



**BOCA GRANDE HISTORIC PRESERVATION BOARD
BOCA GRANDE COMMUNITY CENTER, WOMAN'S CLUB ROOM
131 1ST STREET WEST, BOCA GRANDE, FL 33921
WEDNESDAY, SEPTEMBER 14, 2022
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting September 7, 2022 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

- 1. Call to Order/Roll Call/Review of Affidavit of Publication**
- 2. Approval of Minutes – August 10, 2022**
- 3. Special Certificate of Appropriateness (SCA) Cases:**
 - A. SCA2022-00009, Soderberg Garage Addition, 255 Whiskey Row, Boca Grande, FL 33921**
Add an addition to the front of the garage.
 - B. SCA2022-00015, 381 Tarpon Ave Wall Fences, 381 Tarpon Ave., Boca Grande, FL 33921**
Increase the height of two approved perimeter walls from 6-ft to 8-ft. The walls are along the parcel's south and west side property lines and do not impact the streetscape.
- 4. Items by the Public; Board Members**
- 5. Item by Staff**
 - A. Update on Pending Historic Cases**
- 6. Adjournment – Next Meeting Date: October 12, 2022**

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

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MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
AUDITORIUM, BOCA GRANDE COMMUNITY CENTER
131 FIRST STREET WEST, BOCA GRANDE, FL 33921
AUGUST 10, 2022
10:00 A.M.

MEMBERS PRESENT:

Bill Caldwell III	Peggy Stanley
Paul Eddy	Barbara Wickwire
Dennis Maloomian (Chair)	

MEMBERS ABSENT:

Jerry Edgerton (Vice Chair)	Rebecca Paterson
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STAFF PRESENT:

Peter Blackwell, Planner	Janet Miller, Recording Clerk
Courtney Gordon, Senior Planner	

OUTSIDE CONSULTANTS

Jay Gardner (McHugh-Porter Builders, Inc.)	Paul Konstant (Konstant Architecture Planning)
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Agenda Item 1 - Call to Order – 10:00 a.m./Review of Affidavit of Publication

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

A roll call was taken and the following members were in attendance: Dennis Maloomian, Paul Eddy, Peggy Stanley, and Barbara Wickwire. Bill Caldwell arrived late and was not present during the roll call. A quorum was present.

Ms. Miller stated the Lee County Attorney's office 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 if you need assistance.

Agenda Item 2 – Approval of Minutes – June 8, 2022

Mr. Eddy made a motion to approve the June 8, 2022 meeting minutes, which motion was seconded by Ms. Stanley. The Chair called the motion and it was passed 4-0. Mr. Caldwell was absent for this vote.

Agenda Item 3 – Special Certificate of Appropriateness (SCA) Cases:

A. SCA2022-00010, Entry Step Replacement, 225 Banyan Street, Boca Grande, FL 33921

Remove an existing double-winder stairway on the front (south) elevation and replace with a straight stairway.

Ms. Gordon reviewed the staff report and recommendations.

Mr. Maloomian opened this item to the applicant's representative.

Mr. Jay Gardner from McHugh-Porter Builders, Inc. stated he was representing the owner. He did not have anything further to add, but was available for questions.

The Board had no questions of the applicant's representative or staff.

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

Mr. Eddy made a motion to approve the Special Certificate of Appropriateness to remove the existing double-winder stairway to replace with a straight stairway on the subject property as depicted on the floor plan and front and side elevations stamped "Received" June 28, 2022; and make a finding that the proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code, which motion was seconded by Ms. Stanley. The Chair called the motion and it was passed 4-0. Mr. Caldwell was absent for this vote.

B. SCA2022-00014, Keller Residence, 1861 18th Street, Boca Grande, FL 33921

Develop a vacant lot with a new two-story, single-family residence with living space above and garage and storage below, and a new swimming pool.

Mr. Blackwell reviewed the staff report and recommendations.

Mr. Maloomian opened this item to the applicant's representative.

Mr. Konstant did not have anything further to add, but was available for questions.

Ms. Stanley asked if the railing at the open space would be open railing.

Mr. Konstant stated it would be glass.

Ms. Stanley asked if the fencing would be contiguous with the property behind it.

Mr. Konstant stated that was correct. He noted that the Kellers owned both properties. Their goal is to combine the properties. He distributed some photographs to the Board members. He also reviewed with them a visual model of the proposed development showing what was proposed for the site. Mr. Konstant stated their goal is to respect the community and have it add to the character of the existing house.

Ms. Stanley stated that she felt the proposal was very nice and that she was in favor of it.

Ms. Wickwire agreed with Ms. Stanley's sentiments and felt it was a lovely proposal.

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

Ms. Wickwire made a motion to approve the Special Certificate of Appropriateness to permit the construction of a two-story single-family residence as depicted in the floor plans and elevations stamped "Received" on July 26, 2022; and make a finding that the proposed project is in compliance with the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code, which motion was seconded by Ms. Stanley. The Chair called the motion and it was passed 4-0. Mr. Caldwell was absent for this vote.

Mr. Maloomian noted that on a few occasions he has expressed concern that since so many applications have come in that are handled in a "piece meal" manner, he has always been concerned that there could be the potential for a strategy whereby an overwhelming application might be broken into "bite size" pieces. In this instance, he applauded the representative's candor in showing the Board what they plan on doing in the future. Even though they do not have fully developed plans yet, it still helps the Board make a decision in the context of what might ultimately be developed.

Agenda Item 4 – Items by the Public; Board Members - None

Mr. Caldwell arrived at this juncture.

Agenda item 5 – Items by Staff

A. Update on Ethics Training

Ms. Gordon stated she had reached out to the Division of Historical Resources on several occasions. The representative she has spoken to at the Division of Historical Resources is still researching some dates that they will be available. The reason she has reached out to them numerous times is because the course must be completed by both historic boards (Boca Grande Historic Preservation Board and Lee County Historic Preservation Board) by November and we are getting closer to the end of the year. In speaking with them, she anticipates the training will be in September or October. Ms. Gordon stated she would notify the Board when she receives further information on this training.

Mr. Maloomian asked if it would be on-line training.

Ms. Gordon stated the training will be in person. There is no option to take the course on-line.

B. Update on Solar Panels Discussion

Ms. Gordon stated staff was still researching this item.

C. Update on Pending Historic Cases

Ms. Gordon provided an update on three pending cases as follows:

- SCA2022-00009 (Soderberg Garage Addition) – This item is scheduled for the September 14, 2022 Boca Grande Historic Preservation Board meeting.
- SCA2022-00011 (Journey's End) – Staff is still waiting for a resubmittal.
- SCA2022-00015 (381 Tarpon Avenue) – This item is scheduled for the September 14, 2022 Boca Grande Historic Preservation Board meeting.

Agenda Item 6 – Adjournment – Next Meeting Date

Ms. Wickwire made a motion to adjourn, which motion was seconded by Mr. Eddy. The Chair called the motion and it was passed 5-0.

The next Boca Grande Historic Preservation Board meeting is scheduled for Wednesday, September 14, 2022, at 10:00 a.m. The meeting adjourned at 10:14 a.m.

**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2022-00009, SODERBERG GARAGE ADDITION**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
September 14, 2022**

PROJECT ADDRESS: 255 Whiskey Row, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00001.0060
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to permit the construction of an addition to an existing garage on the subject property.

The subject property is listed as contributing in the Boca Grande Historic District (HD 90-05-01). Therefore, any changes are required to be consistent with the Secretary of the Interior's Standards for Rehabilitation 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 the Interior's Standards for Rehabilitation and LDC Chapter 22.

