

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, AUGUST 26, 2019, 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: **Kori Benton; Holly Theuns; Anthony Westbury; Michael Broderick; Suzanne Boardman, Chair**

Absent: **Paul Sampson; George Johansen; Jon Neprud; Charlie Hayek**

Staff Present: **Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Executive Assistant**

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

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

5. **APPROVAL OF MINUTES**

- a. Minutes from the July 22, 2019 meeting

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the minutes from the July 22, 2019 meeting.

AYE: Holly Theuns, Anthony Westbury, Michael Broderick, Kori Benton, Chair Suzanne Boardman

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 19-52 - Sign - 100 S. 2nd Street

Ms. Lewicka gave an overview of the application and answered questions from the Board on the color scheme, style, illumination, installed barber pole, barbershop location, primary entrance and awning design.

Jhonattan Osorio, Operations Manager for the Galleria, stated the goal is to expose the new business and create more traffic.

Joe Zito, applicant representative, explained that he scaled down the sign to look unison with the space provided, and he wanted the sign to look clean, neutral and visible with the contrasting colors of the building. Mr. Zito noted that he can add the words "2nd floor" to the signage.

Bill Cushing, General Manager of The Braford Steak House, expressed he wanted the signage to be classy and clean. He stated the awning above the restaurant is plain black and the barbershop signage will look fine aesthetically.

Sandro, barbershop owner, answered questions from the Board on advertising, sign location and possibly removing the flat barber pole sign.

Mr. Benton addressed concerns with the upper floor businesses having distinct and individual signage and the tone and stage it would set for 2 and 3 story buildings in downtown Fort Pierce.

Mr. Benton explained that the Galleria has a broad sign package, which includes a tenant directory. Mr. Benton addressed concerns with adding individual tenant signs, for both the first and second floor, on the building and facade.

Mr. Broderick noted the barbershop sign package has three virtually identical design elements which is redundant, excessive and busy with The Braford Steak House restaurant awning and cow sign.

Ms. Lewicka said the original sign package did not include 2nd floor signage so the applicant can consider a new or amended sign package.

Mr. Benton stated he would support a cohesive sign design for the Galleria. Mr. Benton asked Ms. Lewicka to consider whether 2nd floor signs collectively are compatible from a design standpoint, and he wanted to be sure that the signs are not misleading customers routing to and from each business.

Ms. Theuns addressed concerns with the request for a second sign when approval was not received for the addition of the barber pole sign on the building.

Ms. Earley, Assistant City Attorney, stated the 2nd sign would require a Variance, because the first sign is already there, even though they did not go through the proper procedure to have it placed there.

Board discussion ensued on creating a cohesive sign package for the building, where future signs may be administratively approved because there are parameters in place.

Mr. Benton recommended signage on the facade, if the staircase is accessible to the

barbershop on the second floor. He also suggested that the barber pole be moved closer to the pedestrian walkway on 2nd Street and a pedestrian sign be placed above the staircase entry to route people to and from the barbershop, otherwise the signs would be misleading and out of place.

Motion was made by Kori Benton, and seconded by Michael Broderick to continue the item to the next Historic Preservation Board meeting, allowing the applicant to consider the overall sign package that was previously approved for the Galleria and consider whether the access point could be functional along 2nd Street and how the proposed barbershop and business can present a compatible sign exhibit with the overall sign package. The existing Barber Shop pole needs to be addressed as part of the new application or in addition to the application.

AYE: Anthony Westbury, Michael Broderick, Kori Benton, Holly Theuns, Chair Suzanne Boardman

Passed

b. **Variance from City Code Section 15-7(5)a7 to install Directional Sign at 111 Orange Avenue**

Mr. Broderick recused himself for the position he took at the last Historic Preservation Board meeting.

Ms. Lewicka explained that in order to grant the Variance, approval will be needed from all four Board members and the owner of the building has the option to postpone the item, but he has decided to move forward.

Ms. Lewicka gave an overview of the Variance application and answered questions from the Board.

Jimmy Sanders, applicant, stated he was not aware of the directional sign limitations when he had the sign built. Mr. Sanders answered questions from the Board on the square footage of the building, scope of services being offered and occupancy of first floor.

Steve Tarr, owner, stated the charitable consultation business has a marquis sign above the entrance. Mr. Tarr answered questions from the Board on placing a directory sign for businesses on the 2nd floor of the building.

Mr. Benton stated the tenant is occupying the first floor of a large building in downtown and the signage previously approved for the tenant is not exceeding their overall allowance. Mr. Benton stated he is supporting the Variance because of the sign type and the overall size of the signs have been partitioned and separated out and the vertically integrated business encapsulates a few services.

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve the Variance for COA 14-46 and to encourage the owner of the building to get the PennellChing sign approved and add a directory sign when needed.

AYE: Anthony Westbury, Kori Benton, Holly Theuns, Chair Suzanne Boardman

Other: Michael Broderick (ABSTAIN)

Passed

c. **Certificate of Appropriateness 19-50 - Fence - 506 N. 7th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the fence finish, height of the concrete wall, the gate across the driveway and the clear vision area.

