

HISTORIC PRESERVATION BOARD

BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, July 28, 2014 - 6:00 p.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
Minutes of June 23, 2014 meeting
5. **PUBLIC HEARINGS**
 - a. Replacement of original and non-original stucco work on main façade of a Contributing Historic Structure located at 211 Orange Avenue
 - b. Installation of 5' tall chain link fence at a Contributing Historic Site located at 601 South 8th Street
6. **NEW BUSINESS**
7. **ELECTION OF CHAIR AND VICE-CHAIR**
8. **CONSIDERATION OF ABSENCES**
9. **ADJOURNMENT**

Any person seeking to appeal the decision of the Historic Preservation Board of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Historic Preservation Board

4.

Meeting Date: 07/28/2014

Information

REQUESTED ACTION

APPROVAL OF MINUTES

Minutes of June 23, 2014 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Historic Preservation Board Minutes 6/23/14

Form Review

Form Started By: Alicia Rosenthal

Started On: 07/16/2014 03:37 PM

Final Approval Date: 07/16/2014

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JUNE 23, 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: Paul Sampson; Jean-Ellen Wilson; Brad Culverhouse; Suzanne Boardman; Holly Theuns; Charlie Hayek; Vice-Chair Peggy Harris

Absent: Annie Kate Jackson; Sonja M. Gates

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

Mr. Hayek and Ms. Theuns were made active members for the meeting.

4. APPROVAL OF MINUTES

Minutes of May 27, 2014 meeting

Motion was made by Suzanne Boardman, and seconded by Holly Theuns to approve Minutes of May 27, 2014 meeting.

AYE: Paul Sampson, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Holly Theuns, Charlie Hayek, Vice-Chair Peggy Harris

Passed

5. PUBLIC HEARINGS

a. Certificate of Appropriateness 14-20 - Construction of a 7' & 8' Aluminum Fence

Mr. Benton gave an overview of the application. Greg White, St. Lucie County Project Manager answered questions. Mr. White stated that this request is a result of the last renovation that was done on the courthouse that included an addition of 5 court rooms and a fire escape door. The Sheriff's office is looking for a containment area so they can move into the sally port and back into the court room after an emergency.

Mr. Culverhouse asked if it is possible to get a different type of fence that is more historic. Mr. White said he would look at alternatives. Mr. Benton stated the proposed fence assimilates with the contemporary architecture of the courthouse. Ms. Theuns asked if there is a reason why the fence could not be moved off the street into the right-of-way. Mr. White stated there is a high-low situation and there is not enough sling to get a swinging gate or sliding gate that would fit.

Mr. Sampson asked how far off the building the sliding gate is going to be. Mr. White stated they would hold the fence as tight as they could to the building. Mr. Sampson asked the height of the retaining wall at the Boston house. Mr. Benton stated 3-4 feet. Mr. Culverhouse asked if the fence will tie in to the end of the building. Mr. White said the fence will not attach to the building. Mr. Sampson asked how far the Boston House sign is from the curb. Kori suggests it is about 9-10 feet. Mr. Sampson asks if the high fence starts past the Boston House sign. Mr. White suggests the 8 foot part of the fence starts about 10 feet west of the sign.

Mr. Culverhouse asks if St. Lucie County is requesting the fence because the Sheriff's office has requested it. Mr. White stated it is a security and a fire issue. Mr. Culverhouse asked how a fence holding people in is going to help during a fire situation. Mr. White stated the fence is there if an inmate had to exit quickly out of a felony court hearing. Ms. Theuns asked how evacuations are currently being handled. Mr. White said there has not been an issue as of yet. Ms. Boardman asks if the gate is wide enough for a fire truck or emergency vehicle. Mr. White said it is at least 12 feet or more.

Mr. Culverhouse asked Mr. Benton if a COA was previously done for this fence. Mr. Benton explained a COA was done in 2012; however the county has not been able to fulfill the conditions placed on that approval. One of the conditions was to pay to relocate the Boston House ground sign. In avoidance of that condition of approval, St. Lucie County amended there COA and refiled another COA with an amended proposal.

