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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, SEPTEMBER 23, 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**

Mr. Benton entered the meeting at 3:05 PM.

Present: **Michael Broderick; Kori Benton; Holly Theuns; Jon Neprud; Anthony Westbury; George Johansen; Charlie Hayek, Chair**

Absent: **Suzanne Boardman; Paul Sampson**

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

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

Mr. Johansen and Mr. Westbury were made regular voting members for the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 26, 2019 meeting

Motion was made by Michael Broderick, and seconded by Jon Neprud to approve the minutes from the August 26, 2019 meeting.

AYE: Holly Theuns, Jon Neprud, Anthony Westbury, George Johansen, Michael Broderick, Kori Benton, Chair Charlie Hayek

Passed

6. PUBLIC HEARINGS

a. **Certificate of Appropriateness 19-55 - Sign Removal - 207-209 Orange Avenue**

Mr. Broderick disclosed that he had a conversation with the applicant.

Ms. Lewicka gave an overview of the application and answered questions from the Board on approving a new sign for the building and placement of the historic placard.

Ms. Lewicka stated that if the new sign was compatible with the downtown historic district, it could be approved administratively.

Mr. Benton asked if the applicant considered eliminating the current sign and reapplying the name of the building on any future signage in a much smaller fashion.

Kris Einstein, owner and applicant, stated the building was named after the builder and looking back to 1845 there were a lot of other names the building was referred to. Ms. Einstein explained that it is hard to have advertising for tenants on the 1st floor and the dark tint makes it hard to see signage on the windows.

Mr. Broderick asked the applicant if they are coming up with standardized signage and 2nd story signage. Ms. Einstein noted that they are looking at directory type of signage so it does not take away from the building.

After the vote Chairman Hayek said he would like to see staff encourage more historic building owners to put plaques on the outside of their buildings. Ms. Lewicka said she will create a list of interested owners and contact the company regarding plaque discounts.

Motion was made by Michael Broderick, and seconded by Jon Neprud to approve Certificate of Appropriateness 19-55, with staff recommendations, for the sign removal at 207-209 Orange Avenue.

AYE: Michael Broderick, Kori Benton, Holly Theuns, Jon Neprud, Anthony Westbury, George Johansen, Chair Charlie Hayek

Passed

b. **Certificate of Appropriateness 19-57 - New Dormer - 239 S. Indian River Drive**

Ms. Lewicka gave an overview of the application.

Mr. Neprud said the new dormer is not proportionally appropriate.

Mike Menard, from Architectonic, stated since they were last before the Board, the dormer was reduced in size and scale to take it away from the main roof line, where it can easily be removed and the roof repaired to put it back in its original state. Since the structure is on the National Historic Register, Mr. Menard asked if adding skylights would require staff or Board approval.

Nicole Bentler Mohr, owner, stated they need natural light to open up the third floor so it does not look like an attic. Ms. Bentler explained if the building has to be ADA compliant they would have to re-purpose the building in the inside or add an elevator and/or two bathrooms to the building. Ms. Bentler said if the Board does not approve the modifications they can take the disapproval letter to the state and ask for an ADA allowance due to the building being a historic

structure.

Mr. Hayek said he was not sure if the state can supersede the city on ADA requirements, and he said the city is concerned with lawsuits. Mr. Broderick said the standard requirement is it has to be easily completed.

Mr. Benton suggested submitting a Certificate of Appropriateness showing how the exterior alterations would impact the historic structure, how the structure has been evaluated and compliance with state and federal guidelines. Mr. Benton said this would allow the Board to evaluate what impacts it would have on the National Register Historic structure. Mr. Benton suggested providing accessibility to the first floor and alternative options to the second floor to fill the intent and purpose of the federal ADA law.

Mr. Neprud suggested using the additional building on site for ADA compliancy.

Mr. Broderick asked Ms. Lewicka for her initial reaction to the skylights. Ms. Lewicka said she would like to know the use of the 3rd floor.

John Owens, owner, stated they ideally would like to do is a cafe/smoothie bar on the first floor, offices on the second floor and a conference area on the third floor with skylights in the middle of the room.

Mr. Menard said depending on the use and how it is established, in some cases, you can get a vertical accessibility waiver from the state for the 3rd floor, if you have offices on the 2nd floor and private offices on the third floor, and the primary floor has a common area for ADA compliance, including restrooms, conference room and a lobby area.

Motion was made by Michael Broderick, and seconded by Holly Theuns to deny Certificate of Appropriateness 19-57 for a new dormer.

AYE: Kori Benton, Holly Theuns, Jon Neprud, Anthony Westbury, George Johansen, Michael Broderick, Chair Charlie Hayek

Passed

7. NEW BUSINESS

a. Administratively Approved Certificates of Appropriateness - August 2019

Mr. Broderick suggested a full overview be done when the Galleria building signage application comes in, because there is a lot of temporary signage that is no longer temporary and there is permanent signage that has not been approved.

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.

Kris Einstein, resident, stated that Mainstreet Downtown has a sign facade grant matching up to 50% up to \$1,000.

9. CONSIDERATION OF ABSENCES

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve the absence of Mr. Sampson.

AYE: Jon Neprud, Anthony Westbury, George Johansen, Michael Broderick, Kori Benton, Holly Theuns, Chair Charlie Hayek

Passed

10. ADJOURNMENT