

**HISTORIC PRESERVATION ADVISORY BOARD
MEETING
AUGUST 26, 2010**

MEMBERS PRESENT: John Chalifoux, Chairman
Gordon Bower, Bill Cote, John Hagerman,
Nancy Lisby, Karen Lyons

OTHERS PRESENT: Mitchell Austin, Urban Design Planner
Joan LeBeau, Chief Planner
Sandy Pond

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting - September 23, 2010
- C. Election of Chairman
 - Mr. Chalifoux announced the Board must elect a Chairman due to the resignation of Ms. Christel Schmidt.
 - Recording Secretary Kelly opened the floor for nominations.
 - Ms. Lyons NOMINATED Mr. Chalifoux for Chairman.
 - As there were no other nominations, Mr. Chalifoux was appointed Chairman by acclamation.
 - Mr. Chalifoux confirmed Election of Vice Chairman would be placed on the Board's next agenda, explaining this was necessary as he had previously served in that capacity.

APPROVAL OF MINUTES

- A. Meeting of July 22, 2010
 - Mr. Cote MOVED, Ms. Lisby SECONDED approval of the July 22, 2010 minutes. MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

Note: Item A was heard following Item B.

- A. Certificates of Appropriateness
 - 1. HPAB Review
 - a. CA-23-10 - 124 Cross Street - Bluewater Trading Company - Hand Painted Sign, Lower One-third of Exterior Windows
 - Mr. Mitchell Austin, Urban Design Planner, displayed an overhead depicting the proposed signage, as delineated in the agenda material, stating the structure was listed on the Florida Master Site File. He mentioned this craftsman style structure was built circa 1909 as a single family residence but had been used as a commercial retail

structure for a number of years, adding the building was located in the City Center (CC) zoning district (mixed-use). He confirmed the proposed window lettering met City Code requirements and did not adversely impact the architectural or historic character of the neighborhood. He recommended approval of CA-23-10 based on the evidence provided by the applicant.

- Ms. Lyons commented favorably on the structure's appearance.
 - Ms. Lisby questioned the ramifications if the Board denied the request.
 - Mr. Austin replied staff would work with the applicant to suggest some type of reconfiguration. He confirmed a case had been opened by the Code Compliance Division.
 - Mr. Cote asked when the signage was installed.
 - Mr. Austin replied he did not have that information in hand.
 - Mr. Cote MOVED, Mr. Hagerman SECONDED approval of CA-23-10. MOTION CARRIED UNANIMOUSLY.
- b. CA-24-10 - 210 Taylor Street - Creation Gallery - Miscellaneous Signage
- Mr. Austin displayed an overhead of the proposed signage, as delineated within the agenda material, stating the subject building was constructed circa 1925 as a multi-family apartment residence. He noted the structure was located in the downtown commercial historic district and was listed on the Florida Master Site File. He advised the structure appeared to have been utilized as office and/or retail space since an early 1990s' renovation but currently operated as a multi-tenant building without a uniform sign plan, which staff generally recommended but was not required by City Code. He mentioned the building currently had two existing signs, a non-conforming façade sign for Salon Art Works and a recently approved suspended sign for Premier Properties of Punta Gorda. He explained the proposed signage would consist of window and projecting signs, both of which met City Code requirements for size and location; however, the use of projecting and façade signs in conjunction was prohibited; therefore, staff could not approve the permit due to the existing Salon Art Works' façade sign. He concluded staff recommended approval of the window sign but denial of the projecting sign based on the evidence provided by the applicant and existing conditions of the structure. He mentioned staff had advised the property owner and leasing agent of the inability to permit the projecting sign and issued an invitation to meet with staff for assistance; however, there had been no response to date.
 - Mr. Bower commented projection of the sign over the sidewalk had a somewhat odd appearance.

