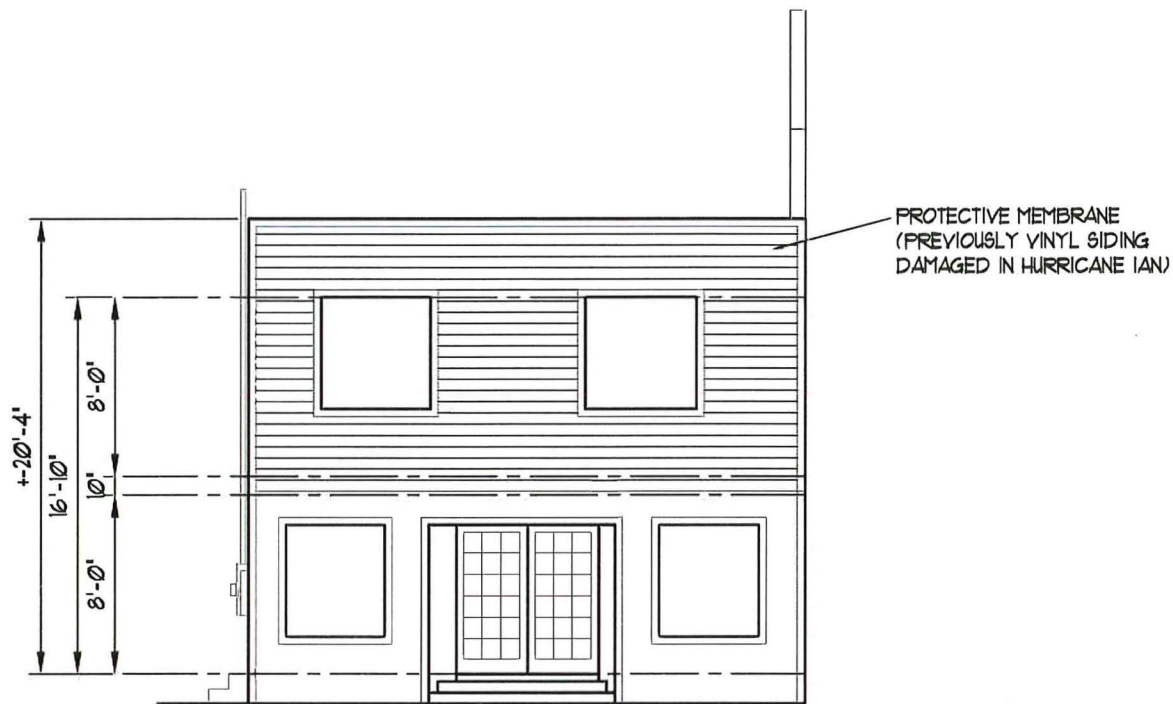
EAST OFFICE:  
 308 SW 8th St  
 Unit 1-F, Lauderdale  
 FL 33315  
 (954)999-0488

www.takrebs.com

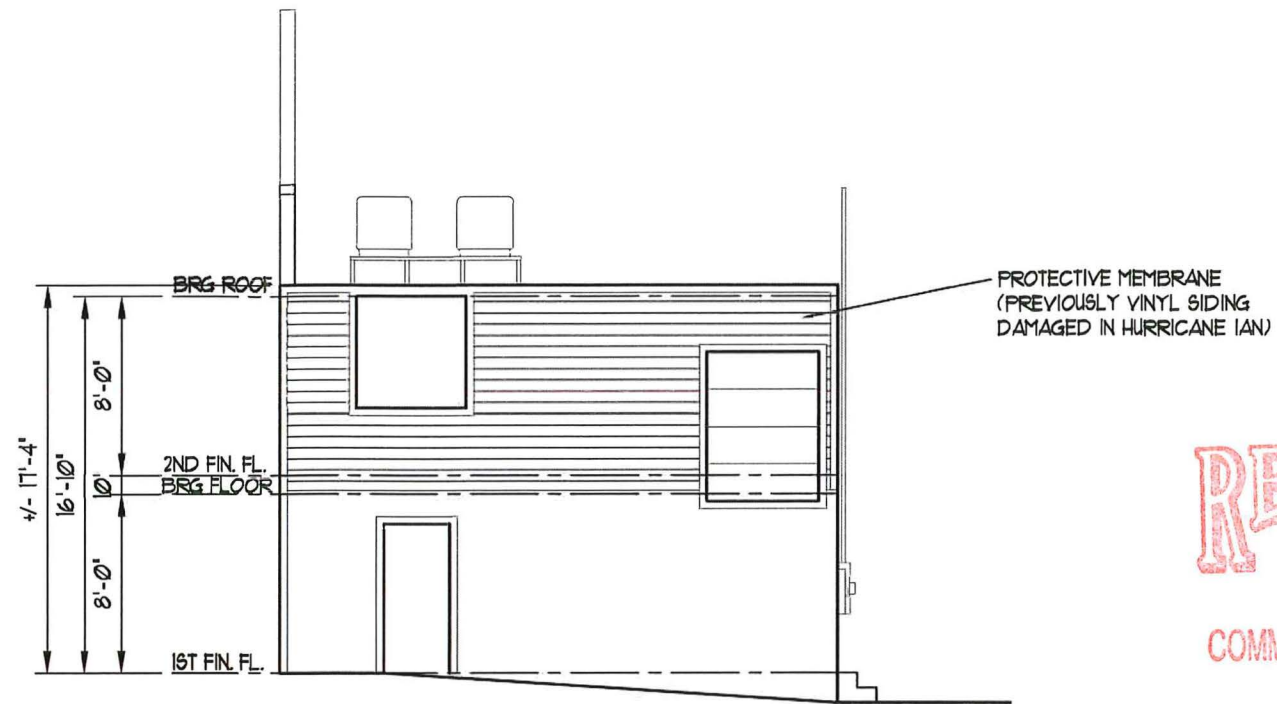
revisions:
date: 5-6-2024
job no.
4 of 6
drawing:

Timothy Krebs, Architect AR0009186



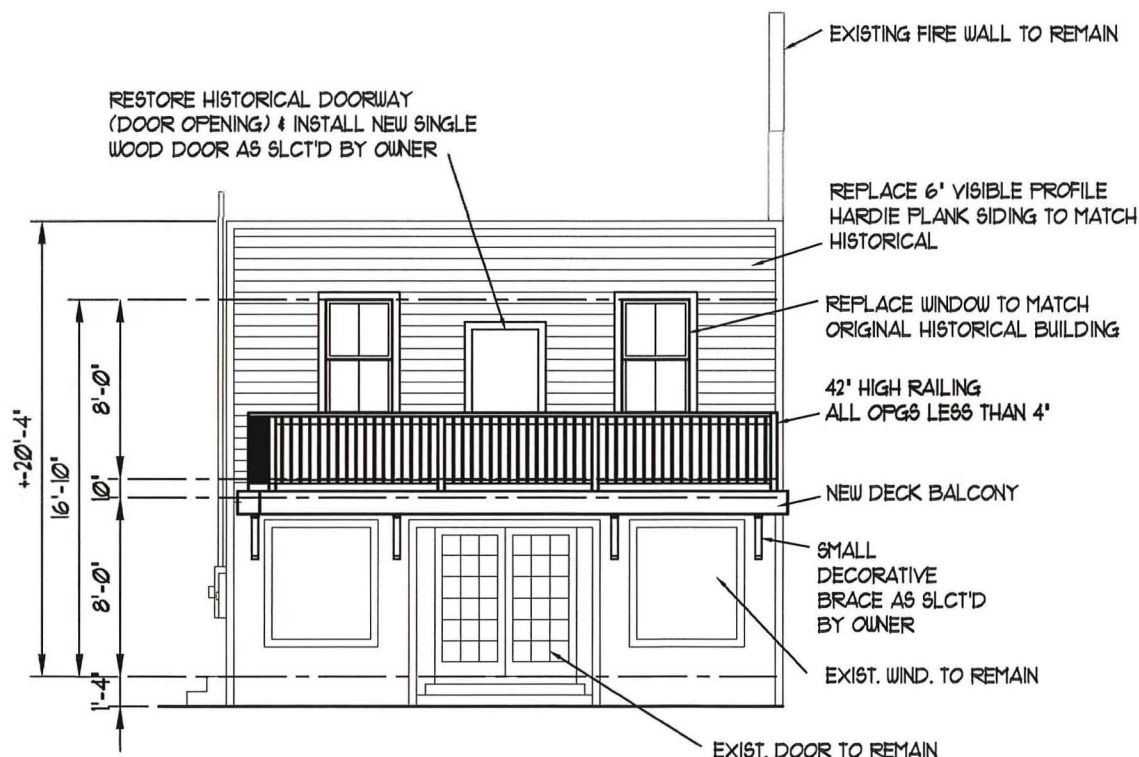


EXISTING 4th ST. ELEVATION

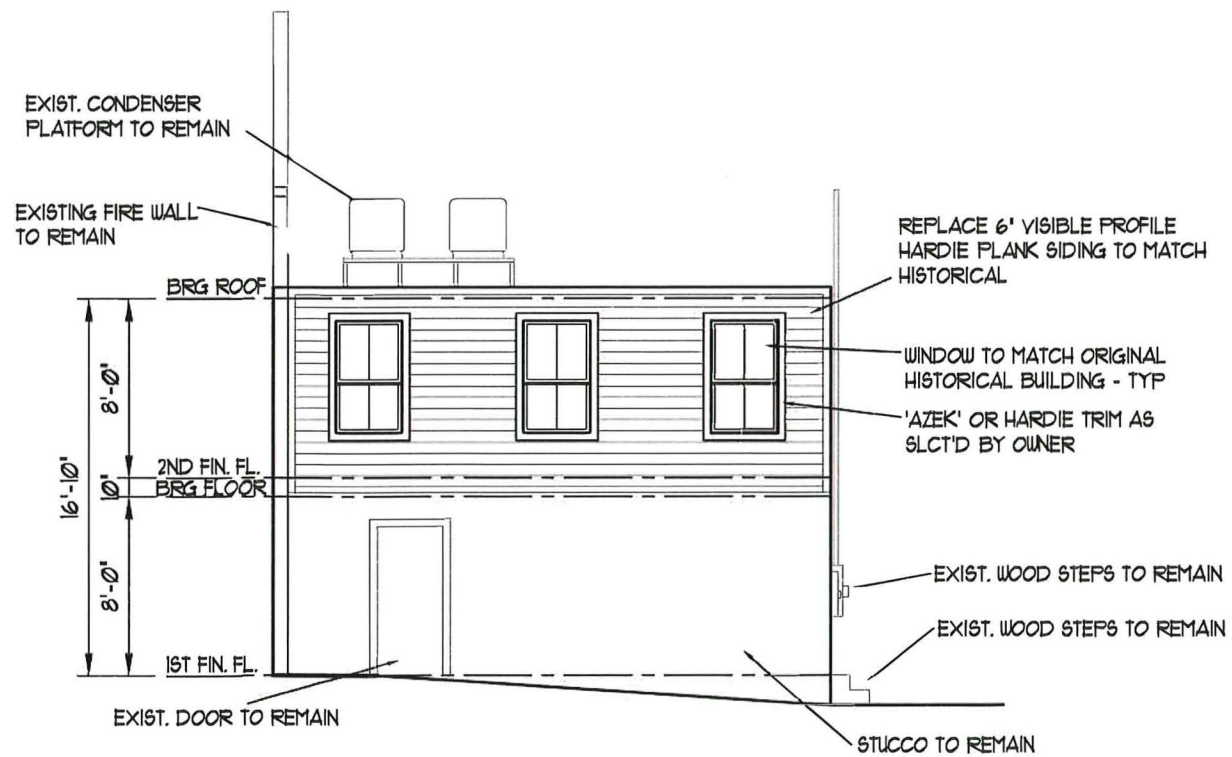


EXISTING REAR ELEVATION

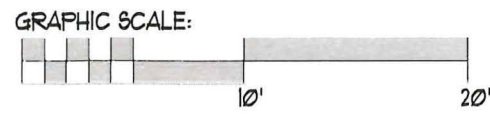
**RECEIVED**  
 JUN 04 2024  
 COMMUNITY DEVELOPMENT



PROPOSED 4th ST. ELEVATION



PROPOSED REAR ELEVATION



**BOWEN BUILDING**  
 446 4TH STREET EAST BOCA GRANDE, FL

arch  
 la kreb  
 AA 26002462  
 WEST OFFICE:  
 Edgewater Ctr. suite 4A  
 1480 McCall Rd. S  
 Englewood, FL 34223  
 (941)475-7327  
 EAST OFFICE:  
 308 SW 8th St  
 Unit 1--Fl. Lauderdale  
 FL 33315  
 (954)999-0488  
 www.lakrebs.com

revisions:  
 date: 5-6-2024  
 job no.  
 5 of 6  
 drawing:

Timothy Krebs, Architect AR000165



EXISTING PALM AVE. ELEVATION

EXIST. EXT. POWER PANELS TO REMAIN

PROTECTIVE MEMBRANE (PREVIOUSLY VINYL SIDING DAMAGED IN HURRICANE IAN)

**TYPICAL RAILING NOTE:**  
 PROVIDE 2x6' P.T. CAP CONT. TO TOP OF 4'x4' POSTS W/ 2x4' NAILERS T&B FOR 1x P.T. PICKETS SPACED FOR MAX. OPG OF 4' THROUGH



DETAIL of WOOD RAILING

**RECEIVED**  
 JUN 04 2024

COMMUNITY DEVELOPMENT



PROPOSED PALM AVE. ELEVATION

GRAPHIC SCALE:



**BOWEN BUILDING**  
 446 4TH STREET EAST BOCA GRANDE, FL

arch  
 La krebs  
 AA 26002462

WEST OFFICE:  
 Edgewater Cir. suite 4A  
 1460 McCall Rd. S  
 Englewood, FL 34223  
 (941)475-7327

EAST OFFICE:  
 308 SW 6th St  
 Unit 1-FI, Lauderdale  
 FL 33315  
 (954)999-0488  
 www.lakrebs.com

revisions:

date: 5-6-2024  
 job no.

6 of 6

drawing:

Timothy Krebs, Architect AR0003168



**446 4<sup>th</sup> St E Boca Grande Fl**  
**Photographs of the Historic Building and**  
**Surroundings**

**RECEIVED**  
MAY 07 2024  
COMMUNITY DEVELOPMENT

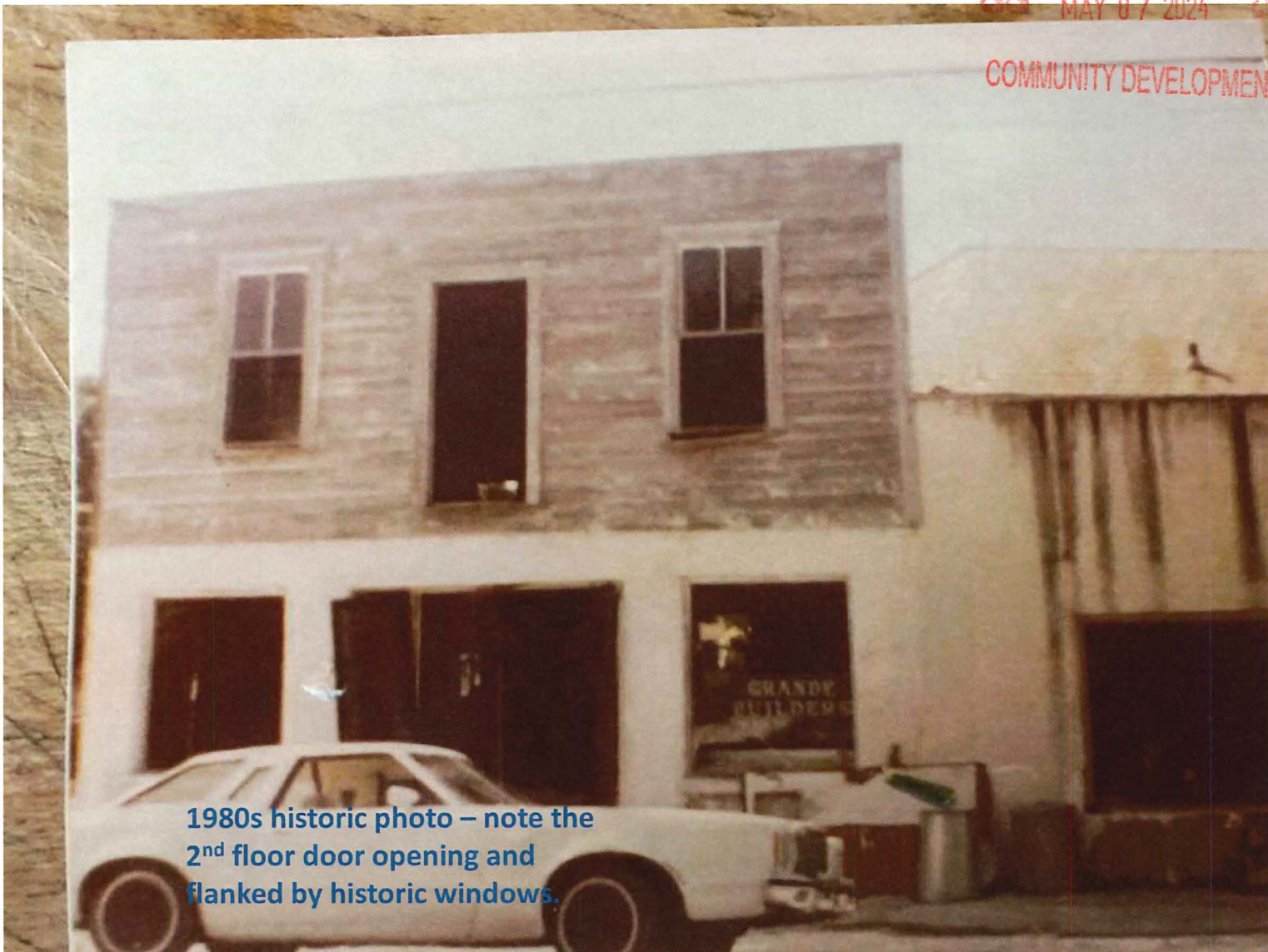


**446 4<sup>th</sup> St E front elevation on 4<sup>th</sup> St – bldg. at corner of 4<sup>th</sup> St East and Palm Ave. Note hurricane damage**



RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT



1980s historic photo – note the 2<sup>nd</sup> floor door opening and flanked by historic windows.



446 4<sup>th</sup> St E – side elevation on Palm Ave.– bldg. at corner of  
4<sup>th</sup> St East and Palm Ave.

RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT





446 4<sup>th</sup> St E – side elevation on Palm Ave.– bldg. at corner of  
4<sup>th</sup> St East and Palm Ave

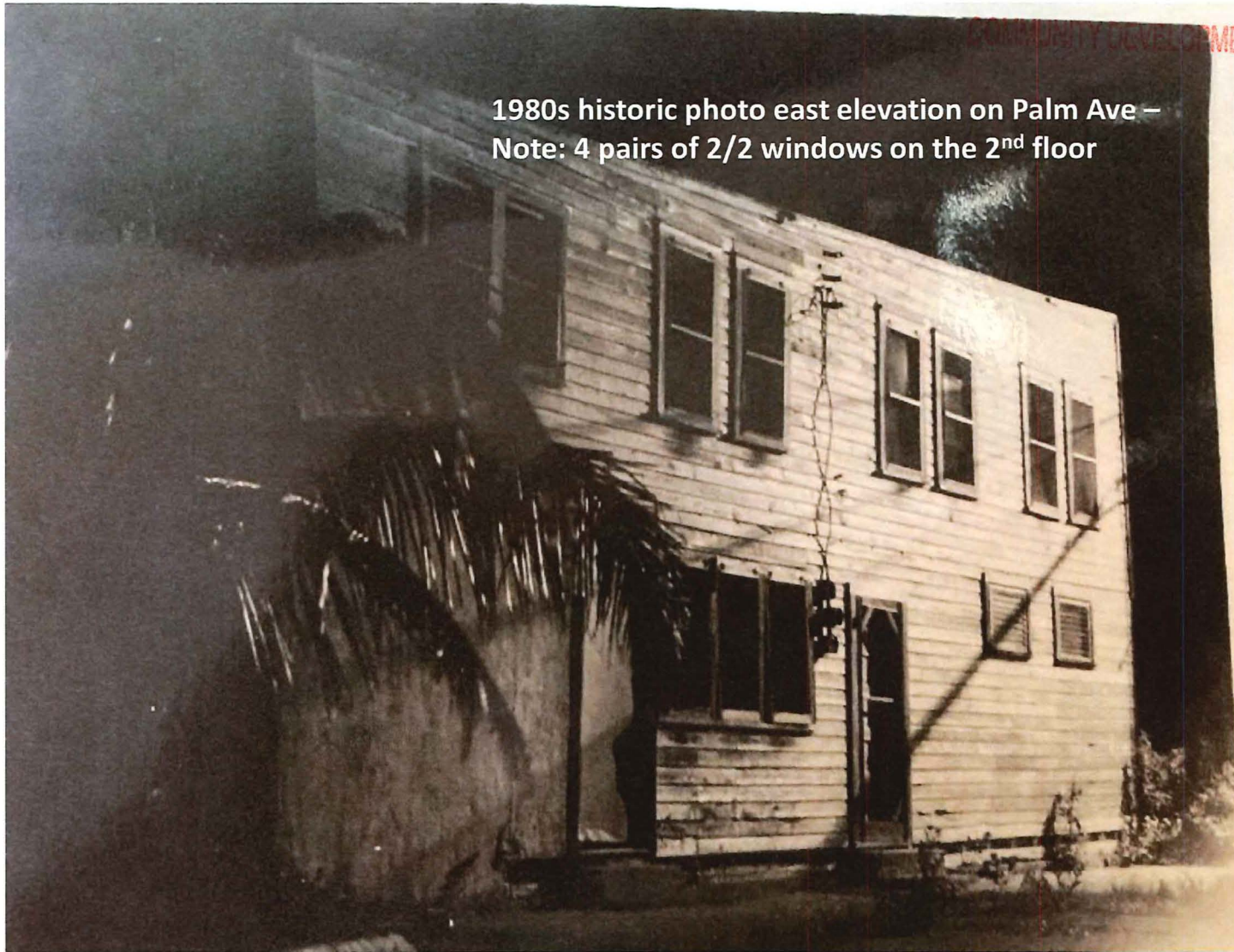
RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT

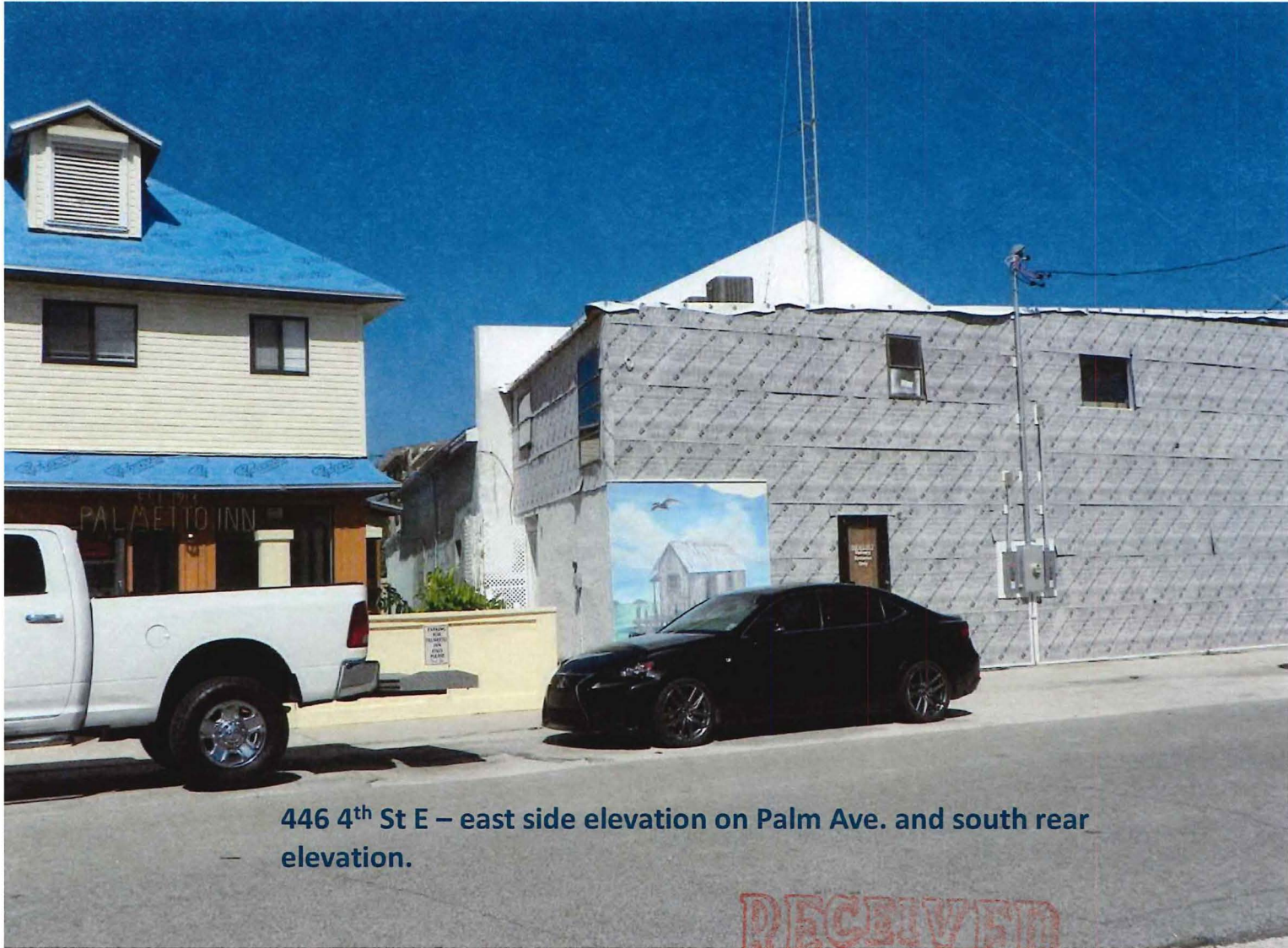
RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT

1980s historic photo east elevation on Palm Ave –  
Note: 4 pairs of 2/2 windows on the 2<sup>nd</sup> floor



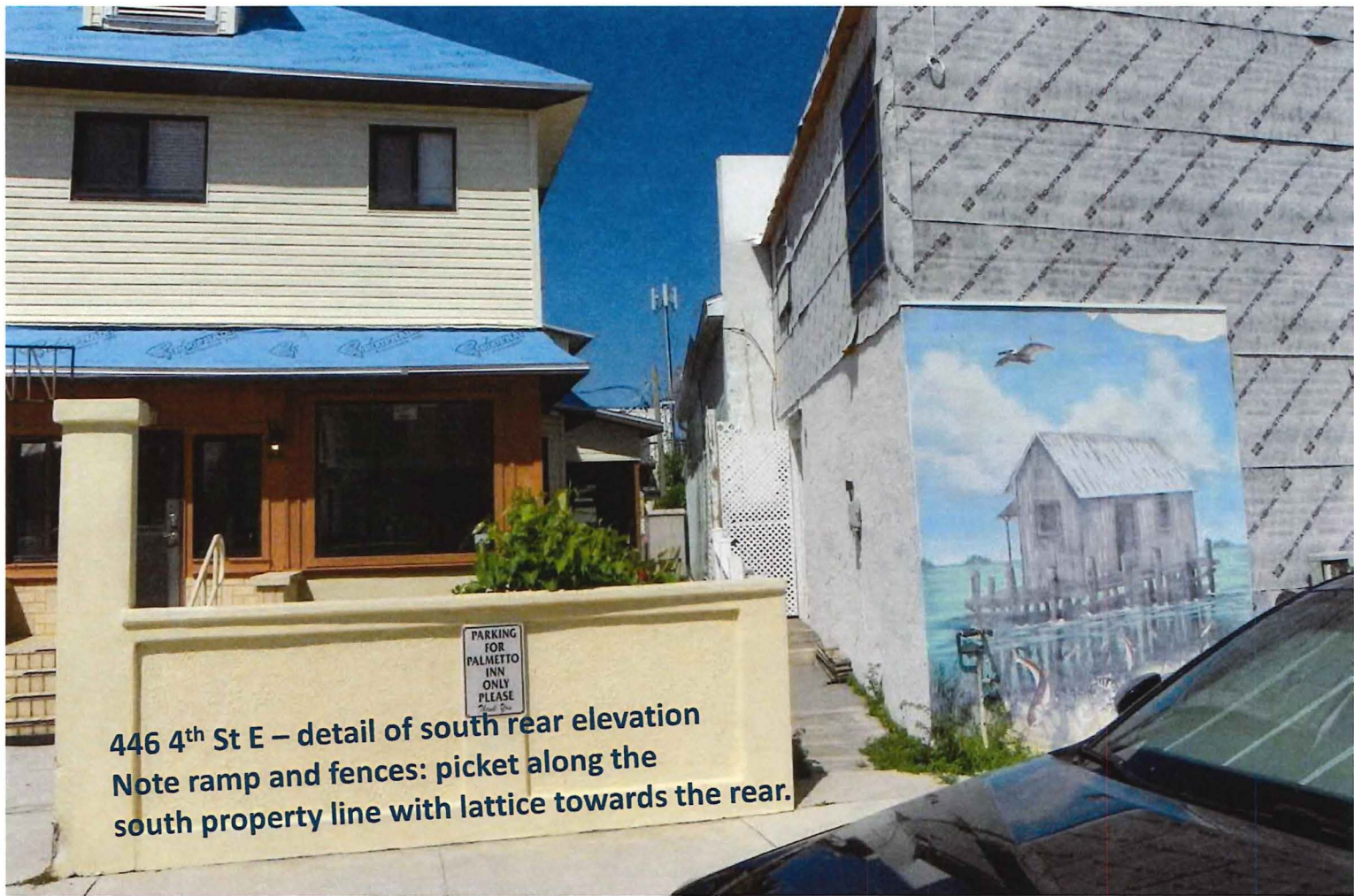




446 4<sup>th</sup> St E – east side elevation on Palm Ave. and south rear elevation.

RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT



446 4<sup>th</sup> St E – detail of south rear elevation  
Note ramp and fences: picket along the  
south property line with lattice towards the rear.

RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT



# Photographs illustrating the variety of sidewalk coverings in the commercial core of the Boca Grande Historic District.

A review of the buildings in the downtown commercial center of the Boca Grande Historic District reveals there are older and newer buildings featuring suspended or projecting sidewalk coverings. These covered sidewalks and their variety are an important element of the district.





RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT

42

Proudly Serving  
Hillsborough,  
Pinellas, Manatee,  
Sarasota, Charlotte, & Collier





RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT



RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT

RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT





RECEIVED

MAY 07 2024

COMMUNITY DEVELOPMENT





RECEIVED

MAY 07 2024

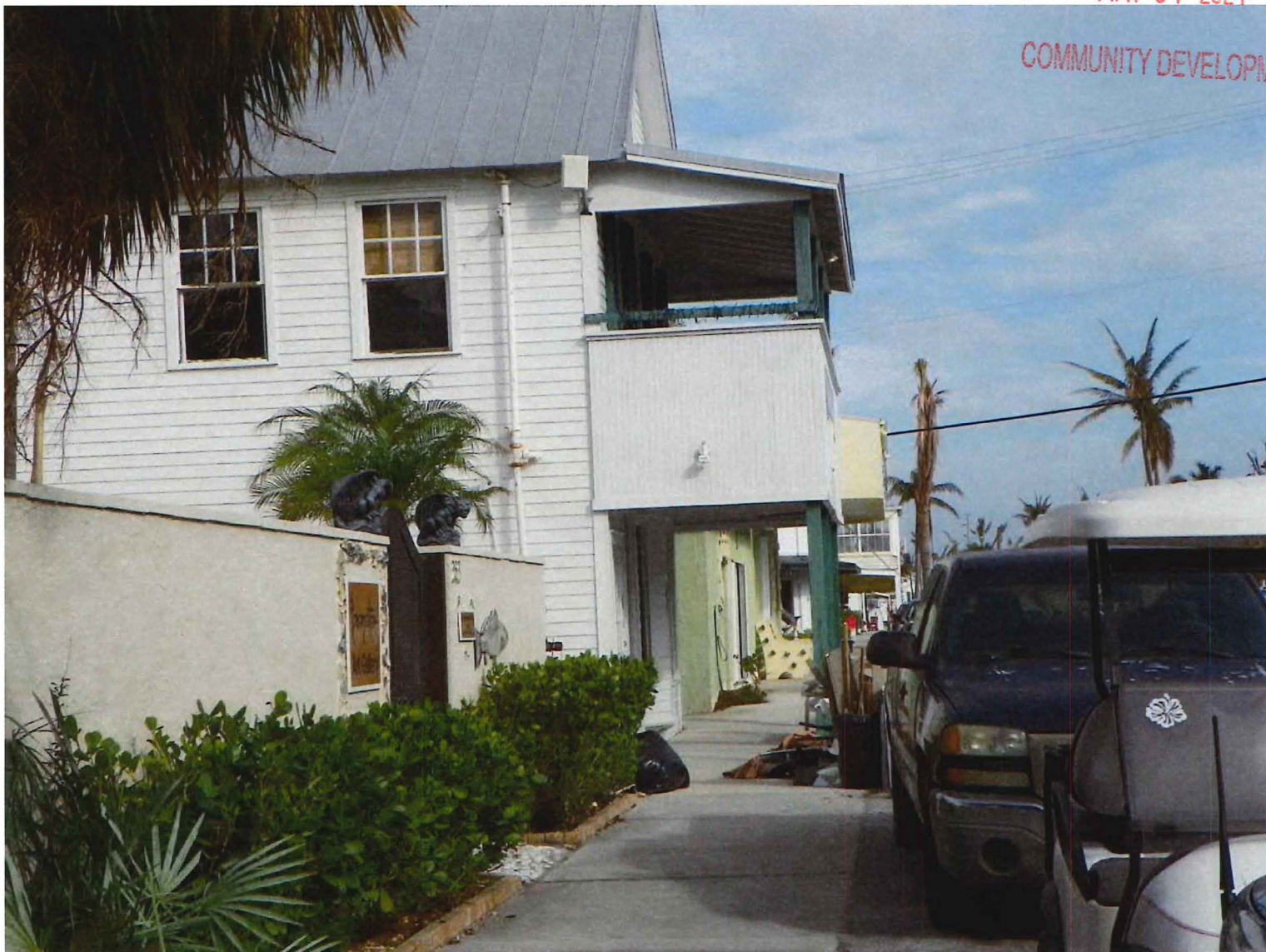
COMMUNITY DEVELOPMENT





RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT





RECEIVED

MAY 07 2024

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 07 2024

COMMUNITY DEVELOPMENT



STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
SCA2024-00007, 131/135 1<sup>st</sup> St W – Boca Grande Community Center

BOCA GRANDE HISTORIC PRESERVATION BOARD  
July 10, 2024

PROJECT ADDRESS: 131/135 1<sup>st</sup> St W, Boca Grande  
STRAP NUMBERS: 14-43-20-01-00005.0010  
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow for the renovations and partial redevelopment of the Boca Grande Community Center. The request, if approved, will allow the demolition of a multi-purpose building constructed in 1995, construction of a new auditorium building, as well as construction of additions to the Crowninshield House, Dishong Bowen House, and the Island School.

131/135 1<sup>st</sup> St W is listed as Contributing in the Boca Grande Historic District (HD 90-05-01). Changes for Contributing resources are required to be consistent with the Secretary of the Interior Standards and Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the Certificate of Appropriateness application package and finds the project to be substantially consistent with the Secretary of Interior Standards, Design Guidelines for the Boca Grande Historic District, and LDC Chapter 22.

Staff recommends that the Boca Grande Historic Preservation Board:

- Approve the Special Certificate of Appropriateness to permit the building and site modifications to of the Boca Grande Community Center as depicted in the site plan and elevations stamped “Received” on May 17, 2024; and
- Make a finding that the proposed project is in compliance with the Secretary of Interior Standards and Chapter 22 of the Land Development Code.

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The Boca Grande Community Center is located on Block 5 of the Boca Grande Subdivision. The property is bounded by Banyan Street on the north, a railroad right-of-way repurposed as a bicycle/pedestrian way on the east, First Street on the south, and Park Avenue on the west.

The subject property is designated as a Contributing property located at 131/135 1<sup>st</sup> St W in the Boca Grande Historic District. The subject property contains three structures that are Contributing structures and are listed on the National Register of Historic Places including the Boca Grande



Teacherage, the Boca Grande Community House (Crowninshield House) and the Boca Grande Community Center (previously known as the Boca Grande School). In 2003, the Dishong Bowen House (a Contributing structure) was relocated to this property and located between the Teacherage and the Community House.

The Boca Grande Community Center had previous additions including a two-room expansion to the northeast corner of the building in 1936 and a multipurpose building added in 1995 on the southeast. SCA2004-03-01 then notably approved the addition to the Boca Grande Community Center for the Island School which has been in operation since 2006 in this current location.

### Requested Changes

The applicant is seeking approval of a Special Certificate of Appropriateness to allow for the exterior and interior renovations to several structures within the Boca Grande Community Center campus. Specific changes sought by the applicant include:

- Construction of a deck to connect the three structures located on the northwest corner of the site (Teacherage, Dishong Bowen House, Crowninshield House);
- Construction of an addition to the Crowninshield House for a 240-square-foot kitchen;
- Construction of a bathroom on the east side of the Dishong Bowen House;
- Demolition of the multipurpose building that was constructed in 1995;
- Construction of a 9,200-square-foot Auditorium to replace the existing auditorium;
- Construction of an 2,630-square-foot addition to the Island School; and
- Repurposing and interior remodeling of the existing Community Center building.

Other site related improvements to the campus include landscaping and the provision of additional parking areas.

The most notable change to the campus is the proposed 9,200-square-foot auditorium. Despite the size of this addition, the proposed location of the building is completely behind the existing Community Center and Island School to reduce the visual massing of the building. The applicant describes the proposed auditorium as complimentary to the architecture of the Island School with the use of arcaded walkways, lightly textured stucco, and a mix of flat roof and s-style clay roofing tiles. The north façade which faces the interior of the Community Center campus, will utilize blind arches and the west façade, will be designed with an arcaded walkway to ensure architectural compatibility with the remainder of the Community Center building.

The addition to the Island School will incorporate the architectural characteristic of the existing school. The addition is located interior to the existing school and will result in minimal visual impact the existing school and its façade. The addition will continue the existing architectural features of the school.

The additions to the other historic structures will be minor in nature and will retain the architectural character of their respective buildings.

Below is an analysis of the requirements for demolition (of the multipurpose building) as required in LDC Section 22-104(d) and for additions and renovations as established in the Secretary of the Interior Standards.

#### Demolition Guidelines - (LDC Section 22-104(d))

LDC Section 22-104(d) establishes criteria for consideration when evaluating applications of certificates of appropriateness for demolition of contributing structures. Although the multipurpose building proposed was constructed in 1995, staff offers the following analysis based on the request statement provided by the applicant.

1. Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?

The area considered for demolition will not impact Contributing structures on the property. The demolition area is limited to a multi-purposed room that was constructed in 1995.

2. Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?

The area considered for demolition will not impact the design, craftsmanship or material of the existing historic structures on-site.

3. Is the building or structure one of the last remaining examples of its kind in the neighborhood, the county or the region?

No; the structure that is proposed to be demolished is not considered the last of its kind in the neighborhood or region, but rather was designed to emulate the character of the Boca Grande Community Center. The demolition will not impact the historic resources of the site.

4. Does the building or structure contribute significantly to the historic character of a designated historic district?

The area considered for demolition does not significantly contribute to the historic character of the historic district.

5. Would retention of the building or structure promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?

No; the area considered for demolition does not significantly contribute to the historic character of the historic district and therefore retention of the building or structure would not promote the general welfare of the county by providing an opportunity for study.

6. Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?



Yes, the property is proposed to be redeveloped and renovated. The area intended for demolition is proposed to be replaced with a larger auditorium that will be architecturally compatible and integrated with the Boca Grande Community Center and Island School.

7. Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

No, the existing structure is not unsafe and has not been ordered to be demolished.

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

Contributing properties within the Boca Grande Historic District are subject to the Secretary of Interior's Standards for Rehabilitation for renovation and redevelopment efforts to a property. Staff offers the following analysis based on the request statement provided by the applicant:

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 community center campus, and no new uses are proposed with the renovation and redevelopment efforts on the property.

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

The original features and qualities of the historic buildings will not be destroyed by the renovations and redevelopment of the property.

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

The project does not propose any alterations that lack historical basis to create an earlier appearance. Differences in stucco texture and the use of "S" style roofing tiles (compared to historic use of barrel tiles) will distinguish historic portions of the buildings from newer additions.

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

There has been a long history of changes to the property over time, but the changes proposed with this application will preserve the changes to the existing contributing structures and the campus overall.

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

Distinctive features of the existing historically significant structures will not be altered by this request and will be preserved.

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

There are no deteriorated historic features proposed for repair or replacement.

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.

Surface cleaning will be done in a gentle manner will not cause damage to historic materials.

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

There are no known archaeological features on the subject property, and it is not within any Archaeological Sensitivity Zone. The applicant states that every reasonable effort shall be made to preserve architectural resources on the property.

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.

Additions have been designed in a way that differentiates new construction from older construction while still maintaining the character and architectural compatibility with the existing historic structures.

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

The applicant's proposed design is created in a manner that would allow for future demolition of the additions while preserving the historic structures.

### Conclusion

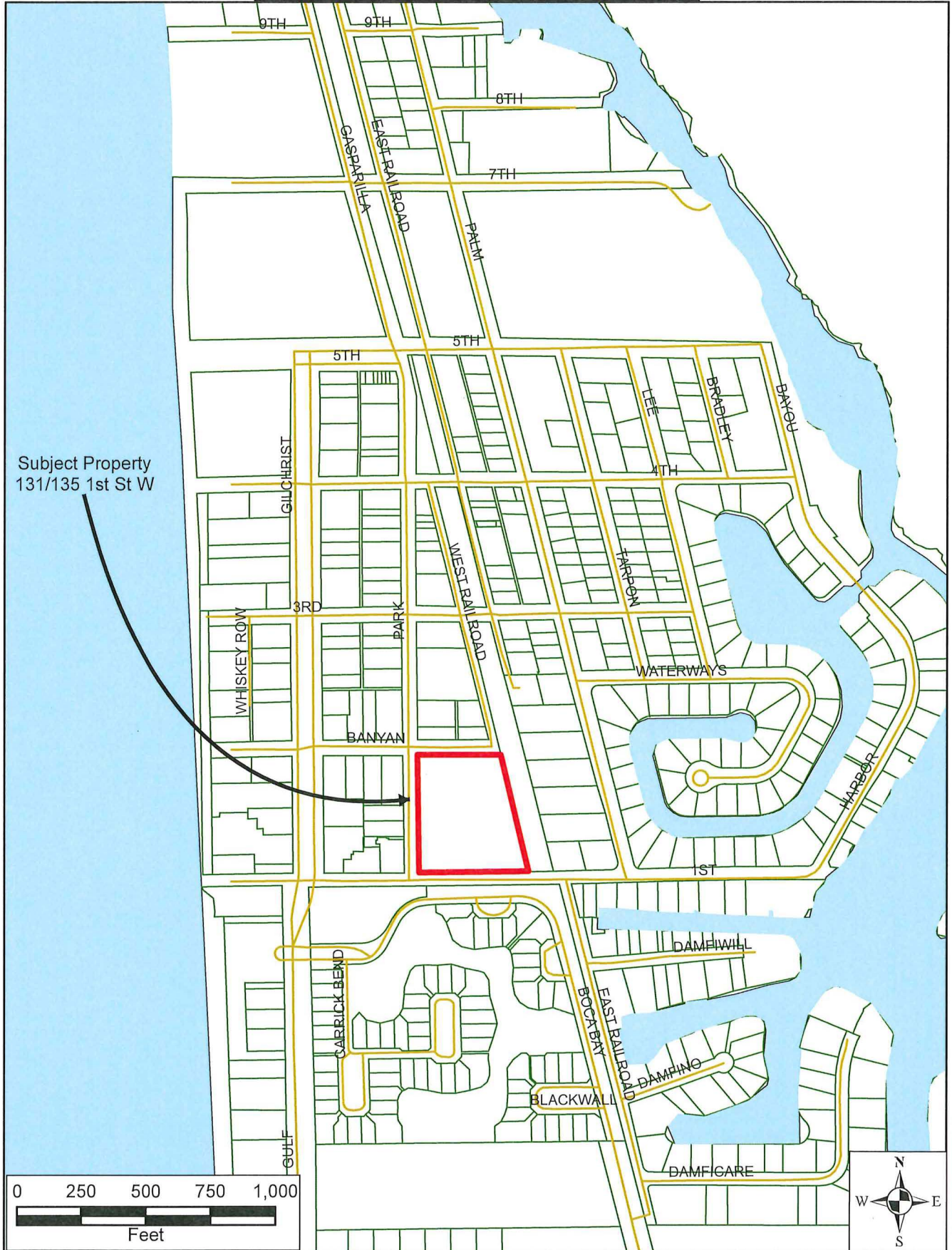
Staff reviewed the Certificate of Appropriateness submission package and finds the project is consistent with the Design Guidelines for the Secretary of the Interior Standards and Chapter 22 of the Land Development Code.



Attachments:

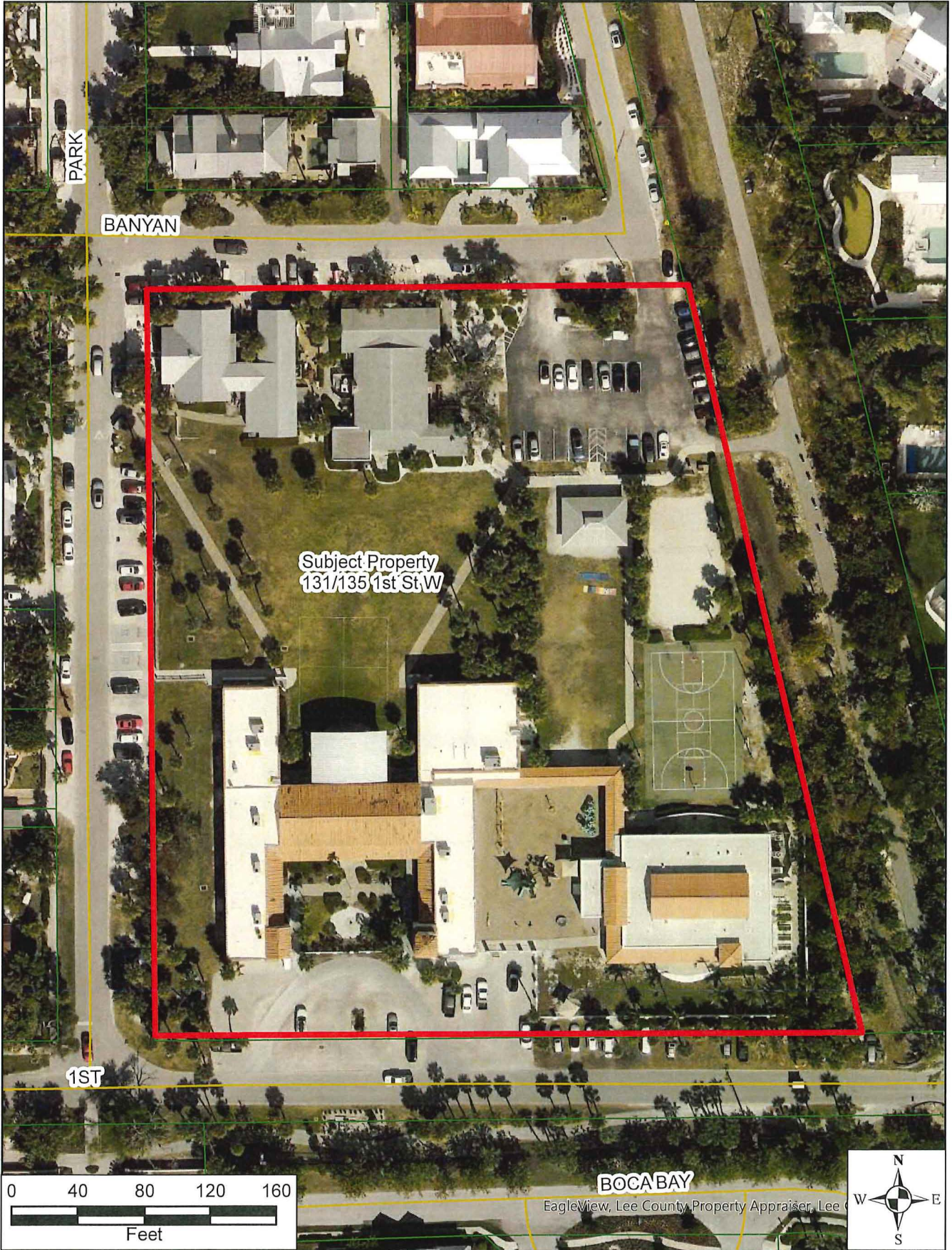
- Location Map
- Aerial
- Applicant Submittal
  - Applicant Narrative
  - Site Plans
  - Elevations and Architectural Details
  - Rendering
  - Photos of Existing Conditions

# SCA2024-00007, Boca Grande Community Center, 131/135 1st Street





SCA2024-00007 Boca Grande Community  
Center, 131/135 1st St W







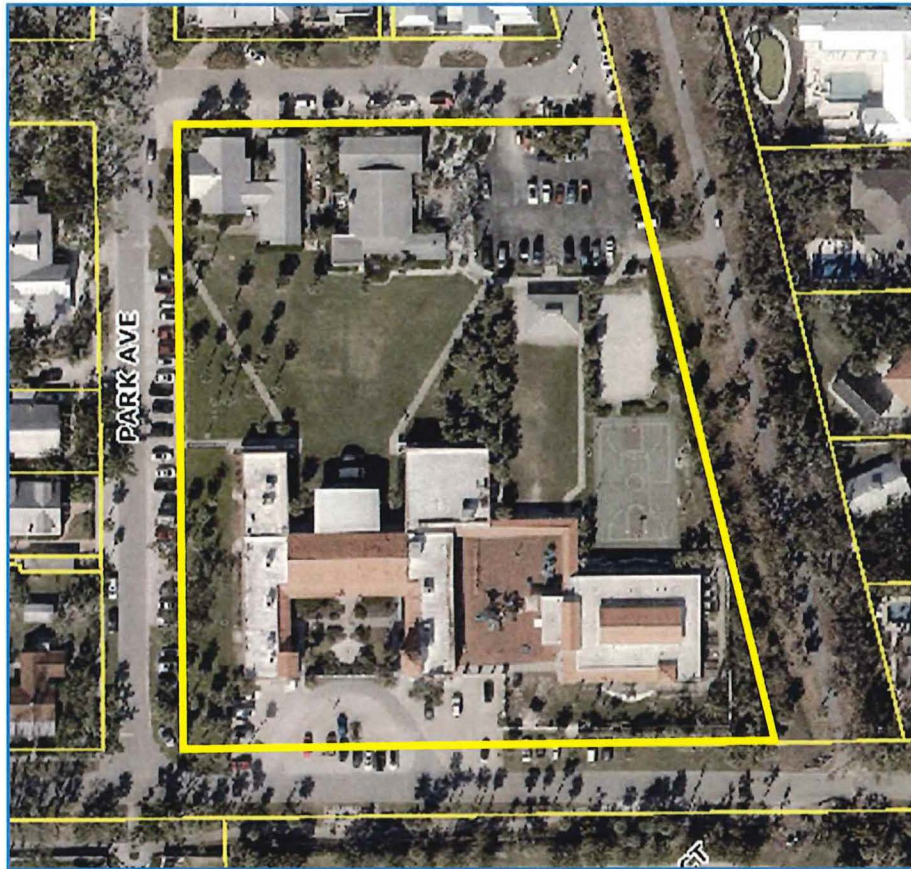
**Boca Grande Community Center**  
**Special Certificate of Appropriateness**  
Project Narrative



COMMUNITY DEVELOPMENT

**I. Property Information & Request**

The subject property (“Property”) is located at 131/135 1<sup>st</sup> St. W., Boca Grande in unincorporated Lee County, FL. The Property is identified by STRAP #14-43-20-01-00005.0010 and is located east of Park Avenue, west of an abandoned railroad right-of-way, south of Banyan Street, and directly north of 1<sup>st</sup> St. W. The Property is located within the Boca Grande Historic District pursuant to HD90-05-01.



*Figure 1: Aerial Location Map*

The Property is currently zoned RS-1 and is within the Public Facilities Future Land Use category. The property is known on the island as the “Boca Grande Community Center” (BGCC) and is owned by Lee County. It contains several leaseholders including Art Center, Boca Bargains, The Island School, Historical Society, GICIA, Friends of Boca Grande, Royal Palm Players, Crowninshield Community House, Lee County Sheriff, and Lee County Parks and Recreation.



Pursuant to the National Register of Historic Places, the BGCC contains three (3) contributing buildings formerly known as the Boca Grande School, the Boca Grande Teaherage, and the Boca Grande Community House. Contributing buildings are those that are historic, or are directly associated with the historical period of that district. The period of significance for the BGCC is 1929 – 1945. The three (3) buildings that comprise the BGCC retain their original design features to a high degree. Alterations have consisted primarily of rear additions and window replacements. In 2005, the Dishong Bowen House, a locally contributing historic house was added to the East side of the Teaherage House and was connected to it by a singular roof structure.

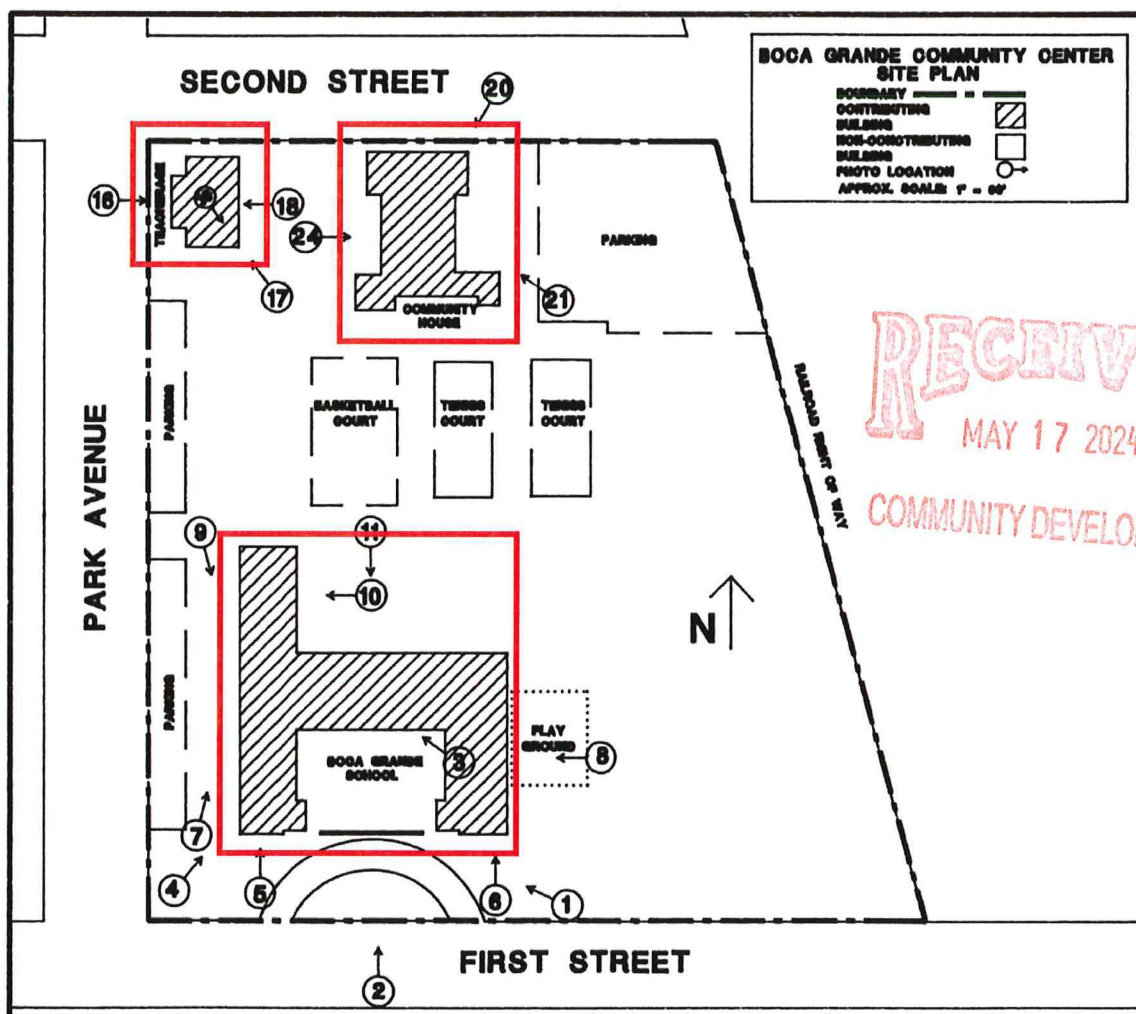


Figure 2: Contributing Structures per the National Register of Historic Places

The Applicant, Friends of Boca Grande, is a non-profit organization who, for over three decades, has been committed to enriching the Boca Grande community through the power of engaging



lectures, entertainment, and community events.

It is the desire of the Applicant to demolish a non-historic building, the current multi-purpose building which was built in 1995, construct a new auditorium building, and to construct additions to the contributing Crowninshield and Dishong Bowen Houses as well as to the non-historic Island School. It is important to reiterate, the request does not propose demolition of any contributing structures. This Special Certificate of Appropriateness includes a request for Demolition and construction of the new portions as allowed by LDC Section 22-104. As the site contains contributing structures, the request also outlines compliance with the Secretary of the Interior's Standards for Rehabilitation.

