

**PUBLIC MEETING OF THE  
HISTORIC PRESERVATION BOARD  
THURSDAY, APRIL 20, 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 5:31 p.m.

II. ROLL CALL

**Present**

Dallas Revord, Chairman

Ronda Lawhon

Jurgen (Jay) Welsch

Alan Glazier

Elly McKuen

**Absent**

Alex Grantt

Patricia Welles

**Liaison and Staff**

Arleen Hunter, Assistant City Manager

Alex Boswell-Ebersole, Assistant City Attorney

**Public**

Chris Pflieger

Martha Pflieger

Gary Pflieger

Alex Couture

Lori Couture

III. PUBLIC COMMENT

*No public comment*

IV. PETITION FOR DESIGNATION OF HISTORIC RESOURCE

A. Pre application meeting with Chris Pflieger: 10351 Pennsylvania Avenue (*Time allocation: 10 minutes*)

City Assistant Attorney, Mr. Alex Boswell-Ebersole, opened the discussion stating the Pflieger's have submitted an application to have their property designated as a historic resource; this is a pre-application meeting. The applicants are present and Mr. Boswell-Ebersole asked if they would like to speak and tell the committee about their property.

Mr. Chris Pflieger explained that the property is across the street from the Lions club, they call it the little white house on the corner. The home is 580 square feet, Mr. Pflieger explained that he and his wife live in the home and it has been in the family for 50 years. The home was built in 1947. The Pfliegers were told the house was an overnight house for the railroad and then it was moved to where it is now. Their goal is to make the house look more acceptable and make it a nice entrance into the Grove.

***Ms. Ronda Lawhon made the motion to direct staff to prepare a designation report with the assistance of the owners for the next meeting, Ms. Elly McKuen seconded, motion passed unanimously.***

Board member, Mr. Jay Welsch, asked the owners to provide pictures of what the house looks like today. Staff liaison, Ms. Arleen Hunter, advised the owners to specifically note if there is special wood that's in the house. Mr. Pflieger said the house has the original floors, Ms. Hunter stated that is the information they will look at.

## V. DESIGNATION OF HISTORIC RESOURCE - PUBLIC HEARING

### A. Lori Couture: 27181 S. Riverside Drive (*Time allocation: 10 minutes*)

Mr. Alex Boswell-Ebersole started the discussion stating that this is the public hearing, the property has been appropriately advertised and the designation report states the criteria for designation and that is what the Historic Preservation Board will be approving today.

Ms. Couture stated that the roof really needs to be replaced, they have gotten three bids for the roof. Ms. Couture spoke with Mr. Mike Kirby yesterday regarding the grant forms and Mr. Kirby advised that staff could help her.

Ms. Hunter explained that there are two components. The first part is that this meeting is the public hearing for designating the property. The Board is going to review the staff report and if they find it sufficient, then a motion would be made to move forward with designating the property. If the Board decides to move forward with designation, you could consider this a pre-application meeting which is required for the grant and then you could go over the bids. You can't award any funds until it's a designated property.

Chairman Revord asked the Board if they had any further discussion on it; the Board did not have further discussion.

***Ms. Ronda Lawhon made a motion to designate the Skinner House (27181 S. Riverside Drive) with the detached garage as a historic resource, Mr. Alan Glazier seconded the motion, motion passed unanimously.***

Ms. Hunter opened the meeting to discuss the quotes the Coutures received.

Ms. Couture stated they obtained three bids for the roof, one bid was for the roof and the garage. Ms. Couture stated the garage is missing a whole side. The garage has to be lifted up. The other quote was for replacing all the rotted wood on the exterior of the house. Mr. Couture explained some of the wood is rotten around the fireplace and the soffit, they will not know what needs to be replaced until they get in there. The Coutures would replace the rotten wood with like material, which was cypress. Ms. Couture said she doesn't think they can get cypress, so they would replace with pine. Ms. Couture mentioned that all the vendors use the same materials. Ms. Hunter asked Ms. Couture to highlight what needs to be done.

The second quote included the roof and the garage. It did not break down the garage separately. This company has done another historic house in Bonita and Ms. Couture said she has worked with him before.

The third company gave the Coutures a quote for just the house. They said they would make the panels on site with their own machine.