Mr. Culverhouse stated if the purpose of the fence is to keep prisoners out in the event of a fire or other disturbance, a 6 foot fence is not going to keep the prisoner from jumping over the fence. Mr. Benton stated staff rationale for a 6 foot fence is based on Secretary of Interior Standards in keeping human and pedestrian scale along the walkway and preserving the pedestrian activity downtown and presenting an inviting environment.

Ms. Theuns asked how much supervision alleged felons have when they come out of the courtroom. Mr. White explained that typically there is a bailiff in the court room at all times and if there is an incident the bailiff will be coming out with them. Mr. Culverhouse stated there may be one or two guards and 10 – 15 prisoners. Mr. White agreed and he stated the courtroom is currently being used for families. Ms. Theuns asked what the danger level is of someone standing beside a 6 foot or 8 foot fence. Mr. White explained it is not a significant risk at this moment, since they are not using that courtroom for full felonies. Mr. Culverhouse asked if the Sheriff's office would have to agree to the condition of the 6 foot fence. Mr. White stated he has approval on a 7 foot fence but he would need approval on a 6 foot fence.

Motion was made by Paul Sampson, and seconded by Charlie Hayek to approve COA 14-20 with the following conditions:

- 1) The fence shall not exceed 6' in height until the fence is behind the Boston House sign.
- 2) Sliding gate should be installed as close to the building as possible.
- 3) Lighting shall be installed both in front of and behind the newly planted hedges on Indian River Drive and Boston Avenue.
- 4) Hedges shall be maintained no higher than the retaining wall.

AYE: Paul Sampson, Jean-Ellen Wilson, Suzanne Boardman, Holly Theuns, Charlie Hayek, Vice-Chair Peggy Harris

NAY: Brad Culverhouse

Passed

- b. Seal, stucco, and paint the east wall of the subject structure to match existing walls of the structure.

Mr. Sampson disclosed that he knows the representative, Marty Limberis Plastering personally but he has no ties to the project.

Mr. Benton gave an overview of the project. Mr. Culverhouse asked who paid for the mural. Mr. Benton responded that it is difficult to suggest the specific organization that paid for the mural. He was led to believe it was donations through Ft. Pierce Mainstreet and St. Lucie County Mural Society in 1995. The existing property owner took ownership of the structure after the mural was painted and after the City of Ft. Pierce had adopted the Downtown Historic District.

Mr. Culverhouse asked if it is possible to seal the wall in other way besides stuccoing or sealing over the mural. Mr. Benton stated there are other alternatives to preserve the mural as well as preclude any water permeation. Mr. Culverhouse asked the difference in cost of acrylic clear coat sealant opposed to stuccoing over. Mr. Benton stated he is not aware of the cost. Mr. Culverhouse asked if the clear coat would preserve the mural. Mr. Benton stated yes, if done properly.

Ms. Boardman asked if the applicant indicated they would add a mural once the wall had new stucco. Mr. Benton stated staff engaged in discussions with the property owner and they indicated the City of Ft. Pierce or the Mural Society would have the ability to repaint a mural on the wall; however it is contingent on funding and assurance from the applicant that it can be executed. Mr. Sampson asked if anyone has contacted the mural society. Mr. Benton stated he tried to contact Ms. Cassens from the St. Lucie County Mural Society and Mainstreet Ft. Pierce.

Mr. Sampson stated there are some serious cracks and gaps in the block work so it would take quite a bit of clear coat to seal them up. Mr. Culverhouse asked if there is any reason it could not be done. Mr. Hayek stated he has been watching most of the construction Limberis Plastering has done. He does not think it can be repaired with a sealer. The cracks are so extensive and the preservation of a building is a lot more important than a preservation of a mural. They will not be able to stop the leaks unless they do an entire stucco job on the entire east end. Mr. Benton read an e-mail from the applicant stating that over the past two years the wall has deteriorated significantly. Currently the moisture seeps through the staircase cracks rendering the inside of the wall moldy and the rain swells the cracks even more, creating a vicious cycle.

