

**HISTORIC PRESERVATION ADVISORY BOARD
MEETING
NOVEMBER 18, 2010**

MEMBERS PRESENT: John Chalifoux, Chairman
Cynthia Beauford-Johnson, Gordon Bower,
Bill Cote, Nancy Lisby, Karen Lyons

MEMBERS ABSENT: John Hagerman

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

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
- 1. December 16, 2010
- Mr. Chalifoux noted the Board's next meeting would be held on the third Thursday of the month due to the upcoming holidays.

APPROVAL OF MINUTES

- A. October 28, 2010 Minutes
- Mr. Cote MOVED, Ms. Lyons SECONDED approval of the October 28, 2010 minutes. MOTION CARRIED UNANIMOUSLY.
- Mr. Chalifoux then announced Ms. Jan Sidebottom had been appointed as an Alternate member of the Board.

NEW BUSINESS

- A. "Hotel Charlotte Harbor" – Mural Request
- Mr. Mitchell Austin, Urban Design Planner, announced this was a request to re-paint the subject mural on the southern end of the Charlevoix Condominiums, noting same had originally been painted on the north end of the former Punta Gorda Mall. He stated the original mural was destroyed with the demolition of the Punta Gorda Mall after Hurricane Charley. He recommended approval of the proposed mural, offering to answer any questions.
- Ms. Kelly Gaylord, Punta Gorda Mural Society (PGMS), displayed a rendering of the proposed mural, as delineated in the agenda material, providing a detailed explanation of the background regarding same.
- Mr. Chalifoux mentioned the artist, Mr. Charles Peck, painted the mural on the City Hall Annex as well as that on the Tapas One restaurant.
- Ms. Lisby questioned the funding source for the mural.

- Ms. Gaylord replied some funding would be through grants, acknowledging fund raising would be necessary as well. She opined the mural would commence in January 2011.
 - Mr. Bower confirmed the Charlevoix Condominium Board had granted their approval.
 - Ms. Lisby MOVED, Mr. Cote SECONDED to recommend approval of the proposed mural. MOTION CARRIED UNANIMOUSLY.
- B. CA-28-10 – 756 West Marion Avenue – Fence – Information Only
- Mr. Austin announced the applicant wished to install a 36 inch wooden picket fence in front of the subject property. He advised this single family house was listed on the Florida Master Site File (FMSF) and was constructed circa 1893, making it among the oldest developed sites with an existing structure in the City. He confirmed the proposed fence met the size and location requirements of City Code. He concluded staff had approved this request administratively and was presenting same for information only.
 - Mr. Chalifoux mentioned this was the same property where demolition of an accessory structure had occurred.
 - Ms. Lisby noted she had provided the owner with the Abstract for this property.
- C. CA-29-10 – 413 Retta Esplanade – Miscellaneous Repairs – Information Only
- Mr. Austin announced the subject property was constructed circa 1895 and was listed as a contributing structure with the National Register Historic District (NRHD). He stated the home had been unoccupied since Hurricane Charley in August 2004 and had been cited a number of times for various City Code violations. He explained this application was intended to bring the structure up to Code, stating minor patching of vinyl siding, re-glazing of windows and other minor repairs were required. He mentioned the property had changed ownership several times and was again for sale. He concluded staff had approved this request administratively.
 - Ms. Lisby confirmed the property was previously owned by Mr. Paul Sullivan.
 - Mr. Chalifoux commented this home was one of the most beautiful in the Historic District, expressing dismay at how it had been allowed to deteriorate.
 - Ms. Lisby stated Mr. Bob Boehm had approached the Punta Gorda Historical Society (PGHS) to inquire if the home could be demolished.
 - Discussion ensued with regard to the history and potential of this structure.

