

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, FEBRUARY 24, 2020, 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; Jon Neprud; Anthony Westbury; Michael Broderick; Charlie Hayek; Holly Theuns; Suzanne Boardman, Chair**

Absent: **George Johansen**

Staff Present: **Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Clerk, Marcelina Mosher**

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

Mr. Westbury was made an active member for the meeting.

5. **APPROVAL OF MINUTES** - The minutes will be presented at the next meeting.

6. **PUBLIC HEARINGS**

Tanya Earley, Assistant City Attorney explained the Quasi Judicial procedures for the hearing.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than other aspects of tonight's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than like legislators. The Board will follow the uniform procedures

in all quasi-judicial hearings.

a. **Certificate of Appropriateness 19-76 - New Shed - 200 N. Indian River Drive**

Madame Chair Boardman called the proceeding to order.

Clerk, Marcelina Mosher confirmed that all advertising requirements had been met.

Madame Chair Boardman inquired with the Board regarding ex-parte communications and asked the City Clerk to call the roll:

Holly Theuns - none.

John Neprud - none.

Anthony Westbury - none.

Charlie Hayek - none.

Michael Broderick - visited site.

Kori Benton - yes.

Madame Chair Boardman - none.

Madame Chair Boardman opened the public hearing.

Clerk, Marcelina Mosher was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath, to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name and sign in for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Ms. Lewicka gave an overview of the application. The proposed shed materials and construction technique differ from the existing structure. Yet, the shed will be placed on the back of the property in a location screened by landscape and not visible from the street. The character of the property and visual aesthetics will still be preserved. Therefore, staff recommends approval of the proposed shed as it meets Secretary's of the Interior Standards number 5, 9 and 10 with two conditions that are provided below:

1. The proposed shed's colors assimilate with the overall site.
2. The proposed three (3) gallon Podocarpus should be planted along the north and west sides of the fence and shed 2-3 feet apart. The number of Bamboo plants should be increased to create an opaque privacy hedge. Bamboo should be planted five (5) feet apart and should reach a height of eight (8) to 10 feet within two (2) years.

Board questions for staff: Mr. Benton asked if the applicant considered another native hedge because Podocarpus can become a maintenance nightmare due to too much water or not enough water. Mr. Broderick asked if the shed will be painted the same color of the building and if the roof will be the same material as the building. Mr. Benton asked if there are any concerns with the bamboo, regarding impacts from wind and storms and being adjacent to public rights-of-way and roadways. Mr. Hayek asked if the Board should require how many plants are needed.

Chairwoman Boardman discouraged the planting of bamboo so close to the sidewalk.

Ms. Hofmeister suggested a meeting with the city Urban Forester and the applicant to come up with an alternative plant or spacing, that would be satisfactory to the Board.

Applicant Presentation: Owner, Donna Qvarnstrom stated she is willing to do whatever the Board recommends.

Public comment: None

Applicant Final Comments: None

Madame Chair Boardman seeing no one else, closed the hearing for public comment.

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve Certificate of Appropriateness 19-76 for a new shed located at 200 N. Indian River Drive with the additions listed below:

1. **Roof color is to match existing building roof color**
2. **Exterior paint color to match the existing building**
3. **Landscaping to be further determined and agreed to between the Planning department staff, City arborist and the owner**
4. **Removal of the two existing sheds before installation of the new shed**

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

Passed

b. Certificate of Appropriateness 20-05 - New Sign - 307 Orange Avenue

Madame Chair Boardman called the proceeding to order.

Clerk, Marcelina Mosher confirmed that all advertising requirements had been met.

Madame Chair Boardman inquired with the Board regarding ex-parte communications and asked the City Clerk to call the roll:

Michael Broderick - yes.

John Neprud - none.

Holly Theuns - none.

Charlie Hayek - none.

Kori Benton - none.

Anthony Westbury - yes.

Madame Chair Boardman - none.

Madame Chair Boardman opened the public hearing.

