

# HISTORIC PRESERVATION BOARD

## BOARD AGENDA

Historic Preservation Board Regular Meeting - Monday, August 25, 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. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
5. **CONSIDERATION OF ABSENCES**
6. **APPROVAL OF MINUTES**  
Minutes of July 28, 2014 meeting
7. **PUBLIC HEARINGS**
  - a. Certificate of Appropriateness 14-31, Request to install 6' tall black aluminum fence at 657 N 2nd Street.
  - b. Reconsideration of COA 14-23 - A Request to Seal, Stucco, and Paint the Easterns Wall of the Subject Structure to Match Other Elevations.
8. **NEW BUSINESS**
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**

**6.**

Meeting Date: 08/25/2014

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Information

REQUESTED ACTION

**APPROVAL OF MINUTES**

Minutes of July 28, 2014 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Historic Preservation Board Minutes 7/28/14

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 08/18/2014 03:32 PM

Final Approval Date: 08/18/2014

# DRAFT



## CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

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### Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JULY 28, 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: Annie Kate Jackson; Paul Sampson; Peggy Harris, Vice-Chair; Suzanne Boardman; Brad Culverhouse; Jean-Ellen Wilson; Holly Theuns; Charlie Hayek

Absent: Sonja M. Gates

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

Mr. Hayek left the meeting since only one alternate was needed.

**4. APPROVAL OF MINUTES**

Minutes of June 23, 2014 meeting

Motion was made by Brad Culverhouse, and seconded by Annie Kate Jackson to approve the minutes of the June 23, 2014 meeting with amended change by Mr. Culverhouse.

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

Passed

**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

Mr. Benton gave an overview of the project.

Motion was made by Annie Kate Jackson, and seconded by Brad Culverhouse to approve the replacement of original and non-original stucco work on main facade based upon the current condition of the stucco, non-original portions present, and compliance with Secretary of Interior Standard 9.

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

Passed

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

Mr. Benton gave an overview of the project. The applicant, Aleena Moreno, along with her neighbors, Irene Settlemyer and Dr. Joseph Patt commented. Ms. Moreno provided photos of near by homes with chain link fences. Assistant City Attorney Emerson stated that only homes in the Oakland Park district with a COA would be relevant.

Ms. Theuns asked the applicant, Ms. Moreno, how she feels about a white picket fence. Ms. Boardman asked Ms. Moreno if she looked at the cost of a wood panel fence. Ms. Moreno stated she wants a security fence where she can see out. Ms. Wilson stated that the consideration of security would be important in this regard and a wood fence does not allow the air in and a picket fence is not secure. Mr. Culverhouse stated that when you buy a home in a historic neighborhood you have certain responsibilities. You can't put up a non-historic aesthetic fence in a historic neighborhood. Mr. Sampson stated there is no way to know from the pictures provided by Ms. Moreno, when the fences were installed, whether they were permitted, if they had a COA or where the properties are located.

Mr. Culverhouse received an emergency phone call and he did not return to the meeting.

Ms. Theuns asked how the 25 foot right of way showed up on the diagram. Mr Benton stated the right of way line begins at the termination of the property line, not at the edge of the pavement. Mr. Sampson asked how the board can base their opinion on pictures of fences that were not permitted and did not come before the board. Ms. Boardman stated that she lives in the Edgartown Historic District and when she moved in, she was required to take down the existing chain link fence. She now has a wood panel on panel fence that she gets quite a bit of breeze through it and you can kind of see through it.

Motion was made by Paul Sampson, and seconded by Suzanne Boardman to deny the request to install a 5' tall chain link fence based upon Secretary of Interior Standards 2 & 9.

AYE: Paul Sampson, Suzanne Boardman, Holly Theuns, Vice-Chair Peggy Harris

NAY: Jean-Ellen Wilson, Annie Kate Jackson

Passed

Mr. Culverhouse did not rejoin the meeting for roll call.

Motion was made by Paul Sampson, and seconded by Holly Theuns to direct staff to look into other fences that are not historically appropriate and possibly not permitted in all the historic districts.

AYE: Jean-Ellen Wilson, Suzanne Boardman, Holly Theuns, Annie Kate Jackson, Paul  
Sampson, Vice-Chair Peggy Harris

Passed

**6. ELECTION OF CHAIR AND VICE-CHAIR**

Ms. Jackson nominated Ms. Harris for Chair. Ms. Theuns nominated Mr. Sampson for Chair. The board decided that one nominee should be the Chair and the other nominee should be the Vice-Chair. After discussion, Mr. Sampson was nominated Chair and Ms. Harris was confirmed Vice-Chair.

