

**PUBLIC MEETING OF THE  
HISTORIC PRESERVATION BOARD  
THURSDAY, MAY 18, 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 at 5:38 P.M.in City Council Chambers

II. ROLL CALL

**Present:**

Dallas Revord

Elly McKuen

Jay Welsch

Alex Grantt

Ronda Lawhon

**Staff:**

Alex Boswell-Ebersole

Arleen Hunter

**Absent:**

Alan Glazier

Patricia Welles

**Public:**

Gary Phlieger

Chris Phlieger

Melissa Phlieger

III. PUBLIC COMMENT

No Public Comment

IV. DESIGNATION OF HISTORIC RESOURCE—PUBLIC HEARING

A. Chris Pflieger: 10351 Pennsylvania Avenue (*Time allocation: 10 minutes*)

Chairman Revord stated that today is the public hearing for 10351 Pennsylvania Avenue as a historic resource. Mr. Revord asked if anyone had any questions. Mr. Boswell-Ebersole referred the Board to the report attached in their meeting packets and stated that information is what you are basing your decision on.

Mr. Pflieger shared photos of the home. Mr. Welsch asked if this is the state of the house today. Mr. Pflieger stated yes. Mr. Welsch asked how many square feet; Mr. Pflieger responded 580 square feet. Mr. Pflieger mentioned previously the house had jalousie windows all the way around. The owners added a closet for storage. Mr. Pflieger believes the house was closer to the train tracks and used as an overnight house for the railroad. The photos Mr. Pflieger shared were from 1959. The garage was added afterwards.

Mr. Revord advised Mr. Pflieger that once it is designated, he would need a Certificate of Appropriateness before doing any more work. Mr. Pflieger confirmed he understood. Mr. Boswell-Ebersole detailed the two different types of Certificates of Appropriateness, one is

special and one is regular. The regular COA is for ordinary repair work, the special COA is when it changes the outside appearance of the property/structure. Mr. Pflieger indicated the next change they would like to make is the siding on the house and they will try to use hardie board which would resemble what was originally used on the house.

***Ms. Ronda Lawhon made a motion to designate the “little white house on the corner” 10351 Pennsylvania Avenue as a historic resource; Mr. Jay Welsch seconds the motion; motion passed unanimously***

Ms. Arleen Hunter stated that if the Pflieger’s wish to apply for any grants, it should be done as soon as possible in this fiscal year. Mr. Pflieger stated the siding is what he wants to work on. Mr. Revord advised Mr. Pflieger to get three estimates.

V. FOLLOW-UP ON PRESENTATION TO CITY COUNCIL ON THE HISTORIC VILLAGE CONCEPT *(Time allocation: 20 minutes)*

A. Opportunities discussed during the Grant Sub-Committee meeting

Mr. Revord said there was a nice article in the Naples Daily News about the presentation that Jay gave to City Council on May 18. Mr. Welsch thanked everyone for the great teamwork. Chairman Revord reported that the Council approved the Board moving forward with the feasibility study. Council had a lot of questions, the Board has some work to do. Councilwoman Quaremba would like to have a workshop on what downtown is to become. Ms. Hunter stated that Ms. Quaremba is looking at a holistic view of the downtown:

- Economic development
- How much property is City owned
- The downtown project

Ms. Quaremba questioned where the Historic Village fit into the topics listed above to get a holistic view.

Ms. Hunter stated they introduced the topic of applying for grant funds. There will be opportunity for the Board to speak at the July 7 budget meeting for public comment. Ms. Hunter explained that the City Manager is working on creating a balanced budget. The Board may wish to participate at the July 7 meeting and articulate what the Board’s interests are as far as any matching programs. Mr. Revord would like the Board to research grants prior to the July 7 budget meeting so that the Board will be prepared.

Ms. Hunter advised the Board to think about the two properties just designated and determine if the Board will need to commit monies to those two new properties. Ms. Hunter stated it depends on how quickly the work can be done by the applicants. The City would be looking at what our committed grants are in the fiscal year. Ms. Hunter said it would be helpful if the owners could give the Board estimates so the Board would know what to set aside. Ms. Hunter advised that City Council and Staff will look through current spending amounts for consistency.

Mr. Welsch asked about the time window for all the things needed to do the feasibility study. Ms. Hunter replied they would be looking at 2017 and 2018 fiscal year for the financial commitment for the grant. Ms. Hunter explained that Council gave the Board the go-ahead to conceptually move forward on:

1. The village and
2. Pursuing grants

As an example, if the Board found a grant in June, and it made sense, you could provide an agenda item for City Council stating that the Board is asking the Council's permission to apply pending approval of the 2017-2018 budget year.