Clerk, Marcelina Mosher was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath, to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name and sign in for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentaton: Ms. Lewicka gave an overview of the application. The proposed sign matches the existing signage dimensions and font however it does not match the color of the existing signs. The proposed Royal Blue color is inconsistent and incompatible to the existing color of signs placed along the front facade. With a blue color sign the facade elegance and stylishness will be lessened. It is Staff's professional opinion that the proposed sign does not meet the requirements of the Secretary of Interior Standard 9. Therefore Staff recommends that the Historic Preservation Board deny the request or approve the proposed sign with a black color font consistent with the existing signs.

Board questions for staff: None

Applicant presentation: James Tobaschus, Owner of Central Coast Realty, was looking for a difference to break up the monotony of the darker colors.

Board questions for applicant: Ms. Theuns asked if the applicant would be opposed to using black to conform with the other building signs. Mr. Benton asked if the central suite sign is larger than the other signs and if he has any intentions of putting window decals on the glass. Mr. Broderick asked if he intends to put signage up for the real estate school.

Applicant Final Comments: The applicant asked the Board members to explain why they might not like the idea of using the royal blue color. Mr. Tobaschus noted that the other components of the sign will be the same except for the color.

Board discussion ensued on being consistent with signage on historical buildings. Ms. Theuns said to maintain Secretary of Interior Standard 9, the Board should be consistent with color, font and size.

Public comment: None

Madame Chair Boardman seeing no one else, closed the hearing for public comment.

Mr. Benton explained he would not be supporting the motion. Because the applicant is proposing the royal blue on the center facade, it distinguishes it from the two bays on either side, which allows for some creativity. The primary business that he has established within the plaza conforms both in font, size and color and Secretary of Interior Standard 9 does not reference color.

Motion was made by Holly Theuns, and seconded by Charlie Hayek to approve Certificate of Appropriateness 20-05, Sign, located at 307 Orange Avenue for the typeface, font and size. The color of the sign is to be black.

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

NAY: Kori Benton

Passed

Assistant City Attorney, Tanya Earley, provided the clerk a letter from the applicant and asked to make it part of the record as Applicant's Exhibit 1.

Ms. Earley clarified that it was the will of the Board to deny the blue color of the sign because it was not consistent with the other features of the building, that is located in the historic district, and the basis for that is the Board's reliance on Secretary of Interior Standard 9.

c. Certificate of Appropriateness 20-08 - Changes to the Facades - 701 Delaware Avenue

Madame Chair Boardman called the proceeding to order.

Clerk, Marcelina Mosher confirmed that all advertising requirements had been met.

Madame Chair Boardman inquired with the Board regarding ex-parte communications and asked the City Clerk to call the roll:

Anthony Westbury - none.
Kori Benton - none.
Charlie Hayek - none.
Holly Theuns - none.
John Neprud - none.
Michael Broderick - none.
Madame Chair Boardman - none.

Madame Chair Boardman opened the public hearing.

Clerk, Marcelina Mosher was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath, to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name and sign in for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation: Ms. Lewicka gave an overview of the application. The proposed front and side facade changes are necessary to accommodate a new use of the building. The design meets the requirements of the Secretary of Interior Standard 9, therefore Staff recommends that the Historic Preservation Board approve the proposed facade as requested.

Board questions for staff: Mr. Broderick asked why they are not matching the material on the north side of the building to the material on the east and west sides of the building. Mr. Benton asked if there has been additional discussions on the light emission, infill of landscaping and buffering and maintenance or replacement of the fence from the previous Certificate of Appropriateness. Based on the age of the building, Mr. Benton asked if staff has considered if the structure meets some of the criteria to be a contributing structure as it relates to Secretary of Interior Standard 1 and 5. Mr. Broderick asked about the temporary fencing.

Applicant presentation: Owner, Armando Fachado, Jr., provided additional information on the gas station.