## II. Demolition

Lee County LDC Section 22-104(d), Demolition, identifies the standards that must be met when evaluating applications for Certificates of Appropriateness for demolition of designated historic resources or contributing properties within a designated historic district:

**(1) Is the building or structure of such interest or quality that it would reasonably meet national, state or local criteria for additional designation as a historic or architectural landmark?**

Yes, four (4) of the existing structures have been deemed historically contributing. The remainder of the Property is within the Historic District, but the structures are non-contributing.

**(2) Is the building or structure of such design, craftsmanship or material that it could be reproduced only with great difficulty or expense?**

Contributing buildings, yes. Non-contributing buildings, no.

**(3) Is the building or structure one of the last remaining examples of its kind in the neighborhood, the county or the region?**

No.

**(4) Does the building or structure contribute significantly to the historic character of a designated historic district?**

Contributing buildings, yes. Non-contributing buildings, no.

**(5) Would retention of the building or structure promote the general welfare of the county by providing an opportunity for the study of local history or prehistory, architecture and design or by developing an understanding of the importance and value of a particular culture and heritage?**

Contributing buildings, yes. Non-contributing buildings, no.



COMMUNITY DEVELOPMENT





**(6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?**

Yes. The property is proposed to be redeveloped with some of the same uses and in some instances new additions are proposed to existing structures. The BGCC is a critical piece of the island that provides an abundance of cultural and educational programs for Boca Grande, and the proposed additions will enhance community use of and exposure to the entire historic resource.

**(7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?**

No. The existing structure continues to be structurally sound.

## New Construction

Within the Boca Grande Historic District are guidelines for new construction as approved by HD90-05-01.

### 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 street structure.**

All proposed additions are intentionally placed well back from existing streets and historical facades with the largest proposed structure, the auditorium, being placed behind the principal Community Center Building to mask and reduce its mass. No portion of the new auditorium shall be taller than the tallest point of the existing Community Center Building. The minor additions to the Crowninshield and Dishong Bowen Houses follow the existing eave and roof heights.

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

All proposed Additions are set back significantly from principal facades, and maintain the pattern of being connected by exterior covered walkways. All principal entries and court areas shall remain as is.

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

All proposed additions are placed on the site to maintain an overall consistent sense of size and proportion.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



**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.**

There are no such additions proposed.

**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.**

There are no such additions proposed.



**1.6 Maintain the traditional proportions of glass in building facades.**

Where windows are being added they will reference the proportion, materials and spacing from the adjacent or added-to structure.



**1.7 Maintain the traditional alignment between roof lines, porch protrusions and entrances.**

Roof lines, covered walkways roofs and entry elements will maintain their traditional proportions and alignments.

**2.0 Building Site**

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

The principal (South) entry to the Community Center will remain wholly intact, with improvements only to the drainage and the irrigation system. The entry sequence for the historic houses (North) will remain wholly as is. The rear of the historic houses (South) will be modified slightly with the addition of an expanded raised deck connecting the three of them and two shade awnings overlooking the existing and preserved lawn area.

**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.**

All existing orientations will be maintained.

**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 facade.**

The Proposed building additions are proportioned similar to the existing buildings. The proposed auditorium is designed to with architectural elements, layout and proportions to maintain the traditional elements of the adjacent historic buildings and the overall feel of the historic district.

**2.4. Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front**





**setback. Additions or screened service areas should be located to the side or rear of the front setback.**

The proposed structure will reflect the traditional patterns and traditional setbacks of the buildings on the same block and surrounding area. No additions or alterations are being proposed for any of the principal facades.

**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.**

The parking patterns for the site will remain as is.

**2.6 Accessory buildings such as garages or carports should be located according to 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.**

No new accessory buildings are being proposed.

**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 widows walks should be encouraged only where this type of architecture was traditionally found.**

The proposed decks at the rear of the three historic houses will be constructed with traditional, durable and unobtrusive detailing.

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

Any new paving will reflect existing adjacent materials and patterns.

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

The landscape surrounding the structures will maintain the aligning and spacing of the surrounding area. New landscaping will incorporate traditional planting patterns and species. The existing historic site has never had a lush, tropical non-native feel and the proposed basic code landscaping, as well as any landscaping betterment shall continue the existing palate and density of landscaping.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



### 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 or rooms.**

The addition to the Dishong Bowen House is a small bathroom and the addition to the Crowninshield House is an expansion of the existing kitchen. Each will follow the existing architecture in eave heights, building materials and proportions. Each of these houses have had non-historic additions in the past of various levels of sensitivity. The addition to the non-contributing Island School shall follow the architectural language and massing of the original.

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

All proposed additions are intentionally placed well back from existing streets and historical facades with the largest proposed structure, the auditorium, being placed behind the principal Community Center Building to mask and reduce its mass. No portion of the new auditorium shall be taller than the tallest point of the existing Community Center Building. The minor additions to the Crowninshield and Dishong Bowen Houses follow the existing eave and roof heights, and are well back of the principal facades.

### 4.0 New Construction

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

All new buildings shall be proportioned similar to the existing buildings. The proposed auditorium is designed with architectural elements, layout and proportions to maintain the traditional elements of the adjacent historic buildings and the overall feel of the historic district.

**4.2 Align the façade of the building with the historic setback of the block or district**

Not applicable as this is not a street front project and all new facades are well back or behind existing facades.

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

The proposed auditorium building is intentionally placed well back from existing streets and historical facades behind the principal Community Center Building to mask and reduce its mass. No portion of the new auditorium shall be taller than the tallest point of the existing Community Center Building

**4.4 Building and roof form should match those used historically.**

The building and roof forms of the proposed auditorium will match slopes and proportions of the adjacent historical buildings.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





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

The materials for the proposed auditorium will be similar to the adjacent historical buildings with principal elements in stucco and clay tile roof with certain details in limestone (coral) details.

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

Windows and new door openings will follow the traditional scale of glass in the adjacent historic building.

**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.**

This project proposes no relocated buildings.

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

This project proposes no relocated buildings.

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

This project proposes no relocated buildings.

## THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Projects involving contributing properties in the Boca Grande Historic District are reviewed for compliance with the Secretary of the Interior's Guidelines for Rehabilitation which are listed below (contact the Lee County Planning Division for a copy of the booklet, The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings).

- 1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

The proposed use remains the same for the Property. The enhancements are compatible with the surrounding uses, which have existed adjacent to the BGCC for several years. All improvements are proposed to enhance the historic resource and increase visitation and use.



COMMUNITY DEVELOPMENT



- 7. The surface cleaning of structures shall be done with the gentlest means possible. Sand blasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

Surface-cleaning will be done in a gentle manner that will not have an adverse impact on the structures. Maintenance at this site has been very good and no major architectural cleaning is anticipated.

- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**

Every reasonable effort shall be made to protect and preserve archaeological resources, if there are any, affected by or adjacent to the project site. At this time there are no archeological resources that the team is aware of. There are no archeological easements on the site.

- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.**

The proposed auditorium will have a few modern clues to distinguish it as a product of its time, but will in large follow the architectural language of the existing Community Center.

- 10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.**

With the connection of the various structures at the Community Center by exterior covered walkways, all new construction could conceivably be removed without any damage to the historic resource.

The Secretary of the Interior's Standards for Rehabilitation are general and broad in nature. The discussion on maintaining original building characteristics which follows is intended to provide a more in-depth look at Standard #2 above. This discussion will provide some understanding of the Lee County review process and explanation of treatments considered appropriate.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





- 2. The distinguishing original qualities or character of a building, structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

The distinguishing original qualities and character of the buildings will not be destroyed. The project does not propose any changes to the contributing structures that requires demolition.

- 3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**

The project does not propose any alterations that have no historical basis or that seek to create an earlier appearance. The proposed architectural elements will align with the existing architectural features for the given historical time period. Differences in stucco texture, secondary materials and other clues like s-style versus barrel style red clay roofing will distinguish the historic resource from the new construction.

- 4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

Many changes been made over the course of time on each of the contributing structures. These changes will be left almost wholly in place.

- 5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.**

Existing distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or the site will be left wholly in place.

- 6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repairing or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

Not applicable.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



## GENERAL ARCHITECTURAL DESCRIPTION

### TEACHERAGE HOUSE

### COMMUNITY DEVELOPMENT

The Teacherage House ca. 1930 is a simple frame vernacular building with Craftsman style elements and a T-shaped plan located at the Northwest corner of the site. The exterior walls have drop siding. The main facade faces west and is dominated by a gabled porch projection that intersects with the side-facing gable of the main roof. The porch roof is supported by square wood columns that rest on a knee wall. The porch has been enclosed and contains the centrally located primary entrance. The porch has aluminum awning windows and the remaining windows are double hung sash with 6/6 lights. In 2005, the Teacherage house was connected to the newly relocated Dishong Bowen House by a new connecting deck and solid, gabled, metal roof structure.

The proposed changes include replacing an existing 36" door on the East side of the house with a new 48" door matching the adjacent door in style and type, the removal of a small portion of an interior wall, an expansion of the connecting deck, and the addition of two shade awnings shared with the Dishong Bowen House.

### DISHONG BOWEN HOUSE

The Dishong Bowen House is from the same era and is of the same construction generally as the Teacherage House and was brought to the site in 2003. In 2005, it was connected to the East side of the Teacherage House with a new connecting deck and solid, gabled, metal roof structure. At that time a significant addition was made to the house creating a new entryway and room at the southern end of the historical house.

The proposed changes include the addition of a bathroom at the center of the East side of the house, shade awnings and an expanded entry deck on the south side. The addition will use the same siding, eaves and metal roofing of the existing house.

### CROWNINSHIELD HOUSE (BOCA GRANDE COMMUNITY HOUSE IN NATIONAL REGISTRY)

The Crowninshield House, ca. 1940, is located in the Northeastern corner of the site, is a masonry vernacular building with an irregular plan. The exterior walls are 4x8x16 masonry units with a stringcourse that encircles the building below the windows. The main gable roof intersects with gable extensions and a rear flat roof over an addition. The main (North) façade contains a central double door entrance, which is flanked on either side by four single hung 1 over 1 windows that





were replaced in the last 20 years. The entrance is sheltered by a small gabled portico which is supported by wood posts. The East elevation, with a similar entrance portico, features two gable extensions at the corners. The entrance on this elevation is flanked by pairs of single hung 1 over 1 windows that were replaced in the last 20 years. The gable extensions single hung 1 over 1 windows that were replaced in the last 20 years. An exterior end chimney is located on the west elevation. The rear elevation consists of two additions that were estimated to have been constructed later in the 1940's and the 1960's.

The proposed changes include a minor interior remodeling of the two front rooms of the house, the removal of two non-historic air conditioning closets from the interior of the main space to two exterior closets on the West Façade, the addition of an elevated deck at the south side of the house and the remodel and expansion of the existing kitchen in to a code compliant commercial kitchen restoring the function this house had in the community for over 60 years. All architectural elements for the addition will follow the existing house features in material, form and proportion. There will be new exhaust hoods on the roof of the addition and a portion of the roof of the 1940's addition.

#### **COMMUNITY CENTER BUILDING (BOCA GRANDE SCHOOL IN NATIONAL REGISTRY)**

The Community Center is a one-story Mediterranean Revival style building built originally in 1929 on the Southwest corner of the site. It is built of brick and hollow tile on a concrete foundation. The building originally had a U-shaped plan that encompassed a central courtyard. The irregular shape of the building as it is today was created by a two-room addition built in 1936. The building has both gable roofs and flat roofs with ceramic barrel tile coping. The exterior walls are covered with lightly textured stucco. The main (South) façade consists of a center block with two projecting wings that enclose an entry courtyard on three sides. The interior rooms are accessed through arcaded covered walkways around the courtyard. The western wing terminates at the principal façade with a low gabled roof segment. Below the gable is a single double-hung sash window with a masonry surround. The façade of this wing features a decorative terra-cotta crest above a blind coquina stone arch. The east wing terminates at the principal façade with a two-story tower element. The hip roof of the tower is in clay barrel tile. A polychromatic ceramic tile band encircles the tower just below the roof line. The second story of the tower is pierced by arched openings with keystones and masonry sills. The tower flares below the arches to a square base that extends to the ground. A pair of terra-cotta crests are located near the flared roof. The base of the tower contains a blind arch above a single double-hung sash window with a masonry surround. The East and West Elevations of the building are similar in design, consisting primarily of groups of three paired double-hung sash windows with masonry surrounds. In some cases, the windows have been replaced with modern windows matching the historic configuration. The

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



design of the 1936 addition is of similar design as the original and extends the west wing to the north. The pattern of windows continues on the west side of the addition and the east side is an arcaded walkway like that of the courtyard. The rear elevation (North) features a number of rectangular window openings some of which were blocked in in various renovations, as well as a free-standing arched stage cover and semi-circular concrete stage that was added in 2008.

The proposed changes are primarily interior remodeling with a small number of existing doorways into the spaces being relocated and in one case enlarged to include glass skylights in the style of the entry into the existing auditorium in the central wing.

### **ISLAND SCHOOL**

The Island School is a building built in 2006 in the Southwest corner of the site. It was designed to compliment the architecture of the Community Center with stucco and clay tile (in an S configuration to distinguish form the original barrel tile roofs of the Community Center), and is connected to it with an arcaded covered walkway.

The proposed changes consist of an addition using the same materials, proportions and scale elements of the original Island School building. The addition is placed near the rear of the Community Center and Island school so to have minimal effect on the historic Community Center's principal façade.

### **PROPOSED AUDITORIUM**

The proposed Auditorium is placed completely behind the existing Community Center and Island School to hide most of the mass of the building from the South. Like the Island School before it the architecture will be complementary with the use of arcaded walkways, lightly textured stucco, S-style clay tile roof areas along with flat roof areas. Door and window openings will be detailed to match the existing openings at the Community Center. The rear façade, facing North will utilize a similar style of details and blind arches as the principal facade of the Community Center, but in a manner that will relay that this is a building of its time. The West façade will be an arcaded covered walkway to mirror the opposite arcaded covered walkway of the 1936 addition across from it.

The current existing colors of each building on the site will be kept and used for all additions, new construction or repairs.

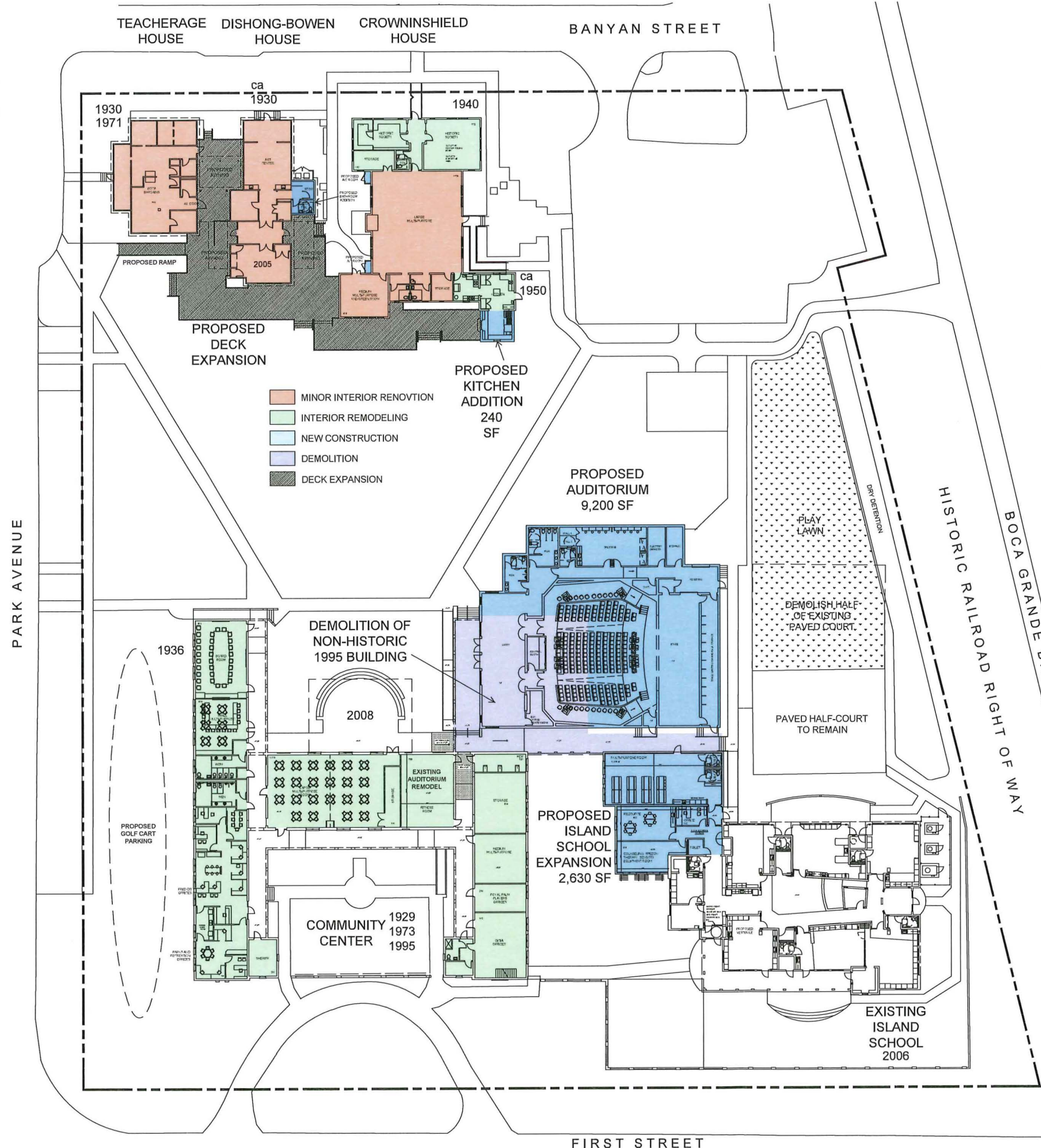
RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT









SITE PLAN - SCOPE OF WORK NORTH  
 1"=50'-0"

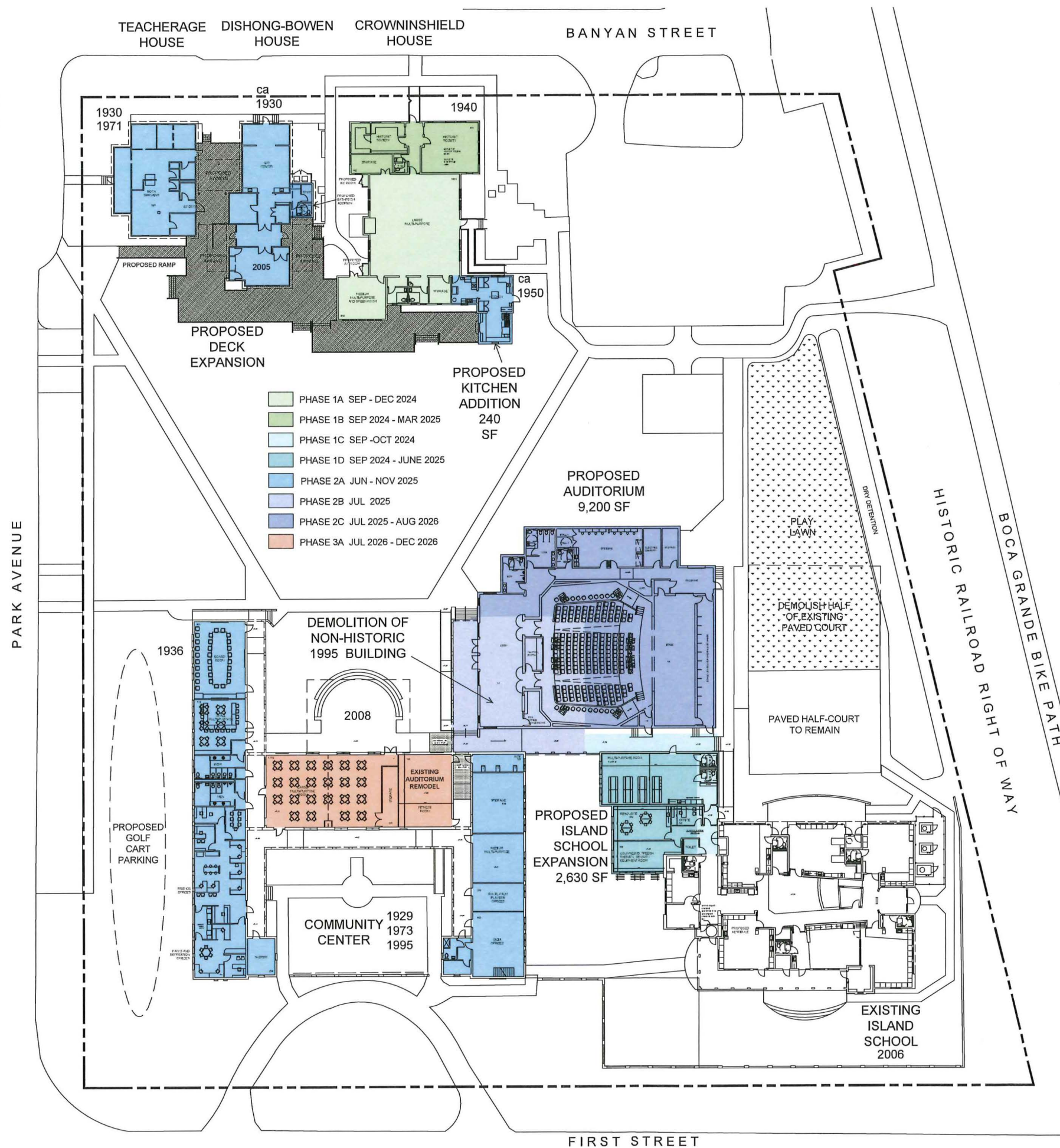
RECEIVED  
 MAY 17 2024  
 COMMUNITY DEVELOPMENT

PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
 2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

BOCA GRANDE COMMUNITY CENTER IMPROVEMENTS

05-16-2024





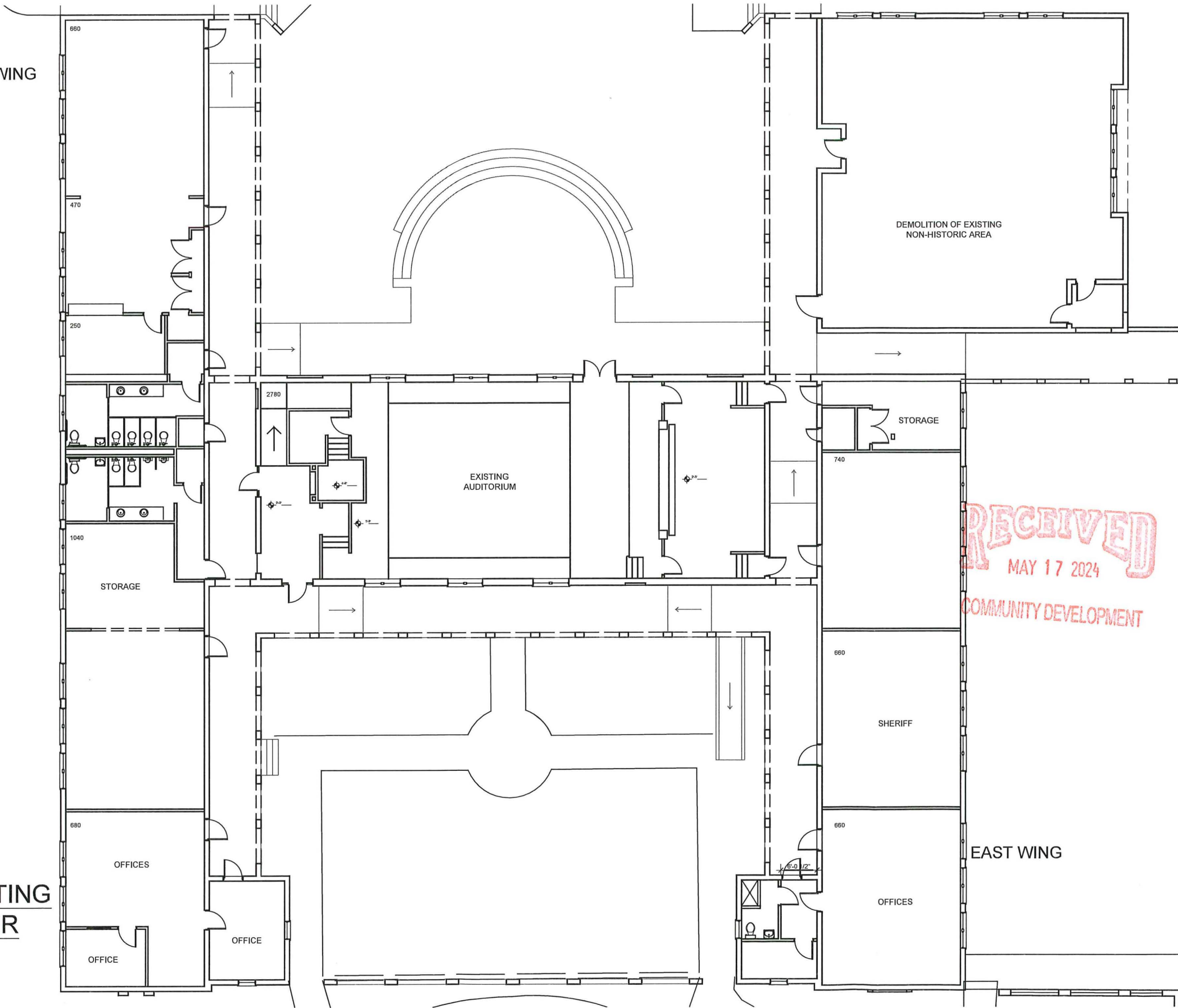
PHASING SITE PLAN  
 1"=50'-0" NORTH

**RECEIVED**  
 MAY 17 2024  
 COMMUNITY DEVELOPMENT

PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
 2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

BOCA GRANDE COMMUNITY CENTER IMPROVEMENTS

WEST WING



**FLOOR PLAN - EXISTING  
COMMUNITY CENTER**

1/16" = 1'-0"



**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT

PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

BOCA GRANDE COMMUNITY  
CENTER IMPROVEMENTS

05-16-2024



MATERIALS DESCRIPTION	
ROOFING:	MATERIAL: BUILT UP ROOFING FINISH:
INTERIOR WALL SURFACE:	MATERIAL: PAINTED GYP. BOARD FINISH: WHITE (RGB 255, 255, 255)
EXTERIOR WALL SURFACE:	MATERIAL: SAND FINISH STUCCO FINISH: WHITE (RGB 255, 255, 255)
WALL BASE:	MATERIAL: DECORATIVE TILE FINISH:
FLOORING:	MATERIAL: DECORATIVE TILE FINISH:
CEILING:	MATERIAL: DECORATIVE TILE FINISH:

