



**BOCA GRANDE HISTORIC PRESERVATION BOARD  
SAINT ANDREW'S CHAPTER HOUSE  
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921  
WEDNESDAY, JULY 9, 2025  
10:00 AM**

**AGENDA**

*The meeting agenda and backup materials for the cases are available starting June 27, 2025 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 – June 11, 2025**
3. **Special Certificate of Appropriateness (SCA) Cases:**
  - A. **SCA2025-00006, Robinette East House, 1140 11<sup>th</sup> St W, Boca Grande, FL 33921**  
Rehabilitation of the property at 1140 11<sup>TH</sup> St W by replacing the flat roof with low-angle roof, removing and altering windows and doors, and replacing an enclosed lanai with a roofed open porch.
  - B. **SCA2025-00012, Fence Extension to Existing Entry Gate, 240 Gilchrist Avenue, Boca Grande, FL 33921**  
Add fencing each side of the existing entry gate. All materials are to match existing gate.
  - C. **SCA2025-00014 Court Residence, 211 Banyan Street, Boca Grande, FL 33921**  
Request to install a 100-foot-long and 4-foot-high frangible privacy fence along the west property line adjoining the existing "Promenade" privately owned accessway along the seawall spanning from 1<sup>st</sup> Street West to 4<sup>th</sup> Street West.
  - D. **SCA2025-00015, New Perimeter Fence and Carport, 1121 11<sup>th</sup> Street W, Boca Grande, FL 33921**  
Approval to install fences along the property perimeter and to install a carport.

**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 13, 2025**

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  
ST. ANDREW'S CHAPTER HOUSE  
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921  
JUNE 11, 2025  
10:00 A.M.**

**MEMBERS PRESENT:**

Bill Caldwell III (Chair)  
Paul Eddy  
Jerry Edgerton

Rebecca Paterson  
Peggy Stanley (Vice Chair)

**MEMBERS ABSENT:**

Dennis Maloomian

Barbara Wickwire

**STAFF PRESENT:**

Peter Blackwell, Planner, Zoning  
Mary Sue Groth, Senior Planner, Zoning

Janet Miller, Recording Clerk, DCD

**OUTSIDE CONSULTANTS/APPLICANTS**

Tom Hinkle (Architect)

**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, Paul Eddy, Jerry Edgerton, Peggy Stanley, 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 – May 14, 2025**

**Mr. Eddy made a motion to approve the May 14, 2025, meeting minutes. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 5-0.**

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

#### **A. SCA2025-00011, Patenaude Wall, 710 Palm Avenue, Boca Grande, FL 33921**

A new wall and gate on the west boundary line on the north portion of the property.

Ms. Blackwell reviewed the staff report and recommendations.

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

Mr. Hinkle, architect for the applicant, stated the homeowner wanted to extend the wall for flood protection more than anything else. He noted that 75% of her property was already enclosed. As part of this proposal his client will be including flood gates to help prevent damage to the home that happened with previous storms.

The Chair opened this item for public comment. No members of the public wished to comment, so the public comment portion was closed.

**Ms. Stanley made a motion to approve the Special Certificate of Appropriateness to permit the proposed perimeter wall, as depicted in the site plan, floor plans, and elevations stamped “Received” on May 14, 2025; and make a finding that the proposed perimeter wall conforms to the Design Guidelines for the Boca Grande Historic District and Chapter 22 of the Land Development Code. The motion was seconded by Ms. Paterson. The Chair called the motion, and it passed 5-0.**

#### **B. SCA2025-00010, The Fox House, 1870 18<sup>th</sup> Street E, Boca Grande, FL 33921**

Remodel of an existing, non-contributing residence to include an enclosed foyer, stairway and elevator addition, reconfiguration of windows and doors with updated functional shutters and decorative louvers, updated railings on exterior balconies and stairways, expansion of a bedroom on the second floor, removal of existing fireplace and chimney, and addition of a balcony on south side of structure..

Ms. Groth reviewed the staff report and recommendations. During her presentation, there was mention that *“to the west, lies the old Gasparilla Island Water Association abandoned water system.”*

Mr. Caldwell clarified that the water system is not abandoned and is still in use to this day.

As Chair of the Gasparilla Island Water Association, Mr. Edgerton confirmed Mr. Caldwell’s statement that the water system is not abandoned. He noted it is being repurposed, but it is still being used for water.

Ms. Groth stated she would notify the applicant because they had put in their narrative that it was abandoned.

Mr. Caldwell stated the applicant was also a board member on the Gasparilla Island Water Association. As such, he should already know this information.

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

The applicant's representative was not present.

The Chair opened this item for public comment. No members of the public wished to comment, so the public comment portion was closed.

Ms. Paterson stated she was familiar with this house and felt they had done what they could with the tiny lot. She noted they also had an easement and boat slip on the concrete inlet. She was in favor of the proposal, and felt it brought the home into an appearance that it should have had from the beginning. However, the flood elevations and other items have changed over the years. There was a lack of knowledge to some extent many years ago. As a result, some of the construction looked like box cars.

**Ms. Stanley made a motion to approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to enclose the foyer, stairway and elevator addition, and the addition of a bedroom to the second floor, as depicted on the site plan and elevations stamped "received" May 9, 2025, titled "The Fox Residence"; and make a finding that the request complies with the Design Guidelines for the Boca Grande Historic District, and Lee County Land Development Code Chapter 22. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 5-0.**

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

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

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

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

##### **Public**

##### **SCA2025-00012 Fence Extension to Existing Entry Gate – 240 Gilchrist Avenue**

Mr. Hinkle referred to the pending list that Mr. Blackwell reviewed with the Board and noted that he is representing the applicants for the fence extension at 240 Gilchrist Avenue. This case is scheduled for the July 9<sup>th</sup> Boca Grande Historic Preservation Board meeting. Mr. Hinkle noted that he would be unable to attend this meeting and hoped it would not be an issue.

Mr. Blackwell stated that Mr. Hinkle was welcome to have someone else attend in his place, but if that is not feasible, it is not a requirement for the applicant or a representative to be present in order for the Board to vote on the item as was evidenced with the last case.

Mr. Hinkle noted the proposed fence is different than the status quo because it is wood instead of stucco. Staff was not in favor of having the fence be entirely lattice. Mr. Hinkle stated he agreed with staff. A compromise was made to split it by having a lattice topper with a woven base. He personally felt it was an acceptable proposal that would be much better than a 6-foot-high lattice fence.

### **Boca Grande Parking Issue**

Mr. Pollard with the Boca Beacon submitted for the record a 2017 article regarding Boca Grande parking. When the 2017 article took place, Jesse Lavendar, previous Parks and Recreation Director, presented the parking sign for 5<sup>th</sup> Street to the Boca Grande Historic Preservation Board. A lighthouse was put on top of the sign. Mr. Pollard stated he wanted to submit it into the record as the County and this Board review other parking items.

**Board** - None

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

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, July 9, 2025 at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921).

The meeting adjourned at 10:20 a.m.

**STAFF REPORT  
SPECIAL CERTIFICATE OF APPROPRIATENESS  
SCA2025-00006, ROBINETTE EAST HOUSE**

**BOCA GRANDE HISTORIC PRESERVATION BOARD  
July 17, 2025**

**PROJECT ADDRESS:** 1140 11th Street West, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00036.0020  
**DESIGNATION:** Contributing

**SUMMARY**

The applicant is seeking a Special Certificate of Appropriateness to allow renovations of the residence at 1140 11<sup>th</sup> Street West, Boca Grande. This includes replacing the existing flat roof with a low-angle roof, removing the existing enclosed southern porch and constructing a new open porch, replacing the southern sliding glass doors with French doors, altering the size and dimensions of windows and doors, and removing the existing door in the eastern perimeter wall and filling in the space.

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 the proposed renovations to the property, as depicted in the site plan, floor plans, and elevations stamped "Received" on June 11, 2025, and June 18, 2025; and**
- **Make a finding that the proposed renovations to the residence are in compliance with the criteria of 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 and is located at 1140 11<sup>th</sup> Street East. The subject structure is part of a larger compound that includes an additional residence and several accessory structures spread across two STRAP numbers. The subject structure is on the eastern STRAP number, and it incorporates a portion of the eastern perimeter wall fronting on Gasparilla Road as the east wall of the structure. All of the proposed renovations in this case are on this specific structure and the eastern perimeter wall.



The subject structure was constructed in 1942 and is described by the Lee County Property Appraiser as a Florida Ranch style residence with an 875 square foot base under air and approximately 300 square feet of unfinished enclosed porch. There are two features of note. First is a “bump-out” area on the west façade that contains a bathroom but is labelled “utility.” This bump-out also contains an exterior door. The second feature is the large, “screen porch” that is attached to the southern façade and which wraps around the southern end of the west façade. This porch is enclosed with awning windows on the east, south, and west sides and has a door on the east side.

The STRAP containing the subject structure consists of one full platted lot and a portion of an additional platted lot from the Revised Plat of Boca Grande recorded on Plat Book 7 Page 1 in 1925. The property is located at the northeast corner of a platted block and fronts on two streets: 11th Street West to the north and Gasparilla Road on the east. To the north, across 11th Street is a single-family residence. Abutting on the west and south are additional single-family homes. To the east, across Gasparilla Road, is a walking path on the former railroad right-of-way. The subject property and all of the abutting land is zoned Single-Family Residential (RS-2).

The property has previous historic cases. SCA2021-00009 approved a small addition to the north side of the property. COA2015-00057 was a proposed remodel of the subject structure but was withdrawn. COA2013-00044 approved a re-roof. COA2012-00021 approved A/C work. COA2011-00165 approved electrical work. COA2011-00122 approved a re-roof. And COA2006-00129 also approved re-roofing work.

### **Requested Changes**

The applicant is seeking approval of a Special Certificate of Appropriateness to permit the following:

- Replacing the flat roof with a low-angle roof.
- Replacing the existing enclosed porch with an open porch.
- Replacing the existing southern sliding glass doors with impact-rated doors.
- Replacing and altering windows and doors in the western façade.
- Removing and filling in the existing door in the eastern perimeter wall.

### Roof Replacement

The applicant proposes to replace the existing flat roof with a low-angle roof. The proposed roof will be of similar materials as typically found on flat roofs. This measure will provide better drainage than the current roof, which will better preserve the roof from water damage and extend the lifespan of the structure. The angle of the proposed roof is very slight, and the overall appearance of the proposed roof is very similar to the existing structure. This allows the structure to maintain its horizontal orientation and focus. Staff finds that the proposed re-roof does not create any significant issues with historic character of the property.

### Porch Replacement

The applicant proposes to remove the existing enclosed porch at the southern end of the structure, including the current pan roof, and replace it with an open porch area with a roof supported by posts and beams. The current enclosed porch wraps around the western façade of the residence, following the edge of the existing roof. The proposed open porch would be located only towards the south of the residence and would be only 206 square feet instead of the 296 square feet of the existing screened porch. The existing screened porch consists of a wooden knee wall with lattice work topped with a continuous ribbon of awning windows along the east, south, and west sides. The proposed porch will be completely open with no screens. This proposed measure will actually restore the original appearance of the structure by removing a non-original

feature that is currently obscuring portions of the original structure. Staff recommends that the proposed replacement of the enclosed porch with the open porch be approved.

#### Southern Door Replacement

The applicant proposes to remove the existing sliding glass doors on the southern façade and install a pair of identical sliding glass doors with impact-rated glass. The new doors will occupy the same location as the existing doors and will have the same dimensions. Therefore, no change to the structure of the house is required. The replacement does not create any stylistic change in the residence.

#### Western Windows and Doors

The applicant proposes several changes to the western (side) façade. First is to replace the damaged window on the northwest with an impact rated window in the same size and style. This creates no issues.

The second change is to remove the existing protrusion from the west façade and return the façade to a straight line. Internally, the utility area will become part of the existing living room. The existing door in the bump-out will be removed and a new door will be installed on the straightened section of wall.

The third change is the replacement of the small single-hung window on the central section of the west façade with a larger casement impact window. The existing window is 31 inches wide and 38 inches tall, while the proposed window is 63 inches tall by 72 inches wide. It is likely that the existing window is not a historic feature and its replacement with a larger but similar window will not result in a significant impact on the historic character of the property.

The fourth change is to remove the existing door on the southern end of the west façade. The doorway will be filled in to match the rest of the façade surface. This will not result in any significant impact on the historic character of the property.

The fifth change will be to replace the existing pair of awning windows at the southern end of the west façade. The replacement window will be a single-pane picture window that replaces both of the existing windows. Because the awning windows are not original to the residence, the proposed change does not alter any significant historic feature on the property.

#### Eastern Door Removal

The applicant proposes to remove an existing door in the eastern perimeter wall of the property just south of the subject residence. The doorway will be filled with masonry and sided to match the existing perimeter wall both inside and out. The doorway is not the main entrance to the property and is not considered a significant historical feature. Its removal will not constitute a change to the historical character of the property as a whole.

### **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 removal of the enclosed porch will not affect any historic features or materials because the enclosure is not original to the structure. The alteration of the doors and windows on the southern and western façades will not have any significant effect on the character of the residence.

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.**

No conjectural features are proposed for the structure and some subsequently added features are being removed.

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 proposed removal of the enclosed porch will allow for the original appearance of the structure to be revealed.

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 significant 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 construction 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.**

The existing enclosed porch is not original to the property and its removal does not require the removal of any significant portion of the residence. The original historic portions of the structures are being retained with no significant effect on their historic character.



- 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 open porch, doors, windows, and new roof will not affect the historic portions of the property and could be reversed with no significant impact on the house.

**Conclusion**

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

**Attachments:**

Location Map

Aerial

Applicant Packet

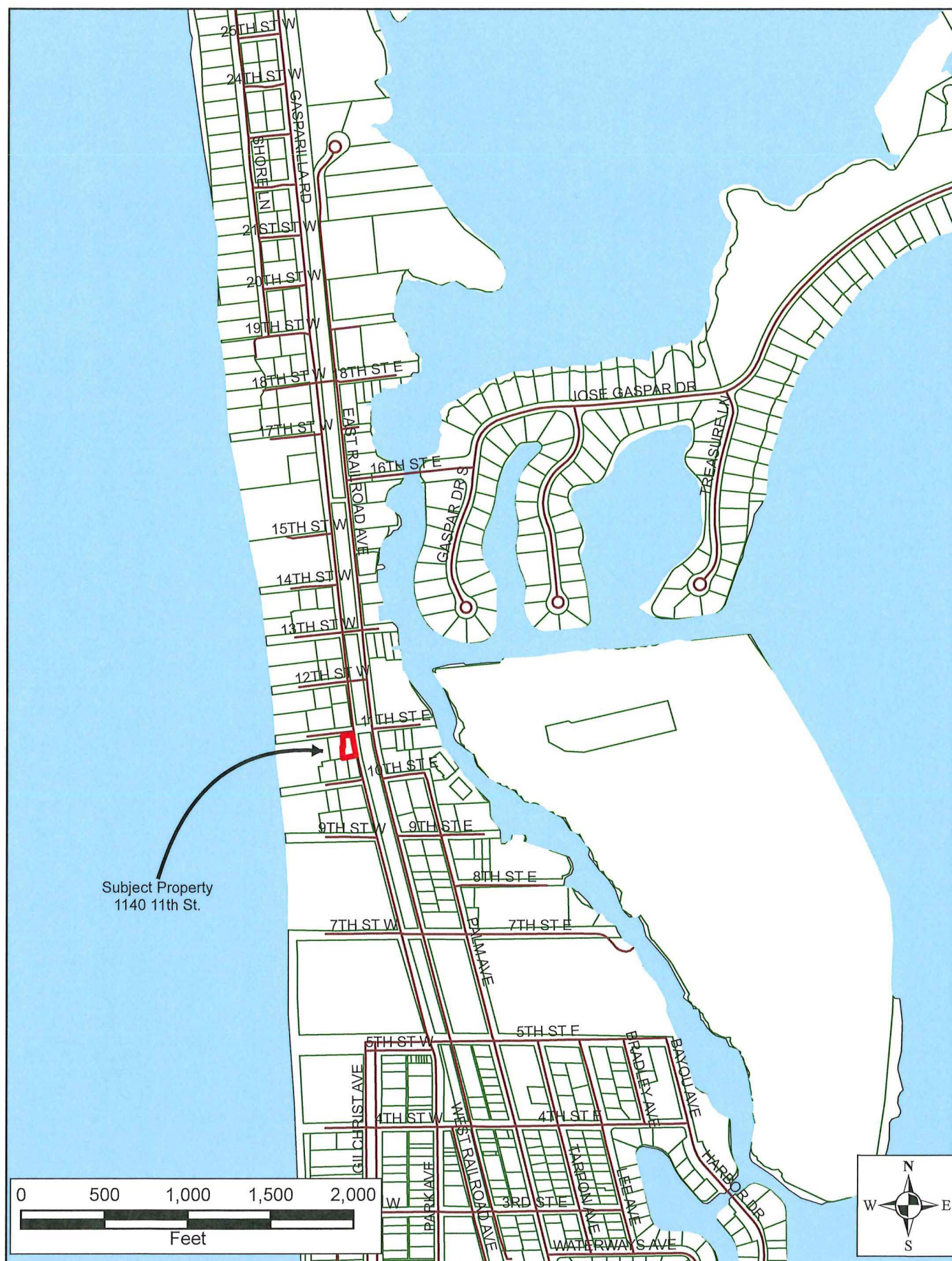
Narrative

Existing and Proposed Site Plans

Floor and Roof Plans

Elevations

Photos





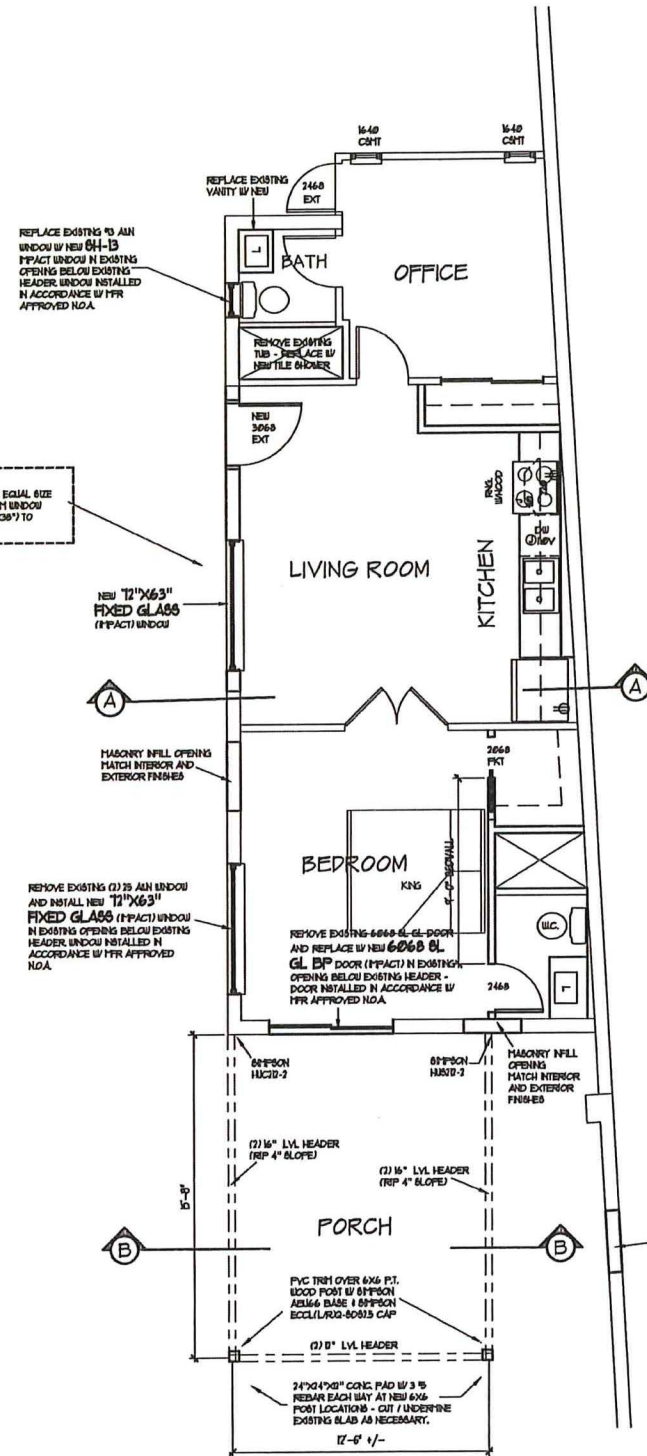
SCA2025-00006, Robinette East House, 1140 11th St W