Staff recommends that the Boca Grande Historic Preservation Board:

- **Approve the Special Certificate of Appropriateness to permit construction of an addition to an existing garage as depicted on the site plan, floor plan, and elevations stamped "Received" July 20, 2022; and**
- **Make a finding that the proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code.**

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The property is currently a contributing site located at 255 Whiskey Row. The lot is on the west side of the street. Abutting on the north and south sides of the property are existing single family residences. To the east, across Whiskey Row, are more single family residences. To the west is the Gulf of Mexico.

The subject property is listed in the Boca Grande Historic District HD (District) 90-05-01. The subject property consists of two platted lots from the 1925 Revised Plat of Boca Grande. The two component parcels were originally separately owned and were each developed with a single family residence. The owners of the northern lot (255 Whiskey Row) purchased the southern lot (Formerly 245 Whiskey Row) and combined them into a single property in 2019. A Special Certificate of Appropriateness (SCA2018-10025) approved changes to consolidate the two separate residences into a single property with a main residence and accessory residence.

The residence at 255 Whiskey Row is listed by the Lee County Property Appraiser as a 2-story colonial style house built in 1926. It is a 3,339 square foot, 4-bed, 3.5 bath house with a 363 square foot garage. This garage is the subject of the proposed addition.

The residence formerly at 245 Whiskey Row is listed by the Lee County Property Appraiser as a 1-bed, 2-bath ranch style house also built in 1926. The house is one story and is 1,969 square feet with a 336 square foot finished detached garage.

The subject property has previous historic cases. The portion of the property that was formerly 245 Whiskey Row has two previous historical permits. COA201-00052 approved A/C work and COA2016-00073 permitted a re-roofing project.

The portion of the property that is the original 255 Whiskey Row has a more extensive historic permitting record:

- COA2006-00053 approved a new garage.
- COA2009-00020 approved an LP tank and lines.
- COA2009-00123 approved a new generator.
- COA2009-00143 approved the construction of a second story addition over a single-story porch.
- COA2009-00154 approved a buried 250 LP tank.
- COA2010-00019 amended COA2009-00143.
- COA2010-00095 approved alterations to the west façade.
- COA2010-00185 approved plumbing work.
- COA2010-00188 approved an exterior porch addition.
- COA2011-00005 approved electrical work.
- COA2011-00017 approved an LP gas line.
- COA2015-00031 approved interior alterations.
- COA2017-00013 approved A/C work.

The residence is in good condition, having been well maintained. There are no current or expected proposals to change the buildings use away from private residence.

Requested Changes

The applicant is seeking approval of a Special Certificate of Appropriateness to permit the construction of an addition to the existing garage on the property.

Garage Addition

The proposed 3-foot, 4-inch garage extension will be constructed on the front, (east) façade of the garage. The garage is not an original part of the historic structure. It is a later structure that was approved by SCA2006-00053. The structure is gable-roofed with metal roofing and horizontal siding. The existing east façade has two unglazed garage doors, one for a full-sized automobile and a smaller one for a golf cart. A vegetated pergola extends across the entire front façade.

The proposed extension will be located at the front of the garage and will bring the front of the garage closer to the front property line and the Right-of-way for Whiskey Row. The extension will be narrower than the main garage, only 18 feet, 8 inches versus the 21 feet, 7¼ inch width of the rest of the garage. The proposed façade will replace the two separate garage doors with one larger door. The proposed door will have the same width as the combined existing doors and will have a panel design with four multi-light windows along the top section. The proposed façade will have horizontal siding to match the rest of the structure. In addition, a short shed roof will extend across the entire width of the new façade. This shed roof will be standing seam metal to match the existing metal roof. The extension will follow the gable roof form of the main garage and will not alter the outline or roofline of the structure. The proposed changes to the façade do not represent a significant change to the historic character of the property as the garage will maintain a similar overall appearance to the current structure.

The proposed extension will bring the front façade to 14 feet from the road right-of-way. This is a reduction of 3 feet, 4 inches. This reduced setback is not out of place on Whiskey Row, as many of the residences on the street are built close to the street right-of-way.

Staff finds that the proposed alterations and additions to the existing garage do not affect any historical portions of the property as a whole. In addition, the proposed alterations to the appearance of the front façade conform generally to the character of the Whiskey Row neighborhood and the Boca Grande Historic District as a whole. Staff therefore recommends that the Board approve the proposed addition to the existing garage.

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 its historic use as a single-family residence. The proposed addition simply provides increased garage capacity. Thus, staff concludes the application is consistent with this standard.

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

The proposed addition does not affect the basic character of the property due to the low impact on the massing and character of the structure. Consequently, staff concludes the application is consistent with this standard.

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

The application does not propose any conjectural features that create a false sense of historical development. Thus, staff concludes the application is consistent with this standard.

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

The proposed addition does not affect any features or qualities of the property that have become historic since its original construction.

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

The proposed addition does not change the distinctive features or character of the house. Thus, staff concludes the application is consistent with this 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.

The proposed project does not affect any deteriorated features or materials. Consequently, staff concludes the application is consistent with this 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.**
No such treatments are proposed as part of this project
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.**
The proposed garage addition will not significantly affect any historic materials on the property.
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 addition is not a structural component and could be removed while maintaining the essential form and integrity of the historic property.

