



Meeting Minutes - Amended Historical Preservation Committee

Thursday, September 5, 2019

9:00 AM

City Hall

1. Call To Order

Chair Gleason called the meeting to order at 9:01 a.m.

2. Pledge of Allegiance

3. Roll Call

Present: 8 - Chair Deborah Gleason, Committee Member Leslie Adams, Committee Member Mike Cohn, Committee Member Sheila Fortney, Committee Member Clivie Goodwin, Committee Member Yvonne Hill, Committee Member Jim Pickens and Committee Member Chelle Walton

Absent: 2 - Vice Chair Susan Cassell and Committee Member Ty Symroski

- a. Motion to excuse absent member(s) - Ty Symroski and Susan Cassell

Member Pickens moved, seconded by Member Fortney to excuse Ty Symroski and Susan Cassell. The motion carried.

Excused: 2 - Vice Chair Cassell and Committee Member Symroski

4. Consent Agenda

- a. Approval of the July 11, 2019 Minutes

Member Goodwin moved, seconded by Member Walton to adopt the July 11, 2019 meeting minutes. The motion carried.

5. Public Comment

6. City Council Liaison Report

Mr. Johnson, Council Liaison, thanked the committee for all the preservation going on in the island. He thanked the City leadership and staff for having a well prepared plan for the Hurricane.

7. Reports by Sanibel Historical Museum And Village Inc. (Emilie Alfino)

- a. Acquisitions

b. Monthly Report

Ms. Gleason reported Ms. Alfino was on vacation and there were no Acquisitions or Monthly Report . The Village is closed and will reopen October 15, 2019.

c. Quarterly Report from Public Works Division (Kelsey Reed)

Kelsey Reed, Public Works Operations Manager spoke to the Historical Village projects and expenses for the current fiscal year below:

\$2,582.45 remaining this fiscal year for repair and maintenance at the Village: painting of Morning Glories stairs and touch up painting on the building and around the doorway, paver repair, trimming and power washing the buildings.

This fiscal year there were 60 Work Orders, with 7 open orders remaining. Three of them are on pavers and the painting of the Morning Glory Stairs. The painting of Shore Haven is budgeted for the next fiscal year.

Hurricane shutters have been put up due to Hurricane Dorian. The shutters will stay up on the windows until 2 weeks before the Village opens.

8. New Business

- a.** A request for a Certificate of Appropriateness regarding plans to replace the roof at the Bailey Homestead, a building listed on the City's local register of historic landmarks located at 1300 Periwinkle Way, as submitted by the Sanibel Captiva Conservation Foundation, Inc.

Mr. Gibson, Staff Liaison for the Committee, read Item 8a. for the Sanibel-Captiva Conservation Foundation (SCCF) Request. The building is on the City's local Historical Register and is owned by SCCF.

Before reviewing the proposed plans, Mr. Gibson reminded the Committee of the Standards for Rehabilitation that need to be considered. A copy of Chapter 98, the Historic Preservation section of the Sanibel Code 10; activities required for a Certificate of Appropriateness was attached. The Secretary of the Interior Standards for Rehabilitation must also be considered for the Certificate of Appropriateness.

Ryan Orgera introduced himself as the CEO of Sanibel-Captiva Conservation Foundation. Mr. Orgera spoke to changing the Bailey Homestead roof from shingles to galvanized metal. The gables, angles, and pitch will remain in tact. There are two reasons for the new roof. 1) It is longer lasting with lower maintenance, and, 2) to reestablish a cistern in order to use rainwater to water the plants at the Native Landscape and Garden Center on the property.

Ms. Gleason spoke to the well thought out plans & research, and appreciated that they want to use rainwater.

Mr. Gibson spoke to the guidelines for replacing compatible substitute material for roofs. The committee can recommend that the roof be changed if they support the applicants proposal. The Staff position is neutral with the proposal but finds that this is a step in the right direction toward maintaining the original appearance of the historic building.

Ms. Adams proposed the committee accept the recommendation.

Mr. Gibson recommends, if there is a motion to be made for a recommendation, that the motion include authorization of the Chair to execute a Resolution that will adopt the recommendation of this committee.

Member Adams moved, seconded by Member Walton directing staff to draft a resolution forwarding to the Planning Commission the Certificate of Appropriateness and authorize the Chair to execute. Motion carried.

Excused: 2 - Vice Chair Cassell and Committee Member Symroski

- b.** A request for a Certificate of Appropriateness regarding plans for elevating the Sanibel Community Church's historic chapel building, including modifying and removing non-historic components and modifying and adding new accessways to the historic chapel, a building listed on the City's local register of historic landmarks located at 1740 Periwinkle Way, as submitted by the Sanibel Community Church, Inc.

Mr. Gibson, read Agenda item 8b. to the Committee Members and referred the committee back to the Sanibel Code, Chapter 98-151. Several aspects of the proposed plan should be reviewed and considered by the committee with respect to height, the buildings front facade, the rhythm of building structures or objects on streets, and that the proposed alterations are within the front yard setback of the property, rhythm of entrance and/or porch projections.