## GENERAL NOTES

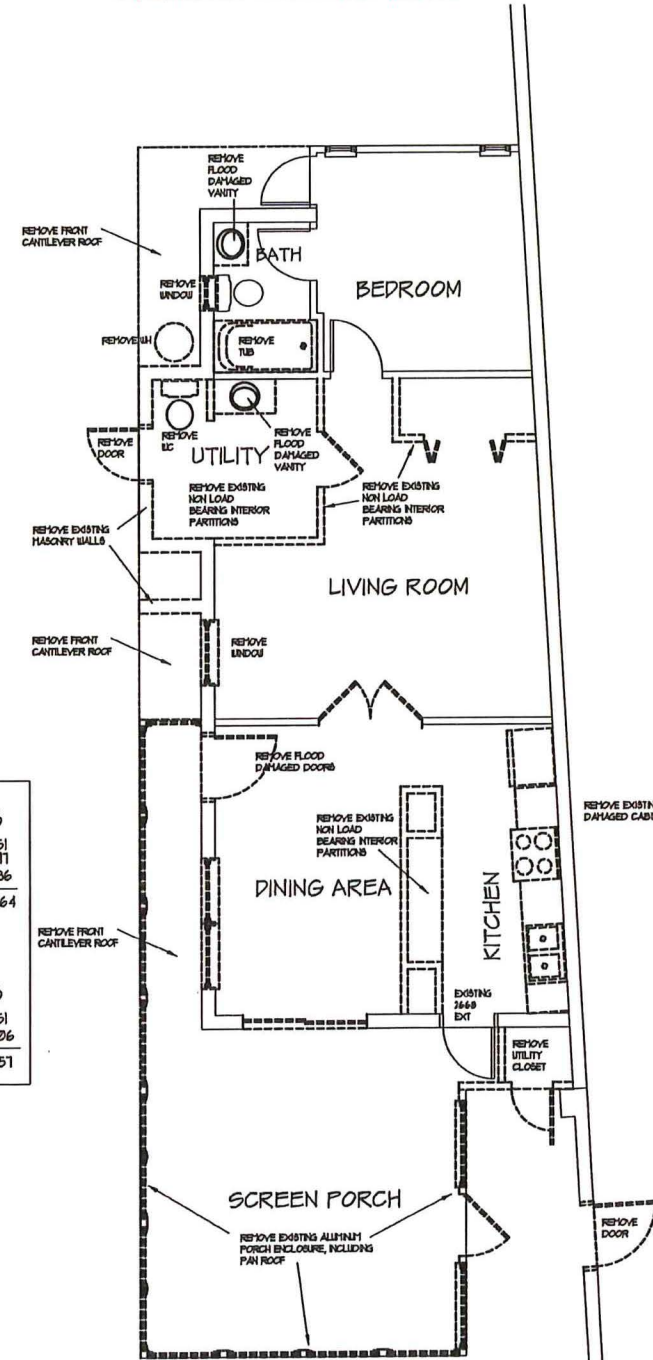
1. ROOF DESIGN LIVE LOAD ---- 20 P.S.F.  
WIND BORNE DEBRIS REGION ALL GLAZING TO BE IMPACT  
OR PROTECTED WITH SHATTERS  
WIND SPEED DESIGN ---- 140 MPH ULTIMATE + 14 MPH NOMINAL  
BUILDING RISK CATEGORY II, EXPOSURE D  
PER ASCE 7  
INTERNAL PRESSURE COEFFICIENT + 0.30  
DESIGN PRESSURES FOR WINDOWS & DOORS  
WINDOWS -55.3  
EXT DOORS -52.3 P.S.F.
2. ROOF TRUSSES & GIRDER UPLIFTS PER APPROVED MFR'S DRAWINGS
3. EXTERIOR MASONRY WALL SEGMENTS ARE SHEAR WALL  
SEGMENTS CONSIDERED.
4. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL,  
OR CLEAN FILL COMPACTED TO S&A STANDARD PROCTOR.  
DESIGN SOIL PRESSURE ---- 2,000 P.S.F. ASSUMED, CONTRACTOR TO VERIFY
5. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH  
OF 3,000 P.S.I. + 28 DAYS (2,500 P.S.I. FOR SLABS)  
UNLESS NOTED OTHERWISE ON PLANS OR DETAILS  
MORTAR SHALL BE TYPE "M" OR "S"
6. REINFORCING STEEL TO BE ASTM A-65 GR 40,  
UNLESS NOTED OTHERWISE.
7. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE  
WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
8. ALL FRAMING LUMBER SHALL BE DOUG-FIR S-P-F, OR S. P.N.E.,  
GRADE 2 OR BETTER W/ 1,000 P.S.I.  
(BEARING HEADERS & EXTERIOR WALL FRG ONLY)
9. MICROLAM BEAMS SHALL BE AS MANUFACTURED BY "TRUSS JOIST"  
OR APPROVED EQUAL 1/2 2,800 P.S.I., S, 2,000,000 P.S.I.
10. ROOFING MATERIAL & FASTENING TO BE IN ACCORDANCE W/ MFR'S SPECIFICATIONS  
(CONTRACTOR TO SUPPLY)
11. UNLESS SPECIFIED BY MFR: FASTEN P.T. BUCKS FOR EXTERIOR DOORS, WINDOWS, &  
SLIDING GL. DOORS INTO MASONRY AS FOLLOWS:  
FOR EX MATERIAL: 3/4" TAP-CON + 6" FROM CORNERS & 24" O.C. MAX.  
OR PER WINDOW MANUFACTURER'S INSTALL. RECOMM.  
BUCK REQUIRED + HEAD & JAMB + MUST EXTEND PAST INTERIOR WINDOW FRAME  
FOR EX MATERIAL: 1/4" TAP-CON + 6" FROM CORNERS & 16" O.C.  
MIN. 1/2" B'EDMT INTO MASONRY  
GARAGE DOORS - P.T. JAMBS (only) and ANY EXT WALL P.T. STD TO MASONRY  
CON W/ 1/2" DIA. X 6" LONG HOOKED ANCHOR BOLTS OR EXP BOLTS  
+ 2" B' O.C. MAX USING 2" WASHERS.  
UNLESS NOTED OTHERWISE ON DOOR MANUFACTURER'S SPECIFICATIONS.
12. WINDOWS & EXTERIOR DOORS TO HAVE CURRENT FLORIDA PRODUCT  
APPROVAL OR MIAMI-DADE NOA. CONTRACTOR SHALL PROVIDE  
DOCUMENTATION FOR APPROVED SYSTEM WITH PERMIT APPLICATION.  
FASTENING TO BE IN ACCORDANCE WITH MANUFACTURER'S FLORIDA  
PRODUCT APPROVAL OR MIAMI-DADE NOA. DOCUMENTATION.  
ALUM. MILLIONS TO BE INSTALLED PER MFR'S SPEC'S. SEE ENGINEERED  
SHOP DRAWINGS BY MFR.
13. EPOXY SET THREADED RODS & REINFORCING SHALL BE SET WITH  
EPOXY SET IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS  
FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH
14. TERRACE PROTECTION TO BE COMPLIANT WITH THE CURRENT FBC - SOIL  
PROTECTION TO EXTEND 12" BEYOND EXTERIOR WALLS OF STRUCTURE  
- PROTECTION CAN BE SOIL, POISON, WOOD POISON, OR BAITING  
SYSTEM IN ACCORDANCE W/ FBC R018
15. ALL CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE  
MIN. 12" AWAY FROM STRUCTURE SIDEWALL USING UNDERGROUND PIPING,  
TAIL EXTENSIONS OR FLASH BLOCKS
16. ALL RECEPTACLES NOT REQUIRED TO BE GFI SHALL BE ARC FAULT  
PROTECTED PER THE CURRENT NEC. ALL RECEPTACLES TO BE  
TAMPER PROOF WHERE REQUIRED BY THE CURRENT NEC.
17. PROVIDE "CARBON MONOXIDE ALARM" WITHIN 10' OF EACH BEDROOM.



**PROPOSED FLOOR PLAN**  
SCALE - 1/4"=1'-0"

**RECEIVED**  
JUN 18 2025

COMMUNITY DEVELOPMENT



**EXISTING FLOOR / DEMO PLAN**  
SCALE - 1/4"=1'-0"

## DESIGN DATA

FLOOR DESIGN LIVE LOAD ---- NA  
ROOF DESIGN LIVE LOAD ---- 20 P.S.F.  
BASIC WIND SPEED DESIGN  
140 MPH ULTIMATE + 14 MPH NOMINAL  
BUILDING RISK CATEGORY II,  
EXPOSURE D, ENCLOSED,  
PRESSURE DESIGN PER ASCE 7  
INTERNAL PRESSURE COEFFICIENT + 0.30  
SEE GEN. NOTE 1 FOR MIN. DESIGN PRESSURE  
FOR WINDOWS & DOORS, COMPONENTS &  
CLADDING UNLESS NOTED ON PLAN  
(OR PER CERTIFIED ENG'G BY TFR FOR  
ABOVE HEIGHTS)  
PLANS DESIGNED IN ACCORDANCE W/  
FLORIDA BUILDING CODE-RESIDENTIAL,  
8TH EDITION (2003)

## NOTE:

CONTRACTORS AND/OR OWNER  
TO FIELD VERIFY ALL NEW & EXISTING  
DIMENSIONS AND DETAILS.



BUILT BY:  
**ALPHASE CONSTRUCTION**

A HURRICANE REPAIR PLAN FOR  
**MR. & MRS. ROBINETTE**  
140 11TH STREET W., BOCA GRANDE

DATE DRAWN  
JAN 8, 2005

DRAWN BY  
J. BOOTH

DATE REVISED  
JAN 27, 2005  
FEB. 01, 2005  
MAY 22, 2005

SHEET  
1 OF 3

JOB NUMBER  
25-001

THE UNDERSIGNED HAS ONLY REVIEWED THESE PLANS  
FOR THE FOLLOWING:

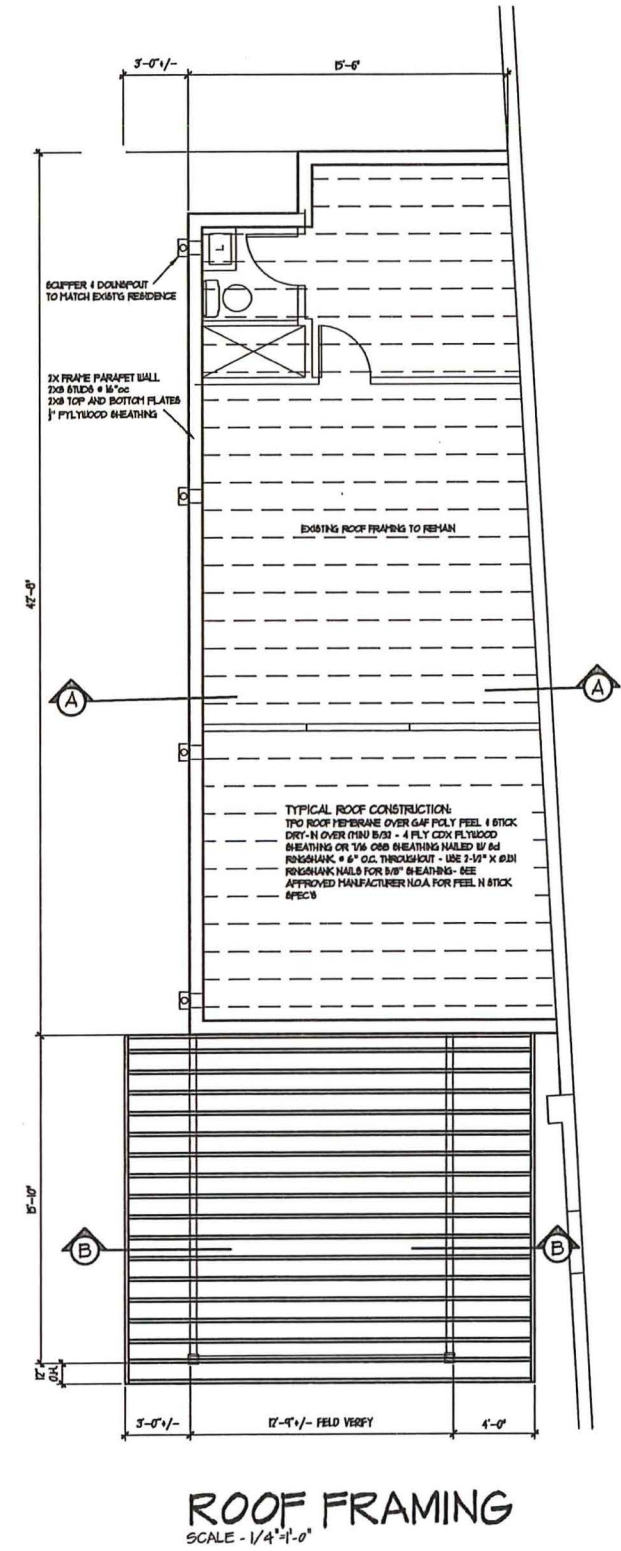
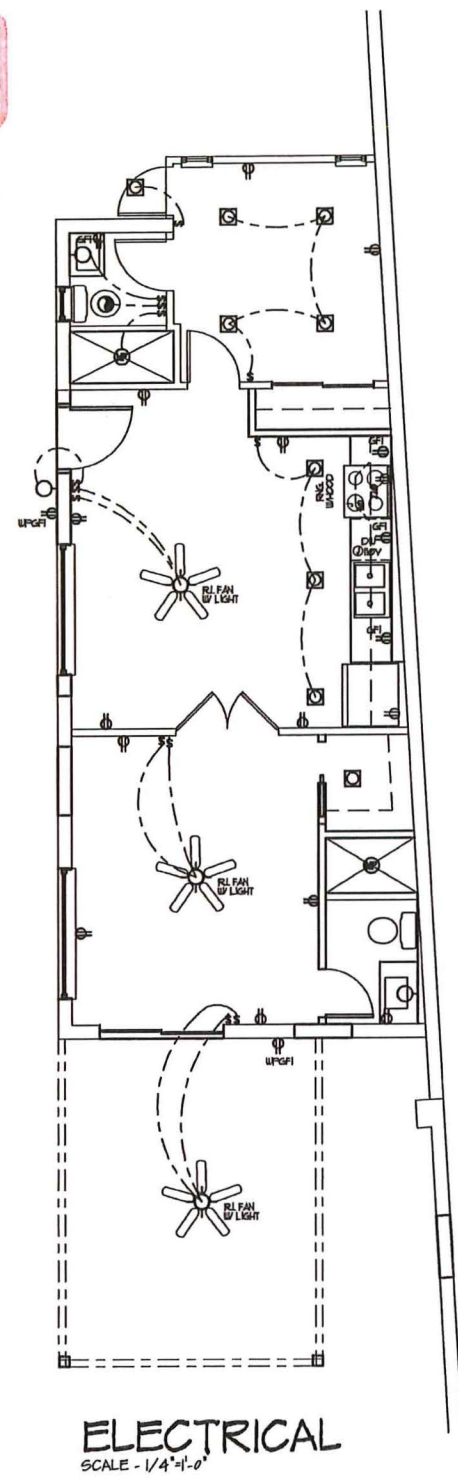
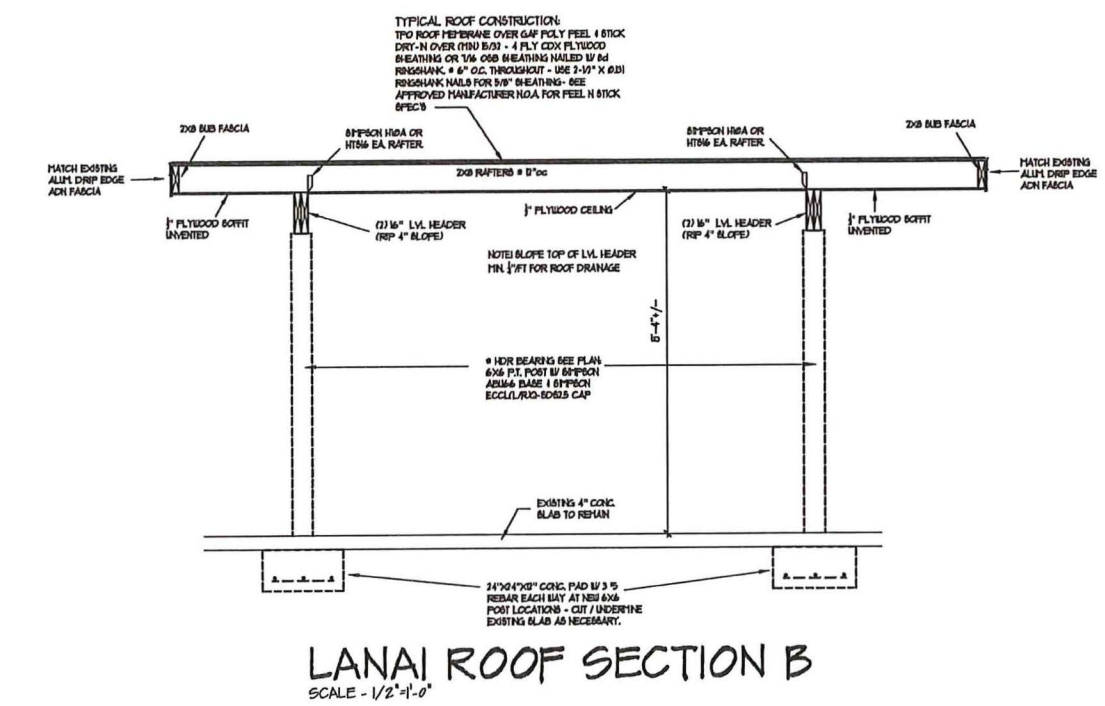
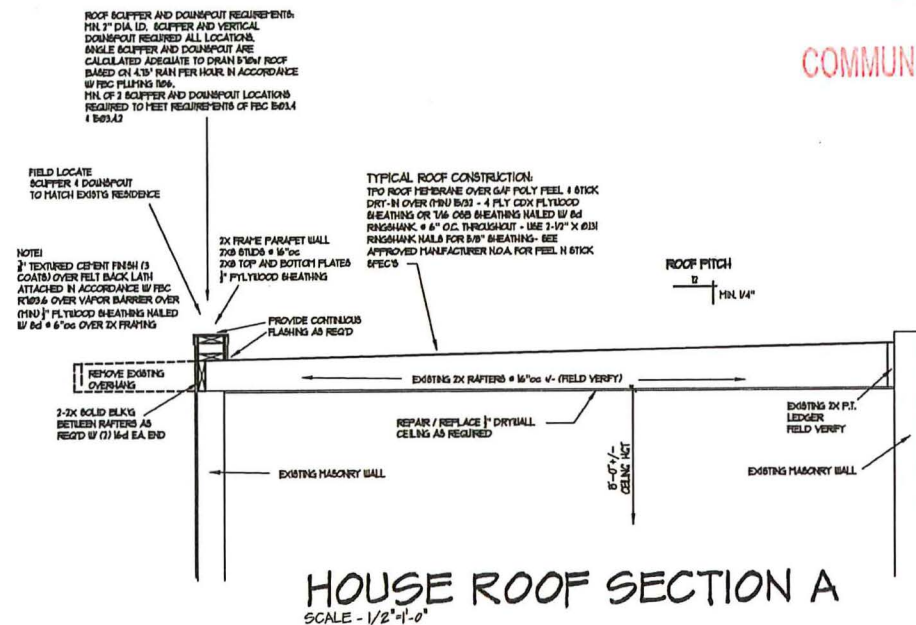
1. COMPLIANCE WITH SECTION 1609, 2003 8TH EDITION  
FBC CODE FOR THE 140 MPH ULTIMATE WIND ZONE.
2. COMPLIANCE WITH SECTION 1603  
2003 FBC EXISTING BUILDINGS
3. STRUCTURAL CALCULATIONS FOR  
GRAVITY LOADS.
4. IN COMPLIANCE WITH THE LEE COUNTY LAND DEVELOPMENT  
CODE CHAPTER 14, ARTICLE II, DIVISION 2, SEA TURTLES,  
ALSO CHAPTER 6, ARTICLE II, COASTAL CONSTRUCTION CODE,  
AND ARTICLE IV, FLOOD HAZARD PREVENTION.

