



**BOCA GRANDE HISTORIC PRESERVATION BOARD
SAINT ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
WEDNESDAY, AUGUST 13, 2025
10:00 AM**

AGENDA

The meeting agenda and backup materials for the cases are available starting August 1, 2025 at the Lee County DCD Planning Section located at 1500 Monroe St., Ft. Myers, FL, the Johann Fust Community Library, 1040 10th St W, Boca Grande, FL, and online at www.leegov.com/dcd/events.

1. **Call to Order/Roll Call/Review of Affidavit of Publication**
2. **Approval of Minutes – July 9, 2025**
3. **Special Certificate of Appropriateness (SCA) Cases:**
 - A. **SCA2025-00017, Soderberg 245 - Proposed Deconstruction – Reconstruction, 245 Whiskey Row, Boca Grande, FL 33921**
Approval to deconstruct and then rebuild the building at 245 Whiskey Row using both salvaged and new materials.
 - B. **SCA2025-00018, Boca Grande Community Center, 131/135 1st Street W, Boca Grande, FL 33921**
Approval to add a new public entrance to the South façade of the west wing of the Boca Grande Community Center. This will include steps and an inclined walkway with wrought iron railings.
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: September 10, 2025**

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

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact the ADA Coordinator, Ranice Monroe, at (239) 533-0255, ADArequests@leegov.com, or Florida Relay Service 711, at least five business days in advance. The agenda can be accessed at the following link approximately 7 days prior to the meeting <http://www.leegov.com/dcd/events>. To receive agendas by e-mail, contact jmiller@leegov.com.

**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
ST. ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
JULY 9, 2025
10:00 A.M.**

MEMBERS PRESENT:

Bill Caldwell III (Chair)
Paul Eddy
Jerry Edgerton

Rebecca Paterson
Peggy Stanley (Vice Chair)
Barbara Wickwire

MEMBERS ABSENT:

Dennis Maloomian

STAFF PRESENT:

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

Janet Miller, Recording Clerk, DCD

OUTSIDE CONSULTANTS/APPLICANTS

Tom Hinkle (Architect)

Gloria Sajgo (APLANADAY LLC)

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, Barbara Wickwire, and Rebecca Paterson.

Ms. Miller stated the Attorneys Office had reviewed the ad and Affidavit of Publication for today's meeting and determined it was legally sufficient.

NOTE: For the audio recordings for this meeting, go to:

<http://www.leegov.com/dcd/committees/committeesearch>. Once the page pulls up, click on the blue hyperlink that says, "Boca Grande Historic Preservation Board (BGHPB)." There will be an audio recording for each item to help keep the recordings from being too large for the public to open. Contact Janet Miller at 239-533-8583 or jmiller@leegov.com if you need assistance.

Agenda Item 2 – Approval of Minutes – June 11, 2025

Mr. Eddy made a motion to approve the June 11, 2025, meeting minutes. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 6-0.

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

A. SCA2025-00006, Robinette East House, 1140 11th Street West, Boca Grande, FL 33921

Rehabilitation of the property at 1140 11th 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.

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.

Ms. Sajgo, APLANADAY LLC, representative of the applicant, stated she did not have anything further to add but was available for questions.

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

Mr. Edgerton made a motion to approve the Special Certificate of Appropriateness to permit the proposed renovations to the property, as depicted in the site plan, floor plans, and elevations stamped “Received” on 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. The motion was seconded by Ms. Wickwire. The Chair called the motion, and it passed 6-0.

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.

Ms. Groth reviewed the staff report and recommendations.

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

Mr. Hinkle, Architect, representative of the applicant, stated he did not have anything further to add but was available for questions.

Ms. Stanley referred to the Elevation Plan (Exhibit – A) and noted that the design on the first portion of the fence, does not continue on the rest of the fence.

Mr. Hinkle stated it is supposed to be the same design for the entire fence. What is seen on the first portion will be carried over to the remaining portion even though it was not properly depicted on the Elevation Plan.

Mr. Hinkle asked staff if there was a fence at this location prior to this proposal that was 6 feet tall.

Mr. Blackwell did not recall a fence being there prior to this proposal.

Ms. Groth stated that as part of her research, she did not find an ADD (Administrative Variance). If there had been one, it would have been mentioned in her staff report.

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 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. The motion was seconded by Mr. Eddy. The Chair called the motion, and it passed 6-0.

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 1st Street West to 4th Street West.

Ms. Groth reviewed the staff report and recommendations.

Mr. Edgerton stated this property as far back as 2015 had a “*contributing*” status but is now listed as “*non-contributing*.” He stated it still shows up as “*contributing*” on county documents.

Staff and the applicant’s representative, Gloria Sajgo (APLANADAY LLC), stated they would need to have a chance to research it further in order to answer his question. At this point, there could only be speculation on how it may have changed to “*non-contributing*.”

Ms. Sajgo stated she was given the status of “*non-contributing*,” and it was reviewed as a project with that status. In addition, no one in the county had any issue with it. Since the status is currently “*non-contributing*,” this Board would be unable to revisit a decision that may have taken place in 2015. The “*non-contributing*” status is clear.

Mr. Caldwell asked who required a frangible wall.

Ms. Sajgo stated the wall is located seaward of the 78 line. This type of wall is allowed because it is a wall to a public accessway. As such, it would be a frangible wall because of where it is located from the 78 line.

Ms. Paterson noted that one of the maps included in the Board's packet (SP-1) notes the "Gulf of Mexico." The map was received on May 21, 2025. She was uncertain when the name changed from "Gulf of Mexico" to "Gulf of America."

Mr. Blackwell stated that the County has not been given direction from the State to change the name on any of the county's records.

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

Mr. Edgerton made a motion to 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. The motion was seconded by Ms. Paterson. The Chair called the motion, and it passed 6-0.

D. SCA2025-00015, New Perimeter Fence and Carport, 1121 11th Street West, Boca Grande, FL 33921

Approval to install fences along the property perimeter and to install a carport.

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."*

Ms. Groth reviewed the staff report and recommendations.

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

Ms. Sajgo, APLANADAY LLC, representative of the applicant, stated she did not have anything further to add but was available for any questions.

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 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. The motion was seconded by Mr. Edgerton. The Chair called the motion, and it passed 6-0.

Agenda Item 4 - Items by Staff

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

Mr. Blackwell reviewed with the Board three pending cases and where they are in the process. Two of the cases are slated for the August 13, 2025 meeting, but the last case was only submitted the previous day, so it was not submitted in time to be on the August agenda.

Agenda Item 5 – Items by the Public; Board Members

Public - None

Board - None

Agenda Item 7 – Adjournment – Next Meeting Date

The next Boca Grande Historic Preservation Board meeting will be held on Wednesday, August 13, 2025, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921).

Mr. Caldwell and Ms. Wickwire announced that they will be unable to attend the August meeting.

Ms. Stanley, Vice Chair, stated she planned to be in attendance and would conduct the meeting.

The meeting adjourned at 10:20 a.m.

STAFF REPORT

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2025-00017 SODERBERG DECONSTRUCTION/RECONSTRUCTION

BOCA GRANDE HISTORIC PRESERVATION BOARD AUGUST 13, 2025

PROJECT ADDRESS: 245-255 Whiskey Row, Boca Grande, FL 33921
STRAP NUMBER: 14-43-20-01-00001.0060
DESIGNATION: Contributing

SUMMARY

The applicants, Peter and Elsa Soderberg, have filed an application for a Special Certificate of Appropriateness to disassemble and rebuild one of the existing residential structures located at 245 Whiskey Row. The structure will be rebuilt to match the appearance that was previously approved by SCA2024-00015.

The subject property is a contributing site within the Boca Grande Historic District (HD90-05-01). Any changes to the contributing property are required to be consistent with the Secretary of the Interior's Standards for Rehabilitation. The process is subject to Land Development Code (LDC) Chapter 22.

FINDINGS AND RECOMMENDATIONS:

Staff reviewed the site plan and elevations and finds the project to be consistent with the Secretary of the Interior's Standards for Rehabilitation and Land Development Code (LDC) Chapter 22.

Staff recommends that the Historic Preservation Board:

- **Make a finding that the proposed disassembly and reconstruction are in compliance with the Secretary of the Interior's Standards for Rehabilitation and Lee County LDC Chapter 22; and**
- **Approve the Special Certificate of Appropriateness for the subject property pursuant to LDC Chapter 22 to approve the disassembly and reconstruction as provided on the site plan, floor plan, and elevations stamped "received" 6/11/25.**

ANALYSIS

Location and surrounding uses

The property is a contributing site located at 245-255 Whiskey Row. It is bounded by single-family residences on its north and south sides, and by the Gulf of Mexico on the west. Across Whiskey Row to the east are additional single-family residences.

Existing Lot

The subject parcel consists of Lots 5, 6, and 7 of Block 1 of the Revised Plat of Boca Grande recorded in Plat Book 7, Page 1 in 1925. The property is a square lot that fronts on the west side of Whiskey Row for approximately 150 feet. The property formerly consisted of two STRAP numbers that have been subsequently combined into a single property. The property is currently developed with two residential structures. The northern structure (255 Whiskey Row) is the primary residence and is a 4,894-square-foot single family residence described by the Property Appraiser as a 4-bed, 3.5-bath Colonial-style house built in 1926. The southern structure (245 Whiskey Row) is a 1,969 square foot accessory dwelling unit described by the Property

Appraiser as a 1-bed, 2-bath Ranch style house also built in 1926. The property is zoned Residential Single-Family (RS-1) which permits single-family residences.

The property has previous historic review cases. SCA2024-00015 approved raising the property to meet flood elevation requirements. SCA2024-00012 Approved a new solar panel array. SCA2022-00009 approved the construction of an addition to the front of a garage. SCA2018-10025 approved the combination of the two abutting lots into a single residence with garage addition. COA2017-00013 approved A/C work. COA2015-00031 approved bathroom alterations. COA2011-00017 approved an LP gas line. COA2011-00005 approved electrical work. COA2010-00188 approved a wood deck porch. COA2010-00185 approved a tankless water heater. COA2010-00095 and COA2010-00019 approved a two-story addition. COA2009-00154 approved a buried LP gas tank and line. COA2009-00123 approved an emergency generator. COA2009-00020 approved an LP gas tank. COA2006-00053 approved a new garage.

Requested Project

The applicant proposes the following changes to the subject property:

- To disassemble the accessory residence located at 245 Whiskey Row.
- To rebuild the residence in the state it was approved by SCA2024-00015.

Disassembly

The applicant proposes to disassemble the existing residence located at 245 Whiskey Row. This structure is the southern half of the estate that occupies both 255 and 245 Whiskey Row. The applicant will obtain a demolition permit in order to accomplish this removal, but the proposal is not a strict demolition as normally done. The applicant proposes to salvage material from the existing house in order to incorporate it into the new structure on the property. The exact materials, portions, and features of the house that will be salvaged will be determined at the time of the disassembly. Staff recommends that emphasis be given to those materials at the structural core of the residence in order to provide a historic continuity between the existing structure and the proposed residence.

This measure is being proposed to address the fact that the existing house is not in good enough condition to elevate it without danger of structural damage. In addition, the cost to elevate the structure properly is prohibitive and the proposed disassembly will permit the applicant to achieve a nearly identical result to an elevation in that the proposed building will appear from the outside as though the existing building were elevated as originally intended by the applicant.

Normally, for the demolition of a historically designated property, the applicant would have to address the demolition criteria listed in LDC Section 22-104. However, staff finds that the demolition criteria are not applicable to this case because the building is proposed to be rebuilt in a visually similar manner as the existing structure. The only visual differences from the outside will be that structure has been elevated to the height approved in SCA2024-00015. The other differences will be the interior layout of the house. This would not be relevant to the criteria for demolition, which generally address the exterior of the structure.

Reconstruction

The applicant also proposes to rebuild the accessory residence in the same location as the existing structure. The new residence will be in the same footprint as the existing structure and will be visually almost identical as the existing structure from the outside. The only difference is that the new building will be elevated by approximately 5 feet to provide protection from potential future floods and storm surges. The height will be identical to that previously approved for the structure by the previous Special Certificate of Appropriateness, SCA2024-00015. Because the proposed building will be outwardly visually identical to the existing structure, it will conform to the character of the existing building and visually the same as if the existing structure were

elevated. The applicant does propose changes to the interior layout of the proposed building. However, this will not significantly affect the nature or character of the structure.

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 applicant has proposed to salvage as much material as possible from the existing structure for use on the rebuilt structure in order to preserve and continue the historic character of the property.
3. **Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
The proposed rebuilt accessory residence will be externally identical to the existing structure and will not affect the overall historic character of the property.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
No new features will be added to the property that were not previously approved by SCA2024-00015.
5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
The applicant will rebuild the new structure to match the features, finish, and construction of the existing building.
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 applicant will reuse original material from the existing building for the exterior of the house in order to preserve the historically significant materials as much as possible.
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 renovation 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 proposed building will incorporate materials from the existing structure in order to retain the historic integrity of the property.

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

The proposed structure will not be able to be removed without reducing the historic integrity of the property. This is why materials from the existing structure are being incorporated into the proposed structure. It will allow the proposed structure to continue as a historic property.

Conclusion

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

List of Attachments

Location Map

Aerial Photo

Applicant Submittal containing the following:

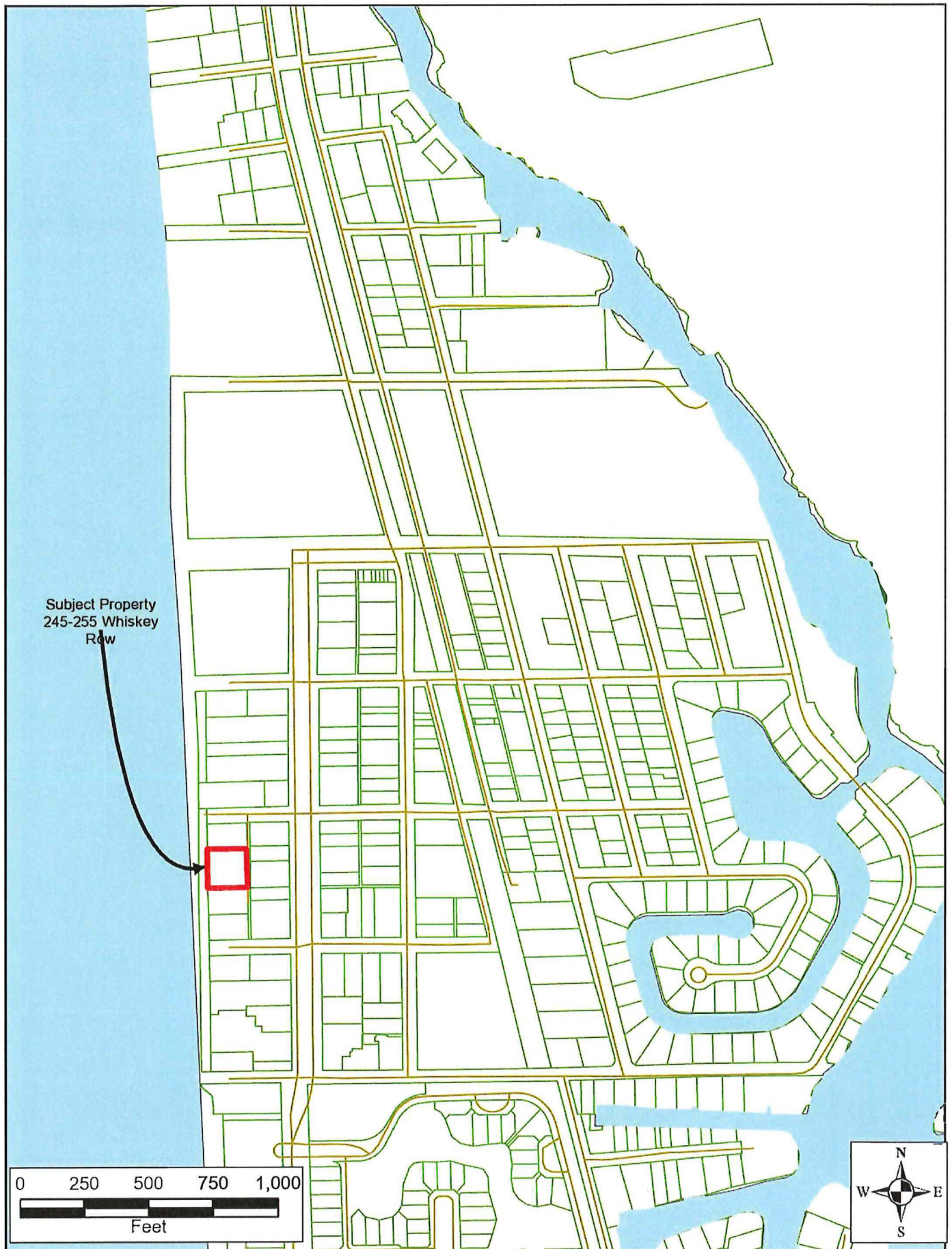
Application

Request Narrative

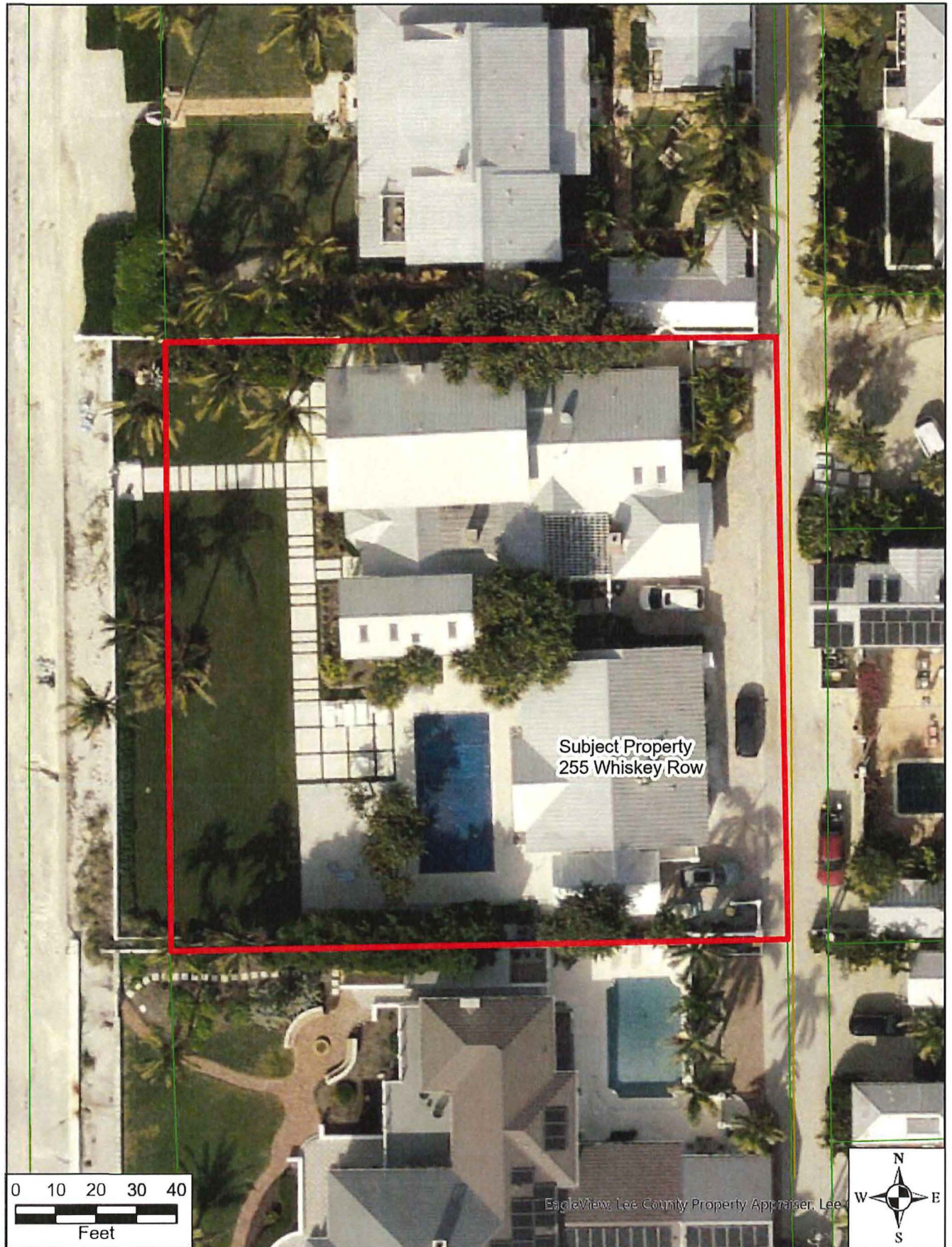
Aerial and Ground Photos

Previous SCA Staff Reports

SCA2025-00017, Soderberg Deconstruction/Reconstruction,
245 Whiskey Row



SCA2025-00017, Soderberg Deconstruction/Reconstruction
245 Whiskey Row



SCA 2025-00017



HISTORIC PRESERVATION PROGRAM APPLICATION FOR SPECIAL CERTIFICATE OF APPROPRIATENESS

Project Name:	Proposed Deconstruction- Reconstruction of 245 Whiskey Row Boca Grande FL33921
Summary of Request:	Approval to obtain a demolition permit from the Building Department in order to substantially deconstruct the building at 245 Whiskey Row and then a construction permit to elevate the building and reconstruct it using both materials salvaged and new materials.

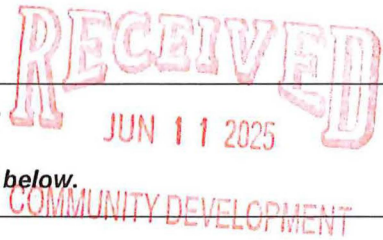
1. Name of Applicant or Agent: Peter H. Soderberg
Contact Person: Dwight Oakley – Architect (Additional Agents Form includes Gloria Saigo)
Address: 8080 Bayshore Dr
City, State, Zip: Naples, FL 34112
Phone Number: 239 262 0073 E-mail: dwight@dwighttoakley.com
2. Relationship of Applicant to owner (check one):
☐ Applicant is the sole owner of the property.
☒ Applicant has been authorized by the owner(s) to represent them for this action.
(provide [Affidavit of Authorization](#) form)
3. Property owner(s):
Name: Soderberg Peter H and Elsa A
Address: P.O. Box 1287
City, State, Zip: Boca Grande FL 33921
Phone Number: _____ E-mail: _____

RECEIVED
JUN 11 2025
COMMUNITY DEVELOPMENT
4. Property Information:
Street Address: 245 Whiskey Row
City, State, Zip: Boca Grande, FL 33921
STRAP Number(s): 14-43-20-01-00001.0060
5. Historic District (if applicable) Boca Grande
6. Designation of Property ☒ Contributing ☐ Non-Contributing
☐ Individual Designation ☐ Not Historic
7. Project Description (check all that apply) ☐ Alteration ☐ Demolition ☐ New Construction
☐ Reconstruction ☒ Rehabilitation ☐ Relocation
8. Change In Use ☒ No ☐ Yes
If yes, Explain: _____
9. Does this project require a variance or special exception pursuant to Chapter 33 or Chapter 34 of the Land Development Code? ☒ No ☐ Yes
If yes, Explain: _____
10. Has a development order or building permit application been filed prior to or concurrent with this application? ☒ No ☐ Yes If yes, provide case number: _____

LEE COUNTY COMMUNITY DEVELOPMENT, ZONING SECTION
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.



<input checked="" type="checkbox"/>	Completed Application Form
<input checked="" type="checkbox"/>	<u>Affidavit of Authorization</u> Form (if applicable)
<input checked="" type="checkbox"/>	Existing Conditions Plan (Legible at 11" x 17"): Provide a graphic illustration of the property that is clearly legible and drawn at a scale sufficient to adequately show and identify the existing conditions of the property.
<input checked="" type="checkbox"/>	Request Statement: Provide a narrative statement explaining the nature of the request and how the proposed project is consistent with the Secretary of Interior's Standards for Rehabilitation (for Contributing buildings and properties within a district or individually-designated resources) or the applicable design guidelines for the subject historic district (for Non-Contributing buildings and properties within a district). The request statement should discuss the design of the proposed project, proposed construction methods, and the impact of the proposed project on the historic features of the property and historic district. If demolition is proposed, the request statement must address the criteria for demolition established by Section 22-104 of the Land Development Code. If moving is proposed, the request statement must address the criteria for moving of historic resources established by Section 22-105 of the Land Development Code.
<input checked="" type="checkbox"/>	Proposed Site Plan (Legible at 11" x 17"): Provide a graphic illustration of the property that is clearly legible and drawn at a scale sufficient to adequately show and identify the proposed improvements.
<input checked="" type="checkbox"/>	Architectural Elevations (Legible at 11" x 17"): Provide architectural elevations that depict side-by-side elevations of the existing and proposed conditions for each façade of the building(s) impacted by the proposed project.
<input checked="" type="checkbox"/>	Architectural Floor Plans: Provide architectural floor plans for each existing or proposed building(s) or structure(s) that are impacted by the proposed project.
<input type="checkbox"/>	Materials Description: Provide a description of the construction materials and colors proposed to be utilized for the project. The materials description must note where each material will be utilized within the proposed project.
<input type="checkbox"/>	Site and Building Photographs: Provide photographs of the subject property and all buildings and structures thereon. Photographs must be sufficiently captioned to note the location of the photograph or may correspond to a map depicting the location and direction from which each photograph was taken.
<input type="checkbox"/>	Materials Samples (optional)
<input type="checkbox"/>	Other Materials that may assist the Historic Preservation Board in evaluating the request (optional)

ADDITIONAL SUBMITTAL ITEMS FOR ARCHAEOLOGICAL SITES

<input type="checkbox"/>	Area of Work: Provide a graphic illustration of the property indicating areas of work that might impact the surface or subsurface of the archaeological site or sites.
<input type="checkbox"/>	Mitigation Measures: Provide a narrative statement describing the proposed mitigation measures to limit impacts to archaeological resources resulting from the proposed project.
<input type="checkbox"/>	Archaeological Surveys (if applicable): Provide archaeological surveys, if required by the Historic Preservation Board, including the disturbance of human burials.

All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Zoning relief from certain provisions of the Lee County Land Development Code may be required to permit development approved by a Special Certificate of Appropriateness. The application for zoning relief is a separate application process. Please see: <https://www.leegov.com/dcd/zoning/apps> or contact the Zoning Section for assistance.

ADDITIONAL AGENTS

Company Name:	APLANADAY LLC		
Contact Person:	GLORIA M SAJGO		
Address:	1421 PALOMA DR		
City, State, Zip:	FT MYERS FL 33901		
Phone Number:	239 850 8442	Email:	aplanaday@yahoo.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

RECEIVED
JUN 11 2015
COMMUNITY DEVELOPMENT

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
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City, State, Zip:			
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Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

RECEIVED
JUN 11 2025

AFFIDAVIT OF AUTHORIZATION

COMMUNITY DEVELOPMENT

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, PETER H. SODERBERG (name), as OWNER (owner/title) of 245/255 WHISKEY ROW BOCA GRANDE FL 33921 (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21 day of January, 2025, by Peter H. Soderberg (name of person providing oath or affirmation), who is personally known to me or who has produced Florida Drivers License (type of identification) as identification.

