

**PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, MARCH 23, 2017, 5:30 P.M.
CITY HALL, 9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
MINUTES**

I. MEETING CALLED TO ORDER
Meeting called to order 5:30 p.m.

II. ROLL CALL

Present

Dallas Revord, Chairman
Alex Grantt
Elly McKuen
Jurgen (Jay) Welsch
Alan Glazier
Trish Welles

Liaison and Staff

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

Absent

Ronda Lawhon

Public

Lori Couture
Antonio Correia

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

No public comment

IV. PETITION FOR DESIGNATION OF HISTORIC RESOURCE

Lori Key Couture: 27181 South Riverside Drive *(Time allocation: 5 Minutes)*

Amended on 3/23/17: Lori Key Couture: 27181 South Riverside Drive Pre-application meeting for historic designation.

Mr. Mike Fiigon, staff liaison, stated that staff did not prepare a report because they were unable to get in touch with Mr. and Mrs. Couture. Mr. and Mrs. Couture are aware that, as of right now, staff is requesting to move their designation request to the April meeting. Mr. Alex Boswell-Ebersole, City Assistant Attorney, stated that is a request that had to happen because there has not been the necessary advertisement and notice required. We could not go forward without violating the ordinance. It can be discussed, but we cannot have the public hearing.

Mrs. Couture stated she and Mr. Couture do not know a lot about the home; it was built in 1926 and was the Skinner home. Mrs. Couture related that the house was in pretty rough shape, no running water, no windows, no doors, no walls. Mr. and Mrs. Couture are living in the house. They bought the house a year and a half ago and have done a tremendous amount of work on the house. The house now has running water and electricity. Mr. and Mrs. Couture put mini splits in different rooms, no central air. They are putting the cypress back on the walls and they are going to restore the fireplace. Mr. Couture is replacing all the rotten side, which they had made from the lumber company. Mrs. Couture said they are putting on a new tin roof. The fascia and soffit were rotten. Ms. Arleen Hunter, staff liaison, advised applying for the Grant fund program and Ms. Hunter also suggested Mr. and Mrs. Couture touch on what they would like to apply for so they can go through the process at the same time. Chairman Revord asked if Mr. and Mrs. Couture would you like to apply for designation, Mrs. Couture replied yes.

Chairman Revord asked if Mr. and Mrs. Couture have the application for designation and the grant. Ms. Hunter replied yes, they have completed the interest form to be designated and it would be a good time to start the grant application and start getting quotes. Ms. Hunter explained, the current funds that the board has to designate expires September 30 of this year, then it would be up to City Council to allocate next year. It would be best to go ahead and try to get the project started this fiscal year. The designation report could be heard at the April meeting. Mr. Alex Boswell-Ebersole stated that it has to be noticed between 5 and 20 days. This meeting (3/23/17) could be counted as the pre-application meeting. Mr. Fiigon stated the only thing that can't be addressed at the April meeting, because it requires the designation to happen first, would be the Certificate of Appropriateness for the work itself. As a designated property, in order to do the work, you would need to complete a Certificate of Appropriateness Application stating that the scope of work is not going to change the historic character. After The Certificate of Appropriateness is approved, Mr. and Mrs. Couture can apply for permits to start the work, and the Board will make it an agenda item on the May meeting. Chairman Revord reminded Mr. and Mrs. Couture that they cannot do any work on the property until it's been approved. Board member, Alex Grantt, stated that would give Mr. and Mrs. Couture time to get the quotes. The Board asks for three quotes, if possible. Chairman Revord, advised Mr. and Mrs. Couture to keep in mind that the grant fund has about \$38,000, in the past it has been a 50/50 match. Mr. Revord suggested they might want to do it in phases.

Chairman Revord, asked for a motion to amend the agenda for the preliminary pre-application grant meeting.

Board member, Trish Welles, moved to amend the agenda to make this meeting (March 23, 2017) the pre-application for the Couture house located at 27181 South Riverside Drive, Board member, Jay Welsch, seconded the motion, motion passed unanimously.

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

A. Synopsis of the Local Planning Agency (LPA) meeting that took place on 3/16/17

Mr. Fiigan reported that Demolition Delay Ordinance was put in front of the LPA on March 16, 2017. It went well, no recommendations for change. The LPA found it adequate and had general questions to understand the ordinance. Ms. Hunter said there was some confusion about the designated properties versus the list of historic resource and which regulation applied to which. Mr. Boswell-Ebersole stated there was a superimposing of the 6-month demolition delay that's possible under designated properties that are going for Certificate of Appropriateness to demolish. They understood it once it was explained.

Chairman Revord thanked staff for all their hard work.

Mr. Boswell-Ebersole explained the first reading will go in front of City Council on April, 2017, and then second reading on April 19, 2017. There will be opportunity for public comment at the April 19 meeting.

