

**PUBLIC MEETING OF THE
HISTORIC PRESERVATION BOARD
THURSDAY, MAY 31, 2018 5:30 P.M.
CITY HALL, 9101 BONITA BEACH ROAD
BONITA SPRINGS, FLORIDA 34135
AGENDA**

I. MEETING CALLED TO ORDER

II. ROLL CALL

Present

Alan Glazier
Alex Grantt
Dallas Revord
Trish Welles

Staff

Mike Fiigon – Community Development
Carly Jeanne Sanseverino – Asst. City Attorney
Laura Carr - Councilwoman
Elly McKuen - Staff

Mr. Revord introduced Councilwoman Carr. Ms. Carr will be the Council liaison for the Historic Preservation Board.

III. PUBLIC COMMENT

No public present

IV. PHOTO EXHIBIT

- a. Hanging selected photos in Council Chambers

Mr. Revord stated they just completed hanging Iconic Bonita photographs in Chambers and the pictures look fabulous.

V. HISTORIC VILLAGE CONCEPT DISCUSSION (*Running agenda item*)

- a. Scope of Services
b. Path to an RFQ
c. Revisions to language

Mr. Revord introduced the discussion on the Historic Village stating Ms. Sanseverino was going to look it over. Ms. Sanseverino noted there was discussion about putting in a ball park number. Ms. Sanseverino said there is no issue to leave the number in there.

The Board discussed the “not to exceed” number in the proposal. The Board decided to amend the language that the dollar amount is not to exceed ~~\$50,000~~¹ \$25,000 for Phase I and to investigate if the ~~\$50,000~~ \$25,000 could be carried over and let the final be paid after September 30.

Ms. Welles made the motion to insert a note to the language in Scope of Required Services, Page 3, Item C, number 4 to read: “NOTE: The development of the Historic Village is a multi-

¹ See “Motion to Amend” on page 3 in red

phase project. This is PHASE I. It is expected that the fee for Phase I will not exceed \$50,000.00²\$25,000”, Mr. Grantt Seconded; motion carried unanimously.³

VI. UPDATE REGARDING HISTORIC RESOURCE/DEMO DELAY LIST

- a. Board members to send their yes's and no's to staff

Mr. Glazier, Mr. Revord and Mr. Welsch completed their lists. Mr. Fiigon reminded the other Board members that they still need their lists. Mr. Revord asked the remaining Board members to try to complete their lists before the next meeting.

Ms. Welles asked how the Board members who completed their lists approached the project. Mr. Revord explained that he used the Lee Property Appraiser Website: <http://www.leepa.org>. Type in the folio number, the property will come up, there is a picture, what it's assessed at what year it was built, and whether he thought it was yay or nay as far as historic. Mr. Revord would put down notes on a property if he noticed something special.

VII. DIXIE MOON

- a. Discuss amendment to special certificate of appropriateness case no. COA16-27468-BOS

Mr. Fiigon reported that some additional concerns have been found that were not initially realized regarding moving the Dixie Moon. The firm that is moving the Dixie Moon has documented and marked the issues regarding the structural integrity of the Dixie Moon. This Board approved the Certificate of Appropriateness in 2016 for the relocation contemplating moving the entire structure. Due to the concerns regarding damage to the integrity of the structure that will not happen. At this point, they intend to move 3 out of 4 sides, so the entire back wall will not be moved. Mr. Fiigon wanted to make sure that was made clear and that when they apply for the demo permit, it's for the back wall only. Mr. Fiigon needs a motion to amend the original Certificate of Appropriateness to move the Dixie Moon as stated above.

Ms. Welles asked about the flood proofing. Mr. Fiigon explained that has been discussed, but right now the goal is to get the building moved safely. Safety is a paramount concern, since the building is not going to be occupied, there are no requirements at this point to do any structural flood proofing. Flood proofing comes when you address occupancy. Mr. Revord met with Mayor Simmons and then City Manager, Mr. Schwing. They would like to move the building, but they would prefer flood proofing rather than raising the building because it would have to be raised 12 feet.

The Board discussed the motion to amend the 2016 Certificate of Appropriateness. Ms. Sanseverino stated the basic certificate is still applicable and suggested an amendment to approve onsite modifications that may be needed to successfully move the structure. Ms. Welles stated she would have to look at the plan before they amend the certificate and would like the

² See "Motion to Amend" on Page 3

³ See motion under Item VII regarding postponing the Historic Village Concept until September to fund the relocation of the Dixie Moon Café.

amendment to be more specific. Mr. Revord explained that the back portion was an addition, and has no historical value. Ms. McKuen further explained the walls are not concrete, they are lath and plaster and constructed in 1915. Mr. Glazier remarked that Flint and Doyle will do everything they can to move it safely. Mr. Grantt stated whatever can be done to move it safely and historically appropriate as possible.

The Board decided to make a motion to amend the 2016 Certificate of Appropriateness and adhere to the original plan as much as reasonably possible to protect the historic integrity of the structure.

Mr. Grantt made a motion to amend the Certificate of Appropriateness (COA16-27468-BOS) to permit onsite modification as needed in order to preserve and protect the historic significance of the structure, Ms. Welles seconded; motion passed unanimously.

Mr. Revord was asked if the Historic Preservation Board would contribute some money toward the Dixie Moon; Mr. Revord asked the Board to discuss and make a decision on contributing funds for the relocation of the Dixie Moon. The Board discussed current projects and funds that may be available.

Chairman Revord proposed that the Board make a motion to allocate any funds left over from the Historic Village Program, the Education Program or the Grant Program to the City of Bonita Springs to use for the relocation of the Dixie Moon Café; Ms. Trish Welles moved to pass the motion, Mr. Alex Grantt seconded; motion passed unanimously.

