

**HISTORIC PRESERVATION ADVISORY BOARD
MEETING
JULY 23, 2020**

MEMBERS PRESENT: Brad Gamblin, Chairman
Sushila Cherian, Valerie Colbert,
Kelley Frohlich, Donna Peterman,
Julie Price, Michael Wooster

MEMBERS EXCUSED: Martha Bireda

OTHERS PRESENT: Mitchell Austin, Chief Planner
Alicia Scott

CALL TO ORDER/ANNOUNCEMENTS

- Ms. Peterman called the meeting to order at 9:05 a.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. August 27, 2020

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- None.

APPROVAL OF MINUTES

- A. February 27, 2020
- Ms. Price MOVED, Mr. Wooster SECONDED approval of the February 27, 2020, minutes.
MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

- A. CA-05-2020 – 117 West Marion Avenue - Certificate of Appropriateness - Info Only - Exterior Renovation
CA-07-2020 – 1210 Lemon Street - Certificate of Appropriateness - Info Only -Roof
CA-08-2020 – 410 Harvey Street- Certificate of Appropriateness - Info Only - Exterior Renovation
CA-09-2020 – 1210 Lemon Street - Certificate of Appropriateness - Info Only - Fence
CA-10-2020 – 320 Harvey Street - Certificate of Appropriateness - Info Only - Roof
CA-11-2020 – 601 West Marion Avenue- Certificate of Appropriateness - Info Only - Fence
CA-12-2020 – 613 West Retta Esplanade - Certificate of Appropriateness - Info Only – Fence
CA-13-2020 – 130 Tamiami Trail - Certificate of Appropriateness - Info Only - Roof
CA-14-2020 – 117 West Marion Avenue - Certificate of Appropriateness - Info Only - Door
- Mr. Mitchell Austin, Chief Planner, briefly reviewed the above-referenced Certificates of Appropriateness (CAs) which were approved by staff during the period of time when City

Advisory Boards were not meeting due to the declared State of Emergency, noting additional information could be provided at the next meeting if members desired.

- B. CA-03-2020 - 121 East Marion Avenue - Certificate of Appropriateness - Signage
- Mr. Austin reviewed the CA-03-2020 application, as delineated in the agenda material, explaining staff approved this request pursuant to the authority granted under the declared State of Emergency based on the evidence provided by the applicant which met design, neighborhood impact and architectural criteria.
 - A brief discussion ensued regarding the location and specifications of the signage.
- C. CA-04-2020 - 717 West Olympia Avenue - Certificate of Appropriateness - Demolition
- Mr. Austin reviewed the CA-04-2020 application, noting staff recommended denial of the request; however, the demolition permit was released on April 23, 2020 due to the fact that the CA application was received on March 17, 2020 and the Board's authority was limited to delaying the demolition for 45 days.
 - Ms. Price opined the structure was irreparable and had no historic value.
- D. CA-06-2020 - 111 Marion Avenue - Certificate of Appropriateness - Action Required - Signage
- Mr. Austin noted the correct address for CA-06-2020 was 121 East Marion Avenue. He then reviewed the application, concluding staff approved this request pursuant to the authority granted under the declared State of Emergency based on the evidence provided by the applicant.
- E. CA-15-2020 - 258 West Marion Avenue - Certificate of Appropriateness - Action Required - Signage
- Mr. Austin reviewed the CA-15-2020 application, concluding staff recommended approval of the signage change for PG Social House based on the information provided by the applicant. He stated the proposed vinyl window signage met the size, location and type requirements of the City Code.
 - Ms. Alicia Scott, applicant, briefly explained the layout of the subject property, noting PG Social House was the entire property which included Room-By-Room Furnishings inside of the old Angela's Restaurant and the candy store.
 - Ms. Price MOVED, Ms. Colbert SECONDED to approve CA-15-2020. MOTION CARRIED UNANIMOUSLY.
- F. CA-16-2020 - 124 Cross Street - Certificate of Appropriateness - Action Required - Signage
- Mr. Austin reviewed the CA-16-2020 application, concluding staff recommended approval of this request.

- Ms. Price MOVED, Ms. Colbert SECONDED to approve CA-16-2020. MOTION CARRIED UNANIMOUSLY.
- G. CA-17-2020 - 362 Berry Street - Certificate of Appropriateness - Action Required - Demolition
 - Mr. Austin announced the applicant was unable to be in attendance this date; however, they desired to move forward with the request. He drew attention to the CA-17-2020 application and building inspection report detailed in the agenda material, explaining the Craftsman-style structure, circa 1922, was listed on the Florida Master Site File and was located outside any designated historic district. He stated the applicant intended to construct a new single-family residence and intended to reuse any of the remaining wood of historical value in the existing structure within the new structure, noting repair of the existing structure was beyond her capability and she did not desire to relocate same. He concluded staff recommended denial of the request, noting same would result in a maximum delay of 45 days for the demolition permit.
 - Ms. Peterman disclosed she had received feedback from neighboring property owners regarding this request, speaking in favor of delaying the demolition.

NOTE: Mr. Gamblin arrived at 9:30 a.m.

