



City Hall Room 118
9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135

HISTORIC PRESERVATION BOARD MEETING AGENDA

Tuesday, October 14, 2025
5:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Public Comment
- IV. Review and provide a recommendation on a Certificate of Appropriateness
 - a. 27601 Old 41 Road (COA25-126686-BOS; Flemming House)
- V. Review and provide a recommendation on proposed grant projects (pre-application meeting)
 - a. McSwain House
- VI. Update on Oral Tradition Projects
- VII. Board Member Items
 - a. Chairman Glazier: Goodbread Grocery Demolition
 - b. Other items
- VIII. Staff Items
- IX. Public Comment
- X. Approval of Meeting Minutes:
 - a. March 24, 2025
- XI. Establish next meeting: TBD
- XII. Adjournment

ANY PERSON REQUIRING SPECIAL ACCOMMODATIONS AT ANY OF THE MEETINGS BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT MIKE SHEFFIELD, CITY CLERK, AT 239-949-6262, AT LEAST 48 HOURS PRIOR TO THE MEETING.

TWO OR MORE MEMBERS OF THE BONITA SPRINGS CITY COUNCIL MAY BE PRESENT AND MAY PARTICIPATE AT THE MEETING. THE SUBJECT MATTER OF THIS MEETING MAY BE AN ITEM FOR DISCUSSION AND ACTION AT A FUTURE BONITA SPRINGS CITY COUNCIL MEETING.

IV



CERTIFICATE OF APPROPRIATENESS

SPECIAL

Community Development Department | 9220 Bonita Beach Rd, Suite 111 | Bonita Springs, FL 34135 | Phone: 239 444 6150 | Fax: 239 444 6140

COA No.		Designation No.		Date Filed:	
Contributing Yes or No	Non-Contributing Yes or No	Individual Designation Yes or No	Not Historical Yes or No		

Name of Project: FLEMING HOUSE - CONVERT ELECTRIC TO UNDERGROUND

Location: 27601 OLD 41 RD, BONITA SPRINGS, FL 34135

STRAP No.: 35-47-25-B3-00337.0010

Name of Applicant or Agent: ANNE HOPKINS

(*All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified above)

Address: PO BOX 366412
 City/State: BONITA SPRINGS zip: 34136 Phone: 206-931-1551
 Fax Number: E-mail address: ANNIE_HOPKINS@YAHOO.COM

Name of Historic District (if applicable): N/A

Check all that apply:

Building Archaeological Site Object Landscape Feature

Project Description: (describe all work proposed) CHANGE OVERHEAD ELECTRIC SERVICE TO UNDERGROUND

Type of Work:

Alteration Demolition New Construction Reconstruction Rehabilitation Relocation

Narrative:

PLEASE SEE ADDENDUM A: NARRATIVE

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:

Has a development order or exemption been applied for prior to or concurrent with this application?

YES NO

If yes, explain:

SUBMITTAL REQUIREMENTS

- A. Full plans and specifications (10 sets of plans, 1 set of specification).
- B. Site plan (11).
- C. Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
- D. Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent buildings and streetscape within a historic district.
- E. Demolition applications only: Provide reason for the proposed move, and description of the new location and settings.
- F. Archaeological sites: Full plans and specifications indicating areas of work that might affect the surface and subsurface of the archaeological site or sites.
- G. Proposed mitigation measures.
- H. Archaeological surveys, if required by the Historic Preservation Board, including disturbance of human burials.
- I. Please provide one CD with all application document information.

***** FOR STAFF USE ONLY *****		
Date Issued:	APPROVED	DENIED*
Certified by:		
<i>*Explanation attached</i>		

CERTIFICATE OF APPROPRIATENESS (SPECIAL)
ADDENDUM A: NARRATIVE
PROJECT: FLEMING HOUSE - CONVERT ELECTRIC TO UNDERGROUND

BACKGROUND & OVERVIEW:

Contractor's inspection revealed cracks in the exterior main electrical conduit and distortion of the metal meter box. The damage is attributable to a large tree limb falling on the overhead Florida Power & Light electrical drop (between the street pole and the house), yanking the attached cable all the way to its attachment point at the meter box. Ms Hopkins wants to put the FPL drop underground, rather than make costly repairs to the existing vulnerable configuration. Converting to underground requires replacing the existing older model 100A meter box with a standard 200A combo meter box that supports external disconnect. The upgrade to 200A is also a prerequisite to repairs and modernization of the home's electrical system.

GOALS::

- **Reduce risk of storm damage** to exterior electrical gear & mounts on home.
- **Improve power resiliency** during storms.
- **Enhance the beauty and view of a downtown historic property** by removing highly visible rooftop equipment and overhead cable.
- **Ensure the Fleming House can remain a viable residence** (or future showcase facility?) with a modern electrical system.

SEE ALSO:

- **COA Addendum B: Electrical Gear & Plan** (annotated photo).
- **COA Addendum C: FPL Plan sketch for underground conduit** (for FPL).

RELATED PROJECT WORK:

Project work that impacts the exterior view of the North side of the house, is required to support the FPL underground conversion:

- Remove the obsolete equipment, i.e., the 'weatherhead' atop the roof, and the cracked conduit above the meter box.
- Replace older model 100A Meter Box with a larger 200A combo Main Breaker / Meter Box, to be mounted in the same location on the exterior of the home.
- Replace roof panel, to eliminate hole at weatherhead mount point.
- Install conduit below the new meter box and paint to match house.

