

**THE CITY OF FORT MYERS
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE APRIL 28, 2022, MEETING**

On April 28, 2022, at 4:00 p.m., the City of Fort Myers Historic Preservation Commission met in the City Council Chambers, Oscar M. Corbin, Jr. City Hall, 2200 Second Street, in the City of Fort Myers, Florida.

ROLL CALL

Kevin Williams called the meeting to order at 5:32 p.m.

Members Present

Gina Sabiston
Lynn Stewart
Michelle Santucci
Lisa Belcher
Kevin Williams

Members Absent

John McKenzie
Carly Schwartzel
Sawyer Smith
Mary Jo Walker

Planning Staff Present

Nicole DeVaughn, Planning Manager
Monique John, Senior Administrative Assistant

Other Staff

Travis Cary, Assistant City Attorney
Anthony Palermo, Assistant Director
Liston Bochette, Councilman Ward 4
Christian Gempesaw, ITS Department

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Travis Cary, Assistant City Attorney, swore in all witness that intended to speak on any of the agenda items.

APPROVAL OF MINUTES: It was moved to approve the minutes from January 27, 2022, by Ms. Belcher, seconded by Ms. Santucci, and unanimously approved 4-0. It was moved to approve the minutes from February 24, 2022, by Ms. Santucci, seconded by Ms. Belcher, and unanimously approved 5-0.

Ms. Sabiston entered the meeting at 5:33 p.m.

AGENDA ITEM NO. 1: CONTINUED PUBLIC HEARING: CERTIFICATE OF REVIEW COR22-0061, 2285 FIRST ST., DOWNTOWN HISTORIC DISTRICT: REMOVE PORTION OF STOREFRONT WINDOW AND REPLACE WITH SLIDING WINDOW.

EX PARTE COMMUNICATION: None

Nicole DeVaughn, Planning Manager, Planning Division, Community Development Department, stated that staff findings were as follows:

BEGIN STAFF REPORT

**AGENDA ITEM # 1
CERTIFICATE OF REVIEW# COR22-0061
ADDRESS 2247-2287 First Street**

HISTORIC DISTRICT
Downtown Historic District

HISTORIC NAME
Bradford Hotel/Bradford Block

PROPOSED PROJECT

Replace one recessed storefront window with a sliding window to accommodate a new café.

DATES	CASE HISTORY
02/27/98	The City designated the Downtown area as a Historic District.
02/22/01	Application for a canvas awning with scalloped valances was approved, signage, lighting, and ATM machine approved.
03/27/02	Application to approve a two (2) phase project to remove the sloped canopy on First & Hendry Streets, replacing with an 8' deep canopy, restoration of the pattern of original transom openings with recessed stucco, restoration of the original sidewalk entry structure.

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- 04/30/03 Application to allow four (4) 8 ½' x 9' murals on the Bay Street façade approved.
- 03/23/04 Application to remove inset storefront and replace with fixed aluminum windows flush with the façade was approved.
- 11/21/19 Application to replace front doors was approved
- 4/22/21 Application to remove courtyard windows, expand openings, and install new aluminum door system was approved.
- 11/18/21 Application to install new awnings in the courtyard along Hendry Street approved.

STAFF FINDINGS

Architectural / Historical Elements

1. The property located at 2247-2287 First Street, is a multi-tenant commercial space within a three (3) story contributing structure in the Downtown Historic District constructed in 1905.
2. The application proposes to remove the one of the smaller recessed windows along First Street and install a sliding service window for the new coffee shop.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question. These design guidelines are found in Chapter II of the *Design Guidelines for Historic Properties*.

- (a) Criteria for maintenance and improvements.
- (3) **Replacement windows and doors.** Replacement windows and doors should respect the original character of historic buildings by retaining the original configuration and details of windows and doors.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

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P. REPLACEMENT WINDOWS AND DOORS

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards often lead owners of older building to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of historic properties.

1. Replacement windows and doors should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is acceptable as long as the configuration remains the same.
3. Metal replacement doors may be acceptable as long as they are of the same configuration as the original door. These metal doors should be painted or clad to match the trim of the house.
4. All replacement windows should have either true divided lights, or molded exterior muntins, if appropriate. Flat or interior false muntins are not in keeping with the character of older structures. Muntin design should reflect the original window configuration. False muntin bars, if used, should be applied to the exterior of the new windows.
5. Ideally, window and door openings should not be reduced or enlarged in size. Alterations to window and door openings should remain in proper proportion to the overall design of the building.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic Preservation Commission when such proposals are conceived to accommodate the adaptive reuse of older buildings or to conform to the provisions of the Americans With Disabilities Act.
7. Glass block replacement windows should be installed only on side or rear elevations not readily visible from the street.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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.*

STAFF REVIEW

After a site visit and a review of the documents in this application, staff concludes the following:

1. The structure is considered a contributing structure within the Downtown Historic District.
2. The proposed Ready Access 600 single panel slider window will have with clear glass.