STAMP/SEAL



Signature of Notary Public

RECEIVED
JUN 11 2025

COMMUNITY DEVELOPMENT

255-245 Whiskey Row Photos

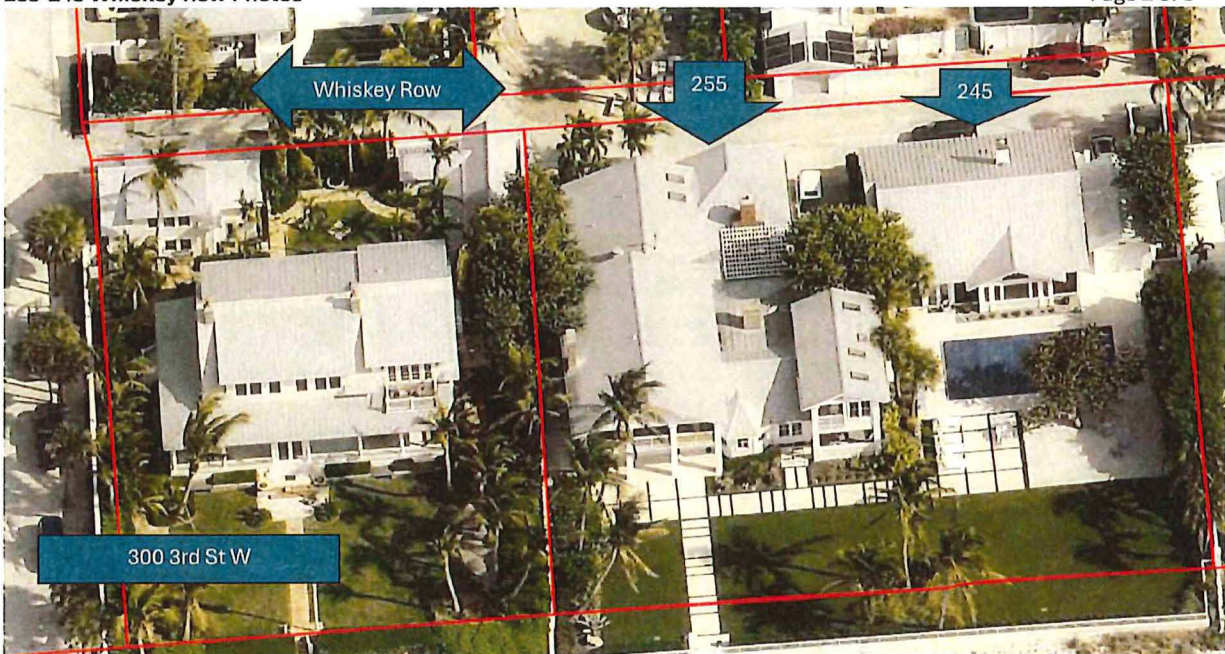
Page 1 of 8



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255-245 Whiskey Row Photos

Page 2 of 8



255 and 245 Whiskey Row, Boca Grande FL –WEST ELEVATIONS – Both houses are contributing to the district and are built low to the ground. As a result, both suffered severe storm surge damage during Hurricane Milton. To preserve both houses and prevent future flood damage the request is to elevate both houses to 15.4-ft NAVD:

- 255 Whiskey Row would be elevated 5-ft (from NAVD 10.4-ft to NAVD 15.4-ft)
- 245 Whiskey Row would be elevated 5.8-ft (from NAVD 9.6-ft to NAVD 15.4-ft)

300 3rd St W Boca Grande FL is the adjoining property to the north. In 2015 the BGHPB approved a similar request to the current request. The BGHPB approved COA2015-00185 allowing this adjacent house (which is contributing) to be elevated to 15-ft NAVD. In 2024 after Hurricane Milton this house at 300 3rd St W remained undamaged by the storm surge as the storm surge water flowed through underneath house.

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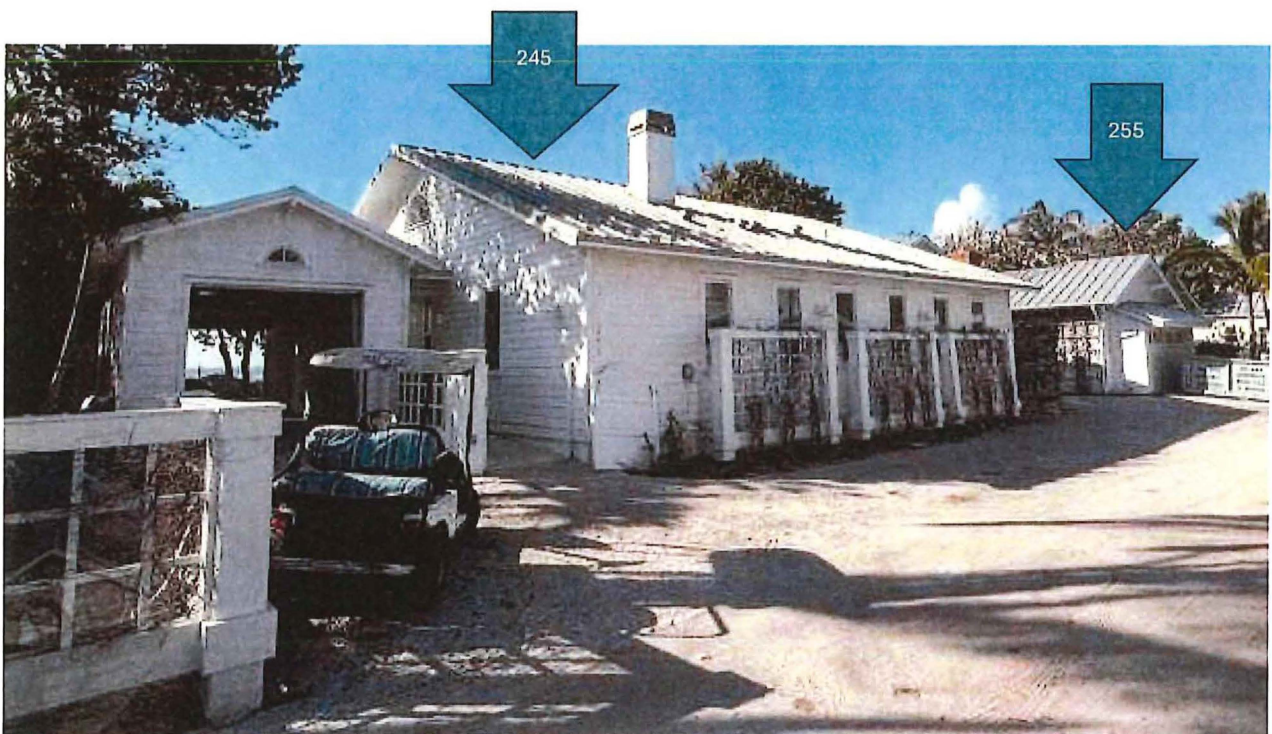
255-245 Whiskey Row Photos

Page 3 of 8



255 and 245 Whiskey Row, Boca Grande FL—EAST ELEVATIONS

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255 and 245 Whiskey Row, Boca Grande FL—EAST ELEVATIONS. Impact of the storm surge is visible on the site.

The garage for 245 Whiskey Row (to the left) will not be elevated.

The 1-story house at 245 Whiskey Row (to the center) will be elevated by 5.8-ft

The garage for 255 Whiskey Row (to the right) will not be elevated.

245 Whiskey Row, Boca Grande FL 33921
Applicant's Narrative for the
Special Certificate of Appropriateness (SCA) Application

PROJECT NAME: Deconstruction-Reconstruction 245 Whiskey Row Boca Grande FL33921
PROJECT ADDRESS: 255/245 Whiskey Row Boca Grande FL33921
STRAP NUMBER: 14-43-20-01-00001.0060
STATUS: Contributing in the Boca Grande Historic District HD 90-05-01

I. SUMMARY

The proposed request deals with two requests facilitating the implementation of elevating the Single-Story Accessory House at 245 Whiskey Row as approved the BGHPB in SCA 2024-00015 on March 12, 2025.

Request 1: The applicant requests approval to obtain a demolition permit from the Building Department in order to substantially deconstruct the building and then a construction permit to elevate the building and reconstruct it using both materials salvaged and new materials. The reconstructed building will comply with Page A4 "Single- Story Accessory House 245 Whiskey Row" approved under SCA 2024-00015 on March 12, 2025 **See Attachment #1 Decision Document SCA2024-00015 Page A4.**

Demolition and Construction Drawings submitted to the Building Department will include the following language:

"IT IS INTENDED THAT EXISTING MATERIALS ARE TO REMAIN TO THE GREATEST EXTENT POSSIBLE AND THAT MATERIALS ARE REMOVED ONLY AS REQUIRED TO ALLOW THE NEW WORK SHOWN IN THESE DRAWINGS"

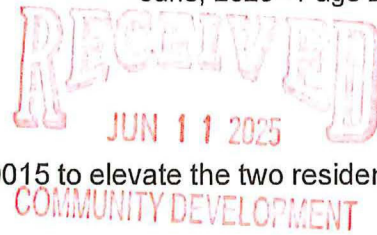
The proposed project preserves the historic character of the resource and is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Chapter 22 of the Land Development code.

Request 2: The applicant requests the BGHPB review and approve a new proposed floor plan -- **See Attachment #2 New Proposed Floor Plan Page A2).** This new proposed floor plan has no impact on the exterior of the building; all changes are to the interior in an effort to implement a floor plan that more adequately accommodates the contemporary lifestyle of the family.

Once approved this new proposed floor plan should supersede the currently approved floor plan **See Attachment #1 Decision Document SCA2024-00015 Page A2.**

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II. EXISTING CONDITIONS

Request 1:

On March 12, 2025 the BGHPB approved SCA2024-00015 to elevate the two residences at 245 and 255 Whiskey Row Boca Grande.

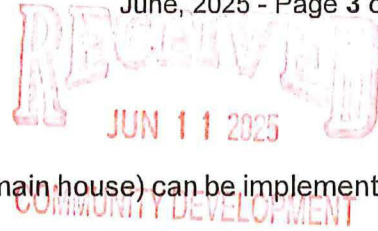
The two houses [255 and 245 Whiskey Row] are built low to grade and as a consequence were severely damaged by the storm surge. However, the house next door at 300 3rd St W Boca Grande fared much better. The reason is that the finished first floor of that house was elevated to flood elevation NAVD 15'. This increased height allowed the storm surge to flow thru underneath the house without damaging the house or its foundation.

To protect and preserve the subject houses at 245 and 255 Whiskey Row from future damage, the BGHPB approved SCA2024-00015 to elevate the existing finished first floors to height similar to that which the house at 300 3rd St W was raised.



Through SCA2024-000015 the BGHPB approved elevating the main house at 255 Whiskey Row and the accessory house at 245 Whiskey Row. The buildings are to remain in their current locations. New stairs and decks will be added to access the elevated buildings. The buildings were approved to be elevated as follows:

- 255 Whiskey Row (main house) will be elevated by 5-ft ---from existing Finished First Floor elevation 10.4-ft NAVD to Finished First Floor elevation 15.4-ft NAVD
- 245 Whiskey Row (accessory house) will be elevated by 5.8-ft (5-ft 9-in+/-) – from existing Finished First Floor elevation 9.6-ft NAVD to Finished First Floor elevation 15.4 NAVD.



III. THE PROPOSAL

Main House:

The proposal to elevate the house at 255 Whiskey Row (main house) can be implemented quite readily.

Accessory House:

The proposal to elevate the house at 245 Whiskey Row (accessory house) is quite problematic and unsafe. There several problems are associated with elevating the existing foundation slab -- which includes the pre-2003 building and the large 2003 addition. The pre-2003 building and the 2003 addition are on different but abutting slabs.

The foundation slabs are compromised and unsafe, as a result the applicant requests approval to obtain a demolition permit from the Building Department in order to substantially deconstruct the building and then a construction permit to elevate the building and reconstruct it using both materials salvaged and new materials.

Many owners of historic properties facing a similar situation might have chosen to demolish the accessory house and build an entirely new house. Instead of taking that approach, the current owners want to stay with their original plan approved under SCA2024-00015 by the BGHPB which calls for elevating the Finished First Floor to 15.4 NAVD and preserving house's current design.

David G. Stanbra PE Structural Consulting Engineer:

Please refer to the May 21, 2025 letter from David G. Stanbra PE Structural Consulting Engineer Florida Professional Engineer No. 35303. Mr. Stanbra advises that they are different slab on grade components one prior to the 2003 addition and one as a result of the 2003 addition. He notes that there is potential for these slabs rotating and separating during the lifting. Additionally, he notes "The observed existing non-structural slab, in my professional opinion, is compromised and incapable of supporting a new elevated slab of this scale." **See Attachment #3 letter from David G. Stanbra, PE.**

The safe solution:

The most feasible and safe manner to elevate and preserve the house is by substantially deconstructing the house, saving original material as feasible and then reconstructing the house at the approved height of Finished First Floor elevation 15.4 NAVD using materials that can be salvaged or new materials.

- With this design solution the design and appearance of the house would remain as it was approved under SCA2024-00015 by the BGHPB.
- Additionally, it is worth noting that except for the elevated height, the design and appearance of the house is very much in keeping with what was approved by the Lee County Historic Preservation Board on August 8, 2002 under SCA2002-08-02 **See Attachment #4 SCA2002-08-03.** SCA2002-08-03 allowed for a large addition on the west elevation to what was then a smaller accessory house and also for other changes. Essentially the house we see today features the design approved back in 2002.



Historic Precedent:

The architectural firm submitting the plans for SCA2002-08-03 and then preparing the construction documents was Seibert Architects PA whose principal was Tim Seibert. Even today Mr. Seibert is remembered as a well-known, highly respected architect from Sarasota. He was a Fellow of the American Institute of Architects and one of the founders of the "Sarasota School of Architecture". After he retired Mr. Seibert moved to Boca Grande and for years was a member of the Boca Grande Historic Preservation Board.

To implement the changes proposed under SCA2002-08-03 Seibert Architects PA prepared construction documents dated November 23, 2002 and updated March 7 and April 7, 2003. **See Attachment #5 Seibert Architects 2002 Construction Drawings** The then proposed addition was quite substantial and included significant demolition. Seibert Architects' 2002 construction drawings Included on the page A1.1 Demolition Plan in the Demolition Notes Section a Note numbered 4 which is quoted below:

"4. IT IS INTENDED THAT EXISTING MATERIALS ARE TO REMAIN TO THE GREATEST EXTENT POSSIBLE AND THAT MATERIALS ARE REMOVED ONLY AS REQUIRED TO ALLOW THE NEW WORK SHOWN IN THESE DRAWINGS"

Demolition and Construction Drawings that are proposed to be submitted currently in 2025 to the Lee County Building Department will include that same language:

"IT IS INTENDED THAT EXISTING MATERIALS ARE TO REMAIN TO THE GREATEST EXTENT POSSIBLE AND THAT MATERIALS ARE REMOVED ONLY AS REQUIRED TO ALLOW THE NEW WORK SHOWN IN THESE DRAWINGS"

In his May 21, 2025 letter David G. Stanbra PE Structural Consulting Engineer Florida Professional Engineer No. 35303 also mentions the importance of salvaging building materials for the proposed deconstruction and reconstruction:

"All efforts will be made by the project General Contractor, during the demolition of the existing 245 Whiskey Row house, to discover and retain original building components, per the 2003 project, for the safe re-introduction with new construction details." **See Attachment #3 letter from David G. Stanbra, PE.**

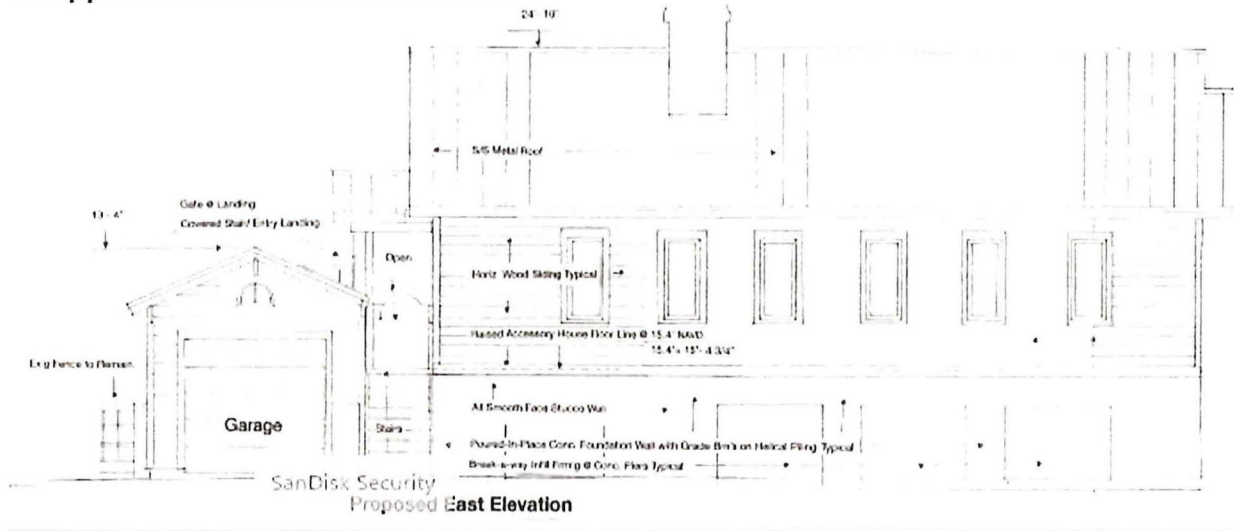
Conclusion:

After much research and evaluation of the current situation, for the property owners believe the only prudent approach is to substantially deconstruct the house saving original material as feasible and then reconstruct the house at the approved height of Finished First Floor elevation 15.4 NAVD using both materials that can be salvaged and new materials.

With this approach the design and appearance of the house will remain as it was approved under SCA2024-00015 by the BGHPB – which is still reflects the changes

approved under SCA2002-08-03 and implemented by the 2003 construction documents prepared by Seibert Architects Inc.

The goal of this June 2025 request is to preserve the exterior design of the building as approved under SCA2024-00015.



Screen shot of plan approved under SCA2024-00015 245 Whiskey Row East Elevation
Accessory House elevated; garage stays at grade--Dwight Oakley Architect

Project highlights

- **Installing new foundations to code at 245 Whiskey Row**
- The elevated houses feature poured-in-place concrete foundation walls with grade beams with helical pilings.
---Foundation walls are smooth face stucco walls.
---Stairs to access new north entry to the accessory house and lift platform



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

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. Unfortunately, as discussed above the structural problems associated with elevating the house on the slab foundation will require substantially deconstructing the house, saving original material as feasible and then reconstructing the house at the approved height of Finished First Floor elevation 15.4 NAVD.

The design and appearance of the house would remain as approved under SCA2024-00015 by the BGHPB. During construction both materials that can be salvaged and also new materials would be used. The features and spaces that characterize the property will be reconstructed and preserved.

Standard 3:

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

The most feasible and safe manner to elevate and preserve the house is by substantially deconstructing the house, saving original material as feasible and then reconstructing the house at the approved height of Finished First Floor elevation 15.4 NAVD using materials that can be salvaged or new materials.

- Ultimately design and appearance of the house would remain as it was approved under SCA2024-00015 by the BGHPB.
- Additionally, it is worth noting that except for the proposed elevated height, when the project is finished the design and appearance of the house will be very much in keeping with what was approved by the Lee County Historic Preservation Board on August 8, 2002 under SCA2002-08-02 **See Attachment #4 SCA2002-08-03.** SCA2002-08-03 allowed for a large addition on the west elevation to what was then a smaller accessory house and also other changes – nearly all of which are still visible on the house as we see it today.

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 fundamental design of the house remains unaltered. The major change is the house must be elevated which necessitates the addition of stairs and decks to access the elevated houses. Additionally, due to the condition of the slab foundation system the house will have to be deconstructed and then reconstructed as previously approved by the BGHPB under SCA2024-00015.

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 245 Whiskey Row are preserved. The changes are limited to elevating the buildings and including new stairs to provide access to the elevated buildings. The garages are left at grade. Due to the condition of the slab foundation system the house will have to be deconstructed and then reconstructed as previously approved by the BGHPB under SCA2024-00015.

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.

Due to the condition of the slab foundation system the house will have to be deconstructed and then reconstructed as previously approved by the BGHPB under SCA2024-00015

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.

Due to the condition of the slab foundation system the house will have to be deconstructed and then reconstructed as previously approved by the BGHPB under SCA2024-00015. However, the fundamental design of the house will be retained.

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.

Due to the condition of the slab foundation system the house will have to be deconstructed and then reconstructed as previously approved by the BGHPB under SCA2024-00015. However, the fundamental design of the house will be retained.

If in the future the proposed elevated foundation system is removed and replaced with the original system, the essential form and integrity of the historic house will be unimpaired.

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ATTACHMENTS TO THE APPLICANT'S NARRATIVE

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ATTACHMENT #1 SCA2024-00015 DECISION DOCUMENT SEE PAGE
A4 AND A2

BOCA GRANDE HISTORIC PRESERVATION BOARD

SPECIAL CERTIFICATE OF APPROPRIATENESS SCA2024-000015
DECISION

☒ Contributing ☐ Non-Contributing ☐ Individual Designation ☐ Not Historical

Designation No.: HD 90-05-01
Name of Project: Soderberg Elevation
Location: 245-255 Whiskey Row, Boca Grande, FL 33921
Strap Nos.: 14-43-20-01-00001.0060
Name of Agent: Dwight Oakley
E-Mail: oakelyx2@mac.com

Request: Elevate both of the existing residences on the property to include an elevated deck between the structures, the enlargement of multiple access stairs, and construction of a new front perimeter wall with gate at the property located at 245-255 Whiskey Row.

Summary: Dwight Oakley filed an application for a Certificate of Appropriateness on November 5, 2024. The application was deemed sufficient for review on February 6, 2025. The Boca Grande Historic Preservation Board meeting was scheduled and advertised. The application was heard before the Boca Grande Historic Preservation Board on March 12, 2025.

YOU ARE HEREBY NOTIFIED that the following action was taken by the Boca Grande Historic Preservation Board:

A Motion was made by Dennis Malcomian and seconded by Paul Eddy to approve the Special Certificate of Appropriateness for the subject property to elevate both of the existing residences on the property to include an elevated deck between the structures, the enlargement of multiple access stairs, and construction of a new front perimeter wall with gate for the property located at 245-255 Whiskey Row pursuant to LDC Chapter 22 as provided in the site plan, elevations, and floor plan stamped "Received" 1/23/2025, attached hereto as Exhibit A. The BGHPB finds that the proposed project is in compliance with the Secretary of the Interior's Standards for Rehabilitation and Lee County LDC Chapter 22 as evidenced by the Findings of Fact attached hereto as Exhibit B.

The Motion carried with 6 ayes to 0 nays.



3/12/25

Boca Grande Historic Preservation Board
Chair

Date of Decision

DECISION EFFECTIVE DATE:

The Decision of the Boca Grande Historic Preservation Board is effective on the date of the Hearing.

NOTICE OF APPEAL RIGHTS:

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Pursuant to LDC § 22-42, an owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 calendar days of the date the written decision of the Historic Preservation Board was rendered. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, which shall state the decision being appealed, the grounds for the appeal and a summary of the relief sought. Appeals shall otherwise be pursued using the procedure set forth in the LDC § 34-145(a), pertaining to appeals from administrative matters, and in accordance with the county administrative codes adopted to implement the provisions of LDC Chapter 34. Except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party shall not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

ATTACHMENTS:

- Exhibit A: Site Plan, Elevations, and Floor Plans
- Exhibit B: Findings of Fact

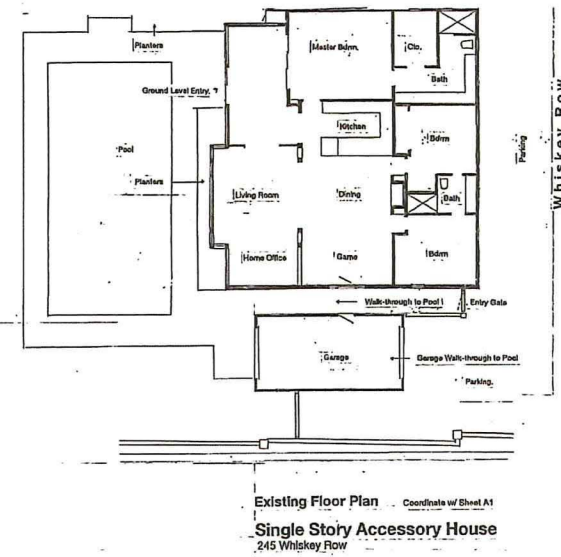
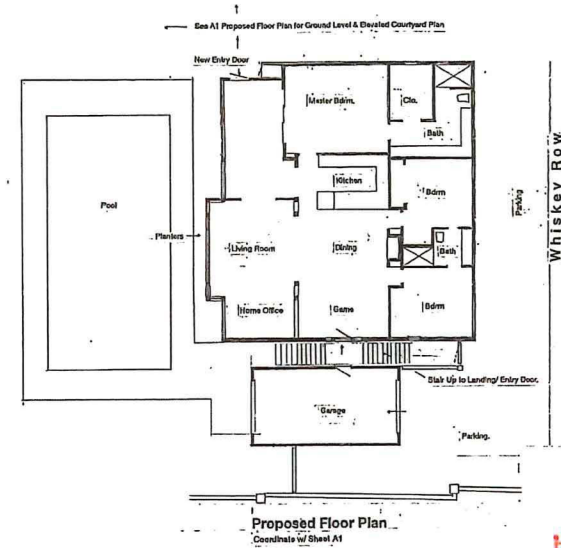
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EXHIBIT A: SITE PLAN, ELEVATIONS, AND FLOOR PLAN

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Soderberg Residence
 255 Whiskey Row, Boca Grande, FL
 Proposed Re-Construction of Structures
 Located at 245 and 255 Whiskey Row
 Dwight Oakley Architect, PLLC
 A/E 0011128 Naples, Florida
 oakleydw@aol.com
 239.262.0073

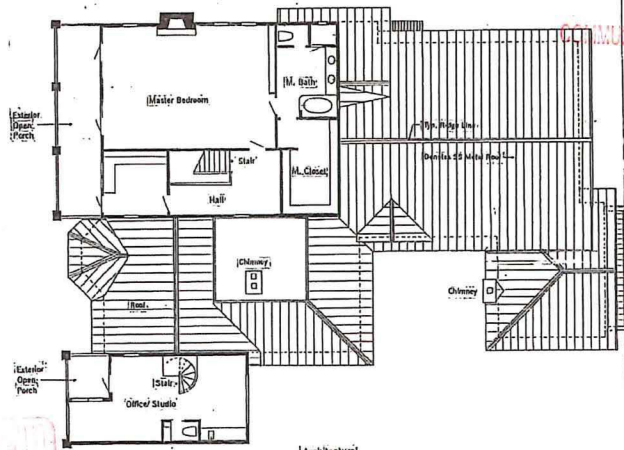
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APPROVED
 HISTORIC PRESERVATION DIVISION
 SCOA NO. 501 2024-00015
 DATE 3/22/25
 BY [Signature]

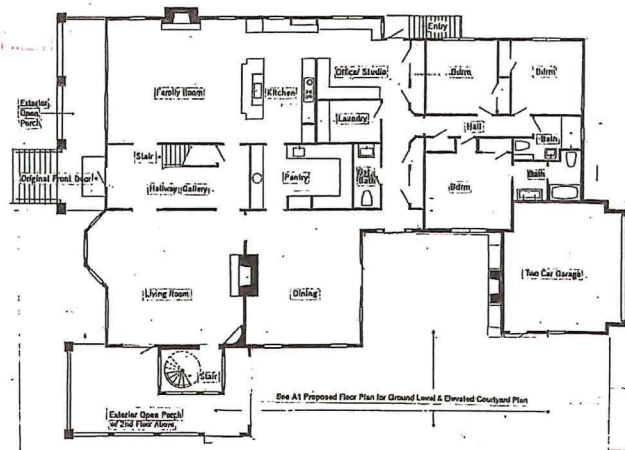
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Architectural
Proposed Second Floor Plan / Roof Plan

