



Lee County
Southwest Florida

SCA2025-00010 The Fox House

Staff Presentation – June 11, 2025

REQUEST AND RECOMMENDATION

- Enclosed foyer for stairs and elevator
- Bedroom expansion
- Fireplace/Chimney removal
- Balcony addition
- Staff recommends **APPROVAL**



BACKGROUND

- Located at 1870 18th St East
- Non-contributing
- Three-story structure 1988
- Key West style architecture
- COA2011-00055 – AC
- COA2011-00059 – Electric Meter



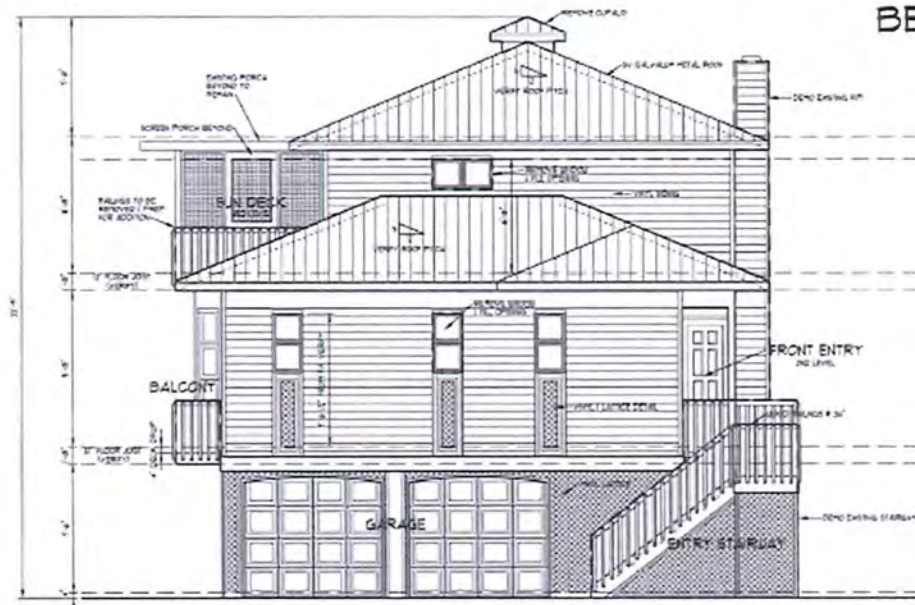
SURROUNDINGS



- North – 18th St – 51ft of frontage
- South – Residential
- East – Residential
- West – Gasparilla Island Water Association water cistern

NORTH ELEVATIONS

EXISTING



PROPOSED

BEDROOM 4 ADDITION



SOUTH ELEVATIONS

PROPOSED

EXISTING



EXISTING



EAST ELEVATIONS

PROPOSED



EXISTING



WEST ELEVATIONS

PROPOSED



DESIGN GUIDELINES FOR THE BOCA GRANDE HISTORIC DISTRICT

1.0 STREETS CAPES



- Building height not affected
- Spacing between buildings maintained
- Overall size consistent with the neighboring properties
- Maintains traditional alignments

2.0 BUILDING SITE



- Brings architectural elements consistent with Boca Grande
- Mass visually mitigated by material selections
- Setbacks consistent with neighbors
- Deck updated and tie into existing

3.0 ADDITIONS



- Foyer addition consistent with size and scale
- Expansion of bedroom and balcony do not alter historic rhythm

RECOMMENDATIONS

Staff recommends that the Historic Preservation Board:

- **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.**