AYE: Annie Kate Jackson, Paul Sampson, Suzanne Boardman, Jean-Ellen Wilson, Holly Theuns, Vice-Chair Peggy Harris

Passed

**7. CONSIDERATION OF ABSENCES**

Motion was made by Paul Sampson, and seconded by Annie Kate Jackson to excuse the absence of Chairwoman Gates.

AYE: Annie Kate Jackson, Paul Sampson, Holly Theuns, Suzanne Boardman, Jean-Ellen Wilson, Vice-Chair Peggy Harris

Passed

**8. NEW BUSINESS**

Mr. Benton stated there are three potential historic designations on the horizon. The first is the change of status from non-contributing to contributing to the Rosslow's structure. The second designation is a structure at 809 N. 9th Street, which is the facility in which Zora Neale Hurston passed away in. Her room has been converted into an exhibit. The third designation is for a property owner at 1907 Avenue P. The structure is just over 50 years old and has been improved quite significantly. A designation may be in the works for Williams Department Store on Avenue E and 18th Street.

Mr. Benton stated preliminary photos were sent out of the St. Anastasia School House window retrofit. The windows are 90% complete on the facility but quite a bit of work needs to be done on the inside of the building. Ms. Boardman mentioned a tree growing out of the roof, along with dead pigeons and pigeon droppings inside the structure. Mr. Sampson asked how the humidity is going to be controlled in the building now that the windows have closed off the building. The structure celebrates its 100th anniversary this year.

Mr. Benton stated there has been extensive discussion regarding the mural and the proposed stucco overlay from the last board meeting. The city staff received an appeal for the board's decision and it is scheduled for the second city commission meeting in August. To avoid the appeal, the city staff is working diligently to propose alternatives such as offering paint, materials and a replacement mural to appease the property owner and come to an amicable solution. Board member, Holly Theuns reached out to a few artists and muralist from Art Mundo in an attempt to provide some type of resolution and provide the property owner with options. A preliminary conceptual design was received from Skip Fuller. In the event a replacement mural proposal is received from the property owner, it will be brought back before the board for consideration. Mr. Sampson suggested that FPAT donate money to help out with the mural.

A new T-shirt business is opening in the downtown district called Noble Haus that uses dye-sublimation. They do some work with Guy Harvey and Hook and Tackle.

Motion was made by Paul Sampson, and seconded by Suzanne Boardman to talk with Libby Woodruff about using FPAT funds to help with the cost of the mural.

AYE: Jean-Ellen Wilson, Suzanne Boardman, Paul Sampson, Annie Kate Jackson, Holly Theuns, Vice-Chair Peggy Harris

Passed

Motion was made by Suzanne Boardman, and seconded by Paul Sampson to send a letter voicing the boards concerns of the St. Anastasia School House to the the City Manager, Commission and the Contract Administrator.

AYE: Annie Kate Jackson, Paul Sampson, Suzanne Boardman, Jean-Ellen Wilson, Holly Theuns, Vice-Chair Peggy Harris

Passed

## 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**

**7. a.**

Meeting Date: 08/25/2014

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Information

REQUESTED ACTION

Certificate of Appropriateness 14-31, Request to install 6' tall black aluminum fence at 657 N 2nd Street.

