

**MINUTES REPORT
BOCA GRANDE HISTORIC PRESERVATION BOARD
ST. ANDREW'S CHAPTER HOUSE
380 GILCHRIST AVENUE, BOCA GRANDE, FL 33921
AUGUST 13, 2025
10:00 A.M.**

MEMBERS PRESENT:

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| Paul Eddy | Rebecca Paterson |
| Jerry Edgerton | Peggy Stanley (Vice Chair) |
| Dennis Maloomian | Barbara Wickwire |

MEMBERS ABSENT:

Bill Caldwell III (Chair)

STAFF PRESENT:

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| Peter Blackwell, Planner, Zoning | Janet Miller, Recording Clerk, DCD |
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OUTSIDE CONSULTANTS/APPLICANTS

Jeff Mudgett, AIA, Parker/Mudgett/Smith Architects
Gloria Sajgo (APLANADAY LLC)

Agenda Item 1 - Call to Order – 10:00 a.m./Review of Affidavit of Publication

Ms. Stanley, Vice Chair, called the meeting to order at 10:00 a.m.

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

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 – July 9, 2025

Mr. Maloomian made a motion to approve the July 9, 2025, meeting minutes. The motion was seconded by Mr. Edgerton. The Vice Chair called the motion, and it passed 6-0.

Agenda Item 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.

Mr. Blackwell reviewed the staff report and recommendations.

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

Ms. Sajgo stated that this building underwent a significant rehab in 2003. In 2003, they kept a portion of the building that is closest to Whiskey Row under its original slab and then they had to start extensive demolition for the part that had already been altered substantially. They replaced it with a new slab. After this Board approved the idea of elevating it, a structural engineer evaluated the two slabs (the original one before 2003 and the new slab after 2003 abutting each other). Ms. Sajgo explained that the engineer felt that as the building was raised, the two slabs would probably start separating and rotating. Therefore, he recommended that the building be deconstructed and that they have one unified slab so that the building would be safe. She explained that a solid foundation was needed because the building would be raised by 5 feet. Ms. Sajgo also stated that they got inspiration from the way the major rehab was handled in 2003 by Architect Tim Seibert. Mr. Seibert put verbiage in his construction document that read, *“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.”* Ms. Sajgo stated they plan to include that paragraph in their construction documents as well.

Mr. Edgerton asked if there was any concern over the interior configuration. He wondered why it was brought up in today’s presentation.

Ms. Sajgo stated the reason it came up is because the intent is to expedite the project as much as possible. If there was a question in the Building Department, the applicant’s team wanted to address it from the beginning. Since this item was coming before the Board anyway, the applicant’s team decided to disclose the interior changes as well.

Ms. Stanley stated she felt the interior changes looked good to her and she had no concerns with them.

The Board had no questions, so the Vice Chair opened this item to public comment. No members of the public wished to comment, so the public comment portion was closed.

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

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.

Mr. Blackwell reviewed the staff report and recommendations.

Mr. Mudgett noted one correction. The railing system will be aluminum for durability, and it will also have an *“antique style.”* He noted that the current railings are bolted to the walls. The applicant’s representatives did not feel this would be appropriate at the front of the building. Regarding the theatre design located on the backside that this Board already approved, it will have the same railing systems.

Mr. Edgerton asked for a status on the progress of the overall project.

Mr. Mudgett stated they tore out all the wood floors and wood joists. They are in the process of replacing them. This work is covered under the storm damage permit that was applied for some time ago. He noted they were about to get their building permits for the *“put back”* (i.e. walls, power, etc.) inside the east and west wings of the Boca Grande Community Center. That remodel will begin soon. Mr. Mudgett noted that the existing auditorium will be the final phase. Once the new theatre is built, the existing auditorium will be taken offline and turned into a multipurpose room.

Mr. Edgerton asked where the Friends of Boca Grande are located.

Mr. Mudgett stated the Friends of Boca Grande are in the multipurpose *“non-historic”* building that will be torn down when the new auditorium is built.

Ms. Stanley asked for clarification that all references to *“wrought iron”* on the plans will be aluminum.

Mr. Mudgett stated that was correct.

Ms. Stanley asked if there was a rail on the interior portion of the walkway or if it was at grade.

Mr. Mudgett pulled up a slide and reviewed it with the Board. He showed the area that does not have a rail. The grade is being brought up a little bit and would be sloped. He also noted that they built a new water management area southwest of this project because the entire area flooded.

Ms. Stanley asked if the grade would be at the same level as the walkway.

Mr. Mudgett stated it would be down a little bit.

Ms. Stanley asked what the color would be for the metal window frames.

Mr. Mudgett stated that all of the metal frames throughout the existing facility are green, so the idea will be to match that current color.

The Board had no further questions of staff, so the Vice Chair opened the 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 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. The motion was seconded by Mr. Eddy. The Vice 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 cases are slated for the September 10, 2025 meeting, but the last case was only submitted two days ago, so the review may not be completed in time for the September agenda. Although one of the projects is named "*Burcham Elevation*," he noted it is not the same as the "*Burcham Residence*" project that this Board approved for the 6' masonry wall and gate. That property was located at 1721 17th Street W, while this project is at 740 East Railroad Avenue. Mr. Blackwell also noted that he had received communication the previous day by Permitting staff about whether a Special Certificate of Appropriateness was necessary for a pending case involving the Gasparilla Island Water Association. They are replacing their office on 17th Street. Mr. Blackwell stated that after viewing the renderings, he felt it should be brought before this Board; however, nothing has been submitted yet. He noted they previously had a "*maintenance type*" building in appearance and they are replacing it with something much nicer.

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, September 10, 2025, at this same location (St. Andrew's Chapter House, 380 Gilchrist Avenue, Boca Grande, FL 33921). The meeting adjourned at 10:20 a.m.