**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT

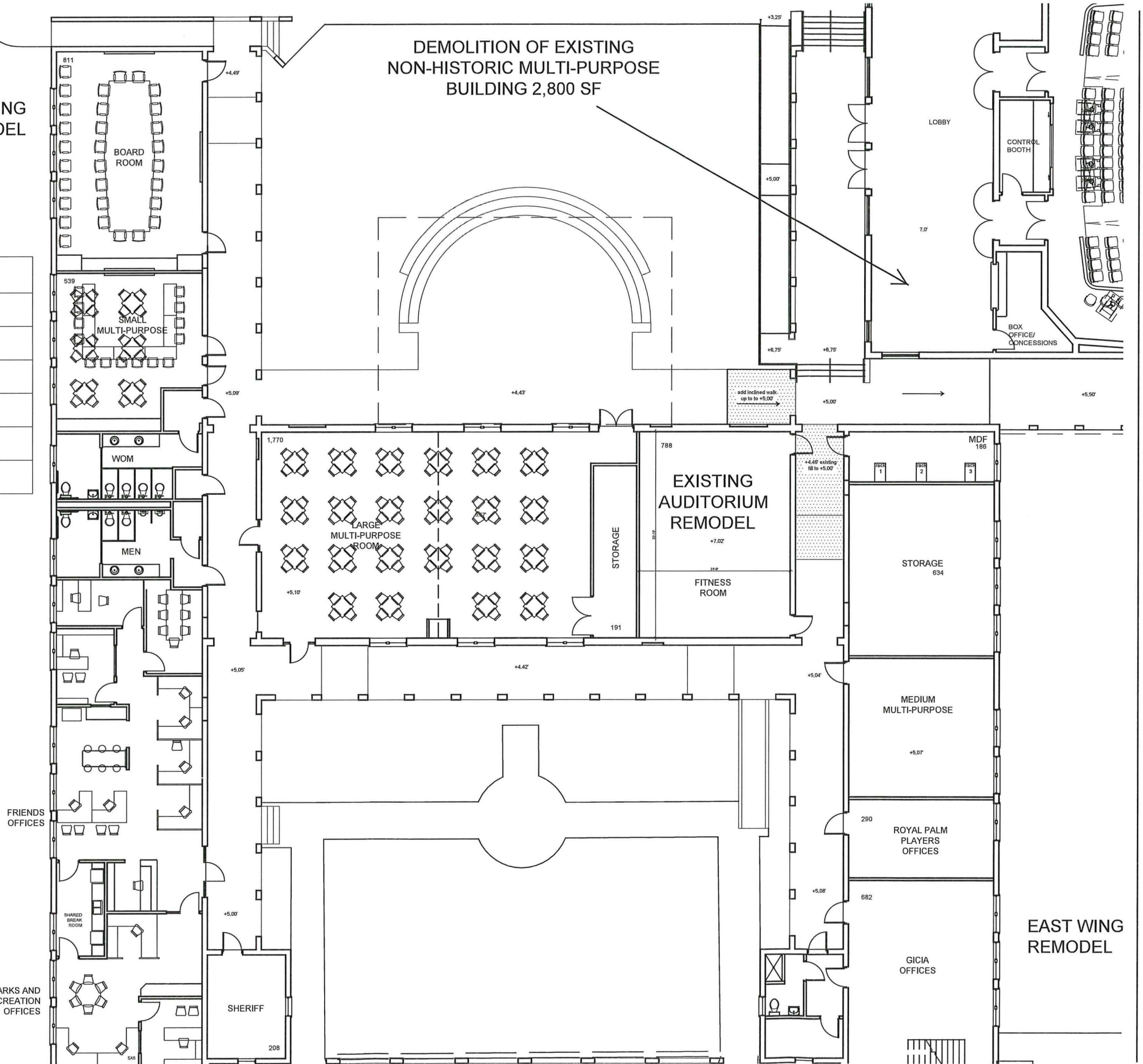
PROPOSED  
GOLF CART  
PARKING



**FLOOR PLAN-PROPOSED  
COMMUNITY CENTER**

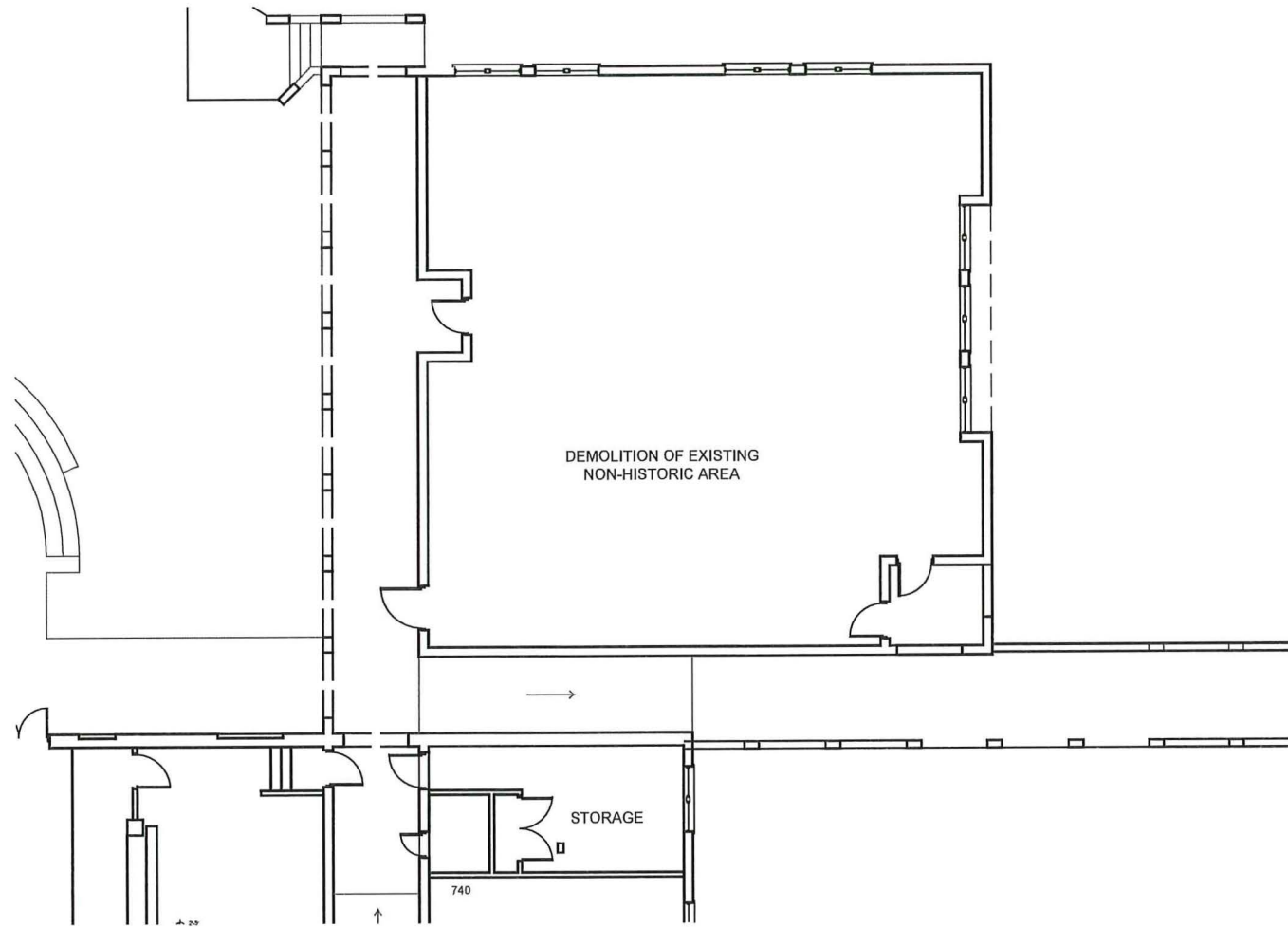
1/16" = 1'-0"

PARKS AND  
RECREATION  
OFFICES





**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



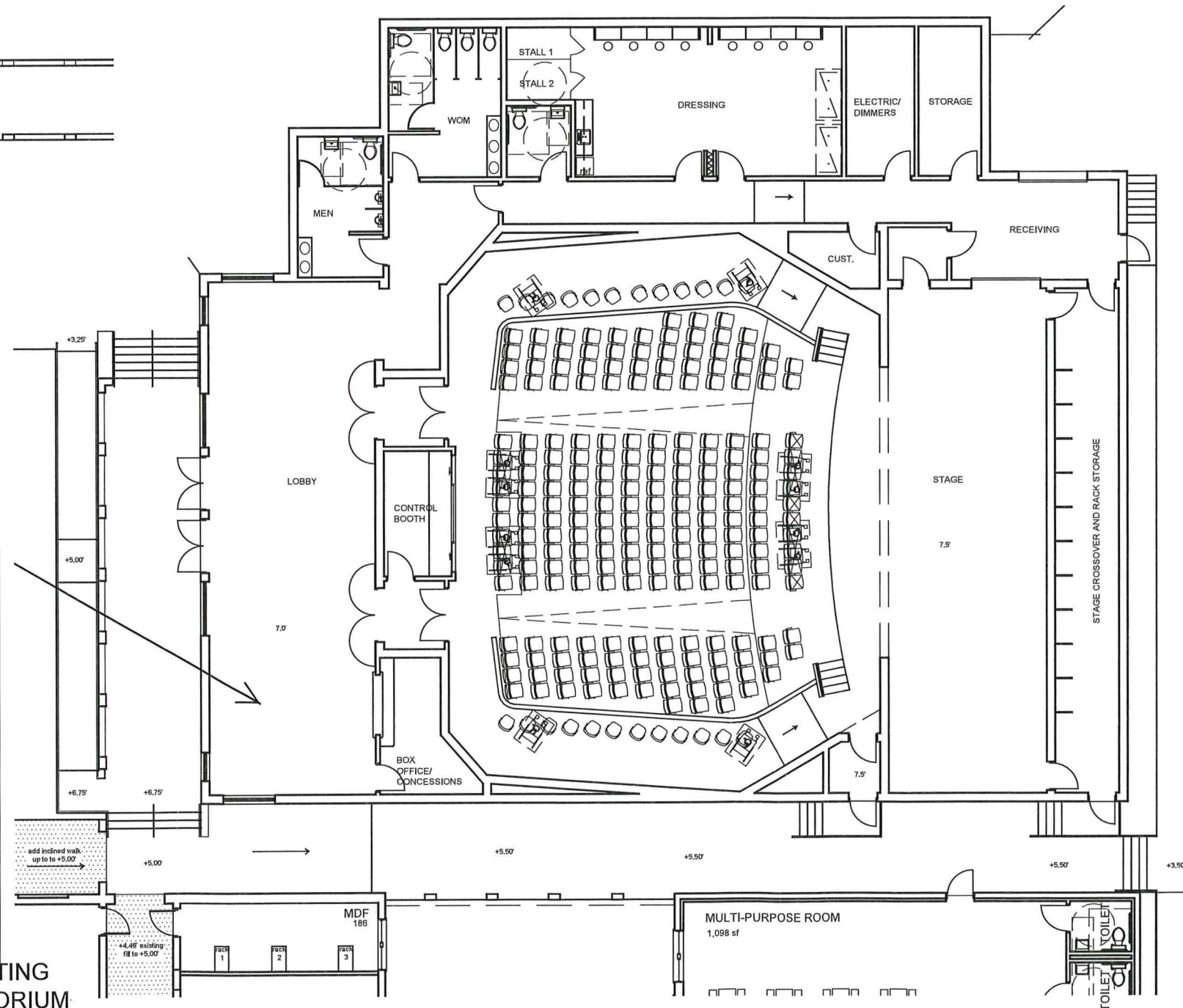
**FLOOR PLAN- EXISTING AUDITORIUM LOCATION**

1/16" = 1'-0"



**FLOOR PLAN- PROPOSED AUDITORIUM**

1/16" = 1'-0"



**MATERIALS DESCRIPTION**

ROOFING:	MATERIAL: BUILT UP ROOFING FINISH:
INTERIOR WALL SURFACE:	MATERIAL: PAINTED GYP. BOARD (ACOSUTIC ABSORPTION WHERE NEEDED) FINISH: WHITE (RGB 255, 255, 255)
EXTERIOR WALL SURFACE:	MATERIAL: SAND FINISH STUCCO FINISH: WHITE (RGB 255, 255, 255)
WALL BASE:	MATERIAL: DECORATIVE TILE FINISH:
FLOORING:	MATERIAL: CARPET FINISH: DARK FINISH
STAGE FLOORING:	MATERIAL: RESILIENT STAGE FLOORING FINISH:
CEILING:	MATERIAL: ACOUSTIC CEILING TILE PLENUM LINER PLENUM BOARD FINISH: WHITE (ACT)

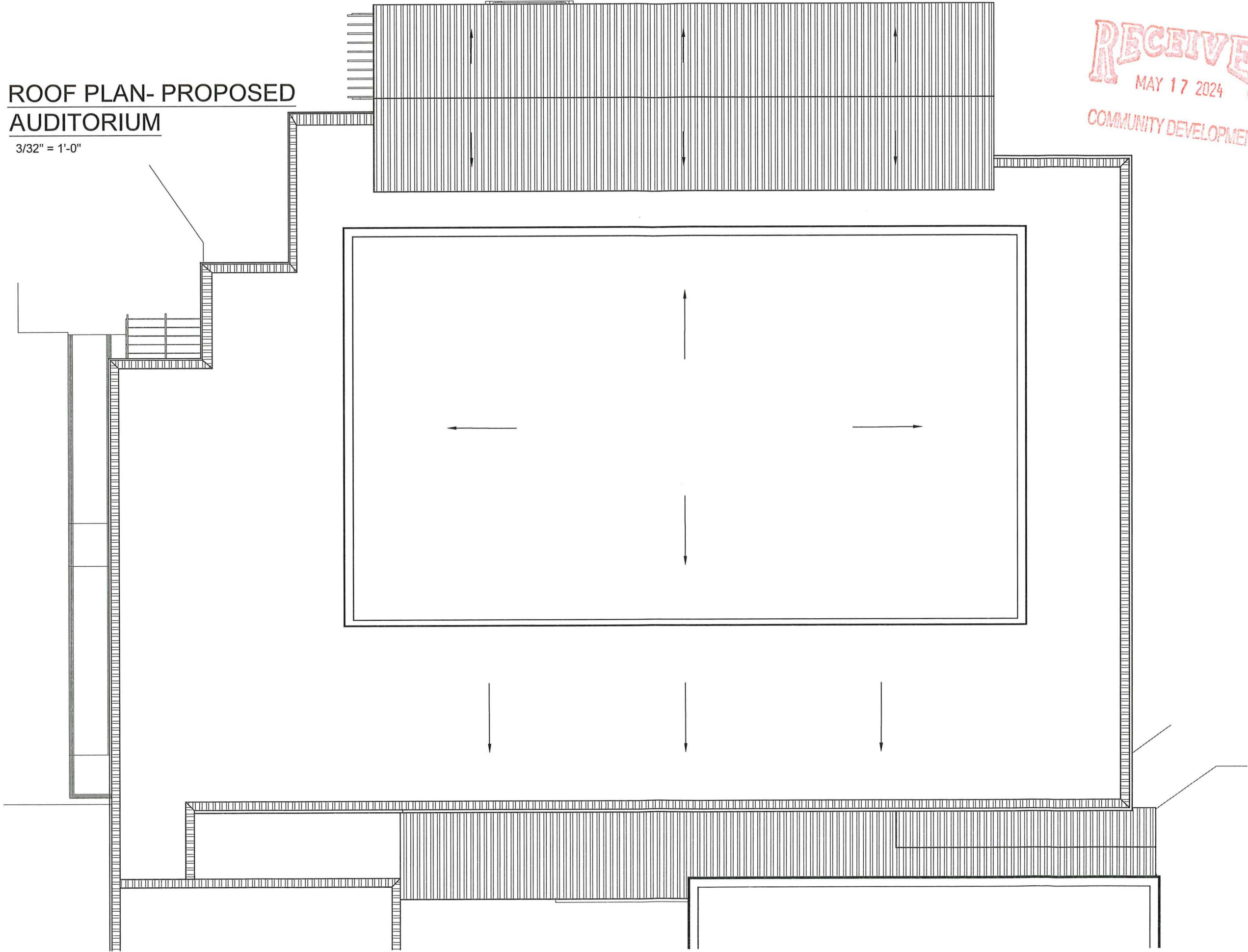
EXISTING AUDITORIUM





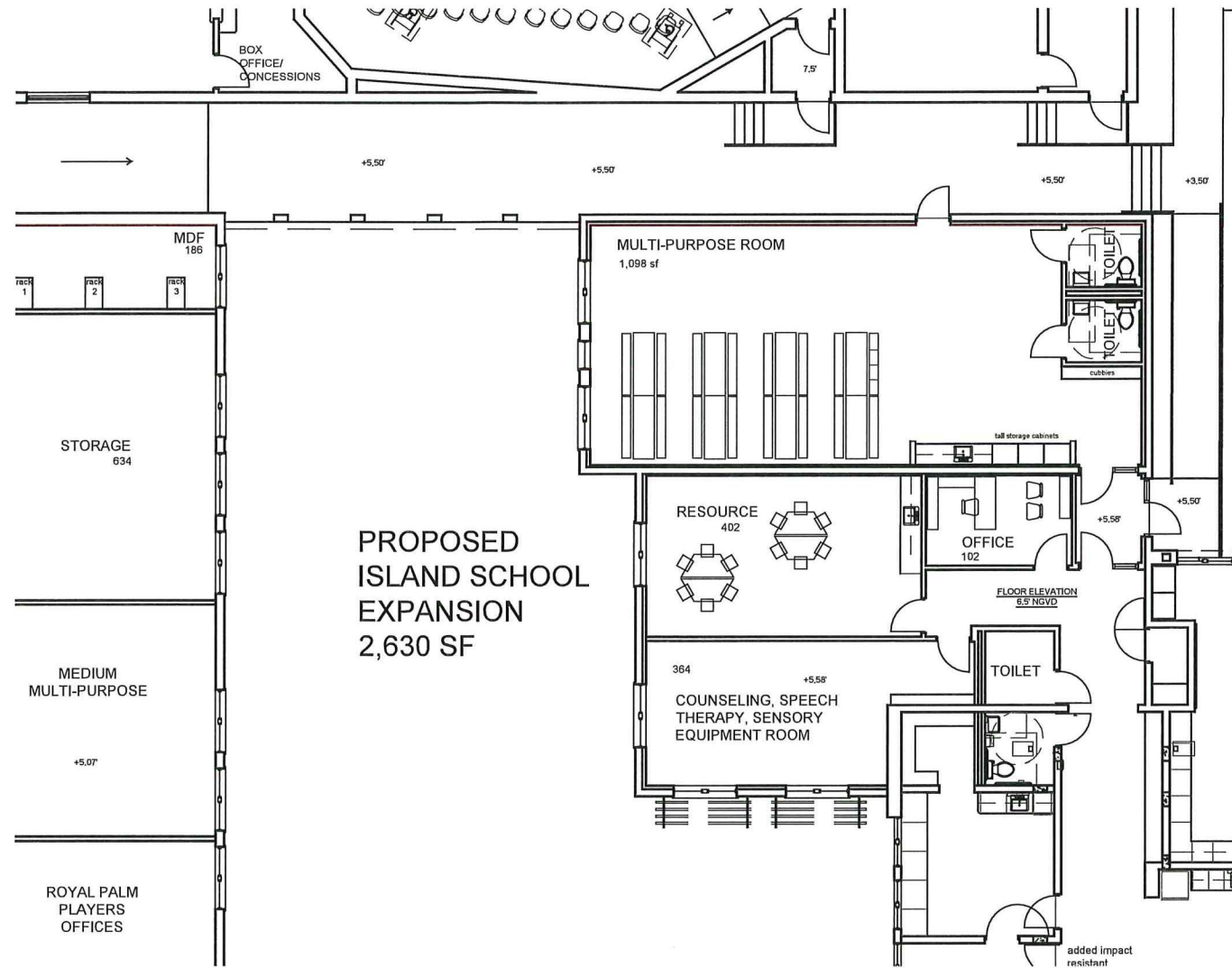
**ROOF PLAN- PROPOSED  
AUDITORIUM**

3/32" = 1'-0"



**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT



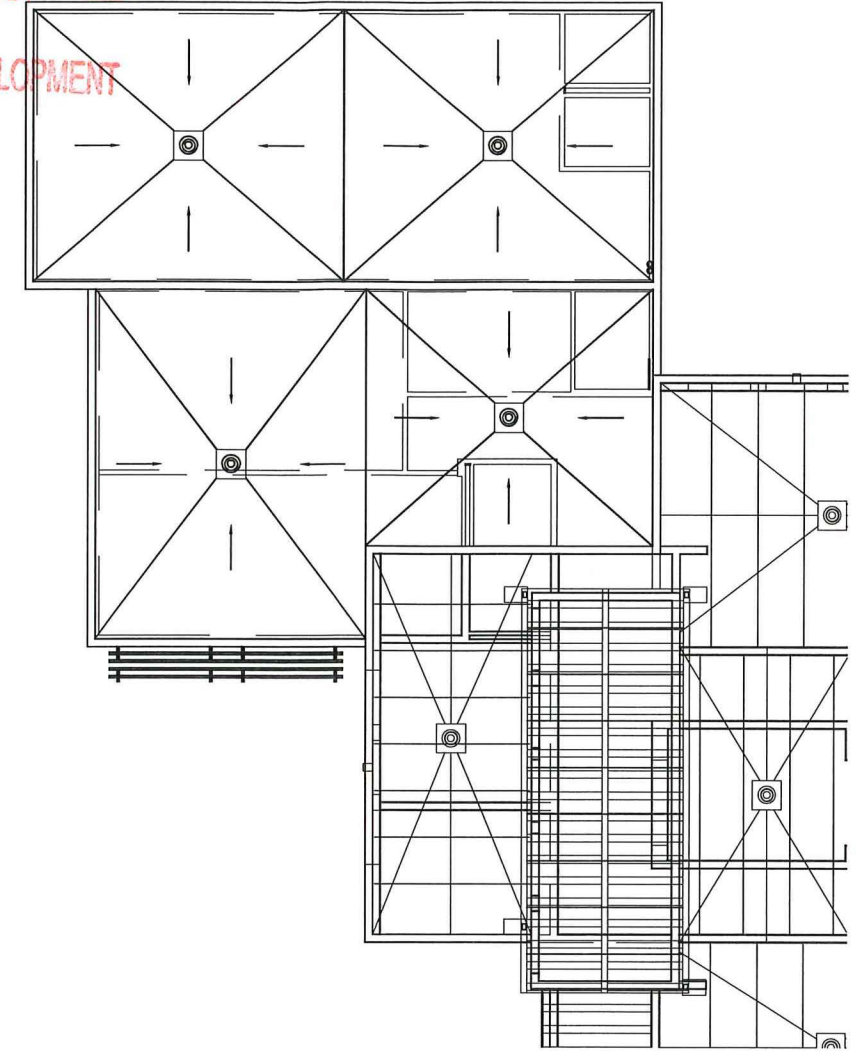
### FLOOR PLAN-PROPOSED ISLAND SCHOOL EXPANSION



1/16" = 1'-0"

MATERIALS DESCRIPTION	
ROOFING:	MATERIAL: BUILT UP ROOFING FINISH:
INTERIOR WALL SURFACE:	MATERIAL: PAINTED GYP. BOARD FINISH: WHITE (RGB 255, 255, 255)
EXTERIOR WALL SURFACE:	MATERIAL: SAND FINISH STUCCO FINISH: WHITE (RGB 255, 255, 255)
WALL BASE:	MATERIAL: DECORATIVE TILE FINISH:
FLOORING:	MATERIAL: DECORATIVE TILE FINISH:
CEILING:	MATERIAL: ACOUSTIC PANEL CEILING FINISH: WHITE

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



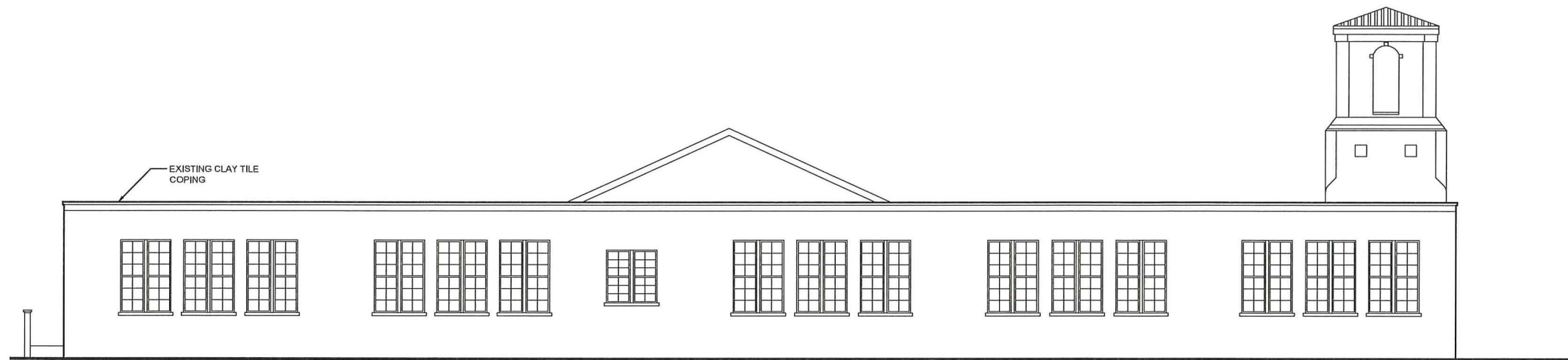
### ROOF PLAN-PROPOSED ISLAND SCHOOL EXPANSION



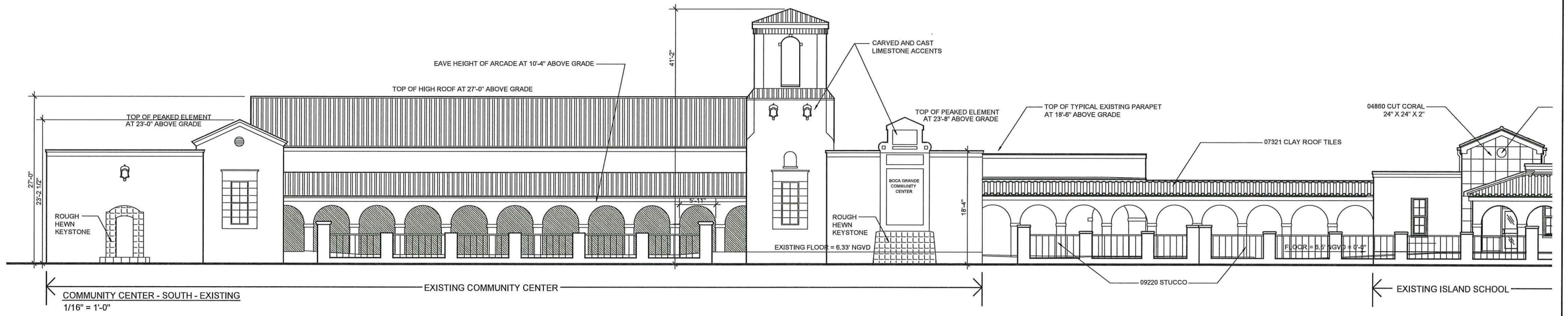
1/16" = 1'-0"



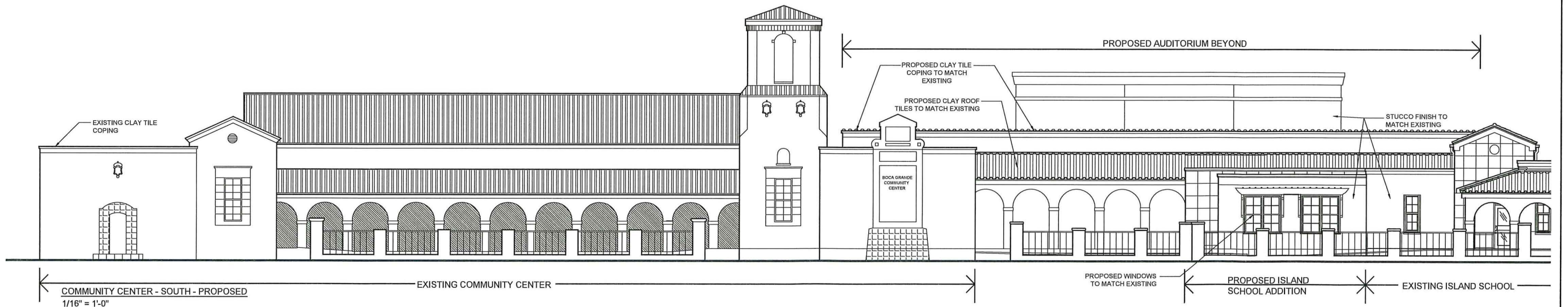
**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



COMMUNITY CENTER - WEST - EXISTING  
1/16" = 1'-0"



COMMUNITY CENTER - SOUTH - EXISTING  
1/16" = 1'-0"



COMMUNITY CENTER - SOUTH - PROPOSED  
1/16" = 1'-0"

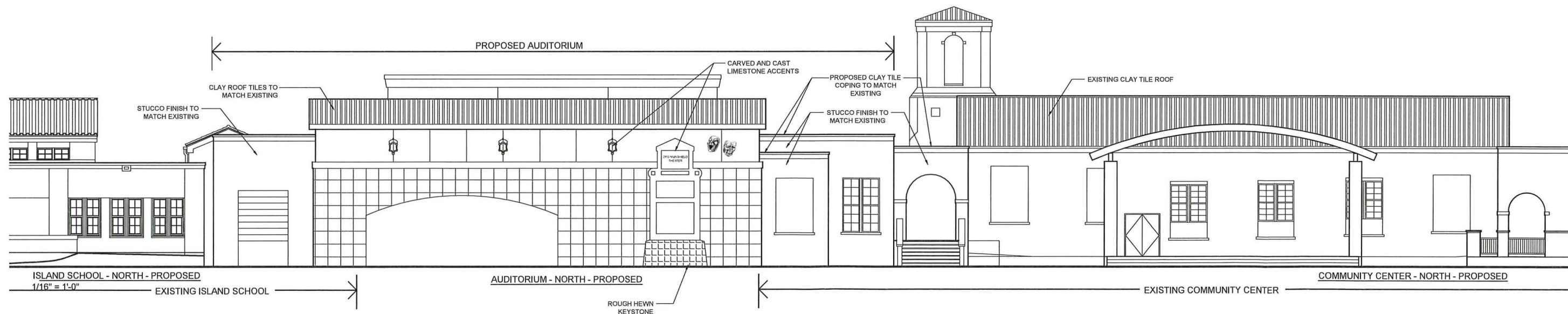
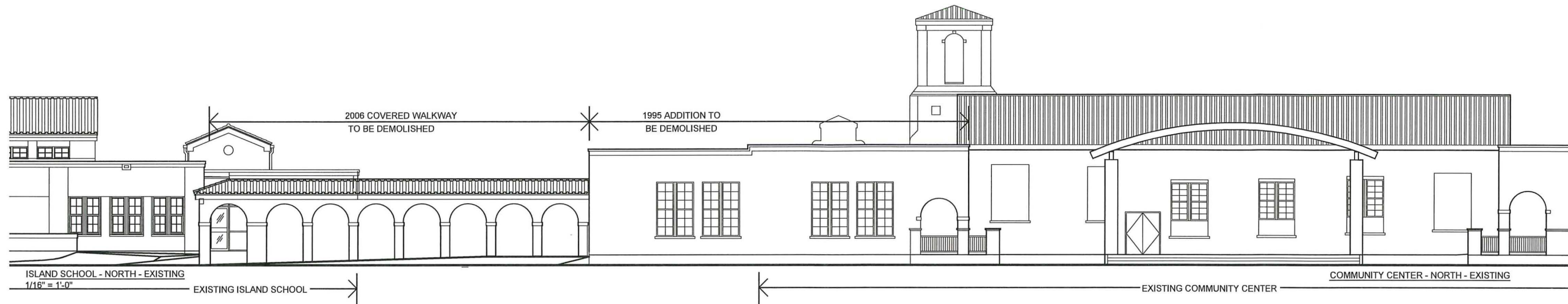
PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