Matt Kirchner, a member of Sanibel Community Church for over 19 years, introduced Pastor Stephen LeBar and Pastor Shelton Gwaltney. Mr. Kirchner explained why the Church wanted to elevate the building. When looking at the historical pictures, the church steps were originally elevated. Also with the last addition of the new Sanctuary, a berm was added around the property, which created problems with leaving water on the property. The church members would like to protect the building by elevating it 2 feet. The changes will not affect the structure of the historical portion of building. The classrooms will be removed, which are not part of the historical structure. Raising the building will include fresh air returns and waterproof ducting.

Mr. Gibson directed the committee to look at the proposed floor plans showing the

foundation, which remains the same except for the elevation.

Discussion ensued about the history of the building.

Ms. Fortney spoke to the reason for the elevation and would there be some type of covering around the elevated area?

Mr. Kirchner replied it will help the air flow and it will help to preserve the building. The elevated area will be stucco on cinder block for the 21 inch foundation to set the church on. The same landscaping that was used 6 years for the new sanctuary will be used.

Ms. Gleason spoke to the early island architecture of the church and how special the church is to the island.

Mr. Gibson, spoke to the recommendation to the Planning Commission for a Certificate of Appropriateness. However, the Community Church is going to be seeking a Variance to allow the church to remain at the same location. When they move or elevate this building, it is subject to the front yard setback. That Variance is not before you today, however, their plan is not to relocate this building other than to elevate it in its same footprint. They will also be seeking a Conditional Use application because of the modifications to the building. Churches are classified as an institutional use, and institutional uses are classified as Conditional Use. As part of this project, they are seeking a Development Permit, which is the part to be considered today, the Certificate of Appropriateness.

Mr. Gibson noted if the Committee if they were ready to make a recommendation, to also recommend that the motion includes authorization to the Chair to execute a Resolution to adopt the recommendation of this committee.

Member Fortney moved, seconded by Member Pickens directing staff to draft a resolution forwarding to the Planning Commission the recommendation to approve the Certificate of Appropriateness and authorize the Chair to execute. Motion carried.

Excused: 2 - Vice Chair Cassell and Committee Member Symroski

9. Old Business

- a. Continued discussion regarding items to consider for list of "Resources of Sanibel Heritage"

Ms. Gleason spoke to the committee of any additions to the list of Resources to the Sanibel Heritage between now and the next meeting, email them to the Planning Department.

Ms. Gleason had one comment on the Sea Horse Shop about the new lavender paint,

changing the original color of the building. The committee needs to educate people as to the value of the historical nature of the buildings on the island, If there are other buildings the committee is interested in putting on the list, please send them to the Planning Department.

Ms. Fortney believed there was a change of ownership at the Sea Horse Shop, which was previously mentioned to the committee, being concerned with the new owners.

Mr. Gibson spoke to the committee that the building is not listed on the City's local register of Historic Landmarks, so it is not subject to committee review or the standards for a Certificate of Appropriateness.

10. Reports

a. Chairperson's Report

Ms. Gleason spoke to the committee about a map of Florida found on David Rumsey.com collection website. It is a great collection of maps if you are interested.

Ms. Gleason also read the book, Turtle Coast by Betty Anholt. It is based on her knowledge of historical facts over 90 years ago. The book is about a family on an island during a period where they are totally isolated, and everything had to come to them by boat. There were no illustrations in the book but it talks about Punta Gorda, Boca Grande, Fort Myers and the Everglades

Ms. Gleason was also in contact with Emily Alfino about an email she received from Chad Monteith. He was looking for any history on the Monteiths who started the Colony Cottages at the East end. The only place to find this type of information is at the Sanibel Library reference files because they scanned all old newspapers from the 60's, 70's, 80's and 90's.

b. Committee Member Reports

Ms. Fortney is working on the Lighthouse Park and Cottages. She contacted Betty at the library and was referred to Charles LeBuff, who wrote, The Sanibel Island Lighthouse, book. In the 1980's Charles LeBuff lived in Cottage #2 and discusses the structure of the cottages, and how important the island was in World War II. A German U-boat sank a Merchant Vessel in 1942 and is just 55 miles south of the Sanibel Lighthouse.

Mr. Pickens spoke to the Lighthouse Eastern tip of the island and how, over the years, has swung back and forth. He has photographs of high tide, when it was under the Western most part of the buildings at the lighthouse. If you look today, it is several hundred feet out to the high tide line and has constantly moved back. It is

also interesting that if you go there at low tide and walk out to the North side of the Lighthouse itself, there is the foundation prints for the submarine watch tower. On the subject of the Monteith's, there is at least 2 or 3 of the original duplexes in the Colonies still standing.

c. Planning Branch Staff Liaison Report

Mr. Gibson, commented about Charles LaBuff, he was not only an original City Counsel Member for the City of Sanibel but may have been on City Counsel when this Committee was established.

11. Horizon-Upcoming Important Dates

- a.** Next meeting - October 3, 2019 at 9:00 a.m.
- b.** Next Public Works Branch quarterly report - December 5, 2019

12. Adjournment

Member Walton moved, seconded by Member Fortney to adjourn the meeting. The motion carried.

Excused: 2 - Vice Chair Cassell and Committee Member Symroski

There being no further business the meeting adjourned at 10:13 a.m.

Respectfully submitted,

Recording Secretary

Amended as follows:

Page 5, Committee Members Reports item 10(b) , paragraph 1, line 3, following Lighthouse book., "In the 1980's" to be deleted.