After discussion, the Board decided to postpone the Historic Village project and table it until September due to the move of the Dixie Moon and the goal of the Board for Historic Preservation.

Mr. Revord made a motion to use the Historic Village Concept Funds of ~~\$50,000~~ \$25,000 to give to the City for the Dixie Moon relocation, Mr. Alan Glazier seconded; motion passed unanimously.

Motion above and where listed throughout this document amended to reflect the correct budget numbers. The Board has \$25,000 for the Historic Village Concept, \$50,000 for grants and \$10,000 for Education.

VIII. BOARD MEMBER ITEMS

McSwain House

Mr. Fiigon stated that the Bonita Springs Historical Society (BSHS) submitted a Certificate of Appropriateness to fix the roof of the McSwain house. BSHS would like to replace the shingle roof with a metal roof. Mr. Fiigon has not had the opportunity to do the research on metal roofs yet to be able to give the Board a staff recommendation.

Mr. Fiigon asked for a special meeting to approve the Certificate of Appropriateness for a new roof for the McSwain House. Mr. Fiigon will have staff set up the meeting.

Rail Service for Southwest Florida

Mr. Grant reported he has written a letter to a contact at the City of Sonoma regarding their transit system. In addition, Mr. Grantt stated Congress has funded 2.8 billion dollars for transit passenger rail service. That's the first time that Congress has allocated so much money since the inception of Amtrak. It's a work in progress.

Mr. Grantt has also designed his own a schematic of a rail and bike/pedestrian trail including drainage for water runoff and security fencing with a bike path on one side and hiking path on another side. Mr. Revord asked Mr. Grantt to include his letters and schematic to staff to be included in the packet for the next meeting. Mr. Revord and Ms. Welles stated it's a great idea.

Historic Preservation Board Vacancy

Ms. Welles asked if we had any candidates for the vacancy on the Board. Ms. Sanseverino reported that she has prepared a green sheet to recommend Ms. Alisha Feezor for the vacancy on the Board. Ms. Feezor has a Bachelors in History from Wake Forest and has served our Country in the U. S. Army as a paratrooper. The greensheet is on the agenda to be approved at the next Council Meeting on June 6, 2018.

IX. PUBLIC COMMENT

X. APPROVAL OF MEETING MINUTES

- a. Need motion to approve changes for minutes discussed at 4/26 meeting (5/18/2017, 7/27/2017 & 2/22/2018)

Ms. Welles made a motion to approve the minutes as amended in the April 26 meeting; Mr. Revord seconded; motion passed unanimously.

- b. April 26, 2018

Page 2 under Proposals and Cost Estimates

Ms. Welles made a motion that we fund the Oral Tradition project, including the necessary adjustments to the standing existing oral tradition project, Mr. Welsch seconded; motion passes unanimously.

Change the word "standing" to "existing".

Page 4, Item VIII, letter a. Staff review of property list nearing completion:

Add "Lee County Property Appraiser" and change for free to "for no charge". Add the word "had" in the second to last sentence:

"Mr. Fiigon is nearing the end of compiling all the data for the demo delay list of potential new properties to be added to the demo delay list. There are 688 homes. He has not had a chance to go through to find out how many have been altered significantly, which may affect the number. Mr. Fiigon explained, when this list started, there were over 1000 properties. Mr. Fiigon was able to

get the list from the Lee County Property Appraiser for no charge, but the list was not searchable, so he had to go through it by hand. It took a while, but that's why he hasn't done the final portion of the review to see how many of the homes have been significantly altered. "

Page 4, Item VIII, 4th paragraph, add the word "let":

"Mr. Fiigon asked the Board if they would want to entertain a potential code change in the future, that's always on the table. Ms. Sanseverino reminded the Board that they had talked about amending the date which is currently any home built February 2, 1968 or older. Mr. Revord thinks as this process ages, they could have homes built in 1970 that are historic. Mr. Revord said what he's afraid of is what happens 10 years from now or 20 years from now. Ms. Sanseverino said she needs to check to see if there is a national standard, and will let the Board know. Ms. Sanseverino recommended doing it this way for now. There will be time later to amend."

Page 8, 6th paragraph, last sentence, change the word "I" to "he":

"Ms. Lawhon said the front sign is beneficial to the business and iconic to the era. It is the oldest roadside attraction left in Florida. The signs are designated as historic resource as well. It is part of the historic character. She understands it's a financial thing, but it is a designated property and suggested Mr. Hecker come to the Board for help with funding. Mr. Hecker said ~~I~~ he would if I he could get better estimates."

Page 11, last page, change the word "where" to were.

Ms. Welles asked if the prints were ~~where~~ "glossy white metal".

"Name of Picture"

"Brian Tietz Photographer"

"2017, glossy white metal print"

Mr. Revord replied that is correct, the prints are glossy white metal.

Mr. Revord asked Mr. Fiigon about the status of the plaque for the Pflieger house. Mr. Revord asked Mr. Fiigon to let the Board know once the plaque is ready. Mr. Revord would like to work with staff to schedule a ceremony when the plaque is presented.

XI. CONFIRM NEXT MEETING DATE: June 28, 2018

Next Meeting Confirmed Thursday, June 28, 2018

XII. ADJOURNMENT

Mr. Revord asked for a motion to adjourn, Ms. Welles made a motion to adjourn, all in favor, meeting adjourned.

Respectfully submitted,


Nadine Chiaramonte, Office Assistant

APPROVED
HISTORIC PRESERVATION BOARD:

Date: 4/25/19

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.