- Discussion ensued regarding the work already completed on the structure as well as proposed plans for same.
- Mr. Austin explained interior repair for historic structures was not considered during the CA process and was not regulated by staff; however, regulations related to such interior work could be considered during any future code revisions.
- Ms. Price MOVED, Ms. Peterman SECONDED to deny CA-17-2020. MOTION CARRIED UNANIMOUSLY.
- Mr. Gamblin questioned whether property owners were provided with any guidelines for restoration of historic structures.
- Mr. Austin replied in the negative; however, staff attempted to provide applicants with information on City requirements, such as architectural compatibility, as well as the importance of preservation.
- Mr. Gamblin opined interior restoration was important to the historic value of the property.
- H. CA-18-2020 - 607 Trabue Avenue - Certificate of Appropriateness - Info Only - Fence
 - Mr. Austin briefly reviewed the information considered during staff's evaluation of CA-18-2020, concluding the request was approved administratively.
- I. CA-19-2020 - 706 West Marion Avenue - Certificate of Appropriateness - Info Only - Pool & Deck

- Mr. Austin reviewed the information considered during staff's evaluation of CA-19-2020, concluding the request was approved administratively.
- J. Residential Parking Permits in the Historic District
- Mr. Austin drew attention to the Parking Permit Ordinance presentation denoted in the agenda material, noting City Council directed staff to research solutions for regulating on-street parking within the Historic District (District) due to numerous complaints from residents regarding same. He stated in researching programs of other cities, staff discovered virtual parking permits as a potentially low-cost solution and to provide an easy means of enforcement for complaints when they arose. He explained a residential-parking permit program would identify authorized vehicles, noting three categories of potential permits included: Residential Parking Permits (property owners); Temporary Parking Permits (renters or guests); Boater Parking Permits (dingy dock permit holders). He stated the primary concern was overnight parking, noting one solution for same would be to restrict parking between 1:00 a.m. to 5:00 a.m. with parking passes required. He concluded some type of authentication process and a notification process would be necessary.
- Ms. Price questioned the source of complaints, opining some of the proposed solutions seemed excessive.
- Mr. Austin replied the primary concern has been the streets on the blocks between West Retta Esplanade and Marion Avenue.
- Ms. Price stated after reviewing the complaints it appeared the same people were complaining repeatedly.
- Discussion ensued regarding parking issues, the areas within the District to be addressed and the need for more structured rules which were uniformly applied.
- Mr. Austin clarified enforcement would be complaint driven, adding there would be no physical permit but rather there would be a database which could be checked by the Police Department if a complaint was received. He stated staff was working to obtain input from stakeholders related to specific issues to be addressed as well as working with various City Departments on internal program processes. He stated the intent was to limit City resources used for such a program, adding a fee structure would need to be explored as there would be costs associated with any software system. He stated staff's initial information was to determine what reasonable revenue could be generated from parking permits for live-aboards. He stated the information provided this date would also be presented to the Planning Commission and City Council in August 2020, concluding adoption of an ordinance could occur in September or October 2020;

however, the online system would need to be operational before an ordinance could become effective.

- Mr. Gamblin questioned how residents would be informed if the ordinance was adopted.
- Mr. Austin replied some signage might be required, adding a mailing to affected property owners might be an option.

UNFINISHED BUSINESS

A. County Centennial

1. Subcommittee Reports

- Ms. Price announced she would be attending the Charlotte County Centennial Celebration (Centennial) meeting to be held in Englewood, noting no new information was available due to the pandemic.
- Ms. Peterman opined fundraising for markers would be extremely difficult at this time.
- Ms. Price stated she desired some guidance from Charlotte County before proceeding further.
- Ms. Peterman suggested the historic markers required as part of the agreement between Fishermen's Village, the Trabue Family and the City could be tied to the Centennial celebration.

2. Historical Markers – Fishermen's Village Land Sale

- Mr. Austin provided a detailed review of the pertinent terms and conditions of the settlement agreement between the Trabue Estate and the City as well as the Land Acquisition (LA) agreement between Fishville ATA and the City, as delineated in the agenda material, noting both documents contained language related to the requirement for historical markers and other features along certain portions of the Harborwalk. He stated the City had not received information from the Trabue Estate as of this date, explaining their input was needed in order to move forward with a design to accommodate that portion of the settlement agreement. He then explained the LA agreement for Fishville ATA specifically referenced the Punta Gorda History Center's Board as the point of contact for information relating to their markers, noting the City was not directly involved with those discussions.
- Ms. Peterman suggested Mr. Austin contact representatives from Fishville ATA and the Trabue Estate to request they attend a Board meeting to discuss the content of the markers. She then questioned whether the Punta Gorda Boat Club was contacted regarding the content of the markers they were considering.
- Mr. Austin replied in the negative.
- Ms. Peterman stated Ms. Theresa Murtha asked if the Historic Preservation Advisory Board could play a role in historic markers.

- Ms. Price clarified the intent was to have the required historic markers be included as part of the Centennial as they would not require fundraising.

STAFF COMMENTS

- None.

COMMITTEE/BOARD COMMENTS

- Ms. Peterman questioned whether the Board could review the ordinances which pertained to preservation, opining the Board did not have much authority for preserving historic structures.
- Mr. Austin replied affirmatively. He explained one consideration was to move forward with the local register as recommended in the Comprehensive Plan update that was underway, adding if a local register of historic places was established, same could be used as justification for changing the existing preservation portions of the Land Development Regulations so they applied to all of those structures.
- Ms. Peterman stated several members had been involved in the review process, questioning what had to happen to move forward.
- Mr. Austin replied staff had been directed to put that process on hold pending the Master Plan. He stated there were several new Board members; thus, it would be appropriate to include a discussion item on a future agenda, adding any resulting recommendations could be forwarded to City Council to determine whether they desired to entertain moving forward.
- Mr. Gamblin voiced concern potential buyers of historic structures could intentionally allow structures to disintegrate to gain permission for demolition.
- Ms. Cherian questioned whether there was any objective criteria for preservation.
- Mr. Austin replied staff's interpretation of City Code was that any structure listed on the Florida Master Site file and located within the National Register District was worthy of preservation.

CITIZENS' COMMENTS

- None.

ADJOURNMENT

- Meeting Adjourned: 10:26 a.m.

Brad Gamblin, Chairman

Leah Pues, Recording Secretary