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3. Changes made to the original application in response to the Commission's comments at the March 24, 2022, meeting, are as follows:
 - a. Original wood window frame and wainscot will be retained
 - b. The proposed window is smaller than the existing storefront window. The opening between the new window and original window frame will be filled with a wood panel, with attached graphics strip to match the adjacent storefront windows.
4. The new window will have no negative impact on the historic character of the structure or on the character of the district.

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed new sliding window complies with the City of Fort Myers Land Development Code, Chapter 114, Section 114-72 (a)(3), as well as standard 9 of the Secretary of the Interior's Standards for Rehabilitation.
2. Staff recommends to the Historic Preservation Commission the approval of the Certificate of Review, Application COR22-61.
3. The proposed improvements shall be installed as indicated in this Certificate of Review application.
4. All required permits shall be obtained prior to construction.
5. This Certificate of Review will become effective immediately.

END STAFF REPORT

PUBLIC INPUT: None

DISCUSSION: Ms. Sabiston stated that she was unsure of the wood below the window and felt that it might be better as glass instead of the wood material. Ms. Sabiston also suggested having the advertisement on the glass itself so that should the current merchant decide to move to a different location the new owner it would still be a continuous look of what it was originally.

Steven R. Bowen, representing Goodwill Industries, stated that wood material was being used underneath the glass due to the cell height being at 34 inches and to provide handicap accessibility. Mr. Bowen advised that the existing perimeter frame of the entire opening was not being changed, therefore, should a new owner acquire the property they would have no issues removing the wood and changing it out should they wish to do so.

Ms. Santucci asked if the window was custom sized.

Mr. Bowen advised that was correct.

MOTION: It was moved by Mr. Williams to approve Certificate of Review COR22-0061, 2285 First St., Downtown Historic District, to remove a portion of the storefront window and replace with sliding window based on staff recommendations 1 through 5, seconded by Ms. Belcher, and unanimously approved 5-0.

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**AGENDA ITEM NO. 2: CONTINUED PUBLIC HEARING: CERTIFICATE OF REVIEW
COR21-0054, 2616 MICHIGAN AVE., DEAN PARK HISTORIC DISTRICT: SCREEN
ENCLOSURE IN REAR YARD.**

EX PARTE COMMUNICATION: None

Nicole DeVaughn, Planning Manager, Planning Division, Community Development Department, stated that staff findings were as follows:

BEGIN STAFF REPORT

**AGENDA ITEM # 2
CERTIFICATE OF REVIEW# COR21-0054
ADDRESS 2616 Michigan Avenue**

HISTORIC DISTRICT
Dean Park Historic District

HISTORIC NAME
N/A

PROPOSED PROJECT

Construct a new 26'-4" x 12' screen enclosure attached to the rear porch.

DATES CASE HISTORY

- | | |
|----------|---|
| 04/27/97 | Dean Park was designated a Historic District within the City of Fort Myers; and 2616 Michigan Avenue was listed as a contributing structure within the District. |
| 05/27/10 | An application to Construct a new carriage house on an existing slab, add a new driveway, replace windows, replace lattice on porches with wood picket railings, replace doors, replace shingle porch roof with metal was approved. |

STAFF FINDINGS

Architectural / Historical Elements

1. The property located at 2616 Michigan Avenue is within the Dean Park Historic District and is a contributing structure in the District. The one-story craftsman residence was constructed in 1918.
2. The applicant proposes to construct a new 26'-4" x 12' screen enclosure, with a maximum height of 13'8", attached to the rear porch.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

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Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question.

(a) **Criteria for maintenance and improvements.**

- (6) *Porches.* Porches should retain their original configuration and materials.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

K. PORCHES

The retention of the original porch configuration is very important for houses in a Historic District. A porch is one of the main defining features of a house, and it often signifies a building's age and style. Replacement with matching materials is essential. Wood porches and porch steps should not be replaced with brick, ironwork, concrete, or concrete blocks. Insensitive porch alteration compromises the overall appearance of a structure and disturbs its size and scale.

