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NOTICE OF ACTION ON PETITION TO DESIGNATE A HISTORIC RESOURCE 3620681

YOU ARE HEREBY NOTIFIED that on June 9, 1994, the Lee County Historic Preservation Board voted to:

- Approve
[X] Approve with conditions stated below
Deny

A Petition to Designate the individual historic resource described below as:

Captiva Chapel-By-The-Sea (HD District 94-05-01)

The designation is subject to the following conditions (if any):

SEE ATTACHMENT A.

This historic resource is described as follows:

- Address: 11580 Chapin Lane, Captiva, FL 33924
15135 Wiles Drive, Captiva, FL 33924
STRAP No.: 35-45-21-00-00002.0000; 35-45-21-01-0000A.0000
Legal Description: A.M. Gores Subdivision Lot A, plus parcel in NW 1/4 of Section 35 described in OR 1665, Page 2766 and in Deed Book 232, page 367.

A copy of the Resolution regarding this petition is attached and will be recorded in the public records of Lee County, Florida.

I HEREBY certify that a copy of this notice and the accompanying resolution has been furnished to the following persons or entities:

- Captiva Chapel-By-The-Sea--Property Owner
Mary Gibbs--Director, Department of Community Development
Bob Stewart--Director, Division of Codes & Building Services
Charlie Green--Clerk of Court
George Crawford--Director, DOT&E
Ken Wilkinson--Property Appraiser

Signature of Historic Preservation Board Chairman

RECORD VERIFIED - CHARLIE GREEN, CLERK BY: K. DrLisle, D.C.

OR2516 PG1050

RESOLUTION DESIGNATING

HISTORIC RESOURCE (HD District 94-05-01)

WHEREAS, the Lee County Historic Preservation Board is authorized by Chapter 22, Historic Preservation, of the Lee County Land Development Code (formerly Ordinance No. 88-62, as amended), to consider requests to designate archaeological resources and buildings, and structures and sites and districts as historic resources in order to preserve these resources from uncontrolled alteration or destruction; and

WHEREAS, a request has been filed to designate this resource located on Captiva Island, unincorporated Lee County, Florida, as a historic resource; and

WHEREAS, a designation report meeting the requirements of Chapter 22 of the Lee County Land Development Code, was filed with the Board on May 5, 1994; and

WHEREAS, Notice of Intent to designate the Captiva Chapel-By-The-Sea District as a historic resource was mailed by certified mail, return receipt requested, on May 11, 1994, to Chapel-By-The-Sea, Box 846, Captiva, FL 33924 and Dick Jacker, 15759 Captiva Drive, Captiva, FL 33924.

WHEREAS, Notice of Intent to designate was advertised on June 1, 1994 for a public hearing on June 9, 1994.

WHEREAS, the Board has determined that the Captiva Chapel-By-The-Sea District meets the criteria for designation set forth in Chapter 22 of the Lee County Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE LEE COUNTY HISTORIC PRESERVATION BOARD THAT:

1. The Lee County Historic Preservation Board approves the petition to designate, as a historic resource, the Captiva Chapel-By-The-Sea -- HD District 94-05-01.
2. All provisions of Chapter 22 of the Lee County Land Development Code as may be hereafter amended, renumbered or replaced, applicable to a designated historic resource shall apply to this property (Captiva Chapel-By-The-Sea -- HD District 94-05-01).
3. This Resolution shall be recorded in the Public Records of Lee County, Florida within twenty-five (25) days of the date the Resolution is signed, unless a timely appeal of the Board's decision as reflected in this Resolution, is filed.

Resolution Designating Historic Resource HD District 94-05-01

The foregoing Resolution was adopted by the Lee County Historic Preservation Board upon a motion by Annette Guilfoyle, and seconded by Chauncey Goss, and, upon being put to a vote, the result was as follows:

Chauncey Goss	<u>AYE</u>
Ernest Hall	<u>ABSENT</u>
Eugene Schmitt	<u>AYE</u>
Creighton Sherman	<u>ABSENT</u>
Linda Sickler Robinson	<u>AYE</u>
Annette Guilfoyle	<u>AYE</u>
Toni Ferrell	<u>AYE</u>

DULY PASSED AND ADOPTED this 9th day of June, A.D., 1994.

ATTEST:

LEE COUNTY
HISTORIC PRESERVATION BOARD

BY:

Maria M. Rojas
As Clerk for the Lee County
Historic Preservation Board

BY:

Linda Sickler Robinson
Chair

DATE:

16 June 94

Approved as to form by:

Patrick A. White
County Attorney's Office

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ATTACHMENT A

GUIDELINES FOR NEW CONSTRUCTION IN THE CAPTIVA CHAPEL-BY-THE-SEA HISTORIC DISTRICT (HD 94-05-01) DESIGNATED UNDER LEE COUNTY'S HISTORIC PRESERVATION ORDINANCE NO. 88-62 (LEE COUNTY LAND DEVELOPMENT CODE CHAPTER 22).

1.0 Streetscape

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

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.

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

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.

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.

1.6 Maintain the traditional proportions of glass in building facades.

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

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.

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

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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.

2.4 Maintain traditional setback patterns. Porches, decks, solid fences or other additions should be located to respect traditional patterns or visually preserve the traditional front setback. Additions or screened service areas should be located to the side or rear of the front setback.

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.

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.

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.

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

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

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.

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

4.0 New Construction

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

4.2 Align the facade of the building with the historic setbacks of the block or district.

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

4.4 Building and roof forms should match those used historically.

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

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

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.

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

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

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CHARLIE GREEN LEE CITY, FL
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