LOCATION

657 N 2nd Street

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Approval

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Attachments

Staff Report

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**Form Review**

Form Started By: Kori Benton

Started On: 08/18/2014 02:50 PM

Final Approval Date: 08/18/2014



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

AUGUST 25, 2014

Agenda Item 5A

**Owner**

Keith Danks  
 Plainsman Investments LLC

**Applicant**

Sun Camper Liquidators LLC  
 dba Atlantic Marine & RV

**Representative**

Cody Danks

**Location**

657 N 2nd St

**Parcel**

2403-705-0019-000-3

**Historic Status**

Non-contributing Structure within the Edgartown Historic District

**Requested Action**

Construction of a 6' Aluminum Fence

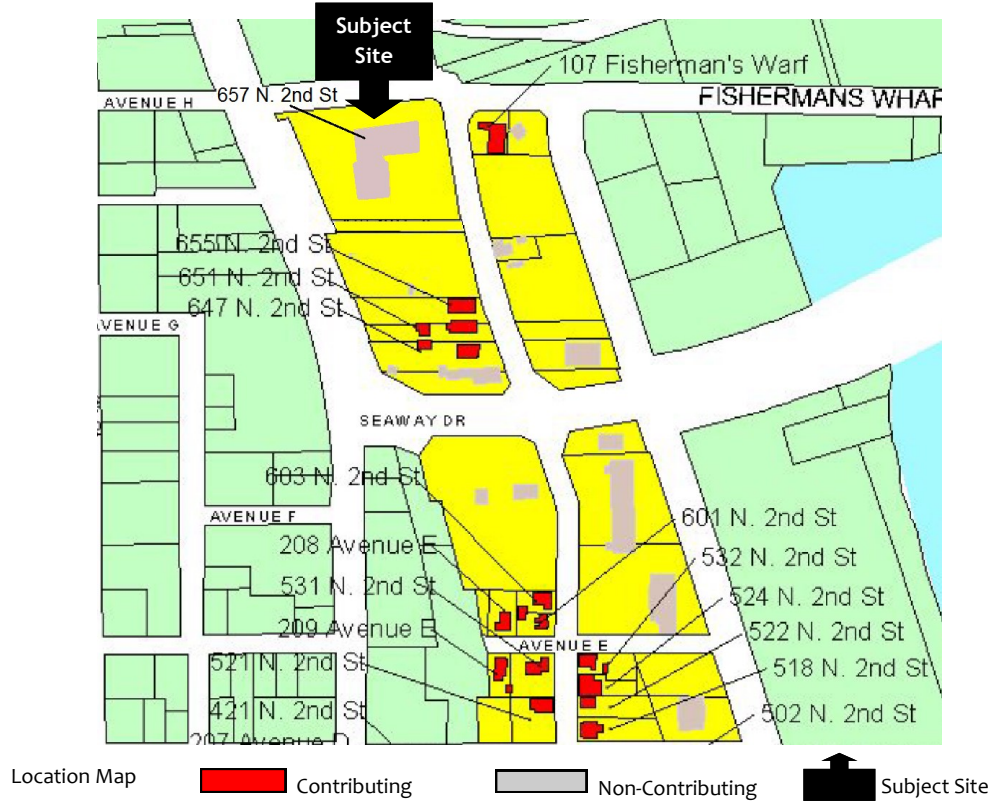
**Recommendation**

Approval with Conditions

**Staff**

Kori Benton  
 Historic Preservation Officer

### HISTORIC PRESERVATION BOARD : PUBLIC HEARING



**HISTORY**

- 1910-1920 Several structures built at the site.
- 1980s Mobile Home Park established at site.
- 2001 The City of Fort Pierce Commission adopted Resolution 01-180, creating the Edgartown historic district, establishing this structure as a contributing resource.
- 2002 Former Mobile Home Park decommissioned.
- 2004 Historic Preservation Board conditionally approved the new construction of a Marine Service Facility at the site.
- 2005 St. Lucie Outboard Marine Facility Constructed
- 2014 New Owners received Conditional Use approval to operate a Boat and RV Sales and Service Establishment on site.

**STAFF ANALYSIS**

**Findings**

The existing structure is a non-contributing within the Edgartown District due its construction within the last decade.

The site is located adjacent to the City's Fisherman's Wharf. The modern structure is represented by a modern marine industrial appearance articulated with various elements from a Key West style architectural. The addition of end gables, a wrap around front porch and lighted windows improve the typical mundane nature of an industrial service facility.

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## Proposal

The proposal seeks the installation of a 6 ft. tall black aluminum fence to provide security for the newly established Marine & RV Sales and Service Center. The proposed fence location along the eastern property line, abutting the recently expanded North 2nd Street Right-of-way.

## Staff Analysis

The presented fence style and location assimilate the nature of the present structure, site, and location with the northern portion of the Edgartown Historic District. The Florida Department of Transportation, St. Lucie County, and City of Fort Pierce have been coordinating to comprehensively reconstruct and expand the infrastructure within the Fisherman's Wharf and Port areas. The project includes the reconstruction of roadways, curb and gutter construction, and the installation of new sidewalks. The project entailed the acquisition of right-of-way from the subject property to facilitate the extent of the improvements. The presentation of a 6' tall aluminum fence along the presented property lines, setback from several feet from the proposed sidewalk improvements, assimilates with the nature of the site, the prospect of improved pedestrian activity along second street while achieving the intent of the applicant to provide security for the business expansion.