Architect T. A. Krebs, LLC AA 26007462  
1460 S. McCall Rd, Suite 4A  
Englewood, FL 34224  
Timothy Krebs, Architect AR 0009168



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NOTE:  
CONTRACTORS AND/OR OWNER  
TO FIELD VERIFY ALL NEW & EXISTING  
DIMENSIONS AND DETAILS

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BUILT BY:  
ALPHASE CONSTRUCTION

A HURRICANE REPAIR PLAN FOR  
MR. & MRS. ROBINETTE  
1140 10TH STREET W., BOCA GRANDE

DATE DRAWN  
JAN 8, 2025

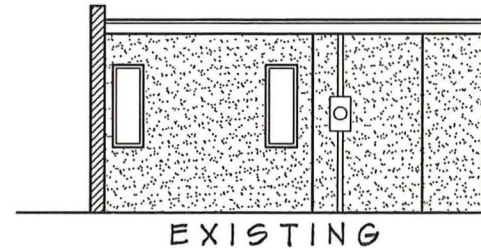
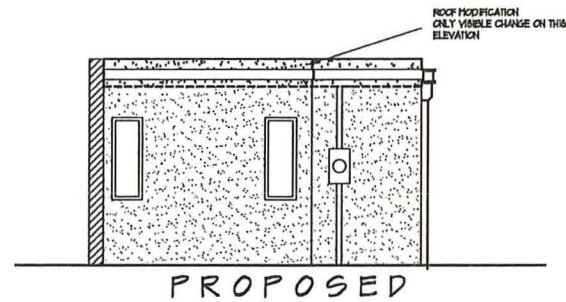
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DATE REVISED  
JAN. 27, 2025  
FEB. 04, 2025

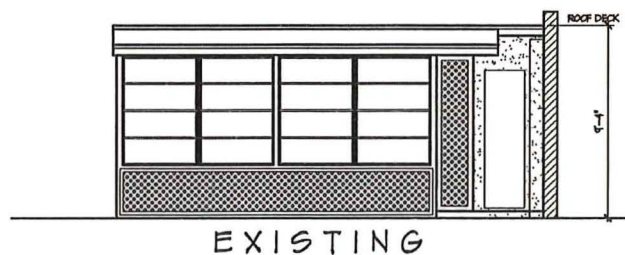
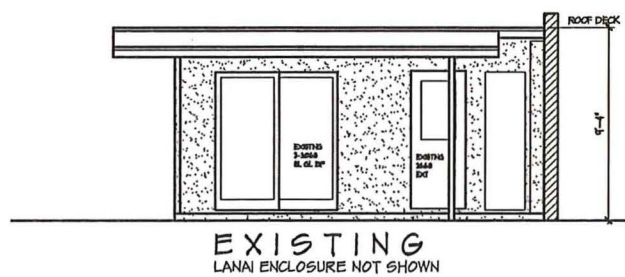
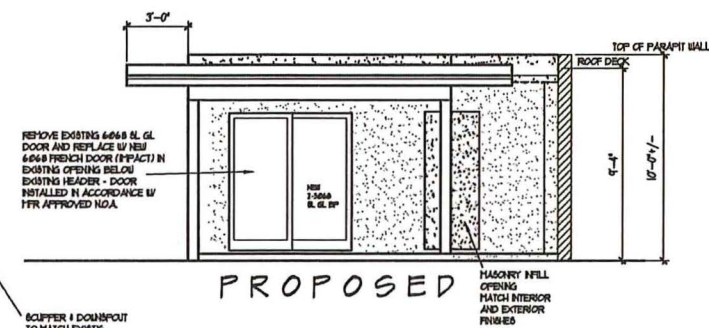
SHEET  
2 OF 3

JOB NUMBER  
25-001

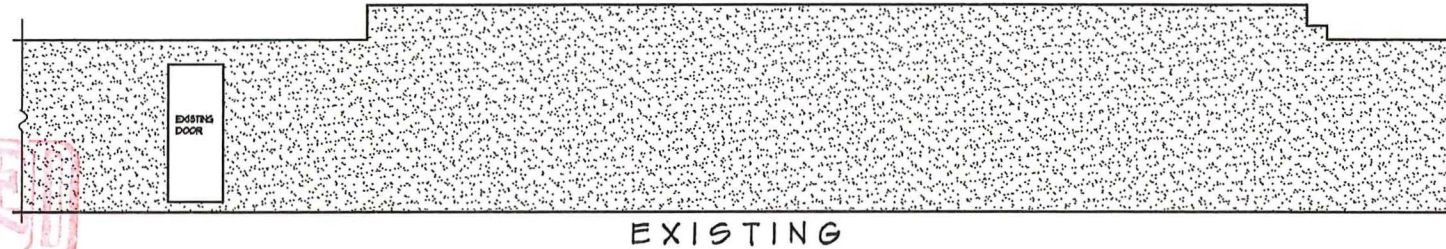
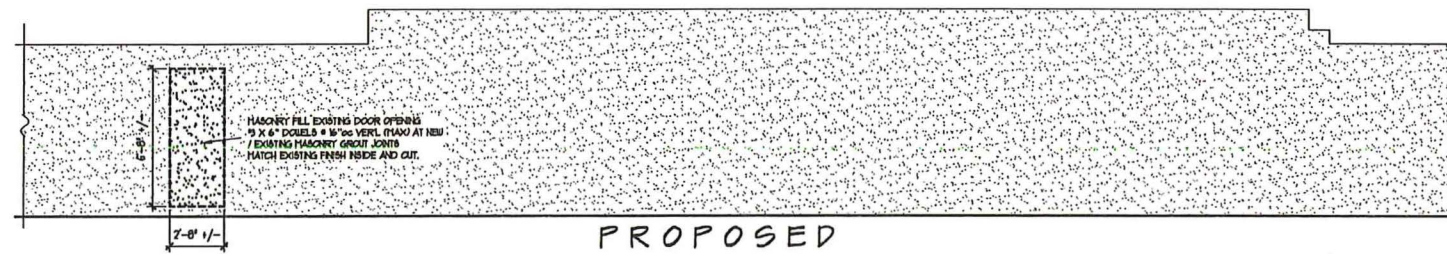




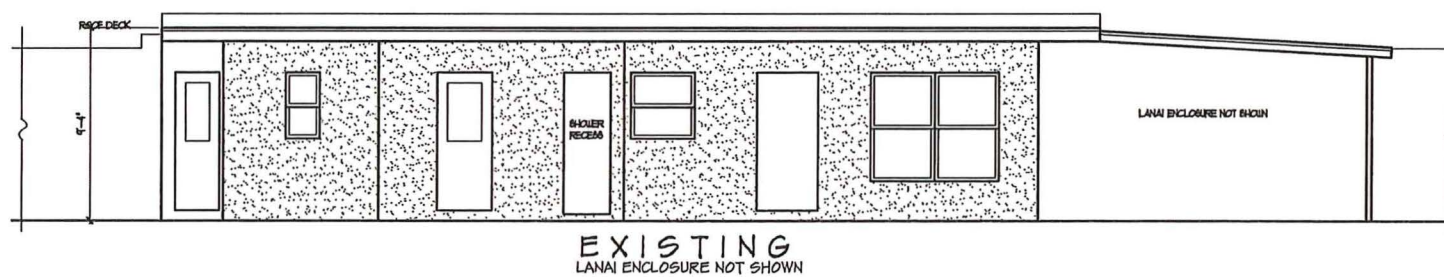
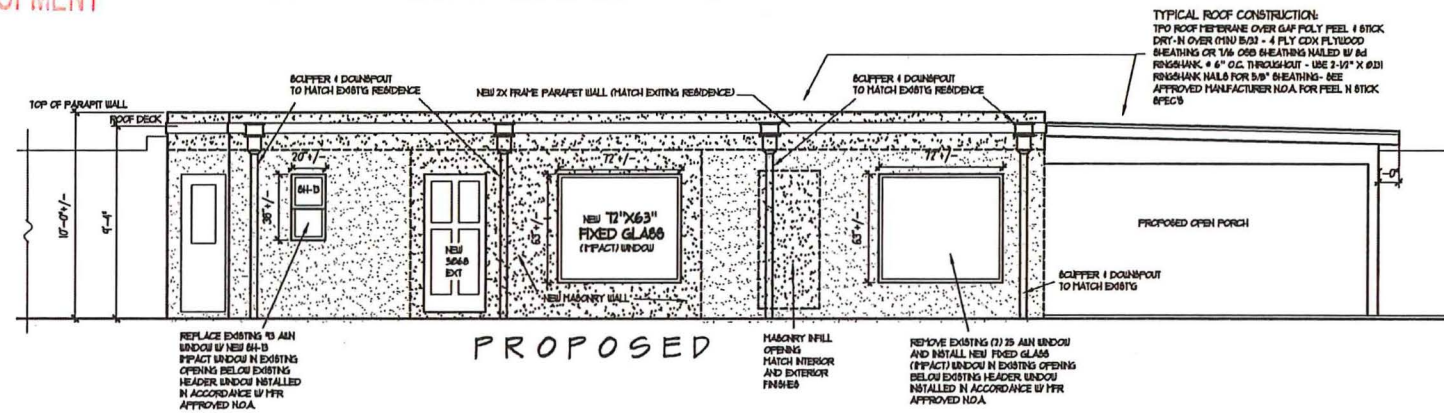
NORTH ELEVATION  
SCALE - 1/4"=1'-0"



SOUTH ELEVATION  
SCALE - 1/4"=1'-0"



EAST (GASPARILLA RD.) ELEVATION  
SCALE - 1/4"=1'-0"



WEST ELEVATION  
SCALE - 1/4"=1'-0"



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**ALLPHASE CONSTRUCTION**

A REPAIR PLAN FOR  
**MR. & MRS. ROBINETTE**  
1140 10TH STREET W., BOCA GRANDE

DATE DRAWN  
JAN 8, 2008

DRAWN BY  
J. SCOTT

DATE REVISED  
JAN 27, 2008  
FEB 14, 2008  
MAY 22, 2008

SHEET  
3 OF 3

JOB NUMBER  
25-001



**1140 11<sup>th</sup> St W Boca Grande FL 33921**  
**Applicant's Narrative for the**  
**Special Certificate of Appropriateness (SCA) Application**

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COMMUNITY DEVELOPMENT

**PROJECT NAME:** 1140 11<sup>th</sup> St W – Repair damage by Hurricane Milton  
**PROJECT ADDRESS:** 1140 11<sup>th</sup> St W Boca Grande FL 33921  
**STRAP NUMBER:** 14-43-20-01-00036.0020  
**STATUS:** Contributing in the Boca Grande Historic District HD 90-05-01

**I. SUMMARY**

The applicant requests approval to rehabilitate a contributing house at 1140 11<sup>th</sup> St W Boca Grande to repair damage done by Hurricane Milton. There was significant damage to the roofs, interiors, windows and doors and wraparound porch.

The proposed project preserves the historic character of the resource and is in compliance with the Sec. of the Interior's Standards for Rehabilitation and Chapter 22 of the Lee Co. LDC.

**II. EXISTING CONDITIONS**

The subject property is an 8,109 sq ft parcel at the southwest corner of 11<sup>th</sup> St W and Gasparilla Rd. This small parcel has two small residences; both built in 1942 in similar Modern architectural styles. [Additionally, the 2-story house next door at 1120/1125 11<sup>th</sup> St was also built in 1942 with a Modern architectural style resembling that of these small houses.] (Property Appraiser)

The subject single-story house:

- has an irregular rectangular-like shape approximately 42-ft long and 19-ft wide.
- features a flat roof, stucco covered walls and a variety of windows – only the windows on the north elevation appear to be historically accurate; these will be preserved as they are.
- towards the south the house features a relatively large, wraparound porch enclosed with a series of awning windows. This porch is not original and will be removed.
- On the section of the house that is covered by the enclosed wraparound porch, the following elements are under the porch cover and not immediately visible:
  - On the west a single door with double awning windows to its right is not visible.
  - On the south elevation sliding glass doors are not visible.

The subject residence is a 1-bedroom house with an air-conditioned area of 875 sq ft. (Lee Co. Property Appraiser). This is small house which is now 83-years old and as noted was built in the Modern architectural style.

Modern Style: While the house has had alterations, it still retains recognizable elements of the modern architectural style. There is a visible emphasis on function, efficient use of space and innovative design – which are hallmarks of modern architecture:

- The house's east wall is also the fence wall: On the exterior the distinctive feature of this small building is that the east wall of the building is part of the tall wall fence along Gasparilla Road. The property has a 125.54-ft long fence along Gasparilla Rd and 42.45-ft of that fence also serves as the east wall of the house. This is an innovative design maximizing the parcel area available for the small house.



- Efficient use of interior space: In the interior there are no hallways; doors in one room open to the next, maximizing interior space and functionality in this very small house.
- Simple design: The house has a simple design with minimal decorative elements. The house features a flat roof and simple stucco walls. Only the two windows on the north elevation – two long narrow windows – appear to be historically accurate and they will be preserved as they are. These windows are similar to the windows on the other small Modern house located on subject parcel and to the windows on the large 2-story modern house on the adjoining property to the west.

### III. PROPOSED PROJECT

The proposed project preserves the existing house and seeks to rehabilitate the house from the severe damage inflicted by Hurricane Milton. Interior of the house will be rehabbed as shown on the plans. Generally, the proposal on the interior is as follows:

- on the south: replace the dining/kitchen area with a bedroom,
- at the center enlarge the central living room incorporating a kitchen and
- to the north replace the small bedroom with an office area.

Exterior rehabilitation preserves and retains the historic character of the property. Features of the proposed exterior rehabilitation are listed below and followed with a discussion.

1. There are no structural additions proposed. Original exterior walls stay as they are.
2. Preserve the north windows as they are. The windows on the north elevation appear to be historically accurate windows.
3. New Roof: Install a new slightly pitched parapet roof to replace the flat roof which failed during the hurricane causing extensive interior damage.

The proposal calls for a very slightly pitched roof (12-in run & ¼ -in rise) with a synthetic covering. The slight pitch allows the water to drain off the roof towards a low parapet or barrier at the edge of the roof.

The proposed parapet is 6-in high extension of the house walls along the north, south and west roof edges. On the west elevation, four scuppers with downspouts channel the water to the ground and away from the exterior walls.

4. Remove enclosed southwest wraparound porch and install a new south porch covered with a flat roof; the porch will be open on the sides i.e. without enclosures and supported by 6-in by 6-in posts.
5. On the west elevation the "utility bump out" is eliminated (along with its badly damaged exterior door and outdoor shower) and replaced with a wall that is an extension of the existing west wall. A new impact door is installed opening to the living room.

Two new 72-in by 63-in fixed glass (impact) windows are proposed:

- one for the living in the central area
- the other for the proposed new south bedroom; this fixed glass window replaces the existing double awning window



The severely damaged door towards the south opening to the existing dining area is removed and the opening will be infilled with masonry; the finishes matching the exterior and the interior finishes.

6. On the south elevation replace existing sliding glass doors with new impact sliders.
7. Remove the existing door incised into the high fence along Gasparilla Rd and wall-in the opening.

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### Discussion

COMMUNITY DEVELOPMENT

**1. There are no structural additions proposed. Original exterior walls stay as they are.** The rehabilitation work proposed is the minimum necessary to allow the preservation and continued use of this historic building. The work does not affect the massing, size, scale or key architectural features.

**2. Preserve the historic north windows as they are:** The windows on the north elevation appear to be historically accurate windows.

The design of these windows on the north elevation matches the windows on the other small historic house on the property. The windows on the north elevation also match the window design of the large 2-story house adjoining the subject property – this house, like the subject house was built in 1942 in the Modern architectural design.



**Subject house:** Historic windows on the north elevation –

The two long narrow windows are similar to the windows on the other house on the subject parcel and to the adjoining house to the west.



**Other house on the subject parcel:** Like the subject house, the other house on the parcel was built in 1942 in the Modern style. Historic windows on this small house resemble those on the north elevation of the subject house.



**House on the adjoining parcel to the west:** Like the 2 houses on the subject parcel, this 2-story house was also built in 1942 in the Modern style. Note: The historic windows on this house resemble the windows on the north elevation of the subject house.



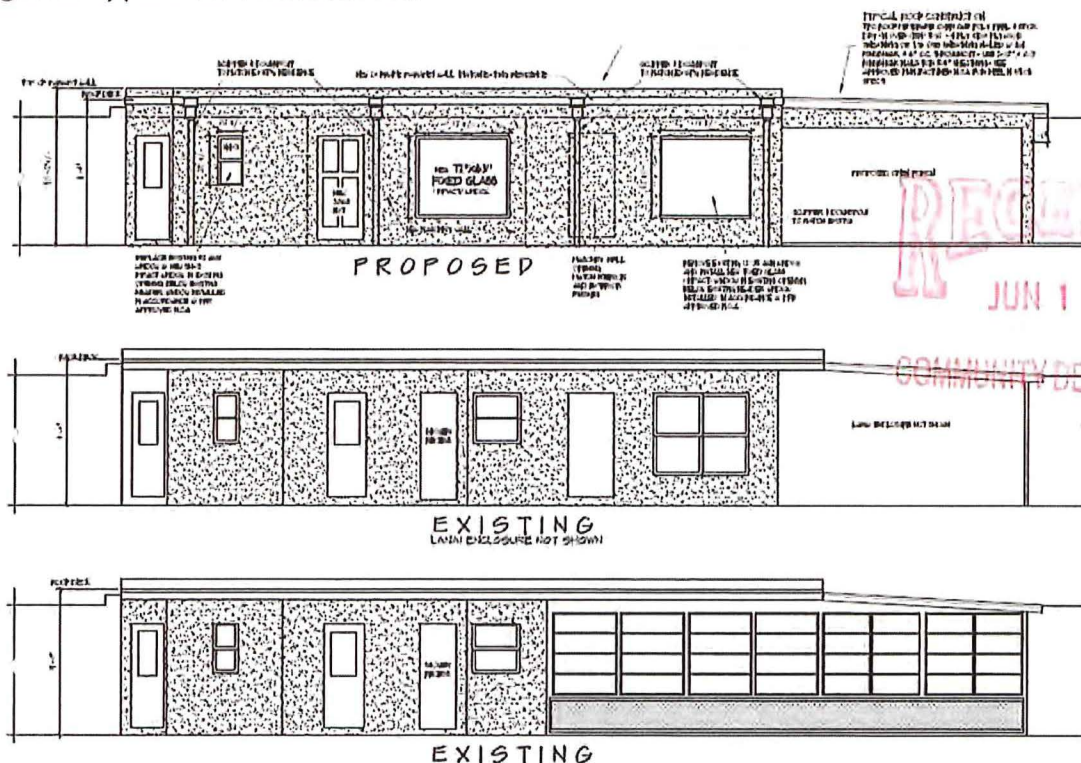
**3. New Parapet Roof:** The existing flat roof failed causing damage to the interior. The proposal calls for a very slightly pitched roof (12-in run & ¼ -in rise) with a synthetic covering. The slight pitch allows the water to drain off the roof preventing interior damage. Water drains east to west and is contained by a low (6-in high) parapet located along the north, south and west roof edges. On the west elevation, four scuppers with downspouts channel the water to the ground and away from the exterior walls. (Please refer to the plans)

**4. Remove the enclosed southwest wraparound porch and install a new smaller south porch covered with a flat roof and open on the sides i.e. without enclosures:**

Currently the house features a wraparound porch enclosing a portion of the west side and the south elevations. This porch is not original to the house. The porch is enclosed with a wood knee wall covered with lattice. Located over this knee wall are rows of awning windows. On the east elevation of the porch the lattice covering extends from floor to ceiling. Eliminating this enclosed porch makes the west and south elevations visible – as intended in the original design.

The proposal replaces the wraparound porch with a new south porch covered with a flat roof and open at the sides – i.e. without an enclosure and supported by 6-in by 6-in posts. Porch size is 15-ft 8-in by 12-ft 6-in. It features a synthetic flat roof supported by posts.

The porch will be built per "Lanai Roof Section B" shown on page 2 of 3 of the plans attached. In the plans below the porch's exposed material has a decorative stucco type masonry finish that might be applied after construction.