BOCA GRANDE COMMUNITY  
CENTER IMPROVEMENTS

05-16-2024

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

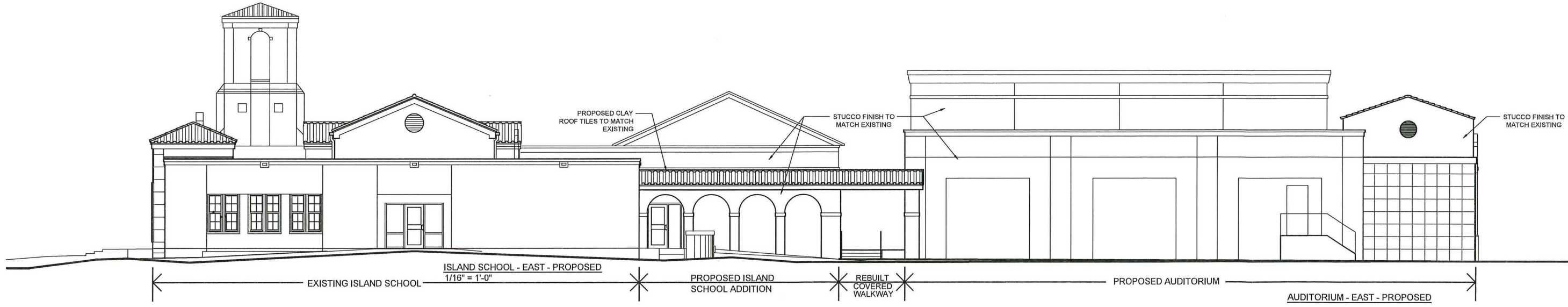
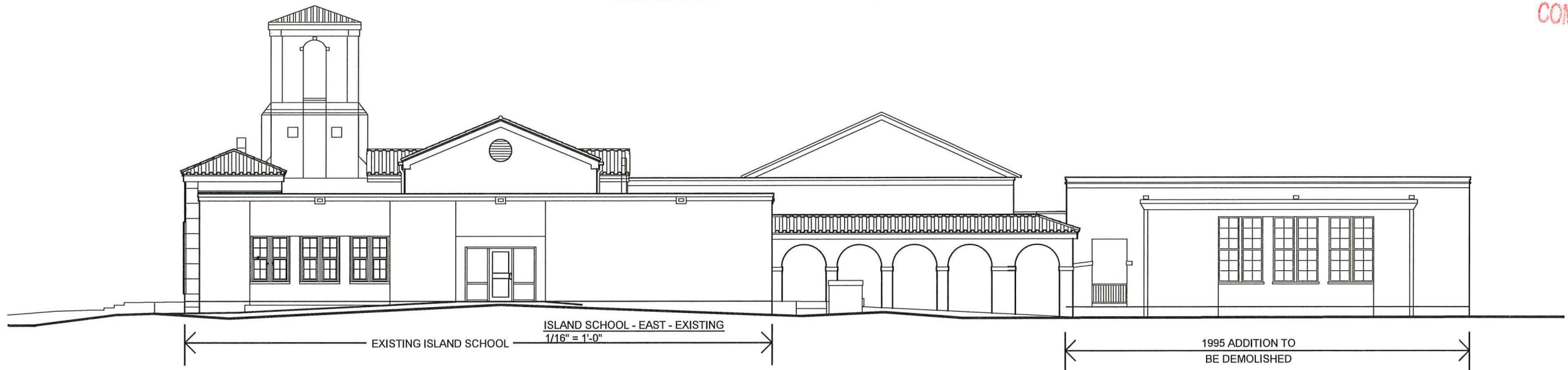
BOCA GRANDE COMMUNITY  
CENTER IMPROVEMENTS

05-16-2024





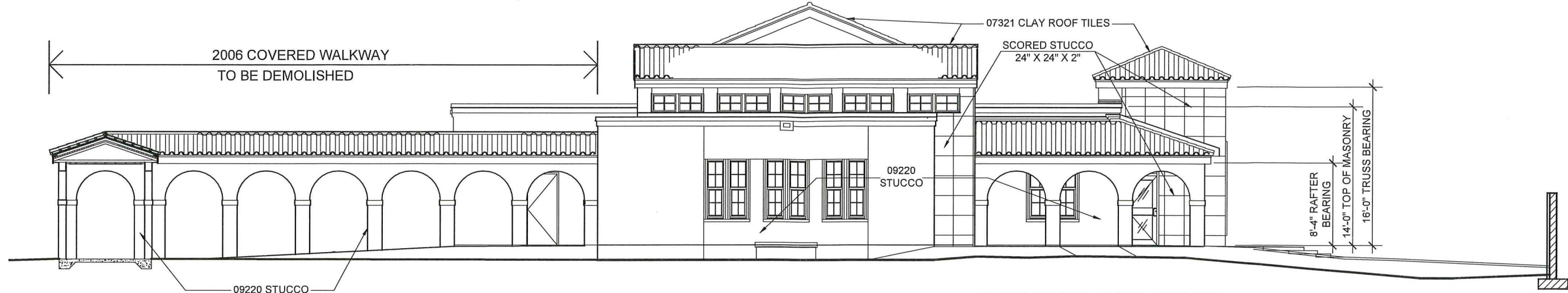
RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

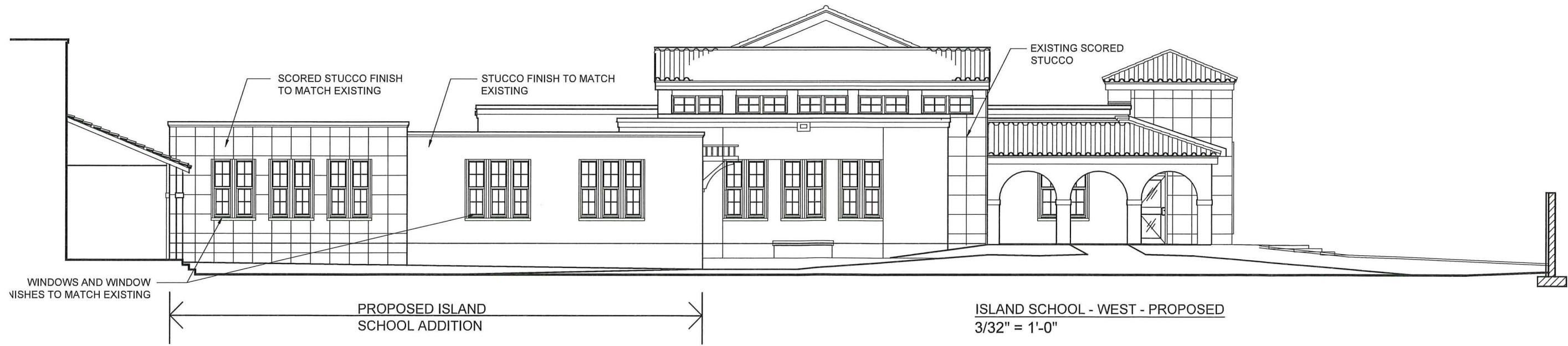
BOCA GRANDE COMMUNITY  
CENTER IMPROVEMENTS

05-16-2024



ISLAND SCHOOL - WEST - EXISTING  
3/32" = 1'-0"

**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



ISLAND SCHOOL - WEST - PROPOSED  
3/32" = 1'-0"





COMMUNITY CENTER EXISTING - NORHTWEST CORNER



AUDITORIUM PROPOSED - NORHTWEST CORNER



AUDITORIUM PROPOSED - NORHTWEST AERIAL



AUDITORIUM PROPOSED - WEST ELEVATION

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT





SCHOOL ADDITION PROPOSED - SOUTHWEST CORNER



SCHOOL ADDITION PROPOSED - SOUTHWEST AERIAL

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



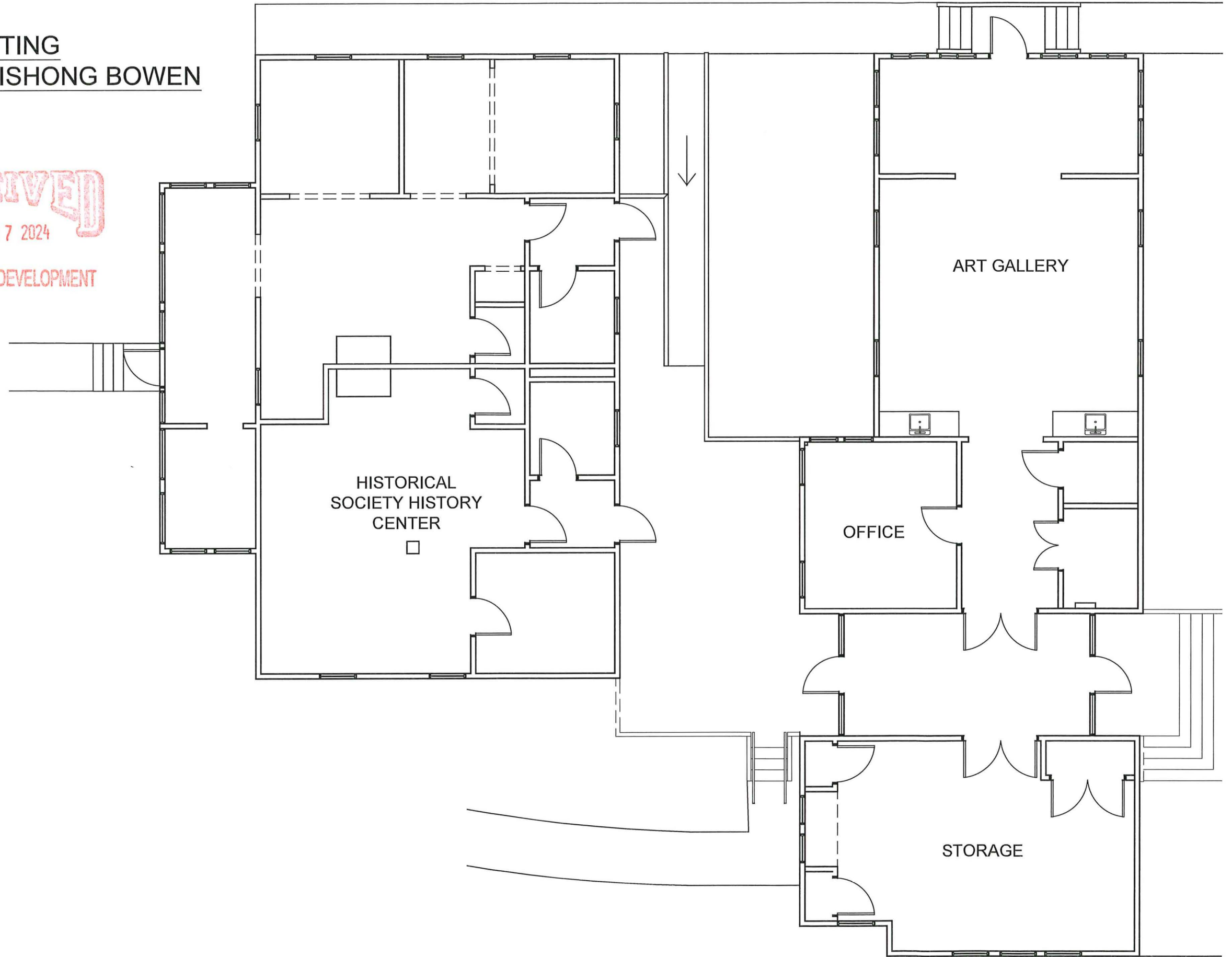


**FLOOR PLAN-EXISTING  
TEACHERAGE & DISHONG BOWEN  
HOUSE**

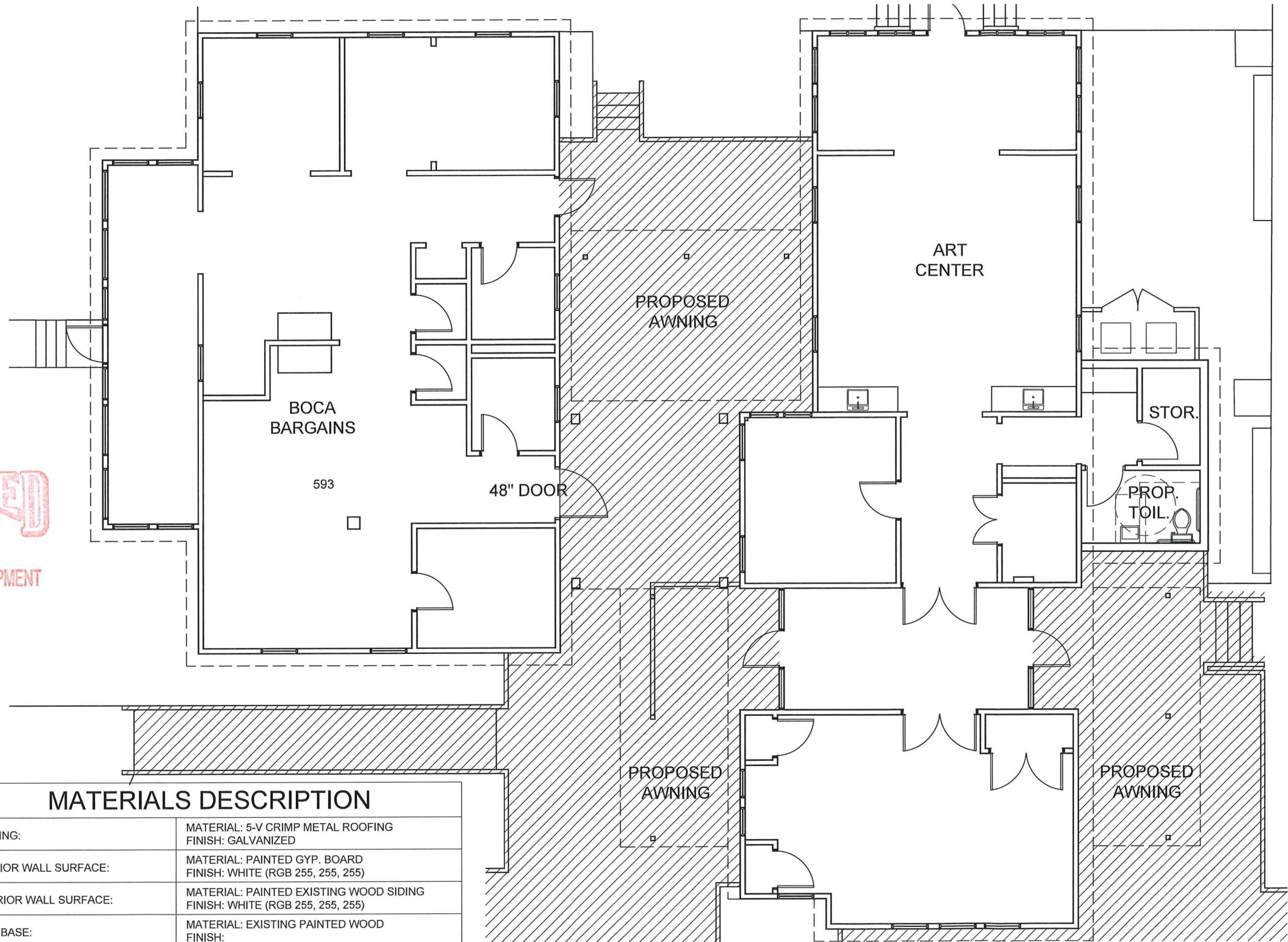
1/8" = 1'-0"

**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT



**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



MATERIALS DESCRIPTION	
ROOFING:	MATERIAL: 5-V CRIMP METAL ROOFING FINISH: GALVANIZED
INTERIOR WALL SURFACE:	MATERIAL: PAINTED GYP. BOARD FINISH: WHITE (RGB 255, 255, 255)
EXTERIOR WALL SURFACE:	MATERIAL: PAINTED EXISTING WOOD SIDING FINISH: WHITE (RGB 255, 255, 255)
WALL BASE:	MATERIAL: EXISTING PAINTED WOOD FINISH:
FLOORING:	MATERIAL: EXISTING WOOD FLOOR FINISH:
CEILING:	MATERIAL: EXISTING WOOD SLATS PAINTED CEMENT PLASTER PAINTED FINISH: WHITE

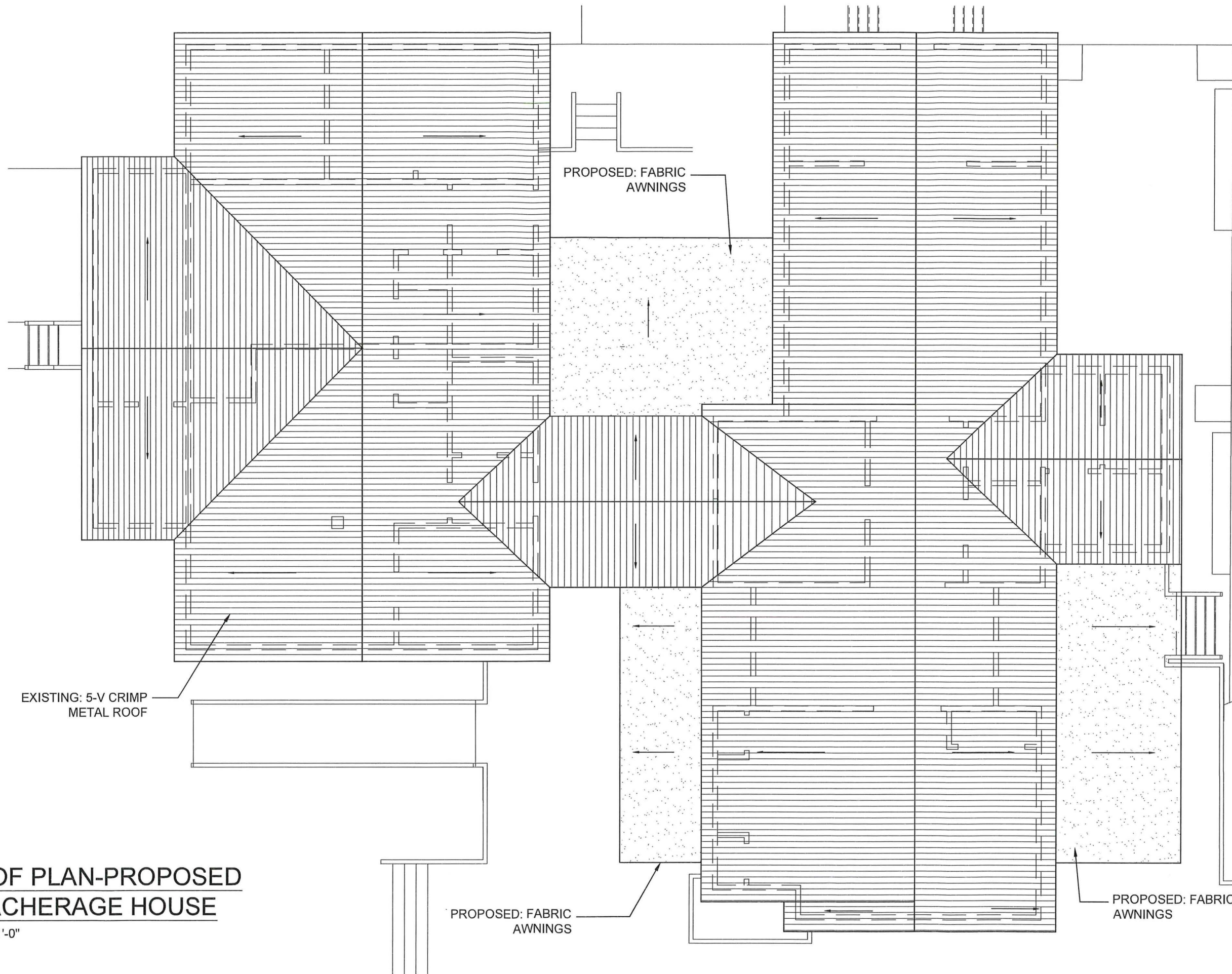


**FLOOR PLAN-PROPOSED TEACHERAGE & DISHONG  
BOWEN HOUSE**

1/8" = 1'-0"



RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



**ROOF PLAN-PROPOSED  
TEACHERAGE HOUSE**

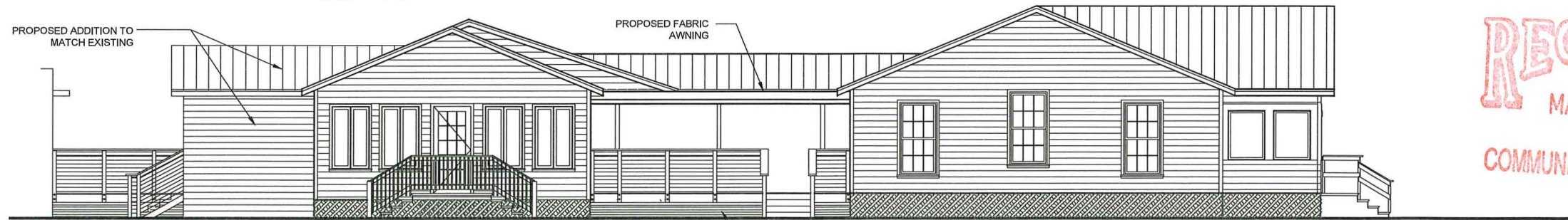
1/8" = 1'-0"





DISHONG-BOWEN - NORTH - EXISTING  
3/32" = 1'-0"

TEACHERAGE - NORTH - EXISTING

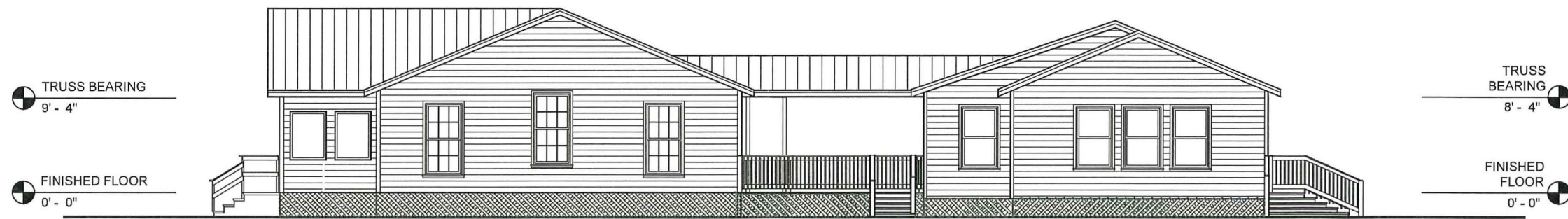


DISHONG-BOWEN - NORTH - PROPOSED  
3/32" = 1'-0"

PROPOSED HORIZONTAL LATTICE PAINTED WHITE

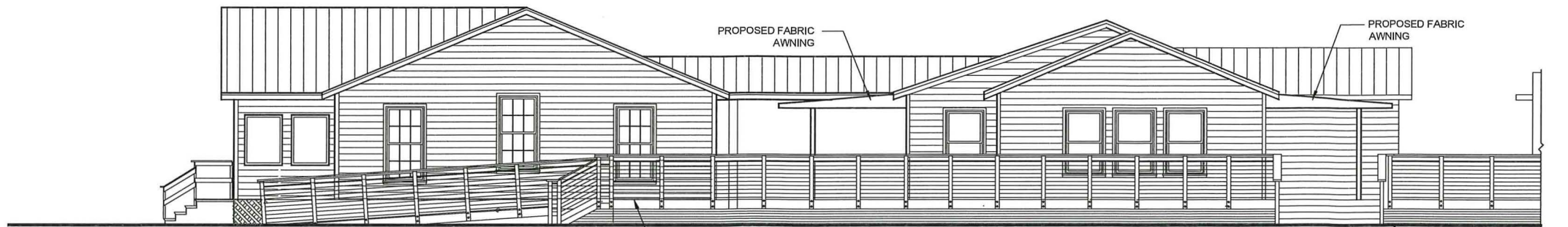
TEACHERAGE - NORTH - PROPOSED

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



TEACHERAGE - SOUTH - EXISTING  
3/32" = 1'-0"

DISHONG-BOWEN - SOUTH - EXISTING



TEACHERAGE - SOUTH - PROPOSED  
3/32" = 1'-0"

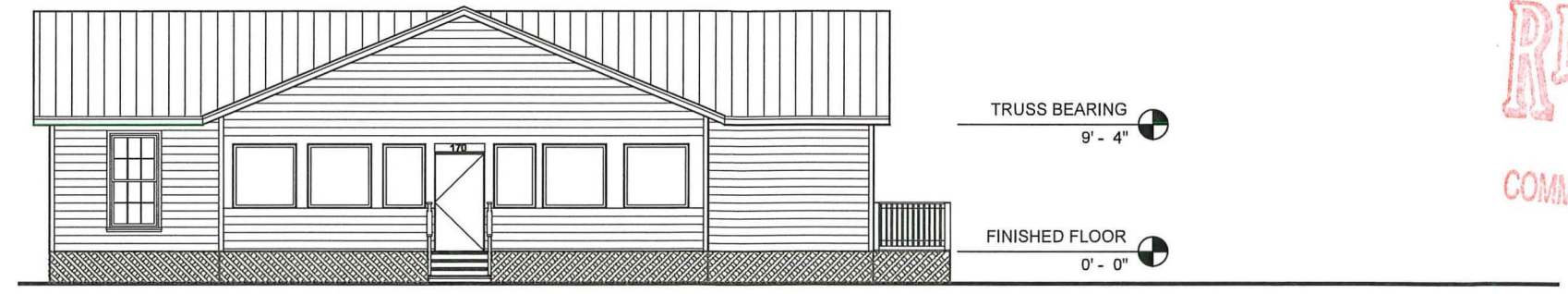
IPE WOOD RAILING WITH STAINLESS STEEL FASTENERS AND CABLE RAILING SYSTEM

DISHONG-BOWEN - SOUTH - PROPOSED

PROPOSED HORIZONTAL LATTICE PAINTED WHITE



**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



**TEACHEARGE - WEST - EXISTING**  
3/32" = 1'-0"



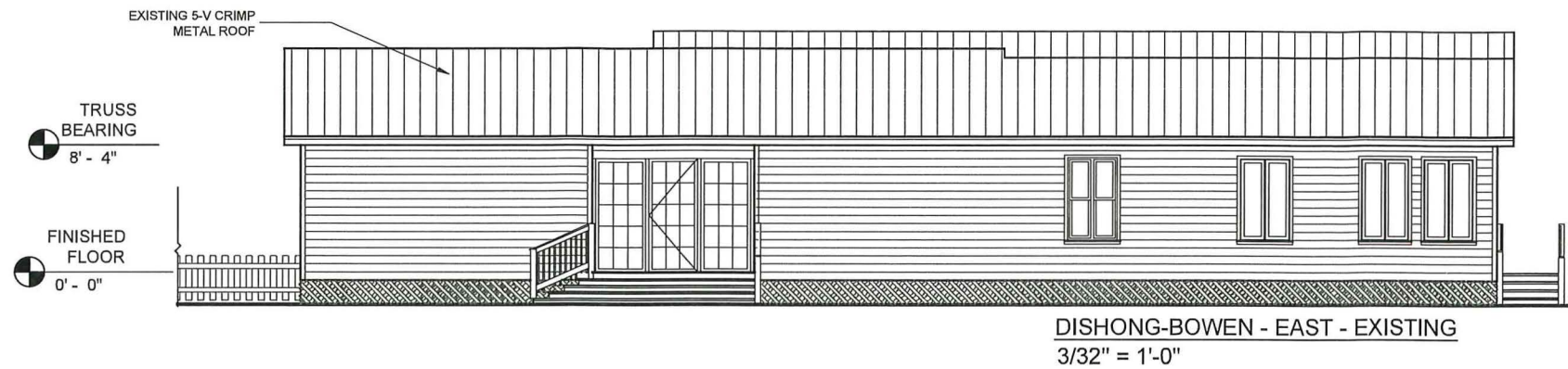
**TEACHEARGE - WEST - PROPOSED**  
3/32" = 1'-0"