The City of Fort Pierce Code further requires the infill of landscaping to accent the installation of broad expanses of fence as noted below:

**City Code Section 22-67(d) Special requirements.** In addition to the general requirements of section 22-67(2) [22-67(b)] and specific height requirements by zoning district of section 22-67(3) [22-67(c)], the following requirements are applicable as indicated:

(1) Landscaping. All fences and walls constructed generally parallel to the public right-of-way and having a length of one hundred (100) feet or more shall be landscaped along not less than fifty (50) per cent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each fifty (50) feet of fence or wall so landscaped. All landscaping shall conform to the standards of section 22-59(2) [22-59(b)].

## 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.

## Staff Recommendation

The request to install a security fence of 6', setback several feet from the future pedestrian right-of-way, is compatible with human scale of this segment of the Edgartown Historic District, therefore Staff recommends approval of the proposed fence with the condition that the required landscaping is installed within 30 days of installation, per City Code Section 22-67(d)(1).



Proposed Fence Plan



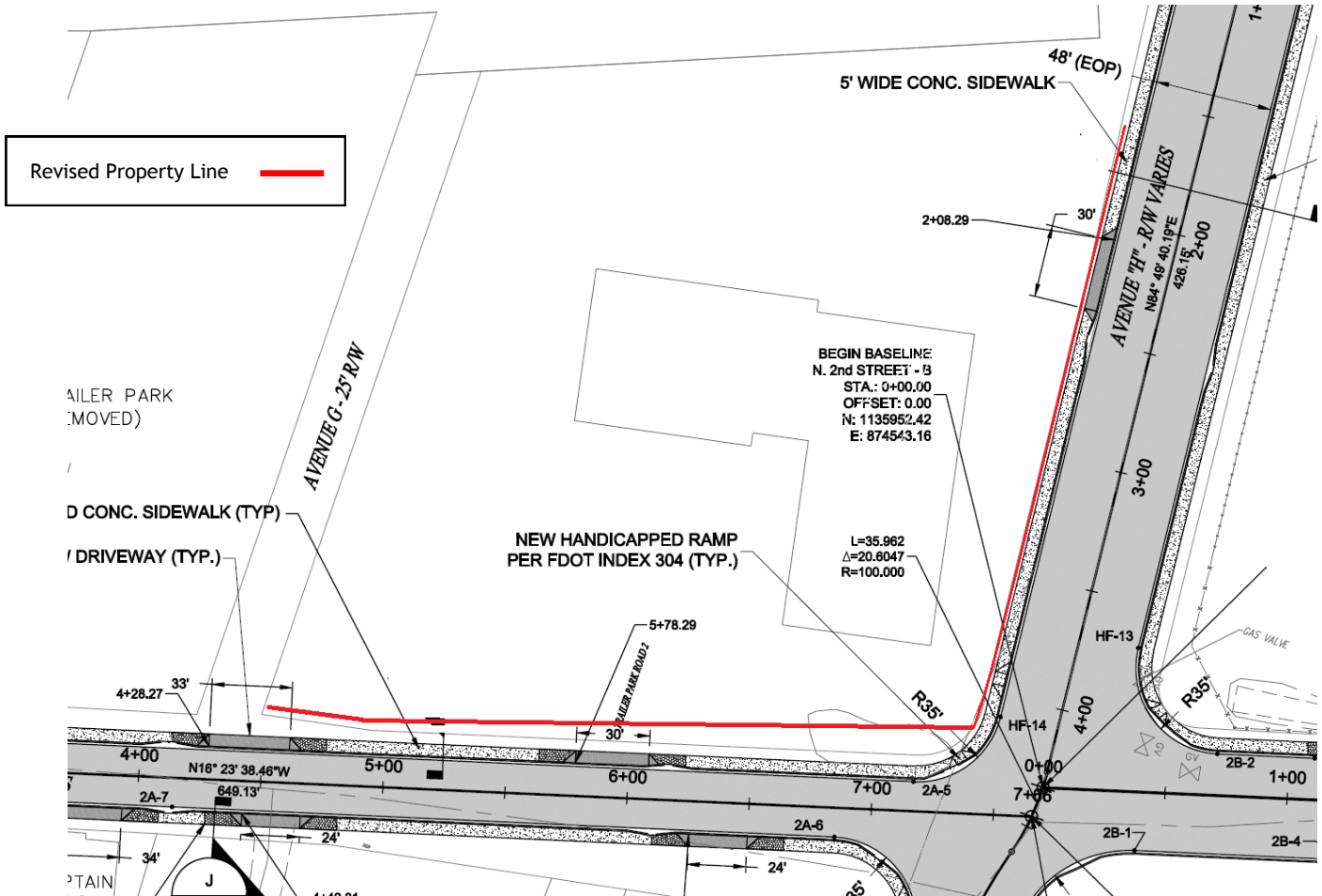
Two Rolling Gates



Proposed Fence Location—6' Tall Black Aluminum



Photo of Fence Style—Existing Sun Camper Site on North US Highway 1



Snapshot of Proposed N 2nd Street Improvement Plans—With Revised Property Line

**Historic Preservation Board**

**7. b.**

Meeting Date: 08/25/2014

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Information

REQUESTED ACTION

Reconsideration of COA 14-23 - A Request to Seal, Stucco, and Paint the Easterns Wall of the Subject Structure to Match Other Elevations.

LOCATION

102 North 2nd Street - Rear

RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

RECOMMENDATION

Consider Additional Information and Testimony of the Applicant.

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Attachments

Staff Report

Appellant - Response to Historic Preservation Board

COA 14-23 & Appeal - Timeline

Additional Site Photos provided by Applicant

Minutes from 6/23/2014 HPB Meeting

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**Form Review**

Form Started By: Kori Benton

Started On: 08/19/2014 09:36 AM

Final Approval Date: 08/19/2014



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

AUGUST 25TH, 2014

Agenda Item 6A

### Owner/ Applicant

RFMD Investments LLC

### Representative

Marty Limberis Plastering LLC

### Location

100/102 N 2nd Street

### Parcel

2410-503-0069-000-0

### Historic Status

Non-contributing

### Requested Action

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

### Recommendation

Consider Additional Information and Testimony of the Applicant.

### Staff

Kori Benton  
Historic Preservation Officer

## HISTORIC PRESERVATION BOARD : PUBLIC HEARING



Location Map