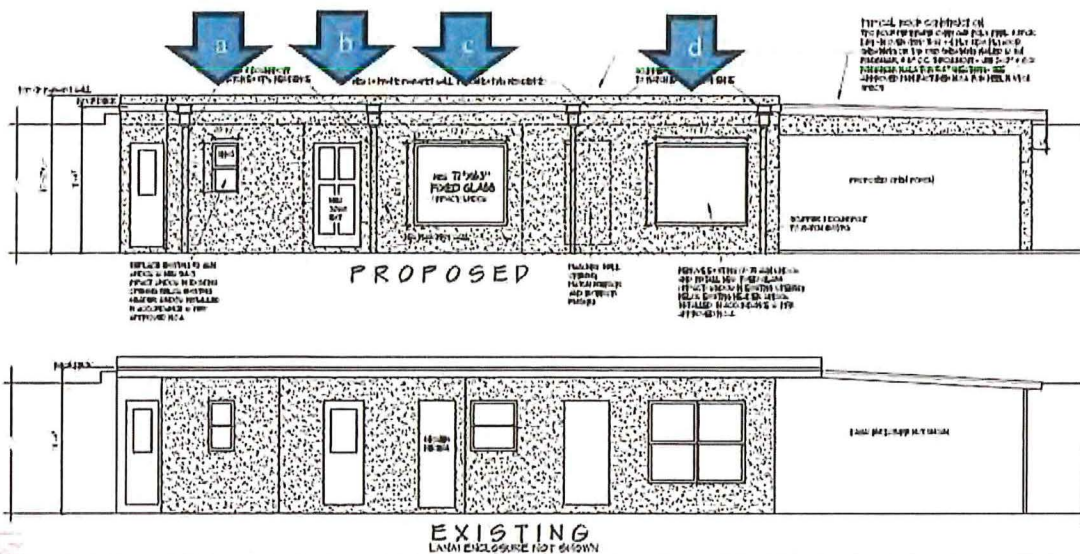


**West elevation -- Bottom two drawings show the existing conditions;  
-- Top drawing proposed:**

- Bottom drawing shows existing west elevation with the wrap around porch
- Middle drawing shows existing west elevation without the wrap around porch
- Top drawing shows proposed west elevation with new covered, open south porch



5. Existing and proposed west elevation. (Blue arrows refer to discussion below)



- a. Replace NW window: On the west elevation replace existing damaged small NW window with new impact window --same size and style. This is a 1/1 window and not original to the house.
- b. Remove the west side utility "bump out" area along with its exterior door and shower. Extend the existing perimeter wall: This west side "bump out" is not original. It is not stuccoed as the house. Instead, this concrete block addition is only painted -- the outline of the concrete blocks is visible on the photos. This existing door to the utility area is contemporary (not historic) and is badly damaged.

Remove the exiting "bump out" and extend the exiting perimeter wall. Install a new impact door to access the living room.

- c. New central window: The existing window is a 1/1 nearly square window 37-in wide and 38-in tall. Based on the windows on the north elevation, the windows on the other small house on the parcel and the adjoining house to the west, the historic windows on the subject Modern house were narrow and tall. It is unlikely that this nearly square window is original or historic.

The proposed new window is new 72-in by 63-in fixed glass (impact window) and is an appropriate replacement of one non-historic window with another. This new window is clearly differentiated from the existing historic windows on the north and does not result in a false sense of historical development. The new window is clearly contemporary.

- d. Remove the door and fill-in the opening and remove the double awning windows on the west elevation (southwest): The southwest area of the house is under the wraparound porch which obscures the existing single door and the double awning windows next to it. The proposal calls for
- o Removing the existing door and filling in the opening with masonry infill and match exterior and interior finishes
  - o replacing the double awning window with impact fixed glass plate: 72-in wide by 63-in high. As these awning windows are not original, the fixed glass plate replacement is an adequate design solution.



**6. Replace the south sliding glass doors with same**

**7. Remove the existing door in the high fence along Gasparilla Rd and wall-in the opening.** An existing single, wood door is incised in the fence along Gasparilla Rd. The door was damaged by Hurricane Milton. The proposal removes this door and walls-in the opening. There is no evidence this door is historic. To the west it accesses the enclosed wrap around porch -- a non-historic later addition. To the east it provides pedestrian access to Gasparilla Rd.

Safety is a major concern as this door provides direct pedestrian access to Gasparilla Rd., which is a major collector road.

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**IV. 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 residential – 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 historic character of the property. The removal of historic materials or alterations of features and spaces that characterize the property is avoided. The purpose of this project is to rehabilitate the house to repair damage done by Hurricane Milton and prevent future damage. Exterior rehabilitation preserves and retains the historic character of the property. Features of the proposed exterior rehabilitation are listed below.

1. There are no structural additions proposed. Original exterior walls stay as they are.
2. Preserve the north windows as they are. The windows on the north elevation appear to be historically accurate windows.
3. New Roof: Install a new slightly pitched parapet roof to replace the flat roof which failed during the hurricane causing extensive interior damage.

The proposal calls for a very slightly pitched roof (12-in run & ¼ -in rise) with a synthetic covering. The slight pitch allows the water to drain off the roof towards a low parapet or barrier at the edge of the roof.

The proposed parapet is a 6-in high extension of the house walls along the north, south and west roof edges. On the west elevation, four scuppers with downspouts channel the water to the ground and away from the exterior walls.

4. Remove enclosed southwest wraparound porch and install a new south porch covered with a flat roof; the porch will be open on the sides i.e. without enclosures and supported by 6-in by 6-in posts.
5. On the west elevation the "utility bump out" is eliminated (along with its badly damaged exterior door and outdoor shower) and replaced with a wall that is an extension of the existing west wall. A new impact door is installed opening to the living room.

Two new 72-in by 63-in fixed glass (impact) windows are proposed:

- one for the living in the central area and
- the other for the proposed new south bedroom; this fixed glass window replaces the existing double awning window

The severely damaged door towards the south opening to the existing dining area is removed and the opening will be infilled with masonry; the finishes matching the exterior and the interior finishes.

6. On the south elevation replace existing sliding glass doors with new impact sliders.
7. Remove the existing door incised into the high fence along Gasparilla Rd and wall-in the opening.

**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 added to the house.

**Standard 4:**

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

The basic design of this house remains unaltered.

**Standard 5:**

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

The distinctive design features of the house are preserved; these include: the location on the site and its orientation to the interior [not toward the street], diminutive size, the very low-pitched roof, historically appropriate design of the windows on the north side, and stucco wall finishes.

Additionally removing the wrap around porch will make the west and south elevations visible – as intended in the original design.

**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 historically appropriate design of north windows is preserved. Other deteriorated contemporary windows are proposed to be replaced with impact windows which are clearly contemporary and do not create a false sense of historic development.

#### **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.

The rehabilitation work proposed is the minimum necessary to allow the preservation and continued use of this historic building. The work does not affect the massing, size, scale or key architectural features.

- The historically appropriate design of north windows is preserved
- Other windows are contemporary windows that will be replaced with new impact windows.
- The elimination of the enclosed wrap around porch will make the house visible – as intended in the original design. Currently the southwest and south elevations of the house are obscured under the enclosed porch. With the proposed covered, open south porch design, the south west and south elevations of the house will become visible again -- as originally intended.
- The proposed new south porch has a synthetic flat roof supported by posts. As this is an open porch, the west and south elevation of the historic house become visible as intended. Its design is clearly differentiated from the design of the historic house and its small size makes it compatible with the house.
- The flat roof of the house will be replaced with a slightly pitched parapet roof with scuppers and downspouts to allow better drainage and prevent interior damage.

**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.

The proposed new open south porch has a synthetic flat roof supported by posts allowing the west and south elevations to be visible as intended. Its design is clearly differentiated from the design of the historic house and its small size makes it compatible with the house. This new porch could easily be removed in the future without affecting the form and integrity of the historic house.

The flat roof of the house will be replaced with a slightly pitched parapet roof with scuppers and downspouts to allow better drainage, prevent interior damage and preserve this small historic structure. If this roof is removed in the future the essential form and integrity of the historic property would be unimpaired.





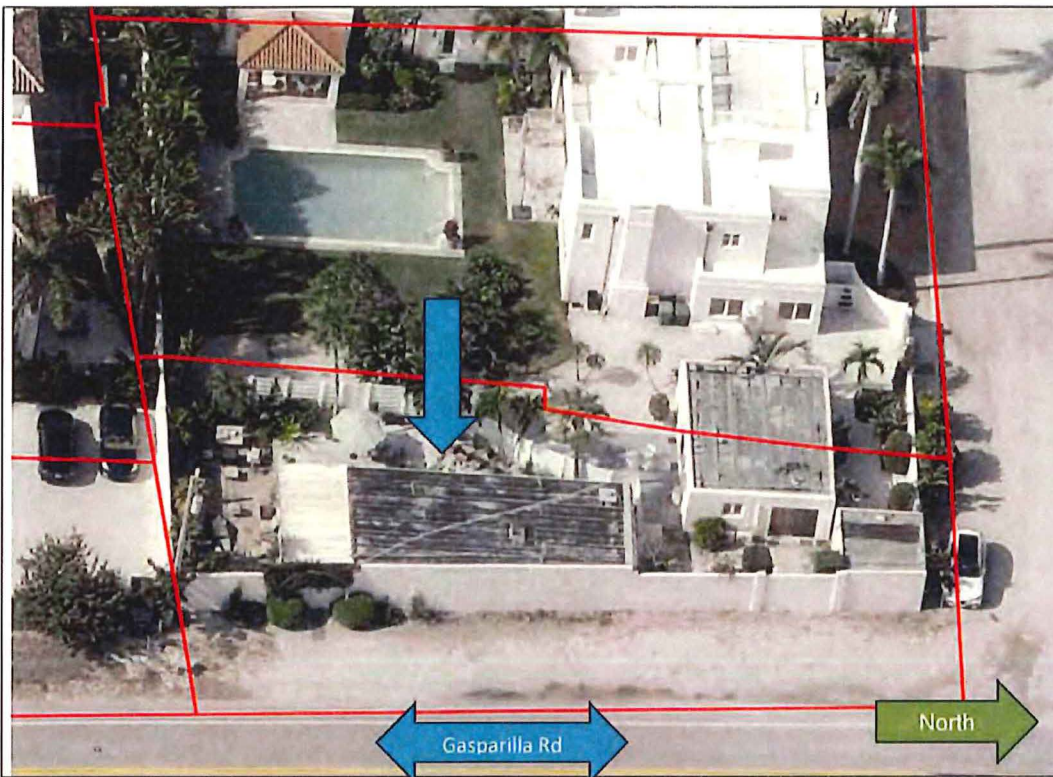
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1140 11TH ST W  
BOCA GRANDE FL 33921

STRAP: 14-43-20-01-00036.0020

Page 1 of 7



**EAST  
ELEVATION**  
along Gasparilla  
Rd – Blue arrow  
points to the  
subject  
residence.

—Residence's  
east wall is the  
fence wall.

**Note:**  
Rounded  
bushes flanking  
the door which  
is located in the  
wall fence along  
Gasparilla Rd.



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STRAP: 14-43-20-01-00036.0020

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**WEST ELEVATION**

--Blue arrow points to the subject residence.

--On the subject house Hurricane Milton damaged the roof. The proposal is to remove house's flat roof (dark gray) and replace it with a slightly pitched (12-in run with ¼-in rise) membrane roof with parapet wall and scuppers with downspouts.

-- The rear wrap around porch is not original and proposed to be replaced with a new smaller open porch at the rear (south).

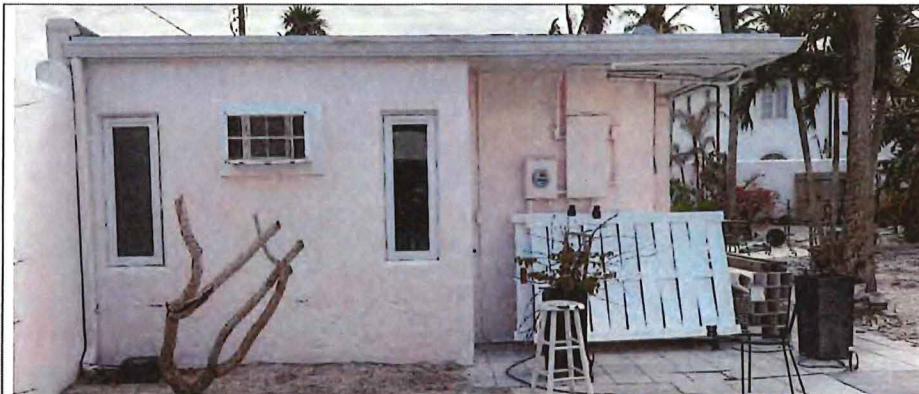
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1140 11TH ST W  
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STRAP: 14-43-20-01-00036.0020

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**NORTH ELEVATION**

Long, narrow windows on the north elevation are the only windows on the house that appear to be historically accurate.

These windows will be preserved as they are.



Photo of the other historic house on the property designed in the Modern style and built in 1942. Note narrow windows are similar to the narrow windows on the north elevation of the subject house.



Photo of the adjoining house to the west also designed in the Modern style and built in 1942. Note the long narrow windows are similar to the windows on the north side elevation of the subject house.



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**WEST ELEVATION**

-- Small NW bathroom window is proposed to be replaced with same size impact window.

--Towards the rear, is a wraparound porch enclosed with awning windows and screens. It is not original.

This porch will be removed. An open rear porch will be installed.



**WEST "BUMP OUT"**

Is proposed to be removed and a new wall in line with the existing perimeter wall will be installed. The "bump out" does not seem original -- note concrete blocks are not stuccoed

--Hurricane damaged door is proposed to be removed. The door is not original.

The exterior shower recess will be removed.

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1140 11TH ST W  
BOCA GRANDE FL 33921

STRAP: 14-43-20-01-00036.0020



**WEST ELEVATION**

---Existing bedroom's window is to be replaced w/a new larger impact window. This window is not original.

--Note the side door to porch. The porch is not original. It is extensively damaged by the hurricane & proposed to be removed.



--Note: west elevation of the existing wrap around porch. The porch is enclosed w/ awning windows over a wood knee wall clad in lattice. The porch is not original. This porch suffered extensive damage.

--This porch is proposed to be removed. A smaller open rear porch will be installed.



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1140 11TH ST W  
BOCA GRANDE FL 33921

STRAP: 14-43-20-01-00036.0020



**SOUTH ELEVATION**

This is the south or rear elevation of the enclosed wrap around porch which is proposed to be removed.

A new smaller open porch is proposed to be installed at the rear.



**SOUTH ELEVATION** Interior of the enclosed wrap around porch.

--Sliding glass doors visible on the south elevation are not original. Proposal calls for replacing sliders with new sliders.

--Note the hallway under the existing porch. A double awning window is visible on the (right) west wall. This window is not original and is proposed to be replaced with an impact fixed glass plate.

1140 11TH ST W  
BOCA GRANDE FL 33921

STRAP: 14-43-20-01-00036.0020

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--East elevation of wall fence along Gasparilla Rd. Note pedestrian door in wall fence.  
--Proposal is to remove this door and wall-in the opening.  
--Door was damaged by Hurricane Milton  
  
-- Also, the door is a safety issue allowing pedestrian access to Gasparilla Rd.



Note enclosed porch's door across from door in wall fence.



Interior view of the door incised in fence along Gasparilla Rd. The proposal is to remove the door and wall-in the opening.

-- Detail of the door incised into the wall fence; view from the interior patio.  
  
-- Proposal is to remove the door and wall-in the opening.  
  
There is no evidence this door is historic. To the west it accesses the rear porch – non-historic later addition. To the east it provides pedestrian access to Gasparilla Rd, which is a safety concern.



## STAFF REPORT

### SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00012 – 240 Gilchrist Avenue Fence Extension

### BOCA GRANDE HISTORIC PRESERVATION BOARD July 9, 2025

**PROJECT ADDRESS:** 240 Gilchrist Avenue, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00004.0010  
**DESIGNATION:** Non - Contributing

#### SUMMARY

The applicant requests approval to install a 6-foot-high woven wooden fence with a cross-lattice top along the western property line along Gilchrist Avenue, tying into the existing 6-foot-high wooden lattice gate and pergola, and rounding the northern property line for approximately 23.04 feet to the existing paver brick driveway access along the alleyway north of the subject property. Staff finds that the proposed project complies with Design Guidelines for the Boca Grande Historic District, which are the standards used to evaluate changes to non-contributing properties.

#### FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the elevations and renderings and finds the project to be consistent with all standards set forth in the Design Guidelines for the Boca Grande Historic District.

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

- **APPROVE the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to install 6-foot-high wooden fence with cross-lattice top along the west and north property lines, as depicted on the two-page site plan and elevation stamped “received” April 17, 2025; and**
- **Make a finding that the request complies with the Design Guidelines for the Boca Grande Historic District, and Lee County Land Development Code Chapter 22.**

#### ANALYSIS

##### **Subject Property**

The subject property is currently listed as a non-contributing property located at 240 Gilchrist Avenue in Boca Grande. Along the western property line that runs along Gilchrist Avenue, the subject parcel has 94.98 feet of frontage, and approximately 105 feet of frontage along the alley to the north. The south property line has abuts a vacant property positioned on the corner of Gilchrist Avenue and Banyan Street, and the rear property line abuts a residential home to the east. Per the Lee County Property Appraiser, the existing structure was built in 1995.

There are three (3) previously approved Certificates of Appropriateness on the subject property:

- COA2009-00122 – Replace first floor bathroom and relocate second floor bathroom.
- COA2009-00124 – Install new ceiling lights.
- COA2013-00048 – Kitchen and master bath renovation.

### **Requested Changes**

The proposal calls for the installation of a 6-foot-high woven wooden fence with a cross-lattice top on the western property line along Gilchrist Avenue, tying into the existing 6-foot-high wooden lattice gate and pergola, and rounding the northern property line for approximately 23.04 feet to the existing paver brick driveway access along the alleyway north of the subject property.

## **THE DESIGN GUIDELINES FOR THE BOCA GRANDE HISTORIC DISTRICT**

### **1.0 Streetscape**

**1.1 Building heights should be similar to the range of height already found in the district and on the particular block of the subject structure.**

Not applicable.

**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 setbacks, entrances and alignment of facades. Maintain traditional yard spaces and a sense of openness, especially at the front and sides of buildings.**

The proposal maintains the traditional setback patterns and yard spaces. The proposed fence will maintain the sense of openness along the west side, while preserving the owners' privacy.

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

Not applicable.

**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.**

Not applicable.

**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.**

Not applicable.

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

Not applicable.

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

Not applicable.

### **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 driveway providing vehicular access to the property from the platted alley to the north will remain unchanged, and newly added landscaping and the woven wooden fence will enhance the overall historical character of the site.

**2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a facade that is parallel to the street on which it faces.**

Not applicable.

**2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front facade.**

The fence does not affect the building façade.

**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 fence is located in manner that respects the traditional setback patterns.

**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 fence extension on the north property line to the driveway will not infringe on the alley access to the property.

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

Not applicable.

**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 widow's walks should be encouraged only where this type of architecture was traditionally found.**

Not applicable.

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

Existing pavers will remain unchanged for the pedestrian walks and driveway.

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

Existing landscape will remain unchanged, and additional landscaping will be added to be compatible with the new fence and existing gate.

### **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 and rooms.**

Not applicable.

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

Not applicable.

### **4.0 New Construction**

Not applicable.

### **5.0 Relocating Buildings in a Historic District**

Not applicable.

### **Conclusion**

Staff finds that the proposed 6-foot-high woven wooden fence with a cross-lattice top long the western property line along Gilchrist Avenue, tying into the existing 6-foot-high wooden lattice gate and pergola, and rounding the northern property line for approximately 23.04 feet to the existing paver brick driveway access along the alleyway north of the subject property is consistent with The Design Guidelines for the Boca Grande Historic District, and the Lee County LDC Chapter 22. Therefore, staff recommends **APPROVAL** of the request as proposed.

