

**PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, JANUARY 26, 2017, 5:30 P.M.
CITY HALL, 9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
MINUTES**

I. MEETING CALLED TO ORDER

Chairman Dallas Revord called the meeting to order at 5:34 p.m.

II. ROLL CALL

Present

Dallas Revord, Chairman
Alex Grantt
Elly McKuen
Ronda Lawhon
Jurgen (Jay) Welsch
Alan Glazier
Trish Welles
Ross Winn - Public
Angela Winn – Public
Tony Mansolillo - Public

Liaison and Staff

Arleen Hunter, Assistant City Manager
Alex Boswell-Ebersole, Assistant City Attorney
Mike Fiigon, Community Development

III. PUBLIC COMMENT (*Time allocation: 10 Minutes*)*

Mr. and Mrs. Ross Winn attended regarding their home on east Terry Street. The Winns are looking at filling in the existing pool and they would like to put in a recreation room. The pool was built in the 90's. It's old fiber glass and in disrepair, they either need to replace the pool or fill it in. The Winns would prefer to fill in the pool and build a recreation room. They would keep the same look of the house. The roof line would continue from the car port and the roof line would match the house, they would use vinyl siding to match the house.

Staff member, Mike Fiigan, asked the Winns to email him a copy of the survey. Assistant City Attorney, Mr. Alex Boswell-Ebersole, directed the Winns to go to Community Development and fill out a Certificate of Appropriateness. The Winns were asked to supply renderings and examples, and a copy of the survey. Mr. Fiigan would then write an approval letter, the board would vote on it, it would be "noticed" for five days. There is no fee.

The Winns mentioned that their home will be featured in Grandeur magazine (The News Press).

Mr. Tony Mansolillo just acquired a new property at 27081 Old 41 Road and asked if this property has any historical significance because he wants to tear it down. Mr. Mansolillo envisions creating commercial/residential mixed use building with parking under the building and elevators to the living space above. Three stories of residential over the commercial. He needs to acquire two more pieces then he'll have the whole block which will give him six acres. Mr. Mansolillo is asking for the property to be removed from the demolition delay list.

Mr. Alex Boswell-Ebersole suggested, based on Mr. Mansolillo's unofficial request, to make a motion to remove that property from the demolition delay list that might potentially be in place once the ordinance becomes adopted.

Board member Elly McKuen suggested separating the two items.

Board member Elly McKuen made a motion to exempt Mr. Mansolillo's property from the ordinance; Board member Jay Welsch seconded the motion; and the motion carried unanimously.

Board member Elly McKuen made a motion to exempt DeFrancisco's parcel; Board member Jay Welsch seconded the motion; and the motion carried unanimously.

IV. DISCUSSION OF PROPOSED DEMOLITION DELAY ORDINANCE FOR RECOGNIZED HISTORIC RESOURCES *(Time allocation: 15 Minutes)*

Board member Elly McKuen made a motion to allow Staff permission to advertise. Assistant City Attorney, Alex Boswell-Ebersole, stated that Staff wanted to make sure that the Board was ready to go forward after the workshop and to be aware that there could be situations where there are properties on the list that might not be appropriate for the list. Mr. Boswell-Ebersole suggested refining the list and Staff can still go towards advertising and proceed towards the ordinance. Chairman Dallas Revord stated that there were a couple of lists, the original list with almost 300 properties, a secondary list where the properties were already deemed historic, third list of properties which have been demolished and the properties don't exist anymore, the fourth list of what was left over. The committee preferred not to have to do a parcel by parcel review since the original list took months. The list of properties that have been demolished should come off.

Ms. Elly McKuen made a motion to go forward with the ordinance, Mr. Alex Grantt seconded, and the motion carried unanimously.

The ordinance will be presented to the City Council at the February 15 meeting. The first meeting is permission to advertise, if approved with permission of the Board, they move it to first reading, then second reading. Since it's an LVC, there is a possibility that it may require a local planning agency review first. Then they'll have to coordinate with the LPA, which has to happen prior to the second reading. It will be three meetings at Council. Staff will make sure that the board is aware of the LPA meeting in the event LPA members have questions the Historic Preservation Board would be able to answer.

