

**HISTORIC PRESERVATION ADVISORY BOARD
MEETING
JUNE 28, 2018**

MEMBERS PRESENT: Julie Price, Acting Chairman
Martha Bireda, Robert Burns, Sushila Cherian,
Bradford Gamblin, Karen Lyons, James Williams

MEMBERS ABSENT: Donna Peterman

OTHERS PRESENT: Mitchell Austin, Urban Design Planner
Pam Marciniak, Tom Marciniak, Larry Roberts

CALL TO ORDER/ANNOUNCEMENTS

A. Roll Call

B. Next Scheduled Meeting

Note: Ms. Bireda arrived at 9:05 a.m.

1. July 26, 2018

- Mr. Austin announced the July 26, 2018, meeting would be cancelled if no items requiring a vote were scheduled.

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- There were none.

APPROVAL OF MINUTES

A. May 24, 2018

- Mr. Burns MOVED, Ms. Cherian SECONDED approval of the May 24, 2018, minutes.
MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

A. CA-07-18 - 406 Martin Luther King Jr. Blvd - Certificate of Appropriateness - Information Only

- Mr. Mitchell Austin, Urban Design Planner, announced approval of CA-07-18 allowed for installation of a fence and gate at the subject property as same did not adversely impact the architectural or historic character of the Bethel-St. Mark Historic District or the 1925 frame vernacular structure, which was listed on the Florida Master Site File (FMSF).

B. CA-08-18 - 361 W. Marion Ave - Certificate of Appropriateness - Information Only

- Mr. Austin announced approval of CA-08-18 allowed for replacement of certain windows and installation of a ramp to the rear of the building as same did not adversely impact the architectural or historic character of the National Register Historic District (NRHD) or the 1825 frame vernacular structure, which was listed on the FMSF.

- C. *** CA-09-18 – 212 W. Virginia Ave – Certificate of Appropriateness – Signage
- Mr. Austin announced CA-09-18 would allow a façade sign to be painted on the 1979 building located in the City Center zoning district. He explained the building was listed as a non-contributing structure in the NRHD, concluding staff recommended approval of the Certificate of Appropriateness (CA) as the sign would not adversely impact the architectural character of the NRHD.
 - Ms. Bireda inquired as to the location of the property.
 - Mr. Austin replied between Sullivan Street and Taylor Street on West Virginia Avenue.
 - Ms. Price confirmed the proposed sign was similar to nearby signage.
 - Ms. Lyons MOVED, Ms. Cherian SECONDED to approve CA-09-18. MOTION CARRIED UNANIMOUSLY.
- D. *** CA-10-18 – 361 W. Marion Ave – Certificate of Appropriateness – Demolish
- Mr. Austin announced CA-10-18 would allow the 1825 frame vernacular structure, which was listed as contributing to the character of the NRHD, to be demolished due to extensive structural damage from termites and water intrusion. He drew attention to thorough documentation of the building’s condition, as delineated in the agenda materials, noting the Building Division had issued an Unsafe Building Notice.
 - Ms. Price questioned if a business was intended to occupy the building, which previously served as a rental unit.
 - Mr. Austin replied in the affirmative, stating the damage was discovered as the current owner began converting the structure into an office. He advised staff generally recommended historical structures be saved but approved of this demolition due to the structure’s condition. He stated the demolition would adversely impact the historic character of the NRHD; however, a private party had expressed interest in relocating the structure.
 - Ms. Pam Marciniak explained she and Mr. Tom Marciniak could accommodate the house two blocks from its current location, noting they had saved similar structures from demolition. She advised Flint and Doyle believed the house could be relocated.
 - Ms. Price confirmed the lot could accommodate the subject structure, which would be used as a seasonal rental. She then questioned who would incur the expense of relocating the structure.
 - Ms. Marciniak responded she and Mr. Marciniak would, stating the owner was supportive of their efforts.
 - Mr. Larry Roberts, applicant, explained he bought the property with the intention to live and work downtown, speaking in favor of the Marciniaks’ plan. He explained his intent

to build a new frame vernacular structure, voicing uncertainty the original structure could be moved.

- Mr. Gamblin expressed optimism the structure would be moved and rehabilitated successfully, questioning if same would continue to contribute to the NRHD following relocation.
- Mr. Austin replied in the negative, noting recertification of the structure and the NRHD was not guaranteed.
- Mr. Roberts stated he did not wish to delay action for an extended period of time.
- Mr. Austin explained the Board was voting to approve or delay the demolition of the structure, advising staff recommended the Board delay the demolition permit for thirty days to allow the interested parties to explore the structure's relocation.
- Discussion ensued regarding whether thirty days was sufficient.
- Ms. Cherian inquired what action would be taken if the structure was not examined within 30 days.
- Mr. Austin replied the property owner could execute the permit.
- Mr. Burns MOVED, Ms. Bireda SECONDED to approve staff's recommendation. MOTION CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