Chairman Revord advised that Coutures get detailed quotes for the roof for the house. Board member, Jay Welsch, recommended taking one quote, using it as a template and getting quotes from the other vendors and matching it by item so the Coutures and the Board can compare vendors. Chairman Revord stated the quotes must be broken down so the Board can understand and compare. The quotes need to be for the same items. Mr. Revord advised that the Board pays once the work has been completed and does not pay for work already completed. Ms. Hunter instructed the Coutures to keep all invoices and paid receipts for the work done to be submitted to the Board.

Ms. Hunter, advised any work that is done, whether it's part of the grant or not, check with Mr. Mike Fiigan in Community Development to see if it needs a Certificate of Appropriateness. Ms. Hunter advised that the Coutures will have to get a Certificate of Appropriateness for the roof.

Ms. Couture asked about landscaping, Mr. Revord said landscaping does not need to come to the Board, only changes to the house or the garage come to the Board. Mr. Alex Boswell-Ebersole made sure that the Couture's had the grant application package.

## VI. UPDATE ON PROCEEDINGS RELATED TO DEMOLITION DELAY ORDINANCE FOR RECOGNIZED HISTORIC RESOURCES

- A. Synopsis of the first reading in front of City Council on 4/5/2017, second reading and a vote to take place on 4/19/2017 at 9am in Council Chambers.

Mr. Revord stated the ordinance was passed and thanked Ms. McKuen, Ms. Lawhon, and Mr. Welsch for their time on this project. Mr. Boswell-Ebersole stated that Mike Fiigan informed him that the list the Board created has been given to IT so that those properties will be automatically flagged if there are any demolition orders. Mr. Revord asked how the list will be updated going forward. Mr. Boswell Ebersole stated that he believes Mr. Fiigan is trying to find a way to have the list updated automatically. Mr. Boswell-Ebersole advised that the Board will have to come up with a process to send out notices. Mr. Revord would like to wait until all members are present to discuss how to manage the list, but it was his understanding that the Board talked about an annual list.

## VII. DISCUSSION OF POTENTIAL GRANT OPPORTUNITIES *(Time allocation: 10 minutes)*

### A. Common Heritage Grant

## B. Special Category Grant

The grant sub-committee has not met yet. Ms. McKuen said she found a grant this past Monday from the Department of State for \$50K to \$500K. Ms. McKuen said she suspects they would not give up \$500K, but they may give us \$100 or \$200K, it depends on the scope. Department of state grants are spread out over the state. Ms. McKuen saw where there were two grants given to Lee County. It is her understanding the State likes to fund multi-phase projects. Ms. Hunter advised that if the Board is interested in pursuing the grant, they should meet sooner than later. The Board would make a recommendation to City Council that the committee and staff would like to pursue this grant. City Council would have to grant permission to apply because the applicant would be the City. Ms. Hunter advised the Board might want to consider the second City Council meeting in May as the deadline. If everything was ready and council was to approve the grant, then the grant could be filed the next day. It cannot be filed until the Board has City Council's approval. The work would have to be done and the grant complete prior to the meeting. Ms. Hunter stated a Green Sheet would be prepared with all the details outlining:

- We agree with the application
- Any financial obligation to the City of Bonita Springs
- The timeframe and deadlines
- Minimum and maximum of what we receive
- What happens if not fully funded

The Board has to provide all those scenarios to City Council so they understand the process and everyone is comfortable with moving forward.

Chairman Revord stated the Board has not gone to City Council with the village concept yet either. Ms. Hunter replied that we did request a subcommittee to pursue grants for the village, therefore it is okay to move forward advising Council that the Board has found a grant opportunity, and to continue approval of the scope with the Council. The Board presented the concept, and no formal action was taken, it was a presentation. Council had questions that they requested to be addressed which the Board has been working on. Chairman Revord stated the Board needs to discuss and come back with a presentation for Council. Chairman Revord advised that the Board can do the presentation and the grant at the same time. Ms. Hunter suggested a 20 minute presentation and the second part would be Ms. McKuen going over the grant opportunity. Ms. Hunter said staff could help with the PowerPoint presentation.

The Board decided to target the May 17 City Council meeting to give the Historic Village presentation.

Ms. McKuen stated she was looking at match and it states the City has to provide a matching share either \$50K or 50% of the grant award, whichever is greater, and a minimum of 25% has to be cash the remainder can be in kind services, for example, Mr. Boswell-Ebersole and Mr. Fiigan's time, would be tracked using a time sheet. The Board will need to address where that money is going to come from. Ms. Hunter stated

the board has to find out when that money is due. The Board would ask council for the money in the 2017 – 2018 fiscal year.