Contributing



Non-Contributing



Subject Site

### HISTORY

- 1954 Structure was built.
- 1992 Structure was remodeled
- 1999 City Commission Designated the Downtown District as the Historic Downtown District.
- 2000 Structure was remodeled, including exterior improvements and alterations
- 2001 Downtown Historic District reauthorized, designating the structure as a non-contributing Structure
- 2010 Business tax license for the previous tenant was inactivated, leaving the majority of the structure vacant.
- 11/2013 The HPB granted conditional COA approval of minor exterior alterations to the structure.
- 5/2014 Staff administratively approved stucco repair/resurfacing of existing stuccoed walls.
- 6/2014 The HPB granted conditional COA approval of the request to alter the eastern elevation.
- 8/2014 The City Commission passed a motion to refer the applicant and the additional information presented to the HPB for further consideration.

## **S T A F F   A N A L Y S I S**

The applicant is requesting to seal, stucco & paint the east wall of the subject structure, to match the remaining walls of the structure. The requested alterations would overlay an existing mural features on this elevation. The mural, painted in 1995 by local artist Greg Kuklinski, features a maritime scene which presents a paddle steamer executing a cargo delivery to what appears to be the old Fort Pierce marina. The mural was commissioned by the former Harbor Federal Bank group, and painting during a decade of preparation and downtown revitalization in conjunction with our City's Centennial Celebration. The mural contributes to the City of Fort Pierce's Art in Public Places mission and initiatives. The mural was present on the structure when the City Commission adopted resolution 99-95, Designating the Downtown District as the Historic Downtown District, and also at the time of reauthorization of the Downtown Historic District in 2001. The property was acquired by the current owner in 2010, inheriting the present artwork.

The owner presented this as their first attempt to seal this side of the building, in response to deterioration observed over the last two years. It is indicated that currently, moisture seeps through the staircase cracks rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks.

The permeation of moisture into the structure, if facilitated through the subject wall of the structure, should be addressed to alleviate the negative impacts to the structure. The elimination of the potential points of intrusion may be accomplished via alternatives to the overlay of the wall and mural with stucco. The application and maintenance of a clear sealant, polycrylic, or water-based archival varnish are the most appropriate actions to effectively eliminate the potential for further access by moisture. The overlay of bare stucco upon the mural would render a large expanse of wall without windows, architectural features, or creative detail, altering the character of this elevation of the structure.