Board questions for applicant: Mr. Broderick asked for an overview of materials on the exterior of the building and he asked if a replacement proposal will be coming in for the fence in the rear. Mr. Benton asked if the decision to shift the entry and to go from a single door to a double door is based on ADA accessibility or if it is a standard design for the gas station. Mr. Benton asked if the deliveries will be coming in from the front double door and if the single point of access, from a means of egress and ingress, is based on safety and security for employees and customers. Ms. Theuns asked if any consideration was given to utilizing the structure as it exists and reconfiguring the interior to meet their needs.

Board discussion ensued on the exterior material of the building.

Applicant Final Comments: None

Public comment: None

Madame Chair Boardman seeing no one else, closed the hearing for public comment.

Motion was made by Jon Neprud, and seconded by Charlie Hayek to approve Certificate of Appropriateness 20-08, 701 Delaware Avenue, for all the changes done to the doors and windows and approve the Rock Ridge Random Limestone front panels and the Boston brick sides as long as the complete walls are replaced on the east and west sides.

AYE: **Anthony Westbury, Michael Broderick, Charlie Hayek, Jon Neprud**

NAY: **Holly Theuns, Kori Benton, Chair Suzanne Boardman**

Passed

d. **Certificate of Appropriateness 20-09 - New Fence - 611 S Indian River Drive**

Madame Chair Boardman called the proceeding to order.

Clerk, Marcelina Mosher confirmed that all advertising requirements had been met.

Madame Chair Boardman inquired with the Board regarding ex-parte communications and asked the City Clerk to call the roll:

John Neprud - none.

Holly Theuns - none.

Charlie Hayek - none.

Kori Benton - none.

Anthony Westbury - none.

Michael Broderick - none.

Madame Chair Boardman - none.

Madame Chair Boardman opened the public hearing.

Clerk, Marcelina Mosher was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath, to tell the truth, the whole truth and nothing but the truth. Those that were sworn in were asked to clearly state their name and sign in for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentaton: Ms. Lewicka gave an overview of the application. The subject proposal seeks to install fencing material that is compatible with the materials and architectural features appropriate to protect the historic integrity of the property and the neighborhood. Staff recommends that the Historic Preservation Board approve the request for the installation of a white picket fence as submitted based upon Secretary of Interior Standards 9 and 10.

Board questions for staff: Mr. Neprud asked the about the material of the fence.

Applicant presentation: Jeanne Arias, Applicant, provided additional details on the fence.

Board questions for applicant: Mr. Benton asked the applicant to consider setting the fence back 6" to provide visual line of sight relief.

Applicant Final Comments: None

Public comment: None

Madame Chair Boardman seeing no one else, closed the hearing for public comment.

Motion was made by Kori Benton, and seconded by Michael Broderick to approve Certificate of Appropriate 20-09 - New Fence - 611 S Indian River Drive with staff recommendations.

AYE: **Michael Broderick, Charlie Hayek, Holly Theuns, Kori Benton, Jon Neprud, Anthony Westbury, Chair Suzanne Boardman**

Passed

7. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - January 2020

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 Charlie Hayek to defer the absence of Mr. Johansen to the next Historic Preservation Board meeting.

AYE: **Charlie Hayek, Holly Theuns, Kori Benton, Jon Neprud, Anthony Westbury, Michael Broderick, Chair Suzanne Boardman**

Passed

10. ADJOURNMENT

Central Coast Realty
307 Orange Avenue
Fort Pierce, Florida 34950

February 11, 2020

City of Fort Pierce
Historic Preservation Board

Re: 307 Orange Avenue, Fort Pierce/Exterior Sign/Lettering

Dear Members:

Please let this letter and the signatures below serve as evidence that all of the tenants in the Gates Building have no issue with Central Coast Realty using blue coloring versus black for the exterior building signage that is to replace the prior business sign in all other aspects.

All other components of the sign will conform to the existing signage including using the same material and contractor that has been used in existing and prior sign installations.

Respectfully Submitted,



James Tobaschus
Broker / Owner
(772) 353-2994

(303/305) Indian River School Of Real Estate

(309) T. Charles Shafer Attorney

(311) Coastline Insurance Agency / Denise Roberts

