

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 March 2, 2026 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 Shifalo, Member Gaetjens and Alternate Member Davis. Member Foster, Member Jonas and Alternate Member Crofton were absent. Also attending were Redevelopment Planner Sue Williams, Planner Tabitha Armstrong and Recording Secretary Laurie Dargie.

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Member Shifalo motioned to approve the regular minutes from the February 2, 2026 meeting as presented. Secretary Adams seconded. There was a unanimous voice vote in favor.

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***Old Business***

***Historic Preservation Board Demolition Ordinance***

Chairman Kiesel asked the Historic Preservation Board members if they had any feedback regarding the comments that Community Development Director Brad Parrish provided in the draft ordinance.

Chairman Kiesel referenced page 11 of 30 of the agenda packet and said there is a comment from Mr. Parrish asking for clarification. Chairman Kiesel said for clarity that the Historic Preservation Board's intent was to be a broader net cast to include fifty plus years in this ordinance.

Member Shifalo had some concerns with Section 29-122 as being too strict and severe on property owners who may not be able to afford upkeep of their property.

Member Davis asked for clarification as to why the Historic Preservation Board would need to know what is being developed after a demolition takes place. Ms. Shifalo said to know whether or not the development would be consistent with the area.

Chairman Kiesel said that the intent of this ordinance is to give an opportunity to have historic structures that will be demolished an opportunity to be documented if they are of significant value to Titusville's history. Chairman Kiesel said this is a tool that will help flag properties to give the Historic Preservation Board a chance to look at it before demolition takes place.

The Historic Preservation Board members had discussion with staff relating to the cost of having the report or documentation done be a cost to the property owner or come out of the Historic Preservation Board budget. Staff said there is a provision in the ordinance that allows the Historic Preservation Board to use their budget to document the property if necessary.

Chairman Kiesel said he would like to know when this will go before City Council so that he can attend the meeting.

*Mid-Century Modern Structures*

Chairman Kiesel asked for each member of the Historic Preservation Board to provide their two recommendations for commercial and residential Mid-Century Modern structures.

Member Shifalo recommended the following:

Commercial – 2825 S. Washington Avenue and 3880 S. Washington Avenue.  
Residential – 1380 Barna Avenue and 1431 Indian River Avenue

Member Gaetjens recommended the following:

Commercial – 1210 S. Hopkins Avenue  
Residential – 146 or 236 Beverly Street

Secretary Adams recommended the following:

Commercial – 2825 S. Washington Avenue and 3880 S. Washington Avenue

Chairman Kiesel recommended the following:

Commercial – 2825 S. Washington Avenue and 3880 S. Washington Avenue  
Residential – 3502 Nelson Place and 56 Fairglen Drive

Vice Chairman Petyk recommended the following:

Commercial – 1210 S. Hopkins Avenue  
Residential – 1760 Diane Drive and 3502 Nelson Place

The Historic Preservation Board members took time to look over the photos of each of the properties to come to a determination of what properties they would select to use for the recognition without designation for the Mid-Century Modern structures.

Recording Secretary Laurie Dargie stated that the properties that were selected by the Historic Preservation Board members were the following:

Commercial – 2825 S. Washington Avenue and 3880 S. Washington Avenue  
Residential – 1760 Diane Drive and 3502 Nelson Place

Member Shifalo said that she ran into Mr. Dandridge who was a previous recipient of this certificate but did not attend the workshop and therefore did not obtain the certificate. Member Shifalo said Mr. Dandridge asked about the certificate. Staff said that they could provide the certificate to Mr. Dandridge.

**Historic Preservation Board Annual Workshop Discussion**

Community Redevelopment Planner Sue Williams stated that the workshop could not be held at the Dream Luxury Apartments. Ms. Williams said she did reserve the Harry T. Moore Center as a backup and would like to know if the Historic Preservation Board would like to confirm that reservation for their annual workshop.

The Historic Preservation Board unanimously agreed to confirm the reservation for the May 2026 annual workshop at the Harry T. Moore Center.

Chairman Kiesel asked that Member Shifalo reach out and confirm Ms. DeFazio as a guest speaker for the workshop.

Member Shifalo asked if the workshop agenda layout could be rearranged and have the Demolition of Historic Structures before the Guest Speaker Morris “Marty” Hylton III. The Historic Preservation Board members unanimously agreed to make this change to the workshop agenda layout.

Chairman Kiesel asked that a visual display of Mid-Century Modern structures be displayed during the workshop.

Member Shifalo said that she would really like to promote the Mid-Century Modern workshop and spoke to the City of Titusville’s Public Relations personnel and was told that a short drone video could be created to help promote the workshop. Chairman Kiesel asked if Member Shifalo was volunteering to spearhead this promotional opportunity. Member Shifalo agreed.

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***Petitions & Request***

Malinda Villain of Titusville, Florida came to speak to the Historic Preservation Board. Ms. Villain said she would like the Historic Preservation Board to be kind when speaking of older homes being in disrepair as some owners can’t afford nor have the time to maintain their homes at a standard the Historic Preservation Board members would like to see.

Ms. Villain said that there might be more neighbors interested in creating a district in the Indian River Community.

Ms. Villain said she would like to see a Joynerville & Beyond project to be done in the Indian River City Community as it is one of the oldest communities in Titusville. Ms. Villain said she has several ideas that might be things to pursue with grant funds.

Ms. Villain said she would like to see E.W. Ellis recognized as a founder of Titusville, Florida and she stated that his last residence in Titusville could have been at the corner of Birch Street and Mount Vernon Avenue in Titusville, Florida.

Chairman Kiesel apologized for words that were used during the discussion regarding older structures.

Chairman Kiesel asked if staff could sit down with Ms. Villain to go hear her grant ideas.

Planner Tabitha Armstrong stated that the Historic Preservation Board has a process stated in Section 28-116 for becoming a district if that is the request of Ms. Villain.

Chairman Kiesel asked if staff would setup a meeting with Ms. Villain to discuss what she has brought up to them during today's meeting.

Member Shifalo stated that the Indian River Community would be a worthwhile project.

Member Gaetjens apologized for the way he described the structures in disrepair.

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***Reports***

Vice Chairman Petyk said she spoke to Mayor Connors and she was concerned with what he said about the employees of the Space Industry not wanting to live in older homes. Vice Chairman Petyk said this raised concerns with preservation of older homes in Titusville.

Vice Chairman Petyk said she was reading an article in Senior Living regarding the Joynerville project and there was no mention of the Historic Preservation Board which was disheartening.

Vice Chairman Petyk said she was also disheartened to know that the Historic Preservation Board is not going to be mentioned or involved in the Community Conference on Saturday March 7, 2026. Ms. Williams stated that the Community Conference focuses on answering questions on Development and Infrastructure.

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**Adjournment 2:00pm**