Joe Zito, applicant, said the purpose of the fence is to make the property more appealing, clean and safe. He stated the wall is about 20 feet from Cedar Place and 25 feet from 7th Street and raising the wall height would not effect the visibility and he also noted that there is a gate proposed to cross the driveway. Mr. Zito answered questions from the Board on painting or staining the fence.

Motion was made by Kori Benton, and seconded by Michael Broderick to approve Certificate of Appropriateness 19-50 for the installation of the picket fence, including that the fencing adhere to the city's clear vision areas and encouragement to paint the 4 foot tall picket fence in the front yard white.

AYE: Michael Broderick, Kori Benton, Holly Theuns, Anthony Westbury, Chair Suzanne Boardman

Passed

d. **Certificate of Appropriateness 19-53 - Additions and Alternations - 239 S. Indian River Drive**

Ms. Lewicka gave an overview of the application and answered questions from the Board on the reuse of the structure, pavers, windows replaced, type of windows replaced, and if any windows were salvaged or retained.

Ms. Lewicka stated the basis for denial is the additions and alternations are not in the character of the building.

Mike Menard, applicant, provided additional details on the paver installation. Mr. Menard stated they were hired to do engineering to modify the roof structure from the inside without effecting the actual structure. Mr. Menard explained that they opened up the structure in the inside so it can be a usable functional conference area or business type use. Mr. Menard highlighted that the purpose of the dormer and the windows is to create more natural lighting into the area and the window sizes and shapes were modified to be more proportionate to the original design.

Mr. Menard answered questions from the Board on the use of teh building, storm water runoff, green space and timeline.

Mr. Benton stated there is an attempt to adaptively reuse the structure but there is not enough demonstrated support to change the roof line and alternations of the original window openings and distinct historic features that divine the structure that is on the National Register of Historic Places. Mr. Benton encouraged some type of landscape separation in the courtyard to where it would not cause runoff.

John Owens, owner, stated they are trying to put a building back to work. Mr. Owens encouraged the Board to look at the window design, and he explained that the arch window glass had always been painted white and when inside the building you cannot see the window. Mr. Owens noted that the windows are the same look, only wider, and he would be willing to scrap the dormer.

Ms. Lewicka said the proportions of the windows are changing.

After the vote Mr. Benton made an acknowledgement to the property owner and team that it has been refreshing to observe the significant investment in the historic structure. Mr. Benton said having the ability to adaptively reuse the structure to showcase it and invite more members of the public and visitors to and from the site will be a great addition to the City of Fort Pierce. Mr. Benton encouraged the teams continued accomplishments, even with the Boards lack of support for the alterations.

Motion was made by Kori Benton, and seconded by Michael Broderick to accept staff's recommendation for Certificate of Appropriateness 19-53:

- 1. Approval of the proposed paver courtyard, landscaping and railing.**
- 2. Approval of windows replacement with conditions: The replacement windows shall be of similar and compatible configuration, size, and design as those of the building's original windows and incorporating the central arching window. The replacement windows shall be made to fit the original window openings without the use of blocking or infill.**
- 3. Denial of the construction of the new dormer as the proposal does not meet the Secretary of Interior Standards 2 and 9 due to the conflicts and alterations listed: The new dormer seeks to change a character-defining roof form. The dormer addition is not in scale and harmony with the building's design. The juncture of the dormer's roof and the main roof is not located below the ridgeline of the main roof.**

AYE: Holly Theuns, Anthony Westbury, Michael Broderick, Kori Benton, Chair Suzanne Boardman

Passed

e. Certificate of Appropriateness 19-54 - Alternations, Additions and Demolition - 1009 Delaware Avenue

This item was withdrawn prior to the meeting.

Motion was made by Anthony Westbury, and seconded by Holly Theuns to accept the withdrawal of Certificate of Appropriateness 19-54.

AYE: Kori Benton, Holly Theuns, Anthony Westbury, Michael Broderick, Chair Suzanne Boardman

Passed

7. NEW BUSINESS

Jennifer Hofmeister, the new Planning Director, and Tanya Earley, the new Assistant City Attorney, introduced themselves to the Board.

Ms. Guerra said the city is no longer making proposed changes to the Historic Preservation Board and the Edgartown community meeting will most likely be in November 2019.

a. Administratively Approved Certificates of Appropriateness - July 2019

Ms. Lewicka answered questions from the Board and clarified concerns on two of the applications.

8. COMMENTS FROM THE PUBLIC

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Historic Preservation Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

9. CONSIDERATION OF ABSENCES

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the absences of Mr. Hayek, Mr. Neprud, Mr. Sampson and Mr. Johansen.

AYE: Michael Broderick, Kori Benton, Holly Theuns, Anthony Westbury, Chair Suzanne Boardman

Passed

10. ADJOURNMENT