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

Ms. Hunter reported that the plaques will cost \$195 a piece with the ½ inch thick PVC full color digital print. Ms. Hunter inquired about other materials and how long they would last. The PVC should not be a problem in an outside environment and should be good for 12 to 15 years, however, the digital image will fade in the sun much faster than the deterioration of the PVC material. The PVC material is lighter weight and easier

to affix to a bead board or wood house. Metal or bronze plaques are much heavier and the price would be much higher. A quarter inch thick aluminum sign would cost between \$325 to \$400 dollars and the plaques would not have the detailed digital image, they would be engraved or embossed. There would be no tree or cottage on an aluminum sign. Bronze plaques would cost about \$600 and it would also be engraved, no digital image. A bronze plaque would be very heavy and whatever you're affixing it to might get damaged.

Ms. Hunter recommended going with the PVC signs since they match the ones already in the community and go look at the condition of the signs that have already been put up. Some may be okay depending on where they were placed.

Chairman Revord asked the Board if we should get the three done right now and then at a later date reevaluate the plaques going forward.

Alex Grant made a motion to go forward with the three signs, Trish Welles seconded the motion; motion passed with 5 in favor and one abstain.

(Note: board member Elly McKuen disclosed that Ernie from Ernie's signs is her cousin and therefore abstained from the vote.)

VII. 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.

** Forms available at Florida Commission on Ethics website at:
<http://www.ethics.state.fl.us/FinanicalDisclosure/DownloadAForm.aspx> (note that form for 2017 not yet available)*

Mr. Alex Boswell-Ebersole reported that he reached out to the Florida Commission on Ethics, the entity who administers this part of the law. The current form is the form that was in your meeting packet. This form is due on July 1, 2017, and it covers last year, 2016. This Board was not an active board for the purpose of financial disclosure for 2014 and 2015, therefore, it was not necessary to file. If you didn't file, there is no need to do so. Mr. Boswell-Ebersole stated that you will be sent notices if you are delinquent. Just to make sure we're above board, the Demolition Delay ordinance is a general amendment to the whole historic preservation ordinance so along with that there will be a minor change to the ordinance to include the requirement that you file. Commission on ethics' opinion is that it the Board makes decisions on land use, Board members have to file.

Chairman Revord recommended Board members file by July 1, 2017. If you have any questions, ask Mr. Boswell-Ebersole.

VIII. HISTORIC VILLAGE CONCEPT AND PRESENTATION *(Time allocation: 45 Minutes)*

Chairman Revord wants to take the Historic Village concept back in front of Council. Today we are going to review what Board member, Mr. Jay Welsch, presented to Council in 2015. In the video, Mr. Jay Welch described the difference between a historic district and a historic village. Mr. Welch explained it takes 10 to 20 years to come up with a historic district. A historic village is one project and is very important when there is no historic district. It takes 2 to 5 years it is an isolated project that mixes historic structures with contemporary structures in order to be financially successful. When you do the structure mix, historic villages are an attractor

for new businesses. The proposal would come from the Historic Preservation Board, but it would be a city project. At the conclusion of Mr. Welch's presentation, consensus from Council was good.

Chairman Revord stated that there is a lot of work to be done. The Board discussed the possibility of getting a matching grant and presenting again to Council, letting them know the Board will be looking for grants. The Board asked City Assistant Attorney, Alex Boswell-Ebersole, to forward a map of all City owned property. Board member, Jay Welsch, suggested the site selection will be part of the consultant's job. The consultant will come up with possible locations and Mr. Welsch advised the Board not to worry about specifics at this point. Ms. Elly McKuen suggested a phase approach and focus on cost and use. It could be so many things. Economic development, building rehab other than historical development. Board member, Alex Grantt stated what we're trying to do is a professional historic village.

IX. MEMBER ITEMS AND REPORTS *(Time allocation: 5 Minutes)*

Mr. Antonio Correia, Bonita Video LLC, reported on the four oral tradition documentaries he is working on for 2017. Mr. Correia will be producing the following segments:

1. Georgia Horton,
2. Diana DeBoest
3. Hogue's family
4. The Likes' brothers breakfast

In addition, Mr. Correia is working on the Phase 1 Pre-production about the presence of Hispanic roots in Bonita Springs. Mr. Correia reported that each segment will cost \$1000 to produce for a total of \$5000.

Mr. Jay Welsch reported that Mr. Brian Tietz and Mr. Correia have been in contact and Mr. Tietz will join Mr. Correia to take some pictures when Mr. Correia films the oral traditions.

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

No public comment


XI. APPROVAL OF MINUTES: February 23, 2017

February 23, 2017 Minutes approved.

XII. CONFIRM NEXT MEETING DATE: April 27, 2017

XIII. ADJOURNMENT

Respectfully submitted,

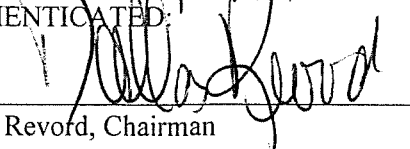

Nadine Chiamonte, Receptionist/Office Assistant

APPROVED

HISTORIC PRESERVATION BOARD:

Date: 

AUTHENTICATED:


Dallas Revord, Chairman