

# 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, MAY 22, 2017, 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: **Holly Theuns; Michael Broderick; Peggy Harris; Patrick Small; Charlie Hayek; Suzanne Boardman, Chair**

Absent: **Paul Sampson; Jared Osteen; Marlene Sherwin**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Kori Benton, Senior Planner  
Maria Lewicka, Historic Preservation Planner  
Alicia Rosenthal, Executive Assistant**

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Small was a regular voting member for the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the April 24, 2017 meeting

**Motion was made by Peggy Harris, and seconded by Charlie Hayek to approve the minutes from the April 24, 2017 meeting.**

**AYE: Patrick Small, Charlie Hayek, Holly Theuns, Michael Broderick, Peggy Harris, Chair  
Suzanne Boardman**

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 17-24 - Roof - 701 Beach Court**

Ms. Lewicka gave an overview of the application. Anthony Westbury, Owner and Applicant, provided additional information on the condition of the roof.

**Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve Certificate of Appropriateness 17-24 for a roof replacement at 701 Beach Court.**

**AYE: Michael Broderick, Peggy Harris, Patrick Small, Charlie Hayek, Holly Theuns, Chair Suzanne Boardman**

Passed

b. **Certificate of Appropriateness 17-25 - Windows and Roof - 518 N 2nd Street**

Ms. Lewicka gave an overview on the Certificate of Appropriateness and answered questions from the Board on roof consistency in Edgar Town, replacement cost of a metal shingle roof versus a 5V Crimp metal panel roof and if in 2006 the replacement of the back portion of the residence roof was approved by the Historic Preservation Board.

The Board decided to vote on the windows and roof separately.

Gert Bezuidenhout, Owner and Applicant, provided additional information on the condition of the roof and windows and answered questions from the Board. Mr. Bezuidenhout explained the cost to replace the roof with metal shingles is three times the cost of a 5V Crimp metal panel roof and the structure of the house cannot carry the weight of concrete tile shingles. Mr. Bezuidenhout stated that underneath the metal shingle is rotten cedar shake.

Mr. Bezuidenhout said a mild hurricane would blow out the windows on the upper level and the windows downstairs can be repaired with some of the parts from the windows on the upper level.

Ms. Mosley read a letter that was submitted to Ms. Lewicka from Michael Mcleod and Cathy Wassylenko opposing the project.

Board discussion ensued.

Mr. Broderick announced he was significantly troubled by the actions of the 2006 Historic Preservation Board and not understanding the thought process at that time, for approving a 5V Crimp metal panel roof on the small back portion of the residence. Mr. Broderick stated there is no current roof cost verification and there is speculation of a financial hardship.

Mr. Hayek was able to confirm that a metal shingle roof is double the cost of a 5V Crimp metal panel roof because he just completed a roof replacement on 301 S. 7th Street.

Ms. Mosley advised the Board to continue the matter until the next meeting to allow the applicant to come in with additional evidence, as well as staff, because there was a question about what the considerations were in placing the 5V Crimp metal panel roof on the back portion of the house.

A photo of the underlying roof material was supplied by the applicant and shown to the Board.

Mr. Hayek suggested not to delay the matter since rainy season is getting started and the owner has a lot of roof damage and would be in jeopardy of losing the whole structure.

Ms. Lewicka stated in 1965 a historic survey showed the roof was metal shingles.

Stacy DeAngelo, Representative from Home Depot, stated Mr. and Mrs. Bezuidenhout are looking at replacing the upper level windows with impact windows to avoid putting up storm shutters, which would effect the look and historical integrity of the home. Ms. DeAngelo went on the say that it is difficult to find impact resistant wooden windows in South Florida and the vinyl windows can replicate the windows that are already there.

Mr. Bezuidenhout stated from 4 feet away wood or vinyl windows look exactly the same.

Mr. Hayek stated it is criminal to put impact windows on a house that does not have the structure to support it, but the code has to be followed. He said the wood impact windows are more than double the cost of vinyl windows and the vinyl windows are more efficient.

**Motion was made by Charlie Hayek, and seconded by Peggy Harris for Certificate of Appropriateness 17-25, to allow a 5V Crimp roof to be replaced on the structure**

**AYE: Peggy Harris, Patrick Small, Charlie Hayek, Holly Theuns, Chair Suzanne Boardman**

**NAY: Michael Broderick**

Passed

**Motion was made by Holly Theuns, and seconded by Peggy Harris for Certificate of Appropriateness 17-25, that we grant the applicants request to replace the upstairs windows with vinyl windows that match the fenestration of the existing windows.**

**AYE: Patrick Small, Charlie Hayek, Holly Theuns, Michael Broderick, Peggy Harris, Chair Suzanne Boardman**

Passed

## **7. NEW BUSINESS**

- a. Administrative Certificates of Appropriateness - April 2017

## **8. CONSIDERATION OF ABSENCES**

**Motion was made by Peggy Harris, and seconded by Charlie Hayek to approve the absences of Mr. Sampson, Mr. O'steen, and Ms. Sherwin.**

**AYE: Charlie Hayek, Holly Theuns, Michael Broderick, Peggy Harris, Patrick Small, Chair Suzanne Boardman**

Passed

## **9. ADJOURNMENT**