Ms. McKuen stated when she brought the Historic Preservation grant forward, one of the items is that they would fund a feasibility study, but the issue has come up that it will not score well because it is a feasibility study. The results from the feasibility study may come out that there is not enough land or it wouldn't be profitable. In that event, the State would not end up with a product. As well, this grant would not be available until fiscal year 2019. The DOS is usually a whole year out from the working year that you're in.

Ms. McKuen stated that last meeting, the Board had talked about breaking the feasibility study into phases. Chairman Revord believes City Council does not want to do anything until the Downtown workshop is done.

Mr. Welsch stated the feasibility study is just a piece of this puzzle and does not have to be attached to any specific space. It does not have to be city owned land, it could be land that a developer might want to consider. Mr. Grantt stated it's going to depend upon developer commitment; buildings coming out of the ground. Mr. Grantt believes that the key for City Council is to see how this investment on Old 41 will go. Chairman Revord stated the Board needs to move on what our role is here.

Ms. McKuen stated that the downtown discussion is too early for us. Ms. McKuen does not think what City would like to do should impact this study at all. The feasibility study would focus on:

- What it would cost to have a village
- How to determine what that cost would be
- What structures will be located in the village

The idea is that you have somebody who will give you development costs:

- This much for engineering
- This much for plans
- This much for fill
- This much to move a structure
- This much to rehab it.

It may end up that the village is not feasible now for Bonita Springs. Ms. McKuen believes there are so many things we have to look at before we have a workshop.

Mr. Grantt thought of Mount Dora, Florida, it's a historic village and it's all commercial. Mr. Grantt stated he does not know how the city of Mount Dora developed this idea, but it might be worthwhile finding out who did their original plan.

Mr. Welsch asked if the Board does the study in phases, are grants needed. Mr. Welsch proposed using the Board's budget for the Phase I feasibility study. Ms. Hunter suggested phasing the project.

- How many structures
- What kind of land are we looking at
- Do we need five acres, do we need ten acres

Mr. Revord stated the Board needs to focus on what historic structures we have right now that we could relocate to a historic village. The Board discussed the possibility of getting structures from outside of Bonita Springs as long as they are examples of early Florida architecture. Ms. Lawhon stated, if we think small, it will be small. We could be relocating structures all over Florida and it could be a destination. What do we have that people would say is a stunning example of Florida architecture.

Ms. Hunter asked Mr. Welsch if he could take a look to see what elements of the Letter of Interest (LOI) for a Phase I study could be tailored down to a \$30 to \$40K range. Mr. Welsch said he would be willing to come up with a conceptual plan within the next 6 to 8 weeks. Mr. Revord stated the Board can go back to City Council with a tailored down scope, explain we think we can get this done, and ask for their support. Ms. McKuen stated she would be happy to help Mr. Welsch put together a scope.

VI. DISCUSSION/UPDATE REGARDING EVERGLADES WONDER GARDENS HISTORIC DESIGNATION PLAQUE PRESENTATION *(Time allocation: 5 minutes)*

Chairman Revord stated that he will be joining Ms. Hunter and Mr. Boswell-Ebersole on Friday, May 19, to meet with Wonder Garden's staff and Ernie from Ernie's signs to decide where the plaque will go.

Chairman Revord reminder the Board that Tuesday, May 23 at 9 a.m. is the ceremony and unveiling of the plaque.

Mr. Boswell-Ebersole reported that the Wonder Gardens management intend to repaint the whole building. Mr. Boswell-Ebersole stated they are changing the color and there is a color palette they have to abide by. The historic preservation ordinance is vague in regards to color choice. The way that it's written is that it would require a special certificate of appropriateness. Mr. Boswell-Ebersole believes the Board may want to investigate whether it wants to be involved with approving colors for historic structures. Mr. Boswell-Ebersole stated it's not clear in the ordinance whether the Board should review colors. Ms. Lawhon stated the Wonder Gardens has always been white with red. Mr. Boswell-Ebersole used the Golden Gate Bridge in San Francisco as an example stating the bridge is that dark red color and if someone paints it another color it takes away from the historical significance. Mr.

Welsch stated when he was involved in historical preservation here and in Europe, the color of the structure was always essential and extremely important.

Chairman Revord asked Alex to bring this to the next meeting. Mr. Boswell Ebersole will bring the language and a couple of ways to address this.