### **Attachments**

Attachment A - Location Map

Attachment B - Aerial Photo

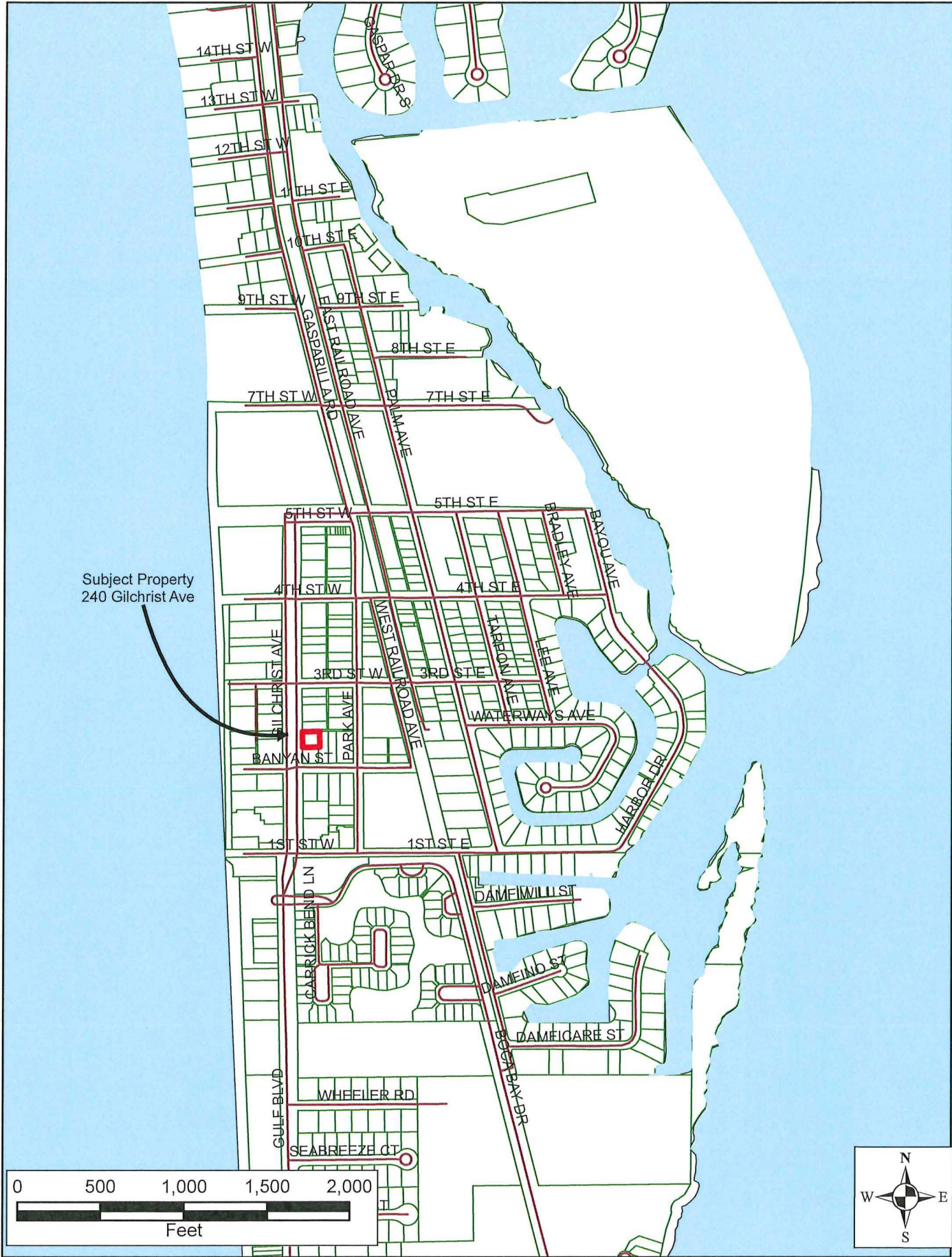
Attachment C - Request Statement

Attachment D - Site Plan

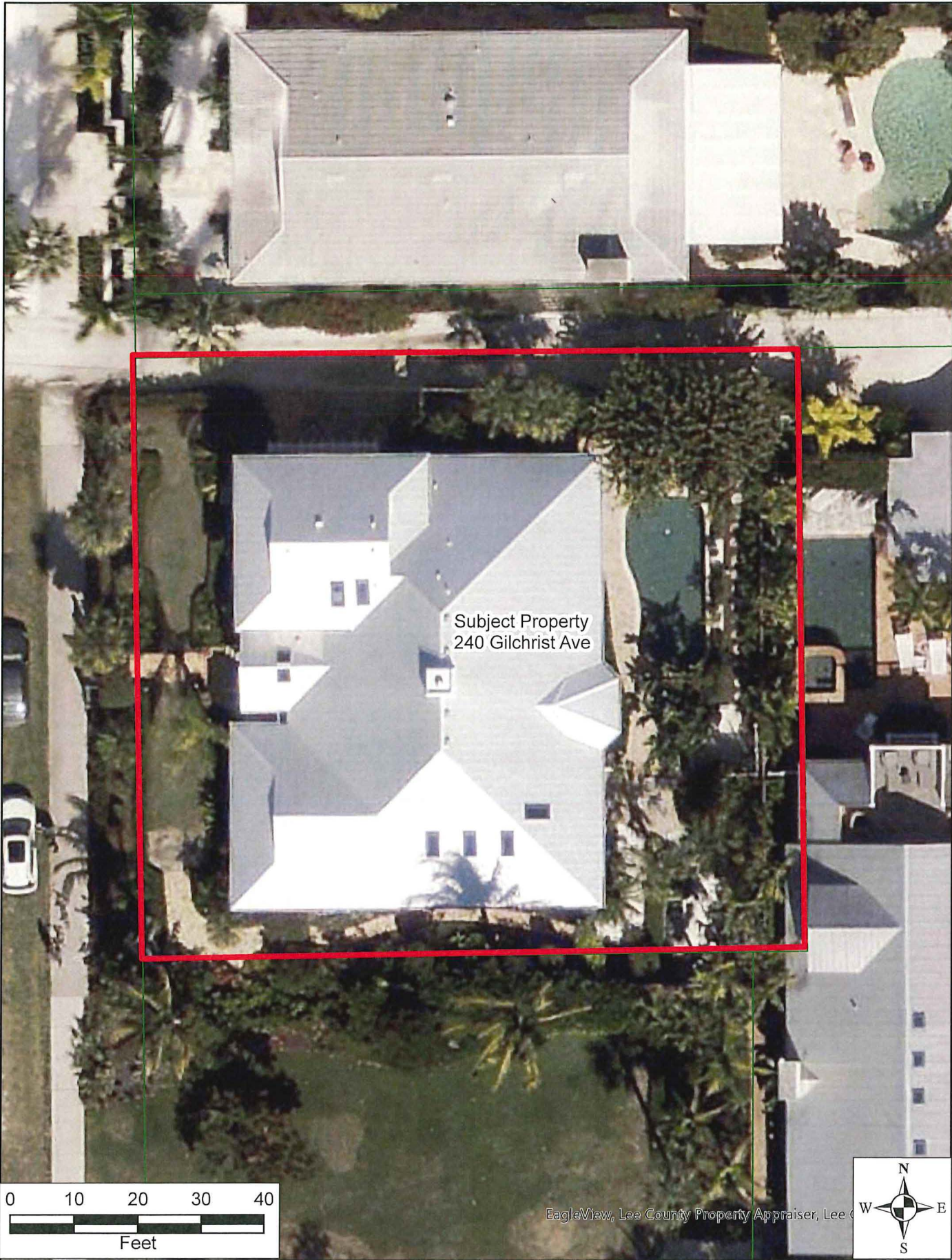
Attachment E - Elevation



SCA2025-00012, 240 Gilchrist Fence Extension, 240 Gilchrist Ave









## HINKLE ARCHITECTURE INC.

April 17, 2025

### RE: 240 Gilchrist Ave – Berry Fence Extension– Project Narrative

A 6-foot high woven wood fence with a cross lattice top is an appropriate and thoughtful choice for the Boca Grande Historic District, as it reflects both the architectural heritage and the coastal environment of the area. The woven wood design offers a classic, handcrafted appearance that aligns with the historic charm of Boca Grande's early 20th-century homes, while the natural materials ensure the fence blends harmoniously into the surrounding landscape. The cross-lattice top adds a decorative yet subtle detail that complements the refined character of historic properties, maintaining a sense of openness and airiness without sacrificing privacy.

This style of fencing supports the historic district's emphasis on preserving visual continuity and community aesthetics, while also providing practical benefits such as security, shade, and wind permeability—important features in a tropical, island setting. Additionally, the use of wood is consistent with traditional building materials found throughout the district, and the understated design avoids the stark appearance of modern alternatives like vinyl or metal. By choosing a woven wood fence with a lattice top, property owners can enhance their home's character while respecting the architectural integrity and historic guidelines of Boca Grande, contributing to the district's enduring beauty and cohesive visual identity. Additionally, the woven wood structure will more likely resist the effects of hurricane winds that may overturn a solid type fence structure.

Thomas W. Hinkle A.I.A.



Hinkle Architecture INC.  
AR 13687

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COMMUNITY DEVELOPMENT



May 20, 2025



RE: 240 Gilchrist Ave – Berry Fence Extension

COMMUNITY DEVELOPMENT

Owners wish to propose a site improvement by adding a wood fence each side of the existing entry pergola. The following is a list of these proposed improvements:

***Boca Grande Historic District Guidelines (Non-Contributing)***

**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 subject structure. Yes, the additional fence is a continuation of the existing entry pergola.*
- 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. No additions are proposed to the building – the new fence will complete the west side of the property.*
- 1.3 *Additions should attempt to maintain overall sense of the size of the building. The fence additions maintain the same scale and décor as the existing.*
- 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. Building is unchanged.*
- 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. Building remains unchanged.*
- 1.6 *Maintain the traditional proportions of glass in building facades. No new glass is proposed.*
- 1.7 *Maintain the traditional alignment between roof lines, porch protrusions and entrances. The traditional alignment with the proposed fence is consistent with the existing entry gate.*

**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 driveway will remain unchanged – we are adding an adding vegetation between the new fence and existing sidewalk.*

## HINKLE ARCHITECTURE INC.

- 2.2 *Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a facade that is parallel to the street on which it faces. **The building does not change and the new fences are parallel to the street.***
- 2.3 *The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front facade. **The new fence does not affect the front facade.***
- 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 fence maintains traditional front setback pattern along Gilchrist and Boca Grande in general.***
- 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 alleys shall remain unchanged.***
- 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 translate containers should be screened from view using fences, lattice screens or hedges. **No changes to the building.***
- 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 widow's walks should be encouraged only where this type of architecture was traditionally found. **All decks or railing exist on the building – additional decks and rails are not proposed.***
- 2.8 *Paving materials and patterns should respect traditional patterns on the block. **Existing pavers are not to be changed for the pedestrian walk.***
- 2.9 *Landscaping should respect traditional planting patterns and maintain the alignment, spacing, and type where possible. **Most existing landscape will be saved and some will be modified to be compatible with the new fence and gate.***

### 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. **Per exteriors, we have maintained the architectural rhythm with the existing fence in height and finish.***



## HINKLE ARCHITECTURE INC.

- 3.2 *Additions should be positioned so they do not alter the historic rhythm of building fronts. **Complies with the street pattern for the additional fences.***

### 4.0 **New Construction**

- 4.1 *Contemporary styles should be harmonious in form, material, and scale with the character of the block or district. **Not applicable.***
- 4.2 *Align the facade of the building with the historic setbacks of the block or district. **Not applicable.***
- 4.3 *New buildings should appear similar in mass and scale with historic structures in the block or surrounding area. **Not applicable.***
- 4.4 *Building and roof forms should match those used historically. **Not applicable.***
- 4.5 *Use similar building materials to those used historically for all major surfaces. **The new fence and gate finishes shall match the existing entry gate.***
- 4.6 *Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. **Not applicable.***

### 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. **Not relocating***
- 5.2. *Align the building within the historic patterns of setbacks and open space ratios. **Project maintains the front setbacks and not applicable.***
- 5.3. *Orient the building according to the traditional pattern of the block or district. **Building location is not moving or expanding – only fences are being added.***

Thomas W. Hinkle A.I.A



Hinkle Architecture INC.  
AR 13687



(C.) = CALCULATED DISTANCE, ANGLE OR BEARING  
(D.) = DEED CALL, BEARING AND/OR ANGLE  
(M.) = MEASURED DISTANCE OR ANGLE  
(P.) = PLAT DISTANCE OR BEARING/ANGLE  
A/C = AIR CONDITIONER  
B.M. = BENCH MARK  
C.L. = CENTERLINE  
CATV = CABLE TELEVISION RISER  
CONC. = CONCRETE  
EM = ELECTRIC METER  
ES = ELECTRIC SERVICE  
RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
COP = CORRUGATED PLASTIC PIPE  
F.B. = FIELD BOOK  
FND. = FOUND  
I.R. = IRON ROD OR RE-BAR  
L.B. = LICENSED SURVEYOR  
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM 1929  
NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988  
OHPL = OVERHEAD POWER LINES  
OHUL = OVERHEAD UTILITY LINES  
O.R.B. BOOK = OFFICIAL RECORDS BOOK  
O.R.I. = OFFICIAL RECORDS INSTRUMENT  
P.G. = PAGE  
P.I. = POINT OF INTERSECTION  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
P.C.P. = PERMANENT CONTROL POINT  
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
P.R.C. = POINT OF REVERSE CURVE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.C.C. = POINT OF COMPOUND CURVE  
P.K. = PARKER KALON (BRAND NAME)  
MAG = NAL (BRAND NAME)  
P.P. = POWER POL  
SS = SEWER SERVICE CLEANOUT  
VHI = VERIZON HAND HOLE  
TEL. = TELEPHONE  
WM = WATER METER  
WMV = WATER MAIN GATE VALVE  
FMOV = FORCE MAIN GATE VALVE  
EMP = ELECTRIC METER POST  
R/W = RIGHT-OF-WAY  
P.O.L. = POINT ON LINE

The North 1/2 of Lots 1 and 2, Block 4, Less the East 5 feet thereof, Revised Plat of Boca Grande, according to the map or plat thereof as recorded in Plat Book 7, Pages 1-1A, Public Records of Lee County, Florida.



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COMMUNITY DEVELOPMENT

Gilchrist Avenue

120' RIGHT-OF-WAY

(LANDSCAPED MEDIAN)

19'± PAVEMENT

19'± PAVEMENT

OHPL  
END. BOAT SPIKE

12"x18" RCP

LOT 1  
BLOCK 4  
NORTH 1/2

Shell  
Road

Paver Brick  
Driveway &  
Sidewalk

5.2' 16.75' 5.2'  
Wood Frame Pergola

Garage Elev. = +6.1'

Split Lev  
(Elev. N/A)

Screened,  
Covered  
Wood Porch

Elevated Wood  
A/C pad  
23.95'

3.2' 4.15'  
Paver Brick

SCALE 1" = 20'

NORTH

EXHIBIT - A

Comm: 2025	
Drawn: T.W.H.	
Checked:	
Date: 4/6/2017	
Revisions	
Date	Description
4/16/23	HISTORIC COA

Berry Residence  
240 Gilchrist Avenue  
BOCA GRANDE, FLORIDA

HINKLE ARCHITECTURE  
CONSULTING ARCHITECTS  
5753 ROSE GARDEN RD.  
CORPORATE REGISTRATION  
PH 036 432-7448  
CAPT CORAL, FL 33914  
AN 012407  
AA 000299

[illegible]

Drawing name: C:\00-PROSPECTS\0-BERRY-GILCHRIST\WALL-ELEVATION.dwg Apr 16, 2025 - 3:02pm

**Berry Residence**  
240 Gilchrist Avenue

**HAI**  
AR 012687  
AA 0002596

**CONSULTING ARCHITECT:**  
  
 3703 ROSE GARDEN RD.  
 CORPORATE REGISTRATION  
 PH: (214) 542-7486



## STAFF REPORT

### SPECIAL CERTIFICATE OF APPROPRIATENESS

SCA2025-00014 – Court Residence Fence

### BOCA GRANDE HISTORIC PRESERVATION BOARD

July 9, 2025

**PROJECT ADDRESS:** 211 Banyan Street, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00001.0010  
**DESIGNATION:** Non - Contributing

#### SUMMARY

The applicant requests approval to install 4-foot-high frangible wall along the west property line adjoining the easement commonly referred to as the "Promenade", a privately owned, Gulf-front public pedestrian beach accessway located along the seawall. Staff finds that the proposed project complies with Design Guidelines for the Boca Grande Historic District, which are the standards used to evaluate changes to non-contributing properties.

#### FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the elevations and renderings and finds the project to be consistent with all standards set forth in the Design Guidelines for the Boca Grande Historic District.

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

- **APPROVE the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to install 4-foot-high frangible wall along the west property line, as depicted on the one-page site plan and elevation stamped "received" May 21, 2025; and**
- **Make a finding that the request complies with the Design Guidelines for the Boca Grande Historic District, and Lee County Land Development Code Chapter 22.**

#### ANALYSIS

##### **Subject Property**

The subject property is currently listed as a non-contributing property located at 211 Banyan Street in Boca Grande. Along the western property line, the subject parcel has 100 feet of frontage along the "Promenade", which is the privately-owned public walkway along the seawall, extending from 1st Street West north to 4th Street West. The county classifies it as an ingress/egress easement. The subject property is 100-foot by 150-foot parcel of land located at the northeast corner of Banyan Street West and the "Promenade". The south property line has 150 feet frontage along Banyan Street West, a street that also has public beach access. The north property line extends 150 feet along the adjoining property to the north. The east property line has 100 feet of frontage along Whiskey Row, a public alley. Per the Lee County Property Appraiser, the existing structure was built in 2015. The new construction included two 6-foot-high walls: one along Banyan Street and another extending north for approximately 27 feet from the intersection of Banyan Street and the Whiskey Row.

There are six (6) previously approved Special Certificates of Appropriateness on the subject property:

- COA2009-00110 – Replace a/c

- COA2013-00102 – New residence
- COA2013-00158 – 500-gallon tank and line to range
- COA2015-00119 – Fence
- COA2017-00112 – Install generator
- COA2017-00121 – Installing gas system and lines to generator

### **Requested Changes**

The proposal calls for constructing a 4-foot-high, 100-foot-long masonry frangible screen wall featuring a textured cement finish along the west property line. This wall will provide fencing along the "Promenade" beach accessway. The fencing will visibly define the subject property's west boundary and preserve the owner's privacy by providing a screen from the public traffic along the "Promenade". The fence will also enhance public safety by providing the public with a clear boundary between the public "Promenade" accessway and the property owner's private yard. The proposed wall is a textured finish similar to existing wall to the south.

## **THE DESIGN GUIDELINES FOR THE BOCA GRANDE HISTORIC DISTRICT**

### **1.0 Streetscape**

**1.1 Building heights should be similar to the range of height already found in the district and on the particular block of the subject structure.**

Not applicable.

**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 setbacks, entrances and alignment of facades. Maintain traditional yard spaces and a sense of openness, especially at the front and sides of buildings.**

The proposal maintains the traditional setback patterns. The neighboring property to the south, across Banyan Street from the subject property, has a similar low wall along the west property line. The proposal maintains the traditional yard spaces. The proposed wall will maintain the sense of openness along the west side, while preserving the owners' privacy and enhancing the public's safety by clearly demarcating the private areas from the public areas.

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

Not applicable

**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.**

The property to the south, across Banyan Street from the subject property, has a similar low wall along the west property line. Construction of the proposed wall on the subject property will provide a visual transition to the next block and serve to demarcate the public accessway from the private property.

**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.**



Not applicable.

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

Not applicable.

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

Not applicable.

**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.**

Not applicable.

**2.2 Maintain the traditional orientation patterns of building facades to the street or water. The front of the building should present a facade that is parallel to the street on which it faces.**

Not applicable.

**2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front facade.**

Not applicable.

**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 wall is located in manner that respects traditional setback patterns. The property across Banyan Street from the subject property has a similar low wall along the west property line. The proposed wall has no impact on the traditional front setback along Banyan Street. The proposed wall serves to demarcate the public "Promenade" accessway from the private yard in a manner visually preserves the traditional setback.

**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.**

Not applicable.

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

Not applicable.

**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 widow's walks should be encouraged only where this type of architecture was traditionally found.**

Not applicable.

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

Not applicable.

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

Not applicable.

### **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 and rooms.**

The property across Banyan Street from the subject property has a similar low wall along the west property line. The new frangible masonry wall with a textured cement finish and 4-foot height is compatible with the size, and material of the existing wall segments on the property. The proposed wall is compatible with the traditional development pattern of the area.

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

Not applicable.

### **4.0 New Construction**

Not applicable.

### **5.0 Relocating Buildings in a Historic District**

Not applicable.

### **Conclusion**

Staff finds that the proposed 4-foot-high frangible wall fence along the west property line adjoining the easement commonly referred to as the "Promenade" is consistent with The Design Guidelines for the Boca Grande Historic District, and the Lee County LDC Chapter 22. Therefore, staff recommends **APPROVAL** of the request as proposed.