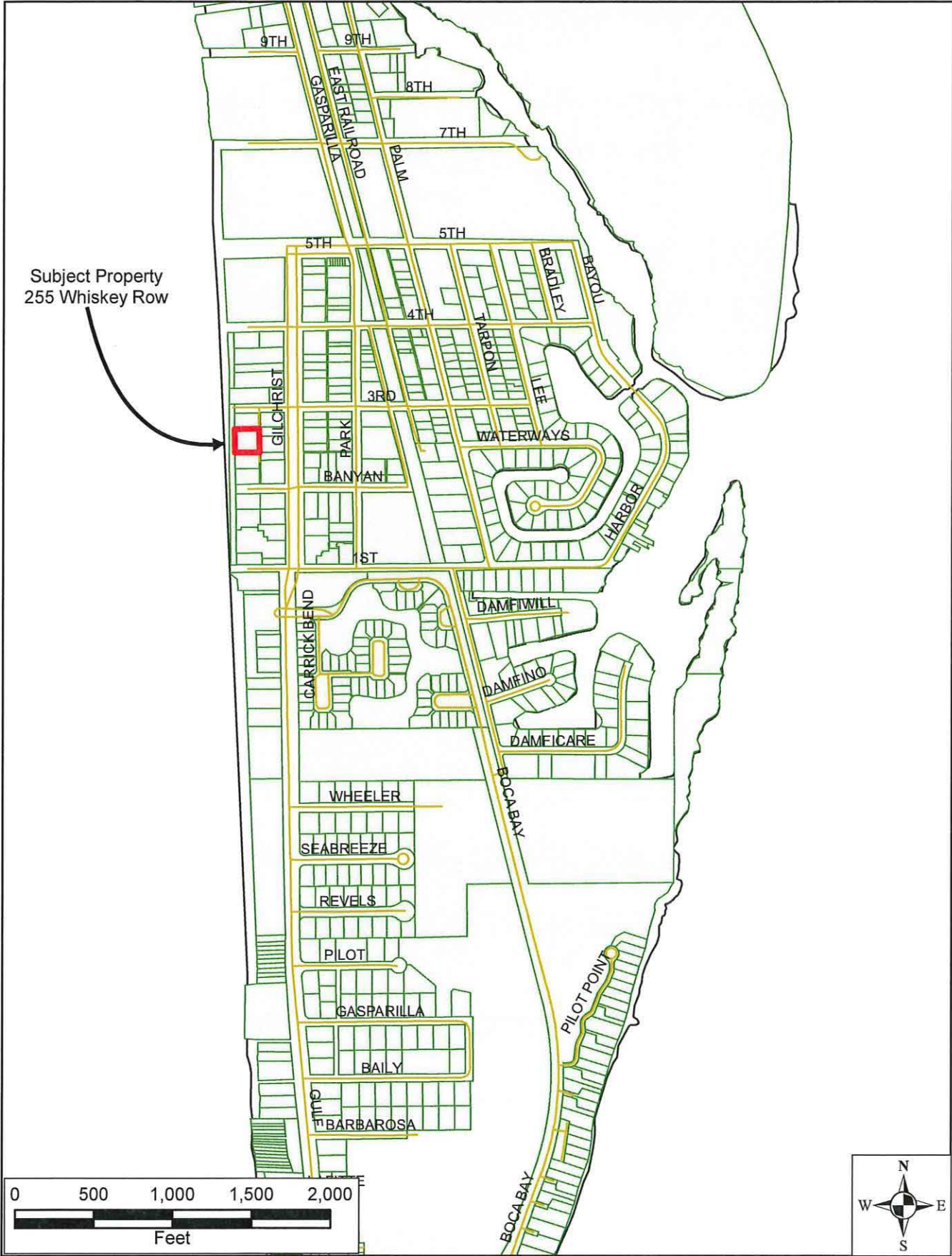
Conclusion

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

Attachments:

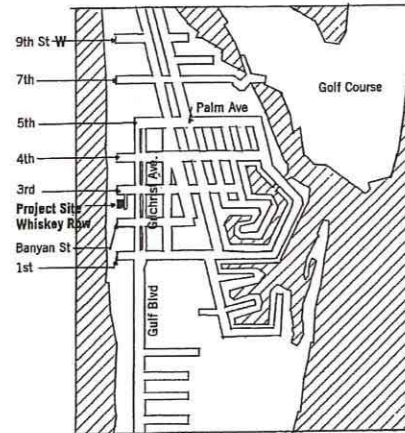
- Location Map
- Aerial Map
- Site Plan and Floor Plans
- Elevations
- Request Statement

