

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD
HELD ON TUESDAY, MAY 27, 2014 IN FORT PIERCE CITY HALL, COMMISSION
CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Charlie Hayek; Annie Kate Jackson; Paul Sampson; Peggy Harris;
Jean-Ellen Wilson; Brad Culverhouse; Alternate Holly Theuns; Chairwoman
Sonja M. Gates

Absent: Suzanne Boardman

Staff Present: Kori Benton, Historic Preservation Officer
Karen Emerson, Assistant City Attorney
Alicia Rosenthal, Administrative Assistant

4. APPROVAL OF MINUTES

a. Minutes of March 24, 2014 meeting

AYE: Charlie Hayek, Annie Kate Jackson, Paul Sampson, Peggy Harris,
Jean-Ellen Wilson, Brad Culverhouse, Chairwoman Sonja M. Gates

Passed

b. Minutes of April 28, 2014 meeting

AYE: Charlie Hayek, Annie Kate Jackson, Paul Sampson, Peggy Harris,
Jean-Ellen Wilson, Brad Culverhouse, Chairwoman Sonja M. Gates

Passed

5. PUBLIC HEARINGS

a. Construction of a second ground sign for Big Brothers. Big Sisters

Mr. Benton gave an overview of the application. Hoyt C. Murphy, Jr. (Pat) of Coldwell Banker commented. Mr. Hayek asked if there is any reason Big Brothers Big Sisters cannot incorporate the sign as part of the existing monument sign. Mr. Benton responded there are rights provided to Coldwell Banker for particular use of the monument sign. Mr. Culverhouse asked why Coldwell Banker would have to relinquish its sign rights. Mr. Benton responded if the property was sold or occupied by a different business the sign would then be devoted to the property on which it stands on. Mr. Hayek commented about how restrictive the sign ordinance is and loosening it up for one parcel will allow people to come in and say you did it for him why can't I do it. Mr. Culverhouse feels that Hoyt C. Murphy Coldwell Banker Realtor should not be penalized to have to give up a sign in order for a tenant to have a sign.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve the construction of a second ground sign for Big Brothers, Big Sisters without any restrictions.

AYE: Annie Kate Jackson, Paul Sampson, Peggy Harris, Jean-Ellen Wilson, Brad Culverhouse, Chairwoman Sonja M. Gates

NAY: Charlie Hayek

Passed

b. Addition of an ADA walkway to the rear entrance from the Boston Avenue ROW. Request is coupled with a petition for variance from several Sections of the City's Landscape & Parking Code Requirements

Mr. Benton gave an overview of the application. Mike Menard of Cook & Menard Architecture commented. Mr. Culverhouse asked what types of trees are being placed through mitigation. Mr. Benton stated palm trees or canopy trees. Mr. Hayek asked for clarification on the landscape buffer. Mr. Culverhouse asked if the western property line backs up to the other building. Mr. Benton responded that it is very close to backing up to the other building. Chairwoman Gates asked if the parking spaces are tight. Mr. Benton responded they are very tight and the spaces in the City of Ft. Pierce parking garage are the same 9 foot width. The spaces to the west will maintain the traditional dimensions. Chairwoman Gates asked if there will be a handicap parking space. Mr. Benton responded yes. Mr. Culverhouse asked if the proposed ramp is ADA accessible. Mr. Menard responded yes and stated that it is not considered a ramp; it is considered a sloping walking surface.

Motion was made by Charlie Hayek, and seconded by Paul Sampson to approve the addition of an ADA walkway to the rear entrance from the Boston Avenue ROW coupled with a variance from several sections of the City's Landscape & Parking Code Requirements.

AYE: Brad Culverhouse, Jean-Ellen Wilson, Peggy Harris, Paul Sampson, Annie Kate Jackson, Charlie Hayek, Chairwoman Sonja M. Gates

Passed

c. Certificate of Appropriateness 14-22 - Exterior Alterations to a Non-contributing structure

Mr. Culverhouse disclosed that he is a current tenant of the building and he will be leaving this week due to his lease being up. Mr. Benton gave an overview of the application. Anthony Donadio from Donadio & Associates Architects commented. Trina Angelone, Head of Schools, St. Andrews Episcopal Academy, commented.

Mr. Culverhouse asked if the design of the smaller windows is due to the structural components of the building. Mr. Donadio responded yes. Mr. Culverhouse asked if there is going to be additional cost and a delay in construction if they go with the staff recommendation. Mr. Donadio responded it would not delay the construction but structurally you would not want to do it because you have a landing going right through the middle of a window. The cost might be a little more expensive because of the size of the window. An option would be to use a stucco band and stucco infill and leave the smaller windows to emulate what is there. Mr. Benton asked Mr. Donadio if it is possible to utilize the existing vertical proportions of the other windows, but reduce the size of the windows. Mr. Donadio responded that it would be fairly narrow and tall. The windows can't be raised much higher than what is shown because of the landing on the stairs. Mr. Culverhouse asked the estimated completion date on the alterations. Mr. Donadio responded the first of August.

Mr. Culverhouse made a motion to approve the COA without changing the rear windows. Mr. Harris seconded the motion. Mr. Hayek stated the architect said he would put a banding on the windows to mimic the size of the existing windows. If it was painted correctly the windows would look the same size as the north side and it is a very simple, inexpensive change. Mr. Culverhouse withdrew the motion and Ms. Harris withdrew the second.

Mr. Culverhouse asked Mr. Donadio if Mr. Hayek's comment was correct. Mr. Donadio responded that it would be very economical and would solve the issue.

Motion was made by Brad Culverhouse, and seconded by Peggy Harris to approve the Certificate of Appropriateness 14-22 - Exterior Alterations to a Non-contributing structure with the banding of the rear windows on the staircase addition, so they emulate the other windows.

AYE: Annie Kate Jackson, Paul Sampson, Peggy Harris, Jean-Ellen Wilson, Brad Culverhouse, Charlie Hayek, Chairwoman Sonja M. Gates

Passed

6. NEW BUSINESS

7. CONSIDERATION OF ABSENCES

Motion was made by Charlie Hayek, and seconded by Peggy Harris to excuse the absence of Ms. Boardman.

AYE: Charlie Hayek, Annie Kate Jackson, Paul Sampson, Peggy Harris,
Jean-Ellen Wilson, Brad Culverhouse, Chairwoman Sonja M. Gates

Passed

Motion was made by Peggy Harris, and seconded by Chairwoman Sonja M. Gates to excuse absences of Mr. Culverhouse and Ms. Jackson from from the April 28, 2014 meeting.

AYE: Charlie Hayek, Annie Kate Jackson, Paul Sampson, Peggy Harris,
Jean-Ellen Wilson, Brad Culverhouse, Chairwoman Sonja M. Gates

Passed

8. ADJOURNMENT