Vice-Chair Harris asks if the grant that was discussed a couple of months ago, could be used

to put the mural back. Mr. Benton responded that all the funds have been allocated for the past year's façade grant opportunity. Funds were allocated to this specific property owner for improvements of the site.

Motion was made by Paul Sampson, and seconded by Brad Culverhouse with the following conditions. The Board considers the mural of historic importance. If the mural cannot be sealed, the wall will have a smooth coat of stucco applied to accept a new mural. The new mural is to be replaced within 6 months and be of equal size, quality and historical significance of the old mural. The new mural will need to be approved by the Planning staff.

AYE: Paul Sampson, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris

NAY: Charlie Hayek

Passed

6. NEW BUSINESS

Mr. Benton stated staff is moving very close to finalizing the proposed signage for installation at Old Fort Park.

The framing has been prepared for installation of the new windows at the St. Anastasia school house on Orange Avenue. The city has been approached by the St. Anastasia Endowment Board. They would like to receive any of the preserved windows for part of their fundraising program.

Vice-Chair Harris congratulated Mr. Sampson for not missing a Historic Preservation meeting.

7. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Paul Sampson, and seconded by Brad Culverhouse to table vote of Chair and Vice-Chair until next meeting when Chairwoman Gates is present.

AYE: Paul Sampson, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Holly Theuns, Charlie Hayek, Vice-Chair Peggy Harris

Passed

8. CONSIDERATION OF ABSENCES

Mr. Benton stated he appreciates everyone who attended the meeting. In the past there have been circumstances and concerns for attendance.

He stated several applicants have applied for the Historic Preservation Board in the last couple of months and the City Commission does look at attendance. Mr. Culverhouse asked whose terms were up. Mr. Benton stated Ms. Boardman, Chairwoman Gates, Ms. Jackson, Mr. Sampson and Ms. Wilson's term expire April 2015. Mr. Culverhouse's term expires April 2016.

Motion was made by Suzanne Boardman, and seconded by Holly Theuns to excuse the absences of Chairwoman Gates and Ms. Jackson.

AYE: Paul Sampson, Jean-Ellen Wilson, Brad Culverhouse, Suzanne Boardman, Holly Theuns, Charlie Hayek, Vice-Chair Peggy Harris

Passed

9. ADJOURNMENT

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Historic Preservation Board

5. a.

Meeting Date: 07/28/2014

Information

REQUESTED ACTION

Replacement of original and non-original stucco work on main façade of a Contributing Historic Structure located at 211 Orange Avenue

LOCATION

211 Orange Avenue

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

Attachments

[Staff Report](#)

Form Review

Form Started By: Kori Benton

Started On: 07/21/2014 11:18 AM

Final Approval Date: 07/21/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

JULY 28TH, 2014

Agenda Item 5A

Owner/Applicant

Alan & Donna Roberts

Location

211 Orange Avenue

Parcel

2410-507-0003-000-2

Historic Status

Contributing

Requested Action

Replacement of original and non-original stucco work on main façade

Recommendation

Approval with Conditions

Staff

Kori Benton
Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

HISTORY

- C. 1925 Structure was built.
- 1930s Addition was constructed to the structure to the east.
- 2013 The HPB granted conditional COA for minor exterior alterations to the rear of the structure.
- 3/2014 Applicants received FPRA Façade Grant for improvements to the structure.
- 5/2015 HPB granted conditional COA for exterior alterations to improve the upstairs apartment.
-

Architectural Significance

This one-story one-part masonry Commercial Style building is located at 211 Orange Avenue. The facade is comprised of a simple head mast and a storefront. The storefront is comprised of fixed plate glass show windows with overhead transoms and a recessed center entrance. With few alterations, this building has retained much of its architectural integrity.

This building embodies many of the architectural characteristics of commercial blocks constructed in Downtown Fort Pierce during the early twentieth century.

