

**PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, FEBRUARY 23, 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 5:30 p.m.

II. ROLL CALL

Present

Dallas Revord, Chairman

Alex Grantt

Elly McKuen

Jurgen (Jay) Welsch

Alan Glazier

Patricia Welles

Liaison and Staff

Arleen Hunter, Assistant City Manager

Mike Fiigon, Community Development

Absent

Alex Boswell-Ebersole, Assistant City Attorney

Ronda Lawhon

Public

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

No public present

IV. PETITION FOR DESIGNATION OF HISTORIC RESOURCE

Loir Key Couture: 27181 South Riverside Drive *(Time allocation: 15 Minutes)*

Mr. Mike Fiigan, staff liaison, stated that staff has tried to reach out to Ms. Couture on several occasions both last week and this week unsuccessfully, so unfortunately she was not present. To get an understanding and idea of the property, Staff went to the Lee County property appraiser website and printed a snapshot of the property. Mr. Fiigan directed to Board to review the petition included in their packet. There wasn't any additional accompanying photos, just the petition.

Mr. Fiigan clarified that Ms. Couture is asking if her property is worthy of designation. If the board votes yes, then staff goes back and writes a full report. Ms. Hunter explained that we can't move forward until she gets back in touch with us. Staff will send Ms. Couture a letter in the mail confirming the Board's decision, then it will be up to them to get back to us.

Alan Glasier made a motion to move forward, Alex Grantt seconded the motion, motion carried unanimously.

Ms. Arleen Hunter stated we will keep you informed of the process. If we come back and say that we have to review further, we can make a motion to do so.

V. PETITION TO REMOVE PROPERTY FROM RECOGNIZED HISTORIC RESOURCES LIST, IN CONJUNCTION WITH THE DEMOLITION DELAY ORDINANCE

A. Rita Douglas: 11035 Dean Street *(Time allocation: 10 Minutes)*

Chairman Revord initiated the discussion regarding the property on 11035 Dean Street. Ms. Trish Welles stated the reason for the petition was economic hardship, however, the document did not list specific

details. Mr. Fiigan stated, it is his understanding that the owner is actively trying to sell the property and she didn't want this type of restriction imposed on her when trying to sell. Mr. Welsch asked if we knew anything about the structure of the house, for example, the age. Mr. Fiigan looked at the Lee County Property Appraisal site and discovered that the first time the home was on the tax role was 1954. The home sits on the corner of Dean and Matheson on the north side. It is a substantial lot. Since the demolition delay has not been approved by Council yet, the Board cannot delay it. Mr. Welsch voiced his concern of supposing the Board determined the home to be extremely significant. Chairman Revord stated since there is no ordinance, Ms. Douglas can do what she wants with the property right now.

Board Member Elly McKuen made a motion to remove 11035 Dean Street from the list; Board Member Trish Welles seconded; and the motion carried (1 opposed - 5 in favor).

VI. BRIAN TIETZ-PHOTOGRAPHY UPDATE *(Time allocation: 10 Minutes)*

Board member, Mr. Jay Welsch sees Mr. Tietz regularly, and has brought the board's feedback from last meeting to him. The feedback was that we would like him to take more pictures of structures, houses and people as opposed to nature. In terms of the time window, the Board requests that Mr. Tietz take advantage of the rainy season, and have everything done and the project finished including the prints so the board can review after the rainy season; Mr. Tietz said no problem at all. Mr. Welsch told him about the water tower and Mr. Tietz will take pictures. Chairman Revord said to please tell Mr. Tietz that we appreciate the work he is doing on this project.

VII. UPDATE ON PROCEEDINGS RELATED TO DEMOLITION DELAY ORDINANCE FOR RECOGNIZED HISTORIC RESOURCES *(Time allocation: 10 Minutes)*

- A. City Council voted to schedule for Local Planning Agency review (next steps: permission to advertise, first reading/hearing, and second reading/hearing)

Ms. Arleen Hunter, staff liaison, said the ordinance was presented to City Council, the Council voted and it is scheduled for the Local Planning Agency (LPA) meeting because it's a land development code regulation issue. It goes to LPA review on Thursday, March 16 at 9 a.m. Chairman Revord encouraged the Board to attend. There will be public comment and it is broadcast live. Board member, Alan Glazier, asked if he attends, does he speak as an individual or let them know he is a member of the board? Chairman Revord and Ms. Hunter said to let them know you are a member of the Historic Preservation Board. It's a public meeting, there is no sunshine law restrictions. Ms. Hunter referred the Board to the green sheet in their packet, which was presented to council as a reference. Mr. Fiigan reported that Council did not provide much feedback because this wasn't the time for that, which happens at the hearing. Council did not see any red flags so they moved it along.