### **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.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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.

### **June 23rd, 2014—Decision of the Historic Preservation Board**

The Historic Preservation Board, at their June 23rd, 2014 meeting, approved the application to seal, stucco and paint a portion of the eastern facade (over mural) to match remainder of building with the condition that the property owner first attempt to seal the existing mural first. If the mural cannot be sealed, the wall may be covered with smooth stucco to accept a new mural. The applicant must implement the new within six (6) months of the stucco work, and be of equal size, quality and historical significance of the old mural. The new mural may be approved by the Historic Preservation Officer.

**Request for Reconsideration**

The Property Owner filed an appeal of the Board's decision which encompassed a variety of additional concerns which were not presenting to the Historic Preservation Board upon their first review of the request. The appeal was presented to the City Commission at their August 18th, 2014 meeting. After discussion, a motion was passed directing the COA request back before the Historic Preservation for further consideration based upon the request of the applicant to present more information and evidence for consideration .

**Staff Recommendation**

At the direction of the City Commission, Staff recommends that the Historic Preservation Board consider the additional information and evidence prepared by the applicant, further exploring the significance of the existing mural pursuant to Secretary of Interior Standard 4.



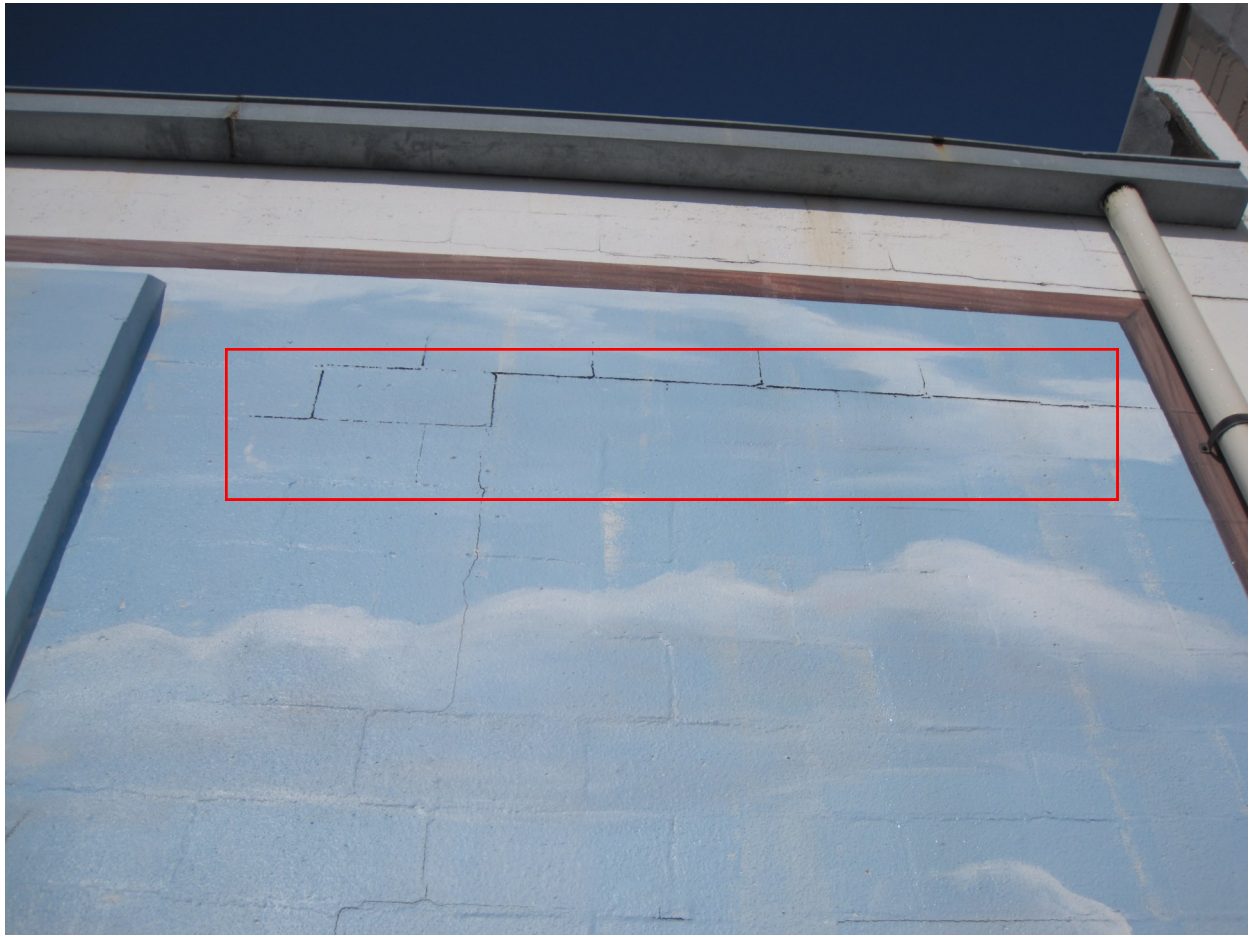
Existing Mural at Rear of 102 N 2nd Street— Painted 1995



