

**HISTORIC PRESERVATION ADVISORY BOARD  
MEETING  
MARCH 25, 2021**

**MEMBERS PRESENT:** Brad Gamblin, Chairman  
Adrienne Andreae, Kelley Frohlich,  
Donna Peterman

**MEMBERS ABSENT:** Valerie Colbert, Julie Price

**OTHERS PRESENT:** Lisa Hannon, Zoning Official  
Fabiana Solano, Planner  
Margaret Bogardus, Sandy Brandt,  
Martha Bireda, John Chalifoux,  
Richard Fulton, Garrett Kizer,  
Bill Monex

**CALL TO ORDER/ANNOUNCEMENTS**

- Mr. Gamblin called the meeting to order at 9:00 a.m.
- A. Roll Call
- B. Next Scheduled Meeting
- 1. April 22, 2021

**CITIZENS COMMENTS ON AGENDA ITEMS ONLY**

- Mr. Gamblin read a message from Ms. Sushila Cherian expressing her appreciation for the time she served on the Board.
- Ms. Margaret Bogardus commented on the City's need to establish a plan for preserving historic structures, concluding the Punta Gorda Historic Society supported the preservation of all historical structures.
- Ms. Sandy Brandt spoke in favor of preserving the housing structure at 509 Gill Street to honor Mr. Ulysses Cleveland, noting his contribution toward the history of the City.
- Ms. Martha Bireda requested the housing structure at 509 Gill Street be relocated to 415 East Virginia Avenue, explaining same would focus on the history of the Cochran Street Business District and honor the families responsible for the economic vitality of the community. She indicated the structure could serve as a center for encouraging entrepreneurial interest within the City and Charlotte County (County), noting there were grants available for restoring the structure.
- Mr. John Chalifoux recalled a previous partnership he had with the City to relocate a historic structure, offering to provide advice regarding same. He briefly reviewed the funding efforts for relocation of the structure, which included a letter of intent to fully reimburse the City once the structure was secured to the new foundation.

- Mr. Richard Fulton stated Bethel AME Church on 260 East Olympia Avenue was established in 1897 and was one of the remaining historic structures within that area, requesting funds be granted for a roof and air conditioner at the structure.

#### **APPROVAL OF MINUTES**

A. January 28, 2021

- Ms. Peterman MOVED, Ms. Andreae SECONDED approval of the January 28, 2021, minutes. MOTION CARRIED UNANIMOUSLY.

#### **NEW BUSINESS**

A. CA-03-2021 - 509 Gill Street- Certificate of Appropriateness - Action Required - Relocation

- Mr. Roger Miller, Farr Law Firm, explained the applicant's intent was to preserve the housing structure; however, same required participation from the City and the community to accomplish. He indicated the applicant was willing to contribute the funds associated with demolishing a structure toward the cost of the relocation, noting the recipient entity (Bernice A. Russell Community Development Corporation) was a partner in the endeavor for same. He stated the Certificate of Appropriateness (CA) for demolition of the structure was a matter of practicality if relocation of the structure was not feasible, concluding the applicant wanted to be clear the desire was to preserve the structure and its history.
- Ms. Fabiana Solano, Planner, reviewed the CA-03-2021 application from the agenda material, explaining the City's Community Redevelopment Agency had previously funded expenses associated with relocating historic structures based on one of the following three paths: from a private parcel to a City-owned parcel; from a private parcel to a History Park; from a private parcel to another private parcel. She stated staff recommended approval of CA-03-2021 with the following conditions: formal request for assistance with relocation expenses be submitted for City Council's consideration; approval of such request or documentation of a viable alternative funding method; expiration of conditional approval of this request in one calendar year.
- Mr. Garrett Kizer, contractor, expressed disappointment in the discussion regarding the structure held at the November 19, 2020, meeting, noting same was not an agenda item at that time and the applicant was not aware the discussion would take place. He then reviewed a presentation relating to the applicant's history with the community as well as multiple historic structures he preserved and improved as a contractor, reiterating the goal was to preserve and relocate the structure while allowing the community to be a part of same.
- Ms. Peterman questioned the cost to demolish the structure.

