

The Historic Preservation Board (HPB) of the City of Titusville, Florida met in regular session at City Hall in the Council Chamber, located at 555 South Washington Avenue, on Monday November 3, 2025 at 1:00 p.m.

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Chairman Kiesel called the meeting to order at 1:00 p.m. Present were, Vice Chairman Petyk, Secretary Adams, Member Foster, Member Shifalo, Member Gaetjens, Member Jonas, Alternate Member Davis and Alternate Member Crofton. Also attending were Redevelopment Planner Sue Williams, Planner Tabitha Armstrong, Community Development Director Brad Parrish and Recording Secretary Laurie Dargie.

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Member Shifalo motioned to approve the regular minutes from the October 6, 2025 meeting as presented. Member Foster seconded. There was a unanimous voice vote in favor.

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Chairman Kiesel asked that item 7B be heard first since Historic Preservation Officer Pat Tyjeski is attending the meeting to speak on this item.

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Old Business

Historic Preservation Ordinance

Chairman Kiesel spoke briefly regarding the reason why the Historic Preservation Board decided to bring this up for discussion. Chairman Kiesel said that he would like a policy or procedure in place to ensure that all historic structures are documented before any demolition takes place.

Community Development Director Brad Parrish asked if the Historic Preservation Board members desire to have it as a requirement that all historic structures be documented before demolition.

Member Jonas said that five houses on Indian River Avenue were demolished without being documented and they were just as historically significant as the Pritchard House.

Member Foster suggested that the demolition permit is not issued until the structure is documented properly and proof of the documented structure be provided to city.

Redevelopment Planner Sue Williams stated that the Historic Preservation Board members are provided notification via email about historic structures that obtain a demolition permit and the owners are asked to document their structures and provide to the City of Titusville, however this is not mandatory, and therefore is not typically fulfilled as requested.

Member Foster stated that this is why it should be mandatory.

Historic Preservation Officer Pat Tyjeski spoke to the Historic Preservation Board members about the definition of a historic structure.

Ms. Tyjeski suggested a list of potential protection layers.

1. Force property owners to designate their property
2. Property fifty (50) years old or older are flagged
3. Properties fifty (50) years old or older are documented on the Master Ste File
4. Create districts where properties are contributing and non-contributing
5. Designate the individual building on local registry which is the most protection
6. National Register does not protect properties from being demolished

The Historic Preservation Board members had discussion with Ms. Tyjeski.

Chairman Kiesel asked the Historic Preservation Board members if they would still like for him to speak to City Council about more stringent protection or required documentation before demolition.

Member Foster would like for Chairman Kiesel to ask City Council to support a mandatory requirement for historic structures to be documented before demolition permit is issued.

Chairman Kiesel asked if the report should be done by the Historic Preservation Officer? Member Foster said it should be the owner's responsibility. Member Foster said that she would also like the owner to allow things to be salvaged if possible.

Ms. Tyjeski said that one requirement she has seen from other municipalities is that there must be plans for the property after demolition as to not leave a vacant lot.

Chairman Kiesel said that the first step is speaking to City Council about requiring the structures to be properly documented.

Ms. Tyjeski asked if the Historic Preservation Board would like her to create a table showing what other municipalities are looking for when a demolition permit is pulled for a historic structure.

Ms. Tyjeski said that any policies that the Historic Preservation Board wants to enforce should be spelled out in the city's code.

The Historic Preservation Board Members all agreed to have Chairman Kiesel speak to the City Council on their behalf.

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Petitions & Request

Zach Bowden of Mims, Florida came to speak about his historic tour business in Titusville and how he gives tours on the history of Titusville. Mr. Bowden said he is promoting growth and interest in Titusville's Downtown.

Malinda Villain of Titusville, Florida came to speak to the Historic Preservation Board about the Indian River City (IRC) community in hopes of getting the same interest and focus as the Joynerville area did from the Historic Preservation Board.

Member Foster asked Ms. Villain if she thought the community would be interested in becoming a District. Ms. Villain said she would speak to the neighbors.

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Old Business

Mid-Century Modern Structures

Member Shifalo went over briefly the items that were provided in the agenda packet.

The Historic Preservation Board members had discussion regarding some of the properties on the list that Member Shifalo provided in the agenda packet.

Chairman Kiesel suggested getting one residential and one commercial structure to use as the recognition without designation properties at the annual Historic Preservation Board workshop in May 2026. Chairman Kiesel said that the mid-century modern could be the focus of next year's workshop theme.

Member Shifalo said she may have a contact person from Cocoa who is knowledgeable of mid-century modern structures and she will be reaching out to them.

Chairman Kiesel volunteered to thoroughly go over the list of properties that Member Shifalo provided and come back to the next meeting with more detailed information regarding the properties. Chairman Kiesel said that if the members have additional properties that they have researched in depth to bring that information to the next meeting.

The Historic Preservation Board Members requested to have a round table workshop to discuss the properties together.

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New Business

Florida East Coast (FEC) Railroad

Community Development Director Brad Parrish gave a brief overview of this item.

Member Shifalo said that she does not feel the Historic Preservation Board should waste their time on this property since the FEC has not shown any cooperation with the City of Titusville over the years when the city has reached out to the railroad regarding the structure and the property. Member Shifalo said there are far more important properties to save than the FEC Railroad station.

Member Foster said that the FEC railroad is historically significant to Titusville and the Historic Preservation Board should bring awareness to it through their support to save it.

The Historic Preservation Board members had discussion as to the railroad station's significance and the hope that bringing awareness to save it would prompt the FEC Railroad to speak to the City of Titusville about it again in the future.

The Historic Preservation Board members except for Member Shifalo agreed to support having this on the Florida Trust's 11 to Save Program.

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Election of Officers

The Historic Preservation Board held their election of officers.

Member Foster nominated Allen Kiesel to remain the Chairman. Member Shifalo seconded. Allen Kiesel accepted the nomination. There was a unanimous voice vote in favor.

Member Foster nominated Debbie Petyk to remain the Vice Chairman. Member Shifalo seconded. Debbie Petyk accepted the nomination. There was a unanimous voice vote in favor.

Member Foster nominated Joseph Adams to remain the Secretary. Member Shifalo seconded. Joseph Adams accepted the nomination. There was a unanimous voice vote in favor.

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Reports

Community Development Director Brad Parrish informed the Historic Preservation Board that staff just found out that the city is not eligible for the small matching grant for the interpretive signage that was applied for. Mr. Parrish said staff will be reaching out to find out exactly why it was determined as not eligible and will provide more details back to the Board once received.

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Adjournment 2:33pm