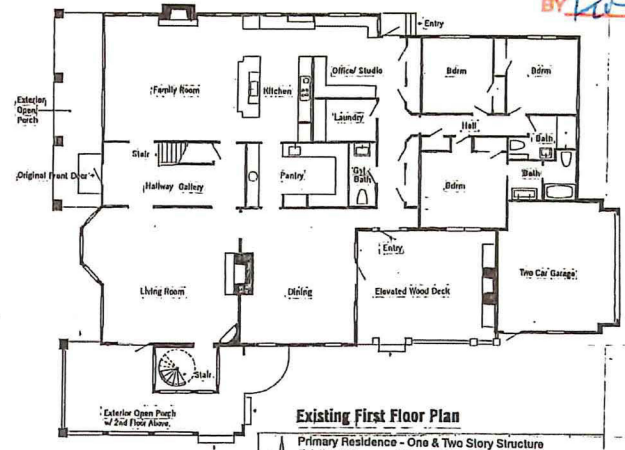


Proposed First Floor Plan

Soderberg Residence
265 Whiskey Row, Boca Grande, FL
Proposed Re-Construction of Structures
Located @ 245 and 265 Whiskey Row
Dwight Oakley Architect LLC
A/E 0011128 Naples, Florida
asklopy2@gmail.com
239.692.6079

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SCOA NO. SCA 2024-00015
DATE 5/12/25
BY [Signature]



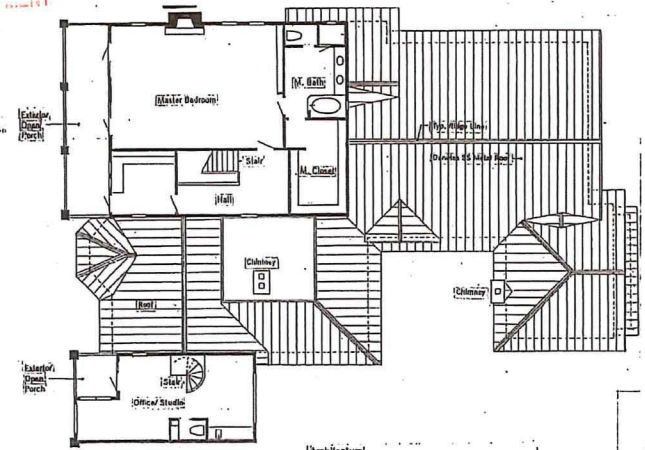
Existing First Floor Plan

Primary Residence - One & Two Story Structure
Existing & Proposed Floor Plans

Primary Residence One & Two Story Structure
265 Whiskey Row - 1st Finish Floor Elev. = 10.4' NAVD
Coordinate w/ Sheet A1

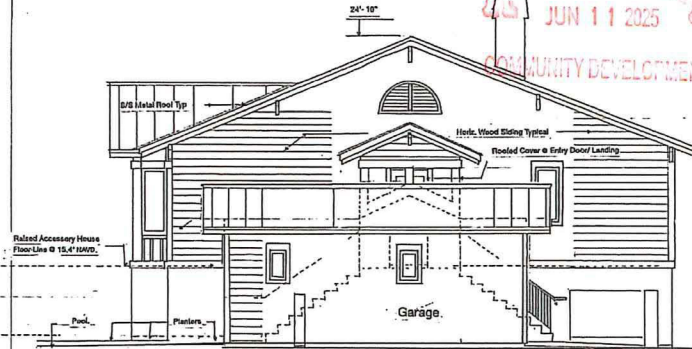
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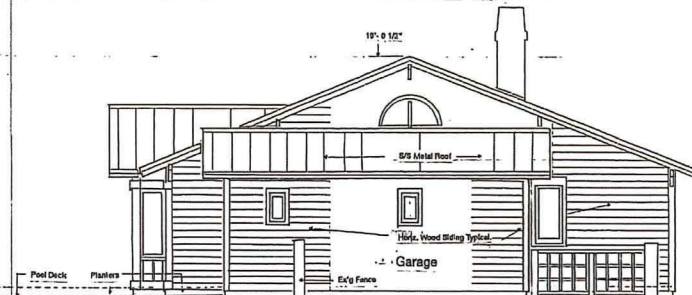


Architectural
Existing Second Floor / Roof Plan

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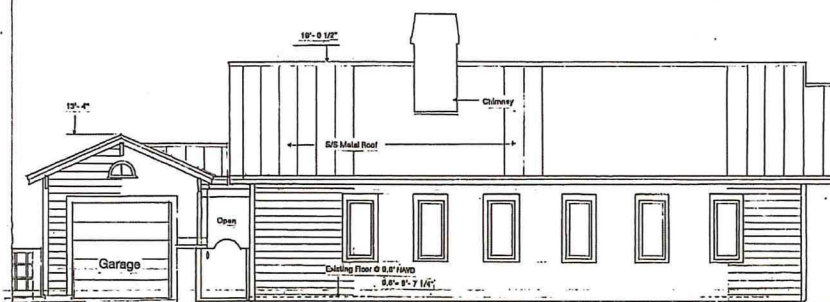
Proposed South Elevation



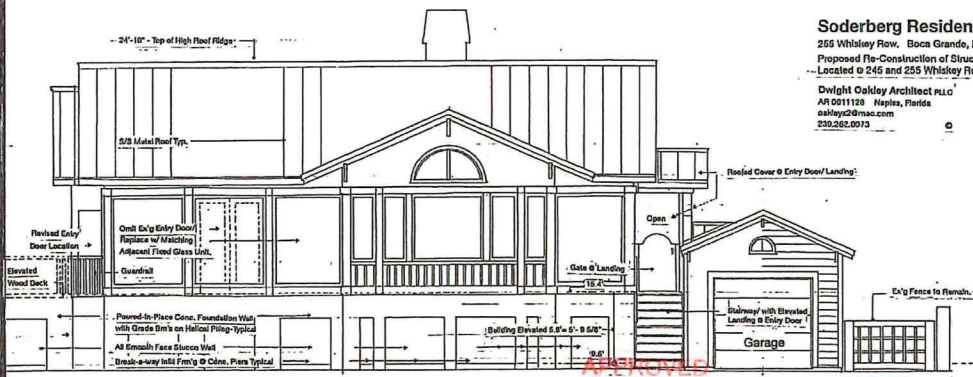
Existing South Elevation

Single Story Accessory House...
245 Whiskey Row

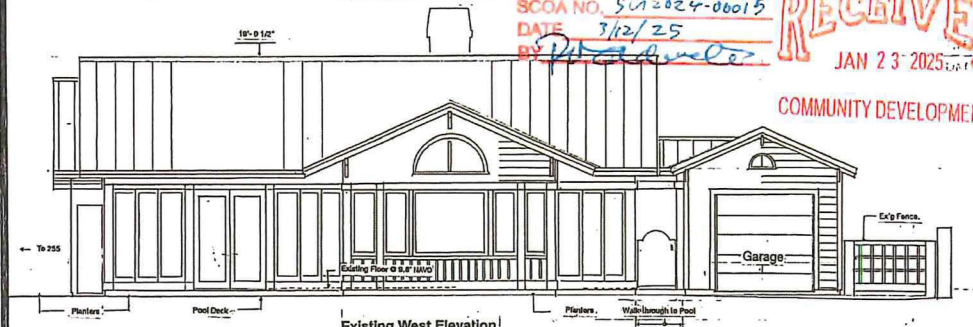
All Roof Ridge Dimensions are shown Average Finish Grade.



Existing East Elevation



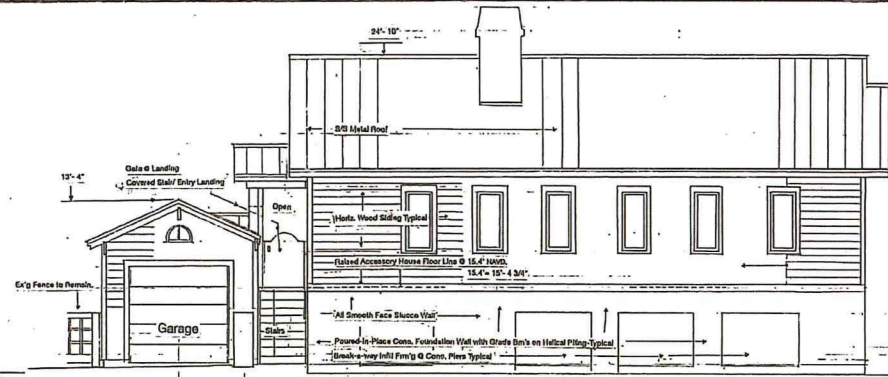
Proposed West Elevation



Existing West Elevation

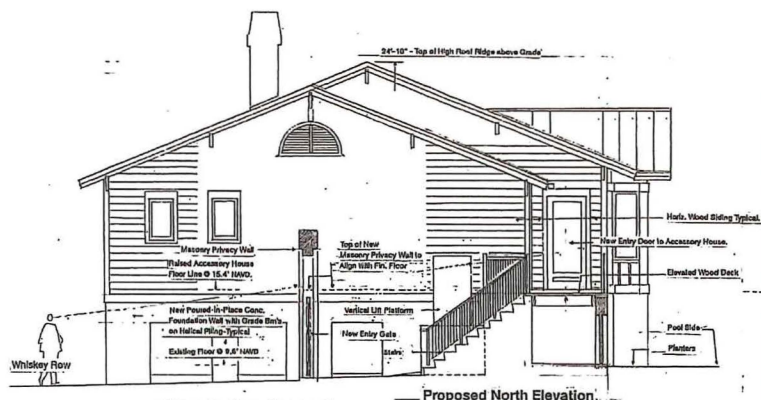
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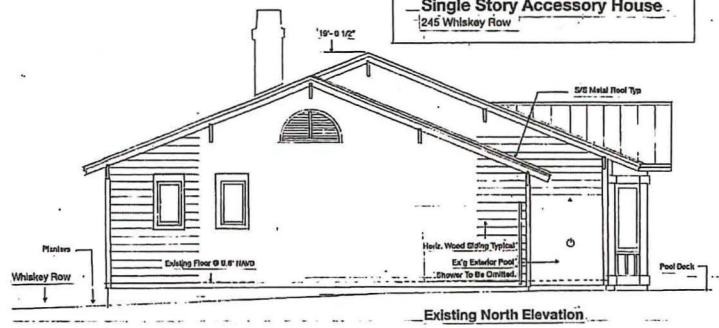


Proposed East Elevation

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Proposed North Elevation
Single Story Accessory House
245 Whiskey Row



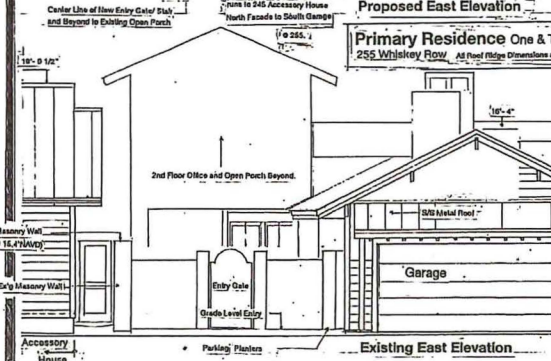
Existing North Elevation



Cross Section of Courtyard



Proposed East Elevation
Primary Residence One & Two Story Structure
255 Whiskey Row



Existing East Elevation

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HISTORIC PRESERVATION BOARD
SCOA NO. 5042024-0015
DATE 3/12/25
BY [Signature]

Soderberg Residence
255 Whiskey Row, Boca Grande, FL
Proposed Re-Construction of Structures
Located at 245 and 255 Whiskey Row
Dwight Oakley Architect LLC
A/E 011128 Naples, Florida
oakley2@gmail.com
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Primary House Floor Line @ 15.4' HWD
New Elevated Wood Deck
Floor Line @ 15.2' HWD
New Poured-In-Place Core
Foundation Wall with Grade Br's on Helical Piling-Typical

See West Elev. for High Roof Ridge Info.

27'-11 1/2" Top of High Roof Ridge

15'-4" Top of High Roof Ridge above Grade

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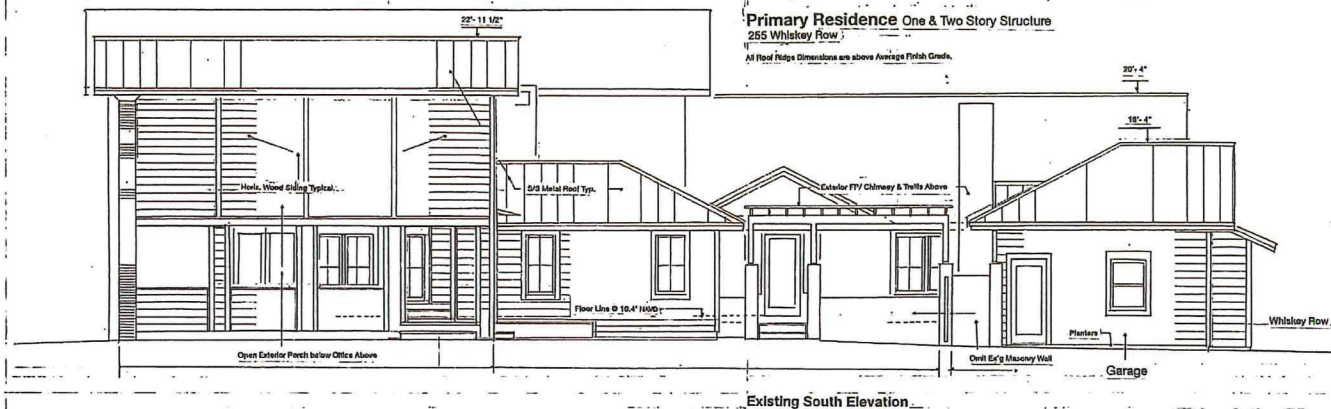
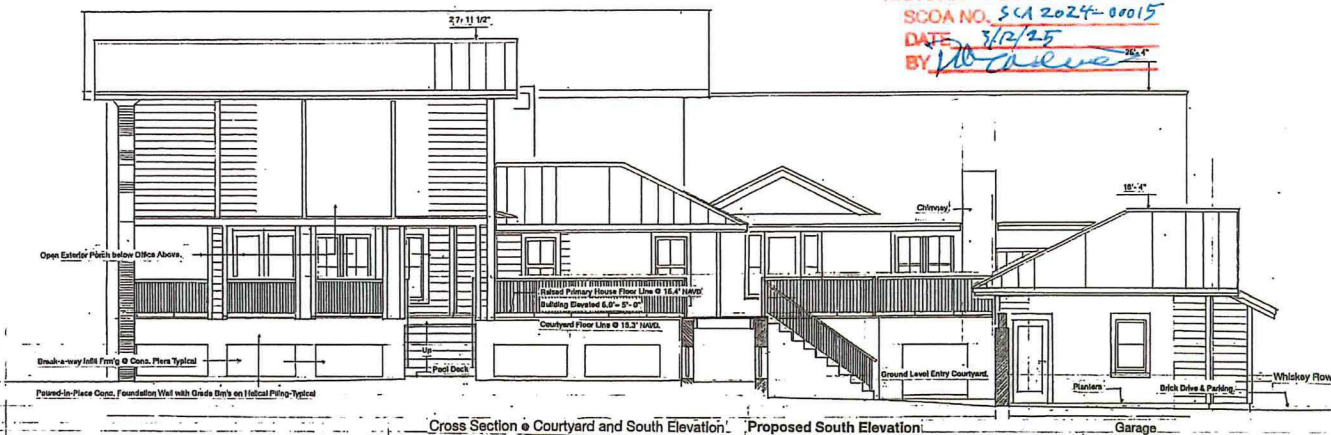
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COMMUNITY DEVELOPMENT
HISTORIC PRESERVATION BOARD
SCOA NO. SCA 2024-00015
DATE 3/12/25
BY [Signature]

Soderberg Residence
255 Whiskey Row, Boca Grande, FL
Proposed Re-Construction of Structures
Located @ 245 and 255 Whiskey Row.
Dwight Oakley Architect LLC
AR 0011128 Naples, Florida
oakley20mac.com
239.262.0073



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JUN 11 2025
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JAN 23 2025

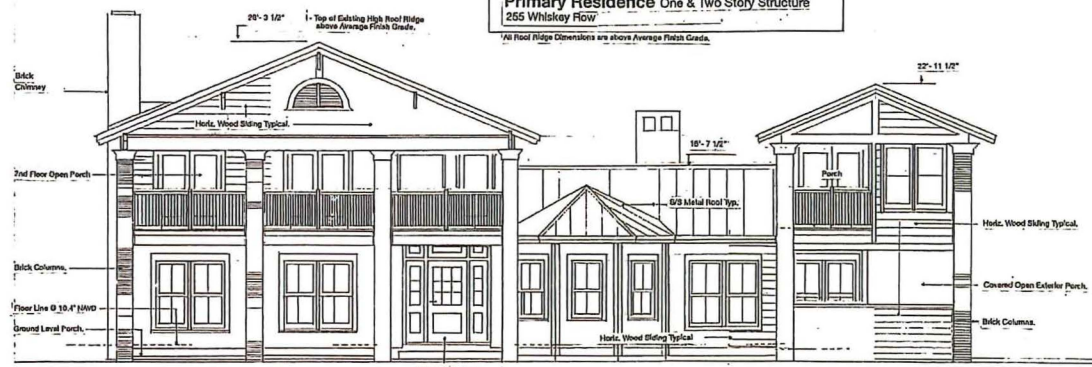
Soderberg Residence
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AR 0011128 Naples, Florida
oakley20mac.com
339.262.0073

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APPROVED

HISTORIC PRESERVATION BOARD
SCOA NO. 542024-0005
DATE 3/12/25
BY [Signature]



Proposed West Elevation



Existing West Elevation

A7

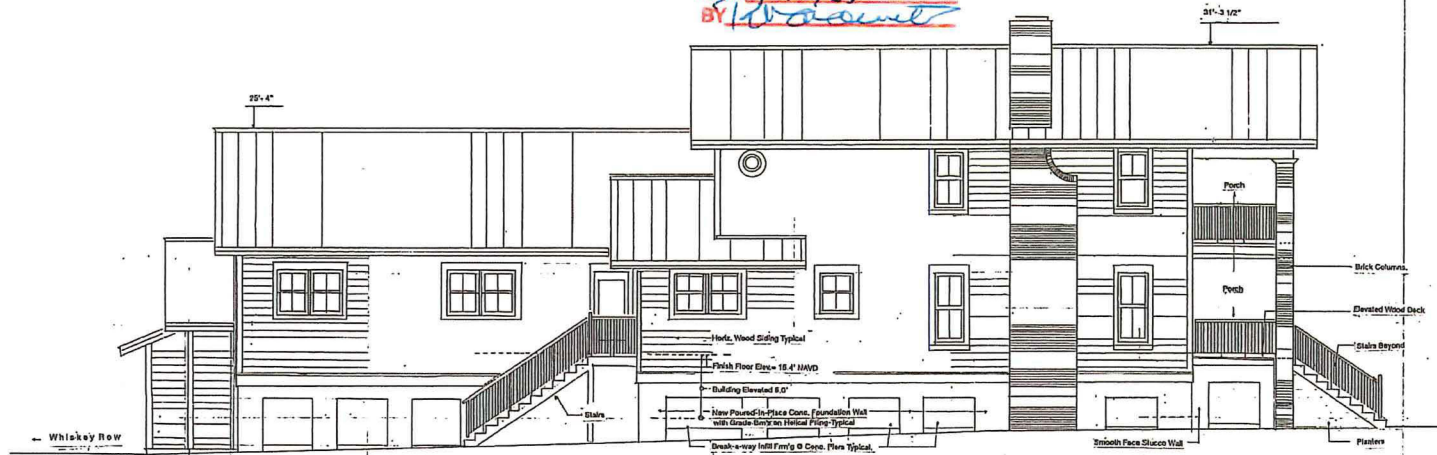
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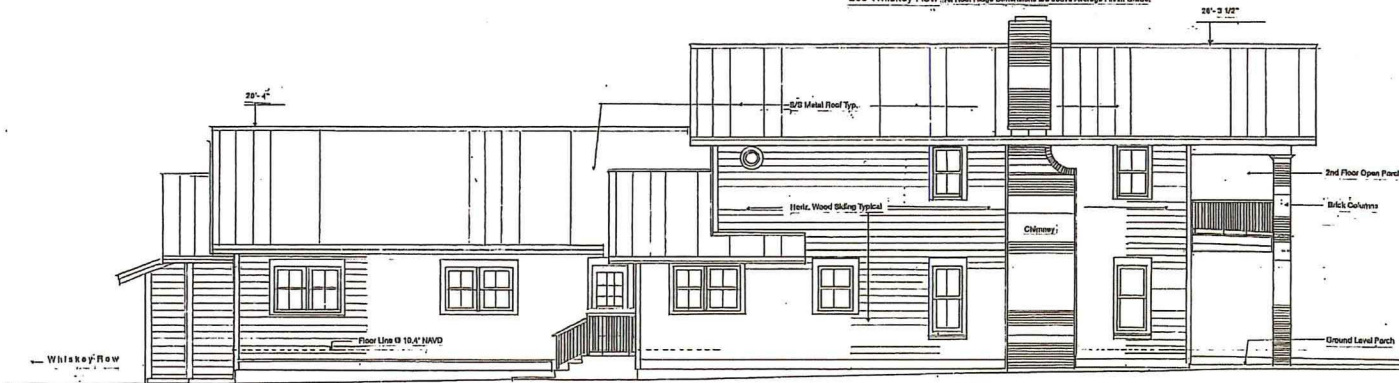
APPROVED
HISTORIC PRESERVATION BOARD
SCOA NO. SCA 2024-00015
DATE 5/12/25
BY [Signature]

Soderberg Residence
255 Whiskey Row, Boca Grande, FL
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oakleyd@mac.com
239.262.0073



Proposed North Elevation

Primary Residence One & Two Story Structure
255 Whiskey Row, All Roof Ridge Dimensions are above Average Finish Grade.



Existing North Elevation

A8

EXHIBIT B: FINDINGS OF FACT



Location and surrounding uses

The property is a contributing site located at 245-255 Whiskey Row. It is bounded by single-family residences on its north and south sides, and by the Gulf of Mexico on the west. Across Whiskey Row to the east are additional single-family residences.

Existing Lot

The subject parcel consists of Lots 5, 6, and 7 of Block 1 of the Revised Plat of Boca Grande recorded in Plat Book 7, Page 1 in 1925. The property is a square lot that fronts on the west side of Whiskey Row for approximately 150 feet. The property formerly consisted of two STRAP numbers that have been subsequently combined into a single property. The property is currently developed with two residential structures. The northern structure is the primary residence and is a 4,894-square-foot single family residence described by the Property Appraiser as a 4-bed, 3.5-bath Colonial-style house built in 1926. The southern structure is a 1,969 square foot accessory dwelling unit described by the Property Appraiser as a 1-bed, 2-bath Ranch style house also built in 1926. The property is zoned Residential Single-Family (RS-1) which permits single-family residences.

The property has previous historic review cases. SCA2024-00012 Approved a new solar panel array. SCA2022-00009 approved the construction of an addition to the front of a garage. SCA2018-10025 approved the combination of the two abutting lots into a single residence with garage addition. COA2017-00013 approved A/C work. COA2015-00031 approved bathroom alterations. COA2011-00017 approved an LP gas line. COA2011-00005 approved electrical work. COA2010-00188 approved a wood deck porch. COA2010-00185 approved a tankless water heater. COA2010-00095 and COA2010-00019 approved a two-story addition. COA2009-00154 approved a buried LP gas tank and line. COA2009-00123 approved an emergency generator. COA2009-00020 approved an LP gas tank. COA2006-00053 approved a new garage.

Requested Project

The applicant proposes the following changes to the subject property:

- Elevate the northern structure by 5 feet
- Elevate the southern structure by 5.8 feet
- Relocating the door access on the southern structure from the west to the north side
- Construct a new elevated porch between the structures for access
- Enlarge existing access staircases
- Construct a new wall with gate on the east side of the property

Structural Elevations

The applicant proposes to elevate both of the residential structures on the property. The northern building will be elevated by 5 feet while the southern building will be elevated by 5.8 feet. This will bring both buildings to a base floor elevation of 15.4 feet. This elevation is proposed in order to allow both structures to meet FEMA flood elevation requirements and mitigate the potential impact of future storm surges. The proposed elevation will not affect the footprint of either building apart from those needed to maintain access to the existing doors and porches on the property. The elevated houses will sit on new poured-in-place foundation walls with grade beams and will be anchored with helical pilings. The new foundation surfaces will be faced with smooth stucco. Although this facing is different from the horizontal siding of the existing house, it is

acceptable as the proposed foundations are a new feature and the stucco facing is not replacing any existing historic features. Breakaway panels will be included in the proposed foundations in order to meet FEMA requirements and provide protection from storm surges. The increase in height of the buildings is heavily mitigated by the strong linear appearance of the houses when seen overall. The use of a different facing material on the new foundations magnifies this linear appearance by creating a horizontal "layer" below the existing house that does not visually contribute to any increase in the height of the structures.

Each of the residential structures has an accessory garage. Neither of the garages is proposed for elevation and both will remain at grade.

New Elevated Deck

The applicant proposes to construct a new deck between the existing buildings. This deck will be at an elevation of 15.4 feet and will provide cross-access between the existing buildings as it will be at the same base floor elevation as the two buildings. The deck will also have access stairs on the front façade aligned with the proposed entrance gate. The deck also has an internal set of stairs leading down to the pool area.

The deck is a new structure but has minimal impact on the historic features of the property as it is additive in nature and does not require the removal of any significant historic features. The deck will have minimal impact on the visual size or mass of the houses due to its horizontal nature. This is further enhanced by the fact that the proposed front perimeter wall will conceal most of the visual impact of the deck.

Door Relocation

The applicant proposes to relocate an access door on the southern residence from the west (rear) façade to the north (side) façade. This will allow the southern residence to access the proposed elevated deck directly rather than require a more roundabout route. The location of the existing door will be replaced with a fixed window of the same dimensions. The proposed door will be a single full-light French door.

Access Stair Renovation

The elevation of the residential buildings requires enlargement of the existing stair accesses that do not face onto the new elevated deck. Several staircases will be either newly constructed or increased in size to accommodate the increase in height of the residential structures.

A new staircase will be constructed on the south façade of 245 Whiskey Row. This staircase will sit between the existing garage and the residence and will have a stairway to the front façade and another to the rear façade. The proposed staircase requires the removal of the existing covered walkway between the garage and residence. In its place, a new gable-roofed porch on posts will be built at the top of the staircase. The materials and architectural character of the porch will match the existing property.

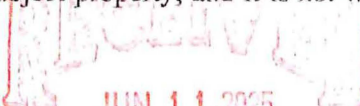
New Wall and Gate

The applicant proposes to construct a wall with a gate along the front of the property between the two residential buildings. This wall replaces a previous wall of similar type that was damaged by a storm surge. The wall is 6 feet tall and is of masonry construction with stucco facing. It has an entrance with a semi-circular arch over a decorative double gateway. The entrance is aligned with the stairs to the proposed elevated deck. The top of the wall will be at 15.4 feet NAVD, which

aligns with the floor line of the raised deck and residential structures. The wall is a replacement of a previous wall and does not introduce any significant changes to the property.

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.**
No historic materials are being removed by the proposed elevation and new features.
3. **Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
The proposed elevation and new features are relatively minor in nature and do not affect the overall historic character of the property.
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.**
None of the proposed changes will require the removal of historically significant features.
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.**
No deteriorated historic features are 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 renovation 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.


JUN 11 2025

COMMUNITY DEVELOPMENT

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 elevated deck will be additive in nature and will not affect any historic character on the property. There will be no difficulty differentiating them from the historic portion of the house and property.