SCA2022-00009, Soderberg Garage Addition, 255 Whiskey Row

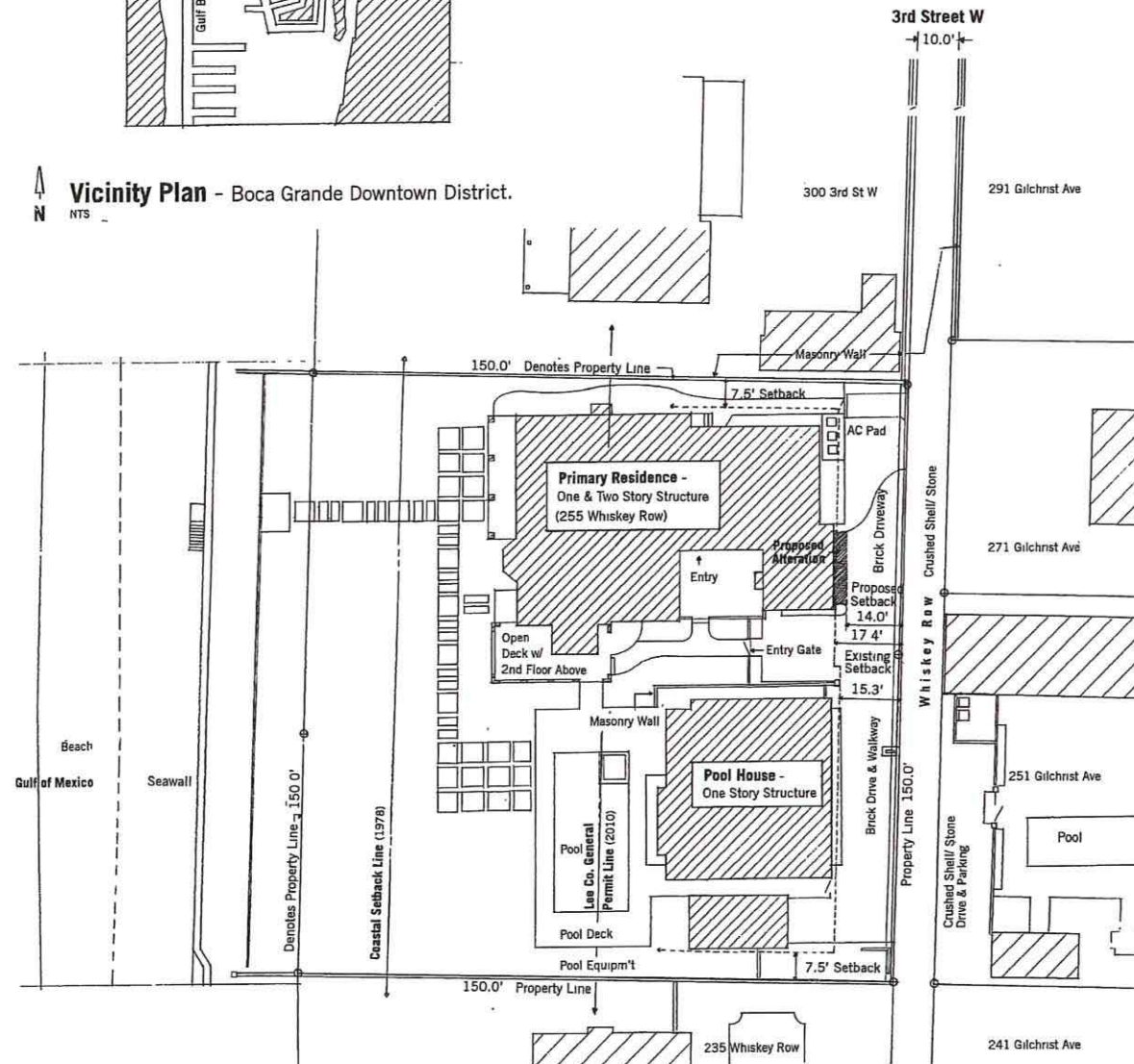


SCA2022-00009, Soderberg Garage Addition, 255 Whiskey Row





Vicinity Plan - Boca Grande Downtown District.
NTS



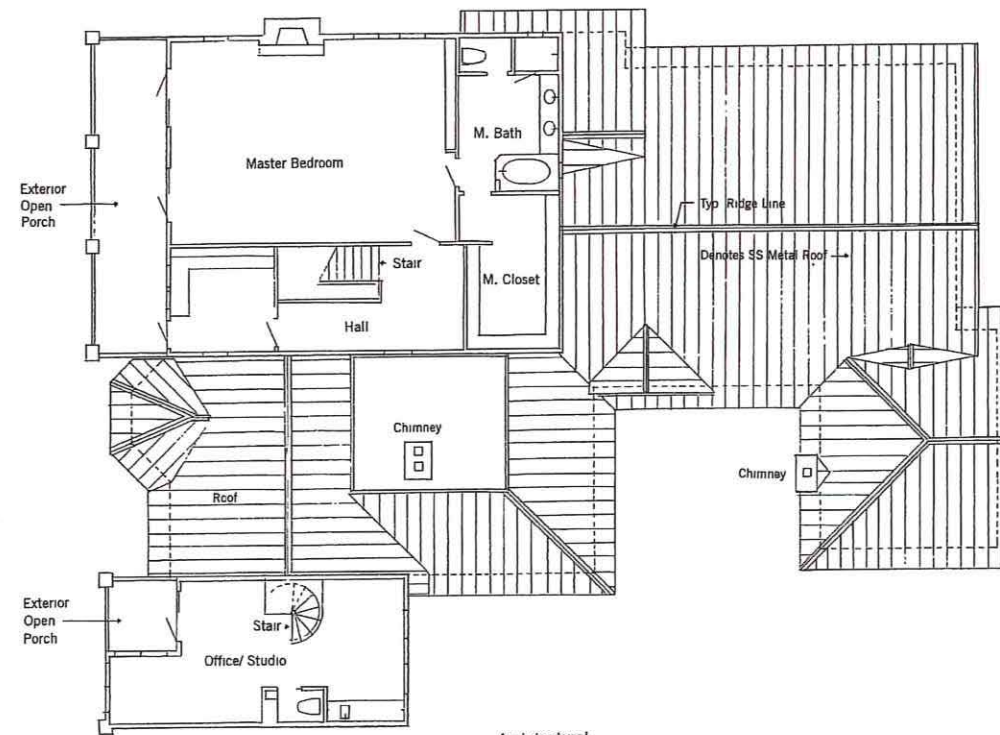
Project Site Plan - Existing w/ Proposed Garage Alteration.
Scale 1"=20'-0"

Project Data - Strap Number: 14-43-20-01-00001 0060 Folio ID: 10590943

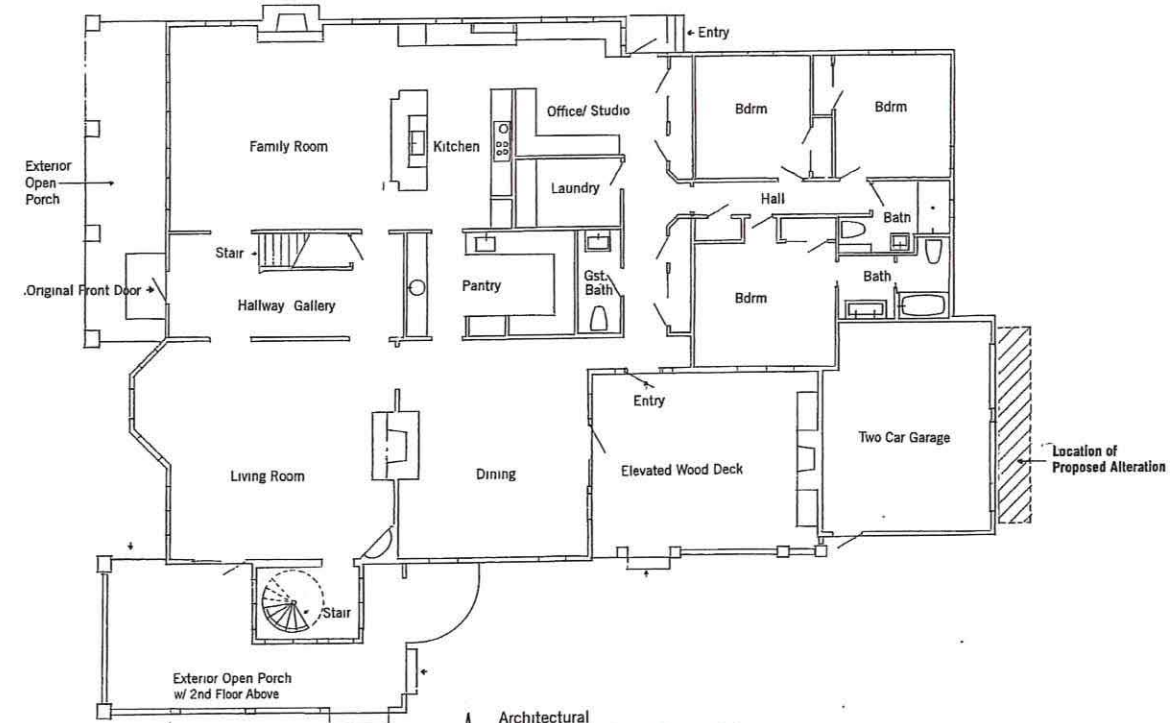
1. Occupancy: Residential (R3)
2. Type of Construction: VB
3. Zoning: RS-1 / Setbacks. See Site Plan - Sheet A1
4. Boca Grande Historic District Designation: HD 90-05-01 "Contributing"
5. Classification of Work is "Addition & Alteration - Level 2" per 2020 7th Edition - Florida Building Code/ Existing. Proposed Alteration w/ a Work Area of 63.5 Sq. Ft.
6. Ex'g Coverage: 22,506 Sq. Ft. Lot w/ a Combined Bld'g. Footprint of 6,574 Sq. Ft. = 29% Coverage < 40% Allowed. Proposed Garage Addition @ 63.5 Sq. Ft. = 29.5%.
7. An "Notice to Proceed" per Permit No. 8035517-LE, for this Project as presented here, has been issued via a Field Permit by the Florida DEP.
8. See Sheet A2 for Wind Borne Protection Requirements @ Exterior Opening plus Openings Schedule for Design Wind Pressures and Florida Product Approval references

Sheet Index

- A1 Project Site Plan w/ Proposed Garage Addition & Project Data + Existing House Floor Plans (255 Whiskey Row)
- A2 Partial Floor Plan w/ Existing and Proposed Floor/ Roof Plan Alteration + Wall Section/ Detail - Door Schedule
- A3 Existing and Proposed House East Elevations
- A4 Existing and Proposed House South Elevations
- A5 Existing and Proposed House North Elevations



Architectural Existing Second Floor/ Roof Plan
Scale 1/4"=1'-0"



Architectural Existing First Floor Plan - Primary Residence (255 Whiskey Row)
Scale 1/4"=1'-0"