UNFINISHED BUSINESS

- A. Herald Court Centre Joint Mural Project
- Ms. Sandy Pond, PGMS, announced she and Ms. Lyons, the Board's designee on this project, had decided the project, as presented and discussed at previous meetings, was simply too large for the two of them to handle. She clarified the PGMS was able and willing to assume responsibility for the mural portion of the project at the one location near the elevator; however, the PGMS was asking to be released from their initial agreement covering the entire project in conjunction with the Board. She further stated the PGMS would proceed with the mural portion of the project when finances were available.
 - Mr. Bower asked if this was primarily a financial issue.
 - Ms. Pond replied in the negative, explaining the project had proven to simply be too complex. She expressed hope the Visual Arts Center (VAC) and/or the Arts & Humanities Council (AHC) could become involved in the future for the second and third phases of the overall project.
 - Ms. Lisby asked if other members of the PGMS could provide assistance.
 - Ms. Pond replied the PGMS was very small, adding a number of major projects were already ongoing.
 - Ms. Lyons added this was currently the busy season, pointing out the original, overall project had always entailed several years for completion. She opined delaying the project for a few months would not have a significant impact.
 - Mr. Chalifoux countered he understood the issue to be the PGMS' desire to be released from their agreement with the Board as opposed to only delaying the project.
 - Ms. Pond responded the PGMS could re-address the project with the Board in six months, for example. She reminded members murals were routinely presented to the Board for their recommendation to the Community Redevelopment Agency (CRA); thus, members would still have the opportunity to provide input.
 - Mr. Austin opined the original, overall project extended far beyond the mural projects which were expertly handled by the PGMS, stating he felt same was more of an "art" project as opposed to a "story-telling/history" project. He expressed his belief having the agreement in place would inhibit the PGMS' process with respect to the mural portion of the project as this Board was subject to the Sunshine Law. He expressed hope the second and third phases of the project, separate from the mural itself, could be sponsored by another entity.
 - Ms. Pond clarified she personally no longer had the time or resources to properly administer a project of this size; however, she hoped the project would come to fruition. She mentioned Ms. Michelle Valencourt, VAC, had advised all of their

volunteers' time was currently maxed out on their own projects; however, Ms. Valencourt was interested in future discussions.

- Mr. Austin commented perhaps Florida Gulf Coast University (FGCU) could partner on the project.
- Mr. Chalifoux interjected the entire project was subject to approval by the CRA. He spoke in favor of tabling the issue but remaining in partnership with the PGMS. He opined there was strength in numbers; thus, he would be happy to see involvement with other organizations such as those discussed this date.
- Ms. Pond agreed; however, she reiterated she did not currently have the resources to move forward. She stated one option was to present the concept to the CRA at their next meeting to determine their interest, or lack thereof, in all and/or part of the overall project.
- Mr. Bower questioned the sense of making a presentation at this point if there were no resources available to follow through on same.
- Ms. Lyons concurred.
- Mr. Chalifoux suggested delaying the presentation to March or April 2011.
- Ms. Lisby and Ms. Lyons recommended a delay to May or June 2011.
- Ms. Pond countered she did not feel a great deal would change in six months as far as time, the presentation or finances. She noted the PGMS planned to request \$1,000 from the CRA, adding public funds would also need to be generated. She reiterated her request to determine the CRA's interest in the overall project. She clarified the PGMS wished to move forward on the mural portion of the entire project, stating she would not like to see same delayed. She again requested the Board release the PGMS from the mural portion of the agreement.
- Mr. Chalifoux agreed the mural portion of the project should proceed; however, he opined it would be difficult to obtain funding from the CRA.
- Discussion ensued with regard to potential funding sources.
- Ms. Lisby MOVED, Mr. Cote SECONDED to separate the mural portion of the agreement to allow the PGMS to move forward independently on same, to release the PGMS from that portion of the agreement with the Board and to jointly move forward on the second and third phases with the PGMS as co-sponsors in six months. MOTION CARRIED UNANIMOUSLY.
- Mr. Chalifoux stated he believed partnering with other organizations would be beneficial, particularly with regard to funding, as the City was facing many financial challenges.
- Ms. Lisby opined the project could be accomplished without City funding.