### **Attachments**

Attachment A - Location Map

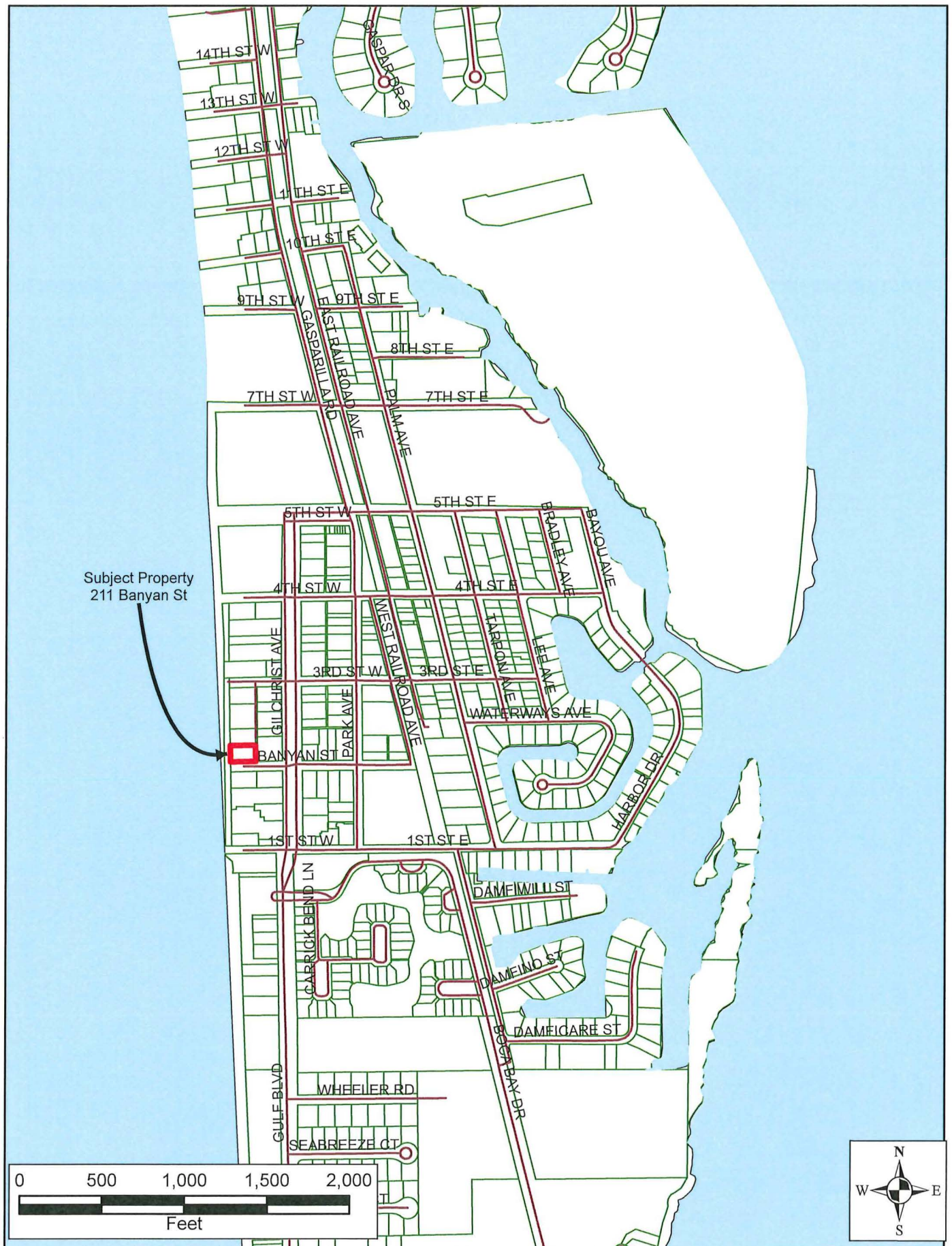
Attachment B - Aerial Photo

Attachment C - Request Statement

Attachment D - Site Plan and Elevations



# SCA2025-00014, Court Residence Fence, 211 Banyan St





SCA2025-00014, Court Residence Fence, 211 Banyan St





**211 BANYAN ST W BOCA GRANDE FL 33921**  
**Applicant's Narrative for**  
**Special Certificate of Appropriateness (Special COA) Application**  
**May 2025**

**PROJECT NAME:** Court at 211 Banyan St W Boca Grande – West Fence  
**PROJECT ADDRESS:** 211 Banyan St W Boca Grande FL 33921  
**STRAP NUMBER:** 14-43-20-01-00001-0010  
**STATUS:** Non-contributing in the Boca Grande Historic District  
per HD (District) 90-05-01



**SUMMARY**

The applicant requests approval to install 4-ft high frangible wall fence along the west property line adjoining the easement commonly referred to as the "Promenade" -- a privately owned, Gulf front public pedestrian beach accessway located along the seawall.

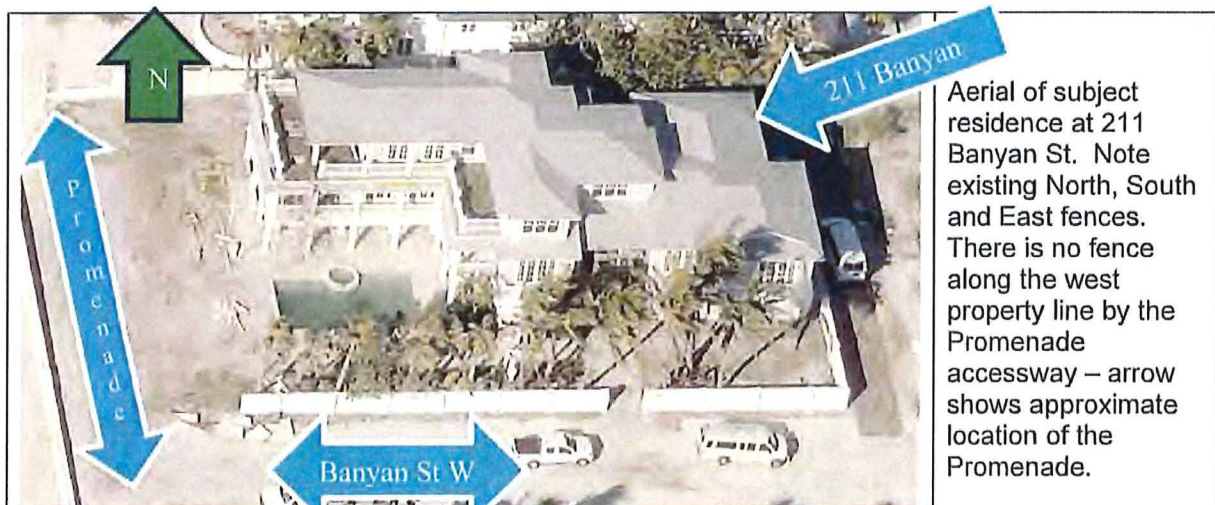
The proposed project is in compliance with the Boca Grande Design Guidelines for new construction and with Chapter 22 Historic Preservation of the Land Development Code.

**EXISTING CONDITIONS**

On the west the subject parcel has 100-ft frontage along the "Promenade", which is the privately owned, scenic and sandy public walkway along the seawall extending from 1<sup>st</sup> St W north to 4<sup>th</sup> St W. The county classifies it as an ingress/egress easement.

The subject parcel is rectangular shaped (100-ft by 150-ft) and located at the north east corner of Banyan St W and the "Promenade". The south property line has 150-ft frontage along Banyan St W., a street that is also public beach access. The north property line extends 150-ft. along the adjoining property to the north. The east property line has 100-ft frontage along Whiskey Row, a public alley.

Per the Property Appraiser the subject house was built in 2015. The new construction included two 6-ft high wall fences: one along Banyan St and another extending north for approximately 27-ft from the intersection of Banyan and Whiskey Row -- an alley. The BGHPB approved the project in 2013 under COA2013-00102. Zoning relief was issued under ADD2013-00133.



The "Promenade"

The "Promenade" easement is a privately owned, Gulf front north/south pedestrian accessway generally located between the seawall and the beach front properties from 1<sup>st</sup> W north to 4<sup>th</sup> St W. The "Promenade" provides physical and visual beach access to the Gulf and to the streets that dead end at the seawall (1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup>).

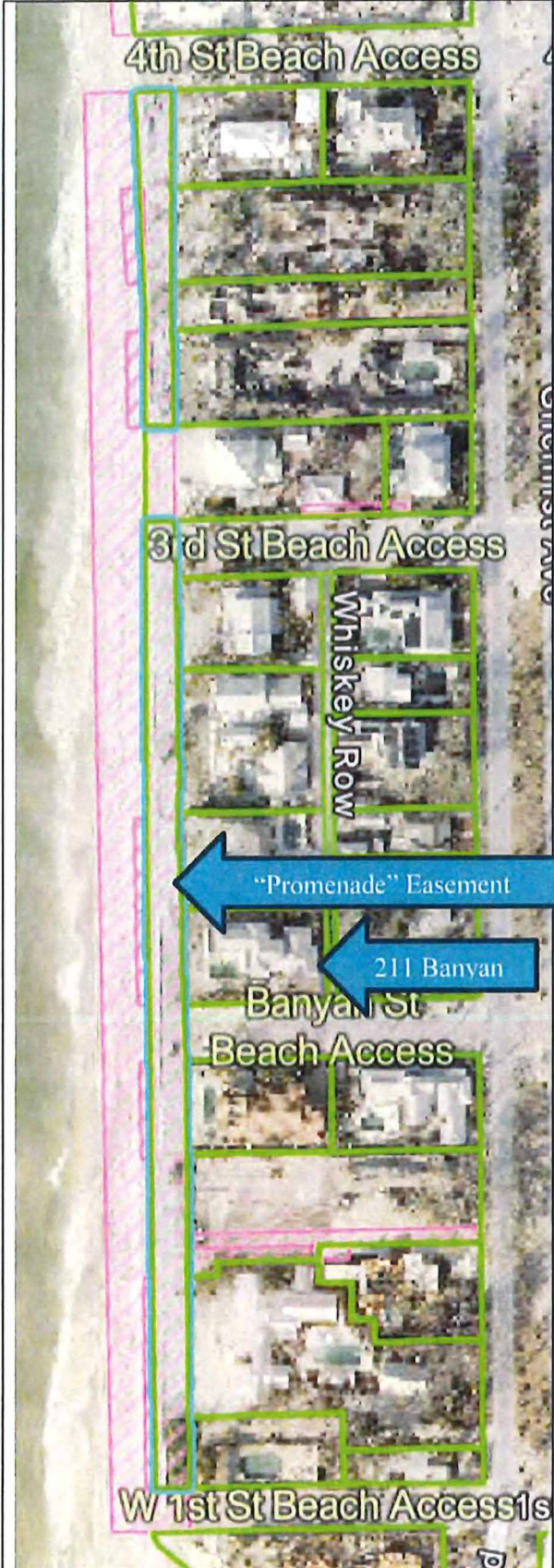
More precisely Deed Bk 108/Page 225 states "2. Subject also as to the walk which now extends north and south ... in front of said Blocks 17, 1 and 2 ... to the use thereof by owners of lots in Boca Grande and the members of their families and their guests." The Property Appraiser data notes less INST #2020000129613 (See attached Deed Book 108/Pg225 and INST #2020000129613).

"Lee GIS Data" identifies the "Promenade" as Ingress/Egress Easement. See next page for aerial with explanatory screen shots from Lee GIS Data and note:

- The light green rectangular parcel along the seawall and extending from 1<sup>st</sup> W north to 4<sup>th</sup> St W is owned by the Boca Grande Lot Owners C/E. (That rectangular parcel extends along Blocks 17, 1 & 2 per the attached Dd Bk 108/Pg 225 & the Revised Plat of Boca Grande PB 7 Pgs.1 &1A – and since 2020 less the area described in INST #2020000129613).
- The pink cross hatch identifies the "Promenade" as a "Walkway - Ingress/Egress Easement" extending from 1<sup>st</sup> W north to 4<sup>th</sup> St W.

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COMMUNITY DEVELOPMENT





**4th St Beach Access**

**3rd St Beach Access**

**Whiskey Row**

**Banyan St Beach Access**

**W 1st St Beach Access**

**“Promenade” Easement**

**211 Banyan**

**Parcel 11-43-20-01-00000.00CE**

Zoom to

**STRAP 1143200100000000CE**  
Folio ID 10599455

Site Address  
BOCA GRANDE LOT OWNERS C/E  
BOCA GRANDE FL 33921

Owner  
BOCA GRANDE LOT OWNERS  
PARK AVE  
BOKEELIA FL 33922

Property Description  
BOCA GRANDE PB 7 PG 1 DB 108 PG 225  
COMMON ELEMENTS LESS 2020-129613

Municipality  
UNINCORPORATED LEE COUNTY

Stated Parcel Area 0.84 ac (36,612 sq ft)

**Walkway | Ingress/Egress Easement**

Zoom to

Type 1	Walkway
Type 2	Ingress/Egress
Instrument Number	56767
OR Book/Page	D BK 108 / PG 225
Width (ft)	
Acres	
Comment 1	East boundary based on PA parcels
Comment 2	Grantee: Boca Grande Associates Inc
Grantor	Boca Grande Corporation
Grantee	Other
Legal Document	View



### THE PROPOSAL

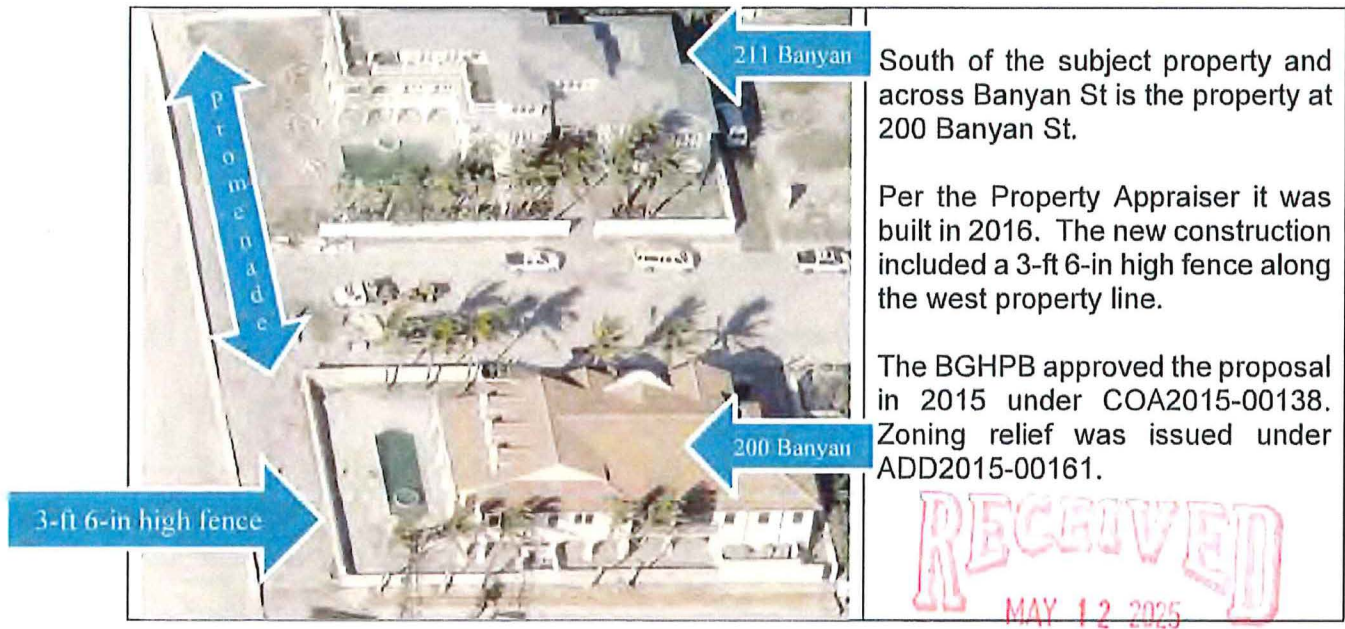
The proposal calls for constructing along the west property line of the subject parcel at 211 Banyan St W a 4-ft high, 100-ft long masonry frangible screen wall featuring a textured cement finish. This wall will provide fencing along the “Promenade” beach accessway.

Proposed 4-ft high wall will enhance the owners’ privacy and the public safety.

This fencing will visibly define the subject property’s west boundary. The fence will help preserve the owner’s privacy by providing a screen from the public traffic along the “Promenade”. The fence will also enhance public safety by providing the public with a clear boundary between the public “Promenade” accessway and the private yard; this is a consideration as there is an in-ground pool on the property.

Proposed 4-ft high frangible wall with textured finish is similar to existing fence to the south.

The property at 200 Banyan St -- located to the south and across Banyan St from the subject property -- has a 3-ft 6-in high concrete fence similar to the one proposed under this COA application.



Proposed 4-ft high masonry frangible wall is seaward of the coastal construction setback line

The coastal construction setback line was previously referred to as the “1978 coastal construction control line”. The attached plan identifies the “Former Coastal Construction Control Line Recorded 4/17/1978”.

Development in the Lee County Coastal Zones is highly regulated. While most development is prohibited seaward of the coastal construction setback line, the Lee County Land Development Code Sec. 34-1575 (b) (1) provides an exception for fences along accessways. As noted, the purpose of the proposed 4-ft high fence is to preserve the owners’ privacy by erecting a screen fence along the “Promenade” beach accessway and to enhance public safety by providing the public with a clear boundary between the “Promenade” and the private yard.



**THE DESIGN GUIDELINES FOR THE  
BOCA GRANDE HISTORIC DISTRICT.**

In evaluating the project also refer to the discussion above.



**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 subject structure. N/A**

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

The proposal maintains the traditional setback patterns. The neighboring property south and across Banyan St from the subject property has a similar low wall (3-ft 6-in in height) along the west property line. The proposal maintains the traditional yard spaces. The proposed 4-ft high wall along the west property line is low and will maintain the sense of openness along the west side – while preserving the owners' privacy and enhancing the public's safety by clearly demarcating the private areas from the public areas.

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

**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.**

The neighboring property south and across Banyan St from the subject property already has a similar low wall (3-ft 6-in in height) along the west property line. Construction of the low 4-ft high wall on the subject property will provide a visual transition to the next block and serve to demarcate the public accessway from the private property.

**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. N/A**

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

**1.7 Maintain the traditional alignment between rooflines, porch protrusions and entrances. N/A**

**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. N/A No change**

**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. N/A No change**



**2.3 The vertical and horizontal proportions of building mass should be maintained. Additions should preserve or maintain the traditional symmetry of the building's front façade. N/A No change**

**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 west 4-ft high fence is located in manner that respects the traditional pattern. The neighboring property south and across Banyan St from the subject property already has a similar low wall (3-ft 6-in in height) along the west property line. The proposed fence has no impact on the traditional front setback along Banyan St. The proposed 4-ft high fence serves to demarcate the public "Promenade" accessway from the private yard in a manner visually preserves the traditional setback – the wall is low allowing the house to continue to be visually connected to the "Promenade".

**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. N/A**

**2.6 Accessory buildings such as garages or carports should be located according to the 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. N/A**

**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 widow's walks should be encouraged only where this type of architecture was traditionally found. N/A**

**2.8 Paving materials and patterns should respect traditional patterns on the block. N/A**

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

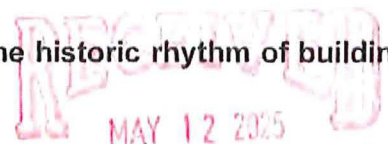
### **3.0 Additions to Existing Buildings**

**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 and rooms.**

The neighboring property south and across Banyan St from the subject property already has a similar low wall (textured stucco finish and 3-ft 6-in in height) along the west property line. The new frangible masonry wall with a textured cement finish and 4-ft in height is compatible with the size, and material of the existing. The proposed 4-ft high wall fence is in keeping with and compatible with the traditional development pattern of the area.

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

### **4.0 New Construction**





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

**4.2 Align the façade of the building with the historic setbacks of the block or district. N/A**

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

**4.4 Building and roof forms should match those used historically. N/A**

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

**4.6 Use window sizes and proportions similar to those used historically. To create larger surfaces of glass, consider combining several standard windows in a row. N/A**

**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. N/A**

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

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





**GENERAL NOTES**

1. WIND SPEED DESIGN ..... 160 MPH ULTIMATE = 116 MPH NOMINAL BUILDING RISK CATEGORY I, EXPOSURE D, PER ASCE 7
2. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR.
3. DESIGN SOIL PRESSURE ..... 2,000 PSF, ASSUMED, CONTRACTOR TO VERIFY.
4. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI & 28 DAYS (2,000 PSI FOR BLOCKS) UNLESS NOTED OTHERWISE ON PLANS OR DETAILS. MORTAR SHALL BE TYPE "M" OR "S".
5. REINFORCING STEEL TO BE ASTM A-65 OR 40, UNLESS NOTED OTHERWISE.
6. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
7. EPOXY SET THREADED RODS & REINFORCING SHALL BE SET WITH "WIPON EIT" IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH.
8. OWNER/CONTRACTOR TO VERIFY ALL DETAILS & DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.

**COMMUNITY DEVELOPMENT**

**PRIVACY WALL DETAILS**  
SCALE: 3/4" = 1'-0"  
SEE SITE PLAN FOR WALL LOCATIONS

**SECTION**

**GENERAL NOTES**

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5. REINFORCING STEEL TO BE ASTM A-65 OR 40, UNLESS NOTED OTHERWISE.
6. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
7. EPOXY SET THREADED RODS & REINFORCING SHALL BE SET WITH "WIPON EIT" IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH.
8. OWNER/CONTRACTOR TO VERIFY ALL DETAILS & DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.

