

**HISTORIC PRESERVATION ADVISORY BOARD
MEETING
AUGUST 23, 2018**

MEMBERS PRESENT: Donna Peterman, Chairman
Robert Burns, Sushila Cherian,
Brad Gamblin, Karen Lyons, Julie Price

MEMBERS ABSENT: Martha Bireda

OTHERS PRESENT: Mitchell Austin, Urban Design Planner

CALL TO ORDER/ANNOUNCEMENTS

- A. Roll Call
- B. Next Scheduled Meeting
- 1. September 27, 2018

CITIZENS COMMENTS ON AGENDA ITEMS ONLY

- There were none.

APPROVAL OF MINUTES

- A. July 26, 2018
- Ms. Lyons MOVED, Mr. Gamblin SECONDED approval of the July 26, 2018 minutes.
MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS

- A. CA-12-18 – 205 Chasteen Street – Certificate of Appropriateness – Information Only
- Mr. Mitchell Austin, Urban Design Planner, announced CA-12-18 allowed installation of new windows as a part of complete rehabilitation of the building. He explained the Minimal Traditional building was listed as an accessory structure to 703 West Marion Avenue, concluding the request was approved as it did not adversely impact the architectural or historic character of the structure.
- B. CA-14-18 – 252 West Olympia Avenue – Certificate of Appropriateness – Information Only
- Mr. Austin announced CA-14-18 allowed replacement of 3 exterior doors on the building constructed circa 1920. He explained the Frame Vernacular building was listed on the Florida Master Site File (FMSF) and was located in the Downtown Commercial Local Historic District, concluding the request was approved as it did not adversely impact the architectural or historic character of the structure or district.
- C. CA-15-18 – 139 West Marion Avenue – Certificate of Appropriateness – Information Only

- Mr. Austin announced CA-15-18 allowed replacement of an exterior service door on the building constructed circa 1909. He explained the Commercial Vernacular building, which underwent extensive redevelopment as a restaurant, was listed as a contributing structure in the Downtown Commercial Local Historic District, concluding the request was approved as it did not adversely impact the architectural or historic character of the structure or district.
- D. CA-16-18 – 201 Harvey Street – Certificate of Appropriateness – Information Only
- Mr. Austin announced CA-16-18 allowed replacement of 24 feet of a 4-foot tall PVC fence with 1 gate on a 1916/2016 structure located in the National Register Historic District (NRHD). He explained the fence was damaged in a vehicular accident, concluding the request was approved as it did not adversely impact the architectural or historic character of the structure or district.
- E. CA-17-18 – 604 West Marion Avenue – Certificate of Appropriateness – Information Only
- Mr. Austin announced CA-17-18 allowed installation of a 6-foot tall cypress wood privacy fence on the property of the building constructed circa 1925. He explained the Craftsman-style building was listed on the FMSF and was a contributing structure in the NRHD, concluding the request was approved as it did not adversely impact the architectural or historic character of the district.
- F. Parking within the Historic Core of the City
- Mr. Austin announced certain issues regarding parking in the City had been identified, briefly reviewing the City’s existing parking regulations in the downtown and historic districts, as delineated in the agenda material. He suggested the Board develop a position regarding parking in neighborhoods of concern, noting the Master Plan process might result in reconsideration of parking regulations.
 - Ms. Price questioned if business owners were advised on-street parking was intended for customers.
 - Mr. Austin replied the time limit for on-street parking was not currently enforced.
 - Ms. Cherian inquired if there was a proposed enforcement mechanism.
 - Mr. Austin replied in the negative, noting parking was not specifically addressed in the Strategic Plan. He explained signage in Fort Myers communicated time limits for on-street parking, suggesting education would be of greater benefit than enforcement.
 - Ms. Peterman inquired as to how event parking would be addressed, pointing out same overflowed onto side streets near Gilchrist Park.

- Mr. Austin replied Gilchrist Park had previously been the main site for events; however, new regulations called for events with higher attendance to be located at Laishley Park, which had greater parking facilities.
- Ms. Peterman recalled certain large events were still held at Gilchrist Park, recommending consideration of same.
- Mr. Austin acknowledged certain nearby residences which lacked driveways or garages required on-street parking, indicating residential parking permits were often used in areas where residential on-street parking faced competition from event and commercial parking.
- Ms. Lyons suggested narrow streets should be limited to on-street parking on one side of the road due to the difficulty of navigating same with parking on both sides.
- Mr. Austin recognized using driveways could be difficult with on-street parking on both sides of a narrow street; however, parking on both sides encouraged reduced speeds.
- Ms. Lyons opined vehicles did not drive slowly on Gill Street, adding semi-trucks and dump trucks also presented a problem.
- Mr. Austin stated City Council had the authority to limit semi-trucks' access to streets beyond those controlled by the Florida Department of Transportation, recommending the Police Department be notified of the issue first in order to gather photographic evidence.
- Mr. Gamblin recommended Cheney Brothers be contacted regarding their semi-trucks' use of Gill Street.
- Ms. Peterman questioned if the Board should come to a consensus on traffic in the Historic District which could then be fed into the planning process, further questioning when the latter would begin.
- Mr. Austin replied planning was projected to begin after the first of 2019, explaining the City had issued a Request for Qualifications.
- Ms. Peterman suggested future meetings include discussion of proposals which could be presented to City Council.
- Mr. Austin recommended topics be addressed one at a time. He requested direction from the Board, offering to provide maps for a review of streets.
- Ms. Peterman spoke in favor of starting with residential areas, questioning if the Board desired to focus on brick streets first.
- Mr. Burns expressed hope this was the first aspect the Board would consider. He spoke at length regarding the Master Plan, suggesting parking was an issue which extended beyond the downtown area and historic districts.