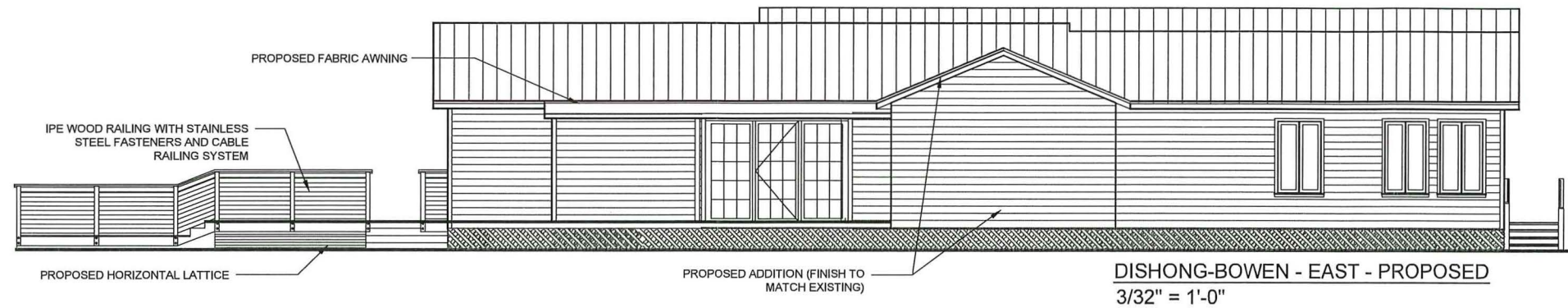
**TEACHERAGE - EAST - EXISTING**



**TEACHERAGE - EAST - PROPOSED**



DISHONG-BOWEN - EAST - EXISTING  
3/32" = 1'-0"



DISHONG-BOWEN - EAST - PROPOSED  
3/32" = 1'-0"



DISHONG-BOWEN - WEST - EXISTING  
3/32" = 1'-0"



DISHONG-BOWEN - WEST - PROPOSED  
3/32" = 1'-0"

**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT





TEACHERAGE HOUSE EXISTING - SOUTHWEST AERIAL



TEACHERAGE HOUSE PROPOSED - SOUTHWEST AERIAL

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



TEACHERAGE HOUSE EXISTING - SOUTHWEST CORNER



TEACHERAGE HOUSE PROPOSED - SOUTHWEST CORNER





DISHONG-BOWEN HOUSE EXISTING - SOUTHEAST CORNER



DISHONG-BOWEN HOUSE PROPOSED - SOUTHEAST CORNER

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT

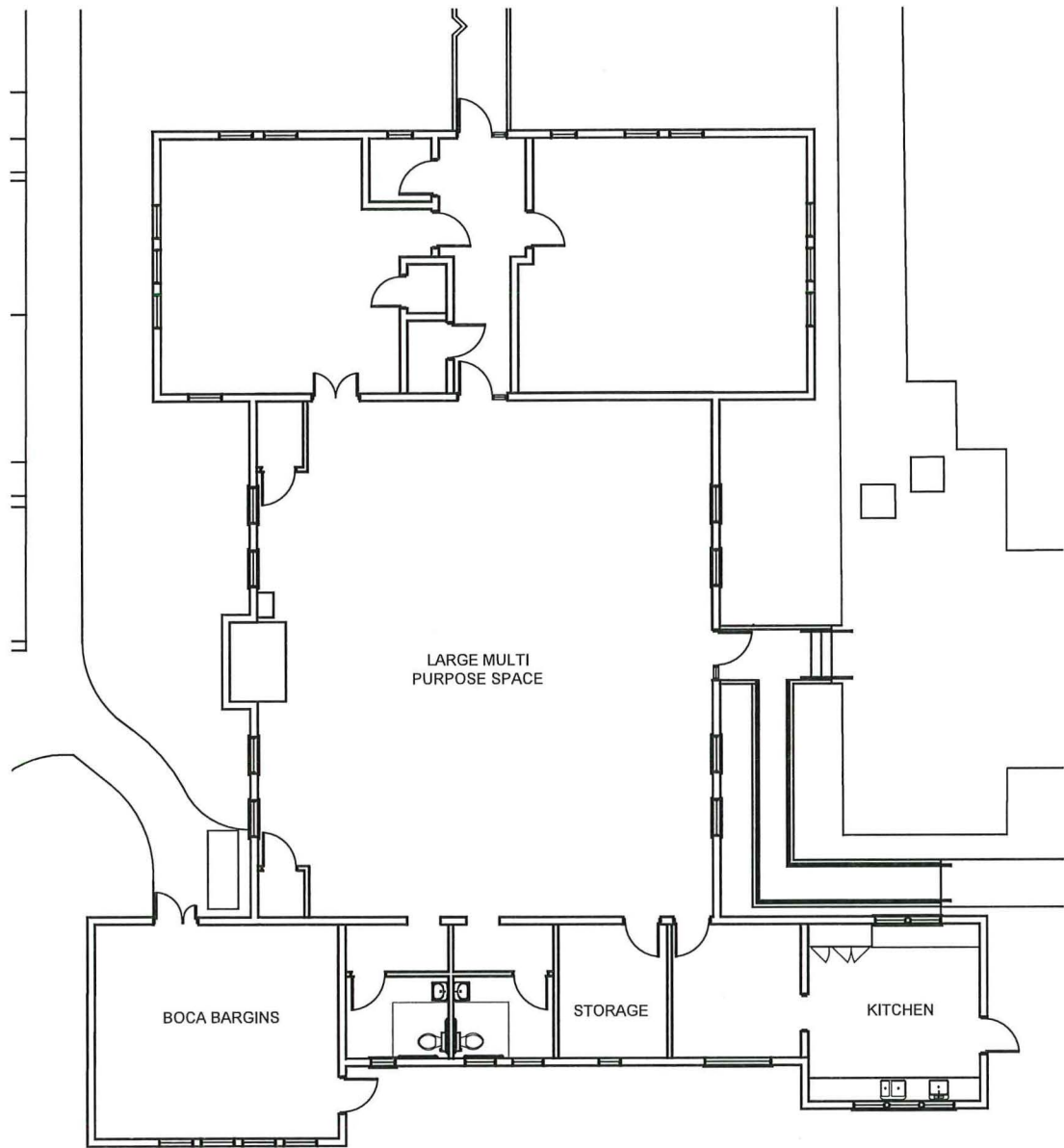


DISHONG-BOWEN HOUSE EXISTING - SOUTHEAST AERIAL



DISHONG-BOWEN HOUSE PROPOSED - SOUTHEAST AERIAL

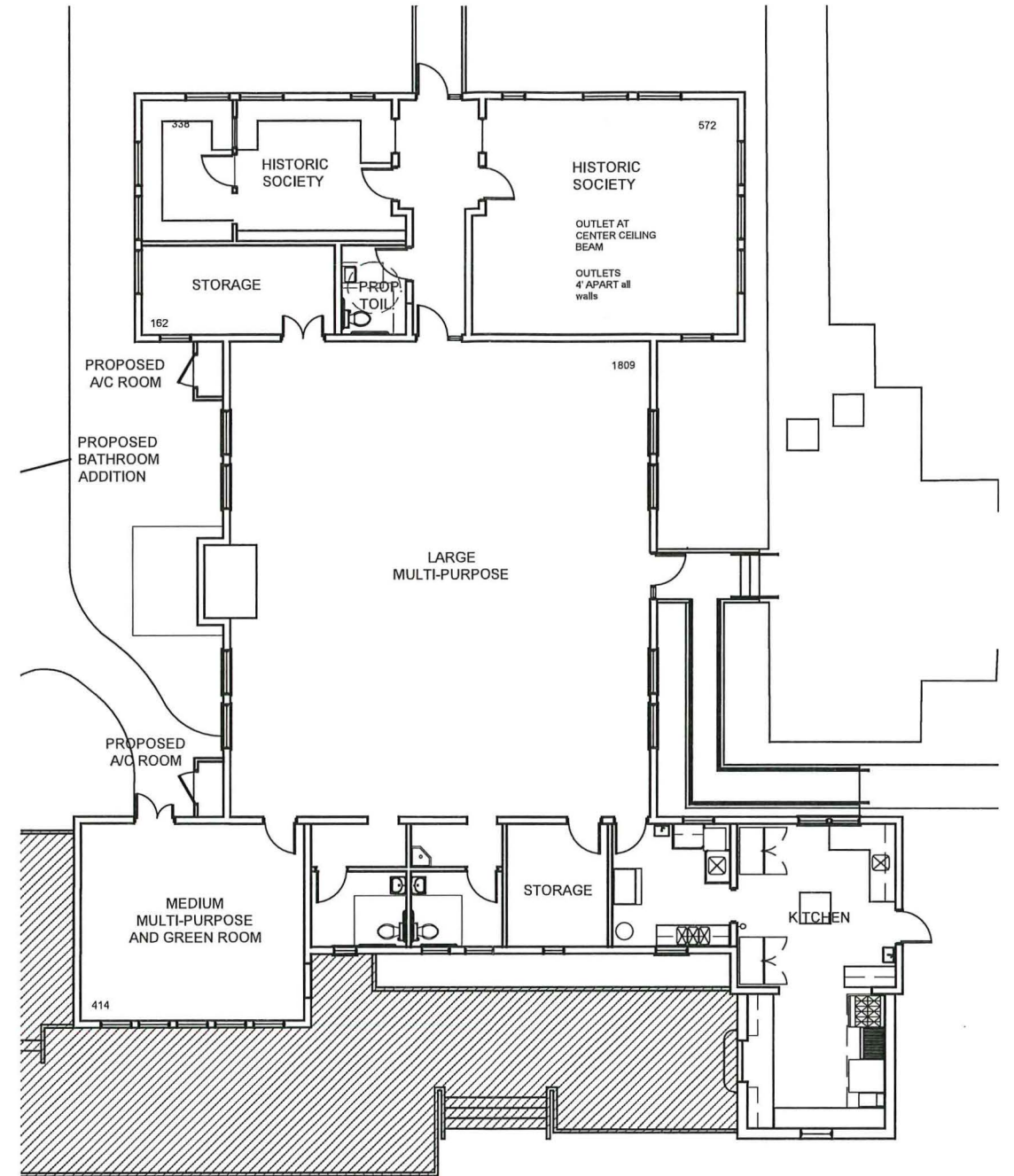




RECEIVED

MAY 17 2024

COMMUNITY DEVELOPMENT



**FLOOR PLAN-EXISTING  
CROWNINSHEILD HOUSE**

1/16" = 1'-0"



**FLOOR PLAN-PROPOSED  
CROWNINSHEILD HOUSE**

1/16" = 1'-0"

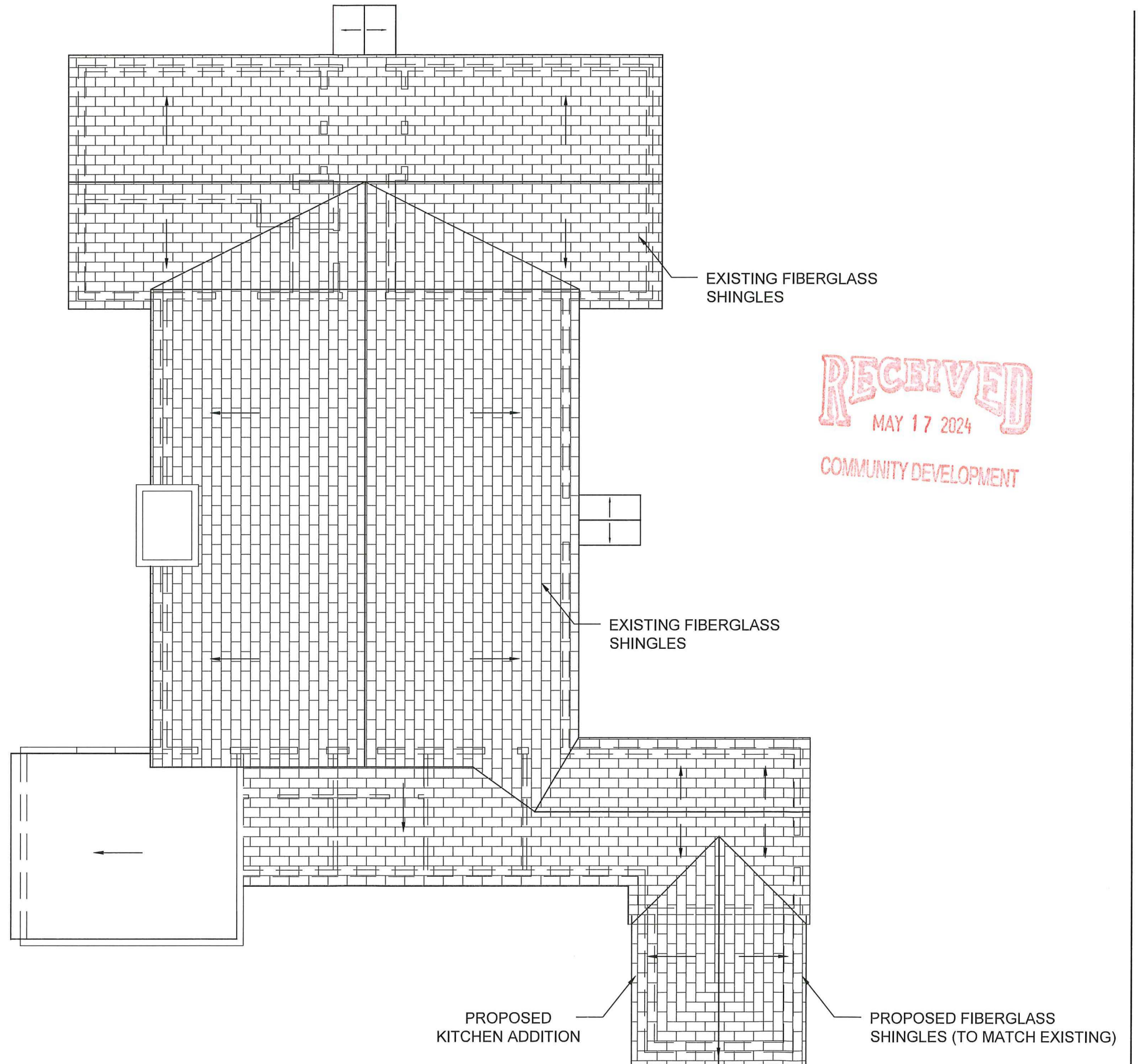
**MATERIALS DESCRIPTION**

ROOFING:	MATERIAL: FIBERGLASS SHINGLES FINISH:
INTERIOR WALL SURFACE:	MATERIAL: EXISTING MASONRY PAINTED GYP. BOARD FINISH: WHITE (RGB 255, 255, 255)
EXTERIOR WALL SURFACE:	MATERIAL: PAINTED EXISTING MASONRY FINISH: WHITE (RGB 255, 255, 255)
WALL BASE:	MATERIAL: EXISTING WOOD BASE EXISTING TILE BASE FINISH: REFINISH EXISTING
FLOORING:	MATERIAL: EXISTING WOOD FLOOR EXISTING TILE FINISH: REFINISH EXISTING
CEILING:	MATERIAL: DECORATIVE TILE FINISH:



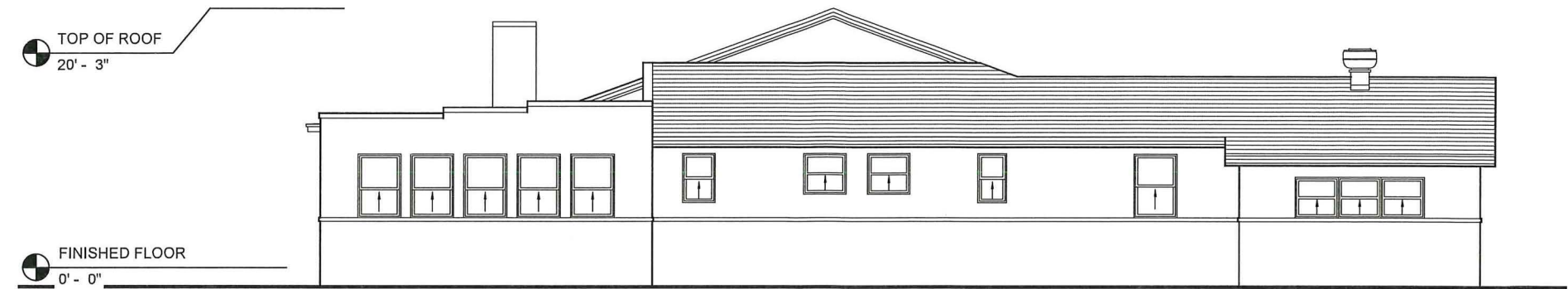
**ROOF PLAN-PROPOSED  
CROWNINHSEILD HOUSE**

3/32" = 1'-0"





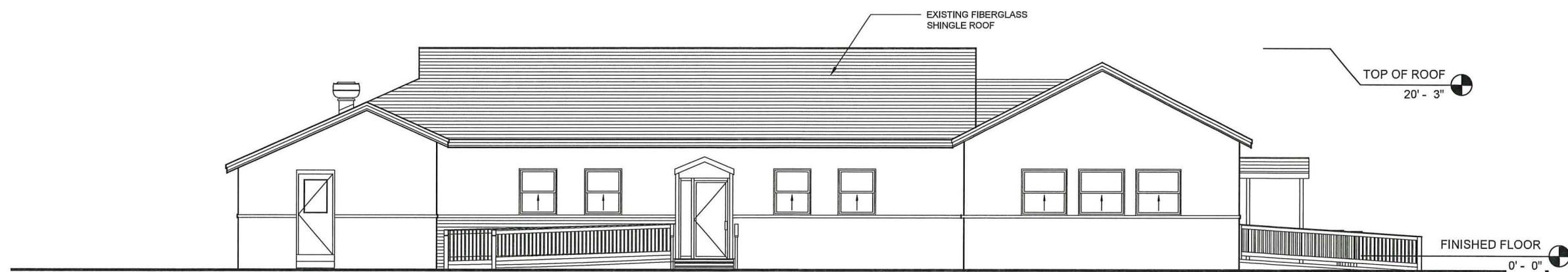
**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



CROWNSHEILD - SOUTH - EXISTING  
3/32" = 1'-0"



CROWNSHEILD - SOUTH - PROPOSED  
3/32" = 1'-0"



CROWNSHEILD - EAST - EXISTING  
3/32" = 1'-0"



CROWNSHEILD - EAST - PROPOSED  
3/32" = 1'-0"

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



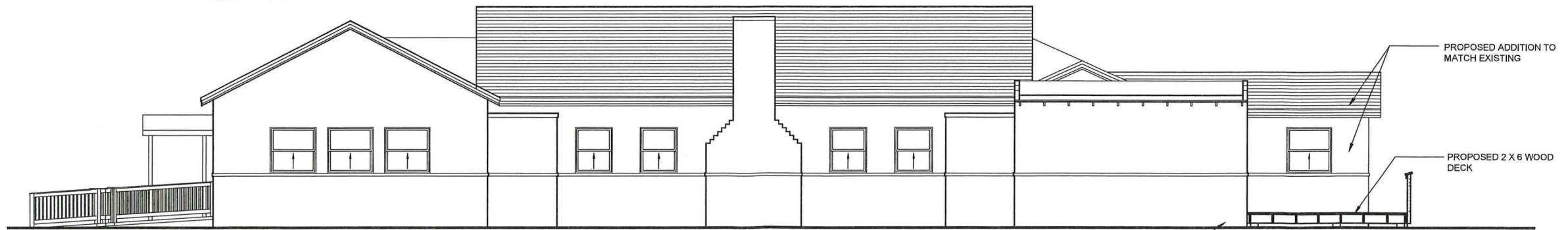
CROWNSHEILD - NORTH - EXISTING  
3/32" = 1'-0"



CROWNSHEILD - NORTH - PROPOSED  
3/32" = 1'-0"



CROWNSHEILD - WEST - EXISTING  
3/32" = 1'-0"



CROWNSHEILD - WEST - PROPOSED  
3/32" = 1'-0"

PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

BOCA GRANDE COMMUNITY  
CENTER IMPROVEMENTS

05-16-2024





CROWNINSHEILD HOUSE EXISTING - SOUTHEAST CORNER



CROWNINSHEILD HOUSE PROPOSED - SOUTHEAST CORNER

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



CROWNINSHEILD HOUSE EXISTING - SOUTHWEST CORNER



CROWNINSHEILD HOUSE PROPOSED - SOUTHWEST CORNER





# BOCA GRANDE COMMUNITY CENTER IMPROVEMENTS

BOCA GRANDE, FLORIDA 33921

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



PARKER / MUDGETT / SMITH ARCHITECTS, INC.  
2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

BOCA GRANDE COMMUNITY  
CENTER IMPROVEMENTS

05-16-2024



**MORRIS**

**DEPEW**

ENGINEERS · PLANNERS · SURVEYORS  
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341

www.morris-depew.com

**RECEIVED**  
MAY 17 2024



**Special Certificate of Appropriateness**

Boca Grande Community Center  
Site and Building Photographs Exhibit

**COMMUNITY DEVELOPMENT**



**Site Photograph Legend**

-  Perspective Icon, half-circle symbolizes photographer line of sight
-  Photograph location pinpoint and corresponding number

All photographs taken 3/6/24



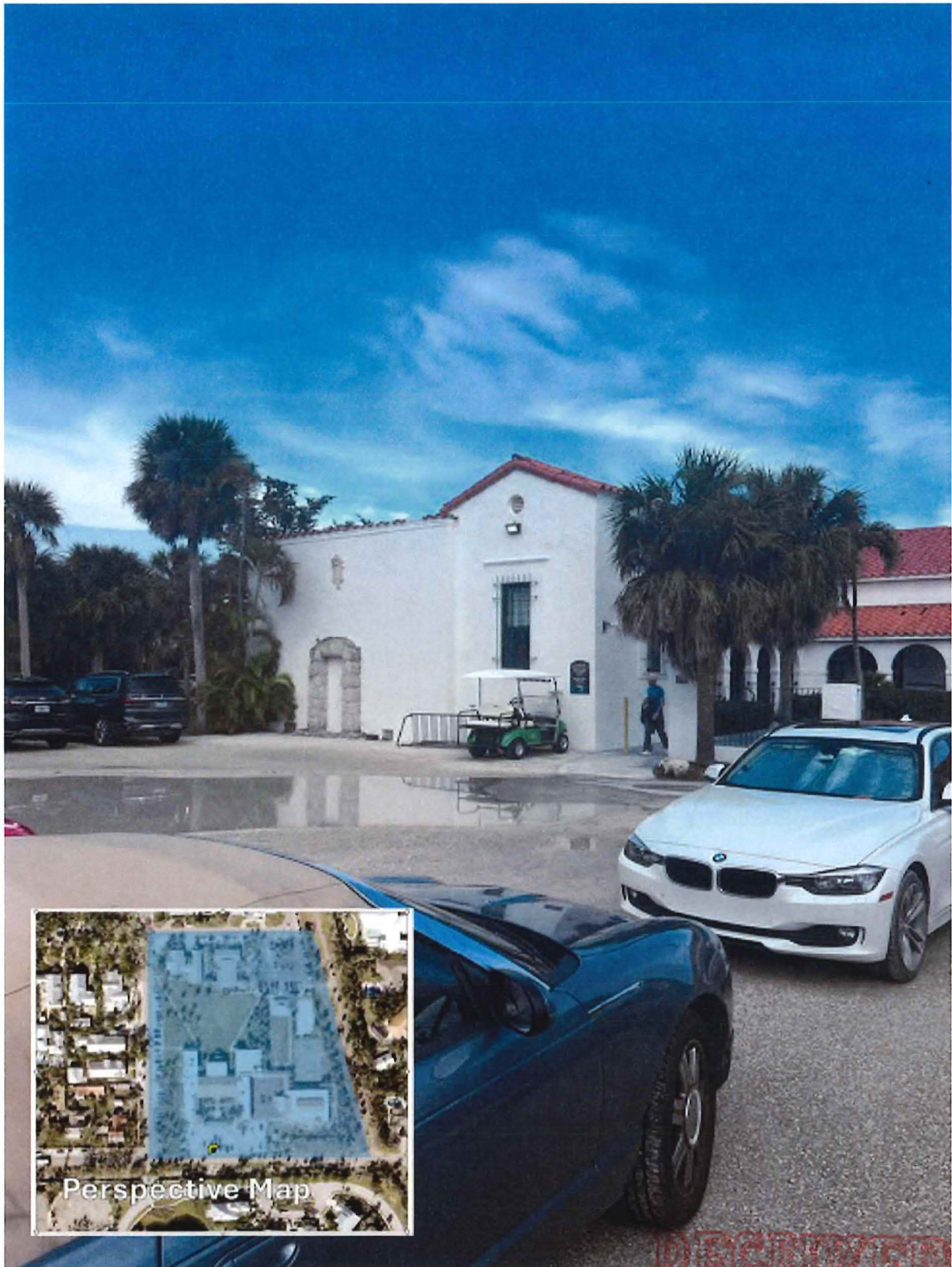


Location 1.

**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 17 2024

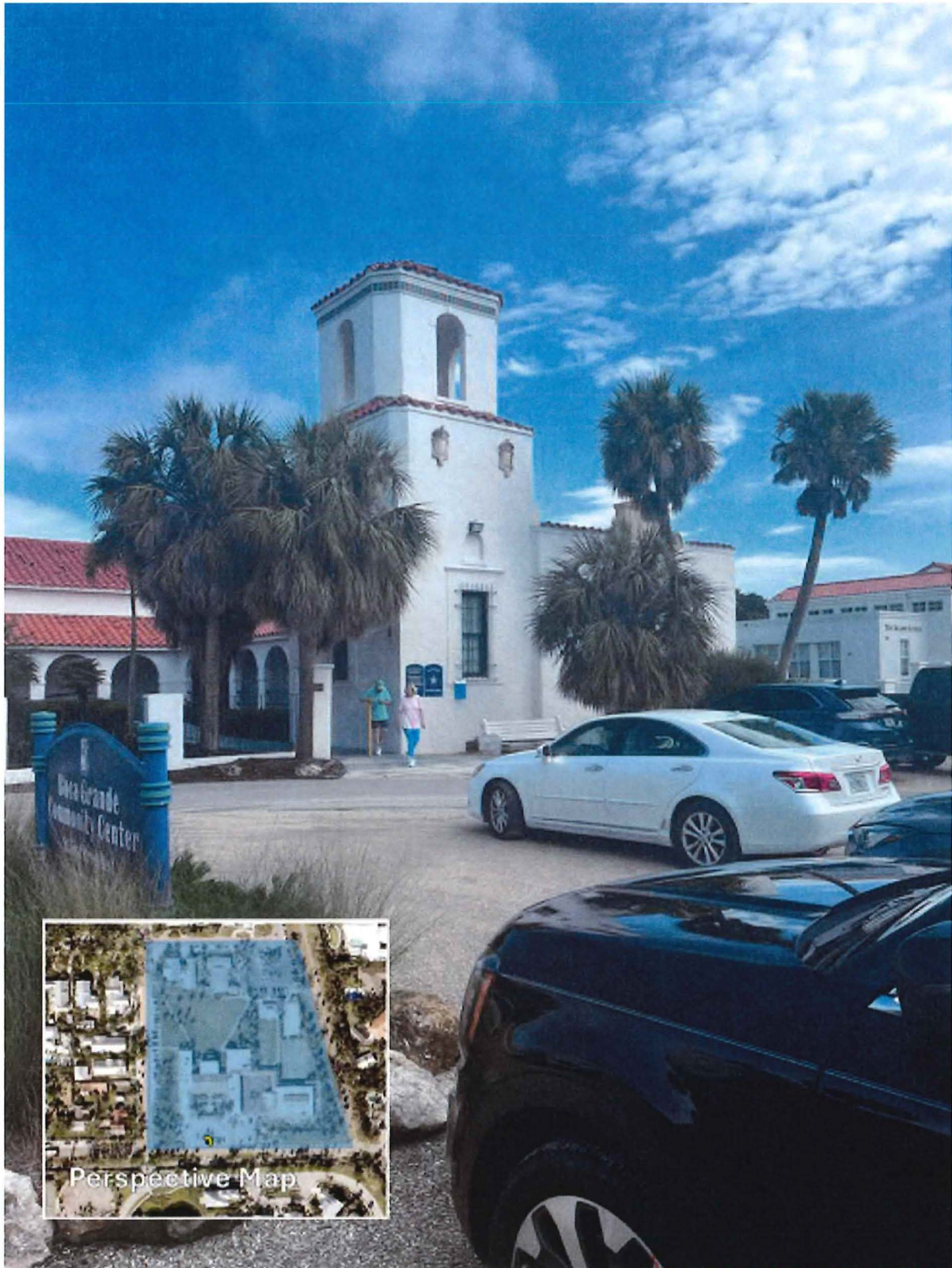
COMMUNITY DEVELOPMENT





**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT





Location 2.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT



RECEIVED  
MAY 17 2024

Location 3.

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 17 2024

Location 4.

