

**PUBLIC MEETING OF THE  
HISTORIC PRESERVATION BOARD  
THURSDAY, JULY 25, 2019 5:30 P.M.  
CITY HALL, 9101 BONITA BEACH ROAD  
BONITA SPRINGS, FLORIDA 34135  
MINUTES**

I. MEETING CALLED TO ORDER

Meeting called to order Thursday, July 25, 2019 at 5:30 p.m. in Room 118.

II. ROLL CALL

**Present**

Alisha Feezor  
Alex Grantt  
Trish Wells  
Alan Glazier  
Dallas Revord

**Staff**

Mary Zizzo  
Carly Sanseverino  
Elly McKuen

**Guests**

Steven Lutz  
Brenda Renee Curth  
Michelle Origer  
Janet Martin  
Jennifer Perry

III. PUBLIC COMMENT

Ms. Curth spoke to correct the address as listed on the agenda for the home on Ragsdale Street; it is 10751 Ragsdale (not 10752).

IV. PHOTO BOOK PROJECT

Mr. Revord reported on the status of creating a sub-committee to work on the project. Mr. Revord introduced Jennifer Perry as the liaison from the Art in Public Places Board and Ms. Janet Martin, Chairwoman of the Tree Advisory Board, as the liaison from the Tree Board.

Mr. Revord reached out to several community members to join the sub-committee.

Mr. Revord reached out to Antonio Correia, Bonita Video, who said he would join the sub-committee.

Mr. Revord also invited Mr. Strader from the Bonita Springs Historical Society. Mr. Revord would like seven to nine members on the sub-committee.

Mr. Revord spoke to staff about using room 118 and it was suggested that they could use the room during the City Council Meeting the first Wednesday of each month.

Mr. Revord had asked Mr. Strader to work on a timeline, which he shared with the Board. Mr. Revord states this is a good start. Ms. Perry volunteered to help with the history part since she works for the Marco Island Historical Society and lives in Bonita Springs.

Mr. Revord mentioned that he learned about heritage trees and champion trees at the Tree Advisory Board meeting. Mr. Kirby had given Mr. Revord a list of remarkable trees in the Bonita Springs area and suggested they incorporate gopher tortoises, wetlands, eagle nests, Estero Bay bird rookeries, manatees at Riverside Park, the coastal dune system and the old tram railway system.

Mr. Revord stated that Ms. McKuen wrote a concept draft that the Board could review together.

Mr. Revord stated they will need a graphic designer and asked anyone may know of someone.

Mr. Revord asked a Board member from the Bonita Springs Chamber of Commerce to be on the Committee and is waiting to hear back.

Ms. McKuen asked what the ultimate goal is and the steps the Board is going to take to get there, she will start looking at grants.

Mr. Revord will reach out to the gentleman who just finished a coffee table book and is capable of printing a coffee table book who may know of a graphic designer.

Mr. Grantt has some notes on the history that Mr. Strader provided. Mr. Revord directed Mr. Grantt to get the notes to staff to distribute to the Board.

- a. Historic Preservation Board accomplishments since inception

Not discussed.

## V. DEMO DELAY WAIVER REQUEST

- a. 10670 Childers St.

Ms. Origer from John R. Wood attended on behalf of the owner, Mr. McGrath. The house was built in 1954 and has had many additions and different window styles. Ms. Origer could not find any history on the house. Mr. Revord asked how it was constructed. Ms. Origer replied the house was constructed in wood frame and in a very common style for that era.

Mr. Glazier mentioned the tongue and groove pine was used in that period. Ms. Welles asked if there was a list of all salvageable items in the house. Ms. McKuen knows of a company who would take the wood pine.

Ms. Feezor made a motion to approve the request for the demo delay waiver for the 10670 Childers Street house.

Mr. Glazier wished to discuss the materials from the house since it is all tongue and groove pine, which was used in 1954 and was concerned someone may need those materials for renovation. Mr. Revord stated there is a list of people who may want salvage material. Ms. Origer will be happy to call a couple places. Mr. Revord will give Ms. Origer the name of Mr. Busk who has restored four homes in Bonita Springs and may be interested in the materials. Ms. Origer will let them know if she sees anything else of significance. Ms. Welles would be satisfied if Ms. Origer calls the three sources and if they don't get back to her by Monday.