1. UND SPEED DESIGN ----- @ 80 MPJA ULTIMATE + 116 MPJA NOMINAL BUILDING PEAR CATEGORY 1, EXPOSURE D1 PER A.S.C.E. 7
2. ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED SOIL, OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR.
3. DESIGN SOIL PRESSURE ----- 7,000 PSF. ASSUMED, CONTRACTOR TO VERIFY
4. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI = 16 DAYS (7,000 PSI FOR SLABS)
5. UNLESS NOTED OTHERWISE ON PLANS OR DETAILS MORTAR SHALL BE TYPE TT OR 'S'
6. REINFORCING STEEL TO BE ASTM A-63 OR 40, UNLESS NOTED OTHERWISE.
7. PLACE ALL CONCRETE AND REINFORCINGS IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE.
8. EPOXY SET THREADED RODS + REINFORCING SHALL BE SET WITH "EPOXY ET" IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH
9. OWNER/CONTRACTOR TO VERIFY ALL DETAILS + DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.



Digitally signed  
by Timothy A  
Krebs  
Date:  
2025.05.21  
11:37:29 -04'00'

**drawing:**

NEW SCREENWALL FOR:  
**COURT RESIDENCE**  
211 BANYAN STREET BOCA GRANDE, FL

**architect**  
**l. a krebs, LLC**  
AA 26002462

**WEST OFFICE:**  
Edgewater Ctr. suite4A  
1490 McCall Rd. S  
Englewood, Fla. 34223  
(941)475-7327

**EAST OFFICE:**  
533 N.E. 3RD AVE.  
suite 3  
Ft. Lauderdale, Fla. 33301  
(954)998-0488

[www.lakrebs.com](http://www.lakrebs.com)



## STAFF REPORT

### SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00015 – New Perimeter Fence and Carport

#### BOCA GRANDE HISTORIC PRESERVATION BOARD July 9, 2025

**PROJECT ADDRESS:** 1121 11<sup>th</sup> Street West, Boca Grande, FL 33921  
**STRAP NUMBER:** 14-43-20-01-00037.0050  
**DESIGNATION:** Contributing

#### SUMMARY

The applicant requests approval to install a 4-foot-high fence along the front property line, and 6-foot-high fences along the side and rear property lines, and to install a new carport at the front area of the property. Staff finds that the proposed project conforms to the character of the Boca Grande Historic District and the community with respect to its architectural elements and overall style and conforms to the character of the residential block on 11<sup>th</sup> Street West, and neighboring streets.

#### FINDINGS AND RECOMMENDATIONS:

Staff has reviewed the elevations and renderings and finds the project to be consistent with The Secretary of Interior's Standards Rehabilitation, which applies to contributing properties.

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

- **Approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to permit the construction of the new perimeter fencing, and the carport, as depicted on the site plan and architectural plans, stamped "received" May 28, 2025; and**
- **Make a finding that the request complies with The Secretary of Interior's Standards for Rehabilitation and Lee County LDC Chapter 22.**

#### ANALYSIS

##### **Subject Property**

The property is currently listed as a contributing property located at 1121 11<sup>th</sup> Street West in Boca Grande. The subject property consists of a 20,309 square-foot, rectangular-shaped parcel on the north side of 11th Street West. The property lines extend for 162.4 feet along both the front (south) on 11th Street West, and on the rear (north), and for 125 feet along both the east and west sides. Currently there are no fences on the property along the front and sides. The 6-foot-high wood rear fence will be removed. On the west side, the property includes a 12.52-foot-wide strip of land which is the east ½ of vacated Shore Lane. Subsequently, this vacated area became an Access Easement as recorded in Instrument Number 2023000109710 in the public records of Lee County on March 28, 2023.

11th Street West is a partially improved road functioning as a public beach access with parallel parking on the street. As the county only maintains the eastern half of 11th Street West, day visitors often park in the area in front of the property, which can be problematic as the property line is not defined.

The subject property is developed with a 4,275-square-foot, one-story, 3-bedroom, 3.5-bath single family residence built in 1929, and one 726-square-foot, 2-bedroom, 1-bath cottage built in 1929 according to the Lee County Property Appraiser.

The property has had seven (7) previous historic cases:

- COA2007- 00025 – 20x24 addition to north side of existing residence.
- COA2008-00006 – Reroof the existing cottage.
- COA2008-00012 – Replace a/c.
- COA2010-00009 – Replace a/c.
- COA2013-00109 – Replace a/c.
- COA2014-00118 – Tear off and replace identical cedar shakes.
- COA2015-00067 – 8'-8" x 14'-10" bath addition to west side of existing residence.

### **Requested Changes**

Wall Fence: The applicant proposes a wall along the 12.52-foot-wide access easement on the west side of the property that is the eastern half of the vacated Shore Lane. On the front (south), the proposal calls for a 4-foot-high wall fence with 6-foot-high, 16-inch by 16-inch, exterior concrete pilasters (one at the southeast corner of the property and the other at the southeast corner of the Access Easement), two solid panel (wood or composite) 4-foot-high and 15-foot-long sliding gates, and a 5-foot-long ungated pedestrian opening. Both the gates and the opening are flanked 4-foot-high, 16-inch by 16-inch exterior pilasters located on the right-of-way along 11th Street West. The wall and pilasters are concrete block with textured cement finish on each side and the pilasters feature a wall cap. The exterior pilasters are rectangular columns projecting from the walls on the exterior side of the fence. On the sides (east and west) and along the rear (north) property line, the proposal calls for 6-foot-high wall fences with 16-inch by 16-inch interior concrete pilasters. These proposed side and rear walls and the interior pilasters feature concrete block with textured cement finish on each side and the pilasters feature a wall cap. The interior pilasters are rectangular columns projecting from the walls on the interior side of the fence.

Carport: The proposed carport is located in front of the main house. It is a relatively small structure with a width of 15 feet, and a depth of 25 feet, set back 5 feet from the 11th Street West property line and 8 feet from the east side property line. It features a pitched flat roof that is 9 feet 5.75 inches high facing 11th Street West, and 10 feet by 3.75 inches at the rear. The flat roof is supported by cross beams which in turn are supported by pressure treated wood columns embedded in concrete. Both the support beams and the roof rafters feature decorative rafter tails.

There are no requested changes to the existing residence.

As a Contributing resource, the proposed project is being evaluated using The Secretary of Interior's Standards for Rehabilitation.

## **THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION**

### **Standards for Rehabilitation**

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.**



The property will continue to be used as a residence - which is its historic purpose.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

The proposal retains and preserves the character of the property. There are no changes proposed to the historic house.

3. **Each property will 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 elements from other historic properties, will not be undertaken.**

There are no changes proposed, or conjectural features added to the historic structure.

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The design of the existing structure remains unaltered.

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

No changes are proposed to the historic structure.

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

No repairs are being made to the existing structure.

7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

There are no chemical or physical treatments being proposed on the project.

8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

There are no archeological resources to be disturbed on this project.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The proposed fence walls and carport do not affect the historic structure, and heights are compatible with the structure. On the front, the 4-foot-high fence still provides visual access to the structure. The carport is front of and east of the main house and it is of a small scale and height. As a result, this carport does not affect the integrity of the property and its environment.

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.**

In the future, the proposed wall fences and the carport could be removed and the essential form and integrity of the historic property and its environment would be unimpaired.

**Conclusion**

Staff finds that the proposed 4-foot-high wall along the front property line, 6-foot-high walls along the side and rear property lines, and the proposed carport at the front area of the property are compatible with the surrounding neighborhood, and are consistent with the historical features of the existing structure. Therefore, the request complies with The Secretary of Interior's Standards Rehabilitation and the Lee County Land Development Code Chapter 22.

**Attachments**

Attachment A - Location Map

Attachment B - Aerial Photo

Attachment C - Request Statement

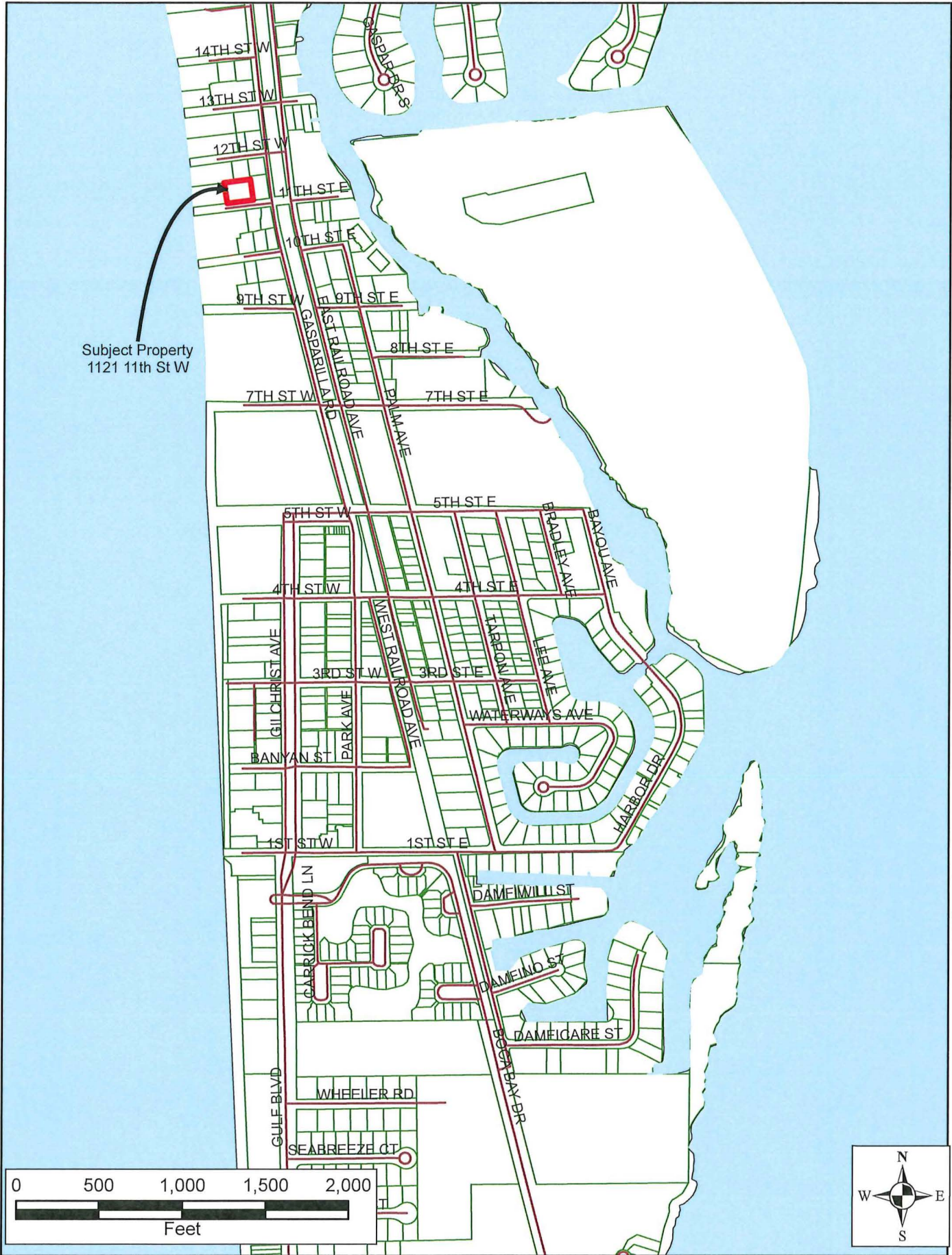
Attachment D - Site Plan

Attachment E - Elevations

Attachment F - Supporting Photographs



SCA2025-00015, New Perimeter Fence And Carport, 1121 11th St W







0 10 20 30 40  
Feet

EagleView, Lee County Property Appraiser, Lee





**1121 11<sup>TH</sup> St W Boca Grande FL 33921**  
**Applicant's Narrative for the**  
**Special Certificate of Appropriateness (SCA) Application**  
**May 2025**

**PROJECT NAME:** 1121 11<sup>th</sup> St W Boca Grande perimeter fence and carport  
**PROJECT ADDRESS:** 1121 11<sup>th</sup> St W Boca Grande FL 33921  
**STRAP NUMBER:** 14-43-20-01-00037.0050  
**STATUS:** Contributing in the Boca Grande Historic District HD 90-05-01

**RECEIVED**  
MAY 28 2025

**I. SUMMARY**

The applicant requests approval to install

- Wall fences: 4-ft high along the front and 6-ft high on the sides and rear.
- A carport in the front area of the house.

The proposed project is in keeping with 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.

**II. EXISTING CONDITIONS**

The subject property consists of a 20,309 sq ft rectangular shaped parcel on the north side of 11<sup>th</sup> St W. The property lines extend for 162.4 ft along both the front (south) on 11<sup>th</sup> St W and on the rear (north) and for 125-ft along both the east and west sides. Currently there are no fences on the property along the front and sides. The 6-ft high wood rear fence which will be removed.

On the west side the property encompasses a 12.52-ft wide strip of land which is the east ½ of vacated Shore Lane. Subsequently this vacated area became an Access Easement as recorded in Instrument Number 2023000109710 in the public records of Lee County 3/28/23.

Privacy and safety are considerations. 11<sup>th</sup> St W is a partially improved road functioning as a public beach access with parallel parking on the street. As the county only maintains the eastern half of 11<sup>th</sup> St W [where the subject property is located; see below], day visitors often park in the area in front of the property, which can be problematic as the property line is not defined.

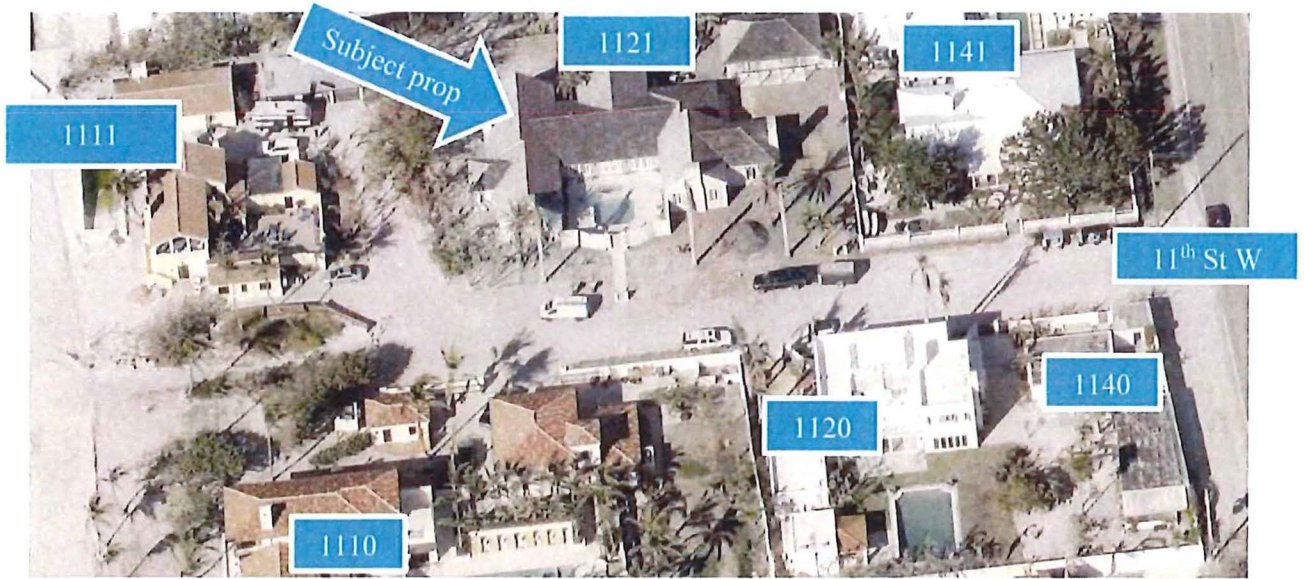




Neighboring Properties have front walls

As shown in the discussion below with illustrations, in general **all properties** on this west block of 11<sup>th</sup> St W have tall fencing along their front property line-- **except the subject property.**

In the past, three properties along this block have received zoning relief to allow 6-ft high wall fences along 11<sup>th</sup> St W. The applicant seeks to install 4-ft high fence along 11<sup>th</sup> St W – the proposed fence is lower than the ones that in the past have been granted zoning relief.



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**1141 11<sup>th</sup> ST W** -- Adjoining Property to the East. [Located at the corner of 11<sup>th</sup> W and Gasparilla Rd.] Along the front property line there is high fencing. See photo above and note row of golf carts for context and scale. Zoning relief ADD2016-00001 allowed the 6-ft high fencing along 11<sup>th</sup> St W.





**1111 11<sup>th</sup> St W** Adjoining property to the west. [Located at the corner of 11<sup>th</sup> St W and the Gulf Beach] Along the front property line there is high fencing – See photo above and note car for context and scale.

Properties across 11<sup>th</sup> St W from the subject property



**1140/1120 11<sup>th</sup> St W** These properties are across 11<sup>th</sup> St W [Located at the corner of 11<sup>th</sup> St W and Gasparilla Rd.] Along the front property lines there is high fencing. See photo above and note the car for context and scale. Zoning relief ADD2013-00070 allowed 6-ft high fencing along 11<sup>th</sup> St W.

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**1110 11<sup>th</sup> St W** This is a property across 11<sup>th</sup> St W [at the corner of 11<sup>th</sup> St W and the Beach]. Along the front property line there is high fencing. See photo above and note the car for context and scale. Zoning relief ADD2015-00150 allowed 4-ft to 6-ft high fencing along 11<sup>th</sup> St W.

### **III. THE PROPOSAL**

The proposal calls for the construction of:

- Wall fences: 4-ft high along the front and 6-ft high on the sides and rear.
- A carport in the front area of the house.

#### **Wall fences:**

The proposed wall fences are located in a manner that excludes on the west side of the property the 12.52-ft wide strip of land which is the east ½ of vacated Shore Lane and subsequently became an Access Easement as recorded in Instrument Number 2023000109710 in the public records of Lee County 3/28/23.

On the front (south) the proposal calls for a 4-feet high wall fence with 6-feet high 16-inch by 16-inch exterior concrete pilasters (one at the south east corner of the property and the other at the south east corner of the Access Easement), and two solid panel (wood or composite) 4-feet high and 15-feet long sliding gates and a 5-ft long ungated pedestrian opening. Both the gates and the opening are flanked 4-feet high 16-inch by 16-inch exterior pilasters located 0-feet from the right of way along 11<sup>th</sup> St W. The wall and pilasters are concrete block with textured cement finish on each side and the pilasters feature a wall cap. The exterior pilasters are rectangular columns projecting from the walls on the exterior side of the fence.

On the sides (east and west) and along the rear (north) property line, the proposal calls for 6-ft high wall fences with 16-inch by 16-inch interior concrete pilasters. These proposed side and rear walls and the interior pilasters feature concrete block with textured cement finish on each side and the pilasters feature a wall cap. The interior pilasters are rectangular columns projecting from the walls on the interior side of the fence.

#### **The Carport:**

The proposed carport is located in front of the main house. It is a relatively small structure with a width of 15-ft and a depth of 25-ft and setback 5-ft from the 11<sup>th</sup> St W property line and 8-ft from the east side property line. It features a pitched flat roof that is 9-ft 5¾-in high facing 11<sup>th</sup> St W and 10-ft 3½-in at the rear. The flat roof is supported by cross beams which in turn are supported by pressure treated wood columns embedded in concrete. Both the support beams and the roof rafters feature decorative rafter tails.



**IV. 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 residence – 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. There are no changes proposed to the historic house.

**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 changes proposed or conjectural features added to the historic house.

**Standard 4:**

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

The design of the main house remains unaltered.

**Standard 5:**

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

No changes are proposed to the historic house.

**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.

Under this proposal there are no repairs to be made to the historic house.

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**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.

The proposed fence walls and carport do not affect the historic house. They are separate from the house and can be differentiated from the old. The fence heights are compatible with the house. On the front the 4-ft high fence still provides visual access to the historic house. The carport is front of and east of the main house and it is of a small scale and height. As a result, this carport does not affect the integrity of the property and its environment.

**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.

In the future, the proposed wall fences and the carport could be removed and the essential form and integrity of the historic property and its environment would be unimpaired.

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LEBOURGEOIS RESIDENCE  
1121 11th STREET  
Boca Grande, FL

  
Architect, T.A. Krebs llc

A - 1  
04/21/25



M.H.W.L. 8/12/15  
38"E. 450.28' O.A.