Mr. Fiigan did some preliminary research about the demo delay, he spoke with the property appraiser department because he had gone onto the website to see if he could run a property report for properties fifty years or older, with the understanding that it would be updated on an annual basis if it passes. He was not able to pull the report. Mr. Fiigan explained that this information must be requested from the property appraiser and they run the report and they give us the data. Typically there is a fee involved with for the report, however, they are not going to charge us because Mr. Fiigan represents the government entity that is requesting this information so they just give him the excel spreadsheet. This is important to keep in mind because it will slow down the process since it depends on the property appraiser's time table in terms of processing the report and getting it back to us. Mr. Fiigan had the property appraiser run a sample report to get an understanding of the difference in numbers between the current list the Board is working on and

what it could be this time 2018. Right now there are over 800 properties on that list. The current list is down to 170. The original list had 400 plus. Mr. Fiigan stated it would be good for staff to know when the Board will want this report completed so staff can have the report ready. Chairman Revord recommended waiting until the ordinance passes, then the Board can determine a game plan for annual updates.

VIII. UPDATE ON DESIGNATION PLAQUES *(Time allocation: 5 Minutes)*

Ms. Arleen Hunter reported that they were able to find the drawing so they did not need to contact Ms. Gail Dean and were able to have the plaque recreated. The recreation looks very close to the original. The plaques will cost \$195 each. The signs were done by Ernie's Signs, a local company on Bonita Beach Road. Board member Jay Welsch thought that it was a very good price for the quality, but Mr. Welsch was concerned that if the plaque was hung on the outside of the house and exposed to the elements, it might peel off. Chairman Revord would like to see a quote for a metal plaque. Board member, Alan Glazier commented that the year obscures the picture of the cottage.

Chairman Revord would like to invite Gail Dean to one of the installations. The Wonder Gardens is receiving a plaque and there will be a little ceremony which would be a good event for Gail to attend.

Someone from the City will reach out to the property owners on where they would like the plaques installed.

Ms. Hunter will follow-up with Ernie's Signs:

- Get a quote to see what it would cost to have the plaque cast in metal
- Ask what can be done to prevent the year from obscuring the graphic of the cottage (suggestions included making the font larger, or making the graphic smaller)
- Get a price for installing the plaques
- Find out the time frame once a plaque is ordered to when it would be ready

IX. STATE-REQUIRED FINANCIAL DISCLOSURE FORMS *(Time allocation: 5 Minutes)*

- A. City Clerk has updated the list of persons associated with the City who must file Florida Commission on Ethics Form 1 (Statement of Financial Interests) to include all current Board members; Need to file by July 1; Discuss with City Clerk, Debbie Filipek or assistant City Attorney, Alex Boswell-Ebersole if there are questions or concerns.

The board decided to table this discussion until next meeting when the Assistant City Attorney, Alex Boswell-Ebersole is present.

X. MEMBER ITEMS AND REPORTS

Oral Tradition Project – Bonita Video LLC

Ms. Arleen Hunter, Staff Liaison, recommended that the Board may want to start thinking about projects for Bonita Video LLC, Antonio Correia, since it's the beginning of 2017. The board discussed potential ideas provided by Mr. Correia to Ms. Hunter in an email dated February 23, 2017:

- 1- Georgia Horton (98), former Bonita Springs Elementary teacher

- 2- Dianne Deboest (83), daughter of Harold Crant the founder of the Bonita Springs Shell factory
- 3- Frank Byron and Ronnie meet every two weeks at Dolly's to have breakfast and talk about life in Bonita way back when.
- 4- Hogues family and fish camp. Joe Hogues as main interviewing subject. Taking advantage of the reels we uncovered last year.
- 5- Weeks family and fish camp. Johnny Weeks as main interviewing subject.
- 6- Hispanic community presence in Bonita Springs. Juan Romero starting interview. This is a project that will take a lot of research.

Mr. Correia would be happy to attend the next Board meeting to discuss potential projects and answer any questions the Board may have.

Mr. Revord stated that Georgia Horton, former Bonita Springs Elementary teacher would be a great project. The board discussed getting Mr. Brian Tietz and Mr. Correia together on this project if amenable with Ms. Horton.