1. Enclosure of Existing Porches

Full enclosure of an existing porch will compromise the historic integrity of a house and therefore is not recommended. Partial enclosure proposals should be reviewed by the Historic Preservation Commission on a case by case basis. Front porch enclosures that reorient the entrance away from the street are strongly discouraged. To be successful, a porch enclosure must preserve essential design elements of the house and must be reversible.

2. Adding a New Porch

Generally, the addition of a porch changes the original character of a structure, and therefore a new porch or deck should not be added to the main facade where one never existed. Where photographic or physical evidence of an original removed porch exists, reconstruction in a design which is appropriate to the house's architectural style is encouraged.

3. Removal of an Original Porch

An original porch should not be removed from the main facade or a readily visible side facade.

4. Repair and Replacement

Porch elements which are deteriorated should be repaired or replaced with matching materials, wherever possible. The use of outdoor carpeting or artificial turf that will be readily visible is strongly discouraged. The original porch railings should be retained, wherever possible. If additional

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railing height is required, simple metal or wooden extensions should be utilized so that the original historic configuration can be maintained.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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.

STAFF REVIEW

After a site visit and a review of the documents in this application, staff concludes the following:

1. The existing home is considered a contributing structure within the Dean Park Historic District.
2. The applicant is requesting to construct a new 26'-4" x 12' screen enclosure with a maximum height of 13'8" attached to the rear porch.
3. The alterations to the rear of the house will not have a negative impact on the historic character of the house or to the historic character of the Dean Park Historic District.

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed site improvement complies with the City of Fort Myers Land Development Code, Chapter 114, Section 114-72 (a)(6), as well as standard 9 of the Secretary of the Interior's Standards for Rehabilitation.
2. Staff recommends to the Historic Preservation Commission the approval of the Certificate of Review, Application COR21-0054.
3. The proposed improvements shall be constructed as shown on the elevations prepared by Lombardo Landscaping contained in this Certificate of Review application.
4. Applicant shall obtain a permit prior to commencement of construction.
5. This Certificate of Review will become effective immediately.

END STAFF REPORT

PUBLIC INPUT: None

DISCUSSION: Ms. Sabiston asked if there were any photos of the rear of the property.

Ms. Santucci asked if the back was accessible other than through the aviary.

Ms. Belcher asked if the whole structure was completely screened in.

Ms. DeVaughn advised that it was screened in as it was being used as aviary for birds.

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Ms. Sabiston stated that she felt the application was incomplete because it did not have a photo of the rear of the property.

Ms. DeVaughn advised that a photo of the rear of the property had been provided at the last Historic Preservation Commission and that it was a staff mistake that it was not in the current meeting packet but that she was able to pull up the last month's meeting agenda for reference.

Ms. Stewart asked what was between the house and the enclosure.

Ms. Sabiston advised that it was a porch.

Ms. DeVaughn reminded the board that the top of the structure was in fact in line with the top of roof and below the three windows at the top of the house.

Ms. Santucci asked if there had been a change in the engineering of the structure.

Ms. DeVaughn advised the only change was to the photos to give a better visual of the request.

Ms. Santucci asked if the back of the home was accessible without going through the aviary.

Justin Donato, applicant, advised that the back porch was accessible through the aviary and that he would also be screening in the back porch.

Ms. Sabiston stated that screening the back porch should be part of the application.

Ms. DeVaughn advised that screen enclosures on rear porches could be approved administratively.

Ms. Santucci asked if there was railing in the back.

Mr. Donato advised that there was.

Ms. Sabiston asked if the structure followed the historic setback for the property.

Mr. Donato advised that it was more than ten feet from the side of the property.

Ms. Sabiston stated that the site plan showed the side setback was seven feet and also showed that the structure was in line with the back porch which was seven feet therefore the motion needed to include a caveat that the setback must be at ten feet.

Ms. Santucci asked if a new owner was able to remove the aviary structure.

Mr. Donato stated that the structure was able to be removed easily.

Ms. Sabiston stated that she was still not in favor of the request and felt that the structure negatively affected the character of the house and that it should be set off from the house as a separate structure.

Ms. Santucci stated she would prefer the structure by the garage.

MOTION: It was moved by Mr. Williams to approve Certificate of Review COR21-0054 at 2616 Michigan Ave, Dean Park Historic District, for a new screen enclosure in the

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rear yard based on staff recommendations 1 through 5, with a caveat that the structure maintains a historic setback on either side of the yard, seconded by Ms. Stewart and unanimously approved 4-1 with Ms. Sabiston voting nay.