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A1

Sheet A1 of 5

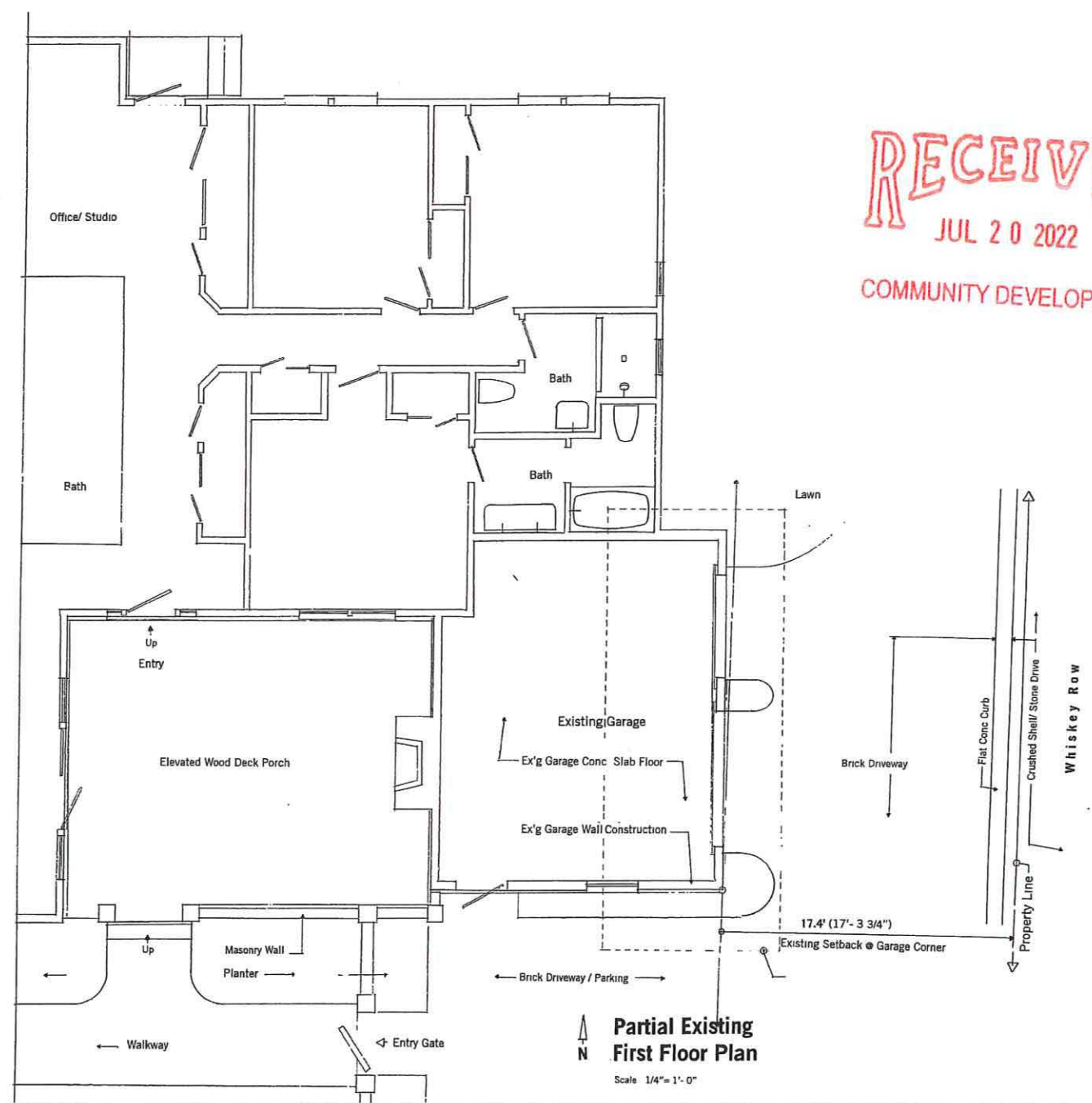
Proposed Plans For a Garage Alteration @ the

Soderberg Residence

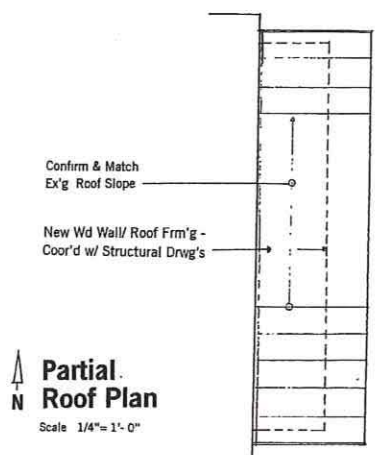
255 Whiskey Row
Boca Grande, FL 33921

Dwight Oakley Architect
PLLC - AR 0011128
8080 Bayshore Dr
Naples, FL 34102
239 262 0073
dwight@oakley.com

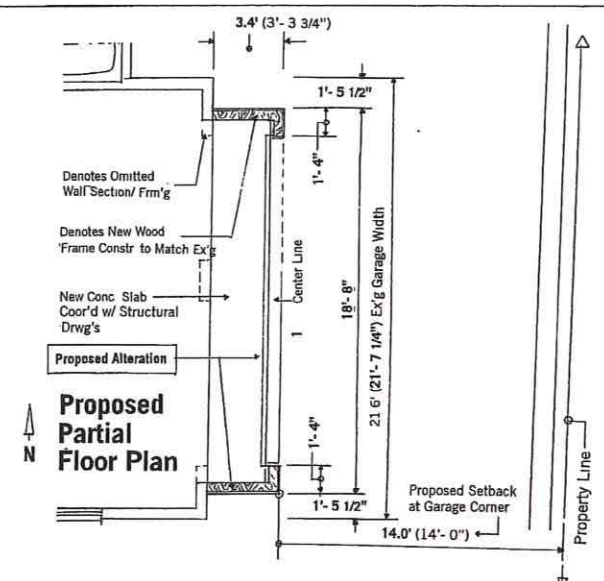
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Partial Existing First Floor Plan
Scale 1/4" = 1'-0"



Partial Roof Plan
Scale 1/4" = 1'-0"