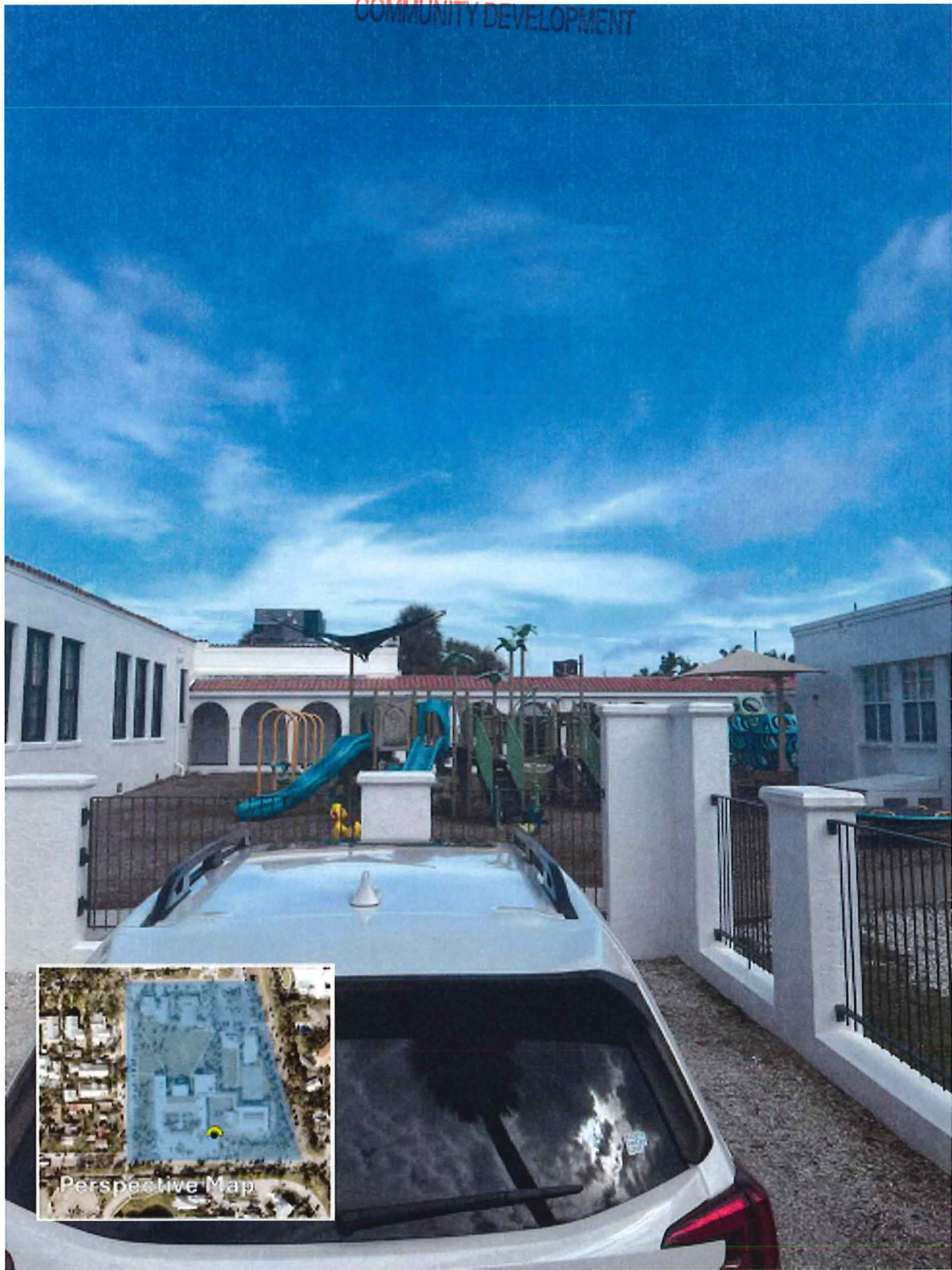
COMMUNITY DEVELOPMENT





RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 17 2024



Location 5.



RECEIVED  
MAY 17 2024



Location 6.



RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



Location 7.





**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



Location 8.



MAY 17 2024

COMMUNITY DEVELOPMENT



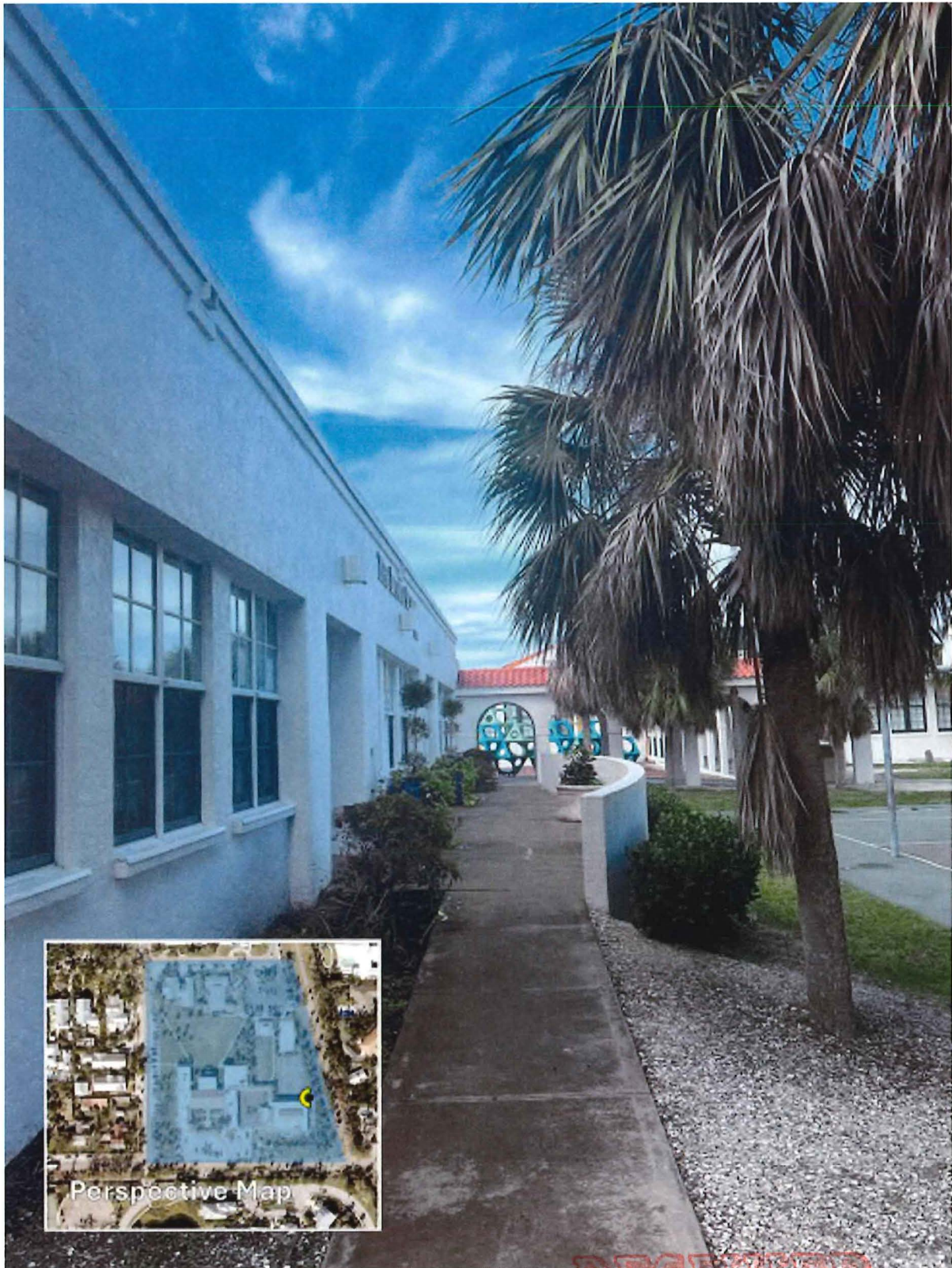


Location 9.

**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT

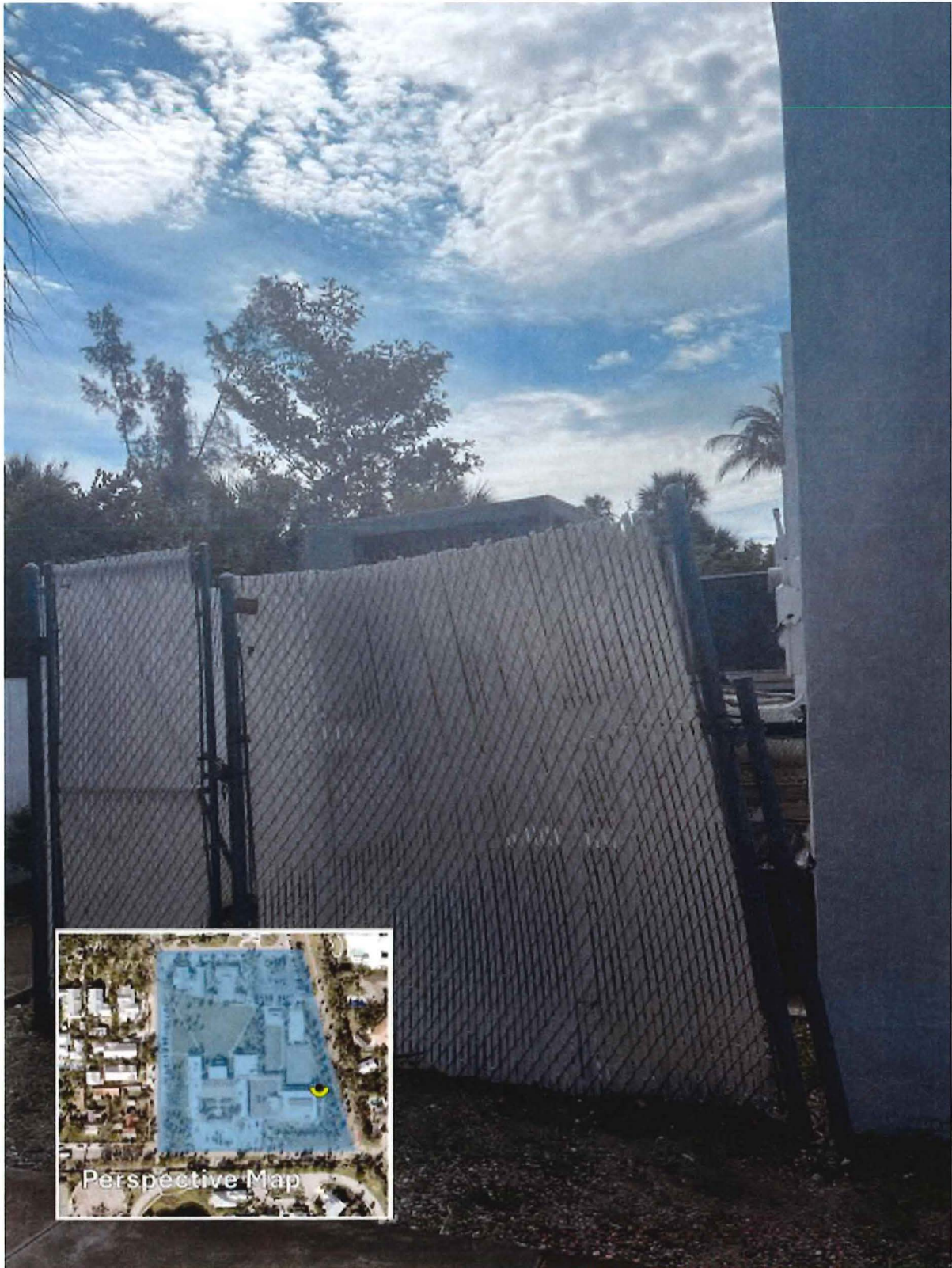




**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT





**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT



Location 10.

**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT



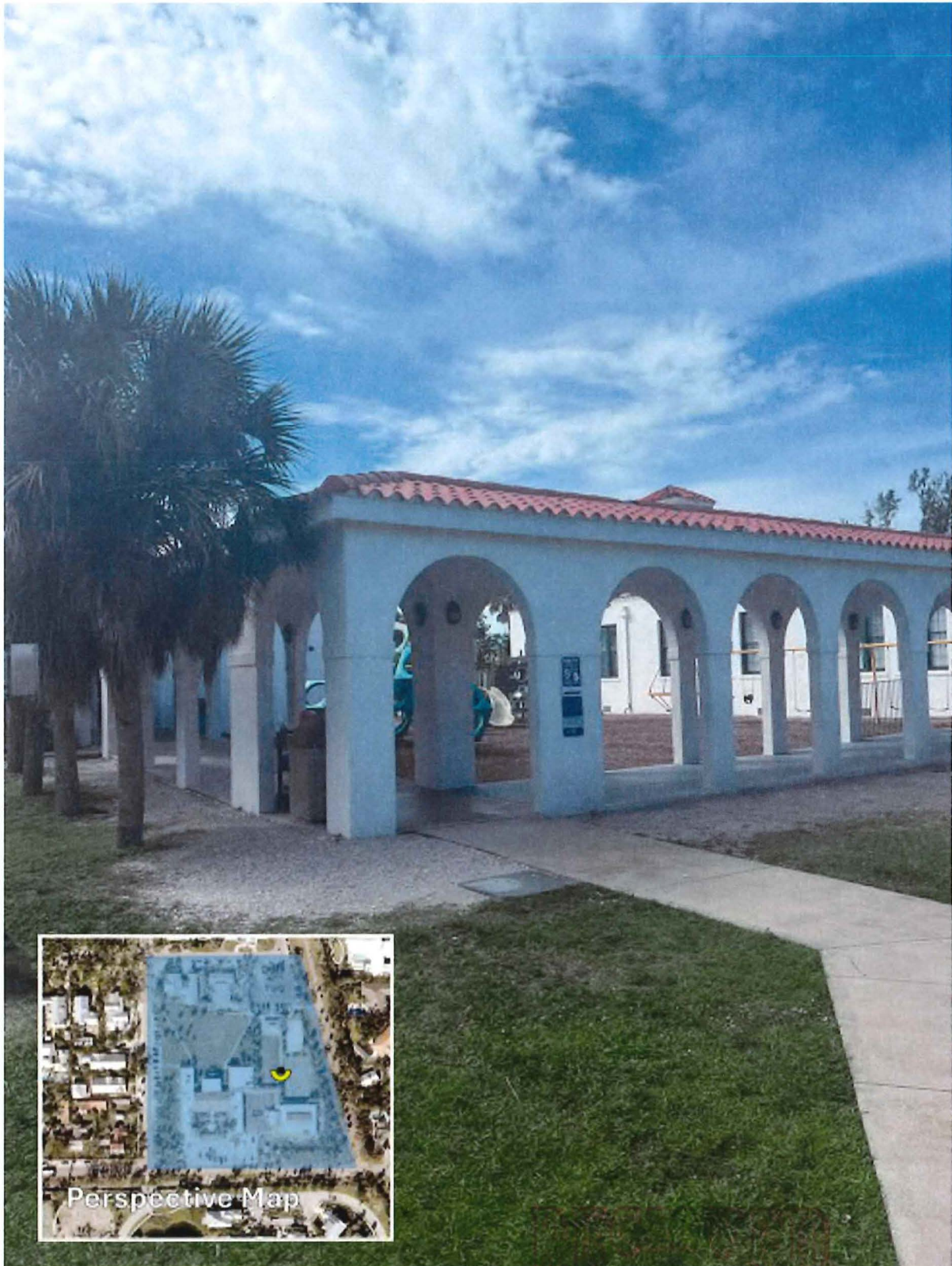


**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT



**Location 11.**



MAY 17 2024

COMMUNITY DEVELOPMENT



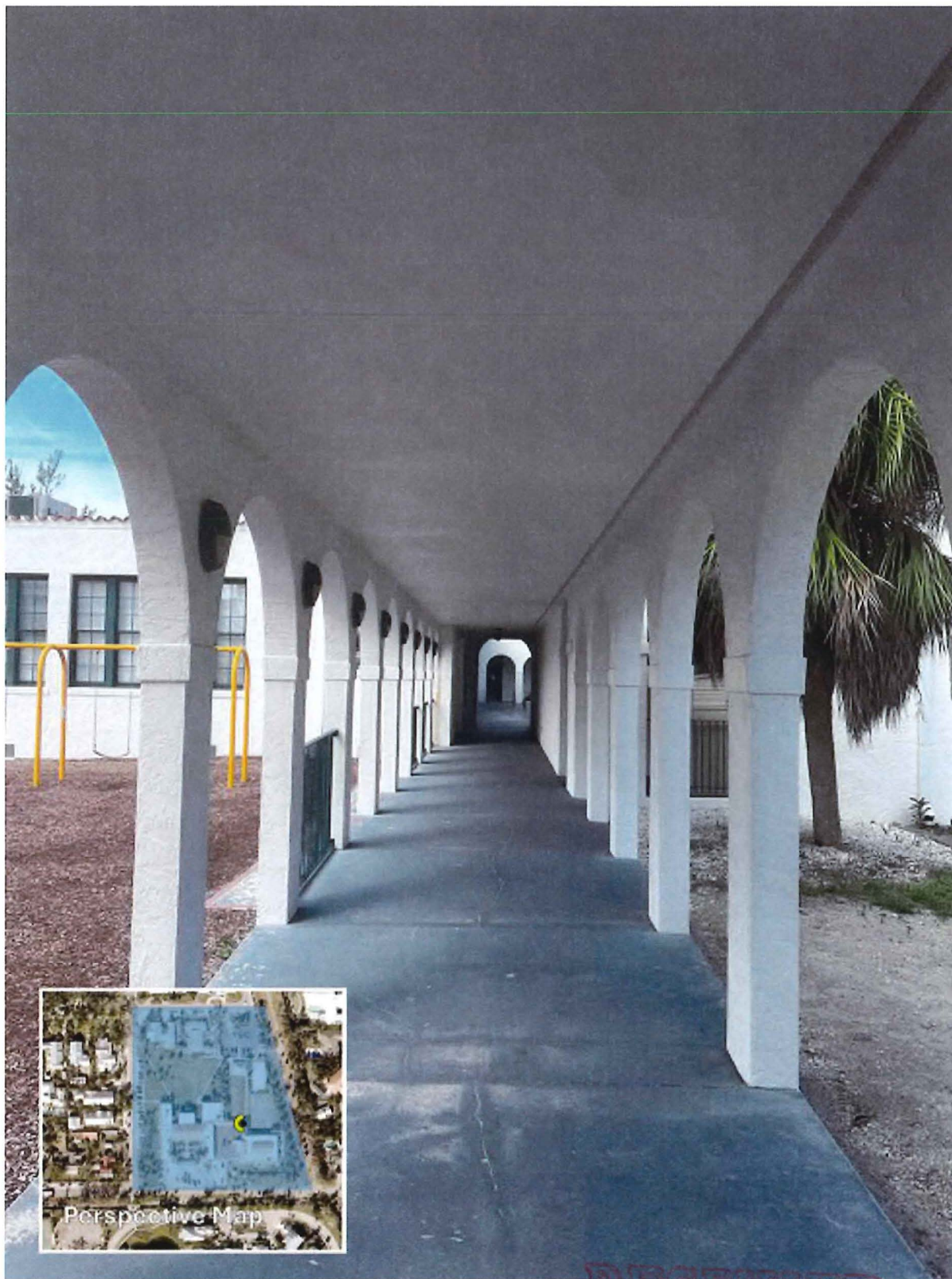


Location 12.

**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT





Location 13.

**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT





Location 14.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT

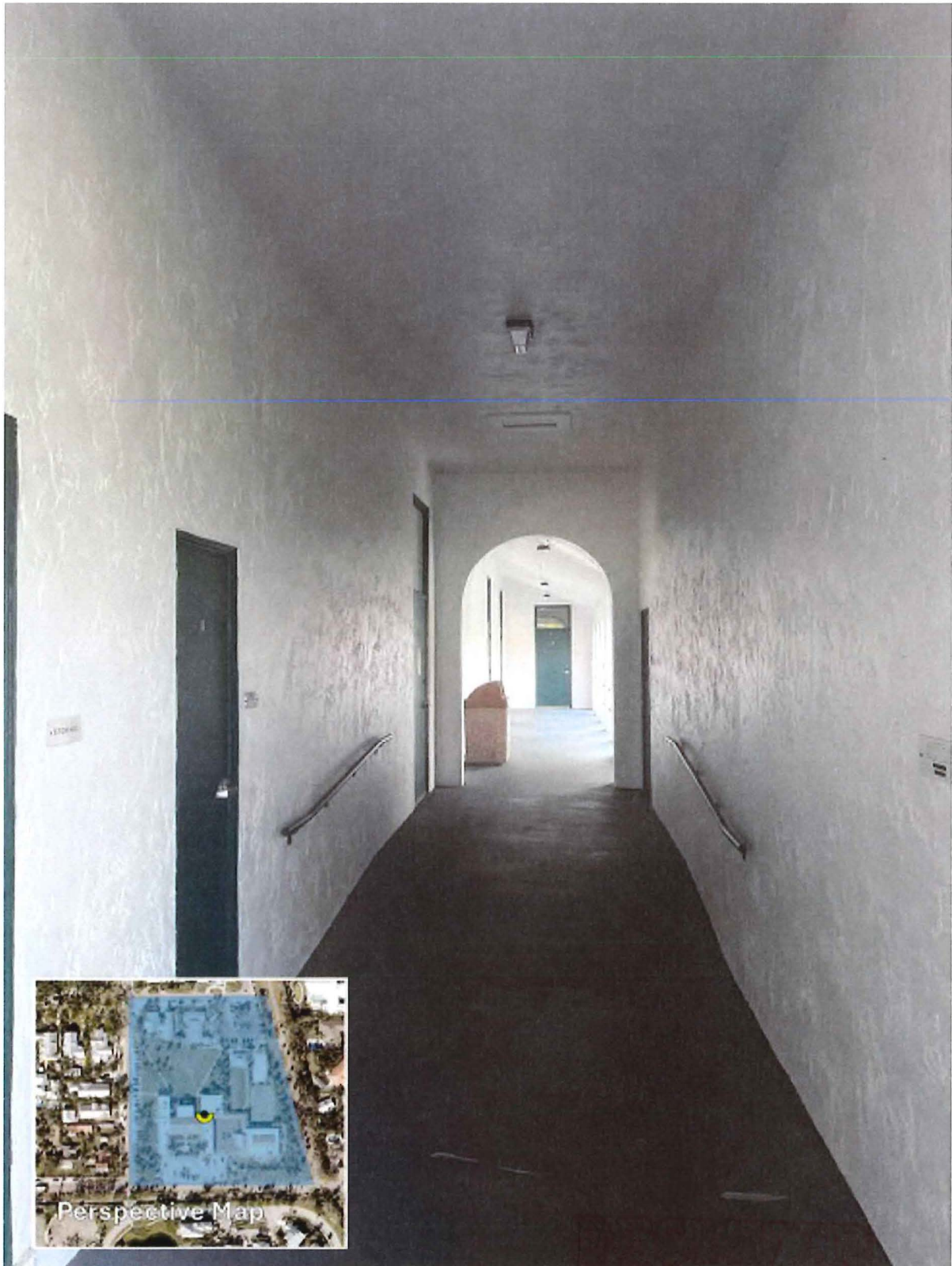




RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





MAY 17 2024  
COMMUNITY DEVELOPMENT

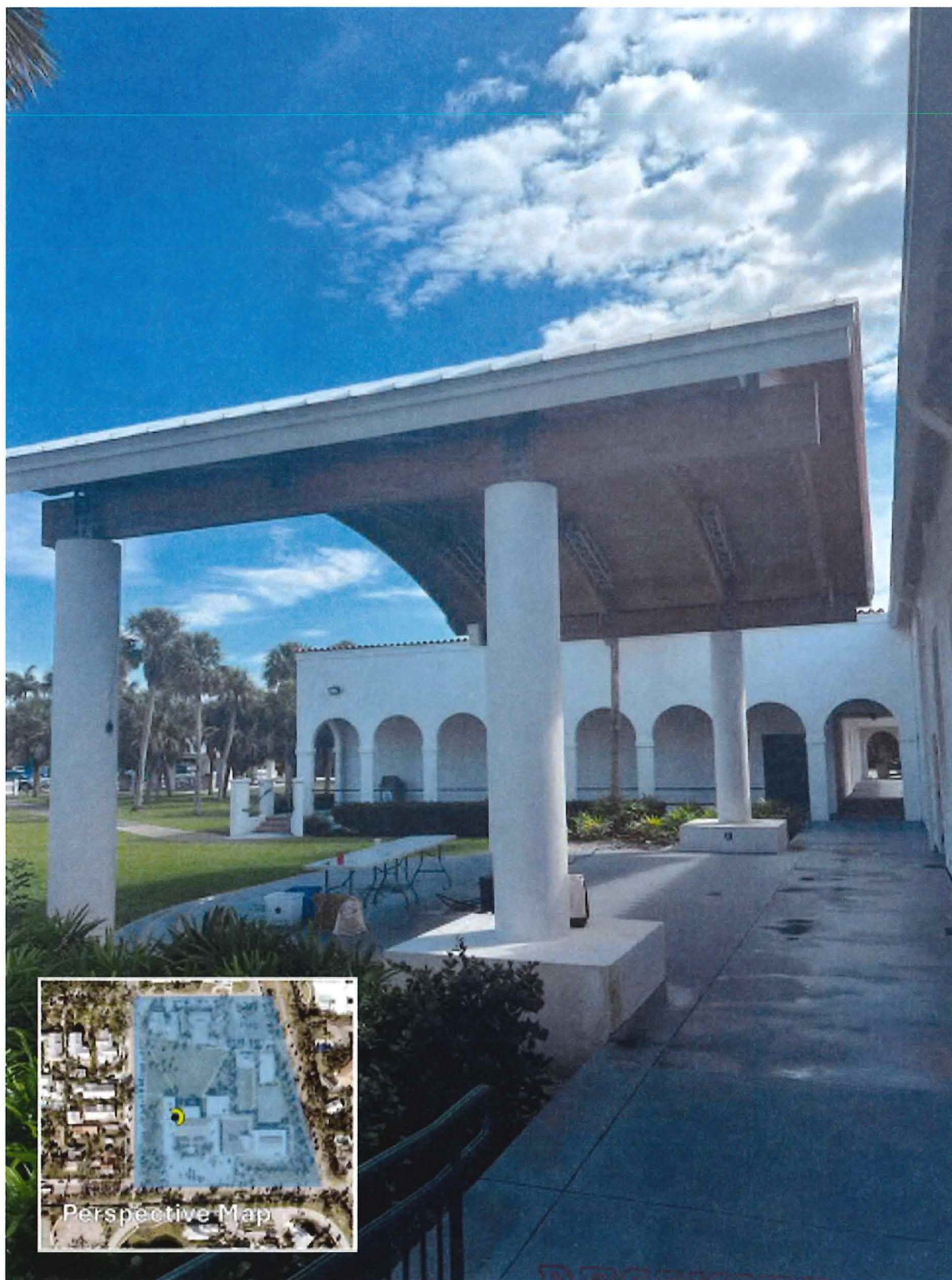


Location 15.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT

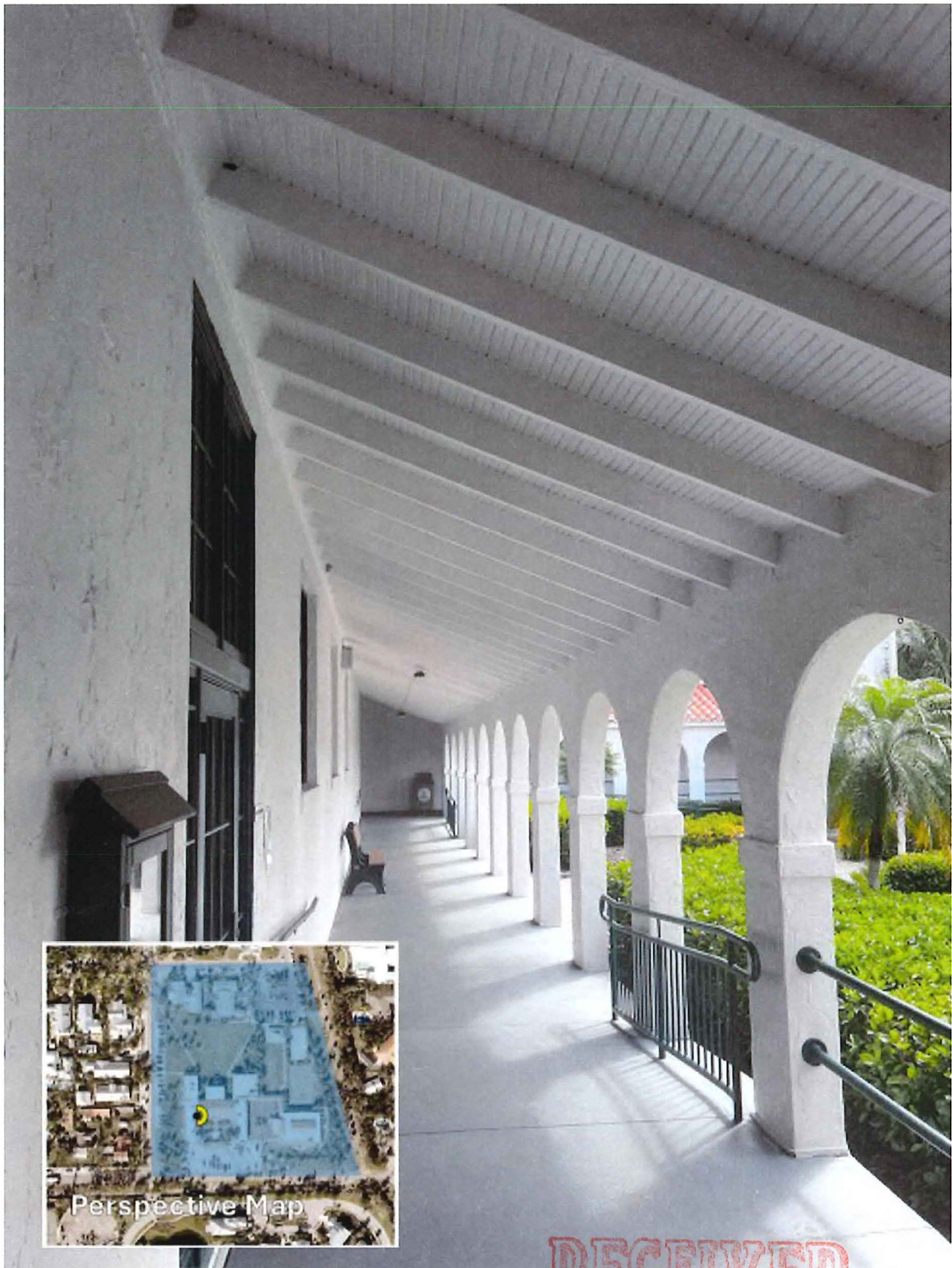




Location 16.

