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CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JULY 24, 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: **Michael Broderick; Holly Theuns; Jared Osteen; Patrick Small; Suzanne Boardman, Vice-Chair**

Absent: **Peggy Harris; Charlie Hayek; Paul Sampson; Marlene Sherwin**

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

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

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

5. **APPROVAL OF MINUTES**

- a. Minutes from the June 26, 2017 meeting

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the minutes from the June 26, 2017 meeting.

AYE: Holly Theuns, Jared Osteen, Patrick Small, Michael Broderick, Vice-Chair Suzanne Boardman

Passed

6. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness 17-38 - Install New Roof - 1313 Delaware Avenue**

Ms. Lewicka gave an overview of the Certificate of Appropriateness for 1313 Delaware Avenue and answered questions from the Board regarding the current type of shingles on the roof, replacing only a portion of the roof due to financial concerns, damage in the interior of the home, and if replacement of half of the roof on the main structure is allowed by the building code.

No one spoke for or against the project.

Ms. Mosley stated the applicant has to comply with any applicant building code provisions in order to reroof.

Motion was made by Holly Theuns, and seconded by Michael Broderick to deny the request for COA 17-38 to replace half of the roof based on Secretary of Interior Standards 2, 5 and 6.

AYE: Patrick Small, Michael Broderick, Holly Theuns, Vice-Chair Suzanne Boardman

NAY: Jared Osteen

Passed

b. **Certificate of Appropriateness 17-39 - Repairs and Alternations - 110 Florida Avenue**

Ms. Lewicka gave an overview of the Certificate of Appropriateness for 110 Florida Avenue and answered a question regarding the roof assembly.

Jacob Berg, Property Owner, stated he agreed with staff's recommendation and he mentioned that Chad Hinkle from Hinkle Construction was with him in case there were any questions that needed to be answered.

Motion was made by Michael Broderick, and seconded by Jared Osteen to approve COA 17-39, repairing alterations at 110 Florida Avenue.

AYE: Patrick Small, Michael Broderick, Holly Theuns, Jared Osteen, Vice-Chair Suzanne Boardman

Passed

7. NEW BUSINESS

Ms. Lewicka stated there are new Secretary of Interior Standards and the Board had requested to have a workshop comparing the new standards to the old standards. The Board discussed scheduling the workshop in September.

Ms. Lewicka asked the Board if they would like her to approve hurricane shutters administratively or if hurricane shutter applications need to be brought to the Board. Ms. Lewicka's expressed her concerns of being right in the middle of hurricane season and Board meetings only being once a month.

Ms. Mosley stated the issue is whether or not the Board would prefer to have greater input as it concerns storm shutters. Ms. Mosley explained that under the matrix in the Code of Ordinances the Historic Preservation Officer can administratively approve shutters. The code provision allows for the Board, if it chooses, to also weigh in on the administrative certificates of approvals. Ms. Mosley said, the question is whether or not you would like to be provided, as individual Board members, information that you could consider, that would be placed on the

agenda and discussed or whether it is sufficient that the Historic Preservation Officer issues a Certificate of Appropriateness.

Ms. Mosley stated the issue may be solved by having a pre-review by the Board chair. The bottom line is that any changes to the matrix made to the Code of Ordinances would have to be proposed by the Historic Preservation Board and then go to City Commission for approval.

Ms. Lewicka stated if she is not comfortable with the decision and it is completely against the Secretary of Interior Standards then she will bring the application to the Board. Ms. Lewicka stated the easiest solution would be if the Board provided guidelines of what would be acceptable for the historic district.

Ms. Lewicka asked the Board for guidelines on administratively approving shutters. The Board discussed looking into hurricane shutter guidelines in historic districts along coastal areas of Florida.

The Board discussed that they have no participation in the administrative approval decision and that a workshop may be a necessity for the storm shutters since consistency is a major concern.

Ms. Mosley said it might be prudent to have a workshop and hear what concerns the Board has and take that into consideration when making a decision on whether to forward a matter to the Board. Ms. Mosley suggested to have a review of the matrix table to get an idea, whether in the future, the Board may want to recommend any changes or alterations.

Mr. Broderick was concerned with life safety, protection of property and the esthetics of the hurricane shutters. He suggested to come up with alternatives that can be deployed successfully without creating a burdensome scenario.

The Board mentioned they would like to review the administrative approval matrix for roofs, fences, windows and hurricane shutters at the Secretary of Interior Standards workshop.

Mr. Small suggested the workshop establish standardization and consistency of what is allowed and what is not allowed so we are all on the same page

Ms. Mosley said to be careful not to inundate the Board. Esthetic changes vs changes that are going to make a substantial difference in the appearance of the building are the things that seem to be problematic.

The Board discussed identifying and getting feedback from staff, at the workshop, on areas of comfort and areas of discomfort that staff would want the Board to give interpretation on.

Ms. Lewicka stated she does not feel as comfortable with contributing structures so she always brings those applications to the Board.

- a. Administratively Approved Certificates of Appropriateness - June 2017

8. CONSIDERATION OF ABSENCES

Motion was made by Patrick Small, and seconded by Holly Theuns to approve the absences of Mr. Sampson, Mr. Hayek, Ms. Sherwin and Ms. Harris.

AYE: Michael Broderick, Holly Theuns, Jared Osteen, Patrick Small, Vice-Chair Suzanne Boardman

Passed

9. ADJOURNMENT