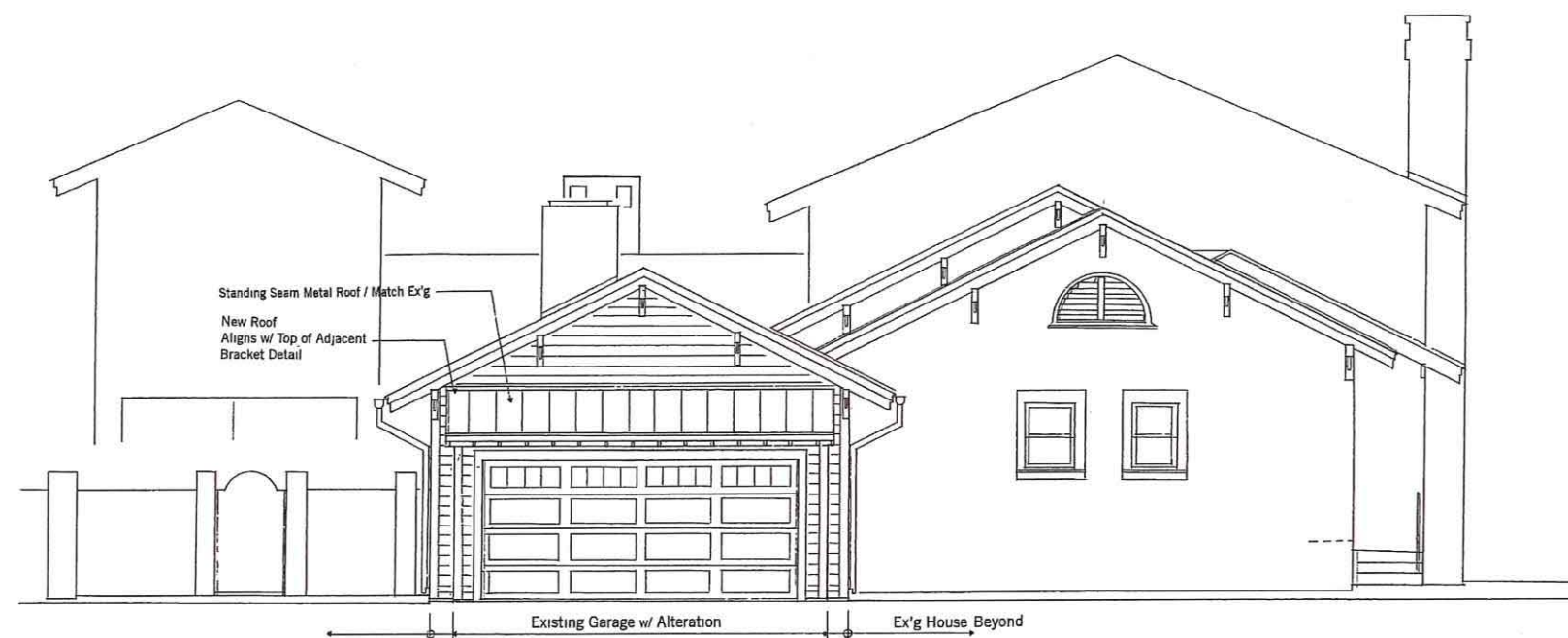
Proposed Partial Floor Plan

A2
Sheet A2 of 5

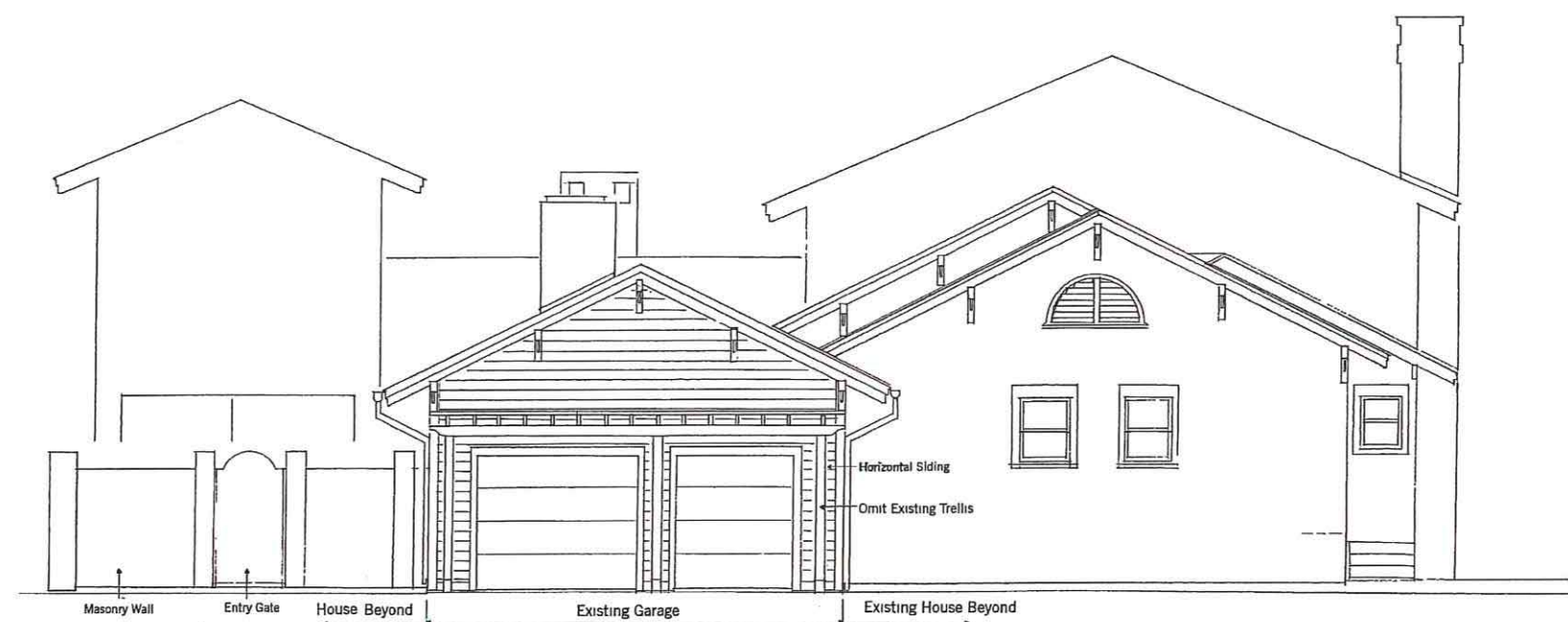
Proposed Plans For a Garage Alteration @ the
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Proposed East Elevation
Scale 1/4" = 1'-0"



Existing East Elevation
Scale 1/4" = 1'-0"

A3
Sheet A3 of 5

Proposed
Plans For a Garage
Alteration @ the

**Soderberg
Residence**

255 Whiskey Row
Boca Grande, FL 33921

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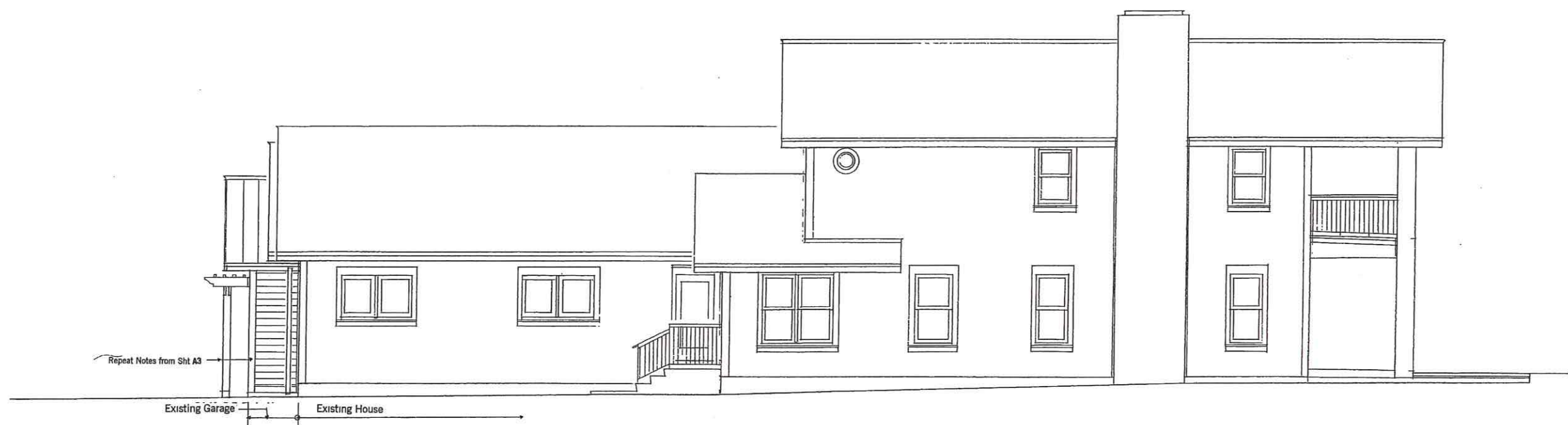


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Proposed North Elevation
Scale 1/4"=1'-0"



Existing North Elevation
Scale 1/4"=1'-0"

A5

McHugh-Porter Builders, Inc.

370 E. Railroad Ave - PO Box 598
Boca Grande FL 33921-0598

Phone 941-964-1090
FAX 941-964-0025

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July 19, 2022

A Garage Extension at the Soderberg Residence

255 Whiskey Row, Boca Grande, FL

COMMUNITY DEVELOPMENT

Historic Preservation Program Special Certificate of Appropriateness

Request Statement – Application Narrative

The scope of work for the proposed project is the 3'-4" extension of an attached garage. The garage was constructed as an addition to the contributing residence in 2006 by previous owners. (REF: COA2005-00053, ADD2006-18070). Work includes removing two garage doors and replacing them with one wider door. **REVISED COMMENTS ARE INCLUDED IN BOLD TYPE.**

Secretary'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 SINGLE-FAMILY RESIDENTIAL COMPOUND.**
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 ADDITION WILL MAINTAIN THE GARAGE GABLE END FORM AND DISTINGUISH ITSELF FROM THE 2006 ADDITION BY THE USE OF A SHED ROOF PERPENDICULAR TO THE FAÇADE.**
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. **METAL ROOFING, WOOD SIDING, TRIM AND PAINT COLOR WILL MATCH THE EXISTING BUILDING.**
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **AS PER ITEM 2 ABOVE, THE ADDITION WILL NOT IMPOSE ON THE EXISTING GABLE SHAPE.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **MATERIALS PROPOSED WILL MATCH THE EXISTING WOOD SIDING, ROOFING AND COLORING.**
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. **THERE IS NO KNOWN DETERIORATION PROPOSED FOR REPAIR.**

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. **NO PHYSICAL TREATMENTS ARE NECESSARY OR PROPOSED.**
8. Significant archeological resources affect by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **THERE ARE NO KNOWN ARCHEOLOGICAL FEATURES ON THE SITE.**
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **THE PROPOSED ADDITION WILL NOT DESTROY ANY HISTORIC FEATURES ON THE DWELLING. THE ADDITION DISTINGUISHES ITSELF AS A SHED ROOFED EXTENSION PERPENDICULAR TO THE GABLED GARAGE FACADE.**
10. New additions and adjacent or related new construction will 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. **THIS WORK MAY BE REMOVED IN THE FUTURE AND THE EXISTING FAÇADE COULD BE REBUILT TO ITS EXISTING FORM.**

THE APPLICANT IS REQUESTING STREET SETBACK RELIEF FROM 20' TO 14' TO ALLOW THE EXTENSION OF AN EXISTING GARAGE.