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

The proposed elevation and associated changes are essentially permanent changes due to the requirement to mitigate potential future flood damage.

Conclusion

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

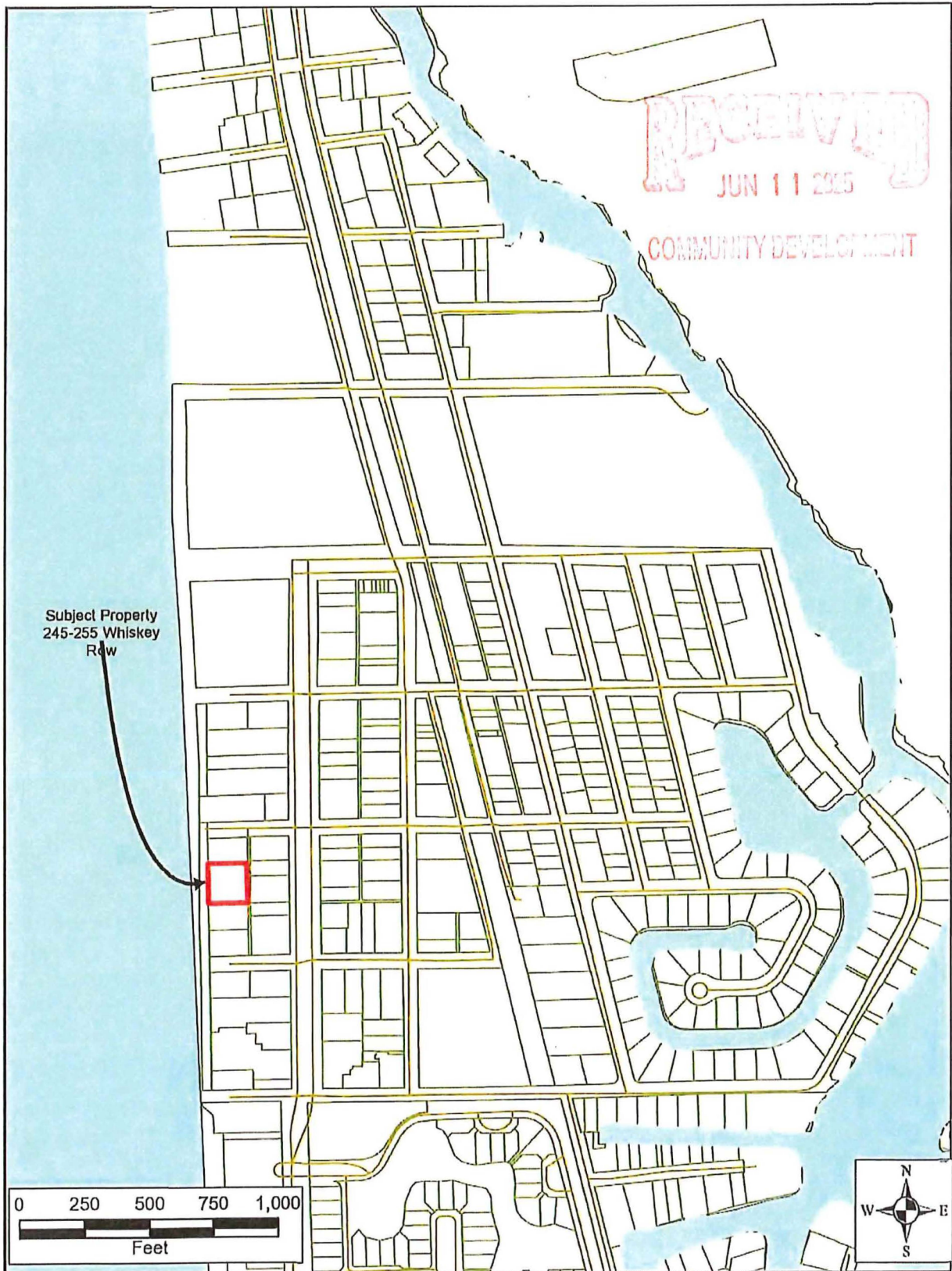
List of Attachments

Location Map

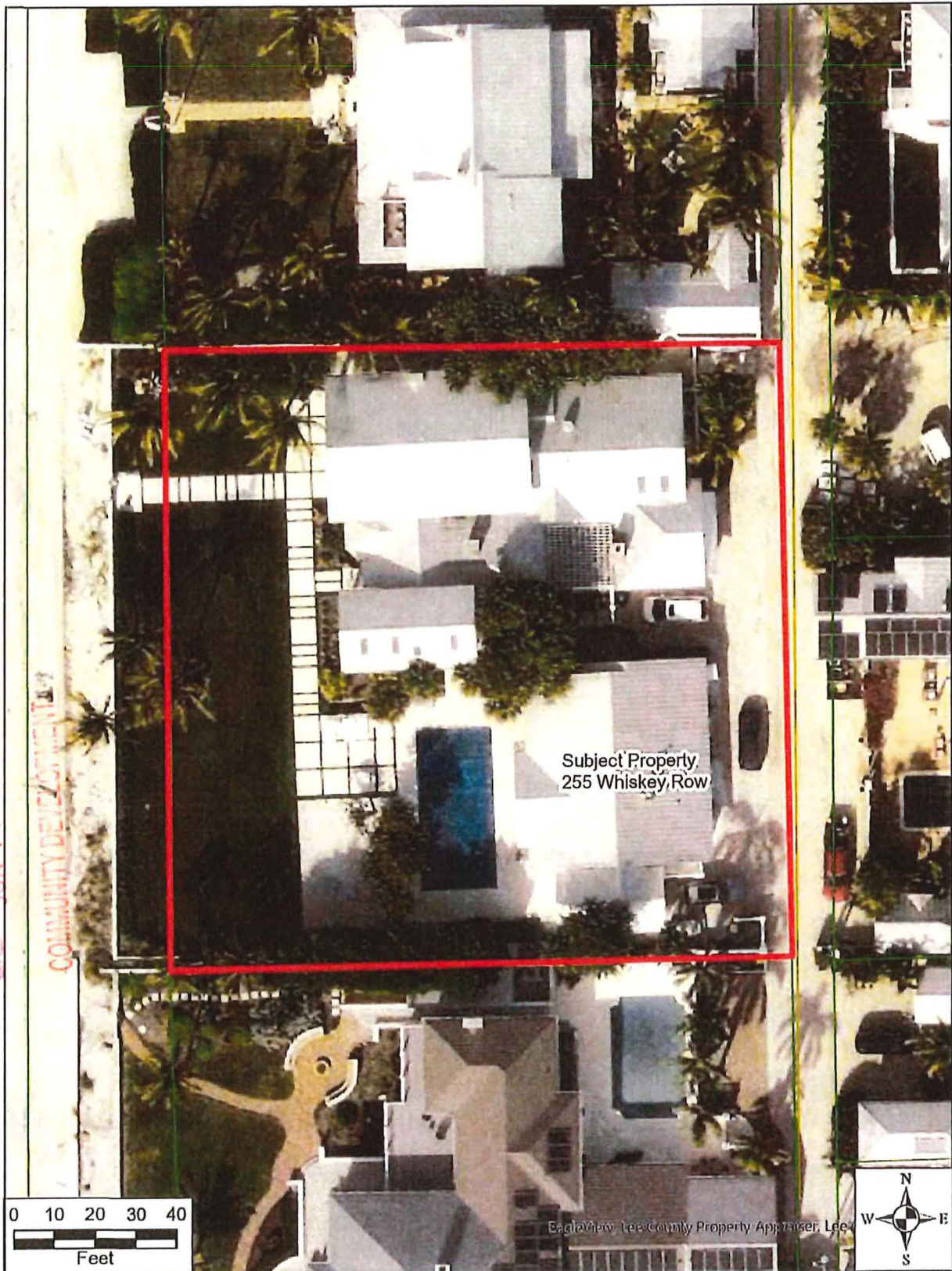
Aerial Photo



SCA2024-00015, Soderberg Reconstruction,
245-255 Whiskey Row

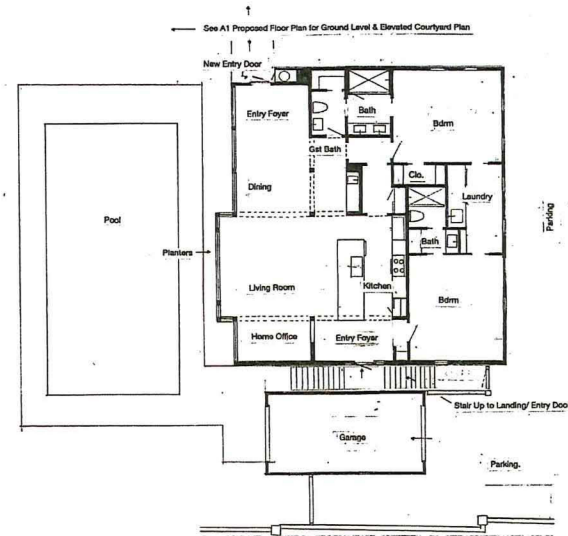


SCA2024-00015, Soderberg Porch Enclosure,
245-255 Whiskey Row



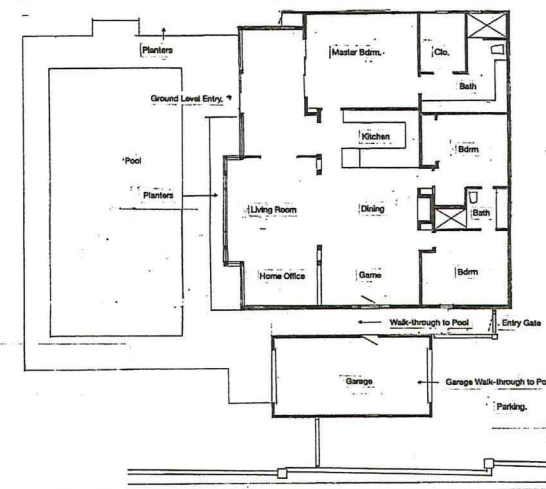
ATTACHMENT #2 NEW PROPOSED FLOOR PLAN ON NEW PAGE A2

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Proposed Floor Plan

Coordinate w/ Sheet A1



Existing Floor Plan

Coordinate w/ Sheet A1

Single Story Accessory House

245 Whiskey Row

Soderberg Residence
255 Whiskey Row, Boca Grande, FL
Proposed Re-Construction of Structures
Located at 245 and 255 Whiskey Row
Dwight Oakley Architect PLLC
AR 0011128 Naples, Florida
oakley2@mac.com
239.262.0073

ATTACHMENT #3 LETTER FROM DAVID G STANBRA PE

DAVID G. STANBRA, PE
STRUCTURAL CONSULTING ENGINEER
Florida Professional Engineer No. 35303

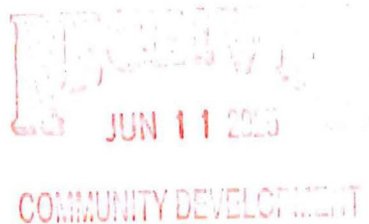
Key West Professional Centre

1342 Colonial Blvd. Suite H61

Fort Myers, Florida 33907

(239) 275-4475

Lee County Community Development
Building and Permitting Services
P.O. Box 398
Fort Myers, FL 33902



May 21, 2025

Re: Guest residence at 245 Whiskey Row / Boca Grande / Florida

Request to demolish an existing slab on grade structure located in a FEMA AO Flood Zone and rebuild a new elevated residence to all new DEP, FEMA, FBC and Lee County requirements

Dear Building Official,

I performed a visual inspection of the above noted structure on March 6, 2025 for general existing structural integrity with respect to raising and permanently supporting the entire structure as approved by the historic preservation board.

Prior to the inspection I reviewed the permitted drawings dated Revision 2, April 7, 2003 as prepared by Seibert Architects. Also, at the time of my inspection a proposal to lift the building including all existing ground floor slabs and monolithic footings had been received.

The building additions in 2003 included a full Eastern portion of a 13'-9" wide x 45'-4" long section of new concrete slab on grade abutting the original slab on grade. In my professional opinion the 45'-9" continuous slab construction joint provides a line of potential rotation and separation during the lifting process. The observed existing non-structural slab, in my professional opinion, is compromised and incapable of supporting a new elevated slab of this scale.

All efforts will be made by the project General Contractor, during the demolition of the existing 245 Whiskey Row house, to discover and retain original building components, per the 2003 project, for the safe re-introduction with new construction details.

Sincerely,

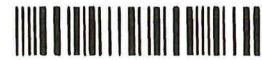
David G. Stanbra, PE



Digitally signed by David G. Stanbra
DN: c=US, sn=Stanbra,
givenName=David G.,
email=dgstanbra@gmail.com,
cn=David G. Stanbra
Date: 2025.05.21 14:49:13 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ATTACHMENT #4 SCA2002-08-03



NOTICE OF DECISION ON

SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2002-08-03

<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
--	---	---	---

YOU ARE HEREBY NOTIFIED that on 8/22/02 the Lee County Historic Preservation Board voted to:

✓ Approve
 Approve with conditions
 Deny

[Red Stamp: RECEIVED JUN 11 2003 COMMUNITY DEVELOPMENT]

Special Certificate of Appropriateness 2002-08-03 on reverse side.

The Historic Preservation Board made the following finding(s) of fact:

The proposed project has been designated under Chapter 22 of
the Land Development Code and on the basis of staff analysis,
the project as approved is in compliance with the
Secretary of the Interior's Standards for Rehabilitation.

A copy of this notice, the Special Certificate of Appropriateness (and other documents if appropriate)

have been furnished to the following persons:

Linda Nages
Pam Hook, Nichole Dishman
Robert Stewart
Sam Halladay

(Property Owner)

Director, Zoning Division w/p lous

Director, Codes & Building Services

Architect. w/p lous

Date: 8/26/02

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2002-08-03

<input checked="checked" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
---	---	---	---

Designation No.: HD 90-05-01 Boca Grande Historic District

Project Name: Noyes

STRAP No.: 14-43-20-01-00001.0050

Applicant: SAMUEL HOLLADAY, AIA SEIBERT ARCHITECTS

Address: 325 CENTRAL AVE. SARASOTA FL 34236

YOUR APPLICATION FOR A SPECIAL CERTIFICATE OF APPROPRIATENESS HAS BEEN

/ **APPROVED:** Certified By: Glenn M. Sajo

Date Certified By Staff: 8/26/02

 DENIED: For the reasons outlined below:



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NOTICE OF APPEAL RIGHTS

Pursuant to LDC § 22-42, any owner of a building, structure or site affected by the operation of this chapter may appeal a decision of the Historic Preservation Board by filing a written notice of appeal within 15 days of the date of this decision. The notice of appeal must state the decision being appealed, the grounds for the appeal, and a summary of the relief sought. The notice must be filed with the Lee County Hearing Examiner and a copy provided to Historic Preservation Board staff, and must otherwise comply with LDC § 34-145(a), pertaining to appeals from administrative matters, and any county administrative codes adopted to implement the provisions of LDC Chapter 34. Notwithstanding the foregoing, except as may be required by F.S. § 163.3215, and then only pursuant to that statute, a third party does not have standing to appeal a decision rendered under the provisions of LDC Chapter 22.

GULF OF MEXICO

LANDSCAPING

PROPOSED 6' HIGH STUCCO FINISH GARDEN WALL.
END OF WALL TO ALIGN WITH EASTERLY ELEVATION
OF ADDITION.

EXISTING GARDEN WALL

PROPOSED POOL DECK
ADDITION, MAX. 16" ABOVE
EXISTING POOL DECK.

NOTE: HATCHED AREA DENOTES
EXISTING FOOT PRINT.

EXISTING POOL DECK

EXISTING
POOL

ZONING RELIEF
REQUESTED
+/-2'-2"

+/-7'-5"
EXISTING

+/-25'-0"

+/-25'-4"
EXISTING

INDICATES AUTOMOBILE, TYP.

FENCE AND GATED COURTYARD

15.37'
ZONING
RELIEF
REQUESTED

SITE PLAN

SCALE: 1" = 20'-0"



NORTH

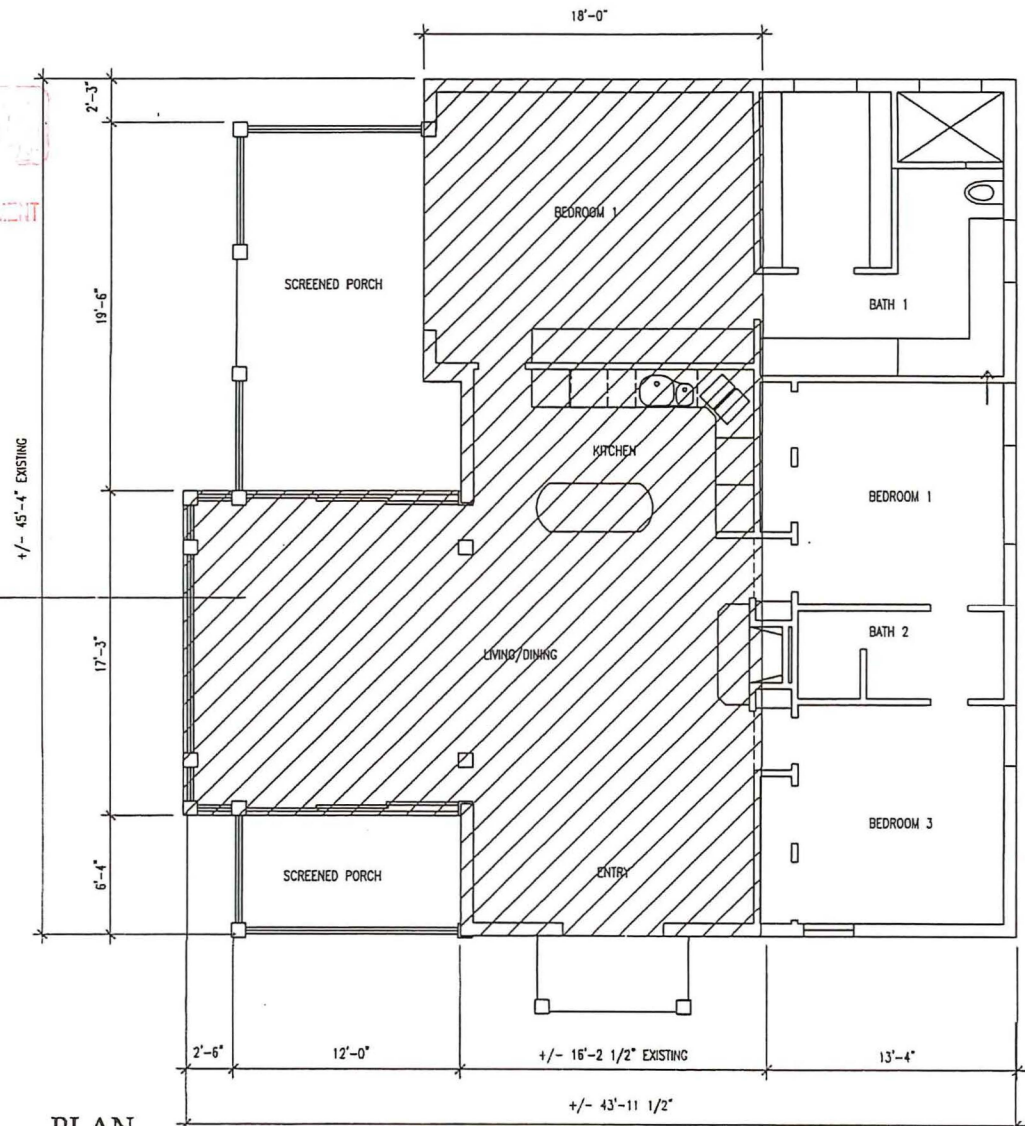
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Project No: 0007	
Date: July 11, 2003	
DD.1	
Sheet No.	
A Renovation for Noyes Residence	
SeibertArchitects PA	
335 Central Avenue Sarasota Florida 34236 www.seibertarchitects.com tel 941.366.9161 fax 941.366.0902 lic AA-C000070	

OK 6/11/03 1.00.00
SUA 1.00.00

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HATCHED AREA DENOTES
EXISTING FOOT PRINT

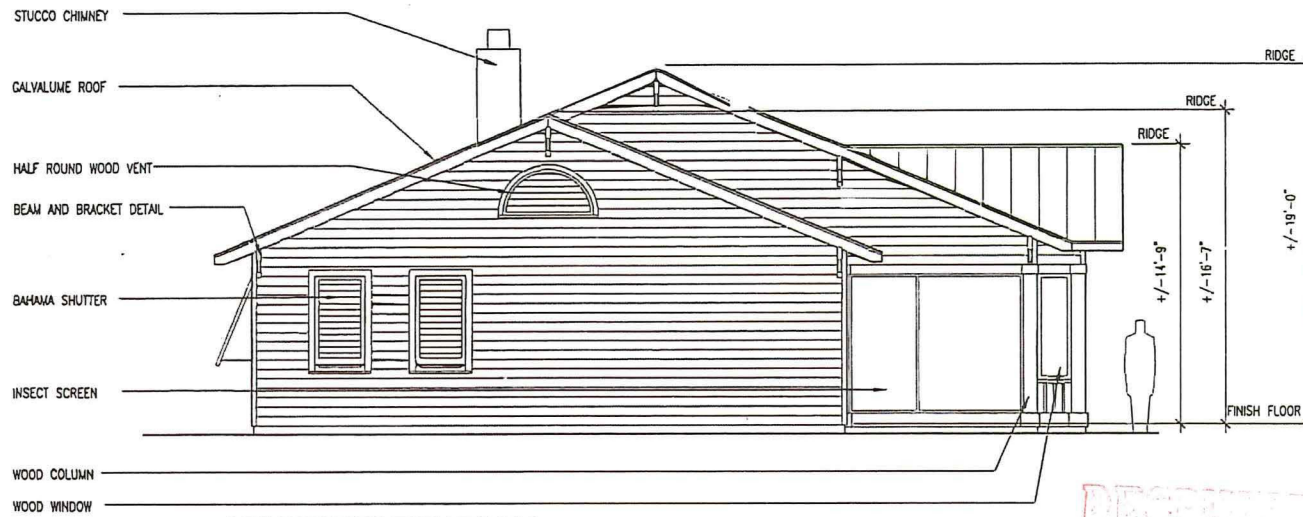


PLAN

SCALE: 1/8" = 1'-0"

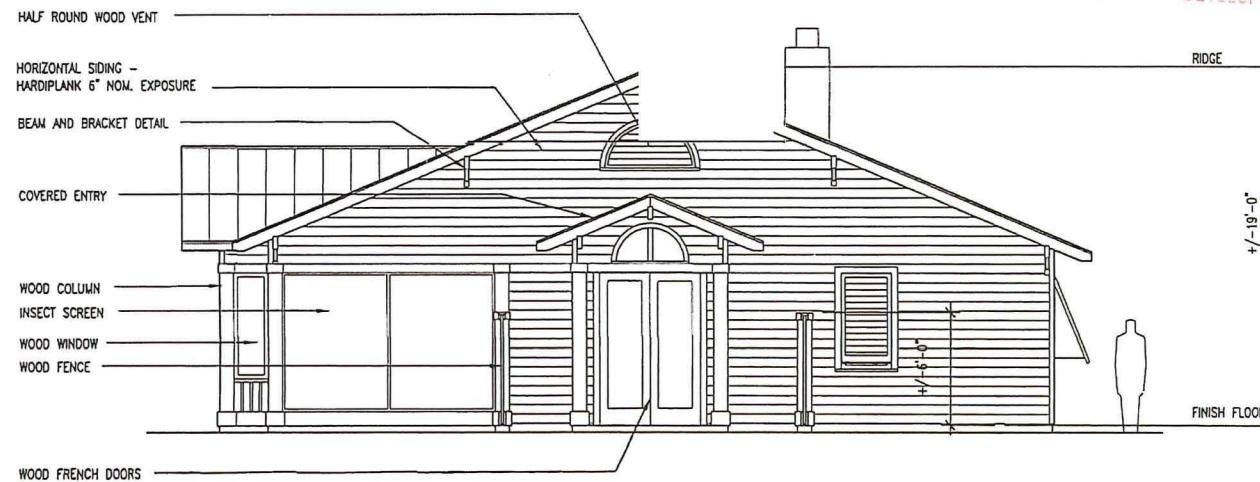
Handwritten notes:
10.8.07
16.07.07
S.C.A. 26.07

A Renovation for Noyes Residence SeibertArchitects PA		DD.2 Sheet No
325 Central Avenue Sarasota Florida 34236 www.seibertarchitects.com tel 941.365.9161 fax 941.365.0902 lic AA-C000070		Project No.: 0007 Date: July 11, 2002



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



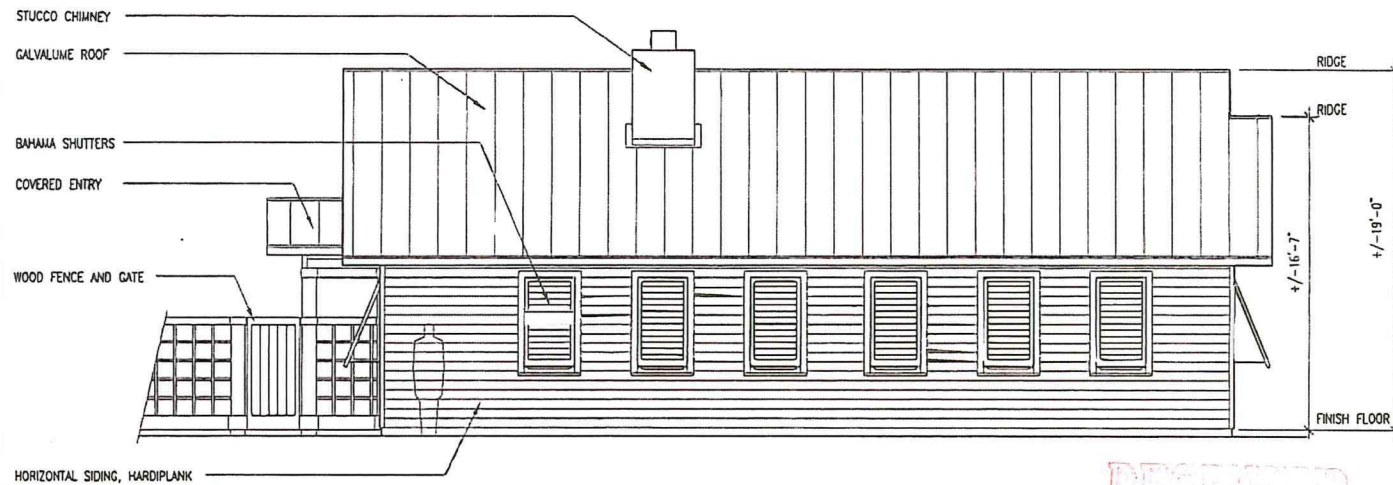
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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10.08.03
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10.08.03

A Renovation for Noyes Residence SeibertArchitects PA 325 Central Avenue Sarasota Florida 34236 www.seibertarchitects.com tel 941.366.9161 fax 941.365.0902 lic AA-C000070		DD.3 Sheet No.
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EAST ELEVATION

SCALE: 1/8" = 1'-0"

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WEST ELEVATION

SCALE: 1/8" = 1'-0"

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Project No.: 0007
Date: July 10, 2003

DD.4

A Renovation for
Noyes Residence
SeibertArchitects PA
325 Central Avenue Sarasota Florida 34236 www.seibertarchitects.com tel 941.365.9161 fax 941.365.0907 lic AA-C000070

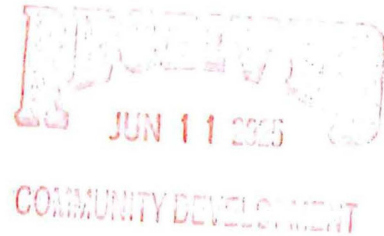
6/16/03
5/20/03
5/26/03

**LEE COUNTY HISTORIC PRESERVATION BOARD
STAFF REPORT**

TYPE OF CASE: Special Certificate of Appropriateness

CASE NUMBER: SCA 2002 08 03 Noyes, Boca Grande

HEARING DATE: August 8, 2002



SUMMARY:

The proposed project entails the restoration and addition to a contributing structure in the Boca Grande Historic District HD (District) 90-05-01. Staff analyzed the proposed project for compliance with the Secretary of the Interior's Standards for Rehabilitation. The STRAP number is 14 43 20 01 00001 0070; it is located at 245 Gilchrist Avenue, Boca Grande, Florida.