Ms. Hunter stated that staff will work on setting up a meeting for the grant subcommittee. A member of staff will be there and it will be recorded. Ms. Hunter also suggested a special meeting to discuss the Historic Village presentation to the Board.

#### VIII. MEMBER ITEMS AND REPORTS *(Time allocation: 10 minutes)*

##### A. Board Member Glazier: Discussion on moving the monthly meeting of the Historical Preservation Board to a different day of the week.

Mr. Glazier suggested Tuesday nights for the meeting and suggested the last Tuesday of the month. Chairman Revord asked if the Board could table this until next meeting since two members are not present.

##### B. Historic Preservation Plaques

Arleen reported that the three historic designation plaques are finished and brought the plaques to the meeting so the Board could see the finished results. Arleen reminded the Board that they have to consider where the plaques will be hung because they will fade in the sun. Chairman Revord would like to have a ceremony when presenting the plaques. Ms. Hunter stated it will have to be coordinated with Ernie's signs so they know where to hang the plaques. The plaque will be installed first, so that it's already hung in time for the ceremony.

Chairman Revord asked Ms. Lawhon to check with the owner of the McSwain house for a good date for their ceremony.

Ms. Hunter will work with Lora Taylor to make sure there is publicity.

Mr. Welsch spoke to photographer, Brian Tietz, who is going to donate his professional services for a series of photos. Mr. Tietz has asked for Antonio Correia's contact information to see if he can join the session when Bonita Video films so he can take pictures. Ms. Hunter stated that when she spoke to Mr. Tietz, he said the photos would be ready this summer.

Mayor Simmons asked as we are entering budget season, is it time to do a new historical or coffee table book on Bonita Springs. The Board discussed books that are currently available on the history of Bonita Springs.

- Images of America, Bonita Springs by Chad Wadsworth, Allison Fortuna and the Bonita Springs Historical Society.
- Pioneers of Bonita Springs, Fact and Folklore by Mildred Briggs
- The Beginnings of Bonita Springs by E.P. Nutting (Brochure)

Ms. Hunter mentioned that the Bonita Springs historical society has brochures that the Board sponsors. We could expand on the brochure or have several brochures. Also, the historical society has books for sale, you can also order them from Amazon. Ms. McKuen said that history doesn't change, but the brochures would be good. Ms. Hunter suggested that the work that Brian is doing would be a good material for a coffee table book. Mr. Tietz is taking pictures of all types of flora, fauna, people, pioneer families, it's an eclectic selection of photographs.

Ms. Lawhon asked where to mail the financial disclosure; Arleen responded to mail the form to the Supervisor of Elections.

Mr. Alan Glazier asked that staff not mail the board packet to him prior to the meeting, email is sufficient.

IX. PUBLIC COMMENT (*Time allocation: 10 minutes*)  
None

X. APPROVAL OF MEETING MINUTES FROM MARCH 23, 2017 (Pending supplementation of minutes due to technical failure)

*Ms. Elly McKuen made a motion to approve the minutes with the addition of Antonio Correia's discussion of the four movies under Member Items and Reports; Mr. Alan Glazier seconded; motion passed unanimously.*

XI. CONFIRM NEXT MEETING DATE: May 18, 2017

XII. ADJOURNMENT

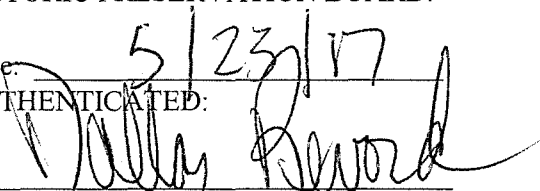
*Ms. Ronda Lawhon made a motion to adjourn, Ms. Elly McKuen seconded, meeting adjourned 7:15 p.m.*

Respectfully submitted,

  
Nadine Chiaramonte, Office Assistant

APPROVED  
HISTORIC PRESERVATION BOARD:

Date: 5/23/17  
AUTHENTICATED:

  
Dallas Revord, Chairman

Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Arleen Hunter, Assistant City Manager, at 239-949-6262, at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Council in any matter considered at this meeting/hearing, such person may need to ensure that a verbatim record of the proceedings is made, to include the testimony and evidence upon which such appeal is to be based.