

**PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, FEBRUARY 22, 2018, 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
Ronda Lawhon
Trish Welles
Alex Grantt

Council Liaison and Staff

Mike Fiigon
Arleen Hunter
Carly Jeanne Sanseverino

Public

Bonnie M. Whittemore - BSHS
Charlie Strader - BSHS
Phyllis Blanchett - BSHS
Paul Saad - BSHS
Gerda Whyland - BSHS
Zawi Borca - BSHS

III. PUBLIC COMMENT

Public comment will be held till the end of the meeting.

IV. GRANT PROJECTS UPDATE

a. McSwain House

Mr. Fiigon gave a status update on the McSwain House. Staff has met with the Bonita Springs Historical Society (BSHS) and they are on the same page in regards to permitting, however, Mr. Fiigon did not want to go forward until he came back to the Board and discussed some of the differences.

- The original plan was going to have a porch that was 14 feet, 8 inches, the new plan has the porch at 15 feet exactly.
- Mr. Fiigon does not think the changes outlined in the updated plan would facilitate a new Certificate of Appropriateness. Mr. Fiigon checked the original COA that was written in 2016 and confirmed the Board can allow ancillary changes.
- Mr. Fiigon explained that an error was made by Tri Towne Construction. Tri Towne construction submitted the incorrect permit. Tri Towne was alerted and the BSHS was alerted to fix the submittal.

Ms. Lawhon asked what they meant by ancillary changes. Ms. Whittemore responded explaining the original plans were not ADA compliant. They have worked with Mr. Vincent and the current plan meets all the ADA requirements.

Miss Whittemore listened to the minutes from January Historic Preservation Board meeting and there was some concern about the roof. Ms. Whittemore reported the roof is not leaking. They have had contractors up on the roof to inspect and have a tarp over the roof. Mr. Fiigon concurred that since the roof is not leaking it will not prohibit BSHS from obtaining a Certificate of Use to open their doors. Ms. Whittemore stated that once this phase of the repairs are done, they will start working on the roof.

Ms. Lawhon stated it was her understanding from the minutes, that the porch would be 10 feet. Ms. Whittemore said yes, but in order to install the ADA ramp in they had to change the plans. The picket fences and lattice work are in the bid.

Ms. Lawhon asked if it will match the artist's rendition. Ms. Whittemore replied, no that was the old plan, it will meet the rendition of the new plan. Mr. Fiigon shared the new plan explaining there is a new paver deck pattern, the measurements are different, 15 feet versus 14 feet. The new plan includes the awning over the front door, which was discussed, and the ADA ramp. The steps will still come down to meet the antique pavers.

Ms. Whittemore said the awning will be moved to the back of the house in the next phase.

Ms. Lawhon asked about the stepping stones. Ms. Whittemore explained they are using pavers. Ms. Lawhon asked if the steps would go down to meet the bricks. Ms. Whittemore replied yes, the steps will come down and meeting the antique bricks.

Ms. Welles voice her concern that she has not seen a revision of a plan that actually depicts accurately what is going to be built. Mr. Strader explained the Board approved the old plan, but the BSHS was not able to raise the funds to build a wrap-around porch and chose to focus on getting the building open. The big change is that there is no south side porch and no roof at this time. The porch runs out, as it did before, to meet the brick.

Mr. Strader explained they are reinventing the house for public use. The houses built back then did not have New Orleans style of scroll work. Mr. Strader said the overriding factor was economics.

Ms. Welles asked about the plans for the back porch. Mr. Strader explained the new plan has a back porch. It gives you enough room to get around the house and power wash.

Ms. Lawhon stated looking at the back of wooden benches did not sound attractive. Phyllis Blanchette member said she understands, but functionality and getting the doors open is more important and explained that getting the doors open will make a big

difference in the funding efforts. Zawi Borsa noted that plantings can enhance areas that are not esthetically pleasing.

Mr. Grantt stated they are trying to replicate what was built in 1915, it was a simple look. There are certain things they have to have that were not in 1915, like the ADA ramp.

Ms. Lawhon noted her concerns with the esthetics of the front of the house.

Mr. Alex Grantt made a motion to extend the funding for the McSwain House to this year with the nuance changes as proposed; Ms. Welles seconded; motions passed with 3 ayes and one dissenting nay.

Dallas Revord - Aye

Alex Grantt – Aye

Trish Welles – Aye

Ronda Lawhon - Nay

Ms. Whittemore asked Ms. Hunter in the stipulations when you're working through a contractor, are they chartered with keeping receipts. Ms. Hunter explained the contractor needs to account for all of their receipts, turn all their receipts in with their invoices to the Bonita Springs Historical Society (BSHS). The BSHS will pay the invoice and the contractor will need to give them a receipt that states "paid in full".

Mr. Revord stated he wants to take Ms. Lawhon's concerns into consideration and see the rendition as it was first presented, but he understands funding and understands that they will have to do fund raising to get it to look like the original rendition. The BSHS understands Ms. Lawhon's concerns and once they get their doors open and start bringing in funds they can make those adjustments.

Mr. Strader asked if the BSHS should attend a Historic Preservation Board Meeting for the Certificate of Appropriateness for the roof. Ms. Hunter stated yes, they would need to have the Certificate Appropriateness in place before pulling the permit.

Mr. Grantt asked if back in 1915 they used mostly metal roofs. Ms. Whittemore replied yes, but there are shingles on the house now. Ms. Whittemore reported she almost has the metal donated and would only need to pay for the labor. Mr. Strader advised this is not a historic restoration, like the Edison House, it's a renovation to keep it as historically significant as possible. Mr. Grantt said his own feeling is to try to replicate as much as possible.