Thank you to the Bonita Springs Historic Preservation Board members for your review and consideration! -- Anne Hopkins, owner, great-grandniece of Jessie Fleming

COA Addendum B: Electrical Gear & Plan

Weatherhead:
to be removed.

Damaged conduit:
to be removed.

Damage from limb fall
on overhead FPL drop.

New Meter Box placement.
Dim: about 29" H x 15" W.

Fleming House: north side
facing Abernathy St.



ABERNATHY ST

COA ADDENDUM C: FPL Plan sketch for underground conduit.



OLD 41 RD

42'-0"

PROPOSED NEW UNDERGROUND

EXISTING OVERHEAD SERVICE

57'-4 1/2"

40'-0"

EXISTING POLE (RISER)
HAND BOX

EXISTING AND PROPOSED
METER BOX

SCALE 1:72

A. HOPKINS - THE FLEMING HOUSE
27601 OLD 41 RD., 34135
RES. HOME



SUBMITTAL REQUIREMENTS

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A. HOPKINS ~ THE FLEMING HOUSE
27601 OLD 41 RD., 34135
RES. HOME

X



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HISTORIC PRESERVATION BOARD MEETING MINUTES

Thursday, March 24, 2025

- I. Call to Order
Meeting called to order at 5:34pm
Motion made by Board Member Condit to allow Chairman Glazier to participate via phone. Motion was seconded by Board Member James. Motion carried unanimously.
- II. Roll Call
Board Members: James, Grantt, Whittemore, Condit and Glazier (by phone)
Staff: Mike Fiigon, Antonio Correia
Council: Jim Fitzpatrick
Public: Ryan & Natalie Kipper, Derrick Botana
- III. Public Comment
None.
- IV. Review and provide a recommendation on a grant application
 - a. 10811 Dean Street (Ryan & Natalie Kipper)
Chairman Glazier stated that he believed past projects had received 50% of the requested amount. Discussion regarding this grant request for window replacement followed. Motion to provide funding in an amount not to exceed \$14,368 made by Board Member James. Motion was seconded by Board Member Condit. Motion carried unanimously (5-0).
- V. Discussion of Oral Tradition Projects
Antonio Correia was in attendance to provide an update. There were issues contacting Charles LeBouf, which was one of the projects approved at the June 27, 2024 meeting, and re-approved at the October '24 meeting for the current 24-25 Fiscal Year. Mr. Correia suggested interviewing Jay Arrand in lieu of Charles LeBouf. Discussion followed.

Board Member Condit suggested a project that included documenting the history of the Bonita Springs cemetery on the corner of Imperial Parkway and Bonita Beach Road. A motion was made by Board Member Condit and seconded by Board Member Whittemore. The motion carried unanimously (5-0). Staff is to review previous meeting minutes to see if there is any information regarding contacts for the cemetery. Board Member Whittemore seemed to recall that they came before the Board several years ago and spoke. Staff to research and follow up.

Chairman Glazier also wanted to know if a request can be made to Lee County to provide any historic records they may have of the Elementary School as a way to round out the existing oral tradition project.

VI. Staff Items

a. New City Council Liaison: Jim Fitzpatrick

Councilman Jim Fitzpatrick is the appointed City Council Liaison to the Historic Preservation Board. Councilman Fitzpatrick introduced himself to the Board and wanted them to know that he's available to meet with them (individually) at their convenience.

VII. Board Member Items

a. DPZ CoDesign Scope of Services for Liles Reimagining (Board Member James)

Board Member James wanted to know if Staff could provide info on the scope of services for the Liles reimagining. Mike Fiigon, Staff, stated that the scope is being amended and that City Staff had met with DPZ in mid-March to discuss.

b. Goodbread/Dixie Moon Budget Confirmation (Board Member James)

Board Member James requested confirmation of the budget for the Goodbread Grocery building. Mike Fiigon, Staff confirmed that the FY2024-2025 budget included \$497,000 for the building, some of which was based on prior FY contributions from the leftover funds in the Historic Preservation Board's budget items (projects & grants). Discussion followed and it was suggested that Councilman Fitzpatrick follow up with City Council regarding a proposed workshop item to discuss the building.

VIII. Public Comment

Derrick Botana provided information regarding a meteor that hit Bonita in 1938 and was later purchased by the Smithsonian in the 1960's. He would like to get the meteor returned to Bonita.

Mr. Botana also found the original mayoral badge for Bonita Springs and is hoping to obtain it soon.

Mr. Botana also stated his intentions to nominate the McSwain House to the National Register of Historic Places.

Mr. Botana would like to know why the Liles Hotel is not better protected from flooding.

Mr. Botana concluded his public comment by stating that he believes the City needs a museum and that he will be stepping down as Chair of the Bonita Springs Historical Society and that Jacque James will take his place.

IX. Approval of Meeting Minutes:

a. February 12, 2025

Motion made by Board Member James to approve the minutes, as drafted. Motion seconded by Board Member Condit. Motion carried unanimously (5-0).

X. Establish next meeting: TBD

XI. Adjournment
Meeting adjourned at 6:59pm.

RESPECTFULLY SUBMITTED BY: MIKE FIGON II

APPROVED BY THE BOARD: _____

AUTHENTICATIION: _____