Ms. Hunter said the recommendation of the Board to change the ordinance would require LPA approval because it's an LDC amendment. Currently if the Wonder Gardens needs to paint they would have to get a Special Certificate of Appropriateness before they paint.

## VII. MEMBER ITEMS AND REPORTS

### **Changing the Historic Preservation Board meeting to another day:**

Chairman Revord brought up moving the meeting to another day of the week and after discussion, the Board thought the last Wednesday of the month would work. Ms. Hunter said she would check with the staff liaison, Alan Glazier and Trish Welles.

### **Update on scheduling the historic preservation designation ceremony for the McSwain House:**

From last month's meeting, Chairman Revord asked Ms. Lawhon to check with the owner of the McSwain house for a good date for their ceremony. Ms. Lawhon reached out to the owner and is waiting to hear back.

### **Update on videos from Bonita Video and pictures from Brian Tietz:**

Chairman Revord asked if Brian met with Antonio. Mr. Welsch responded that as far as he knows, they have not met yet, but did remind him that the Board wanted to have the pictures done after the summer.

Chairman Revord asked Ms. Hunter about the status of the projects Antonio Correia, Bonita Video, is working on. Ms. Hunter said will ask him to come to the next meeting and give an update.

### **Historic Brochures:**

Chairman Revord asked if anyone knew where the supply of historic brochures were kept and wondered if the historical society had them. Ms. Hunter thinks the historical society has them. Chairman Revord asked Ms. Lawhon to confirm with Bonnie Whittmore, President of the Bonita Springs Historical Society, that the brochures are being delivered around the community, for example to the Chamber of Commerce. Also, Chairman Revord asked Ms. Lawhon to ask Ms. Whittmore to send a couple cases over to City Hall attention Nadine Chiaramonte to be put in the closet in room 118.

### **Status of the Dixie Moon Relocation:**

Ms. McKuen asked where the Dixie Moon is being relocated. Ms. Hunter said it has been proposed to locate it on City property on Old 41 adjacent to the laundromat near the Liles Hotel. Mr. Revord asked if Mr. Vincent was going to work on the façade. The old Dixie Moon had an overhang where people could stand underneath if it was raining. Ms. Hunter state his plans were conceptual at this point. It is a designated property and it will come back to the Board with any changes.

VIII. PUBLIC COMMENT

IX. APPROVAL OF MEETING MINUTES FROM APRIL 20, 2017

Page 5, Agenda Item VIII, B - Change Ms. McKuen to Ms. Lawhon: Chairman Revord asked Ms. Lawhon to check with the owner of the McSwain house for a good date for their ceremony.

Page 2, Item V. A. motion change Alex Glazier to Alan Glazier.

***Ronda made a motion to approve the minutes with the amendments listed above, Jay Welsh seconded; motion passed unanimously.***

APPROVAL OF MEETING MINUTES FROM THE MAY 5, 2017 GRANT SUB-COMMITTEE MEETING

Change the wording of the sentence on the Page 1, 4<sup>th</sup> paragraph to reflect that the subcommittee was discussing exchanging “in-kind” services for Grant credit.

**From:**

In addition, Ms. Welles believes that Mr. Welsh’s services could be “in kind” services. Mr. Boswell-Ebersole is not sure about Mr. Welsh’s services. Mr. Welsh said he could donate the time, Mr. Boswell-Ebersole said he would have to look into it.

**To:**

In addition, Ms. Welles believes that Mr. Welsh’s services could be donated as “in kind” for this project. Mr. Welsh said he is OK with his previous time spent towards this project as a board member being counted as in-kind services, Mr. Boswell-Ebersole said he would have to look into it.

***Mr. Jay Welsh made a motion to approve the subcommittee minutes with the amendment above; Elly McKuen seconded, motion passed unanimously.***

X. CONFIRM NEXT MEETING DATE: June 29, 2017

Dallas is not available on 6/28; Jay will get his document/attachment to the agenda. Dallas asked for it a week before to get the packets out. Jay will get his attachment to staff for the packet by June 21.

***Mr. Alex Grantt made the motion to excuse Jay Welsch for the months of June and July meetings, Ms. Elly McKuen seconded; motion passed unanimously.***

XI. ADJOURNMENT

***Alex made a motion to adjourn, Jay Welsch seconded; motion passed unanimously meeting adjourned at 7:23 p.m.***

Respectfully submitted,

Nadine Chiamonte  
Nadine Chiamonte, Office Assistant

APPROVED  
HISTORIC PRESERVATION BOARD:

Date: 6/28/18

AUTHENTICATED: Dallas Rejord

Dallas Rejord, Chairman

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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.