STAFF ANALYSIS:

The subject structure is a small single story residence that originally was built as a "pool house" accessory structure to the "main house", which is the adjacent house to the north of the subject structure. The main house dates to the 1920s and while the "pool house" appears to be of a somewhat later date, it is considered a contributing structure to the historic district due to its association with the main house. In 2000 there was a lot split which split the "pool house" lot from the "main house" lot and made former qualify as a residence.

In May of 2001 the Historic Preservation Board heard case SCA 2001 05 02 Noyes which dealt with the rehabilitation and expansion of the subject structure. However, that proposal was never implemented as the owner changed her mind and decided to pursue a slightly different approach.

As part of this application the applicant has submitted a 1987 blueprint, which indicates that on the "pool house" the north wing – essentially the gable-on-hip roof area by the pool (roughly 15-ft 4-in by 18-ft) -- was added in 1987. Prior to that the building was a 30-ft by 16-ft hipped roofed structure with a small gable-on-hip roofs at the north and south ends and a central gable roof fronting west the (Gulf).

Although the subject structure sits on a lot carved out from one single lot which housed the "main house" (adjoining structure to the north) and the subject "pool house", this newly created lot is relatively large (roughly 10,000 sq. ft) with 60 ft of Gulf frontage. On the east the subject house fronts on an unnamed alley; all houses along this alley use Gilchrist Avenue addresses.

The subject house, as a former "pool house", is a relatively small, (roughly 1,000-sq. ft) single story structure. It is roughly 45-ft by 18-ft and has a maximum roof height of roughly 14-ft. It has a partial hip roof that is rectangular in shape; on the west side the roof features two secondary gables (facing pool and the Gulf of Mexico). The house has stucco walls and an asphalt shingle roof.

Clearly the subject structure derives its historic significance from its association with the main house. It is unclear when the "pool house" was built or what it looked like when it was first built. However, the pool house does have its signature features – namely its scale, mass and orientation – all of which serve to underscore the fact that originally the subject structure was not a residence in its own right but an accessory building.

- **Scale:** In comparison to the main house, the subject structure is of a small scale. The subject building is only 13-ft high and very plain. This low height and lack of detail on the street façade serve to underscore the small scale of the building.
- **Mass:** The mass is very regular – it is essentially rectangular. This is in contrast to the main house, which is complex and irregular in shape; it features multiple facets in terms of one and two story wings.
- **Orientation:** The orientation also underscores the fact that originally this was an accessory structure. The house is oriented west and has a main entrance on the south elevation and a secondary entrance on the east elevation. The house lacks a street presence; the side of the house (45-ft) that faces east to the alley (the street) is very plain and uninviting; this façade does not create a relationship with the street. It is the side of the house (45-ft) that faces west to the pool and the Gulf of Mexico that is clearly the principal façade – as one would expect of a building that originally was a "pool house".

The applicant proposes to make the subject structure into one of her residences with a minimum of alterations and in a manner similar to the approach approved under SCA 2001-05-02. The current proposal calls for the wall material to be horizontal, synthetic siding and for the roof material to be metal. These materials will serve to underscore the original relationship between the "main house" and the "pool house". (The applicant owns the "main house" (adjoining property to the north) and plans to replace its asphalt shingles with a metal roof. When this is accomplished both buildings will feature an identical roof material – i.e. metal.)

The applicant plans to completely remodel the interior of the house and add an interior chimney. On the east elevation, the proposal calls for a roughly 13-ft by 45-ft 4-in addition (a total of roughly 585 sq. ft) to accommodate two small bedrooms with a shared bathroom, and a larger second bathroom. On the west (Gulf front) elevation the proposal calls for the addition of two screened porches: on the northwest corner a roughly 12-ft by 19-ft 6-in screened porch and on the southwest corner a roughly 12-ft by 6-ft 4-in screened porch.

In order to accommodate the east addition and to increase the interior ceiling height the proposal calls for increasing the roof height by roughly 5-ft to roughly 19- ft from the ground to the roof ridge. (The proposal under SCA 2001 05 02 called for increasing the roof height by 3-ft to 17-ft).

The principal roof would be a long side gable roof with three secondary gable roofs:

- On the west elevation the proposal would keep the gable-roofed wing but remove the gable-on-hip wing.



- On the north elevation the proposal calls for a large front gable roof with an off center a secondary front gable roof under it.
- On the south elevation the proposal would feature a front gable roofed portico.

In essence the east (alley) elevation would remain unchanged; it would continue to be a long side gable roof and feature a wall. The subject proposal does add series of windows covered with Bermuda shutters to the wall, but this was the same treatment previously approved under SCA 2001 05 02.

On the west elevation the proposal would remove the gable on hip roof, which was included as part of the 1987 addition and would keep the gulf front facing gable roof that dates prior to the 1987 (the latter's semicircular vent would be altered and enlarged. It is important to note that this vent appears to have been added in 1987 for the purpose of highlighting the relationship between the "pool house" and the "main house".)

The major changes in the roofline would occur in the north and south elevations. The north elevation would feature two staggered front facing gable roofs, which serve to minimize the impact of the larger roof on this elevation. The south elevation would feature the main front gable roof with a central gable roofed portico. Both north and south elevations would feature the louvered circular vents at the gable ends and a beam and bracket roof support system -- design features that are prominent in the "main house" and underscore the visual relationship between the buildings.

In general staff finds that this is a well thought out and mostly in compliance with the Secretary of the Interior Standards for Rehabilitation. Overall the proposal is compatible with the scale, mass, and orientation of the original house. The applicant has taken an accessory "pool house" and turned it into a principal residence in a manner that underscores the original relationship between the two buildings -- that of "main house" and "pool house". However the proposed approach still accommodates a modern lifestyle in a building that once was a mere accessory building. In other words the subject structure continues to exhibit the traits associated with the "pool house" -- it continues to be Gulf and pool oriented, small, with a lack of a street presence and an understated style -- while allowing for use as a single-family residence.

The Secretary of the Interior standards are listed below:

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.
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.
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.

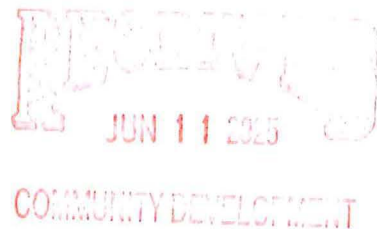


4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated 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.
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.
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.
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.

STAFF RECOMMENDATION:

Staff recommends that the Historic Preservation Board:

- 1) Approve the project as presented by the applicant
- 2) Make a finding that the proposed project has been designated under Chapter 22 of the Land Development Code and on the basis of staff analysis, the project as approved is in compliance with the Secretary of the Interior's Standards for Rehabilitation.



SCA 2002-08-03 Noyes
245 Gilchrist Ave. Boca Grande

COA NO. _____
DESIGNATION NO. _____
DATE FILED: _____
DATE ISSUED: _____
APPROVED: _____
DENIED: _____

LEE COUNTY
SPECIAL CERTIFICATE OF APPROPRIATENESS
APPLICATION

<input checked="" type="checkbox"/> Contributing	<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Individual Designation	<input type="checkbox"/> Not Historical
--	---	---	---

Name of Project: Noyes Residence

Location: 245 Gilchrist Avenue

Strap No: 14 - 43 - 20 - 01 - 00001 - 0050

Name of Applicant or Agent: Samuel C. Holladay, AIA, Seibert Architects, P. A.

Address: 325 Central Avenue

City/State: Sarasota, FL Zip: 34236 Phone: 941 - 366 - 9161

Name of Historic District, if applicable, check all that apply:

- ☒ Building
☐ Archaeological Site
☐ Object
☐ Landscape Feature

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Project Description: (describe all work proposed)

Type of Work: ☒ Alteration ☐ Demolition ☒ New Construction
☐ Reconstruction ☐ Excavation ☐ Relocation

Narrative: The work will include an addition, renovation, alteration and demolition.

Change in Use: ☐ yes ☒ no

If yes, explain: _____

Does this use require a variance, special permit, or special exception under the Zoning Ordinance? ☒ yes ☐ no

If yes, explain: Zoning relief was granted for the street setback and rear setback (see attached)

"Administrative Approval Historic District"

-2-

Has a development order or exemption been applied for prior to or concurrent with this application? If yes, give the development order number or the exemption number and date of application.

Special Certificate of Appropriateness was granted 2/5/2001 Administrative
approval Historic District was granted 9/18/01.

SUBMITTAL REQUIREMENTS

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- 9 sets : Full plans and specifications (9 sets of plans, 1 set of specifications).
- 9 sets : Site plan (2)(9)
- Photos : Samples of materials if needed to fully describe the proposed appearance, color, texture, materials or design of the building(s), structure(s) and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
- Photos : Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action or adjacent buildings and streetscape within a historic district.
- N/A : Demolition applications only: Provide plans for the reuse of the property.
- N/A : Moving applications only: Provide reasons for the proposed move, and a description of the new location and setting.
- N/A : Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
- N/A : Proposed mitigation measures.
- N/A : Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.

6/11/05



Subject Property – View from East

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Access drive – View to the North



Access drive – View to the South

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Subject Property - View to the existing entry court.



Subject Property to the left – View to the West.

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Subject Property to the right and Adjacent Property to the North – Existing garden wall shown.



Subject Property to the right – View to the East.

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Subject Property – View to the East.



Subject Property - Detail.

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Adjacent Property to the North – View to the East.



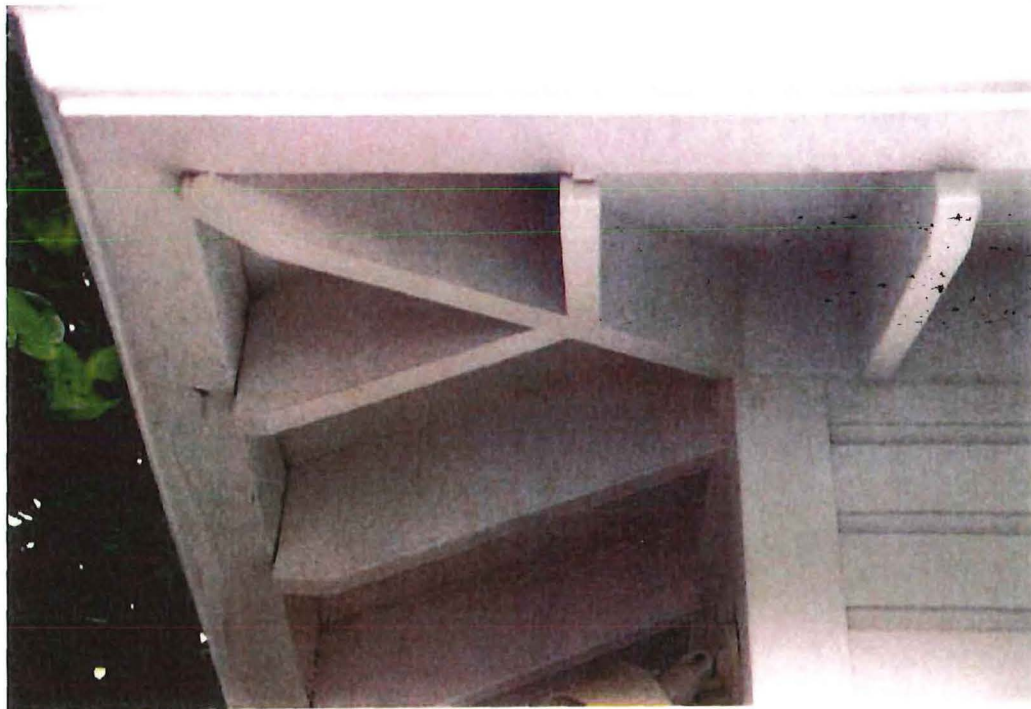
Adjacent Property to the North – View to the West.

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Adjacent Property Detail



Adjacent Property Detail

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Adjacent Property Detail



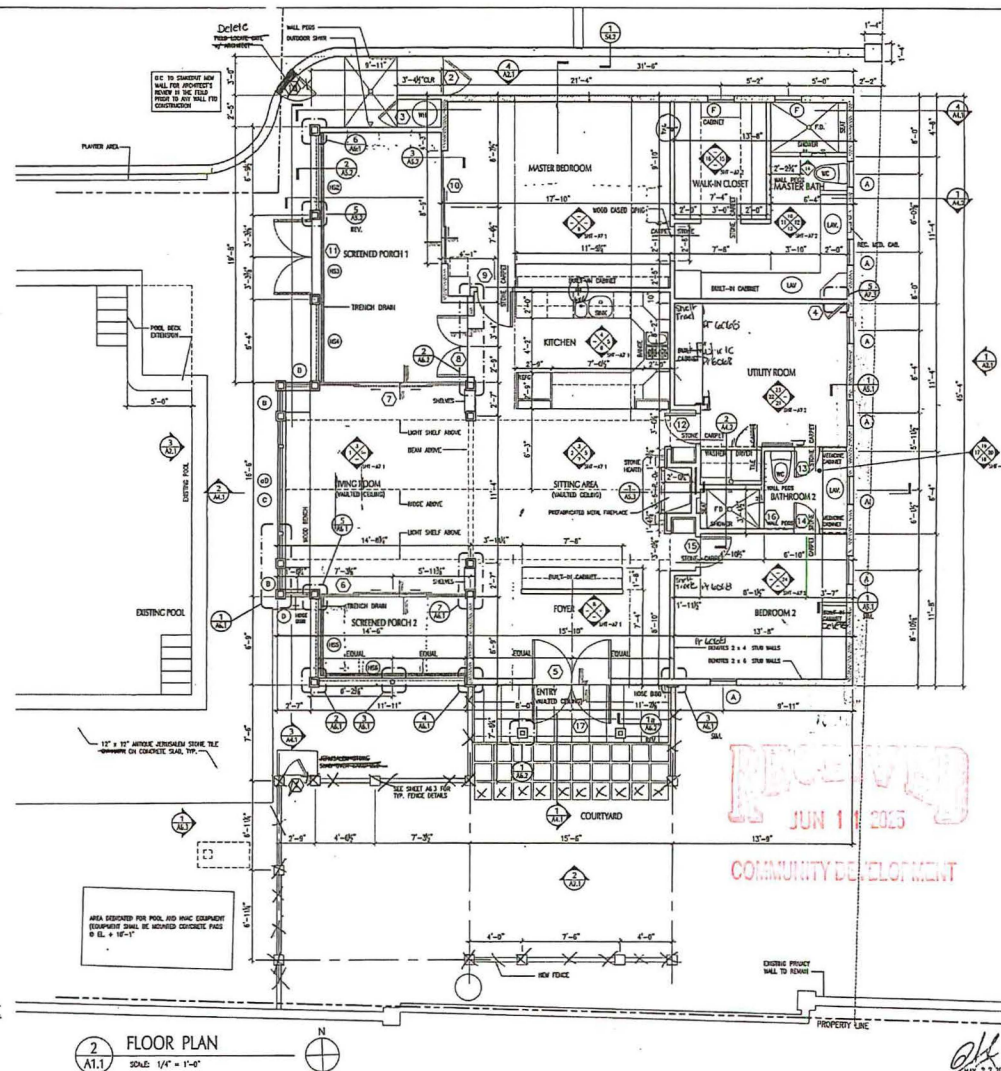
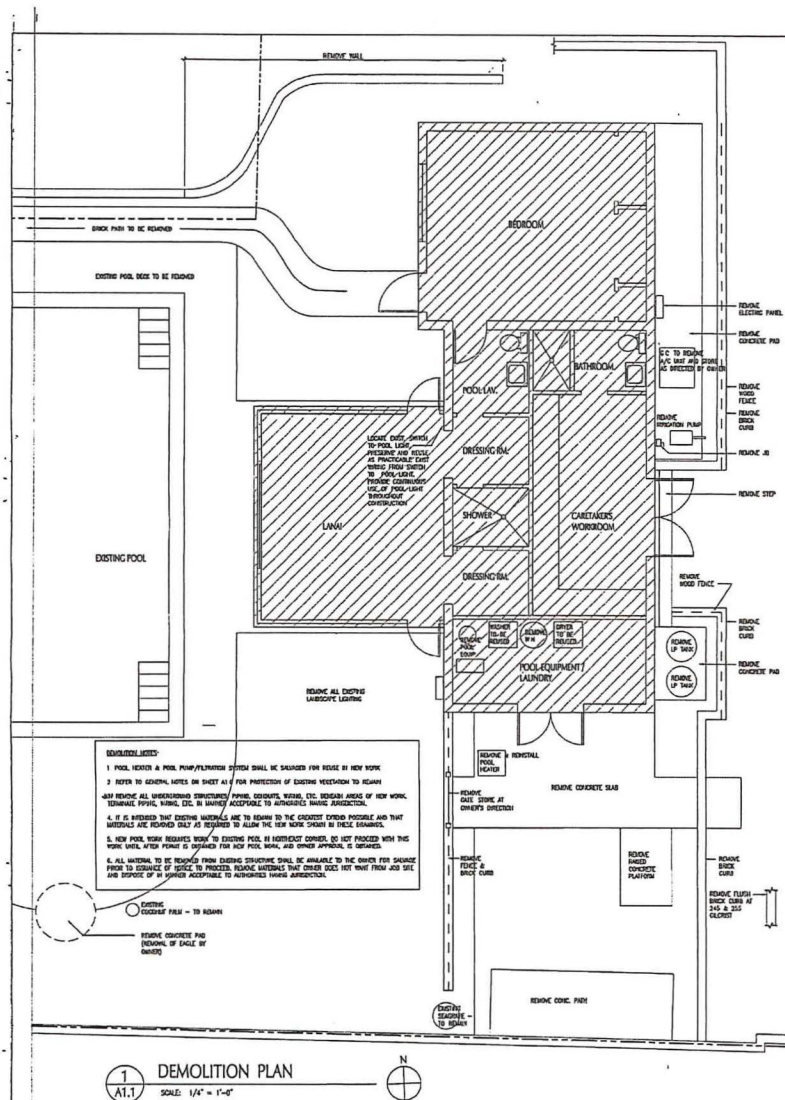
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Adjacent Property Detail

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ATTACHMENT #5 SEIBERT ARCHITECTS 2002 CONSTRUCTION
DRAWINGS



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A Residence Addition & Remodeling for
LINDA NOYES

245 Gilchrist Avenue Boca Grande Florida 33921

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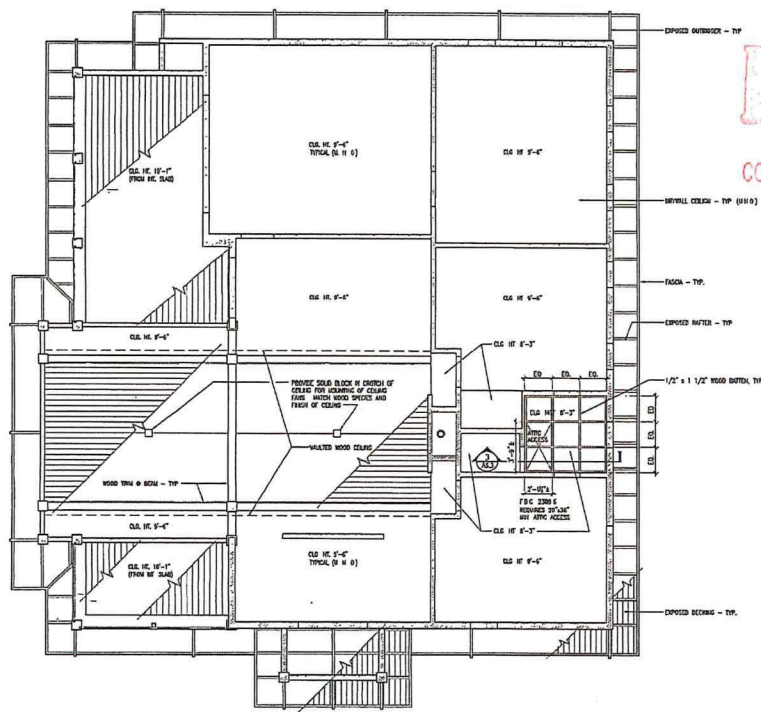
Date: February 10, 2003

Rev. 1 March 7, 2003

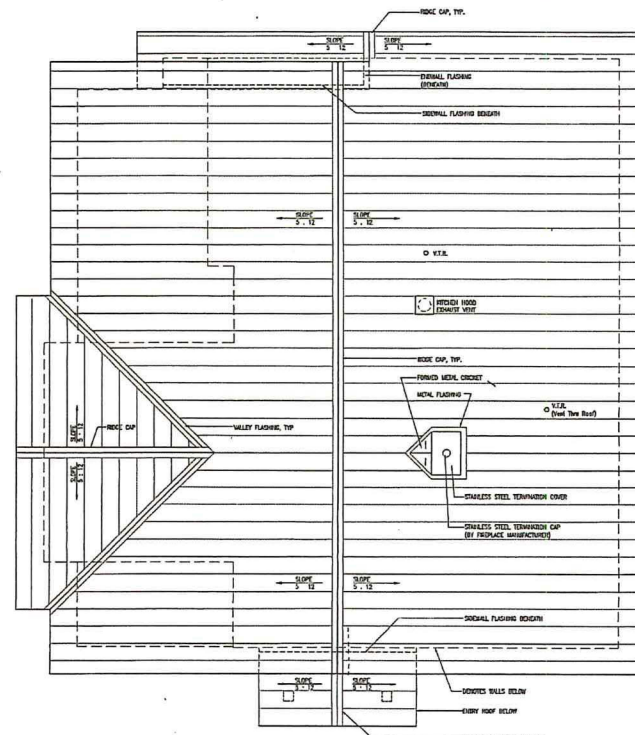
Rev. 2 April 7, 2003

A1.1

Sheet No.



1 REFLECTED CEILING PLAN
A1.2 SCALE 1/4" = 1'-0"



- ROOF NOTES:
1. PROVIDE AND INSTALL A METAL PANEL ROOF SYSTEM WITH 1" MINIMUM SEAM HEIGHT CAPABLE OF CARRYING THE MANUFACTURER'S STANDING WINDRESISTANCE WARRANTY.
2. ROOF SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ROOF MANUFACTURER'S DETAILS & SPECIFICATIONS AND AS INDICATED IN THESE DOCUMENTS, AND SHALL HAVE A 15 YEAR MIN. WEATHERPROOFING WARRANTY.
3. OBTAIN WRITTEN APPROVAL FROM AUTHORIZED REPRESENTATIVE OF ROOF MANUFACTURER ACCEPTING THE DESIGN OF (IN FIELD) ROOF SUBMITTALS PRIOR TO INSTALLATION OF ROOF PANELS.
4. ROOFING WORK SHALL INCLUDE DIRECTION OF SHIP BRACKETS AND PROVIDE LITERATURE FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. SUBMITTAL SHALL INCLUDE ALL ROOF SYSTEM COMPONENTS INCLUDING, BUT NOT LIMITED TO, MANUFACTURER'S STANDING DETAILS, CORNER DETAILS FOR CHIMNEYS NOT SHOWN IN THE SUBMITTAL, MANUFACTURER'S METAL PANELS, SEAM PROFILES, ROOF PENETRATION DETAILS, PANEL LAYOUT DRAWING, AND FASTENER TYPES AND SPACING.
5. SHIP BRACKETS SHALL BE CORROSION RESISTANT AND SHALL BE AN ENGINEER REGISTERED IN THE STATE OF FLORIDA, SHOWING THAT THE ROOF SYSTEM, AS SHOWN IN THE SHIP BRACKETS, COMPLIES WITH THE REQUIREMENTS CONTAINED IN CHAPTER 18, OF THE FLORIDA BUILDING CODE (F.B.C.) (2001 EDITION, AS AMENDED) FOR A WINDSPEED SPEED OF 130 MPH.
6. EAVES Drip, FLASHING AND OTHER NECESSARILY EXPOSED METAL TO MATCH METAL PANEL ROOF SYSTEM MATERIAL.

2 ROOF PLAN
A1.2 SCALE 1/4" = 1'-0"

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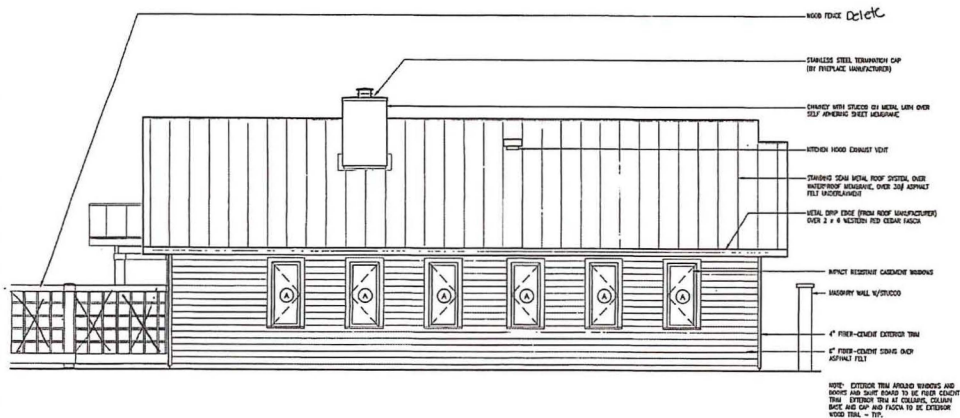
245 Clidvrit Avenue Boca Grande Florida 33921

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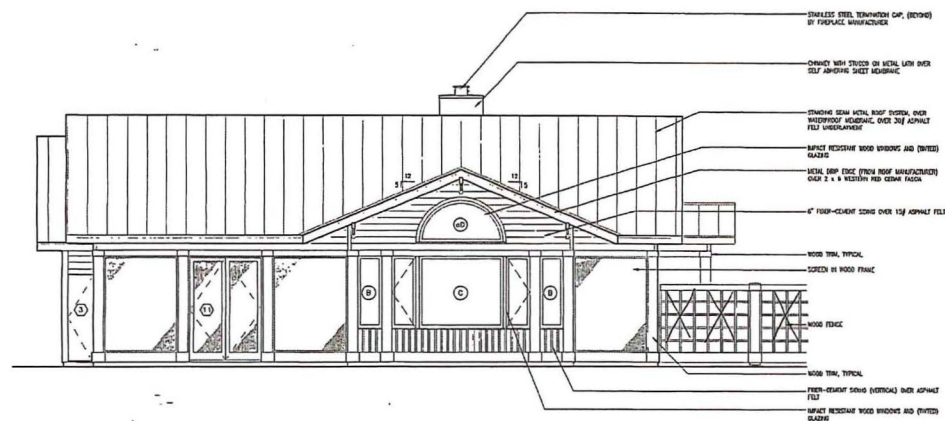
Date November 25, 2003
Rev. 1 March 7, 2003
Rev. 2 April 7, 2003

A1.2

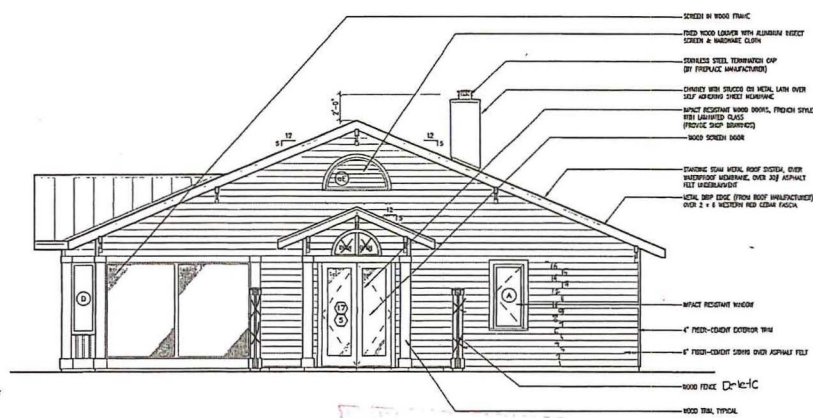
Sheet No.