During

After

Recent Stucco Repair/Replacement on Southern Façade - Now Completed







303 S US 1

Mural was painted over between 2011-2012



Avenue A, Between N 2nd St. & N Indian River Dr.  
Mural on Former OPS Building— Currently deteriorating



## RFMD Investments, LLC

P.O.Box 650991  
Vero Beach, FL 32965  
O: 772.461.4359  
C: 772.979.1115  
F: 772.461.9518  
RFMDinvestments@aol.com

### Fort Pierce Historic Preservation Board

Dear Members:

We are in receipt of your Historical Board approval certificate, dated 06/23/2014, granting permission to seal, stucco and paint the East wall of our 100/102 N. 2nd Street property in Fort Pierce. Many thanks for your approval on this much necessary renovation.

However, we would respectfully like to appeal your request to replace the current mural as part of our renovation efforts. Our reasons are outlined below:

- 1- Due to budgetary constraints, we are not able to finance the repainting of a mural.
- 2- Although the mural in question seems to depict an old world theme of Fort Pierce Trading Port, the mural itself signed 1995, does not seem to hold any historic value.
- 3- As current owners of the property on which the mural is located, it would be our preference that the wall be kept clear of any imageries.

But in the spirit of community, we are willing to donate the same mural space once renovated, for your association to fund a new mural, your committee and ours would deem appropriate for the location. We hope you will agree to this resolution, as we believe it to be a fair middle ground.

We look forward to hearing from you regarding our appeal, so we can resume the much needed renovation work on our property, currently being delayed due to this unresolved issue.

Cordially,

Ralf Fahmy  
Chief Executive Member  
RFMD Investments, LLC



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

*REBECCA GROHALL, AICP, PLANNING MANAGER*  
*COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW*  
*HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING*

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### COA 14-23 & Appeal - Timeline

- In 1995, the previous owner commissioned the painting of a mural on the eastern wall of the structure, facing Indian River Drive. The mural was completed in 1995 by an artist noted by the initials of GK, Greg Kulinski.
- On April 16th, 2001, the Fort Pierce City Commission adopted Ordinance K-72, Establishing Chapter 23 of the City Code of Ordinances, providing for the identification, protection, and promotion of restoration of buildings and districts within the City which have special historical, architectural, and archaeological value.
- On March 18th, 2002, the Fort Pierce City Commission adopted Resolution 02-39, establishing the Downtown Historic District, encompassing the subject structure.
- On May 8th, 2014, Marty Limberis of Marty Limberis Plastering LLC submitted a Building Permit application to remove cracked and loose stucco and replace with the same style. The original application did not include the overlay of stucco upon the noted extension of wall.
- On June 9th, 2014, Ralf Fahmy, Chief Executive Member of RFMD Investments, LLC, submitted a Certification of Appropriateness application to complete the subject exterior alterations. The owner presented this as their first attempt to seal this side of the building, in response to deterioration observed over the last two years. It is indicated that moisture seeps through the staircase cracks rendering the inside of the wall prone to the accumulation of mold and mildew, while the rain further swells these cracks.
- On June 23rd, 2014, the Historic Preservation Board held a public hearing on Certificate of Appropriateness Application 14-23 and considered the request of the applicant, the provided staff report and presentation, and the Secretary of Interior Standards for the Rehabilitation of Historic Structures as adopted by Chapter 23 of the City Code of Ordinances. The applicant and representative were not present at the meeting to provide input or respond to inquiries.
- After discussion, the Historic Preservation Board voted 6-1 to approve the request with the following notes and 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 Historic Preservation Officer.