THE ENCLOSED PARTIAL SITE PLAN SHOWS THE EXISTING CONDITIONS ALONG THE NORTHERNMOST PART OF WHISKEY ROW (A 10' WIDE PLATTED ALLEY). THIS WAS COMPILED FROM SURVEYS AND FIELD MEASUREMENTS TAKEN BY THE APPLICANT. WHISKEY ROW IS NOT A THRU STREET. THE SURFACE IS CRUSHED SHELL.

TWO RESIDENCES (300 3RD STREET AND 251 GILCHRIST AVE) WERE LIKELY CONSTRUCTED PRIOR TO ANY JURISDICTIONAL SCRUTINY AND HAVE GENEROUS ENCROACHMENTS INTO THE STREET'S SETBACK. VARIANCES WERE GRANTED FOR A NEW RESIDENCE AT 241 GILCHRIST FOR SETBACK RELIEF FOR BOTH WHISKEY ROW AND THIRD STREET AS A CORNER LOT. A SETBACK VARIANCE OF 19 FEET WAS GRANTED IN 2020 TO ALLOW THE CONSTRUCTION OF A TWO CAR GARAGE AT 235 WHISKEY ROW (NOT SHOWN) AT THE SOUTHERN END OF THE ALLEY. (REF: ADD2020-00008).

SERVICE VEHICLES (INCLUDING GARBAGE PICKUP) REGULARLY USE THE STREET, WITH BACK-UP AND TURNAROUND SPACE BEING PROVIDED IN THE APPLICANT'S STREET YARD AS WELL AS THE YARD AT 271 GILCHRIST.

THERE IS AN EXISTING ARBOR ABUTTING THE APPLICANT'S GARAGE THAT SITS 2'-2" ON THE EAST OF THE GARAGE DOORS THAT WILL BE REMOVED TO ALLOW FOR THE 3'-4" ADDITION.

END.

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**STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2022-00015, 381 TARPON AVE WALL FENCES**

**BOCA GRANDE HISTORIC PRESERVATION BOARD
September 14, 2022**

PROJECT ADDRESS: 381 Tarpon Avenue, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00013.0170
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to approve an increase in the height of the approved walls on the south and west property lines from six feet to eight feet.

The subject property is listed as contributing in the Boca Grande Historic District and was reclassified from a non-contributing property to a contributing property by HDC2014-00007. Therefore, alterations to the property are required to be consistent with the Secretary of Interior's Standards for Rehabilitation and Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the Special Certificate of Appropriateness application package and finds the project to be substantially consistent with the 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 increase the height of the approved walls from six feet to eight feet on the south and west property lines of the subject property, as depicted on the site plan and typical wall section stamped "Received" July 5, 2022; and**
- **Make a finding that the proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code.**

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The subject property is designated as a contributing property, located at 381 Tarpon Avenue, on the southwest corner of 4th Street and Tarpon Avenue. It is an approximately 100-foot-by-100-foot parallelogram-shaped parcel consisting of two platted lots. The property is surrounded by a mix of single-family residential uses and resort uses. To the north of the property, separated by 4th Street, the Gasparilla Inn owns and operates rental cottages. The properties to the east and south of the subject property are developed with single-family residences. A single-family residence and the Anchor Inn are located to the west of the subject property.

The designation report indicates that the contributing structure was originally constructed in 1936 at 320 Palm Avenue and was relocated to 381 Tarpon Avenue in 1990. The residence is a one-story single-family

residence, with three bedrooms and two bathrooms, with approximately 1,056 square feet of living area. It is constructed in the vernacular architectural style with horizontal wood siding and a gable roof composed of standing seam metal. The structure has a main front facing metal gable roof and three secondary roofs, a front facing gable roof over the screened front porch; a south side shed roof over the side-screened porch; and a rear shed roof over the rear porch.

Property History and Prior Request

The property has been the subject of the following Certificates of Appropriateness:

Case Number	Scope of Work
COA2007-00106	Replace siding, repair windows, and replace windows on north and south elevations towards the rear of the house. Repair existing south porch and replace rear windows and French doors
COA2007-00118	Addition of a rear deck under an existing roof to create a rear porch area
COA2008-00019	New electrical panel
COA2012-00121	Replacement of two windows
COA2018-00059	Replacement of HVAC system
SCA2020-00003	Proposed work denied
SCA2020-00025	Demolish a wood shed; relocate the contributing structure 30 feet to the south; rehabilitate the existing contributing structure; construct a 2,638-square foot building to the north of the contributing structure; construct a pool, paver deck, and patio; construct a new paver driveway; and construct a 6-foot masonry screening wall on the western and southern portion of the property

Requested Changes

The applicant seeks a Special Certificate of Appropriateness to approve an increase in the height of the walls on the south and west property lines that were approved by SCA2020-00025, from six feet to eight feet.

Walls

The walls are proposed to be constructed along the south and west property lines and will be composed of concrete, with a 16-inch lattice band at the top for a total height of eight feet. The proposed eight-foot high walls will have masonry columns spaced at approximately eight-foot intervals. The walls are proposed to be constructed at the same locations and with the same materials as approved by SCA2020-00025 for the six-foot high walls. The applicant has indicated that the increase in wall height is necessary in order to compensate for the required grade elevations on the site for the work approved by SCA2020-00025. The applicant has indicated and demonstrated that the abutting properties are at a lower grade; therefore, there will be two different grades on the two sides of the walls and that the walls on the subject property will appear lower. Due to this, the approved six-foot high fence does not meet Land Development Code (LDC) Section 34-1176(c)(1), which requires a swimming pool to be enclosed by a fence or wall not less than four feet in height because the approved wall will be much shorter on the subject property due to the new grade. In addition to this, the approved six-foot high fence causes safety and privacy concerns. Staff recommends approval of the proposed increase in wall height from six feet to eight feet.

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 single-family residence. The proposed eight-foot high walls will have minimal impact to the surrounding properties and will not impact the streetscape because they are proposed on the south and west property lines which do not have road frontage. Staff finds the application consistent with this standard.

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

The proposed walls will not affect the historic character of the property. The proposed project retains and preserves the historic character of the contributing structure. There are no historic materials, features, or spaces that characterize the property that will be affected. Staff finds the application consistent with this standard.

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

The application does not propose any conjectural features or architectural elements that create a false sense of historical development. Staff finds the application consistent with this standard.

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

The proposed increase in wall height from six feet to eight feet will not affect any elements of the property that have gained historic significance. Staff finds the application consistent with this standard.

