

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, OCTOBER 23, 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: **Suzanne Boardman; Michael Broderick; Charlie Hayek; Peggy Harris-Smith; Jared Osteen; Holly Theuns; Paul Sampson, Chairman**

Absent: **Patrick Small**

Staff Present: **Nick Mimms , City Manager
Rebecca Grohall , Planning Director
Iola Mosley , Senior Assistant City Attorney
Maria Lewicka , Historic Preservation Planner
Alicia Rosenthal , Executive Assistant**

4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**

All regular members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 25, 2017 Meeting

Motion was made by Michael Broderick, and seconded by Peggy Harris-Smith to approve the minutes from the September 25, 2017 meeting.

AYE: Michael Broderick, Charlie Hayek, Peggy Harris-Smith, Jared Osteen, Holly Theuns, Suzanne Boardman, Chairman Paul Sampson

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 17-72 - Exterior Renovations - 604 Beach Court

Ms. Lewicka gave an overview of the exterior renovations for 604 Beach Court and answered questions from the Board on code violations and original fenestration of the windows.

Raul Perez, Applicant, provided additional information and answered questions from the Board on the style of the windows and the type of garage door.

Motion was made by Holly Theuns, and seconded by Charlie Hayek to approve COA 17 - 72 for the replacement of the existing flat roof, windows, garage door, stucco, exterior paint and deteriorating wood with the stipulation that white 3/1 windows are used instead of the 6 panel grid windows.

AYE: Charlie Hayek, Peggy Harris-Smith, Jared Osteen, Holly Theuns, Suzanne Boardman, Michael Broderick, Chairman Paul Sampson

Passed

b. Certificate of Appropriateness 17-74 - Windows - 711 S. Indian River Drive

Ms. Lewicka gave an overview of Certificate of Appropriateness 17-74 and answered questions from the Board on the type of windows, ground floor windows being replaced and the condition of the existing windows.

Dylan Murray, Buyer for 711 S. Indian River Drive, explained that the replacement windows are for safety and efficiency. Mr. Murray stated he will be replacing the bottom windows at a later date and he has hurricane shutters from 1910 for all the windows. Mr. Murray stated he is trying to keep the house aesthetic as possible but make it more efficient, and so he doesn't have to climb up to the 2nd story and hang 40 lb. shutters. He stated he is going to make the house look as good as it looked in 1910, with modern efficiency to a point, so that it still looks historical and beautiful.

Toby Hartnett, Hartnett Building Group, stated the house is all original. He said if the house is sold to an elderly person and they decide not to put up hurricane shutters because it is too much work or too expensive and a category 4 hurricane comes through, the look of the windows will not be lost, but the whole house.

Michael McLeod spoke against the windows and would like to see the windows preserved since there is not severe damage to the existing windows.

Jose Alanis spoke against the windows and said he has not replaced the windows in his historic home, he only changed the glass to high impact. Mr. Alanis stated by replacing the windows you lose the character of the house and replacing the glass is cheaper than replacing entire windows.

Cathy Wassylenko spoke against the windows and said the home is a gem because it has the original windows and the original shutters from 1910. Ms. Wassylenko said high impact windows are not necessary because the windows have not been damaged in the 100 years they have been existing.

Toni Monokian spoke against the windows and pointed out the difference between the window application for 604 Beach Court. She said parts of the windows are missing at 604 Beach Court and the windows at 711 S. Indian River Drive are intact, salvageable and can be

repaired for preservation.

Mr. Broderick stated that 90% of the structure has been modified with vinyl siding so the majority of the structure no longer has the historical nature to it. He said replacing the windows with aluminum impact is a normal progression in the process.

Motion was made by Holly Theuns, and seconded by Charlie Hayek to approve COA 17-74, at 711 S. Indian River Drive to approve the request for the replacement of upper level wooden windows with aluminum high impact rated windows matching the original fenestration of 1/1 windows.

AYE: Peggy Harris-Smith, Jared Osteen, Holly Theuns, Suzanne Boardman, Michael Broderick, Charlie Hayek, Chairman Paul Sampson

Passed

c. Certificate of Appropriateness 17-73 - Demolition - 414 Avenue D

Ms. Lewicka gave an overview of the demolition.

Chairman Sampson and Mr. Broderick disclosed that they were contacted by Pat Murphy to discuss the application.

Mr. Hayek stated he worked on a committee 5-6 years ago to try and salvage the building. He said there is no parking, owners on either side of the building were unwilling to sell, the building was very deteriorated and does not have a lot of historical characteristics. Mr. Hayek also said it would have cost a fortune to bring the building up to current building codes.

Mr. Mimms, City Manager, stated when the city took possession of the building in 2007 they tried to determine how they could salvage the building because it was in very poor condition. Mr. Mimms said the first step was to try and waterproof the building but there was still water intrusion. He stated the building has not been used since 2007, is in a state of disrepair and is not a benchmark that contributes any value at this time. He said the CRA Advisory Committee asked to put the building on the market and unfortunately the city had no viable offers for the facility. Mr. Mimms explained the city hopes to improve the CRA by demolishing the structure and then luring appropriate development for the area. Mr. Mimms stated the city has exhausted all effort into rehabilitating the structure and at this point the benefit cost ratio does not warrant the rehabilitation of the facility and it is in the best interest of the community to move forward with the demolition of the building.

Cathy Wassylenko said the building does seem to be a significant structure and she wanted to know if the city might consider saving the facade and incorporating into a plan of some sort. Ms. Wassylenko also commented on the parking issue and she suggested having a parking overlay everywhere so parking is not a factor in preserving old buildings.

Motion was made by Charlie Hayek, and seconded by Peggy Harris-Smith to grant COA 17-73 for the demolition of the structure at 414 Avenue D.

AYE: Jared Osteen, Holly Theuns, Suzanne Boardman, Michael Broderick, Charlie Hayek, Peggy Harris-Smith, Chairman Paul Sampson

Passed

7. NEW BUSINESS

a. Certificates of Appropriateness Administratively Approved - September 2017

b. **Sunshine Law Review**

Ms. Mosely stated there has been concerns expressed about the open meetings law and the training that has not taken place in a while. Ms. Mosely gave an informative presentation on Sunshine Law and answered questions from the Board.

8. **CONSIDERATION OF ABSENCES**

Motion was made by Peggy Harris-Smith, and seconded by Charlie Hayek to approve the absence of Mr. Small.

AYE: Suzanne Boardman, Michael Broderick, Charlie Hayek, Peggy Harris-Smith, Jared Osteen, Holly Theuns, Chairman Paul Sampson

Passed

9. **ADJOURNMENT**