V. DISCUSSION RELATED TO DESIGNATION PLAQUES *(Time allocation: 5 Minutes)*

Eighteen plaques have already been placed on the designated properties. The plaque maker has gone out of business. City Staff has found another sign company to make the plaques, Ernie's Signs, however, they need to find the background image. Ms. Arleen Hunter explained they had IT search all emails, and were able to track down a proof in pdf. The pdf has already been sent to Ernie Signs, but they have to send that out to see if it can be converted because it's not a digital graphic, it's a pdf. Ernie Signs think they can create it; but are waiting to hear back if they can or cannot do it and what the cost would be. Gail Dean is the artist, and if it's a water color, she may still have it. City staff will contact Gail to see if she has it electronically. We will still work on trying to get this image so that all the plaques are consistent, if that does not work, we will need to come up with another image for the back. Two more plaques are needed for 1915 to 1936.

Board member, Elly McKuen, disclosed that the owner of Ernie's Signs is her cousin, does she need to abstain? Ms. Hunter said no, because the committee directed us to do the signs and it's a minimum dollar amount. The City utilizes Ernie's Signs for several things. Assistant City Attorney, Mr. Boswell-Ebersole, stated if it's a conflict, he will bring the form to Ms. McKuen to sign.

VI. PUBLIC HEARING:

A. WATER TOWER DESIGNATION; 23700 OLD 41 ROAD; STRAP NO: 35-47-25-B1-0020A.0010
(Time allocation: 10 Minutes)

Mr. Dallas Revord stated since there was no public present, we have already approved/designated this. Ms. Arleen Hunter made a motion to direct staff to prepare the designation report, which is very similar to the previous designation reports, you have that before you survey since this is final decision making authority for designation. As a courtesy, a green sheet is created, as a consent in the item for council, for making them aware that the property has been designated. They cannot change the decision.

Board member, Ms. Rhonda Lawhon, stated that the designation report is not correct. It starts out fine, but it doesn't have anything to do with the Baird's. Ms. Lawhon supplied the actual history of the water tower. Mr. Boswell-Ebersole proposed supplementing the record at the board's pleasure and if they feel comfortable voting based on the additional information.

Board member Alex Grantt, had two corrections, same concern as Ms. Lawhon's, the account of the history of Bonita Springs, according to Nutting, is not correct. Mr. Grantt read in the Bonita Banner that 1965 was the first attempt at incorporation, not the 1950's. According to the Bonita Banner, in 1965 they had two votes, one was for incorporating the city. The public, at that time, voted against incorporation. But they did vote to form a district fire department, and that's the Bonita Springs Fire and Rescue Control District. In other words, there were two different ballot measures. If someone contacts the Bonita Banner, they might know. Going back to 1965, that's when the vote for incorporation was held, but the fire department passed.

Ms. Arleen Hunter suggested removing the line "Another attempt to incorporate the city was made in the 1950's but failed."

Chairman, Mr. Dallas Revord, made a motion to approve the designation of the water tower as a historic resource, including Ms. Rhonda Lawhon's supplemental materials to be incorporated into the report, Board member, Mr. Alex Grantt, seconded the motion and the motion carried unanimously.

VII. REVIEW OF ASSISTANCE PROGRAM INSTRUCTIONS AND APPLICATION FORM UPDATES
(GRANT PROGRAM) *(Time allocation: 5 Minutes)*

Assistant City Attorney, Mr. Alex Boswell-Ebersole, reported that instructions and the application for the grant program is updated for this new fiscal year. No significant changes as most of the changes had already been incorporated requiring additional bids, requiring itemized receipts, updated dates and contact information. All that is needed is for the board to approve this form, if you do.

The Historic Preservation Board approved the application form updates unanimously.

VIII. GRANT PROGRAM PRE-APPLICATION MEETINGS

A. 27122 S. RIVERSIDE DRIVE *(Time allocation: 10 Minutes)*

Assistant City Attorney, Mr. Boswell-Ebersole, reported that we had a cancellation, Jinger DeMent, who was at the workshop and interested in designation and grant program funding. This could have been done in conjunction with the process of being designated. Ms. DeMent called today (1/26/17) to say she was no longer interested. Mr. Boswell-Ebersole told her that would not preclude her from applying in the future. Ms. DeMent still plans on redoing her home to some extent, but she does not want to have the historic designation. It was a personal decision.

Board member, Mr. Jay Welsch, said he spoke to Ms. DeMent at the workshop. Mr. Welsch went to the home and spent some time there, took some pictures, and Ms. DeMent seemed very interested. Mr. Welsch stated it is an interesting project for designation because it's so old and has the connection with the Ringling Brothers. The house is currently unoccupied.