***Ms. Feezor made a motion to approve the request for the demo delay waiver for the 10670 Childers Street house, Mr. Revord seconded; motion passed with four ayes and one dissenting nay.***

***Alisha Feezor - Aye  
Alex Grantt - Aye  
Trish Wells - Aye  
Alan Glazier - Nay  
Dallas Revord - Aye***

Ms. Origer noticed that there was a long list of properties on the demo delay list and feels there is an opportunity to educate area realtors when they come across one of these properties. Then the realtors can educate the buyers as well. Ms. Origer will speak to her colleagues and see if they can organize something. Mr. Revord mentioned that there are grant opportunities for historic designated properties. Mr. Revord thanked Ms. Origer for coming forward.

***Mr. Revord made a motion to remove the property at 10670 Childers Street in Bonita Springs from the historic resource list, Ms. Welles seconded; motion passed unanimously.***

#### VI. HISTORIC DESIGNATION APPLICATION

##### a. 107521 Ragsdale St.

Mr. Revord introduced Ms. Renee Curth stating she would like a cottage she just purchased to be designated historic. Ms. Zizzo stated she needs the Board's direction to prepare a report to present to the Board for final decision.

***Ms. Feezor made a motion to direct staff to prepare a report for the Board's review on the property located at 10751 Ragsdale Street for Historic Designation, Mr. Grantt seconded; motion passed unanimously.***

Mr. Revord advised Ms. Curth get in touch with Ms. Zizzo at Community Development regarding a Certificate of Appropriateness for work she would like done.

#### VII. HISTORIC VILLAGE FEASIBILITY STUDY

Ms. McKuen reported that they had a very interesting meeting yesterday; Mr. Welsch joined the meeting via phone from Europe. Also attending were Mr. Randy Gross, economist, Dr. Tyler Patak and a landscape architect from Parker/Mudgett/Smith Architects. The firm had been doing field reconnaissance that morning and in town today. They were looking at sites, they were looking at buildings and they were looking at who they should talk to. They would like to talk to commercial real estate brokers. Ms. McKuen connected them to Mr. Fullick from the Art in Public Places Board and to Chairman Revord, due to his contacts in the community. Mr. Revord stated he had lunch today with Mr. Gross at Dolly's and they discussed many opportunities. Mr. Gross will be meeting with Premiere Real Estate, Sotheby's, and Andrew Desalvo. Ms. McKuen explained that Mr. Gross' fieldwork is in transportation, tourism, local economy demographics and the trade area.

Ms. McKuen stated their focus is going to be retail office and museum. Ms. McKuen will be providing maps of the downtown area and all of Beach Road and will share the work that DPZ has done for the City so they can use that as a basis. They think that by the end of September or the first part of October, they will have a draft to bring back to the Board.

a. Goodbread Grocery Update

Ms. McKuen reported that the rehab of the building has moved forward in the process. They have sent the application to the Historic Commission for their review, and it will be reviewed on September 26 and 27. The Historic Commission suggests that they be in the audience to answer questions so Ms. McKuen is going to ask if she can go up there. Ms. McKuen stated it is good to have someone in the audience, it shows that they are committed.

b. Historic Village Phase II Update

The Historic Village Phase II study has passed the first test in the review process. It has gone to Phase II, which is good news.

c. Wonder Garden Café Update

Ms. McKuen gave a brief report on the Wonder Garden Café. She met with the architect this morning and they have a contract with GMA. They are taking measurements to start the drawings. They have a mandate from City Council to have all the improvements done and a tenant in the building and doors open by January. It is a tight timeframe. Ms. McKuen explained they are doing health, safety and welfare improvements including plumbing, HVAC, roof and ADA accessibility. They are going to reconfigure the bathrooms. Mr. Glazier asked if they could keep some of the old tile in the bathroom. Ms. McKuen thought not.

## VIII. BOARD MEMBER ITEMS

a. Picture write-ups

Mr. Revord thanked Ms. Welles for doing the write-ups. Ms. Welles stated that they are working on version 3. Mr. Revord thought when they are completed; he wanted to have place cards for each picture.

b. Historic Plaque

Mr. Revord received plaques from Ms. Sanseverino. Mr. Revord's project was to find out which houses do not have plaques and should have a plaque. Mr. Revord will put together a list of houses without plaques. Ms. Welles recommended sending the owners a letter to see if they would like a plaque.

Mr. Revord needs a motion to order a plaque for a house where the plaque is unreadable due to sun damage. The Board spoke about trying to find plaques that hold up better.

Mr. Revord asked for a vote to order a new sign for 27041 Center Street, built in 1937, Mr. Glazier thinks we should go ahead and do it, but talk about future materials. Ms. Sanseverino

suggested having staff ask about alternate materials. The Board agreed, Ms. Sanseverino will ask Ms. Chiamonte ask for quotes on signs made of different materials.