- Mr. Kizer replied the quote was \$8,800, reiterating same could be donated toward the relocation. He added another resident offered to donate an additional \$2,000.
  - Ms. Peterman inquired whether the foundation accepting the structure would be in a position to reimburse the City for its costs if the City were to assist in the relocation.
  - Ms. Bireda responded the State had several grant opportunities which were appropriate, opining there should be no issues with reimbursing the City; however, she indicated preservation of the structure was for the public good. She recalled the City previously contributed funds toward the relocation of the Blanchard House and those funds had not been reimbursed due to the historical significance of the structure to the City, suggesting the same process could be utilized for this request.
  - Ms. Frohlich MOVED to approve CA-03-2021 with the conditions recommended by staff as well as the owner's and foundation's contributions in good faith and to recommend the City contribute as had been done in the past if all else occurred in good faith.
  - Ms. Peterman expressed concern regarding the City's lack of a policy for situations such as this, indicating this discussion could potentially inspire the development of same.
  - Ms. Bireda suggested the policy should be more extensive when looking at historic structures, recalling a historic structure that was demolished because it was not located in the Historic District.
  - Ms. Peterman SECONDED. MOTION CARRIED UNANIMOUSLY.
- B. CA-08-2021 - 509 Gill Street - Certificate of Appropriateness - Action Required - Demolition
- Ms. Solano briefly reviewed the CA-08-2021 application from the agenda material, noting staff recommended denial of the request; however, the maximum delay for demolition was 45 days as the structure was located outside the designated Historic District.
  - Mr. Kizer reiterated there was no intent to demolish the structure, explaining a staff member indicated the only way to obtain citizen attention was to file for a demolition permit. He stated he was informed not to speak to the Board before the CA was filed, suggesting a change to the rules which allowed applicants the opportunity to discuss CAs prior to being filed.
  - Ms. Frohlich verified citizens were allowed to comment on general concerns at the end of meetings under Citizen Comments.
  - Ms. Lisa Hannon, Zoning Official, clarified citizens could comment on any item whether same was on the agenda or not; however, it was appropriate to wait until an item was presented to the Board when action was required.
  - Ms. Frohlich MOVED, Ms. Peterman SECONDED to deny CA-08-2021. MOTION CARRIED UNANIMOUSLY.

- C. CA-07-2021 - 320 Sullivan Street - Certificate of Appropriateness - Action Required - Signage
  - Ms. Solano briefly reviewed the CA-07-2021 application, concluding staff recommended approval of the request.
  - Mr. Bill Monex, sign contractor, offered to answer any questions regarding the request, noting the only changes were the names on the signs.
  - Ms. Peterman MOVED, Ms. Andreae SECONDED to approve CA-07-2021. MOTION CARRIED UNANIMOUSLY.
- D. CA-04-2021 - 512 East Marion Avenue - Certificate of Appropriateness - Information Only - Enclosed Porch
  - Ms. Solano verified staff had no additional comments regarding CA-04-2021.
- E. CA-05-2021 - 705 West Marion Avenue - Certificate of Appropriateness - Information Only - Shed
  - Mr. Gamblin verified there were no comments regarding CA-05-2021.
- F. CA-06-2021 - 1009 Taylor Road - Certificate of Appropriateness - Information Only - New Roof
  - Ms. Hannon stated the Train Depot received a grant for rehabilitation of the structure, noting the new roof was part of same.

#### **UNFINISHED BUSINESS**

- A. County Centennial
  - 1. Subcommittee Reports
    - Ms. Frohlich noted members received an email from Ms. Price.
    - Ms. Peterman stated members should have received an invite from Mr. Brian Gleason relating to an event scheduled on March 27, 2021, adding members were reminded by staff not to speak to each other regarding same.
  - 2. Historic Marker Update
    - Ms. Solano indicated the providers for the historic markers at Fishermen's Village and the Trabue family plaque had a word count of 217 words, noting staff was working to limit the verbiage's length while remaining comprehensive.
- B. Historic Marker Update
  - 1. Fishermen's Village
    - Ms. Solano verified she had no further comments regarding the proposed historic markers at Fishermen's Village, the Trabue family plaque and the Barron Collier Bridge plaque, suggesting same be moved to the next meeting.
    - Ms. Peterman stated she participated in conversations relating to the historic markers, noting the intent was for same to be finished by October 2021 so that an appropriate

public event could take place at Fishermen's Village. She stated there would also be something in place relating to the Trabue family plaque as well as the Barron Collier Bridge plaque, adding same would be the City's contribution to the County Centennial. She concluded the goal was to receive approval from the Trabue family regarding the proposed language for their plaque, adding they would determine the placement of same.

2. Trabue
  - Discussion above.
3. Barron Collier Bridge
  - Discussion above.

#### **STAFF COMMENTS**

- A. Election of Chair and Vice Chair
  - Mr. Gamblin indicated election of Chair and Vice Chair was suggested to be postponed to the next meeting due to the shortage of members present this date.

#### **COMMITTEE/BOARD COMMENTS**

- Ms. Frohlich inquired as to the event scheduled for March 27, 2021.
- Ms. Peterman replied she would check her email regarding same.
- A brief discussion ensued regarding upcoming events relating to the County Centennial.

#### **CITIZENS' COMMENTS**

- Mr. Richard Fulton requested that Bethel AME Church be added to a future agenda, questioning what the next step would be for preserving the historic structure.
- Ms. Hannon replied staff would obtain his contact information, noting she would have Mr. Mitchell Austin, Principal Planner, communicate with him regarding same. She explained the City currently had no funding to provide organizations for preservation, noting many organizations utilized grants for same.

#### **ADJOURNMENT**

- Meeting Adjourned: 9:49 a.m.

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Brad Gamblin, Chairman

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Leah Pues, Recording Secretary