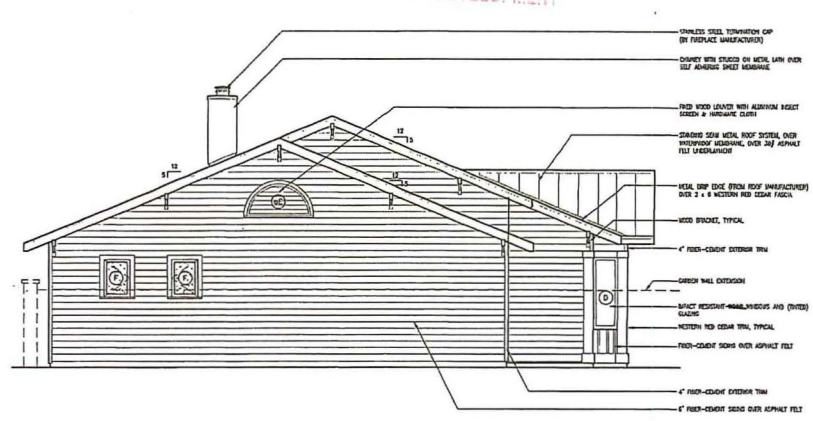
1 EAST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
A2.1 SCALE: 1/4" = 1'-0"

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A Residence Addition & Remodeling for
LINDA NOYES

245 Gilchrist Avenue Boca Grande Florida 33921

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Date: November 25, 2002

Rev.1 March 7, 2003

Rev.2 April 7, 2003

Rev.3

Rev.4

Rev.5

Rev.6

Rev.7

Rev.8

Rev.9

Rev.10

Rev.11

Rev.12

Rev.13

Rev.14

Rev.15

Rev.16

Rev.17

Rev.18

Rev.19

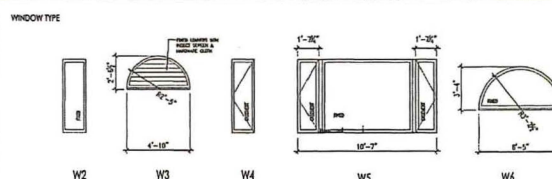
Rev.20

Seibert C. Holladay AIA

A2.1

Shw

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[illegible][illegible]

- [illegible]

Chapter 14, Article 8 Wildlife and Habitat Protection
 Section 2 Sea Turtle Conservation Sec. 14-72.
 Definitions.....

TINTED GLASS means any glass treated to achieve an industry approved, state-to-state light transmission value of 45% or less.

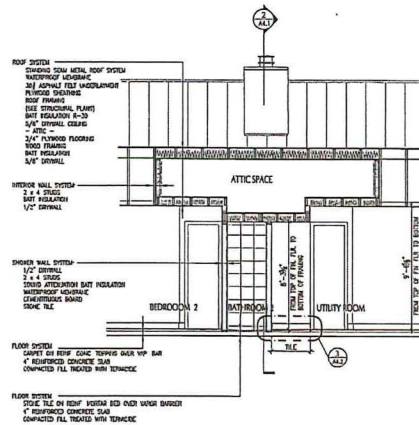
SHUTTER SCHEDULE				
Manufacturer:	"Infoladen" Storm & Security Shutters (P41) 923-2770			
Opening Protection:	Extruded Aluminum Shutters			
Wind Zone:	130 mph			
Exposure Category:	C			
KEY	SIZE (Width x Height)	FASTENING SPACING @ HEADER	FASTENING SPACING @ JAMB	NOTES
DA1	NOT USED			
DA2	6'-1" x 7'-10"	1/4" x 2" @ 6" C. (Spigotted)	1/4" x 1 3/4" @ 6" C. C.	
DA3	6'-1" x 7'-10"	1/4" x 2" @ 6" C. (Spigotted)	1/4" x 1 3/4" @ 12" C. C.	
DA4	6'-1" x 7'-10"	1/4" x 2" @ 6" C. (Spigotted)	1/4" x 1 3/4" @ 12" C. C.	
DA5	6'-0 1/2" x 7'-10 1/2"	1/4" x 2" @ 6" C. C.	1/4" x 1 3/4" @ 6" C. C.	
DA6	11'-0 1/2" x 7'-10"	1/4" x 2" @ 6" C. (Spigotted)	1/4" x 1 3/4" @ 6" C. C.	

NOTES:

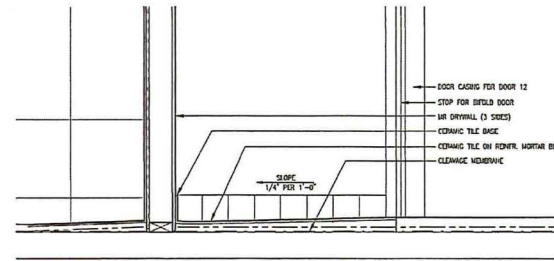
1. Utilized Extruded Aluminum Shutter, not type 11116, perforated.
2. Provide Shop Drawings prior to fabrication.
3. Provide clear indicated finish on walls.

Sheet No. _____

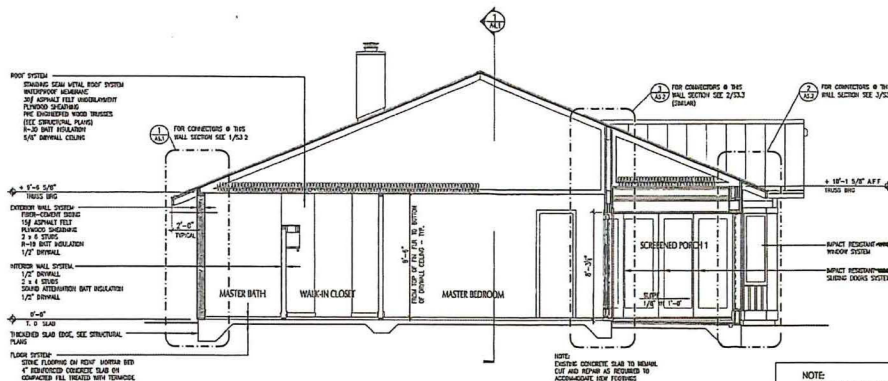
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COMMUNITY DEVELOPMENT



2 BUILDING SECTION (PARTIAL)
SCALE: 1/4" = 1'-0"



3 DETAIL
SCALE: 1 1/2" = 1'-0"



1 BUILDING SECTION
SCALE: 1/4" = 1'-0"

NOTE:
REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL
COMPONENTS INCLUDING SLABFOOTINGS, FRAMING,
CONNECTORS, DIAPHRAGM BRACING PATTERNS, ETC.

SeibertArchitects PA

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A Residence Addition & Remodeling for

LINDA NOYES

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Date: November 25, 2003

Rev. 1 March 7, 2003

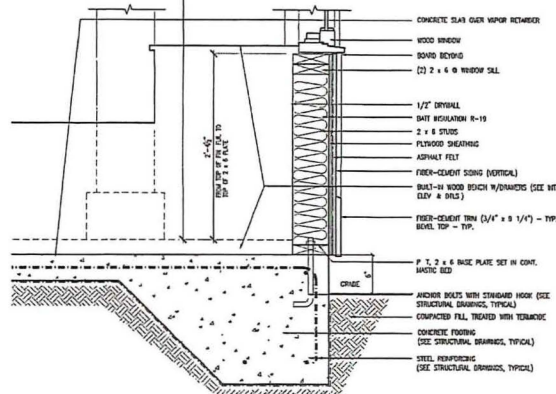
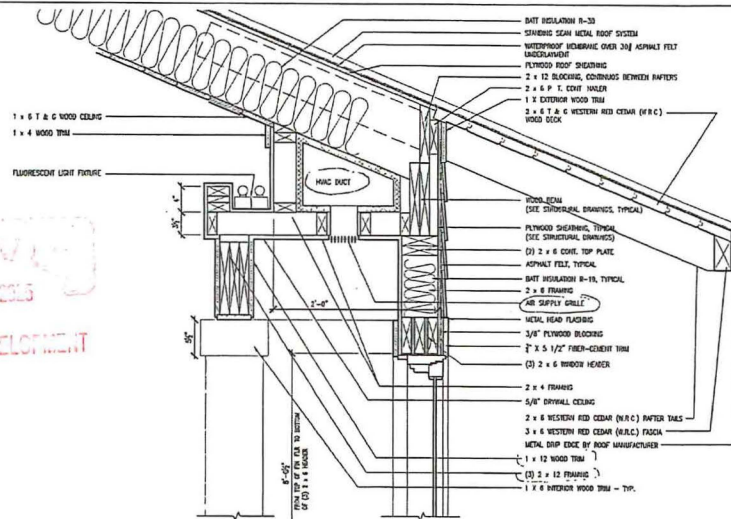
Rev. 2 April 7, 2003

A4.2

Conrad C. Holladay AIA

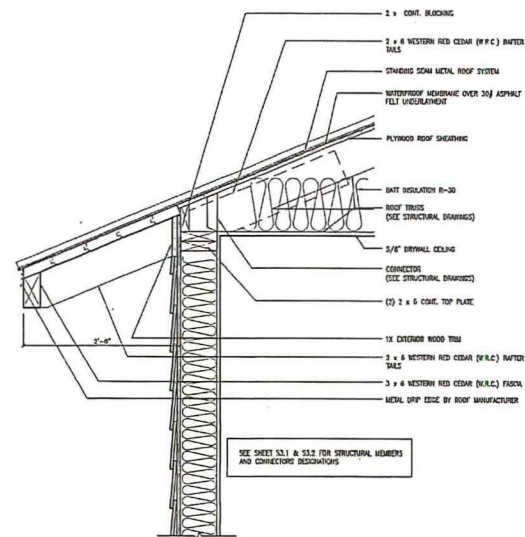
Sheet No.

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2 WALL SECTION
SCALE: 1 1/2" = 1'-0"

NOTE: FOR JAMB CONDITIONS SEE 1/A1.1 AND 4/A.1

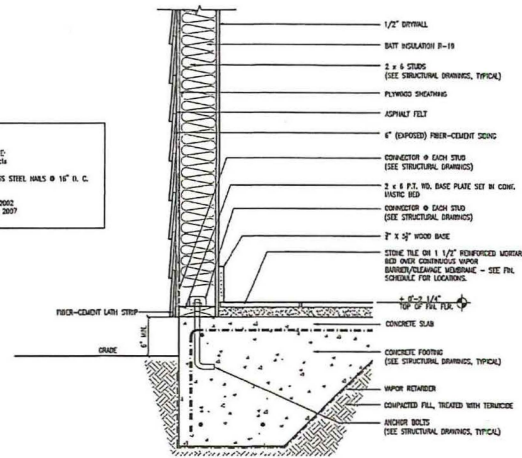


SEE SHEETS S3.1 & S3.2 FOR STRUCTURAL MEMBERS AND CONNECTIONS DESIGNATIONS

FIBER-CEMENT SIDING

NOTES:

1. BASIS OF DESIGN SHALL BE: James Hardie Building Products.
1. PROVIDE 64 x 2" STAINLESS STEEL NAILS @ 16" O. C.
2. N.O.A. No. 03-011808
- APPROVAL DATE: MAY 23, 2002
- EXPIRATION DATE: MAY 01, 2007



1 WALL SECTION
SCALE: 1 1/2" = 1'-0"

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Date: November 21, 2002

Rev. 1 March 7, 2003

Rev. 2 April 7, 2003

Rev. 3

Rev. 4

Rev. 5

Rev. 6

Rev. 7

Rev. 8

Rev. 9

Rev. 10

Rev. 11

Rev. 12

Rev. 13

Rev. 14

Rev. 15

Rev. 16

Rev. 17

Rev. 18

Rev. 19

Rev. 20

Rev. 21

Rev. 22

Rev. 23

Rev. 24

Rev. 25

Rev. 26

Rev. 27

Rev. 28

Rev. 29

Rev. 30

Rev. 31

Rev. 32

Rev. 33

Rev. 34

Rev. 35

Rev. 36

Rev. 37

Rev. 38

Rev. 39

Rev. 40

Rev. 41

Rev. 42

Rev. 43

Rev. 44

Rev. 45

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Rev. 48

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Rev. 65

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Rev. 67

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Rev. 69

Rev. 70

Rev. 71

Rev. 72

Rev. 73

Rev. 74

Rev. 75

Rev. 76

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Rev. 80

Rev. 81

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Rev. 83

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Rev. 85

Rev. 86

Rev. 87

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Rev. 89

Rev. 90

Rev. 91

Rev. 92

Rev. 93

Rev. 94

Rev. 95

Rev. 96

Rev. 97

Rev. 98

Rev. 99

Rev. 100

Rev. 101

Rev. 102

Rev. 103

Rev. 104

Rev. 105

Rev. 106

Rev. 107

Rev. 108

Rev. 109

Rev. 110

Rev. 111

Rev. 112

Rev. 113

Rev. 114

Rev. 115

Rev. 116

Rev. 117

Rev. 118

Rev. 119

Rev. 120

Rev. 121

Rev. 122

Rev. 123

Rev. 124

Rev. 125

Rev. 126

Rev. 127

Rev. 128

Rev. 129

Rev. 130

Rev. 131

Rev. 132

Rev. 133

Rev. 134

Rev. 135

Rev. 136

Rev. 137

Rev. 138

Rev. 139

Rev. 140

Rev. 141

Rev. 142

Rev. 143

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Rev. 173

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Rev. 175

Rev. 176

Rev. 177

Rev. 178

Rev. 179

Rev. 180

Rev. 181

Rev. 182

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Rev. 184

Rev. 185

Rev. 186

Rev. 187

Rev. 188

Rev. 189

Rev. 190

Rev. 191

Rev. 192

Rev. 193

Rev. 194

Rev. 195

Rev. 196

Rev. 197

Rev. 198

Rev. 199

Rev. 200

Rev. 201

Rev. 202

Rev. 203

Rev. 204

Rev. 205

Rev. 206

Rev. 207

Rev. 208

Rev. 209

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Rev. 211

Rev. 212

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Rev. 215

Rev. 216

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Rev. 219

Rev. 220

Rev. 221

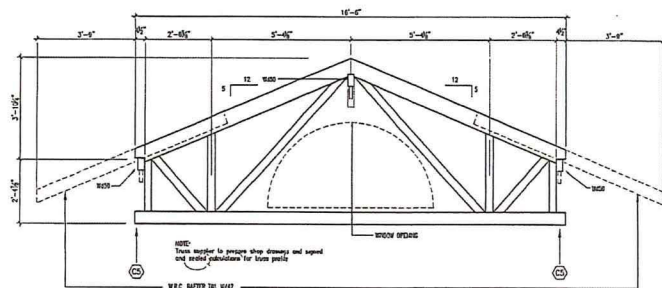
Rev. 222

Rev. 223

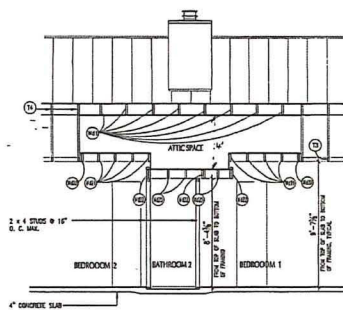
Rev. 224

Rev. 225

Rev. 226

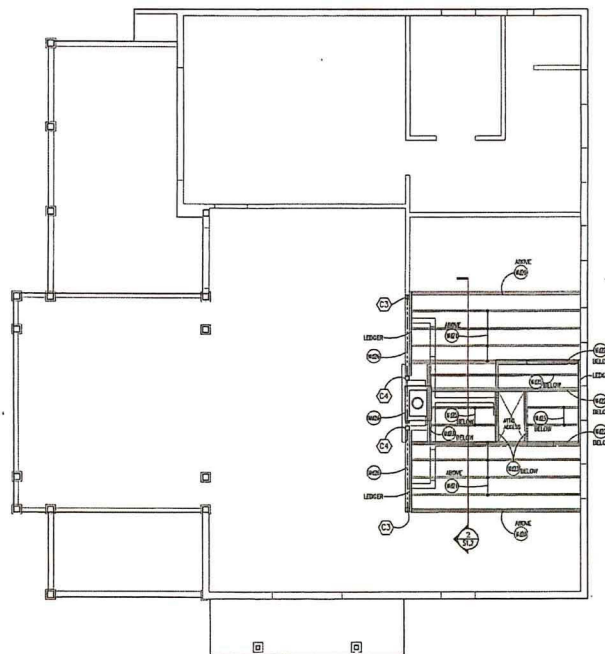


3
S1.2 TRUSS 'GT1' ELEVATION
SCALE: 1/2" = 1'-0"



2
S1.2 PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

Existing Entry Porch



1
S1.2 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

MARK	SIZE	BACK	EXP	REMARKS
(1)	4 x 4	CD344-0102	-	-
(2)	4 x 4	CD344-0102	-	See Structural Steel Framing Schedule for Connections
(3)	4 x 4	CD344-0102	-	-
(4)	4 x 4	CD344-0102	-	-
(5)	4 x 4	CD344-0102	-	-
(6)	4 x 4	CD344-0102	-	-
(7)	4 x 4	CD344-0102	-	-
(8)	4 x 4	CD344-0102	-	-
(9)	4 x 4	CD344-0102	-	-
(10)	4 x 4	CD344-0102	-	-
(11)	4 x 4	CD344-0102	-	-
(12)	4 x 4	CD344-0102	-	-
(13)	4 x 4	CD344-0102	-	-
(14)	4 x 4	CD344-0102	-	-
(15)	4 x 4	CD344-0102	-	-
(16)	4 x 4	CD344-0102	-	-
(17)	4 x 4	CD344-0102	-	-
(18)	4 x 4	CD344-0102	-	-
(19)	4 x 4	CD344-0102	-	-
(20)	4 x 4	CD344-0102	-	-
(21)	4 x 4	CD344-0102	-	-
(22)	4 x 4	CD344-0102	-	-
(23)	4 x 4	CD344-0102	-	-
(24)	4 x 4	CD344-0102	-	-
(25)	4 x 4	CD344-0102	-	-
(26)	4 x 4	CD344-0102	-	-
(27)	4 x 4	CD344-0102	-	-
(28)	4 x 4	CD344-0102	-	-
(29)	4 x 4	CD344-0102	-	-
(30)	4 x 4	CD344-0102	-	-
(31)	4 x 4	CD344-0102	-	-
(32)	4 x 4	CD344-0102	-	-
(33)	4 x 4	CD344-0102	-	-
(34)	4 x 4	CD344-0102	-	-
(35)	4 x 4	CD344-0102	-	-
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(41)	4 x 4	CD344-0102	-	-
(42)	4 x 4	CD344-0102	-	-
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(44)	4 x 4	CD344-0102	-	-
(45)	4 x 4	CD344-0102	-	-
(46)	4 x 4	CD344-0102	-	-
(47)	4 x 4	CD344-0102	-	-
(48)	4 x 4	CD344-0102	-	-
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(55)	4 x 4	CD344-0102	-	-
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(62)	4 x 4	CD344-0102	-	-
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(72)	4 x 4	CD344-0102	-	-
(73)	4 x 4	CD344-0102	-	-
(74)	4 x 4	CD344-0102	-	-
(75)	4 x 4	CD344-0102	-	-
(76)	4 x 4	CD344-0102	-	-
(77)	4 x 4	CD344-0102	-	-
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(86)	4 x 4	CD344-0102	-	-
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(93)	4 x 4	CD344-0102	-	-
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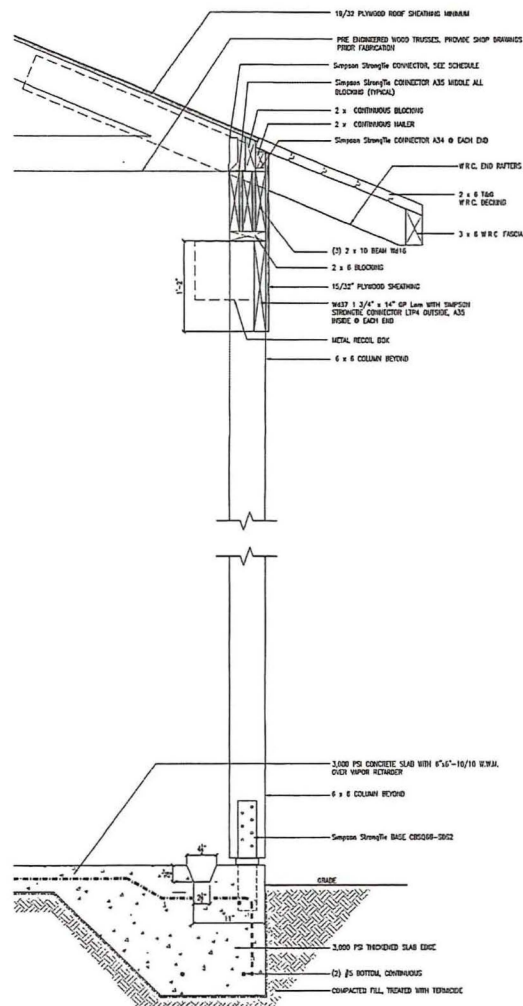
MARK	SPACING	ANCHORAGE (1)	ANCHORAGE (2)	REMARKS
11	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
12	24"	W14X14	W14X14	See Note 6
13	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	Solid block top of truss @ blower bearing (2 x 8 continuous)
14	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	See Note 6
15	24"	W14X14	W14X14	-
16	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
17	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	Solid block top of truss @ blower bearing (2 x 8 continuous)
18	24"	W14X14	W14X14	-
19	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
20	24"	W14X14	W14X14	-
21	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
22	24"	W14X14	W14X14	-
23	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
24	24"	W14X14	W14X14	-
25	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
26	24"	W14X14	W14X14	-
27	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
28	24"	W14X14	W14X14	-
29	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
30	24"	W14X14	W14X14	-
31	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
32	24"	W14X14	W14X14	-
33	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
34	24"	W14X14	W14X14	-
35	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
36	24"	W14X14	W14X14	-
37	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
38	24"	W14X14	W14X14	-
39	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
40	24"	W14X14	W14X14	-
41	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
42	24"	W14X14	W14X14	-
43	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
44	24"	W14X14	W14X14	-
45	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
46	24"	W14X14	W14X14	-
47	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
48	24"	W14X14	W14X14	-
49	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
50	24"	W14X14	W14X14	-
51	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
52	24"	W14X14	W14X14	-
53	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
54	24"	W14X14	W14X14	-
55	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
56	24"	W14X14	W14X14	-
57	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
58	24"	W14X14	W14X14	-
59	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
60	24"	W14X14	W14X14	-
61	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
62	24"	W14X14	W14X14	-
63	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
64	24"	W14X14	W14X14	-
65	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
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67	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
68	24"	W14X14	W14X14	-
69	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
70	24"	W14X14	W14X14	-
71	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
72	24"	W14X14	W14X14	-
73	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
74	24"	W14X14	W14X14	-
75	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
76	24"	W14X14	W14X14	-
77	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
78	24"	W14X14	W14X14	-
79	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
80	24"	W14X14	W14X14	-
81	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
82	24"	W14X14	W14X14	-
83	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
84	24"	W14X14	W14X14	-
85	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
86	24"	W14X14	W14X14	-
87	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
88	24"	W14X14	W14X14	-
89	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
90	24"	W14X14	W14X14	-
91	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
92	24"	W14X14	W14X14	-
93	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
94	24"	W14X14	W14X14	-
95	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
96	24"	W14X14	W14X14	-
97	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
98	24"	W14X14	W14X14	-
99	24"	W14X14 TOP (2) ASD W14X14 BOTTOM	W14X14	-
100	24"	W14X14	W14X14	-

WOOD: STRUCTURAL FRAMING SCHEDULE						
MARK ○	SIZE	SPACING	CONNECTION			REMARKS
			F 1	F 2	F 3	
W1	2 x 10	24"	W12	W10	---	Stair well
W2	1 3/4" x 11 7/8" GFL	---	W12/F10	W12/F10	---	Solid blocking
W3	2 x 10	24"	W10	---	---	Stair well
W4	2 x 8	24"	W10	W10	---	Stair well, above one end
W5	(2) 1 3/4" x 11 7/8" GFL	---	W12/F10	W12/F10	---	---
W6	2 x 10	24"	W10	W10	---	---
W7	(2) 1 3/4" x 11 7/8" GFL	---	W10	---	---	Outside 01 continuous
W8	2 x 12	24"	W12	W12	---	Below 1st end LUG
W9	2 x 10	24"	W10	W10	---	Stair well
W10	(2) 1 3/4" x 11 7/8" GFL (SOLID BLOCK)	---	---	---	---	As noted by 1st to be related by 1st space
W11	(2) 2 x 8	---	W12/F10	W12/F10	---	Protruding below exterior in finished
W12	(2) 1 3/4" x 11 7/8" GFL	---	W12/F10	W12/F10	---	---
W13	(2) 1 3/4" x 11 7/8" GFL	---	W12/F10	W12/F10	---	---
W14	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W15	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W16	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W17	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W18	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W19	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W20	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W21	2 x 8	16"	W12	W10	---	Solid block 1st connection
W22	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W23	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W24	2 x 8	---	W12/F10	W12/F10	---	---
W25	(2) 2 x 8	16"	W12	W10	---	---
W26	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W27	2 x 8 (Faint)	---	---	---	---	3/4" dia. anchor bolt @ 2' x 4"
W28	(2) 2 x 8	---	W12/F10	W12/F10	---	---
W29	2 x 8 (Faint)	---	---	---	---	---
W30	2 x 8 (Faint)	---	---	---	---	---
W31	2 x 8 (Faint)	---	---	---	---	---
W32	2 x 8 (Faint)	---	---	---	---	---
W33	2 x 8 (Faint)	---	---	---	---	---
W34	2 x 8 (Faint)	---	---	---	---	---
W35	2 x 8 (Faint)	---	---	---	---	---
W36	2 x 8 (Faint)	---	---	---	---	---
W37	1 3/4" x 11 7/8" GFL	---	W12	W10	---	Between posts end 2' x 12"
W38	2 x 8 (Faint)	---	---	---	---	---
W39	2 x 8 (Faint)	16"	2 x 10	W12	---	Hold to knee up
W40	2 x 8 (Faint)	---	(2) 104	(2) 104	(2) 104	Hold to knee up. See 104/104 for
W41	(2) 2 x 8	---	---	---	---	See 104/104 for
W42	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W43	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W44	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W45	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W46	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W47	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W48	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W49	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W50	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W51	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W52	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W53	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W54	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W55	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W56	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W57	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W58	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W59	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W60	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W61	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W62	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W63	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W64	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W65	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W66	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W67	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W68	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W69	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W70	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W71	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W72	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W73	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W74	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W75	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W76	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W77	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W78	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W79	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W80	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W81	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W82	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W83	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W84	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W85	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W86	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W87	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W88	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W89	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W90	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W91	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W92	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W93	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W94	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W95	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W96	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W97	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W98	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W99	2 x 8 (Faint)	---	---	---	---	Hold to knee up
W100	2 x 8 (Faint)	---	---	---	---	Hold to knee up

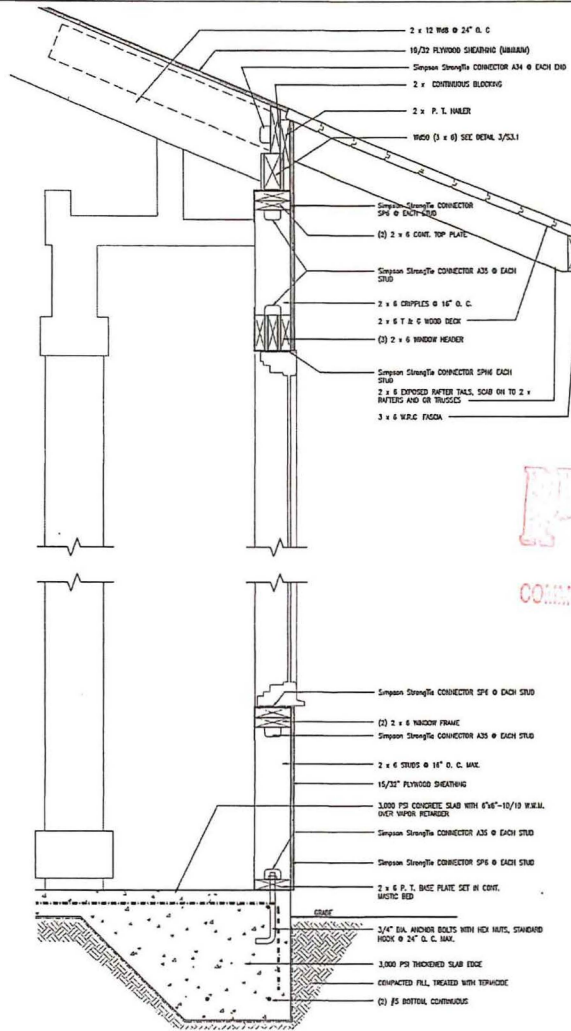
WOOD FRAMING SCHEDULE NOTES

1. All indicated connections are gusseted or shored. Solid blocking connection with shored steel studs.
2. All connections are minimum acceptable.
3. When connector offsets to a single 2" carrying member, use 104 x 1" into the carrying member.
4. Detail all connections in accordance with the manufacturer's recommendations for the design loads.
5. Connector used only for the conditions of use indicated on steel stud and the required bearing values from the member manufacturer.
6. All steel special connections, bolts, nuts, and washers to be not hot dipped galvanized (optional) ASTM A153.