Mr. Strader asked about the timeline. Mr. Fiigon explained their turn-around time is about 14 days for the LDO and 5 to 7 days for the building permit. Mr. Fiigon advised, once everything is constructed, to keep track of all the receipts, the BSHS will come back to the Board with the receipts, there will be an inspection done to make sure the work has been completed and then they'll receive the funds.

Mr. Strader voiced his concern regarding the discussion at the January Board meeting regarding the Bonita Springs Historical Society. Mr. Strader said he called Mr. Vincent and Mr. Vincent was not aware of the building permit issues. Mr. Strader stated the architect gives you a set of plans and then you sit down with your builders and figure out what you can afford. Ms. Whittemore stated the Bonita Springs Historical Society has a strong base and they need to work forward.

- V. HISTORIC VILLAGE CONCEPT DISCUSSION (*Running agenda item*)
 - a. Scope of Services
 - b. Path to RFQ
 - c. Revisions to language

Mr. Welsch was not present, so the discussion was tabled until the next meeting.

- VI. ORAL TRADITION PROJECT
 - a. Anthony Correia: Request to discuss a continuation of the project
 - b. Proposal and Cost Estimates

Mr. Correia was not present, so the discussion was tabled until the next meeting.

- VII. TRAVELING PHOTO EXHIBIT
 - a. Portfolios and Easels

Mr. Revord opened the discussion on the traveling photo exhibit. They have new portfolios that are more stable which can fit three pictures. Mr. Revord said the pictures are pretty easy to carry in the foam, but for storage purposes it would be better to have them in portfolios.

Mr. Revord would like to display the pictures differently for the next show. They look good on the easels in the board room and he likes them above the cabinet. Mr. Revord does not know if we're allowed to put nails in the wall and would like to display more than fifteen pictures.

Mr. Grantt reminded Mr. Revord about the foam on the back side of the easels where it clamped on the top and sets on the bottom to protect the pictures from scratching.

Mr. Revord commended Ms. Lawhon on her write-ups on the photographs. Mr. Revord would like the binder to be there for the next exhibit and asked if the Board needs to approve the write-ups and approve the titles of the pictures. Ms. Hunter advised they need two things, one is the notebook as a reference for people who want to read more, and a title for each picture stating:

“Name of Picture”

“Brian Tietz Photographer”

“2017, glossy white metal print”

This way, people could take that title and correspond with the book.

Ms. Lawhon stated the picture of the Liles/Lyles brothers should be titled Liles/Lyles cousins. Ms. Lawhon also noted the family name Liles/Lyles should be spelled both ways for the same family.

Mr. Revord reference the picture of the Good Bread Grocery, it should be noted that it is now called the Dixie moon, which is being relocated.

Mr. Revord thanked the board from volunteering at Art Fest and passed out the volunteer schedule for next Art Fest.

Mr. Revord asked Ms. Lawhon if she could continue with write-ups for the remaining pictures. Mr. Revord suggested having a pamphlet in three different languages like they have in museums explaining the pictures.

Mr. Grantt suggested the Board have a special meeting with Susan Bridges so she could instruct them in displaying art. Mr. Revord said maybe should could come to one of our board meetings.

VIII. UPDATE REGARDING HISTORIC RESOURCE/DEMO DELAY LIST

- a. Staff to review list from Lee County

Mr. Fiigon reported there were 999 new properties, he was able to dwindle down the list to 850. He still has to go through and remove about a 100 or so more properties that are on the current list. Mr. Fiigon asked the Board for more time to sift through all the properties.

IX. BOARD MEMBER ITEMS

Dixie Moon Café Relocation

Ms. Hunter reported they are moving along on relocating the Dixie Moon. As part of the COA, there is some due diligence regarding moving the structure. They had to put some holes in the floor to see what they could do. Ms. Hunter stated it's going to be a very delicate project.

Mr. Revord asked if the whole building can't be moved, can it be deconstructed or maybe move just the façade. Ms. Hunter stated they are still evaluating.

Ms. Hunter reported that the Dixie Moon is proposed to be located to the lot next to the laundromat.

Mr. Revord asked how much money was allotted to move the Dixie Moon. Ms. Hunter stated the obligation is \$140K. Mr. Fiigon stated that City Architect, Sam Vincent, had an idea originally to almost make it so there would not necessarily be a building behind it, it would be more of an entrance to an area like a park or an outdoor café, but still keeping the integrity. Ms. Lawhon stated she was not sure if the back part of the structure is historic if the front section is movable. Mr. Grantt suggested making it some kind of information

booth. Something to interest the public where original pictures could be displayed to illustrate the original function. Mr. Revord asked staff to keep the Board posted.

X. PUBLIC COMMENT

XI. APPROVAL OF MEETING MINUTES

a. January 25, 2018

- Section VIII the very last paragraph Ms. McKuen Elly – remove Elly
- Section VIII – miss-reference to the property count for the demo delay, remove 830, it was 999 properties plus the 169 existing.
- Section V, 12th paragraph, sentence reading “Ms. McKuen suggests changing the working” to “Ms. McKuen suggests changing the wording” – change the word *working* to *wording*.

Ms. Welles moved to approve the January 25, 2018 minutes as amended, Ms. Lawhon seconded; motion passed unanimously.

XII. CONFIRM NEXT MEETING DATE: March 22, 2018

Next Meeting confirmed for March 22, 2018

XIII. ADJOURNMENT

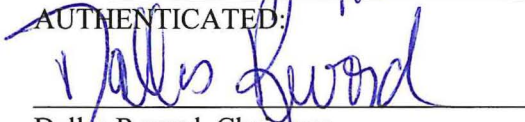
Respectfully submitted,


Nadine Chiaramonte, Office Assistant

APPROVED
HISTORIC PRESERVATION BOARD:

Date: 6/28/18

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.