***Mr. Glazier made a motion to order a new sign for 27041 Center Street, Mr. Grantt seconded, motion passed unanimously.***

Mr. Revord will continue with the project to determine houses that have been designated as historic and need plaques.

c. Iconic Bonita Picture Write-ups

Mr. Revord asked the Board to review version 3 of the write-ups for the Iconic Bonita pictures.

d. Coffee Table Book

Mr. Revord asked Ms. Chiamonte to send Ms. Feezor's write-up to the Board so they can review for next meeting

e. Historic Resources/ Demo Delay – presenting to area Realtors – as discussed earlier in the meeting

Mr. Glazier volunteered to speak to area realtors, share the ordinance and explain the process. The Board discussed what happens if someone sells a property that might be on the demolition delay list. Ms. Sanseverino advised that educating the public is part of the Board's public educational outreach program.

IX. STAFF/BOARD MEMBER UPDATES (if applicable)

Mr. Revord stated the Historic Preservation Board budget is \$50,000 for the grant, \$25,000 for the feasibility study and \$10,000 for the project fund.

Mr. Glazier asked about showing the pictures at the library. Mr. Revord replied that it is a Lee County facility and the pictures would not be on City property so it raises the concern about who will be responsible for the pictures.

Mr. Revord discussed having Mr. Correia come to a meeting to discuss PSA announcements on what the Board is doing.

Mr. Grantt stated he reviewed the Bonita Springs history for the coffee table book and noticed some information that needs to be corrected. Mr. Grantt said that the actual railroad to first come to Bonita Springs was the Atlantic Coast Line railroad. Then, the Sea Board Airline railroad came in right before the great depression. Mr. Revord asked Mr. Grantt to call Ms. Chiamonte with his corrections.

Mr. Revord asked staff about the picnic tables by the Banyan trees and was told that the City is waiting until the County finished up work in that area. Mr. Revord told the City Manager that they are going to hold off on this until the County finishes their work. Mr. Glazier stated they also need to have a record of the time capsule.

Ms. Sanseverino asked for clarity Mr. Revord's statement on the budget for next year. Mr. Revord stated the Historic Preservation Budget for next year should be \$50,000 for grants, \$25,000 for the feasibility study and \$10,000 for the project budget. Ms. Welles stated they had also decided to use \$25,000 of the \$50,000 grant money for the feasibility study. Mr. Revord did not see that stated in the budget; Ms. Sanseverino will check.

X. PUBLIC COMMENT

No public present at this time.

XI. APPROVAL OF MINUTES

a. June 27, 2019

Ms. Welles had the following corrections:

Item III, second paragraph:

Replace the word "side" with site:

Mr. Strader asked why the house on Illinois Street was coming before the Board stating it was his understanding that a demolition delay was for complete demolition of a structure or portions of a ~~side~~ site and does not understand why the Board was getting involved with replacing exterior doors.

Item IX, third paragraph from the bottom (not including the motion):

Change the phrase "ton of stuff" to a lot of information:

Mr. Strader was speaking with someone in town who has been speaking with the Lee County Clerk of courts in the Deeds department and, apparently, they have ~~a ton of stuff~~ a lot of information about Bonita Springs.

Item IX, second paragraph from the bottom (not including the motion):

Add the work "of" after copies – "he thinks the City should have copies of."

Mr. Strader spoke about archiving. There are things that the Bonita Springs Historical Society owns that he thinks the City should have copies "of".

Mr. Revord referred to the three items Mr. Strader spoke about at the June 27 meeting regarding the archiving and would like staff to look into this. Mr. Revord would like to table this until next time. Ms. Zizzo stated she thought this would fall under the City Clerk. Mr. Revord asked for this to be an agenda item at the next meeting.

***Ms. Feezor made a motion to accept the minutes as corrected above, Mr. Grantt seconded, all in favor; motion passed unanimously.***

XII. CONFIRM NEXT MEETING DATE: August 22, 2019

Not discussed.

XIII. ADJOURNMENT

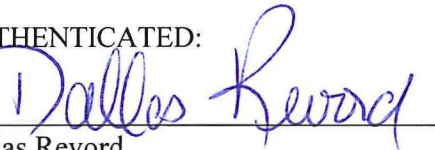
Meeting adjourned at 7:32 p.m.

Respectfully submitted,

  
Nadine Chiaramonte, Office Assistant

APPROVED  
HISTORIC PRESERVATION BOARD:

Date: 9/26/19

AUTHENTICATED:  
  
Dallas Revord

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Any person requiring special accommodations at any of the meetings because of a disability or physical impairment should contact Meg Weiss, ADA Coordinator, at 239-949-6262, at least 48 hours prior to the meeting.

If a person decides to appeal a decision made by the Board 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.