ITEM NO. 3: PUBLIC HEARING: CERTIFICATE OF REVIEW COR22-0064, 2501 CORTEZ BLVD., EDISON PARK HISTORIC DISTRICT: NEW SCREEN ENCLOSURE OVER EXISTING CONCRETE PAD.

EX PARTE COMMUNICATIONS: None

Nicole DeVaughn, Planning Manager, Planning Division, Community Development Department, stated that staff findings were as follows:

BEGIN STAFF REPORT

AGENDA ITEM # 3 CERTIFICATE OF REVIEW# COR22-0064

ADDRESS 2501 Cortez Boulevard

HISTORIC DISTRICT

Edison Park Historic District

HISTORIC NAME

None

PROPOSED PROJECT

Enclose existing, partially roofed, patio with an aluminum frame screen enclosure.

DATES

CASE HISTORY

11/06/95

The City designated the Edison Park area as a Historic District.

02/02/96

Approval granted to enclose a screen porch (former carport) with solid walls with stucco finish.

01/31/19

Approval granted to construct a 105 +/- square foot addition, new picture windows, front door, and siding.

01/23/20

Approval granted to construct a new driveway.

STAFF FINDINGS

Architectural / Historical Elements

1. The property located at 2501 Cortez Boulevard is a non-contributing structure in the Edison Park Historic District built in 1951.
2. The applicant proposes to construct an aluminum frame screen enclosure on the existing, partially roofed, patio on the Columbus Street facing façade. The new enclosure will have an aluminum pan roof.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question.

(a) **Criteria for maintenance and improvements.**

- (6) *Porches.* Porches should retain their original configuration and materials.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

K. PORCHES

The retention of the original porch configuration is very important for houses in a Historic District. A porch is one of the main defining features of a house, and it often signifies a building's age and style. Replacement with matching materials is essential. Wood porches and porch steps should not be replaced with brick, ironwork, concrete, or concrete blocks. Insensitive porch alteration compromises the overall appearance of a structure and disturbs its size and scale.

Enclosure of Existing Porches

Full enclosure of an existing porch will compromise the historic integrity of a house and therefore is not recommended. Partial enclosure proposals should be reviewed by the Historic Preservation Commission on a case by case basis. Front porch enclosures that reorient the entrance away from the street are strongly discouraged. To be successful, a porch enclosure must preserve essential design elements of the house and must be reversible.

Adding a New Porch

Generally, the addition of a porch changes the original character of a structure, and therefore a new porch or deck should not be added to the main facade where one never existed. Where photographic or physical evidence of an original removed porch exists, reconstruction in a design which is appropriate to the house's architectural style is encouraged.

Removal of an Original Porch

An original porch should not be removed from the main facade or a readily visible side facade.

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Repair and Replacement

Porch elements which are deteriorated should be repaired or replaced with matching materials, wherever possible. The use of outdoor carpeting or artificial turf that will be readily visible is strongly discouraged. The original porch railings should be retained, wherever possible. If additional railing height is required, simple metal or wooden extensions should be utilized so that the original historic configuration can be maintained.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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.

STAFF REVIEW

After a site visit and a review of the documents in this application, staff concludes the following:

1. The property is considered a non-contributing to the Edison Park Historic District.
2. The proposed aluminum frame screen enclosure on the existing patio, on the Columbus Street façade, will not have a negative impact on the historic character of the District

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed screen enclosure complies with the City of Fort Myers Land Development Code, Section 114-72(a)(6) and Secretary of the Interior's Standards for Rehabilitation standard 9.
2. Staff recommends to the Historic Preservation Commission the approval of the Certificate of Review, Application COR22-0064.
3. The proposed improvements shall be constructed as indicated in this application.
4. All required permits shall be obtained prior to construction.
5. This Certificate of Review will become effective immediately.

END STAFF REPORT

PUBLIC INPUT: None

DISCUSSION: Ms. Stewart asked if the new roof matched the existing roof.

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Oezlem Oezer, applicant, stated that the new roof was a pan roof that would be attached to the façade of the home anchor positively, so it was not the same as the roof that was already there.

Ms. Santucci asked if the current area under the roof was screened in.

Ms. Oezer advised it was not screened in and was proposing to put in the pan roof, aluminum structures, and also screening in the area. Ms. Oezer advised that the pan roof would be attached to the super gutter and come out to the end of the rear porch.

