

**HISTORIC PRESERVATION ADVISORY BOARD  
MEETING  
DECEMBER 27, 2018**

**MEMBERS PRESENT:** Donna Peterman, Chairman  
Adrienne Andreae, Martha Bireda, Robert Burns,  
Sushila Cherian, Brad Gamblin, Karen Lyons

**MEMBERS ABSENT:** Julie Price

**OTHERS PRESENT:** Mitchell Austin, Urban Design Planner  
Lisa Hannon, Zoning Official  
Alvaro Gabaldon, Karen Gabaldon

**CALL TO ORDER/ANNOUNCEMENTS**

- A. Roll Call
- B. Next Scheduled Meeting
- 1. January 24, 2019

**CITIZENS COMMENTS ON AGENDA ITEMS ONLY**

- There were none.

**APPROVAL OF MINUTES**

- A. November 15, 2018
- Mr. Gamblin MOVED, Ms. Lyons SECONDED approval of the November 15, 2018 minutes.  
MOTION CARRIED UNANIMOUSLY.

**NEW BUSINESS**

- A. CA-31-18 – 112 Sullivan Street – Certificate of Appropriateness – New Roof
- Mr. Mitchell Austin, Urban Design Planner, reviewed the information considered during staff's evaluation of CA-31-18, as delineated in the agenda material, concluding the request was approved administratively.
- B. CA-32-18 – 451 West Marion Avenue – Certificate of Appropriateness – New Windows and Door
- Mr. Austin reviewed the information considered during staff's evaluation of CA-32-18, as delineated in the agenda material, concluding the request was approved administratively.
- Ms. Cherian confirmed a new window was not being created.
- C. CA-33-18 – 115 West Olympia Avenue – Certificate of Appropriateness – Info Only
- Mr. Austin reviewed the information considered during staff's evaluation of CA-33-18, as delineated in the agenda material, concluding the request was approved administratively.
- D. CA-30-18 – 301 West William Street – Certificate of Appropriateness – Demolition

- Mr. Austin reviewed the CA-30-18 application, as delineated in the agenda material, concluding staff recommended denial of this request and delay of the demolition.
- Mr. Alvaro Gabaldon, applicant, explained he bought the property two years earlier with the intention to retire to Punta Gorda; however, the house was infested with termites. He noted he desired to build a new home which appeared historic.
- Ms. Peterman questioned if Mr. Gabaldon had always intended to demolish the structure.
- Mr. Alvaro replied in the negative, stating he had been unaware of the extent of the structure's damage. He reported inspectors, engineers and contractors had advised him the home could not be salvaged.
- Ms. Cherian questioned if a compromise could be reached.
- Mr. Austin replied while the property's zoning classification had architectural provisions, the City could not require a new structure to be rebuilt in the same architectural style.
- Ms. Peterman questioned whether members wanted to delay demolition for 45 days, further asking if the home could be relocated.
- Mr. Austin replied he could not answer same as he was not a professional engineer.
- Ms. Karen Gabaldon, applicant, stated the property continued to deteriorate, noting she and Mr. Gabaldon had to camp in the kitchen when they stayed at the property.
- Ms. Bireda confirmed Mr. Gabaldon was an engineer and understood the property was in poor condition at the time of purchase.
- Mr. Burns questioned if staff had considered the public hazard the property represented.
- Mr. Austin replied the Building Division had not issued any orders against the property.
- Mr. Burns expressed concern the City would be liable for any injuries at the property if the demolition was delayed.
- Ms. Lyons remarked the structure was in significant disrepair.
- Ms. Bireda MOVED, Mr. Gamblin SECONDED to approve staff's recommendation to delay CA-30-18 for 45 days.
- VOTING AYE: Bireda, Gamblin, Peterman.
- VOTING NAY: Andreae, Burns, Cherian, Lyons.
- MOTION FAILED.
- Mr. Burns MOVED, Ms. Lyons SECONDED to deny staff's recommendation CA-30-18.
- VOTING AYE: Andreae, Burns, Cherian, Lyons.
- VOTING NAY: Bireda, Gamblin, Peterman.
- MOTION CARRIED.
- Mr. Burns questioned if the City could develop a mechanism to require maintenance of a structure.
- Ms. Andreae replied certain areas used deed restrictions to achieve same.

