

**MINUTES REPORT  
BOCA GRANDE HISTORIC PRESERVATION BOARD  
AUDITORIUM, BOCA GRANDE COMMUNITY CENTER  
131 FIRST STREET WEST, BOCA GRANDE, FL 33921  
MAY 14, 2025  
10:00 A.M.**

**MEMBERS PRESENT:**

Bill Caldwell III (Chair)  
Paul Eddy  
Jerry Edgerton  
Dennis Maloomian

Rebecca Paterson  
Peggy Stanley (Vice Chair)  
Barbara Wickwire

**STAFF PRESENT:**

Peter Blackwell, Planner, Zoning

Janet Miller, Recording Clerk, DCD

**OUTSIDE CONSULTANTS/APPLICANTS**

Gloria Sajgo (APLANADAY, LLC)  
Dave Peterson, MA Peterson Designbuild

**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.

The following members were in attendance: Bill Caldwell, Dennis Maloomian, Jerry Edgerton, Paul Eddy, Peggy Stanley, Barbara Wickwire, and Rebecca Paterson.

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 – April 9, 2025**

**Mr. Edgerton made a motion to approve the April 9, 2025, meeting minutes. The motion was seconded by Ms. Stanley. The Chair called the motion, and it passed 7-0.**

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

#### **A. SCA2025-00007, Cross Street Residence, 341 Gilchrist Avenue, Boca Grande, FL 33921**

Remodel and rehabilitation of the property at 341 Gilchrist by constructing an access ramp along the north (side) façade and altering the number, type, and locations of doors and windows on the exterior of the structure.

Mr. Blackwell reviewed the staff report and his recommendation.

The Board had no questions of staff, so the Chair opened the item to the applicant or their representative.

Ms. Sajgo stated staff did a thorough job with their presentation, so she did not have anything further to add. She was available for any questions the Board might have.

Ms. Stanley stated she appreciated that the owner is keeping the skeleton of the building, and she liked the proposed changes. She referred to the three chimneys and asked if they would be non-functioning.

Ms. Sajgo stated that all three chimneys would be restored, but one of them would be blocked off completely. She was uncertain if the other two would be functioning or non-functioning, but they will be restored.

The Board had no further questions, so the Chair opened this item to the public.

Mr. James Johnson, local resident, provided a history of the property and his family's connection to it. Because of his family's history with the property, he was delighted that restoration was going to take place on the building.

There was no further public comment, so the public comment portion was closed.

**Ms. Wickwire made a motion to approve the Special Certificate of Appropriateness to permit the proposed renovations to the property, as depicted in the site plan, floor plans, and elevations stamped "Received" on April 2, 2025; and make a finding that the proposed renovations to the residence comply with the criteria of the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code. The motion was seconded by Mr. Maloomian. The Chair called the motion, and it passed 7-0.**

#### **B. SCA2025-00009, Wheaton Residence, 351 Gilchrist Avenue, Boca Grande, FL 33921**

Remodel and rehabilitation of the property at 351 Gilchrist by replacing the existing carport with an enclosed garage, altering the entrance to the existing garage, replacing the existing elevator tower with an exterior staircase, altering the main courtyard entrance and vestibule of the main residence, and constructing a screened room addition on the rear section of the north façade.

Mr. Blackwell reviewed the staff report and recommendations.

Ms. Paterson noted that the way it is currently being proposed is what the home used to look like. She sold this home to Bob Villa and eventually sold it to someone else. The owner after Mr. Villa was the one that installed the box on top, which she was not in favor of, so she was glad to see that the new proposal will be restoring the home to its former look.

The Board had no questions for staff, so the Chair opened this item to the applicant or their representative.

Mr. Dave Peterson from MA Peterson Designbuild, representing the applicant, stated that staff did a wonderful job of summarizing the project in their staff report. He stated that the intent of this proposal was to keep the historic building intact and any alterations that had been done in 2015 and 2018. He noted that the sunroom was added in 2015, and the elevator tower was done in 2018. The intent of this current proposal is to bring the home back to its original look, adding to it, but still preserving the historic nature of the house.

Mr. Eddy stated that what was attractive about this particular proposal is that it is de-modernizing the house and bringing it back to what he would consider to be a historically significant and architecturally attractive house.

Mr. Peterson stated he appreciated that comment because that was their entire intent with this proposal.

Ms. Paterson stated she felt the proposal was fantastic. She noted that when she sold the home to Mr. and Mrs. Villa, the home was crumbling. Mr. and Mrs. Villa added to the backside of the home.

The Board had no further questions or comments, so the Chair opened this item for public comment. No members of the public wished to comment, so the public portion segment was closed.

**Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness to permit the proposed renovations to the property, as depicted in the site plan, floor plans, and elevations stamped "Received" on April 10, 2025; and make a finding that the proposed renovations to the residence comply with the criteria of the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development Code. The motion was seconded by Ms. Paterson. The Chair called the motion, and it passed 7-0.**

### **Agenda Item 5 - Items by Staff**

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

Mr. Blackwell reviewed with the Board five pending cases and where they are in the process.

## **Agenda Item 6 – Items by the Public; Board Members**

**Items by the Public** - None

### **Items by the Board**

#### **Location Change for Future Boca Grande Historic Preservation Board Meetings**

Mr. Caldwell stated that he was informed at today's meeting by staff that due to renovations taking place at the Boca Grande Community Center, the Auditorium and Woman's Club Room would not be available for an undetermined amount of time, so future meetings will have to be held elsewhere until the renovations are complete.

Ms. Miller stated the meetings will temporarily be located at the St. Andrew's Chapter House (380 Gilchrist Avenue).

Mr. Blackwell noted that unfortunately there will only be street parking available or people can park on the Gilchrist median. Parking on the median might not be an issue during the summer months.

Mr. Edgerton asked for a status on the modifications to the Boca Grande Community Center because the applicant's representative mentioned wanting to make a formal presentation.

Mr. Blackwell stated the applicant's representative had not updated him on this item.

#### **Agenda Item 7 – Adjournment – Next Meeting Date**

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, June 11, 2025. The meeting adjourned at 10:32 a.m.