Ms. Santucci asked if the carport was screened in.

Ms. Oezer stated that she had not screened in the carport but that she added an addition to the carport and had extended it by eight feet and had windows installed.

Ms. Santucci asked what the square footage of the home was.

Ms. Oezer advised that the home was currently at 2,100 square feet.

MOTION: It was moved by Ms. Stewart to approve Certificate of Review COR22-0064, 2501 Cortez Blvd., Edison Park historic district: new screen enclosure over existing concrete pad, based on staff recommendations 1 through 5 and also changing the staff report to reflect COR22-0064, seconded by Ms. Belcher and unanimously approved 5-0.

ITEM NO. 4: PUBLIC HEARING: CERTIFICATE OF REVIEW COR22-0065, 1463 SANDRA DR., EDISON PARK HISTORIC DISTRICT: REMOVE 2 GARAGE DOORS, FILL AREA, AND INSTALL 2 WINDOWS.

Nicole DeVaughn, Planning Manager, Planning Division, Community Development Department, stated that staff findings were as follows:

BEGIN STAFF REPORT

AGENDA ITEM # 4

CERTIFICATE OF REVIEW# COR22-0065

ADDRESS 1463 Sandra Drive

HISTORIC DISTRICT

Edison Park Historic District

HISTORIC NAME

None

PROPOSED PROJECT

Remove the two (2) garage doors facing Marlyn Road, fill opening utilizing siding to match existing, and add two (2) windows.

DATES

11/06/95

CASE HISTORY

The City designated the Edison Park area as a Historic District.

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STAFF FINDINGS

Architectural / Historical Elements

3. The property located at 1463 Sandra Drive is a contributing structure in the Edison Park Historic District built in 1945.
4. The applicant proposes to remove the two (2) garage doors facing Marlyn Road, fill opening utilizing siding to match existing, and add two (2) windows.

LAND DEVELOPMENT CODE AND DESIGN GUIDELINES:

Staff concludes after a site visit and a review of the documents in this application, that Land Development Code, Chapter 114 Historic Preservation, Section 114-72 Review criteria for existing buildings is applicable to this application, specifically:

Sec. 114-72 Review criteria for existing buildings.

For maintaining, improving, and expanding existing buildings, evaluation of applications for certificates of review will consider the design guidelines described below as applied to the alteration and building in question.

(a) **Criteria for maintenance and improvements.**

- (3) *Replacement windows and doors.* Replacement windows and doors should respect the original character of historic buildings by retaining the original configuration and details of windows and doors.

DESIGN GUIDELINES FOR HISTORIC PROPERTIES, CHAPTER II. DESIGN GUIDELINES

P. REPLACEMENT WINDOWS AND DOORS

The placement and relationship of windows and doors are often critical parts of the style of a building. The demands of modern energy efficiency and security standards often lead owners of older building to consider replacement windows. These guidelines are designed to accommodate replacement windows in a manner that respects the original character of historic properties.

1. Replacement windows and doors should retain the same configuration and details as the originals.
2. Replacing panes with stained, leaded, or beveled glass is acceptable as long as the configuration remains the same.
3. Metal replacement doors may be acceptable as long as they are of the same configuration as the original door. These metal doors should be painted or clad to match the trim of the house.

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4. All replacement windows should have either true divided lights, or molded exterior muntins, if appropriate. Flat or interior false muntins are not in keeping with the character of older structures. Muntin design should reflect the original window configuration. False muntin bars, if used, should be applied to the exterior of the new windows.
5. Ideally, window and door openings should not be reduced or enlarged in size. Alterations to window and door openings should remain in proper proportion to the overall design of the building.
6. Sensitively designed exceptions to these guidelines will be considered by the Historic Preservation Commission when such proposals are conceived to accommodate the adaptive reuse of older buildings or to conform to the provisions of the Americans With Disabilities Act.
7. Glass block replacement windows should be installed only on side or rear elevations not readily visible from the street.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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.*

STAFF REVIEW

After a site visit and a review of the documents in this application, staff concludes the following:

1. The property is considered a contributing structure in the Edison Park Historic District.
2. The removal the two (2) garage doors facing Marlyn Road, fill opening utilizing siding to match existing, and the addition two (2) PGT windows will not have a negative impact on the historic character of the house or the district as a whole.