STAFF ANALYSIS

The proposed work includes the removal of existing original and non-original stucco finishes on the main façade, and the overlay of a smooth stucco finish. The main façade features heterogeneous stucco work based upon application and reapplication of stucco over time. The rough stucco present over the block frame of the front façade has been preserved, however the stucco finish towards the center of the façade is non-original and does not assimilate well. The non-original stucco appears to be the result of repairs to the parapet. The applicants are seeking to eliminate the significant inconsistencies with a uniform smooth stucco finish.

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The repair and replacement of stucco on the front façade will allow for the repair of the parapet framing underneath, and for constancy in the stucco finish as the current appearance reveals improper repair work. Restoration of the original style and finish of stucco is encouraged, however the original stucco finish features ingredients and an appearance difficult to reproduce. Smooth stucco finishes are present throughout the Downtown, and are a historically appropriate replacement in the circumstances presented.

Staff Recommendation

Staff recommends that the Board approve the request based upon the current condition of the stucco, non-original portions present, and compliance with Secretary of Interior Standard 9.



Historic Preservation Board

5. b.

Meeting Date: 07/28/2014

Information

REQUESTED ACTION

Installation of 5' tall chain link fence at a Contributing Historic Site located at 601 South 8th Street

LOCATION

601 S. 8th Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Denial

Attachments

Staff Report

Form Review

Form Started By: Kori Benton

Started On: 07/21/2014 11:22 AM

Final Approval Date: 07/21/2014



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
 HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

JULY 28TH, 2014

Agenda Item 5B

Owner/Applicant

Aleena Moreno

Location

601 S 8th St

Parcel

2410-709-0088-000-1

Historic Status

Contributing

Requested Action

Installation of 5' tall chain link fence

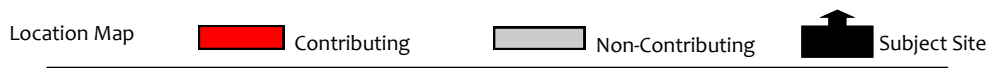
Recommendation

Denial

Staff

Kori Benton
 Historic Preservation Officer

HISTORIC PRESERVATION BOARD : PUBLIC HEARING



HISTORY

- C. 1938 Structure was built.
- 1990 Small addition constructed
- 2000 Roof replaced
- 2002 City Commission Adopts Resolution 02-103, creating the Oakland Park Historic District

Architectural Significance

This one-story wood frame residential building is a contributing historic resource located at 601 South 8th Street. Its Minimal Traditional styling is expressed by a cross-gable roof, weatherboard exterior wall fabric, and metal sash windows. The building has retained most of its architectural integrity.

STAFF ANALYSIS

The proposed work includes the installation of a 5 ft. tall chain link fence on the northern side of the property, extending from the corner of the house to the detached garage. The applicant proposes to set the fence in 10 ft. from the right-of-way.

Secretary of Interior Standards for Consideration

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The surrounding neighborhood has various examples of chain-link fencing which appear to have been constructed in recent decades, and most likely prior to the designation of the Oakland Park Historic District, or presumably without permit(s). The current proposal seeks to install a fencing material that is incompatible with the materials and architectural features appropriate to protect the historic integrity of the property and its environment. The use of wood picket fencing is encouraged based upon the proposed location of the fence and its visibility from and proximity to the right-of-way .