IX. REVIEW OF DESIGNATION PETITION FORM *(Time allocation: 5 Minutes)*

Assistant City Attorney, Mr. Boswell-Ebersole, explained that in the past the petition process was more informal, the board decided it would be better to have a petition, notarized with signature, so that it was the property owner officially asking for designation. Mr. Boswell-Ebersole presented the form to the Board and explained it is not necessary for a motion to approve, unless the Board does not like it then it can be changed. Assistant City Manager, Ms. Arleen Hunter, mentioned that Bonita Springs City Hall has notaries' for city business; Staff member, Mr. Mike Fiigan, stated the same for Community Development. Mr. Boswell-Ebersole explained that the petition details some of the potential restrictions that might apply. Ms. Hunter said it's also helpful when there are multiple property owners.

X. PETITION FOR DESIGNATION

A. 27122 S. RIVERSIDE DRIVE *(Time allocation: 10 Minutes)*

XI. MEMBER ITEMS AND REPORTS

Board member, Jay Welsch, met with photographer Brian Teitz and he took a first tour of very rough pictures just to see what's out there. He said he would be very happy to bring them and show them to the Board. Mr. Tietz's pictures are detailed and artistic. He took fifty pictures of the Wonder Gardens and Imperial River. Mr. Tietz wanted the Board to know that he is working on it.

Chairman Dallas Revord asked if the Board would like to give Mr. Tietz some direction regarding the pictures.

Mr. Grantt mentioned that he heard Bonita Springs Utilities was going to take down the water tower, so he should take that picture before they take it down. Board member, Alan Glazier, suggested the Dixie Moon before it's moved. The Board would like him to take pictures of people, like the historic team.

Mr. Welsch mentioned that portraits are Mr. Tietz's specialty. Mr. Tietz would like to finish the project by the summer, before next winter season.

Mr. Revord said we do have this year, we appreciate that Mr. Tietz has been able to move forward, but he should not feel anxious because our budget is good through the end of September.

XII. PUBLIC COMMENT *(Time allocation: 10 Minutes)*

XIII. CONFIRM NEXT MEETING DATE: February 23, 2017

The next board meeting will take place on Thursday, February 23, 2017, at 5:30 p.m. in the Council Chambers. Staff member Alex Boswell-Ebersole will not be in attendance.

Board member Ms. Elly McKuen asked when the city starts the budget process. Assistant City Manager, Ms. Arleen Hunter, explained that staff would start putting together a draft for the city manager probably the end of April or May. The City Manager reviews those with each department and has a draft in June to present to the council. There are several drafts with the final adoption hearings in September. The hearings have to be held certain times so they don't conflict with Lee County adoption hearings or adjacent jurisdiction's hearings – they cannot conflict with any other taxing authorities.

Ms. McKuen asks because last year when we started talking about the historic district, there was no funding mechanism. Ms. McKuen would like to start that conversation at the same time when the city starts the funding process.

Board member, Mr. Jay Welsch, mentioned that his sub-committee is all set and can proceed. He asked when would be a good time to get together. Chairman Revord responded that he wants to bring this to Council and let them see the video and presentation that Mr. Welsch did. When we do that we should let them know that the subcommittee is already working on the grant program and will bring this back at budget time.

The board will let City Council know that they have already investigated what's out there. It was decided that February is an appropriate time to start the funding search and it will be put on the agenda for February. The sub-committee will invite the historical society to their meeting. Bonnie Whittemore is the president of the Bonita Springs Historical Society and they are invited to bring more than one member. Chairman Revord asked the sub-committee to come up with a date and time and reach out to the historical Society. Ms. Hunter asked to be copied on the invite as well as Mr. Mike Fiigan from Community Development.

Ms. Elly McKuen made a motion to approve the October 27, 2016 minutes, Rhonda Lawhon seconded, the motion carried unanimously.

Alan Glazier approved the December 1, 2016, workshop minutes, Rhonda Lawhon seconded, the motion carried unanimously.

XIV. ADJOURNMENT

No further discussion, the meeting adjourned.

Respectfully submitted,

Nadine Chiamonte
Nadine Chiamonte, Receptionist/Office Assistant

APPROVED
HISTORIC PRESERVATION BOARD:

Date: 3/23/17
AUTHENTICATED:

Dallas Revord
Dallas Revord, Chairman