STAFF RECOMMENDATIONS

1. Staff makes a finding that the proposed garage alteration complies with the City of Fort Myers Land Development Code, Section 114-72(a)(6) and Secretary of the Interior's Standards for Rehabilitation standard 9.
2. Staff recommends to the Historic Preservation Commission the approval of the Certificate of Review, Application COR22-0065.
3. The proposed improvements shall be constructed as indicated in this application, with the mullions applied to the exterior of the windows.
4. All required permits shall be obtained prior to construction.
5. This Certificate of Review will become effective immediately.

END STAFF REPORT

PUBLIC INPUT: None

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DISCUSSION: Ms. Sabiston asked if the garage was original to the home.

Bill Solis, applicant, stated that it was not original and that a 1700 square foot garage had been added onto the home back in the year 2000.

Ms. Santucci asked the applicant if his realtor advised him that the home was in a historic district.

Mr. Solis advised he had been made aware.

Ms. Santucci asked if the inside of the garage was original.

Mr. Solis stated there was nothing on or in the garage that was original.

Ms. Santucci asked for confirmation if the whole garage structure was newer.

Mr. Solis stated the whole garage was built in the year 2000.

Ms. Santucci asked the applicant if he was having issues with outsiders coming into the back area or if he wanted to remove the garage area.

Mr. Solis stated he was not having any issues with pedestrians.

MOTION: It was moved by Mr. Williams to approve COR22-0065 at 1463 Sandra Drive, for a removal of two garage doors and replacing with two windows based on staff recommendations 1 through 5, seconded by Ms. Santucci, and unanimously approved 5-0.

ITEM NO. 5 MISCELLANEOUS BUSINESS: Ms. DeVaughn advised the commission that McCollum Hall had officially been listed on the national register of historic places as of April 18, 2022.

Ms. Sabiston advised that the Lee Trust for Historic Preservation had several events going on in May as May was Preservation month and to contact the Lee Trust at Leetrust.org and hit the "Contact Us" option or email leepreservation@gmail.com or contact Ms. Sabiston directly for any questions.

Ms. Sabiston advised that she was still receiving substantial complaints about the ice machine in the "Patio De Leon" and also that there was a substantial amount of trash in the dumpsters as well.

Ms. DeVaughn stated that she had been advised by the Director of Public Works that the trash containers were not able to be moved. Ms. DeVaughn advised that the issues with the trash compactors had been going on for some time and were still in the process of being resolved.

Mr. Williams noted an infestation of rodents due to the built-up trash in the dumpsters.

Ms. Belcher asked if there had been any progress on the home on the corner of Cortez Blvd. and Marlyn Road that had an unfinished fence as the unfinished fence was a very bad eyesight for the neighborhood.

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Ms. DeVaughn advised that the permit for the fence was in the progress of being issued and that the fence should be finished soon.

Ms. Belcher asked if there was a time limit for items to be finished that had been approved by the Historic Preservation Commission.

Ms. DeVaughn advised that as long as permits remain active, work is still permitted to be done but that there were currently no rules of time limits to finish approved items.

Ms. Santucci asked if city properties were connected to the Multiple Listing Service (MLS).

Ms. DeVaughn stated the City does not list to the MLS. She further advised the designation of the property should it be historic would be listed on the Lee County Property Appraiser website.

ITEM NO. 6: PUBLIC COMMENT ON NON-AGENDA ITEMS: Natalie De La Torres Salas and Sarah Rigsby, Florida Public Archeology Network, gave a short presentation regarding a local cemetery located off Second Street that was being developed into a multi-family residence. Ms. Salas and Ms. Rigsby asked for the commission's help in order to receive the archeological report done by the developer.

Councilman Bochette suggested that the commission make a motion for him to bring the request to City Council to have the developer provide the archeological study for viewing.

Mr. Williams questioned if the City Council had the authority to require the archaeological report from the developer.

Ms. DeVaughn stated that the request would have to be for the developer to voluntarily share the report findings as the site was not a designated area.

Ms. Santucci moved for staff to pursue acquiring the archaeological study from the developer and if that failed, then to request that councilman Bochette to approach City Council with the request at the May 16th, meeting to further request the archeological study at the First Street apartments site. The motion was seconded by Ms. Stewart and unanimously approved 5-0.

ITEM NO. 7: COUNCILPERSON UPDATE: Councilman Bochette gave an update on the following subjects:

- The 1926 City of Fort Myers Plan
- The Yacht Basin improvements

OTHER BUSINESS:

There being no further business, the meeting adjourned at 6:53 o'clock p.m.