**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT

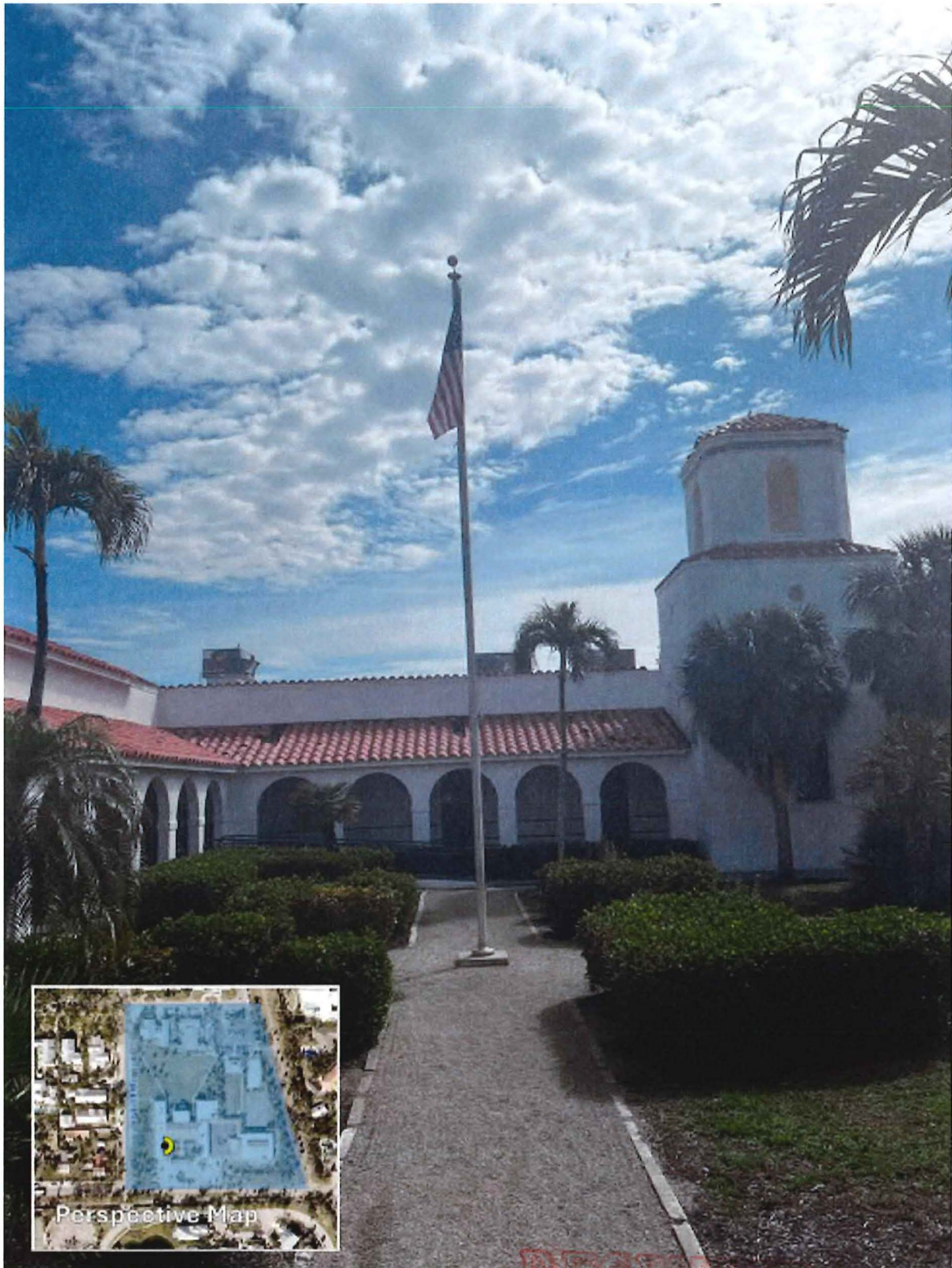




RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





Location 17.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT



Location 18.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT





Location 19.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT

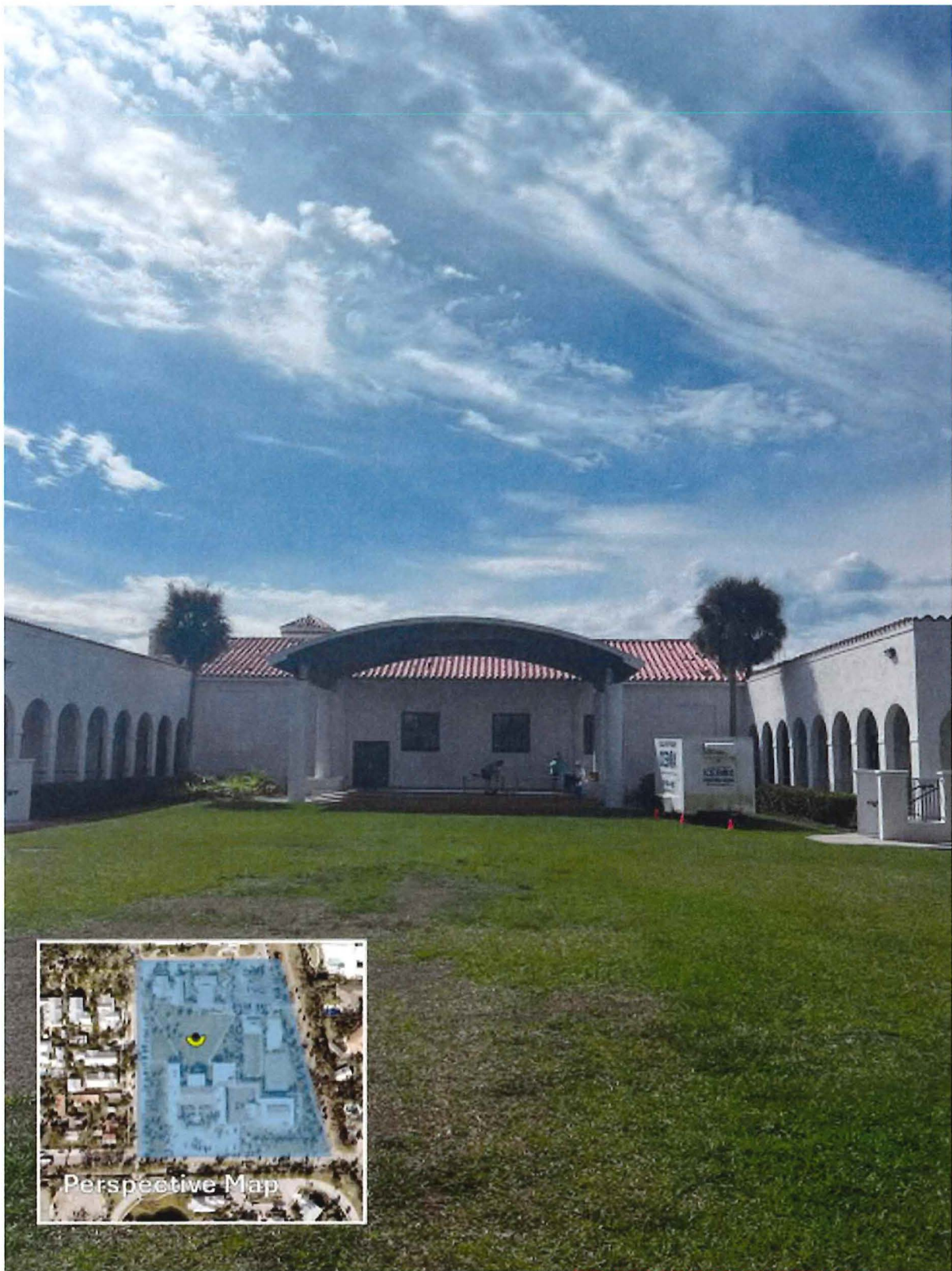


Location 20.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT

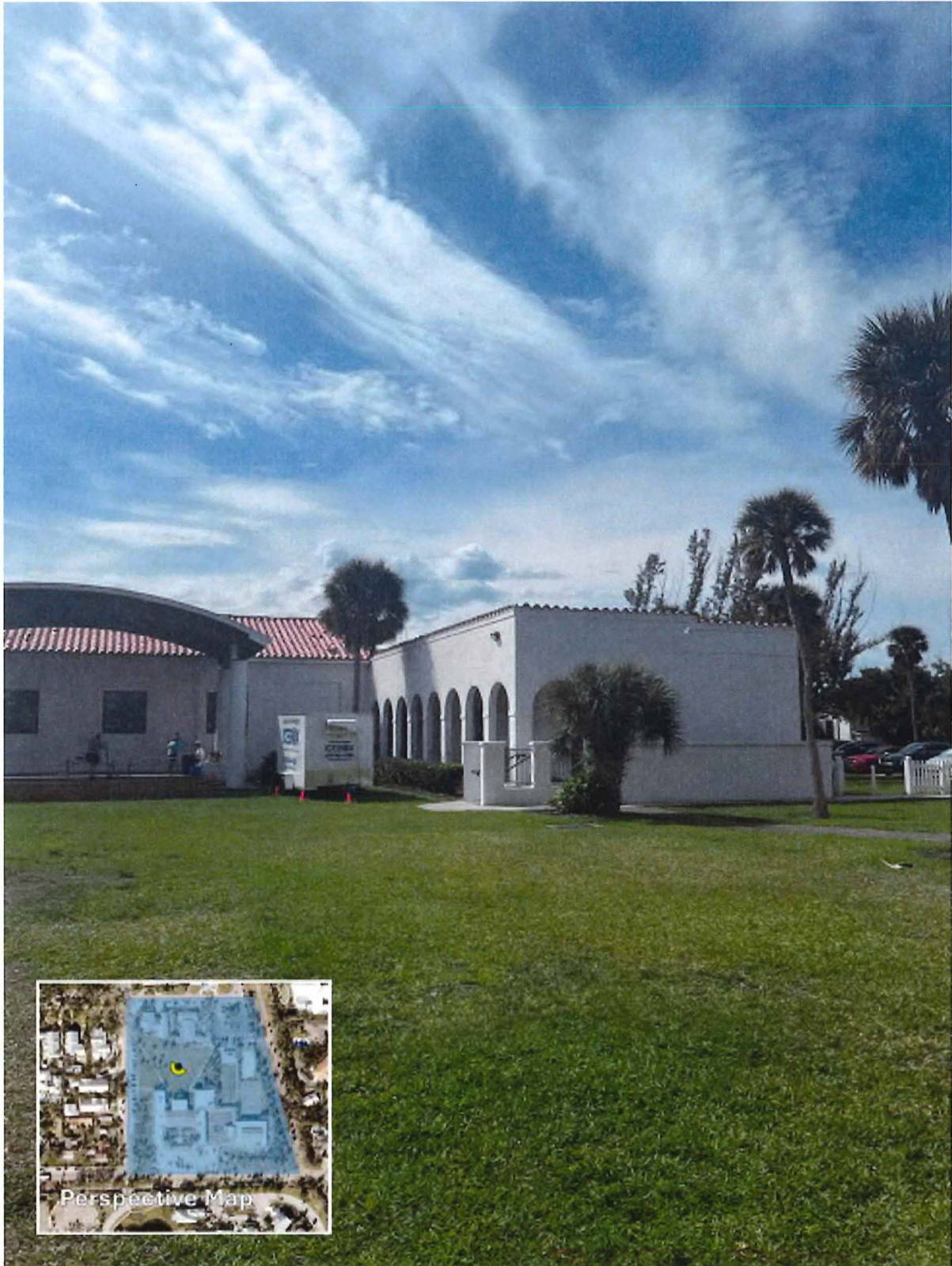




**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT





RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





MAY 17 2024

COMMUNITY DEVELOPMENT



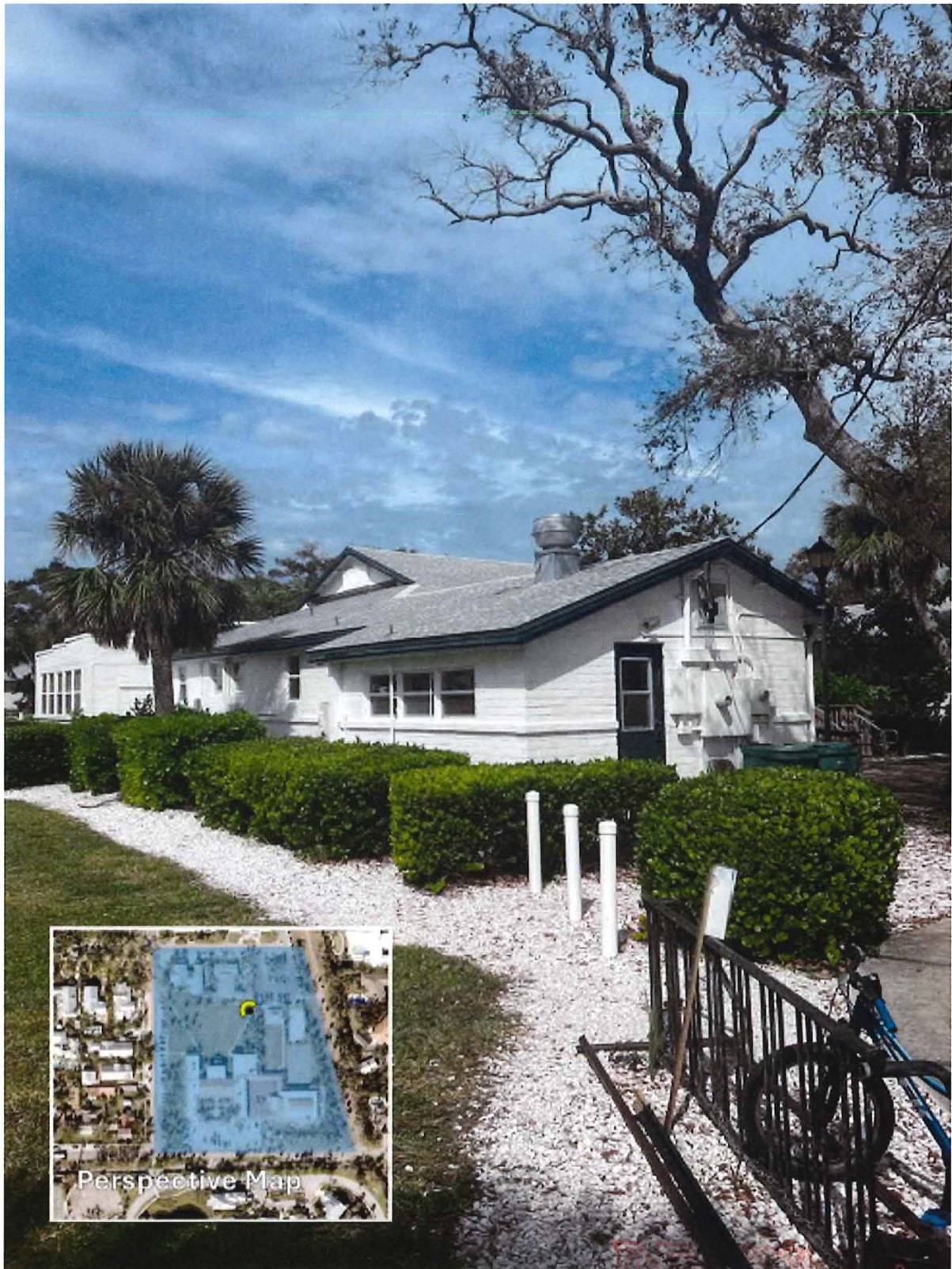


Location 21.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





Location 22.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT

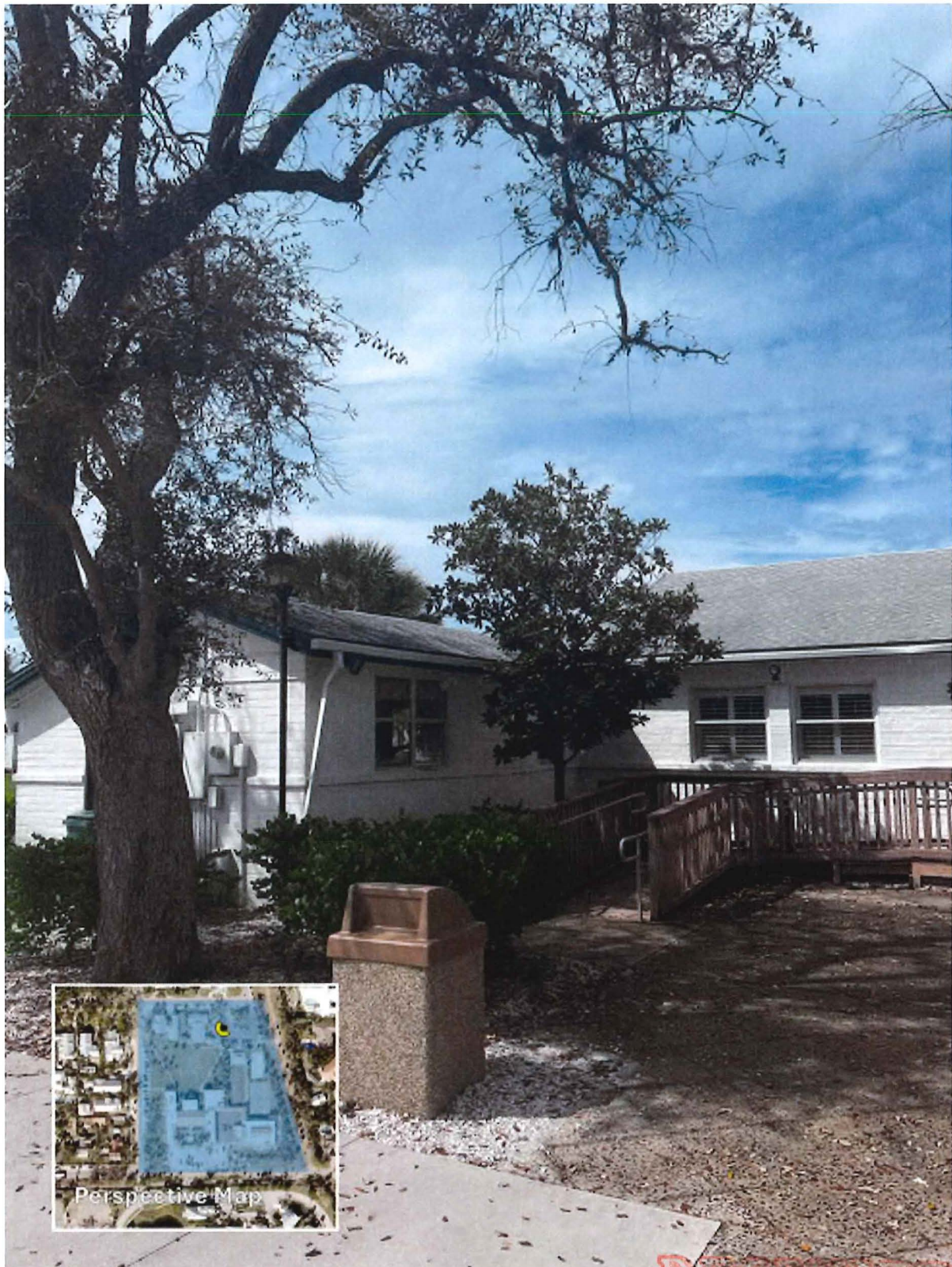




Location 23.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT





**RECEIVED**  
MAY 17 2024  
COMMUNITY DEVELOPMENT





RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT

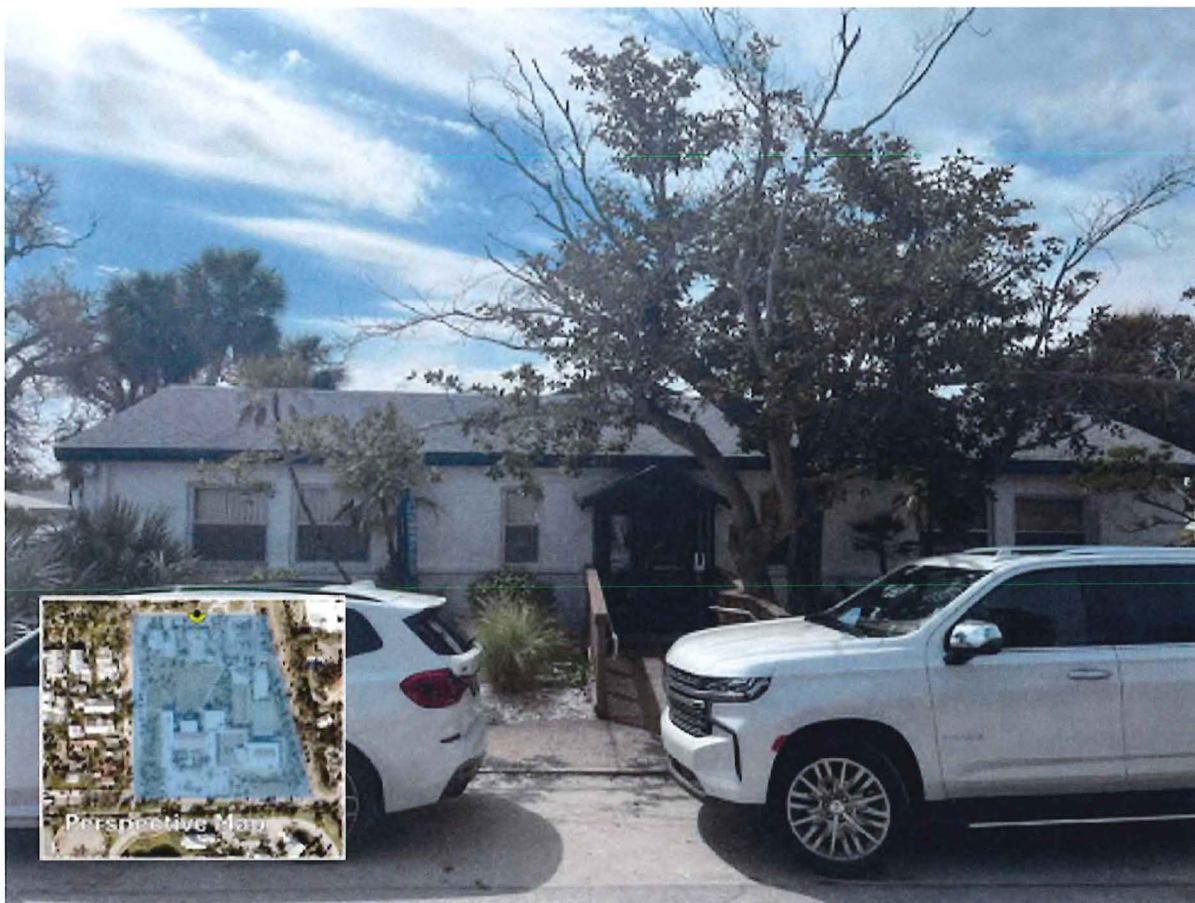




Location 24.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT





Location 25.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT





RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





**RECEIVED**  
MAY 17 2024

COMMUNITY DEVELOPMENT





Location 26.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT





Location 27.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT





Location 28.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT

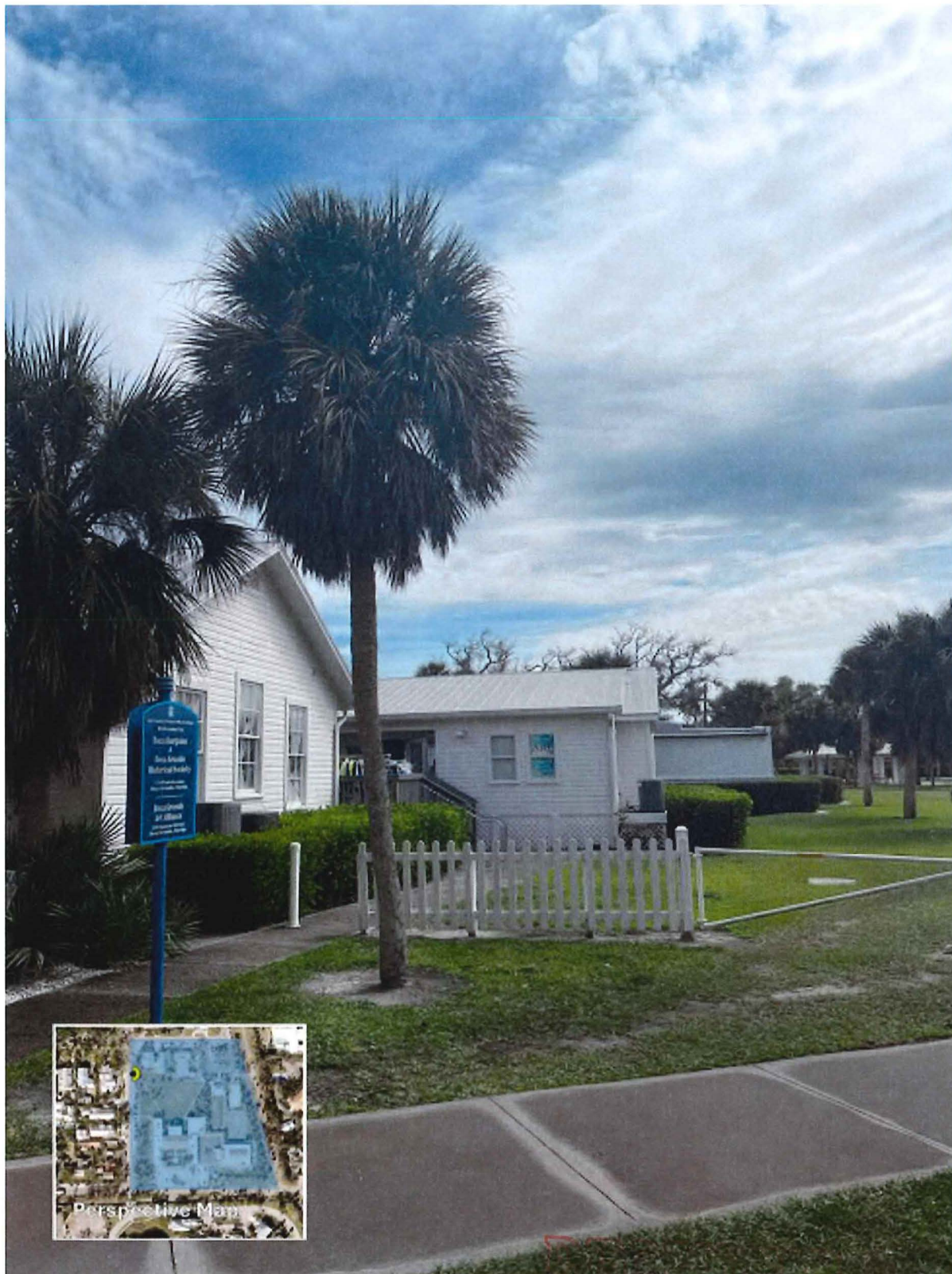




Location 29.

RECEIVED  
MAY 17 2024  
COMMUNITY DEVELOPMENT





Location 30.

RECEIVED  
MAY 17 2024

COMMUNITY DEVELOPMENT



RECEIVED  
MAY 17 2024

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Mack Young (name), as Parks + Recreation Director (owner/title) of Boca Grande Com. Cent. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

\*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Mack Young  
Signature

5/14/24  
Date

\*\*\*\*\*NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS\*\*\*\*\*  
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 14 day of May, 2024, by Mack Young (name of person providing oath or affirmation), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

STAMP/SEAL



KRISTIE VALONE  
Commission # HH 032269  
Expires December 6, 2024  
Bonded Thru Budget Notary Services

Kristie Valone  
Signature of Notary Public