A. Draft Local Register of Historic Places

- Mr. Austin presented the draft Local Register of Historic Places (Local Register), reviewing its creation and purpose. He outlined the steps required to approve the final Local Register, which would be used to amend the City's Land Development Regulations (LDR). He concluded the historic properties identified in the 2012-2014 survey would be submitted for inclusion in the FMSF following the LDR updates, requesting a recommendation from the Board.
- Ms. Bireda inquired if the Local Register included only properties within the historic preservation area, questioning the criteria used to review properties.
- Mr. Austin replied in the negative, explaining the 2012-2014 survey considered all properties constructed prior to 1966 based upon their architectural character in order to determine which should be protected through the CA process. He reviewed the criteria from the State used to make determinations regarding the historic status of properties, requesting direction regarding the list's approval or amendment.
- Ms. Price noted during the past year, members had reviewed properties from the 2012-2014 survey.
- Mr. Austin offered to review the City's documentation with new members individually.
- Ms. Lyons inquired as to restrictions related to a structure's historic status.

- Mr. Austin responded a process was available to alter historic properties.
- Ms. Price questioned if property owners would be notified of changes.
- Mr. Austin replied staff required direction regarding same from City Council, noting designation of properties as historic had not been controversial in the past as the CA process did not add substantially to the building permit process.
- Ms. Price proposed action be delayed to allow new members to meet with Mr. Austin.
- Mr. Williams questioned the restrictions placed on historic homes.
- Mr. Austin replied the use of vinyl siding was limited within the NRHD. He explained there was a two-tiered CA process, wherein the Board reviewed applications for demolitions, relocations and signage and staff reviewed all other application types.
- Mr. Williams questioned if non-contributing structures were bound by the same rules as contributing structures, recalling the discussion regarding notification of homeowners.
- Mr. Austin replied staff would pursue notifying Local Register structure owners if the Board requested same.
- Mr. Williams questioned the presence of “noncontributing structure” in the Local Register’s historic value codes table.
- Mr. Austin clarified historic value codes included all potential historic value codes.
- Mr. Williams requested removal of “noncontributing structure” and any other codes not used in the Local Register.
- Ms. Price suggested Ms. Lyons and Ms. Bireda meet with Mr. Austin to review the process.

STAFF COMMENTS

- A. Donation Review Committee
 - Mr. Austin announced the July 26, 2018, meeting would likely be cancelled as there were no donation requests at this time; however, a meeting would be scheduled if such a request was received.
- B. Fiscal Year 2019 Strategic Plan Input
 - Mr. Austin requested members submit individual comments and recommendations regarding the 2019 Strategic Plan directly to the City Manager’s Office by July 31, 2018.

COMMITTEE/BOARD COMMENTS

- Mr. Gamblin expressed concern the current Local Register process would not adequately inform homeowners of the responsibilities historic properties entailed.
- Ms. Lyons suggested current property owners be notified of the draft Local Register.
- Ms. Price spoke in favor of the Board promoting preservation and communicating with property owners.
- Ms. Bireda opined the City’s educational process was insufficient, voicing concern some properties with historic value were not included in the draft.

- Mr. Austin welcomed additional information which could change the Opinions of Significance for those properties.
- Mr. Williams expressed unease regarding the Building Division's determination the structure at 361 West Marion Avenue was deemed unsafe, suggesting same was driven by the home inspector and termite contractors. He spoke in favor of a packet informing historic property owners of preservation measures.
- Ms. Lyons commented some property owners were unable to fund preservation efforts.
- Mr. Williams concurred, opining the demolition permit should have been delayed for sixty days.
- Ms. Lyons pointed out the Board could not force homeowners to maintain properties.
- Mr. Williams suggested including a discussion regarding communication of property's historic status and maintenance on a future agenda.
- Ms. Price responded the Historic Homeowners Association (HOA) could distribute such information.
- Mr. Williams advocated for the City or the Historic HOA to share the Local Register with realtors.
- Mr. Gamblin inquired if the City provided a pamphlet about the Historic District.

Note: Ms. Bireda left the meeting at 10:08 a.m.

- Mr. Austin replied in the affirmative, noting it was not comprehensive. He suggested same could be amended and then distributed to major realty companies once the Local Register was approved. He then announced City Council requested staff explore the cost of historic sign toppers but recommended against their placement throughout the entire Community Redevelopment Agency area. He stated staff was revising the sign topper placement map, indicating the Board would review same prior to City Council taking action.
- Ms. Price questioned if the Punta Gorda Chamber of Commerce (PGCC) provided copies of the Historic District's pamphlets, remarking the Board had not engaged in outreach recently. She suggested a community meeting be held to promote the Board.
- Ms. Cherian recalled a suggestion at City Council's recent Business Workshop that the Harborwalk should feature interpretative signage.
- Mr. Burns spoke at length regarding the Business Workshop, advocating for interpretive signage and education efforts. He suggested the PGCC could help distribute historical information.
- Ms. Price agreed the Board should work with other entities to increase public outreach, suggesting representatives be invited to future meetings.

ADJOURNMENT

- Meeting Adjourned: 10:20 a.m.

Julie Price, Acting Chairman

Sara Welch, Recording Secretary