- On June 24th, 2014, Staff provided the applicant and representative with the Approved Certificate of Appropriateness 14-23.
- On July 1st, 2014, Ralf Fahmy provided Staff with a response to the Board's decision.
- On July 1<sup>st</sup>, 2014, Staff provided Mr. Fahmy with a response to his letter, outlining administrative options.
- On July 2nd, 2014, Ralf Fahmy filed an appeal of the Board's decision with Staff, supplying the written response to the Board's decision as the support document.

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The appellant outlined the following concerns pertaining to the Board's decision:

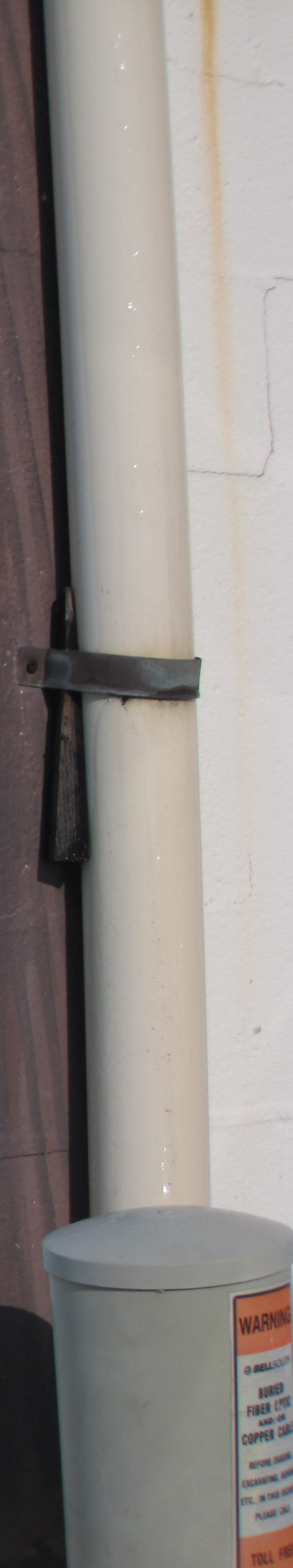
- 1) Due to budgetary constraints, we are not able to finance the repainting of a mural.
- 2) Although the mural in question seems to depict an old world theme of Fort Pierce Trading Port, the mural itself signed 1995, does not seem to hold any historic value.
- 3) As current owners of the property on which the mural is located, it would be our preference that the wall be kept clear of any imageries.

The appellant further presented the following:

"In the spirit of community, we are willing to donate the same mural space once renovated, for your association to fund a new mural, your committee and ours would deem appropriate for the location. We hope you will agree to this resolution, as we believe it to be a fair middle ground."

- On July 7<sup>th</sup>, 2014, Staff provided the appellant with contact information of the St. Lucie County Cultural Affairs Council and a former member of the St. Lucie County Mural Society.
- On July 18, 2014, Staff forwarded an email from a local artist/muralist which encompassed a commitment of materials and services to reproduce a mural at the subject site.
- On August 7<sup>th</sup>, 2014, Staff emailed the appellant with an update and summary of the status of the request and appeal.
- On August 7<sup>th</sup>, 2014, Staff met with the appellant to discuss potential resolutions and current concerns. Options included the capacity to refile amended COA containing new information, cost estimates, etc., pursuit of funding through the commitment of the local artist or FPRA.
  - **The concerns presented by the appellant during the meeting were expanded into the following:**
    - **Costs associated with amending the proposed work to a smooth stucco finish**
    - **Potential encumbrance of a new mural if the property owner sought the future installation of windows, doors, or other architectural features on the subject elevation.**
  - **Staff outlined the suggestion of compiling the updated information and concerns, developing the concept of adding architectural features to the subject elevation, and attending or providing a representative for the project to facilitate reconsideration of the request by the Historic Preservation Board. The appellant provided a response to this discussion with an email, dated 8/14/2014, which confirmed intentions to seek a decision from the City Commission.**
- On August 14<sup>th</sup>, 2014, the appellant provided additional photos of the site, however these photos were provided after the submittal of the Agenda Packet for the City Commission, therefore they are not in the Commission packet.
- On August 18<sup>th</sup>, 2014, the City Commission, based upon the presentation of new information, directed the request be returned to the Historic Preservation Board for further consideration.

GK '95











GK 95







NEMA TC-2 V75B121110 09:11 A52CA12

2 (S) CANTEX







NEMA TC-2 V75B121110 09:11 A52CA12

2 (S) CANTEX



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