77.69'  
Shell  
1 Story Detached Garage

\*\*  
The East 1/2 of Vacated Shore Lane "Access Easement" as recorded in Instrument Number 2023000109710 of the public records of Lee County Florida. Dated 3/28/23

N.80°33'04"E. 106.43'  
N.80°33'04"E. 106.10'

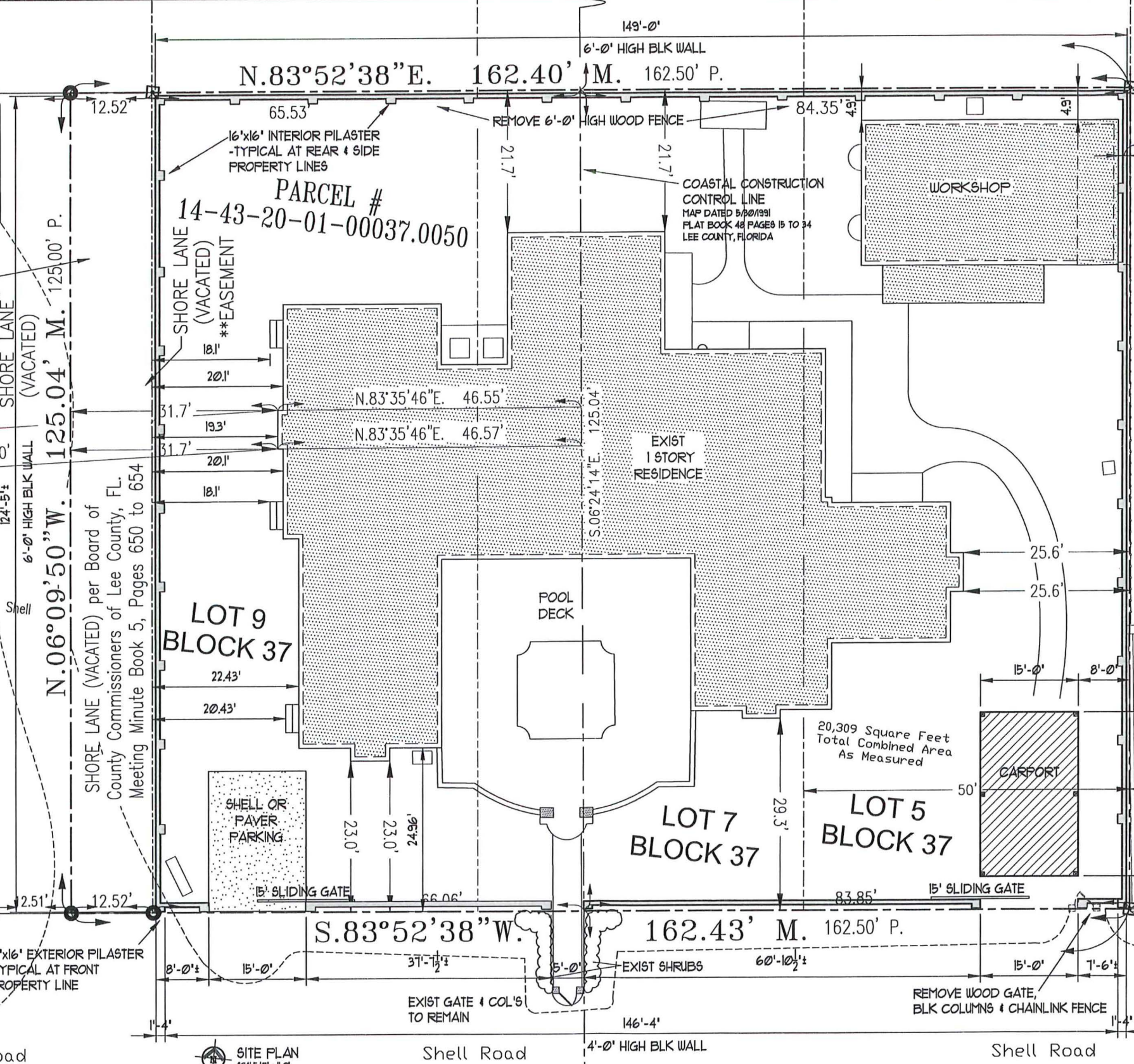
y Residence #1111

58.00'

"W. 444.10' O.A.  
H.W.L. 8/12/15

16'x16' EXTERIOR PILASTER -TYPICAL AT FRONT PROPERTY LINE

Shell Road



11th STREET W  
50' WIDE PUBLIC RIGHT-OF-WAY

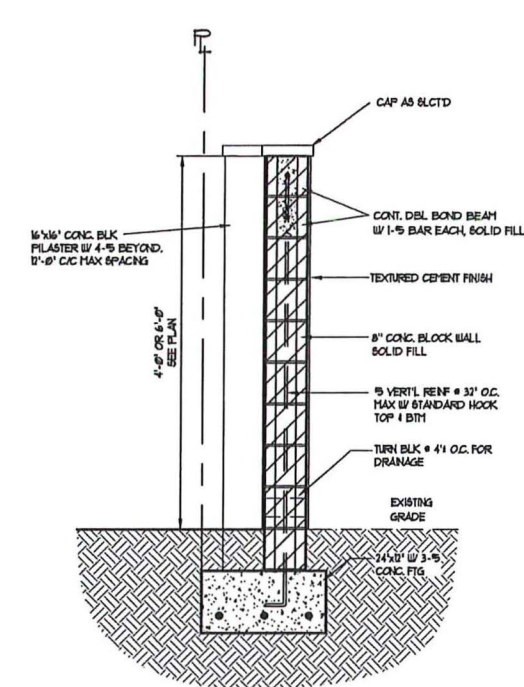
149'-0"  
6'-0' HIGH BLK WALL  
N.83°52'38"E. 162.40' M. 162.50' P.  
149'-0"  
6'-0' HIGH BLK WALL  
S.06°10'32"E. 125.04' M. 125.00' P.  
LOT 3 BLOCK 37  
Residence #1141  
RECEIVED MAY 28 2025 COMMUNITY DEVELOPMENT  
S.83°52'38"W. 162.43' M. 162.50' P.  
S.83°52'38"W.

architect  
la krebs, LLC  
AK 28002482  
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revisions:  
5-21-2015  
5-21-2025  
date: 5-5-2025  
job no. xx  
SP-1  
drawing:

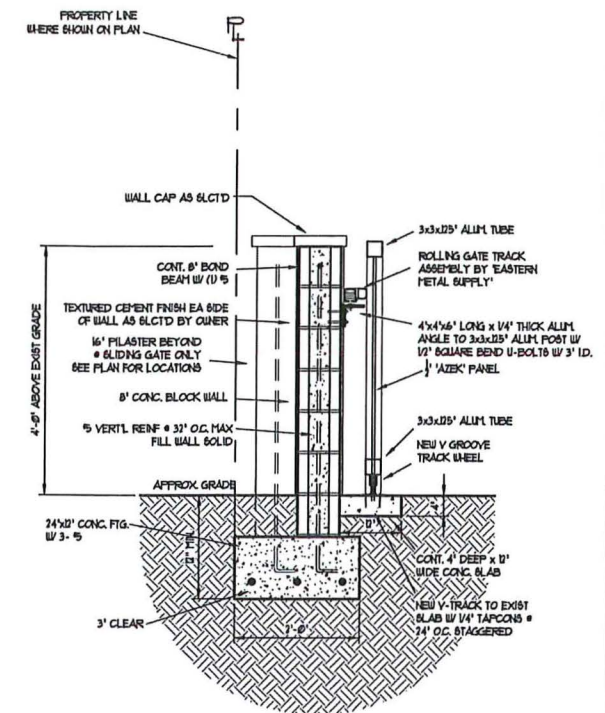




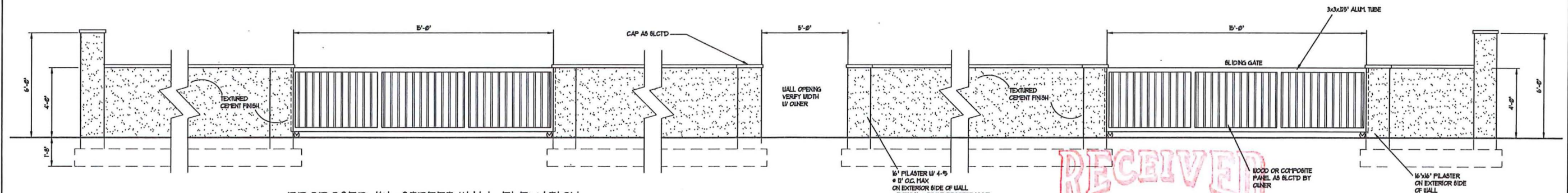
RENDERING SHOWN IS CONCEPTUAL - SEE BUILDING ELEVATIONS



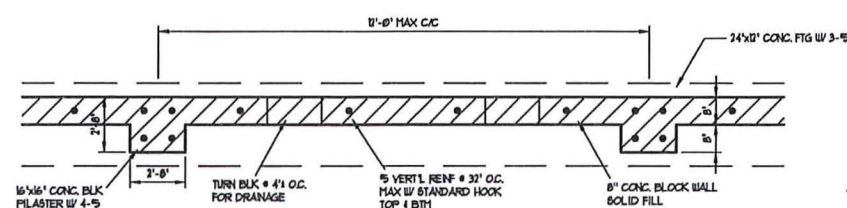
TYPICAL WALL FENCE SECTION  
SCALE 3/4" = 1'-0"



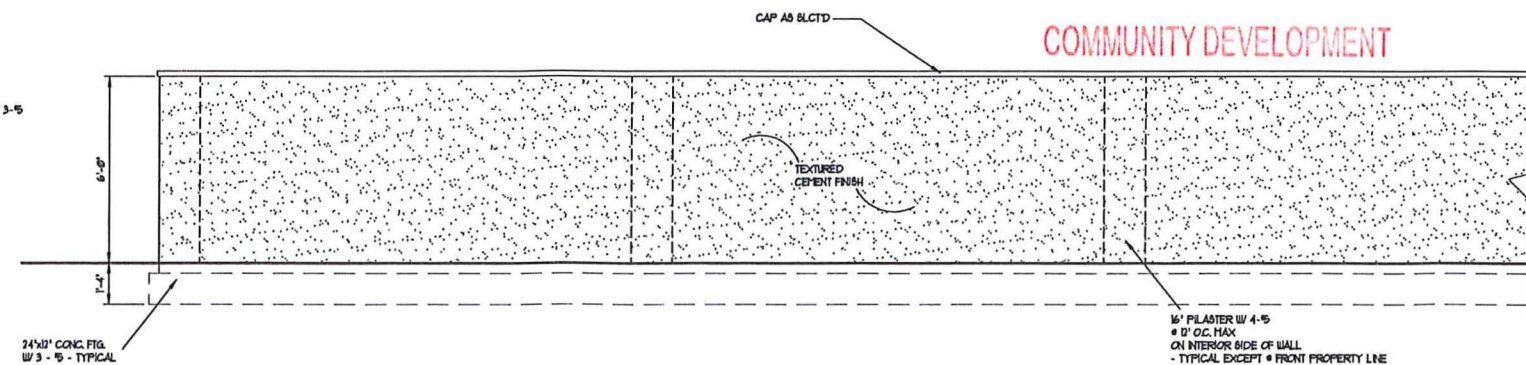
SLIDING GATE WALL SECTION  
SCALE 3/4" = 1'-0"



PROPOSED 11th STREET WALL ELEVATION  
SCALE 3/8" = 1'-0"



TYPICAL WALL PLAN  
SCALE 1/2" = 1'-0"



PROPOSED PARTIAL SIDE & REAR WALL ELEVATIONS  
SCALE 3/8" = 1'-0"

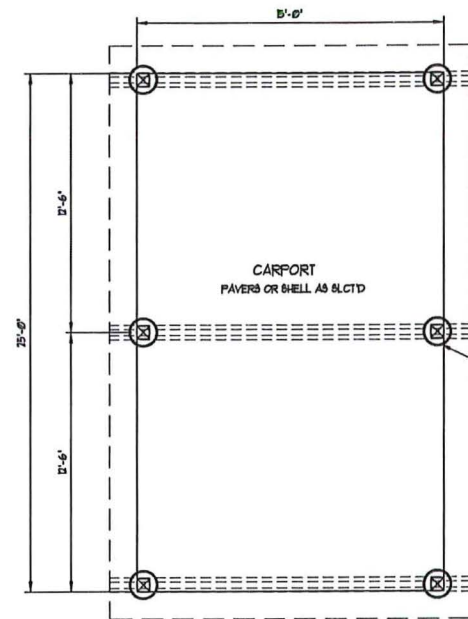
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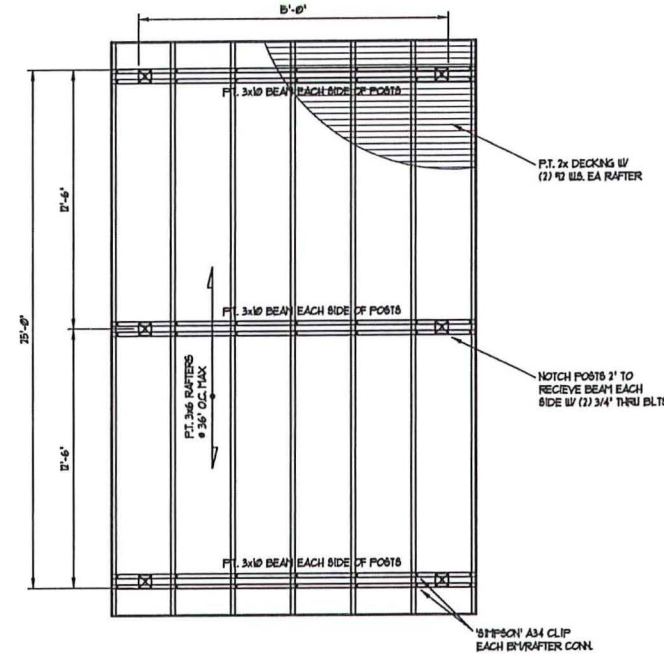
NEW SCREENWALLS & CARPORT FOR:  
**LEBOURGEOIS RESIDENCE**  
1121 11th STREET BOCA GRANDE, FL

<b>architect</b> <b>l. a. krebs, LLC</b> AA 28002482 WEST OFFICE: Edgewater Ctr., suite 44A 1460 McCall Rd., S Englewood, Fla. 34223 (941) 475-7327 EAST OFFICE: 553 N.E. 3RD AVE. suite 3 Ft. Lauderdale, Fla. 33301 (954) 998-0488 www.lakrebs.com	revisions:  
	date: 5-5-2015 job no. xx
	A-1
	drawing:

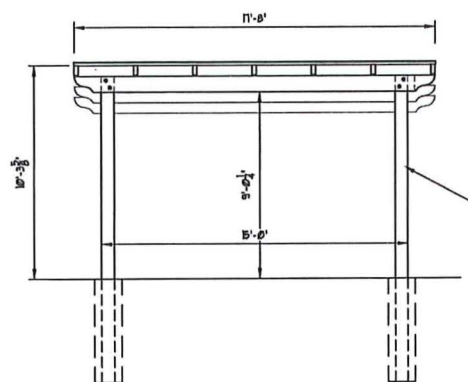




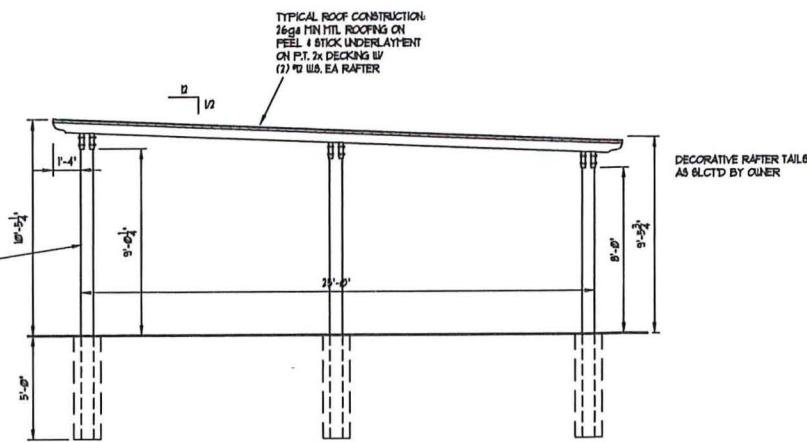
CARPORT PLAN  
SCALE 1/4" = 1'-0"



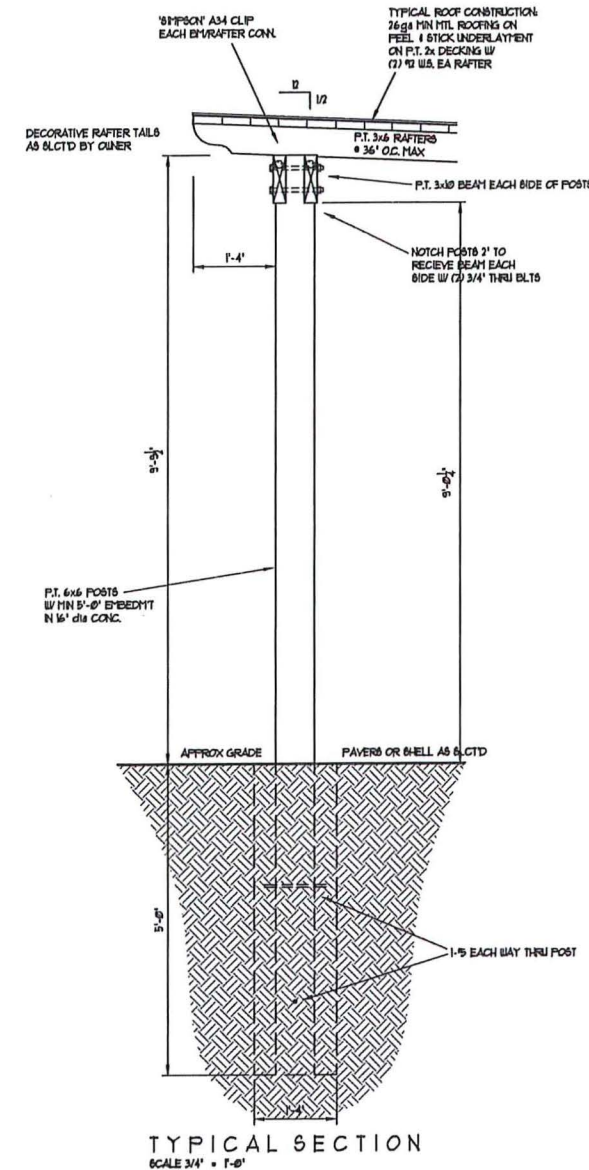
ROOF FRAMING PLAN  
SCALE 1/4" = 1'-0"



FRONT ELEVATION  
SCALE 1/4" = 1'-0"



SIDE ELEVATION  
SCALE 1/4" = 1'-0"



## GENERAL NOTES

1. ROOF DESIGN LIVE LOAD ---- 20 P.S.F.
2. WIND SPEED DESIGN ---- 140 MPH ULTIMATE + 124 MPH NOMINAL BUILDING RISK CATEGORY II, EXPOSURE D, PER ASCE 7
3. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL, OR CLEAN FILL COMPACTED TO 95% STANDARD PROCTOR.
4. DESIGN SOIL PRESSURE ---- 2,000 P.S.F. ASSUMED, CONTRACTOR TO VERIFY
5. ALL CONCRETE SHALL ACHIEVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS (2,500 P.S.I. FOR SLABS) UNLESS NOTED OTHERWISE ON PLANS OR DETAILS
6. REINFORCING STEEL TO BE ASTM A-63 OR A-63, UNLESS NOTED OTHERWISE
7. PLACE ALL CONCRETE AND REINFORCING IN ACCORDANCE WITH THE LATEST ACI CODE OF STANDARD PRACTICE
8. EPOXY SET IN TENDED RODS + REINFORCING SHALL BE SET WITH "STIMPSON ET" IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS FOR FULL DEVELOPMENT BASED UPON ALLOWABLE STEEL STRENGTH PRIOR TO THE START OF CONSTRUCTION
9. OWNER/CONTRACTOR TO VERIFY ALL DETAILS + DIMENSIONS PRIOR TO THE START OF CONSTRUCTION
10. ALL FRAMING LUMBER SHALL BE DOUG-FIR S-P-F, OR S-P-N, GRADE 2 OR BETTER W/ 10,000 P.S.I. (BEARING HEADERS + EXTERIOR WALL FRG ONLY)

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**la krebs, LLC**  
AA 28002482

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www.lakrebs.com

revisions:

date: 5-5-2025  
job no. xx

A-2

drawing:

NEW SCREENWALLS + CARPORT FOR:  
**LEBOURGEOIS RESIDENCE**  
1121 11th STREET BOCA GRANDE, FL

Therese Krebs, Architect 100001188