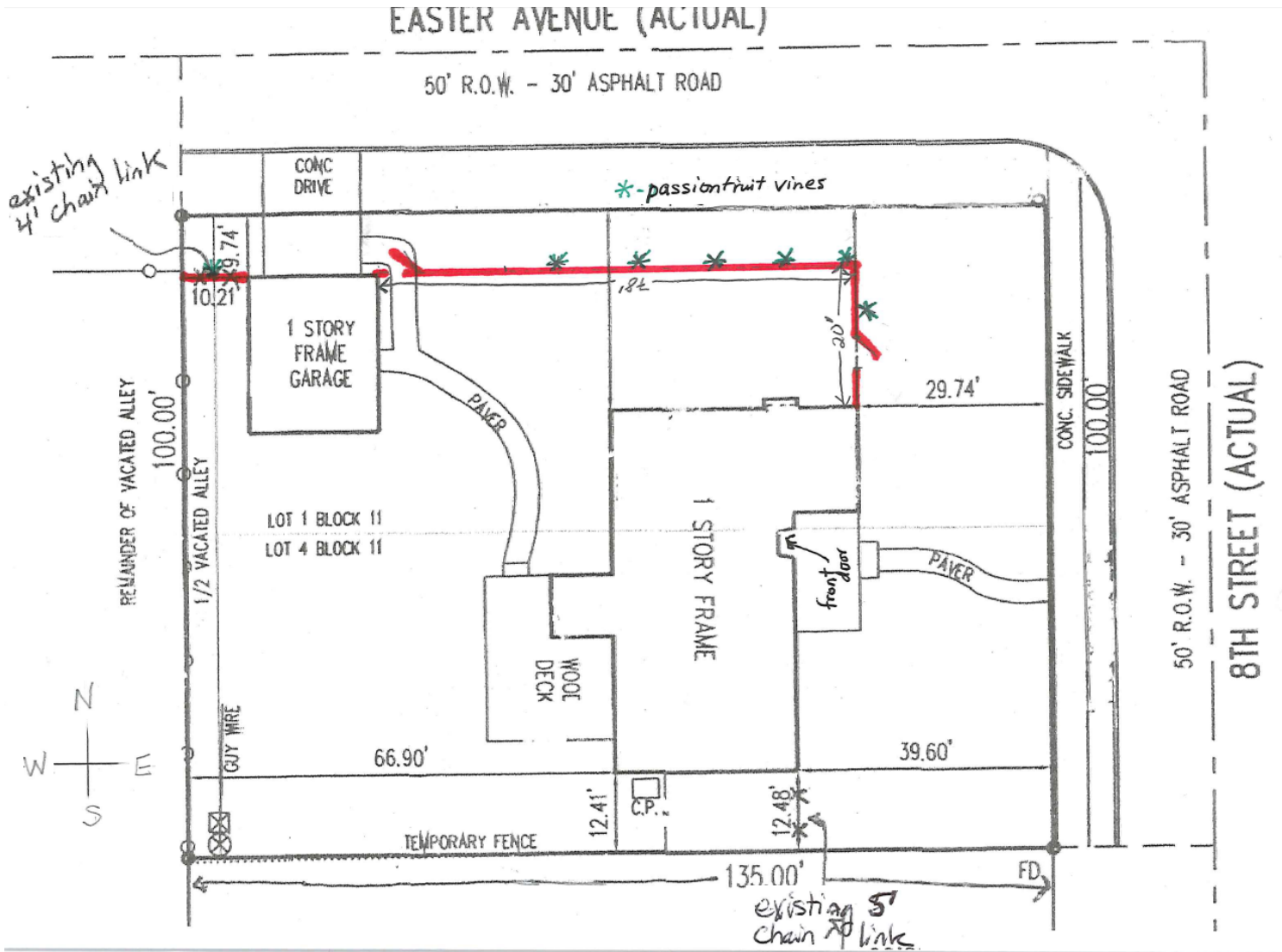
Furthermore,

City Code Section 22-67(d) Special requirements.

(5)Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for redevelopment, chain link fences are permitted only if located no closer than twenty-five (25) feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one (1) tree for each fifty (50) linear feet.

Staff Recommendation

Staff recommends that the Board deny the request as submitted based upon Secretary of Interior Standards 2 & 9. The applicant should consider alternative fence materials which do not detract from the character of the historic structures within the Oakland Park Historic District. Furthermore, a reduction in height to 4 ft. is encouraged based upon the site being a corner lot, with close proximity to the right-of-way.