- B. Discussion regarding Fund Raising for Historic Projects
- Mr. Austin apologized he did not have a draft brochure for the Board's review, stating staff's time had been somewhat monopolized with the Evaluation & Appraisal Report (EAR) process relative to the Comprehensive Plan.
 - Mr. Chalifoux acknowledged the time constraints of the Growth Management Department, asking when the Board could expect a draft to review.
 - Mr. Austin replied he may be able to provide same at the Board's January 2011 meeting.
 - Mr. Chalifoux expressed concern the brochure would not be available during the winter months, pointing out many residents were seasonal. He announced he was prepared to make a personal contribution in order to establish a fund raising account. He asked if the City would finance the cost of printing the brochures or if same would be the Board's responsibility.
 - Mr. Austin replied the Urban Design Division could print a significant number in-house once a final draft was in hand.
 - Discussion ensued with regard to whether staff or the Board would prepare the brochure.
 - Mr. Chalifoux volunteered to do so, stating he would have a draft available for members' review at their next meeting.

Note: Item C was heard following Item D.

- C. City of Punta Gorda Comprehensive Plan – Historic Element
- Ms. Joan LeBeau, Chief Planner, announced she had extended invitations to sub-committee members to a future meeting to discuss development of a Historic Element of the Comprehensive Plan, expressing hope the meeting would be held sometime during the first two weeks of December 2010. She noted invitees had been provided with a draft outline of the remaining Comprehensive Plan elements. She confirmed Ms. Lisby, Board designee for this project, had responded with potential meeting dates. She explained the City would need to first provide an outline, adding upon approval of the EAR, the City would be allowed 18 months to actually write the entire Historic Element.
 - Mr. Chalifoux questioned the sub-committee's membership.
 - Ms. LeBeau replied Ms. Laurie Coventry-Payne, Florida Gulf Coast University (FGCU) Professor, Ms. Lisby, Mr. Louis Desguin, Ms. Gussie Baker and one other community member. She stated she hoped the above mentioned outline would be presented to this Board for their review in February 2011.

Note: Item D was heard following Item B.

D. Punta Gorda Historical Society, Inc.

- Ms. Lisby updated the Board on several projects and events as follows: Train Depot fundraiser event, "Community Fun Night," Bob Evans restaurant, November 19, 2010; partnership with volunteers from The Home Depot for work at various PGHS properties; quasi-civic program for middle school children, including tours of the Train Depot.
- Mr. Austin mentioned Beef 'O'Brady's held "spirit nights" to benefit numerous organizations, suggesting the possibility of fund raising events for the PGHS.

Note: Item E was heard following Item C.

E. Plaque Program

- Mr. Chalifoux stated the Board had discussed implementation of an award program, reminding members the former Revitalization Committee (RC), which had been sunsetted, had previously administered an award program. He asked members to consider a number of aspects of a potential award program, the first being the most basic, i.e., "why give an award."
- Ms. Lisby replied to instill community pride.
- Mr. Bower added awards could act as an incentive to encourage citizens to improve their properties.
- Mr. Chalifoux commented such a program provided a way to reward people as well as to attract others to the City's historic areas. He then asked members to consider the criteria for such an award. He noted he had researched programs in three other communities, the criteria for which varied throughout the country, citing as examples projects such as landscaping up to complete restorations.
- Mr. Bower spoke in favor of a separate, perhaps annual, award for restorations.
- Mr. Chalifoux asked members to consider the frequency of presentation of awards, i.e., annually or quarterly. He opined monthly awards were excessive and cost prohibitive.
- Mr. Bower added monthly awards lost their value.
- Mr. Cote spoke in favor of an annual program.
- Mr. Bower concurred.
- Mr. Chalifoux asked if the program should entail different categories.
- Ms. Lisby responded she believed so.
- Mr. Bower agreed, stating perhaps an overall "restoration of the year" winner could be selected.
- Mr. Chalifoux suggested a category for new construction, either commercial or residential. He provided Mr. Austin with a list of criteria for consideration, requesting same be included in the agenda material for the Board's next meeting. He then commented on various types of awards and displayed an overhead, as delineated in the

agenda material, depicting a sample historic marker made of bronze. He opined winners would be proud to display such plaques, citing a cost of \$319 including ground shipping as quoted by International Bronze. He asked if members felt only the City logo should be displayed or whether the "City of Hibiscus" logo should be added as well.