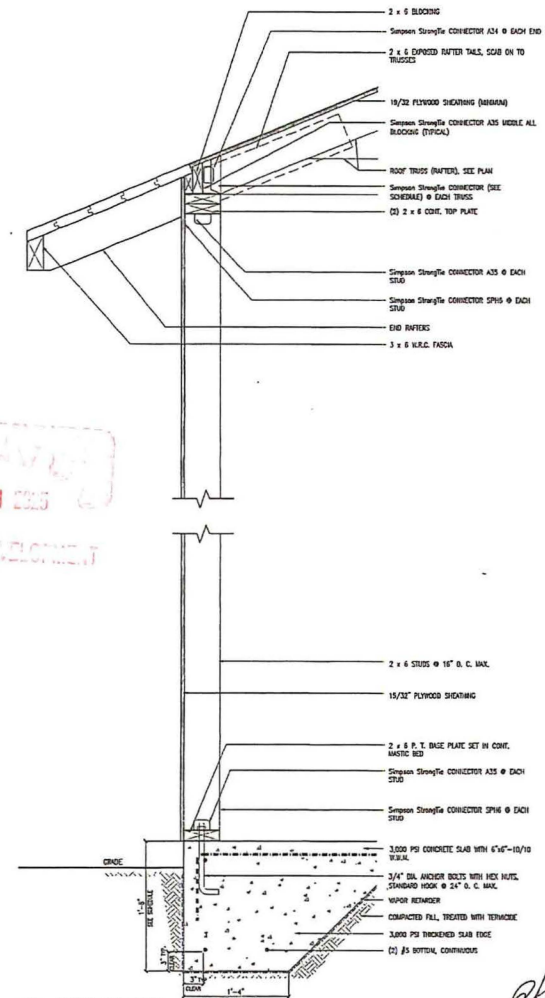
06/10



3 WALL SECTION
SCALE 1 1/2\"/>



2 WALL SECTION
SCALE 1 1/2\"/>



1 WALL SECTION
SCALE 1 1/2\"/>

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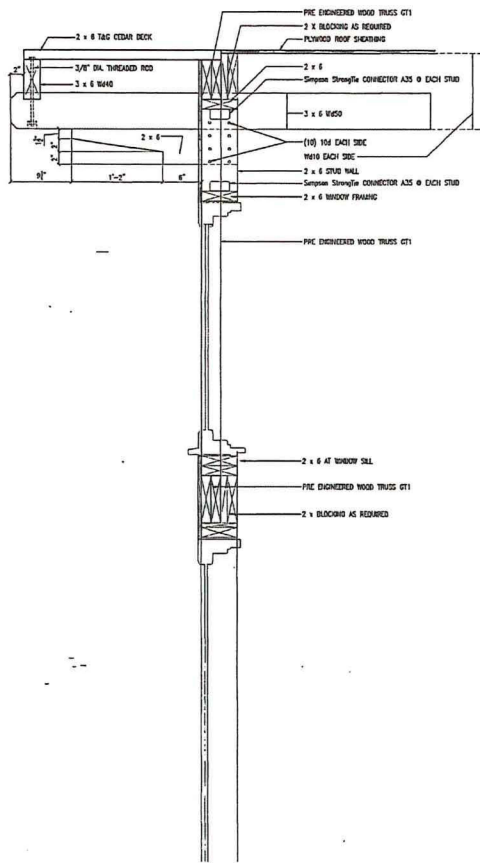
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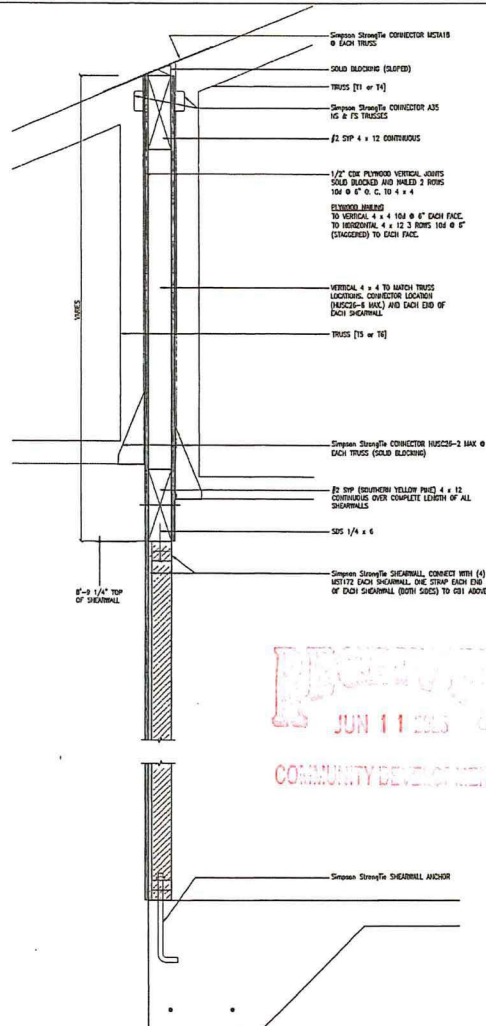
A Residence Addition & Remodeling for
LINDA NOYES

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S3.2	
Sheet No.	



1 WALL SECTION (PARTIAL)
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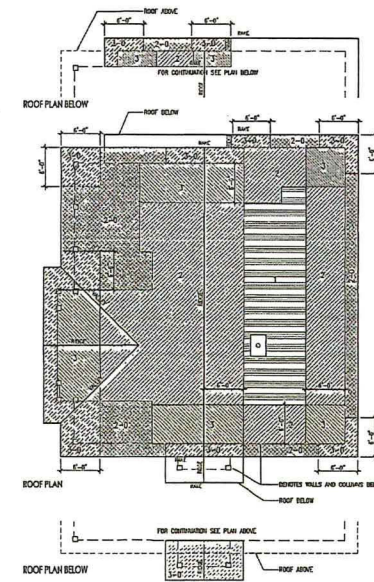


2 SECTION AT 'GB1'
SCALE: 1 1/2\"/>

TRUSSARY AREAS (Sq. Ft.)	ROOF ZONES			
	1	2	3	4
0 - 10	32.7	71.1	71.1	115.4
20	32.7	61.5	61.5	102.3
50	31.5	55.8	55.8	92.8
100	28.5	49.2	49.2	71.8
ROOF KEY ZONE				

NOTES:

- See ASCE 7-10 for definition.
- Lower trussary area for intermediate values of split slope loads is acceptable.
- Maximum allowable D.L. for these splits shall be 20 psf square foot plus the actual truss dead load.
- Maximum allowable D.L. for ground floor overhangs shall be 20 psf square foot.
- All split loads apply to psf square foot.



3 ROOF ZONE UPLIFT DESIGN LOADS PLAN
SCALE: 1/8\"/>

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Date:	November 23, 2003
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Rev. 2:	April 7, 2003
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Rev. 5:	

S3.3

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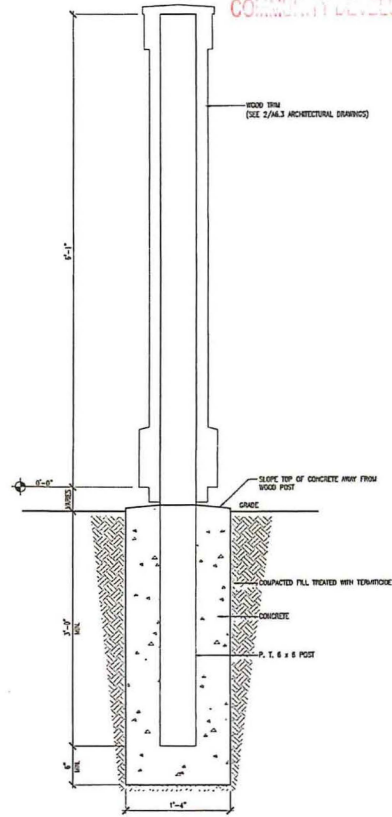
LINDA NOYES

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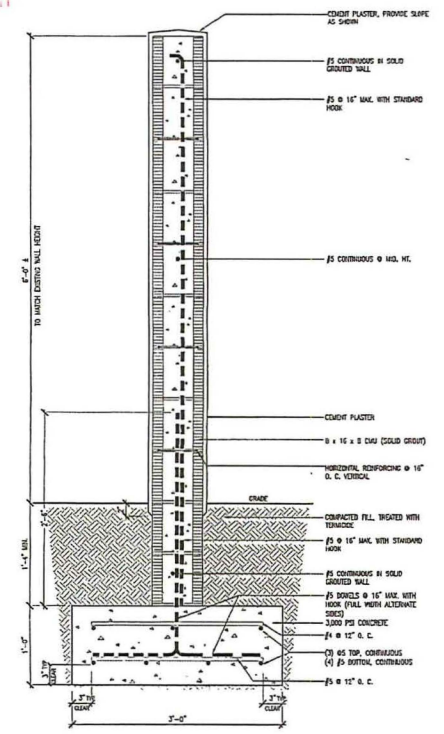
Samuel C. Haffaday AIA

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2 WOOD FENCE SECTION
SCALE: 1 1/2" = 1'-0"



1 PRIVACY WALL SECTION
SCALE: 1 1/2" = 1'-0"

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Date:	November 24, 2002
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Rev. 3:	

S4.2

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A Residence Addition & Remodeling for

LINDA NOYES

245 Gilchrist Avenue Boca Grande Florida 33921

Seibert C. Halliday AIA

Sheet No.

STAFF REPORT
SPECIAL CERTIFICATE OF APPROPRIATENESS
SCA2025-00018, 131/135 1st St W – Boca Grande Community Center South Entrance

BOCA GRANDE HISTORIC PRESERVATION BOARD
August 13, 2025

PROJECT ADDRESS: 131/135 1st St W, Boca Grande
STRAP NUMBERS: 14-43-20-01-00005.0010
DESIGNATION: Contributing

SUMMARY

The applicant is seeking a Special Certificate of Appropriateness to allow for the construction of a new entrance on the south façade of the main building, including the construction of stairs and an inclined walkway leading the parking area on the west side of the property.

131/135 1st St W is listed as Contributing in the Boca Grande Historic District (HD 90-05-01). Changes for Contributing resources are required to be consistent with the Secretary of the Interior Standards and Lee County 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 Interior Standards, Design Guidelines for the Boca Grande Historic District, and LDC Chapter 22.

Staff recommends that the Boca Grande Historic Preservation Board:

- **Approve the Special Certificate of Appropriateness to permit the construction of a new south entrance and access ramp to the main building of the Boca Grande Community Center as depicted in the site plan and elevations stamped “Received” on June 13, 2025; and**
- **Make a finding that the proposed project is in compliance with the Secretary of Interior Standards and Chapter 22 of the Land Development Code.**

ANALYSIS

Location, Surrounding Uses, and Existing Conditions

The Boca Grande Community Center is located on Block 5 of the Boca Grande Subdivision. The property is bounded by Banyan Street on the north, a railroad right-of-way repurposed as a bicycle/pedestrian way on the east, First Street on the south, and Park Avenue on the west.

The subject property is designated as a Contributing property located at 131/135 1st St W in the Boca Grande Historic District. The subject property contains three structures that are Contributing structures and are listed on the National Register of Historic Places including the Boca Grande Teacherage, the Boca Grande Community House (Crowninshield House) and the Boca Grande Community Center (previously known as the Boca Grande School). In 2003, the Dishong Bowen House (a Contributing structure) was relocated to this property and located between the Teacherage and the Community House.

The Boca Grande Community Center had previous additions including a two-room expansion to the northeast corner of the building in 1936 and a multipurpose building added in 1995 on the southeast. SCA2004-03-01 then notably approved the addition to the Boca Grande Community Center for the Island School which has been in operation since 2006 in this current location.

Requested Changes

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

- Construction of a new entrance to the south façade of the main building on the community center.
- Construction of an access ramp leading from the proposed entrance to the parking area on the western side of the property fronting Park Avenue.

South Entrance

The proposed entrance will be located at the southern end of the west wing of the main community center building. The entrance will be on the southern façade of the building. This façade consists of two portions. The first portion is the eastern half of the façade and is a vertically oriented section topped with the end face of a gable roof. This portion of the façade has a rectangular window set in the middle and is covered with iron grill work. There is also a round louvered vent near the top center of the gable end of the roof.

The western half of the façade has a slightly lower roof line than the east half and is topped with a flat roof. This section of the façade has a decorative blind arch built of coquina stone. There is also a decorative terracotta crest above the blind arch near the roof line. The entire façade is faced with stucco.

The proposed entrance will be contained in a 7-foot, 4-inch wide, semi-circular arched opening in the eastern half of the façade that will be aligned with the peak of the gable roof. This arch is similar to the archways found elsewhere on the main building. In particular, the loggia running east-west along the south façade of the auditorium is edged with a line of columns connected with such semi-circular arches.

The entrance itself will consist of a single fully glazed door. The door will have full sidelights and transoms surrounding it. This entrance will be inset a few feet behind the arch, adding depth to the feature and increasing the visual quality of the façade. The recessed entrance also enhances the archway as an architectural feature and allow it to echo the existing arches elsewhere on the structure. The doorway will access the entry area abutting the reception area and offices at the south end of the building.

Although the new entrance will require the removal of an existing window, the overall effect does not significantly affect the historic quality of the main building. The proposed entrance will enhance the utility of the building in a manner that fits the architectural style of the property as a whole and specifically the main building.

Access Ramp

The new entrance will have a landing extending several feet from the entrance. This landing will be accessed via two paths. The first is a 5-high set of stairs that extend directly to the south, perpendicular to the façade. The second path is an inclined walkway leading westward from the landing along the front of the south façade. The landing, stairs, and walkway will all have iron railings similar, although not identical to, the style found elsewhere on the property, maintaining a single architectural style. The inclined walkway will not connect to the façade itself but will be separated from the building by several feet. This will allow the walkway to be installed without affecting the façade.

The Secretary of Interior's Standards for Rehabilitation

Contributing properties within the Boca Grande Historic District are subject to the Secretary of Interior's Standards for Rehabilitation for renovation and redevelopment efforts to a property. Staff offers the following analysis based on the request statement provided by the applicant:

- 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 community center campus, and no new uses are proposed with the construction of the proposed access door and walkway.

- 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 only original feature of the historic building that will be affected by the new entrance is an existing barred window located on the south façade of the west wing.

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

The project does not propose any alterations that could be considered conjectural.

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

There has been a long history of changes to the property over time, but the proposed entrance and access ramp will preserve the character of the existing structure.

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

The only feature being affected by this proposal is a single window on the south façade. This change is de minimis in nature and the proposed replacement feature will maintain the architectural character of the façade.

- 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 deteriorated 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.**

No surface cleaning is proposed as part of this project.

- 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

There are no known archaeological features on the subject property, and it is not within any Archaeological Sensitivity Zone. The applicant states that every reasonable effort shall be made to preserve architectural resources on the property.

- 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 inclined walkway addition has been designed in a way that differentiates new construction from older construction while still maintaining the character and architectural compatibility with the existing historic structures. In addition, the walkway does not contact the face of the building and therefore preserves its structural integrity.

- 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 applicant's proposed design is created in a manner that would allow for future demolition of the new entrance and walkway while preserving the historic structures.

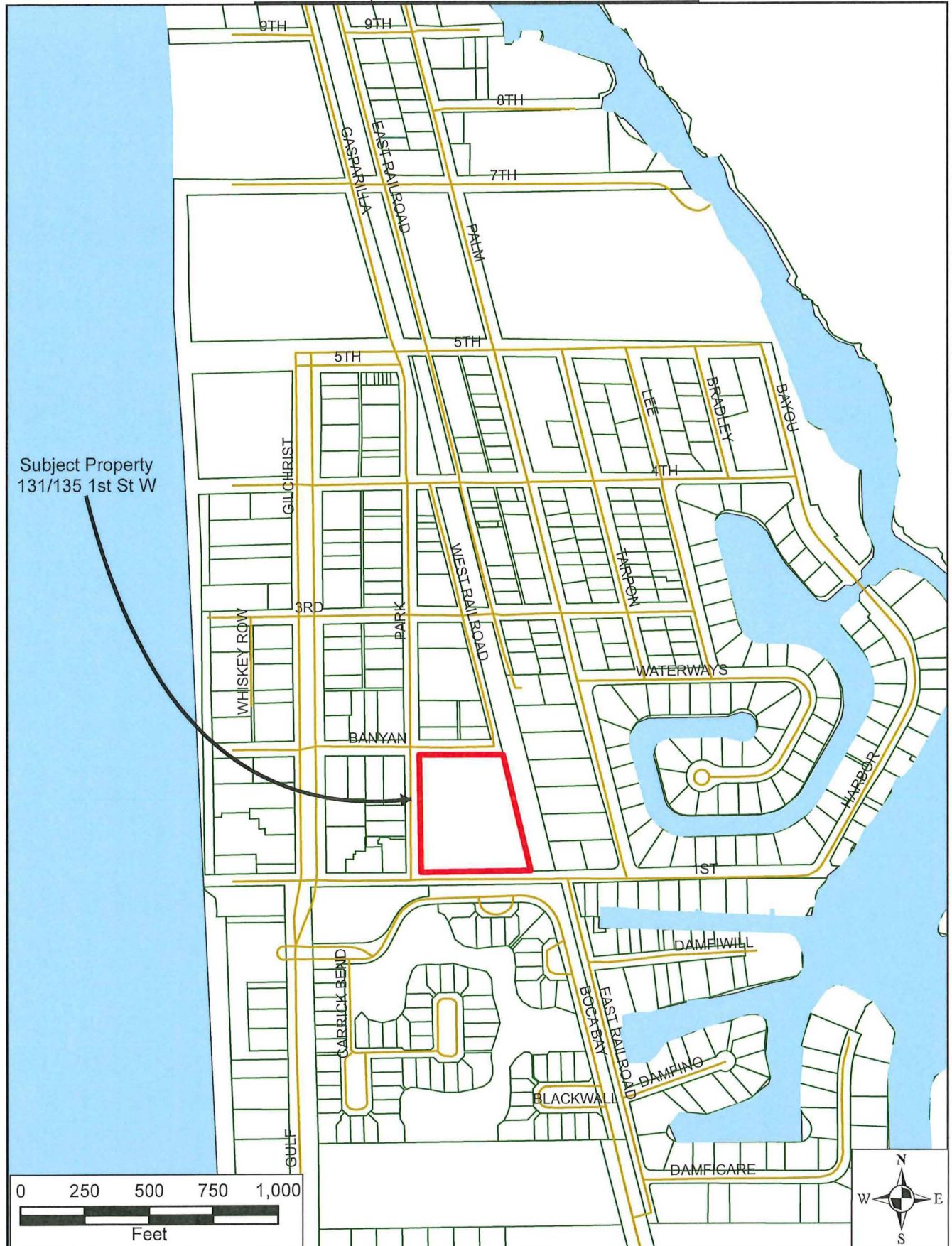
Conclusion

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

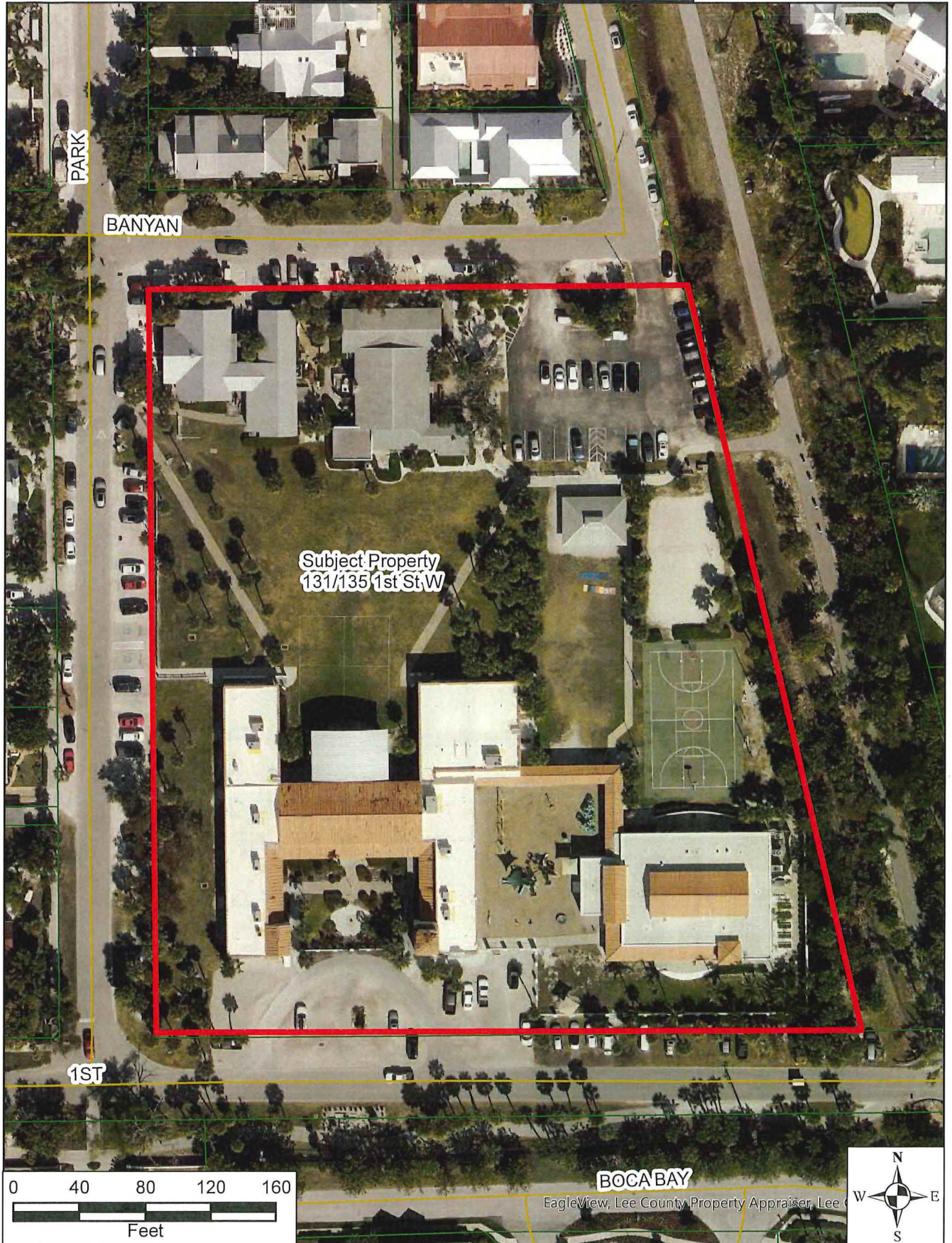
Attachments:

- Location Map
- Aerial
- Applicant Submittal
 - Applicant Narrative
 - Site and Utility Plan
 - Elevations and Architectural Details
 - Renderings

SCA2025-00018, Boca Grande Community Center, 131/135 1st Street



SCA2025-00018 Boca Grande Community
Center, 131/135 1st St W





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Special Certificate of Appropriateness – Boca Grande Community Center

Project Narrative

Page | 1

13 June 2025

Boca Grande Community Center

Special Certificate of Appropriateness

Project Narrative

I. Property Information & Request

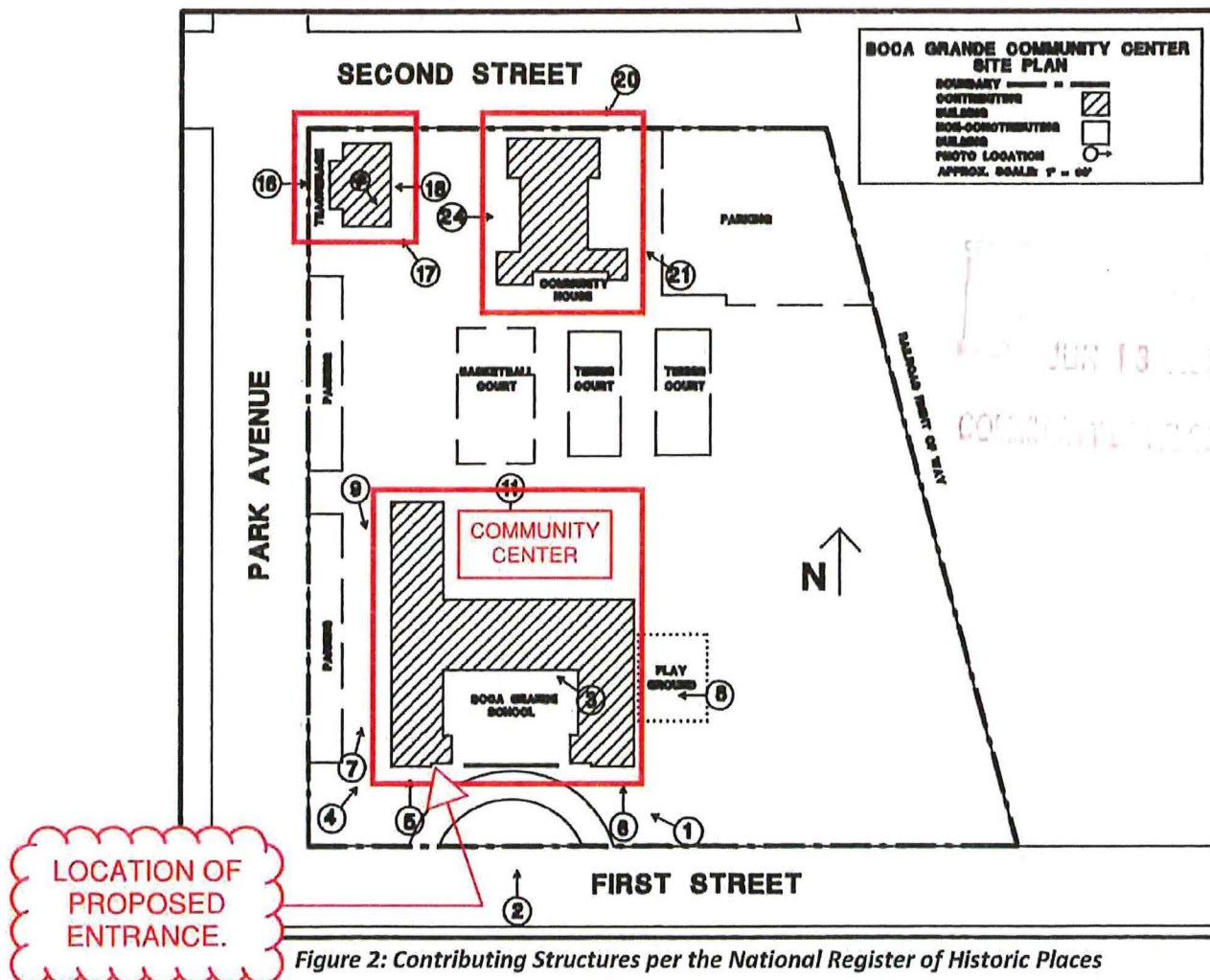
The subject property ("Property") is located at 131/135 1st St. W., Boca Grande in unincorporated Lee County, FL. The Property is identified by STRAP #14-43-20-01-00005.0010 and is located east of Park Avenue, west of an abandoned railroad right-of-way, south of Banyan Street, and directly north of 1st St. W. The Property is located within the Boca Grande Historic District pursuant to HD90-05-01.