Survey with Proposed Fence Location



Street view from Easter Avenue



View of 601 South 8th St. from Easter Ave



View of 601 South 8th St. showing side yard

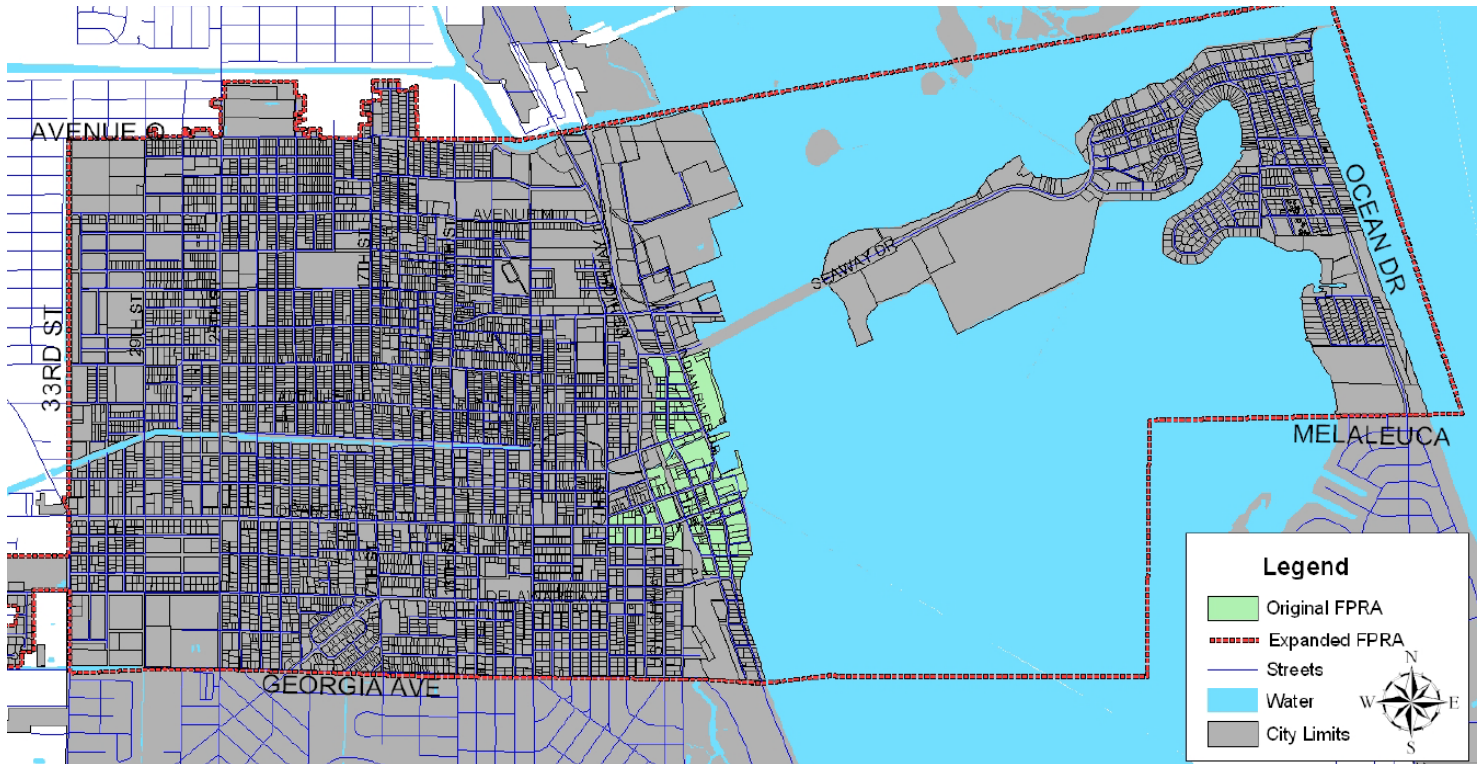


Existing 10' long chain-link fence



606 S 8th St—White Picket & Small Section of Chain-link

City of Fort Pierce Redevelopment Area



City Code Section 22-67(d) Special requirements.

(5)Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for redevelopment, chain link fences are permitted only if located no closer than twenty-five (25) feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one (1) tree for each fifty (50) linear feet.

Historic Preservation Board

7.

Meeting Date: 07/28/2014

Information

REQUESTED ACTION

ELECTION OF CHAIR AND VICE-CHAIR

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Form Review

Form Started By: Alicia Rosenthal

Started On: 06/24/2014 09:31 AM

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