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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, OCTOBER 28, 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: **Michael Broderick; Jon Neprud; Holly Theuns; Charlie Hayek; Kori Benton; Anthony Westbury; George Johansen; Suzanne Boardman, Chair**

Absent: **Paul Sampson**

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

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

Since Mr. Benton entered the meeting at 6:02 PM and Mr. Sampson was absent, Mr. Westbury and Mr. Johansen were made regular voting members for the meeting.

5. **APPROVAL OF MINUTES**

- a. Minutes from the September 23, 2019 meeting

Motion was made by Michael Broderick, and seconded by Jon Neprud to approve the minutes from the September 23, 2019 meeting.

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

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 19-60 - New Exterior Doors and Siding - 207 Avenue D

Ms. Lewicka gave an overview of the application and answered questions from the Board on the siding, glass door and roof.

Brian Garcia, Remnant Construction, stated that Hardie board siding will be used on the building, and the applicant chose six panel security doors for security to meet the current impact codes. Mr. Garcia noted the homeowner is willing to resubmit the doors to something historical to that period. Mr. Garcia gave an update on the progress of the home and answered questions from the Board on the architectural detail, and replacing the doors with half high single light French doors.

Mr. Hayek stated that the Hardie board siding preserves the look of the house and it is a sensible way to go.

Motion was made by Charlie Hayek, and seconded by Michael Broderick to approve Certificate of Appropriateness 19-60 for the HardiePlank siding and to either use full single light French doors or half height French doors.

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

Passed

b. Certificate of Appropriateness 19-61 - Sky Lights and Wheelchair Lifts - 239 S. Indian River Drive

Ms. Lewicka gave an overview of the application and answered questions from the Board on the lift requirement, 3rd floor lift waiver, user operator lifts, building permit timeline and egress requirements.

Ms. Hofmeister explained that for ADA accessibility the third floor would not be required to have a lift and would be able to receive a waiver because the owners are giving the same uses to the second floor. She said since the first floor has a different use all together, it has to be accessible.

Mr. Broderick stated the site tour of the Boston House was very beneficial for gathering information as far as the challenges the owner is facing with the design build and re-purposing of the building. Mr. Broderick suggested more tours in the future. Mr. Westbury asked that the tours not be on Monday due to the courthouse traffic.

Mike Menard, Architectonic, explained a waiver for the 3rd floor is not officailly needed because the unaccessible floor will be private offices. Mr. Menard said the means of egress will be determined as they move forward with the plans, and they have two means of egress from the second floor. Mr. Menard also noted that the skylight is 8.5" from the roof deck to top of the dome and the lifts are operator user. Mr. Menard answered questions from the Board on ADA landscape screening.

Mr. Hayek said the site visit of the Boston House was enlightening and it emphasized the fact that the 3rd floor is spacious and dark and it would behoove the Board to approve the skylights for ambient lighting. Mr. Broderick said it would be challenging to utilize the space without a better source of natural light. Mr. Neprud said a clear skylight would be best and Mr. Johansen said the flat skylight can hardly be seen from the road.

Motion was made by Michael Broderick, and seconded by Holly Theuns to approve Certificate of Appropriateness 19-61 for two skylights and two wheelchair lifts at 239 S. Indian River Drive and the skylights are to be of a flat nature subject to approval of the Historic Preservation Planner.

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

Passed

- c. **Certificate of Appropriateness 19-62 - New Garage, Front Porch, Fence and Remodeling - 410 N. 2nd Street. Variance from City Code Section 22-28.1(d)(2), Section 22-28.1(e)(3) and Section 22-28.1(e)(4)a.5.**

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

Mr. Neprud commented that the addition that was put on the home is full of termites, and he suggested matching the original style of the roof and adding the front porch to enhance the design of the house.

Chair Boardman mentioned that there are three homes in Edgartown where porches have been added.

Mike Menard, Architectonic, explained that the project is a master plan for complete restoration and rehabilitation of the structure. Mr. Menard provided details of the home, and he stated they are trying to make the house as hurricane resistant and energy efficient as possible. Mr. Menard showed the Board a roof modification and answered questions from the Board.

Cathy Wassylenko, resident, stated the windows in the home have lasted since 1921 and should not be replaced and the siding should be replaced with the original material. Ms. Wassylenko commented that the original material and the character of the house should be preserved.

Linda Grandfield, owner, showed the Board pictures of holes in the roof, mold in the ceiling, and the different styles and conditions of the windows. Ms. Grandfield stated they are going to try to keep as much of the house as they can. Ms. Grandfield explained that the idea of the wrap around front porch was to minimize the look of the bathroom addition off the master bedroom. Ms. Grandfield said she would entertain fish scales on the peak and a window box on the garage.

Mr. Hayek stated he had been in the house and if nothing is done to it soon, it will fall down by neglect because it is in terrible shape.

Ms. Theuns commented that there is no place else to put the garage except in the front yard.

Motion was made by Jon Neprud, and seconded by Anthony Westbury to approve Certificate of Appropriateness 19-62 and the Variance with the conditions that the roof design, that was proposed at the Historic Preservation Board meeting, be approved by the Historic Preservation Planner and that a detailed description of the windows be given to the Historic Preservation Planner to be administratively approved.

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

Passed

7. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - September 2019

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 Charlie Hayek, and seconded by Michael Broderick to excuse Mr. Sampson's absence and Mr. Benton's tardiness from the October 28, 2019 meeting and to excuse Ms. Boardman from the September 23, 2019 meeting.

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

Passed

10. ADJOURNMENT