- Mr. Hagerman disclosed he was a potential owner of this building and would thus abstain from voting (see Voting Conflict form attached).
- Mr. Chalifoux pointed out CA-14-10, which was presented at the Board's May 2010 meeting, was for signage at the subject location but for Premier Properties. He stated he felt the Board wished to be citizen and business friendly, particularly in the current economic times; however, he agreed a generalized sign plan would solve the above described problems. He opined the Board could not approve this request simply because it did not comply with City Code.
- Mr. Austin reiterated staff wished to meet with the applicant to propose some potential solutions. He reminded members the projecting sign was currently visible from Marion Avenue due to the vacant property at the corner of same; however, construction at that site would block the view.
- Mr. Bower asked if staff was in favor of a projecting sign.
- Mr. Austin replied affirmatively, clarifying staff would then recommend window graphics, lettering, a directory, etc., for each individual business. He explained this could be made to comply with City Code under the Creative Sign portion of same.
- Mr. Hagerman requested clarification of sign size restrictions.
- Mr. Austin explained the advantages of the Creative Sign portion of City Code would allow for a sign design which accommodated the applicant's needs. He clarified such a sign would be substantially larger than that which was existing.
- Ms. Lisby asked if businesses existed on the second floor.
- Mr. Austin replied affirmatively, specifically office space, adding the ground floor was occupied by retail businesses.
- Ms. Lyons questioned the number of signs being requested.
- Mr. Austin replied three, window graphics, a projecting sign and a portable sign; however, the portable sign was not part of the application.
- Ms. Lisby clarified Thomas Ryan Real Estate was handling the application for the owner.
- Ms. Lyons MOVED, Mr. Cote SECONDED to recommend approval of the window signs/graphics and denial of the projecting sign as described in CA-24-10. MOTION CARRIED UNANIMOUSLY.

Note: Item B was heard prior to Item A.

B. City of Punta Gorda Comprehensive Plan - Historic Element Discussion

- Ms. Joan LeBeau, Chief Planner, stated staff had previously discussed the possibility of establishing a Historic Element in the Comprehensive Plan but had been unable to do so due to the work involved on the Plan's complete rewrite. She announced the Evaluation & Appraisal Report (EAR) process was ongoing at this time, as reported to

the Board at a previous meeting, adding she wished to solicit the Board's input and assistance in producing a Historic Element. She mentioned a number of community members had also asked to participate. She suggested scheduling a meeting at which the entire Board or a member designee would be in attendance along with interested community members.

- Mr. Chalifoux spoke in favor of this initiative. He mentioned he had submitted a letter to the City Manager relative to the Board's recommendations for the 2011 Strategic Plan, specifically establishment of a Scenic Highway Program and updating of the Florida Master Site File.
- Ms. LeBeau agreed, stating addition of a Historic Element to the Comprehensive Plan may gain additional points on City grant applications.
- Mr. Cote volunteered to act as the Board's designee.
- Ms. Lisby questioned the timeline.
- Ms. LeBeau estimated adoption of the EAR-based amendments in December 2011, adding completion of a Historic Element would be 18 months following same.
- Mr. Chalifoux noted he wished to attend at least the first meeting, urging other members to do so as well.
- Mr. Bower questioned the scope of work involved.
- Ms. LeBeau replied same was somewhat uncertain at this time, offering to provide members with an already prepared basic outline and to update the Board on a monthly basis at their regular meetings.

Note: Unfinished Business was heard following Item A, New Business.

UNFINISHED BUSINESS

- Mr. Chalifoux requested a discussion of the proposed Herald Court Centre mural project, confirming copies of a project outline had been provided to members and submitted into the record.
- Ms. Sandy Pond, Punta Gorda Mural Society (PGMS), provided a review of events leading up to this date, stating this potential mural project was proposed to document the history of Mr. Harry Goulding and his passion for the hibiscus flower. She displayed an overhead of several areas of the parking garage, as delineated in the agenda material, pointing out the proposed mural locations within same. She explained Phase 1 would entail only the mural around the elevator, adding Phase 2 would address the interior of the garage. She mentioned color coding of the three levels would be coordinated with the Wayfinding System in an effort to identify with the rest of the community. She continued Phase 3 was related to artwork placed on the pillars surrounding the building facing the interior courtyard. She noted each piece of art would be created

through different mediums but would represent depictions of over 100 species of hibiscus.

