

**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](mailto: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 18<sup>th</sup> 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.