Figure 1: Aerial Location Map

The Property is currently zoned RS-1 and is within the Public Facilities Future Land Use category. The property is known on the island as the "Boca Grande Community Center" (BGCC) and is owned by Lee County. It contains several leaseholders including Art Center, Boca Bargains, The Island School, Historical Society, GICIA, Friends of Boca Grande, Royal Palm Players, Crowninshield Community House, Lee County Sheriff, and Lee County Parks and Recreation.

Pursuant to the National Register of Historic Places, the BGCC contains three (3) contributing buildings formerly known as the Boca Grande School, the Boca Grande Teacherage, and the Boca Grande Community House. Contributing buildings are those that are historic, or are directly associated with the historical period of that district. The period of significance for the BGCC is 1929 – 1945. The three (3) buildings that comprise the BGCC retain their original design features to a high degree. Alterations have consisted primarily of rear additions and window replacements. In 2005, the Dishong Bowen House, a locally contributing historic house was added to the East side of the Teacherage House and was connected to it by a singular roof structure.



The Applicant, Friends of Boca Grande, is a non-profit organization who, for over three decades, has been committed to enriching the Boca Grande community through the power of engaging



(6) Are there definite plans for reuse of the property if the proposed demolition is carried out, and what will be the effect of those plans on the character of the surrounding area?

This Application for Special Certificate of Appropriateness does not include new any additions. The property is undergoing rehabilitation after the damage incurred by the 2024 hurricane season. Those rehabilitation / redevelopment measures have been previously approved by the Boca Grande Historic Preservation Board.

(7) Has demolition of the designated building or structure been ordered by the appropriate public agency due to unsafe conditions?

No. The existing structure continues to be structurally sound.

New Construction

Within the Boca Grande Historic District are guidelines for new construction as approved by HD90-05-01.

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 street structure.

The proposed entry does not affect the existing building heights.

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.

The proposed entry does not affect the existing building set backs.

The proposed entry will provide a more handicap accessible path from the parking lot, and a more welcoming point of entry to the public in general.

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

The proposed entry has been designed to maintain the overall sense of size and proportion.



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.

There are no such additions proposed.

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.

The proposed entry has been designed to respect the traditional proportions of the building.

1.6 Maintain the traditional proportions of glass in building facades.

The proposed entry has been designed to respect the traditional proportions of the building.

1.7 Maintain the traditional alignment between roof lines, porch protrusions and entrances.

The proposed entry does not alter the roof lines of the existing building.

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 proposed design includes an entry stair and inclined walkway leading to new recessed public entrance to the Community Center. The guard rails and hand rails will be constructed of wrought iron to maintain an aesthetic consistent with the rest of the existing building.

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.

The proposed design repositions the main entry to the south facade, 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 buildings front facade.

The proposed entry has been designed to respect the traditional proportions of the existing building.

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



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Special Certificate of Appropriateness – Boca Grande Community Center
Project Narrative
Page | 6

setback. Additions or screened service areas should be located to the side or rear of the front setback.

The proposed entry has been designed to respect the traditional proportions of the existing building, as well as the traditional patterns of the buildings on the same block and surrounding areas.

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 parking patterns for the site will remain as is.

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 trash containers should be screened from view using fences, lattice screens or hedges.

No new accessory buildings are being proposed.

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 widows walks should be encouraged only where this type of architecture was traditionally found.

The proposed design includes a stair and inclined walkway leading to new recessed entry. The guard rails and hand rails will be constructed of wrought iron to maintain an aesthetic consistent with the rest of the existing building.

2.8 Paving materials and patterns should respect traditional patterns on the block
Any new paving will reflect existing adjacent materials and patterns.

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

The landscape surrounding the structures will maintain the aligning and spacing of the surrounding area. New landscaping will incorporate traditional planting patterns and species. The existing historic site has never had a lush, tropical non-native feel and the proposed basic code landscaping, as well as any landscaping betterment shall continue the existing palate and density of landscaping.



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Special Certificate of Appropriateness – Boca Grande Community Center
Project Narrative
Page | 7

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.

This Application for Special Certificate of Appropriateness does not include new any additions.

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

This Application for Special Certificate of Appropriateness does not include new any additions.

4.0 New Construction

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

The proposed entry has been designed to respect the traditional proportions of the existing building, and will utilize the same materials that are present.

4.2 Align the façade of the building with the historic setback of the block or district

The proposed entry does not alter the existing set back of the historic building.

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

The proposed entry does not alter the existing mass and scale of the historic building.

4.4 Building and roof form should match those used historically.

The proposed entry does not alter the existing roof of the historic building.



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Special Certificate of Appropriateness – Boca Grande Community Center
Project Narrative
Page | 8

4.5 Use similar building materials to those used historically for all major surfaces.

Any new materials used in the proposed entry design will utilize the similar materials found on the existing historic building.

4.6 Window sizes and proportions similar to those uses historically. To create larger surfaces of glass, consider combining several standard windows in a row.

Windows and new door openings will follow the traditional scale of glass in the adjacent historic building.

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.

This project proposes no relocated buildings.

5.2 Align the building within the historic patterns of setbacks and open space ratios.

This project proposes no relocated buildings.

5.3 Orient the building according to the traditional pattern of the block or district.

This project proposes no relocated buildings.

THE U.S. SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Projects involving contributing properties in the Boca Grande Historic District are reviewed for compliance with the Secretary of the Interior's Guidelines for Rehabilitation which are listed below (contact the Lee County Planning Division for a copy of the booklet, The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings).

- 1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.**

The proposed use remains the same for the Property. The enhancements are compatible with the surrounding uses, which have existed adjacent to the BGCC for several years. All improvements are proposed to enhance the historic resource and increase visitation and use.



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Special Certificate of Appropriateness – Boca Grande Community Center
Project Narrative
Page | 9

2. **The distinguishing original qualities or character of a building, structure or site shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.**

The original qualities and character of the historic building will be maintained and enhanced.

3. **All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.**

The project does not propose any alterations that have no historical basis or that seek to create an earlier appearance. The proposed architectural elements will align with the existing architectural features for the given historical time period. Differences in stucco texture, secondary materials and other clues like s-style versus barrel style red clay roofing will distinguish the historic resource from the new construction.

4. **Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.**

Many changes been made over the course of time on each of the contributing structures. These changes will be left almost wholly in place.

5. **Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.**

Existing distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure or the site will be left wholly in place.

6. **Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repairing or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.**

Not applicable.



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Special Certificate of Appropriateness – Boca Grande Community Center

Project Narrative

Page | 10

- 7. The surface cleaning of structures shall be done with the gentlest means possible. Sand blasting and other cleaning methods that will damage the historic building materials shall not be undertaken.**

Surface-cleaning will be done in a gentle manner that will not have an adverse impact on the structures. Maintenance at this site has been very good and no major architectural cleaning is anticipated.

- 8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.**

Every reasonable effort shall be made to protect and preserve archaeological resources, if there are any, affected by or adjacent to the project site. At this time there are no archeological resources that the team is aware of. There are no archeological easements on the site.

- 9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.**

The original qualities and character of the historic building will be maintained and enhanced.

- 10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.**

The proposed entry design could conceivably be removed without any damage to the historic structure.

The Secretary of the Interior's Standards for Rehabilitation are general and broad in nature. The discussion on maintaining original building characteristics which follows is intended to provide a more in-depth look at Standard #2 above. This discussion will provide some understanding of the Lee County review process and explanation of treatments considered appropriate.



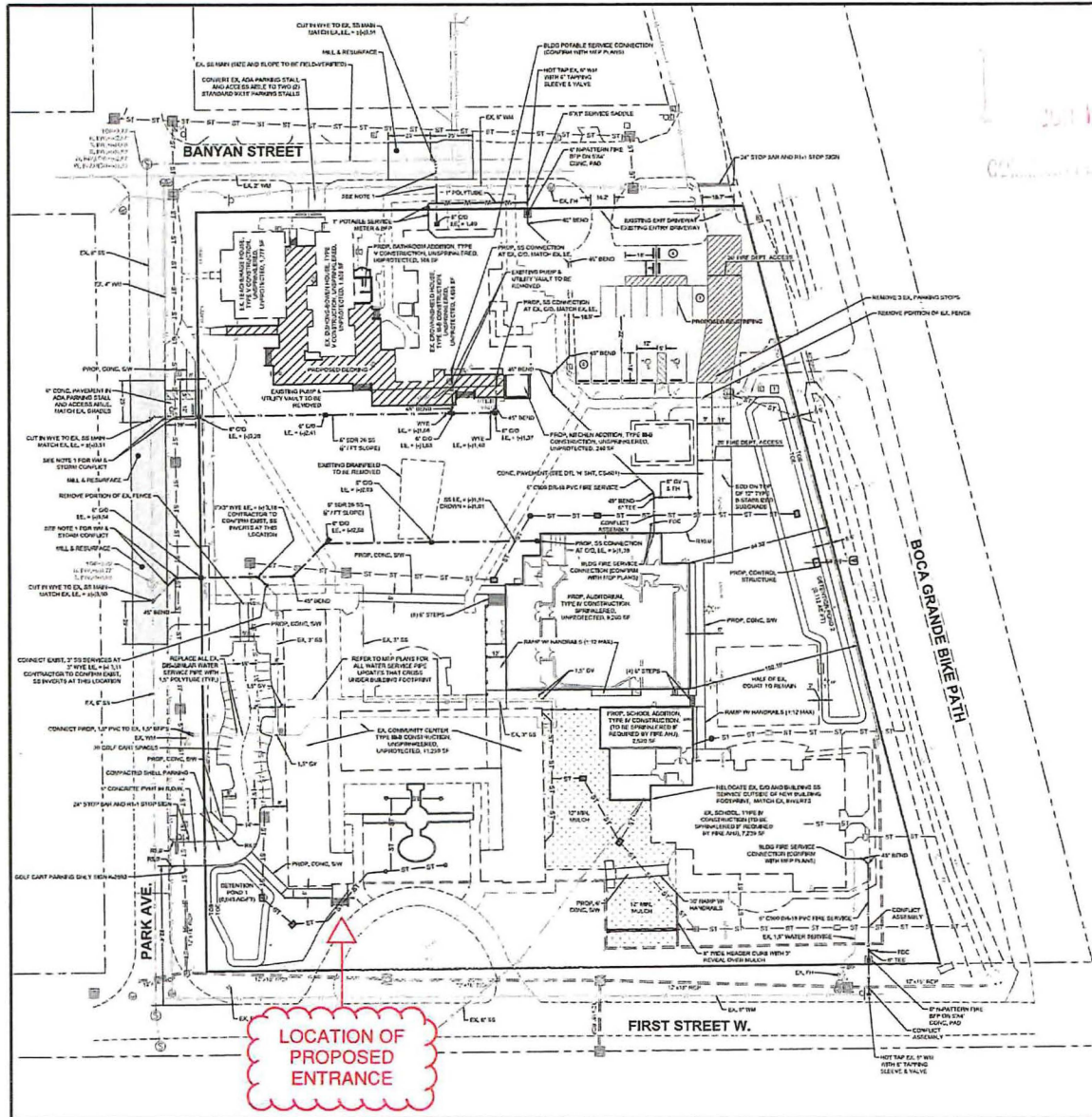
GENERAL ARCHITECTURAL DESCRIPTION

COMMUNITY CENTER BUILDING (BOCA GRANDE SCHOOL IN NATIONAL REGISTRY)

The Community Center is a one-story Mediterranean Revival style building built originally in 1929 on the Southwest corner of the site. It is built of brick and hollow tile on a concrete foundation. The building originally had a U-shaped plan that encompassed a central courtyard. The irregular shape of the building as it is today was created by a two-room addition built in 1936. The building has both gable roofs and flat roofs with ceramic barrel tile coping. The exterior walls are covered with lightly textured stucco. The main (South) façade consists of a center block with two projecting wings that enclose an entry courtyard on three sides. The interior rooms are accessed through arcaded covered walkways around the courtyard. The western wing terminates at the principal façade with a low gabled roof segment. Below the gable is a single double-hung sash window with a masonry surround. The façade of this wing features a decorative terra-cotta crest above a blind coquina stone arch. The east wing terminates at the principal façade with a two-story tower element. The hip roof of the tower is in clay barrel tile. A polychromatic ceramic tile band encircles the tower just below the roof line. The second story of the tower is pierced by arched openings with keystones and masonry sills. The tower flares below the arches to a square base that extends to the ground. A pair of terra-cotta crests are located near the flared roof. The base of the tower contains a blind arch above a single double-hung sash window with a masonry surround. The East and West Elevations of the building are similar in design, consisting primarily of groups of three paired double-hung sash windows with masonry surrounds. In some cases, the windows have been replaced with modern windows matching the historic configuration.

The design of the 1936 addition is of similar design as the original and extends the west wing to the north. The pattern of windows continues on the west side of the addition and the east side is an arcaded walkway like that of the courtyard. The rear elevation (North) features a number of rectangular window openings some of which were blocked in in various renovations, as well as a free-standing arched stage cover and semi-circular concrete stage that was added in 2008.

The proposed entry design will maintain the character of the historic building, while providing a more handicap accessible path from the parking lot, and a more welcoming point of entry to the public in general.

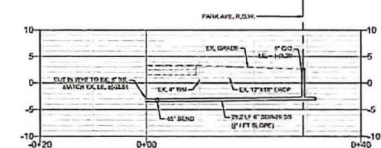


LAND USE SUMMARY (EXISTING CONDITIONS)

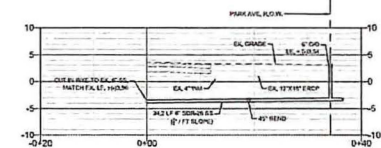
Land Use	Area (SF)	Area (AC)	% of Property
Property Boundary	27824	3.91	100.0%
Impervious	24285	3.31	43.6%
Building	28315	0.65	19.5%
Pavement/Concrete	40350	1.06	27.1%
Grassland	16343	2.21	56.4%
Driveway	1079	0.02	0.6%
Brack Volleyball Court	2504	0.06	1.9%
Playground	6206	0.15	3.9%
Green Space	8683	1.97	55.3%

LAND USE SUMMARY (PROPOSED CONDITIONS)

Land Use	Area (SF)	Area (AC)	% of Property
Property Boundary	17079	3.91	100.0%
Impervious	8692	1.58	55.5%
Building	27288	0.87	22.2%
Pavement/Concrete	37229	0.98	21.8%
Compacted Shell/Limestone	10583	0.35	6.4%
Grassland	8437	1.54	48.5%
Driveway	4515	0.12	2.8%
Playground	6379	0.15	3.7%
Green Space	7324	1.69	42.1%



A NORTH SANITARY SEWER SERVICE PROFILE
Scale: 1"=10'



B SOUTH SANITARY SEWER SERVICE PROFILE
Scale: 1"=10'

- NOTES:**
- CONTRACTOR TO FIELD VERIFY ALL EXISTING STORM AND UTILITY SERVICES AND LOCATIONS. COMPLETE RECORDS IN FIELD WITH CHAINING.
 - EXISTING SANITARY SEWER AND STORM SERVICES ARE NOT INCLUDED IN THE REVIEW OF THIS APPLICATION SINCE THEY ARE BEING REPLACED OR MODIFIED.
 - REFER TO SHEET LATER FOR PLAYGROUND AND LANDSCAPE PLAN AND DETAILS.
 - AN INVOICE DEPTH OF CUT FOR INLAND AND REPAIRING THE COUNTY HIGHWAY ONE AND AROUND PROPOSED UTILITY TRENCHES. THE DEPTH OF CUT SHALL BE THE DEPTH OF THE TRENCH. A CULVERT CUT DEPTH MAY BE REQUIRED AT THE PROPOSED UTILITY TRENCH.
 - PROVIDE ADEQUATE DRAINAGE FOR THE PROPOSED UTILITY TRENCHES.
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PROJECT:
BOCA GRANDE COMMUNITY CENTER

LOCATION:
131/135 1ST ST W
BOCA GRANDE, FL 33921

CLIENT:
PARKER / MUDGETT / SMITH ARCHITECTS, INC.

CONSULTANT:
MORRIS DEPEW
REGISTERED PROFESSIONAL ENGINEER
FLA. REG. NO. 12345, CIVIL & LAND SURVEYING

PREPARED BY:
JOE C. MORGAN
FLA. REG. NO. 12345, CIVIL & LAND SURVEYING

REVISIONS

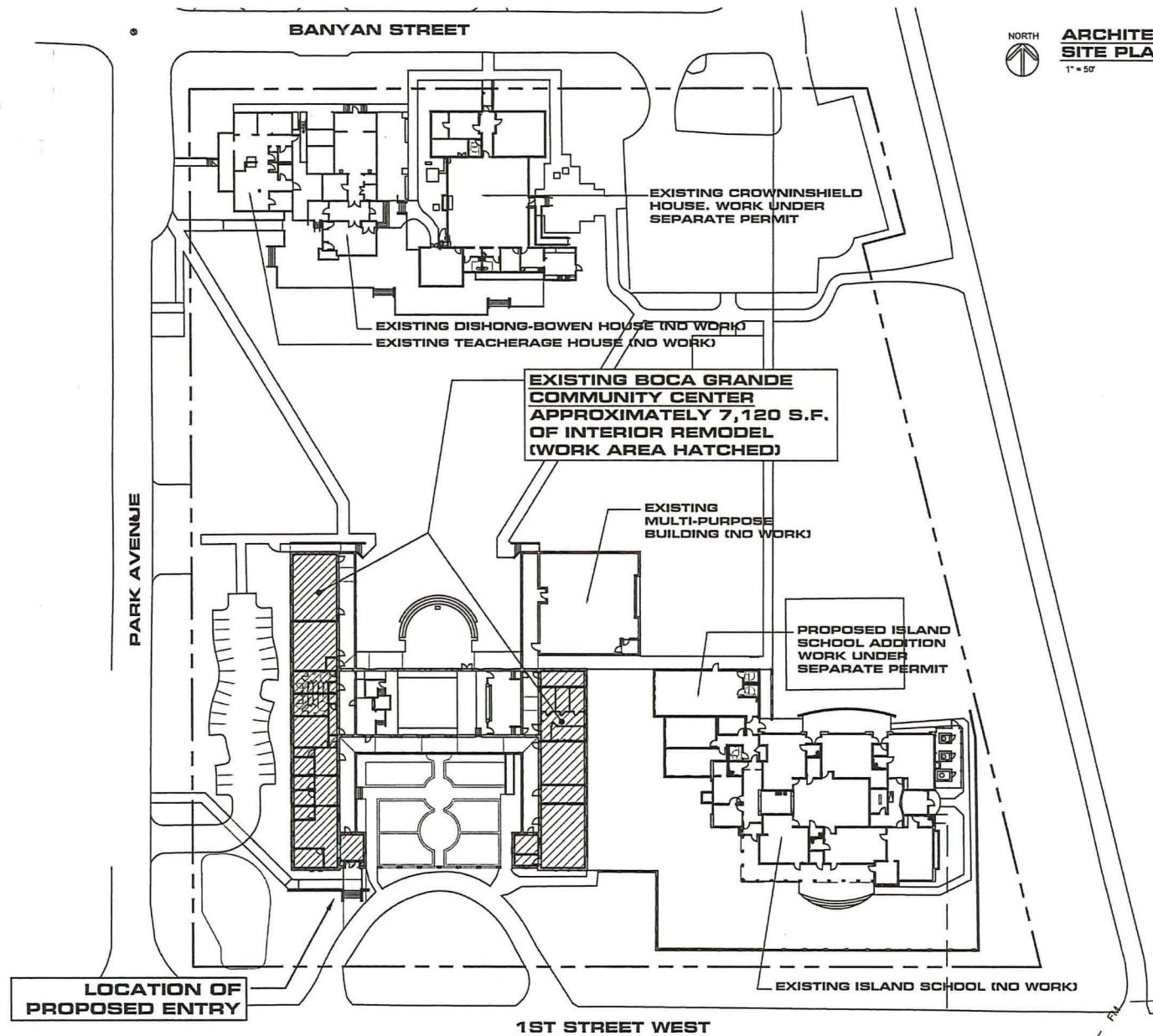
NO.	DATE	DESCRIPTION
1	04/20/05	ISSUED FOR PERMIT

PROJECT MANAGER: KDK
DRAWING BY: KDK
JURISDICTION: LEE COUNTY
DATE: 04/20/05
SHEET TITLE: **SITE & UTILITY PLAN**
SHEET NUMBER: **CS-101**
SCALE: 1"=30'
JOB FILE NUMBER: **23082-00**



BOCA GRANDE COMMUNITY CENTER IMPROVEMENTS

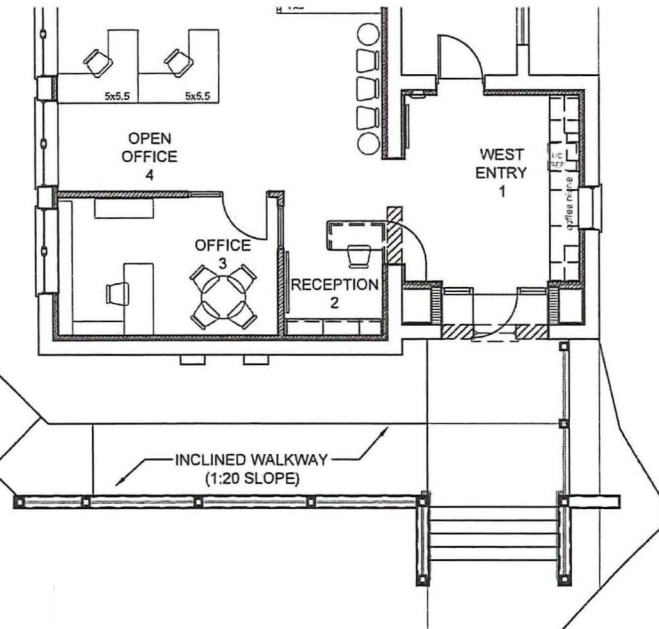
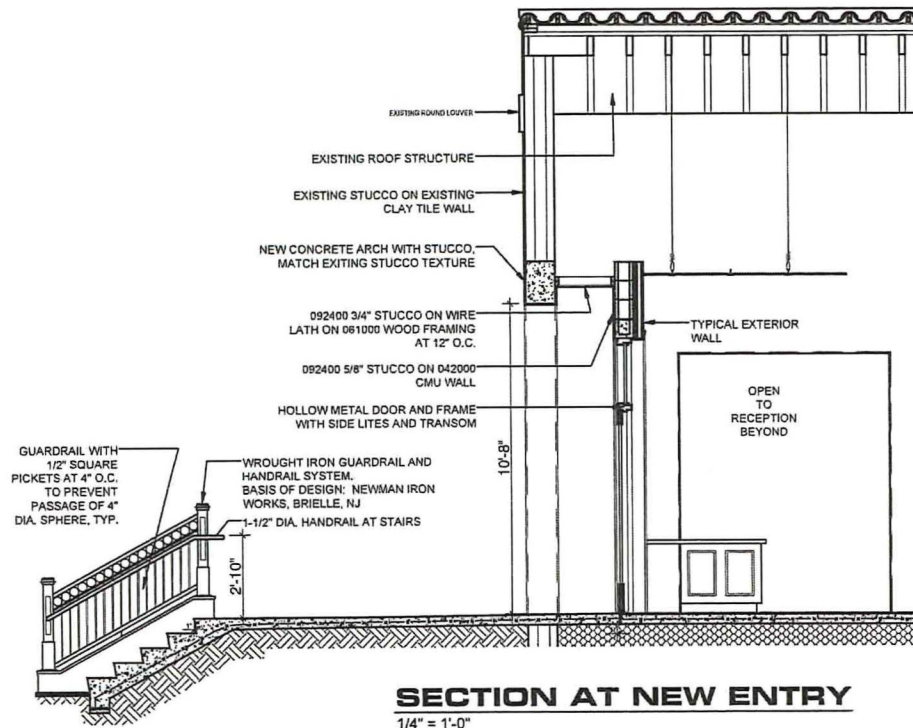
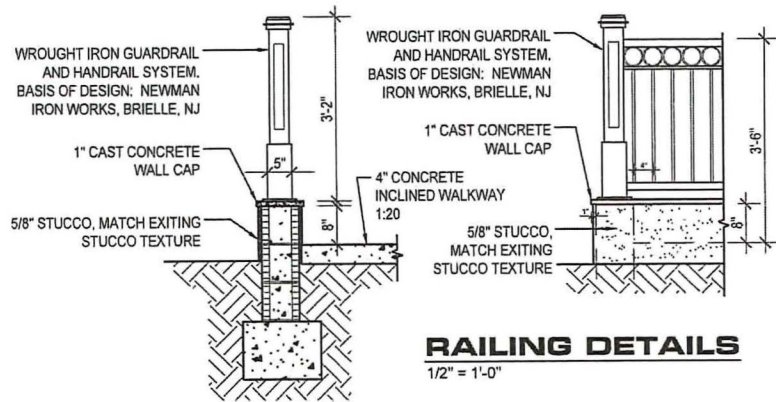




PARKER / MUDGETT / SMITH ARCHITECTS, INC.
 2136 MCGREGOR BLVD. FORT MYERS, FL 33901 239-332-1171

BOCA GRANDE COMMUNITY CENTER IMPROVEMENTS

06-13-2025



63 JUN 13 2023
COMMUNITY DEVELOPMENT



EXISTING SOUTH FACADE OF THE BOCA GRANDE COMMUNITY CENTER



RENDERING OF PROPOSED SOUTH FACADE OF THE BOCA GRANDE COMMUNITY CENTER

**BOCA GRANDE COMMUNITY
CENTER IMPROVEMENTS**

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