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

The proposed increase in wall height from six feet to eight feet does not change the distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property. Staff finds the application consistent with this 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.*

There are no known deteriorated historic features proposed for repair as part of this request. Staff finds the application consistent with this 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.*

There are no chemical or physical treatments proposed for this project. Staff finds the application consistent with this 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.*

There are no known archaeological features on the subject property and it is not within any Archaeological Sensitivity Zone. Staff finds the application consistent with this 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.*

No new additions are proposed for this project. The request is to increase the wall height that was approved by SCA2020-00025 in order to compensate for the new higher grade elevations on the site. The proposed eight-foot high fences are located along the south and west property lines and will not impact the streetscape. The proposed eight-foot high fences will not destroy any historic materials that characterize the property or affect the massing, size, scale, or architectural features. Staff finds the application consistent with this standard.

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

No new additions are proposed for this project. The fences were already approved by SCA2020-00025. This request is to increase the approved height of six feet to eight feet. Staff finds the application consistent with this standard.

Conclusion

Staff has reviewed the Special Certificate of Appropriateness submission package and finds that the request is substantially consistent with the Secretary of Interior's Standards for Rehabilitation and LDC Chapter 22.

Attachments:

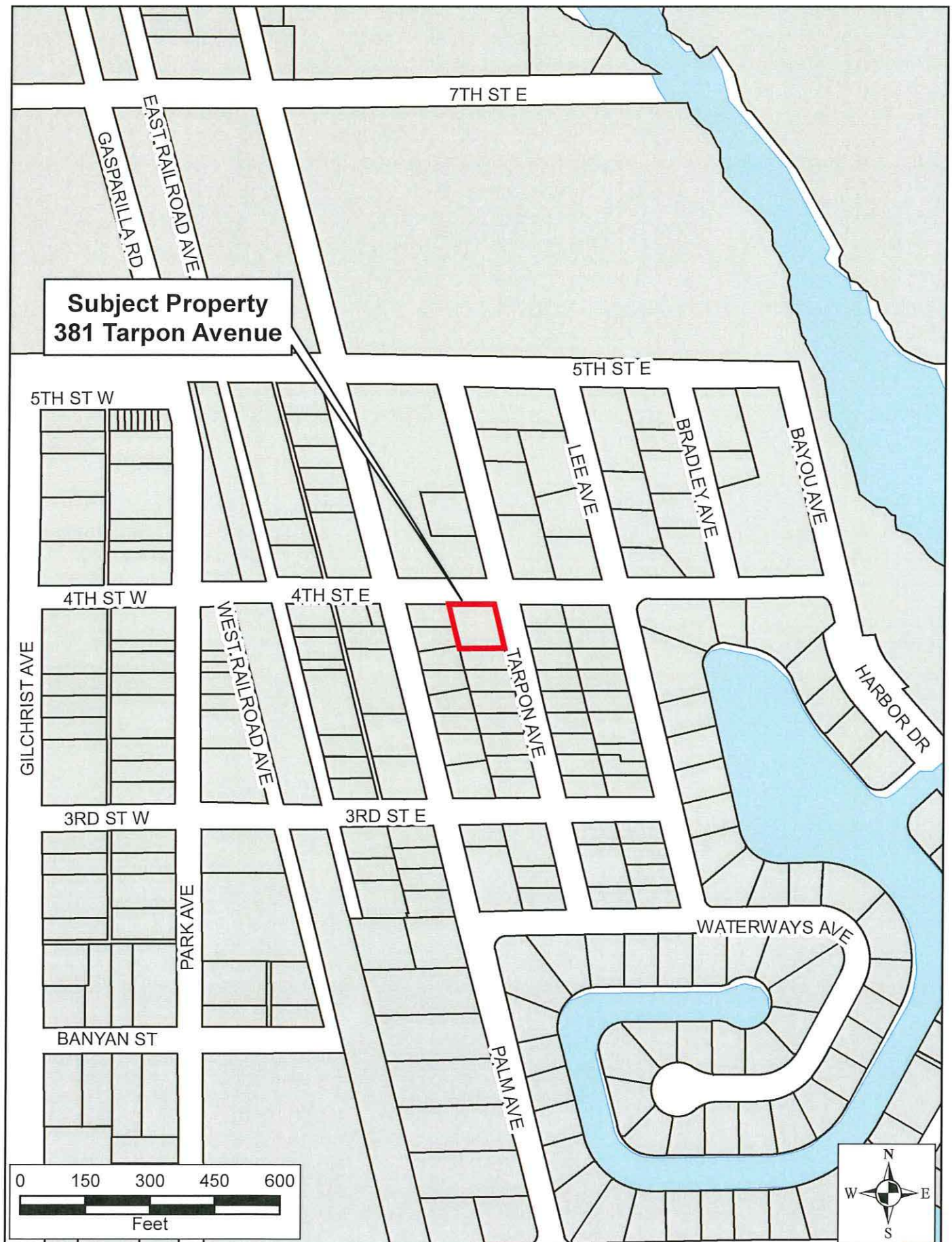
Location Map

Aerial

Site Plan and Typical Wall Section

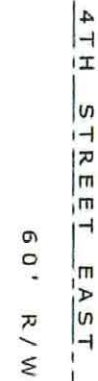
Applicant Photos

SCA2022-00015: Wall Fences, 381 Tarpon Avenue

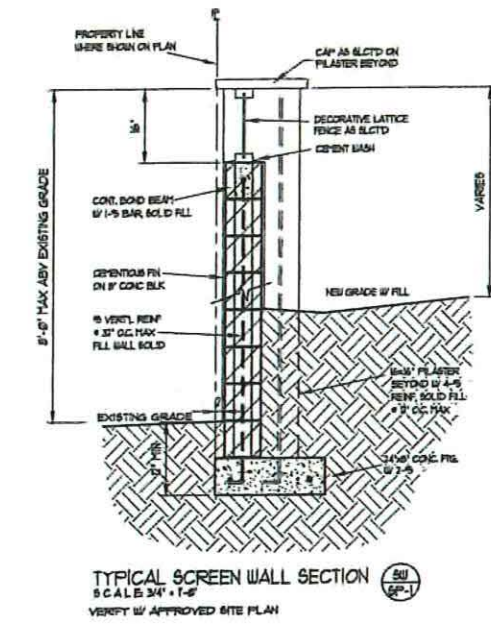


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revisions:
6-05-2017
6-30-2017

date: 4-13-2018
job no. 505

SP-1

drawing:

381 Tarpon Ave Boca Grande – photographs for the SCA request to increase fence height from 6-ft to 8-ft along the west and south borders.



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Location of the subject property 381 Tarpon Ave at the SW corner of Tarpon Ave and 4th St E. Across and north of the subject property are the Gasparilla Inn cottages which feature 6-ft high fences along 4th St E.

Diagonally across from the subject property is a residence at 420 Tarpon. This residence features 6-ft fences east of its driveway along 4th St E.



Prior to current construction, the subject property's front elevation along Tarpon – Note the 6-ft high fence along the south property line.

381 Tarpon Ave Boca Grande – photographs for the SCA request to increase fence height from 6-ft to 8-ft along the west and south borders.



Adjoining property to the west: the Anchor Inn at the corner of 4th and Palm



Existing 6-ft high fence along the west property line of the subject property. This fence separates the subject property from the Anchor Inn. Note both subject property and the Anchor Inn are at approximately the same existing grade. With the new project the subject property's grade will be increased with fill. As a result, the subject property will be at a higher grade than the Anchor Inn, which will remain at existing grade.

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381 Tarpon Ave Boca Grande – photographs for the SCA request to increase fence height from 6-ft to 8-ft along the west and south borders.



Gasparilla Inn Cottages [to the north of the subject property] Note 6-ft high fence along 4th St E. The proposed project will have no fences along the streets.

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