- Ms. Lisby stated she felt the City logo must be included as the Board was an advisory committee of Punta Gorda.
- Mr. Bower asked if awards would be restricted to the City.
- Mr. Chalifoux replied he believed so, pointing out the Historic District covered a large area. He expressed hope the FMSF would be updated in 2011, thus providing an opportunity for expansion of the historic district.
- Mr. Austin responded the City would have the opportunity to explore that possibility; however, the likelihood of the historic district being expanded was minimal, at best, due to the density of historic structures.
- Mr. Chalifoux continued his review of possible program criteria, questioning who would present the awards as well as how and where same would take place. He spoke in favor of the Mayor making such presentations, stating same would add more weight to the awards. He concluded this topic would be on the Board's next agenda.
- Discussion ensued with regard to whether or not awards should be restricted to the Historic District.
- Mr. Chalifoux then asked if Mr. Austin felt the program should be application based.
- Mr. Austin replied affirmatively, stating applications could then be reviewed in detail by the Board.

STAFF COMMENTS

A. CRA Project Status Report

- Mr. Austin announced improvements were ongoing on Harborside Drive, adding there had been significant discussion at the most recent City Council Meeting about the Harborwalk, Linear Park and various pieces of the "Ring Around the City." He advised an update from the Florida Department of Transportation (FDOT) was anticipated in December 2010 as to funding for the next five years.
- Mr. Chalifoux commented on the Trabue Avenue brick laying project, asking if same would be performed by citizens.
- Mr. Austin expressed uncertainty regarding same, stating the Utilities Department was responsible for the overall project while the Public Works Department was responsible for the roadway itself.

- Mr. Chalifoux offered to contact Mr. Rick Keeney, Public Works Director, regarding the issue of brick laying.

COMMITTEE/BOARD COMMENTS

- Mr. Cote asked if a mooring field existed off of Gilchrist Park.
- Mr. Austin replied not at this time; however, there was a designated anchorage area. He advised regular updates on the East and West Mooring Field projects were available through the City Manager's Weekly Highlights Report (WHR), which could be viewed on line. He further noted anyone could sign up via the City's web site to receive the WHR by electronic mail.
- Mr. Cote asserted one boat had been anchored in that area for at least two consecutive months.
- Mr. Chalifoux then commented on a commercial structure located at 501 East Olympia Avenue, stating he understood the owner was considering demolition. He continued the property had been heavily fined for various City Code violations, adding the City was near to seeking foreclosure. He clarified the structure was located on the corner of Milus Street and East Olympia Avenue, pointing out this was a historic structure. He mentioned the structure was not unsightly when viewed from the front but rather only from the rear.
- Mr. Austin stated the structure was damaged by Hurricane Charley in August 2004. He noted the property was commercially zoned, acknowledging the structure was residential.
- Mr. Chalifoux stated he understood the owner was financially unable to renovate the building in order to meet City Code requirements.
- Mr. Austin advised the property was actually comprised of three or four lots, all under the same ownership, adding a separate structure had been demolished at some point during the past year.
- Mr. Chalifoux offered to contact the City Manager about seeking an opinion from the City Attorney to determine the advisability or legality of an ordinance addressing the demolition of historic structures, specifically requiring the property owner to provide the building and a sum of money equivalent to the cost of demolition to an organization or individual interested in relocating the structure.
- Mr. Bower questioned the legality of same.
- Mr. Chalifoux reiterated his recommendation was to seek an opinion from the City Attorney, contingent upon the City Manager's authorization.

Note: Ms. Lyons left the meeting at 10:12 a.m.

- Mr. Austin commented the majority of demolition permit applicants were resistant to even the current delays in place for demolishing historic structures, stating many felt the process was too lengthy and represented an unnecessary governmental intrusion.
- Ms. Lisby questioned the ulterior motive for demolition if a property owner was willing to pay for same but was unwilling to make the improvements.

Note: Ms. Lyons returned to the meeting at 10:14 a.m.

- Mr. Austin replied upon demolition, the property owner's tax burden was reduced, adding the underlying value of the land itself was typically higher than the structure's worth, particularly those in disrepair.
- Mr. Chalifoux questioned the incentive for such owners to revitalize a historic structure, acknowledging demolition was easier.
- Discussion ensued with regard to possible incentives.
- Consensus of the Board was for Mr. Chalifoux to speak to the City Manager as stated above.

ADJOURNMENT

- Meeting Adjourned: 10:25 a.m.

John Chalifoux, Chairman

Mary Kelly, Recording Secretary