- Mr. Gamblin suggested the City develop regulations which would preserve its historic aesthetics.
- Mr. Austin explained demolition by neglect took a significant amount of time. He acknowledged the Punta Gorda Code's historic preservation and architectural regulations were rather weak, suggesting same could be strengthened during development of the City's Master Plan.
- Discussion ensued regarding realtors' responsibility to disclose historic zoning limitations to prospective property owners.

E. Preservation Assessment City Hall

- Mr. Austin explained City Hall required substantial rehabilitation, reviewing the scope of work prepared to solicit a report detailing structural issues at City Hall. He noted solicitation ended December 21, 2018, estimating award of the contract in January 2019.
- Ms. Peterman questioned if the consultant would provide a presentation to the Board.
- Mr. Austin replied affirmatively.

**STAFF COMMENTS**

- Ms. Peterman inquired as to any progress regarding the Local Historic Register.
- Mr. Austin replied staff was advised property owners must be individually noticed prior to proceeding with the Local Historic Register's establishment, explaining staff would ask City Council in January 2019 or February 2019 when they desired same to occur.
- Ms. Peterman asked for an update on the historic sign toppers project.
- Mr. Austin reported costs had increased significantly; therefore, the project would likely require additional funding.
- Ms. Peterman inquired as to the proposed installation at the airport.
- Mr. Austin responded a representative from the Airport Authority desired a selection of photos from a timeline presentation in order to create five to ten large-scale images. He noted the representative had not yet clarified her request.
- Ms. Peterman asked if progress had been made relocating the Ice House foundation rock.
- Mr. Austin replied the property owner had not yet signed a hold harmless agreement.

A. 2019 Meeting Dates

- Ms. Peterman presented the proposed Board meeting dates for 2019.

B. County Centennial 1921-2021

- Ms. Bireda noted Ms. Nancy Johnson desired to meet with members, reporting Ms. Johnson advised a Communications Committee, a Fundraising Committee and a Historical Committee would be needed. She stated she would assist with writing a booklet and narrative as a member of the Historical Committee.

- Ms. Peterman suggested January 24, 2019, or February 28, 2019, as dates for an extended meeting with Ms. Johnson. She then introduced Ms. Lisa Hannon, Zoning Official, to discuss preparations for the City's 125<sup>th</sup> anniversary conducted in 2012.
- Ms. Lisa Hannon, Zoning Official, stated she assisted with organizing and fundraising, noting the largest fundraising activities were a luncheon and a dinner with entertainment. She explained an Entertainment Committee, Fundraising Committee and Sponsorship Committee were formed to assist with preparations, offering to provide the sponsorship forms which were used. She then provided a brief review of activities held as part of the celebrations, reporting inclusive event costs of approximately \$35,000.
- Ms. Peterman stated interpretive markers would be the Board's focal point, adding the Board intended to seek grant funding.
- Ms. Hannon noted Team Punta Gorda had been instrumental in fundraising and had provided accounting service related to the event.

- **Note: Item C, Staff Comments, was heard following Committee/Board Comments.**

C. Election for Donation Review Committee Member

- Recording Secretary Welch informed members they needed to appoint a member to the Donation Review Committee as Mr. Gamblin's term had expired.
- Ms. Bireda MOVED, Ms. Cherian SECONDED to recommend reappointment of Mr. Gamblin to the Donation Review Committee. MOTION CARRIED UNANIMOUSLY.
- Mr. Austin then displayed the proposed mural to be painted on the Gilchrist Park restrooms.
- Discussion ensued regarding details of the mural, with members expressing a desire for revisions to the sunken ship and octopus.

**COMMITTEE/BOARD COMMENTS**

- Mr. Burns spoke in favor of careful planning, especially as it related to determining preferable locations for facilities and events.
- Mr. Gamblin suggested selling the current historic sign toppers to raise money for the interpretive markers.

**ADJOURNMENT**

- Meeting Adjourned: 10:25 a.m.

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Donna Peterman, Chairman

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Sara Welch, Recording Secretary