- Mr. Bower confirmed each would represent a different species, suggesting the presentation be changed to reflect same.
- Ms. Pond agreed, reiterating the desire to involve the community. She suggested residents could become involved through a hunt for the numerous hibiscus species located in back yards, for example. She explained artists could then choose a particular flower specie to honor in their artwork, which in turn could be sold, perhaps through a silent auction; thus, this phase would be self-supporting.
- Ms. Lisby mentioned several types of hibiscus were planted in the History Park.
- Mr. Bower questioned the logistics of identifying over 100 species.
- Ms. Lyons stated she was a Master Gardener, adding she knew several hibiscus specialists.
- Mr. Chalifoux interjected this project had been under development for over a year. He mentioned former Board member, Ms. Dawn MacGibbon, had presented numerous photographs of hibiscus species created by Mr. Goulding.
- Ms. Lyons commented this project would evolve over five to ten years.
- Mr. Hagerman questioned the total number of locations within the garage in the event the entire project was approved.
- Ms. Pond estimated 80 potential places for sculptures, pictures, depictions, etc. She announced receipt of grant funding for both this project as well as that proposed on the Charlevoi Condominiums.
- Discussed then ensued with regard to the steps necessary to move the project forward.
- Mr. Hagerman MOVED, Mr. Cote SECONDED approval of the project as a whole. MOTION CARRIED UNANIMOUSLY.
- Mr. Hagerman MOVED, Ms. Lyons SECONDED to request matching funding from the Community Redevelopment Agency (CRA). MOTION CARRIED UNANIMOUSLY.
- Ms. Lyons suggested the presentation to the CRA include a timeline.
- Mr. Cote recommended the hibiscus depicted in the presentation be changed to varying colors.
- Mr. Chalifoux clarified the PGMS was prepared to make their presentation to the CRA in October 2010.
- Ms. Pond offered to attend the Board's September 2010 as well to allow members to view the final presentation.
- Mr. Bower expressed concern with regard to the lack of approval from Team Punta Gorda (TPG).

- Mr. Hagerman confirmed the PGMS was responsible for future maintenance of murals.
 - Ms. Lisby suggested Ms. Pond contact Ms. MacGibbon.
 - Mr. Bower recommended Ms. Pond also contact Mr. Carl Powell of Powell Nurseries.
 - Mr. Chalifoux added it was important to contact the Goulding family regarding the presentation to the CRA.
- A. Punta Gorda Historical Society, Inc.
- Ms. Lisby announced cleaning and restoration of the Train Depot was underway, adding an antique mall within same was slated to open in the near future. She advised a spaghetti dinner was scheduled for 5:00 p.m. on September 18, 2010, at the Women's Club, adding tickets were available. She mentioned an array of old postcards of the former Punta Gorda Hotel would be used for the tickets.
 - Mr. Chalifoux then stated he had provided City Manager Howard Kunik with the pamphlet generated by the Charlotte County Historic Advisory Committee (CCHAC) in the hope of generating a similar pamphlet particular to the City, requesting an update on same.
 - Mr. Austin responded the Board must first determine what specific projects on which to focus, stating the actual graphics of a pamphlet could easily be done in-house. He explained the Finance Department would require specific criteria on how money would be expended and/or received before setting up an account.
 - Mr. Chalifoux commented a joint effort with the CCHAC for a plaque program would require the City to provide a portion of the funding for same. He noted the Board had also considered a Board sponsored placard program which would require 100% City financing. He concluded members may also wish to consider contributing to the PGMS as well.
 - Mr. Austin requested those three projects be denoted in a letter addressed to the Growth Management Department/Urban Design Division. He then mentioned a proposed amendment to the Board's bylaws would be presented at their next meeting, explaining the amendment proposed the addition of two alternate positions on the Board.
 - Mr. Chalifoux announced ZA-11-10 had been voted down by City Council, explaining same would have allowed staff to approve Certificates of Appropriateness in the event the Board could not meet due to lack of a quorum. He asserted any person who volunteered to serve on any board/committee must attend all meetings. He expressed disappointment only three Board members had been available for the previously scheduled joint meeting with the CCHAC as same was insufficient for a quorum.

- Mr. Hagerman stated he understood the Board had failed to meet due to lack of a quorum only twice in the past six years.
- Mr. Chalifoux countered there had been four or five such instances. He requested members generate interest in the community in an effort to fill the existing vacancy as well as the future alternate seats.
- Mr. Austin then asked if the Board wished to continue to meet jointly with the CCHAC, stating he was somewhat reluctant to plan same as the two previously scheduled meetings had been cancelled as the Board had not had a quorum. He explained the County was incurring significant budget/staff cuts and thus may be unable to coordinate same.
- Mr. Chalifoux suggested consideration be given to scheduling a joint meeting in January 2011.

STAFF COMMENTS

- A. CRA Project Status Report
- No discussion.

MEMBER COMMENTS

- Ms. Lisby announced she would not be present at the Board's next meeting.
- Mr. Chalifoux thanked members for their vote of confidence in appointing him Chairman. He advised the demolition permit application which the Board had voted to deny was appealed to City Council who in turn approved the application, confirming the structure had been removed. He asked members to review the Board's bylaws, explaining he wished to work on projects specific to same. He mentioned Ms. Tosie Hindman's home on Goldstein Street was slated for demolition, pointing out the historical significance of the structure.

ADJOURNMENT

- Meeting Adjourned: 10:14 a.m.

John Chalifoux, Chairman

Mary Kelly, Recording Secretary