Ms. Elly McKuen mentioned that there was an excellent program produced by FGCU about the fishing industry in Bonita Springs. They had some very good photos and interviews with people, it was very nice. The Board might want to take advantage.

Chairman Revord would like an accounting of what has been spent and what has been done so far with Bonita Video. Ms. Hunter stated the Board has not spent any money on educational programs this fiscal year.

Ms. Hunter will get an accounting of what has been spent with Bonita Video LLC so far for Fiscal Year 2015 – 2016 and 2014 – 2015 on Education Outreach and Historic Preservation.

Ms. Hunter will invite Antonio Correia to the next Board meeting.

Best Wishes for a Happy Birthday

Mr. Jay Welsch announced that today (2/23) was Board Member, Trish Welle's, birthday! The Board wished Ms. Welles a very Happy Birthday!

Note:

Mr. Jay Welsch will not be attending the June or July Board meetings.

Historic Village:

Chairman Revord would like to bring the Historic Village project in front of Council before the Downtown is fully developed. The Board discussed the synergy of The Historic Village in terms of the economic development initiative for the City of Bonita Springs. The Board will use the next meeting to finalize their vision and plan for the Historic Village in preparation for the Council Meeting. Board member, Jay Welsch, has an existing presentation which he will share with the Board. Chairman Revord stated it's important that the Board be familiar with Mr. Welsch's presentation. As well, Chairman Revord asked Mr. Welsch to present to Council. The board is targeting the April 5 or May 3 Council Meetings.

Historic Village topics for discussion at next meeting:

- The Board will define the vision and concept for a Historic Village to present to Council
- Identify funding sources in the form of grants, budget allocation and sponsorships
 - Ask for allocation in the 2017 and 2018 budget.
 - Explore grants where funds are matched
 - Explore grants for the rehabilitation of historic structures
- Explore the Historic Village as part of the redevelopment project
- Explore the phase approach

Follow-up for next meeting:

- Ms. Hunter will talk to Assistant City Attorney, Alex Boswell-Ebersole and Finance Director, Anne Wright, regarding allocation of funds for grant programs.
- Ms. Hunter will get a map of existing city-owned property in the downtown area.

Approval of the Minutes, January 26, 2017

Corrections for January 26, 2017 Minutes:

- Add Trish Welles as being present
- Page 1, under PUBLIC COMMENT, Mr. and Mrs. Ross Winn's (not possessive, remove comma) to read Mr. and Mrs. Ross Winn
- Page 1, under PUBLIC COMMENT, Staff member, Mike Fiigan, asked the Winn's (not possessive, remove comma) to read Staff member, Mike Fiigan, asked the Winns – and throughout when referencing the Winns
- Page 3, under VII. REVIEW OF ASSISTANCE PROGRAM INSTRUCTONS AND APPLICATION FORM UPDATES (GRANT PROGRAM), correct spelling of INSTRUCTIONS
- Page 4, under IX. REVIEW OF DESIGNATION PETITION FORM, change Bonita Beach to Bonita Springs City Hall
- Page 4, under XI. MEMBER ITEMS AND REPORTS, change from Mr. Revord to Mr. Grantt mentioned that the water tower was coming down.
- Page 4, under XI. MEMBER ITEMS AND REPORTS, change "He took several pictures at the Wonder Gardens and about 50 pictures of the Imperial River" to "He took 50 pictures at the Wonder Gardens and of the Imperial River."
- Page 4, under XI. MEMBER ITEMS AND REPORTS, change "Mr. Revord said we do have this year, so we appreciate that Mr. Tietz has not been able to move forward, but he should not feel anxious because our budget is good through the end of September" to "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."

Ms. Trish Welles made a motion to approve the January 26, 2017 minutes with the changes as outlined above, Mr. Jay Welsch seconded, the motion carried unanimously.

XI. PUBLIC COMMENT (*Time allocation: 10 Minutes*)
No Public present

XII. CONFIRM NEXT MEETING DATE: ~~March 30, 2017~~ March 23, 2017

The Board confirmed March 23, 2017, for the next meeting.

i. ADJOURNMENT

Chairman Revord moved to adjourn the meeting, Board member, Trish Welles, made a motion to adjourn, Board member, Elly McKuen, seconded, motion passed unanimously. Meeting adjourned at 7:17 p.m.

Respectfully submitted,

Nadine Chiamonte
Nadine Chiamonte, Receptionist/Office Assistant

APPROVED
HISTORIC PRESERVATION BOARD:

Date: 7/27/17
AUTHENTICATED:
Dallas Revord
Dallas Revord, Chairman