

DRAFT



CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, NOVEMBER 23, 2015 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

Ms. Gates joined the meeting at 6:12 PM.

Present: **Charlie Hayek; Holly Theuns; Sonja M. Gates; Suzanne Boardman; Patrick Small; Chairman Paul Sampson**

Absent: **Brad Culverhouse; Peggy Harris; Michael Broderick**

Staff Present: **Karen Emerson, Assistant City Attorney
Kori Benton, Senior Planner
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Administrative Assistant**

4. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS

Mr. Small was made an active member for the meeting.

5. APPROVAL OF MINUTES

- a. Minutes from the October 26, 2015 meeting

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the minutes from the October 26, 2015 meeting.

AYE: Charlie Hayek, Holly Theuns, Sonja M. Gates, Suzanne Boardman, Patrick Small, Chairman Paul Sampson

Passed

6. PUBLIC HEARINGS

Chairman Sampson requested Item 6d be presented first.

a. **Certificate of Appropriateness 15-45 - Building Official Request for Demolition of Noncontributing Residential Structure - 605 N. 8th Street**

Ms. Lewicka gave an overview of the application. Marc Meyers, Chief Building Official and Shaun Coss, Building Department Investigator, provided additional information on the state of the structure and explained it will be an expense to restore the building to the required standards due to the asbestos tiles. Mr. Meyers answered questions from the Board.

Motion was made by Sonja M. Gates, and seconded by Charlie Hayek to approve the demolition of COA 15-45 based on the criteria for demolition in the Secretary of Interior Standards.

AYE: Charlie Hayek, Holly Theuns, Sonja M. Gates, Suzanne Boardman, Patrick Small, Chairman Paul Sampson

Passed

b. **Certificate of Appropriateness 15-47 - Building Official Request for Demolition of Rear Structure - 718 Avenue E**

Ms. Lewicka gave an overview of the application. Marc Meyers, Chief Building Official and Shaun Coss, Building Department Investigator, spoke about the rear structure and answered questions from the Board. Board discussion ensued.

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve COA 15-47 for the demolition of the rear structure based on meeting the criteria for demolition.

AYE: Suzanne Boardman, Sonja M. Gates, Holly Theuns, Charlie Hayek, Patrick Small, Chairman Paul Sampson

Passed

c. **Certificate of Appropriateness 15-48 - Demolition of a Designated Historic Structure - 301 S. 7th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Mr. Benton spoke about the history of the structure and the rehabilitation of 7th Street, which included rezoning several properties to C-1, Office Commercial, to provide owners flexibility to retain residential uses or convert to professional offices.

Richard Bradley, Property Owner, talked about the condition of the interior of the house and stated he bought the structure to remove the vagrants on the front porch of his business, which is across the street. Due to the cost he has no plans to rehabilitate the structure. Mr. Bradley answered questions from the Board. Mr. Bradley stated he would donate historic elements of the home that could be saved if the demolition occurs. Mr. Bradley stated he would be happy to donate the home to the Historical Society if it is not approved for demolition.

Marc Meyers, Chief Building Official, stated the home was originally cited in June 2010. At that time, the Historic Preservation Officer asked the owner to rehabilitate the structure. The structure was condemned 5 years ago and there has been no record of permits for repair or

maintenance applied for during that time.

Toni Monokian would like the Board to wait 90 days to try and find somebody to take this project on, especially since Mr. Bradley is willing to donate the property and the exterior is not so bad.

Board discussion ensued. Mr. Benton stated that staff has garnered an inventory of investors with preservation conscience who know how to rehabilitate historic homes. If the owner is willing to provide a set period of time, staff will reach out to these individuals to see if anyone would make an offer on the property. Timelines would need to be set with the building department to prevent any code fines from accruing and to submit building drawings and permits for rehabilitation.

Mr. Bradley stated he is willing to sit on the property for 60 or 90 days as long as he is not going to accrue any fines from the building department. He would be happy to donate the home to a 501(C)(3) facility or the Historical Society.

Marc Meyers said it would be no problem if the COA was tabled for 90 days and it would be a great loss to lose this structure.

Motion was made by Charlie Hayek, and seconded by Suzanne Boardman to table COA 15-48 for 90 days for staff to facilitate interested parties to the property owner and to defer any fine accrual for 90 days.

AYE: Holly Theuns, Sonja M. Gates, Suzanne Boardman, Patrick Small, Charlie Hayek, Chairman Paul Sampson

Passed

d. **Certificate of Appropriateness 15-50 - Roof Replacement - 651 N. 2nd Street**

This item was presented first. Ms. Lewicka gave an overview of the application and answered questions from the Board. Donna Benton, Business Representative, provided additional information on the cost of the roof and answered questions from the Board. Board discussion ensued.

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve COA 15-50 to replace the roof with 5V Crimp Metal Panels.

AYE: Sonja M. Gates, Suzanne Boardman, Patrick Small, Charlie Hayek, Holly Theuns, Chairman Paul Sampson

Passed

e. **Certificate of Appropriateness 15-51 - Exterior Wall Sign - 206 N. 2nd Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board. Jose Alejandro Ruiz, Applicant, stated the barber shop sign would be historical and it would help light up 2nd Street. The Board asked questions of Mr Ruiz and discussed the different options for the level of the sign.

Mr. Small asked if he should recuse himself since he is affiliated with the applicant. Ms. Emerson explained the standards for recusal. Mr. Small said he knows Mr. Ruiz from the barbershop.

Motion was made by Holly Theuns, and seconded by Sonja M. Gates to approve COA 15-51, option #2, as recommended by staff, making sure the light and signage comes below the awning so it is visible to pedestrian traffic.

**AYE: Suzanne Boardman, Patrick Small, Charlie Hayek, Holly Theuns, Sonja M. Gates,
Chairman Paul Sampson**

Passed

7. NEW BUSINESS

The December 28, 2015 meeting has been moved to January 11, 2016 and the January 25, 2016 meeting has been cancelled.

8. CONSIDERATION OF ABSENCES

Motion was made by Sonja M. Gates, and seconded by Suzanne Boardman to excuse the absences of Ms. Harris and Mr. Broderick.

**AYE: Patrick Small, Suzanne Boardman, Sonja M. Gates, Holly Theuns, Charlie Hayek,
Chairman Paul Sampson**

Passed

Motion was made by Holly Theuns, and seconded by Charlie Hayek to unexcuse the absence of Mr. Culverhouse.

**AYE: Suzanne Boardman, Sonja M. Gates, Holly Theuns, Charlie Hayek, Patrick Small,
Chairman Paul Sampson**

Passed

9. ADJOURNMENT