- Ms. Peterman spoke in favor of comprehensive parking regulations, concluding the Board would define the areas on which to focus and proceed from that point.
- Ms. Price commented she did not recall earlier discussions of parking regulations by the Board.
- Ms. Peterman stated some residents had requested the Historic Homeowners Association advocate for on-street parking to be limited to one side.
- Mr. Austin pointed out street sweepers' need for access to curbing might impact regulations regarding on-street parking on both sides of a road.

UNFINISHED BUSINESS

A. Draft Local Register of Historic Places

- Mr. Austin announced the Local Register of Historic Places (Local Register), as delineated in the agenda material, would replace the current FMSF list referenced in certain provisions of Chapter 26, City Code, noting the Local Register included 100 newly identified properties and 168 properties from the current FMSF list. He briefly reviewed the history of the Local Register's development.
- Ms. Peterman informed members the Local Register had been narrowed at City Council's direction.
- Ms. Cherian questioned the parameters used to determine a property's significance.
- Mr. Austin reviewed the criteria used to determine same, explaining buildings were determined to be significant either individually or within the context of the surrounding area.
- Ms. Peterman expressed a desire for the Board to take action, pointing out the Local Register was important for the historic sign topper project as well.
- Ms. Price MOVED, Mr. Burns SECONDED to recommend adoption of the Local Register to City Council.
- Mr. Austin advised the Board would have an opportunity to review the Ordinance developed following approval of the Local Register.
- Mr. Williams expressed a desire to abstain from voting as he was unfamiliar with the project's history.
- Recording Secretary Welch advised members must have a conflict of interest, as defined by State Statute, to abstain from voting.
- Mr. Williams indicated he could not vote in favor of the project due to his unfamiliarity with the qualifications of the individuals who had compiled the Local Register.
- VOTING AYE: Burns, Cherian, Gamblin, Lyons, Price, Peterman.
- VOTING NAY: Williams.
- MOTION CARRIED.

- Mr. Austin clarified he had completed the survey, reviewing his expert qualifications.
- Mr. Williams indicated he now wished to vote in favor of the motion.
- Ms. Price MOVED, Ms. Cherian SECONDED to rescind the previous motion. MOTION CARRIED UNANIMOUSLY.
- Ms. Price MOVED, Mr. Gamblin SECONDED to recommend the Local Register move forward. MOTION CARRIED UNANIMOUSLY.

STAFF COMMENTS

- Mr. Austin announced cost estimates for the historic sign topper project were significantly lower than staff predicted.
- Ms. Peterman expressed optimism the project would be approved.
- Ms. Cherian inquired if the business community had commented on the project.
- Mr. Austin replied in the negative.
- Ms. Peterman opined the project aligned with the business community's desire for recognition of the City's historic areas.

COMMITTEE/BOARD COMMENTS

- Ms. Peterman announced City Council accepted the settlement in the legal case involving the sale of Fishermen's Village, pointing out the agreement called for two memorials recognizing the Trabue family, a section of the Harborwalk to be renamed Trabue Harborwalk and part of the proceeds to fund improvements at Ponce de Leon Park. She spoke in favor of the Board's involvement with the memorial's planning, acknowledging the Trabue family would supply the inscription. She then inquired as to which section of the Harborwalk would be renamed.
- Mr. Austin replied the section within the original plat of the town of Trabue. He indicated the Trabue heirs would provide text and images for the memorials, expressing concern regarding the possibility same might not be historically accurate. He advised the memorials should be fact checked.
- Ms. Price stated the Ice Plant foundation rock might require relocation imminently as its current location was for sale.
- Mr. Austin replied he would investigate same, requesting Ms. Price's assistance if he was unable to make progress.
- Consensus was to allow Ms. Price to work with Mr. Austin to relocate the Ice Plant foundation rock.
- Ms. Cherian confirmed the abovementioned settlement was public record.
- Discussion ensued regarding the text and images which would be used in the Trabue memorials and concerns regarding the potential for historical inaccuracies.

ADJOURNMENT

- Meeting Adjourned: 10 a.m.

Donna Peterman, Chairman

Sara Welch, Recording Secretary