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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 28, 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: **Charlie Hayek; Holly Theuns; George Johansen; Anthony Westbury; Suzanne Boardman, Chair**

Absent: **Michael Broderick; Kori Benton**

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**

There are no alternate Historic Preservation Board members.

5. **APPROVAL OF MINUTES**

- a. Minutes from the August 24, 2020 meeting

Motion was made by Charlie Hayek, and seconded by Anthony Westbury to approve the minutes from the August 24, 2020 meeting.

**AYE: Anthony Westbury, Charlie Hayek, Holly Theuns, George Johansen, Chair
Suzanne Boardman**

Passed

6. PUBLIC HEARINGS

a. Certificate of Appropriateness 20-39 - Demolition - 712 Avenue E

The clerk introduced Certificate of Appropriateness 20-39 for the demolition of the structure located at 712 Avenue E, Fort Pierce, Florida.

Madam Chair Boardman asked Assistant City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures as they apply to all subsequent Quasi-Judicial Hearings.

Before commencing this Quasi-Judicial Hearing, Tanya Earley, Assistant City Attorney, reminded the Board that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board 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 legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

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

Mr. Hayek – no

Ms. Theuns – no

Mr. Westbury – no

Mr. Johansen – no

Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk 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 for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

At the July 27, 2020 Historic Preservation Board meeting, the application was tabled for 30 days to allow interested parties to evaluate the legal dynamics of trying to pursue ownership of the property. Given the application meets A, B, C, D and E criteria for demolition of a structure within a designated historic district and the building's current state of disrepair, and that in the immediate vicinity there are current redevelopment projects, staff recommends approval of the demolition request. The removal of the building may present options for new construction to support Lincoln Park Historic District

Board questions for Staff: None

Applicant questions for Staff: None

Applicant presentation: None

Board questions for Applicant: None

Public comment: None

Madam Chair Boardman, seeing no one, closed the public hearing.

Comments by the Board: None

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve Certificate of Appropriateness 20-39 for the demolition of 712 Avenue E.

**AYE: Holly Theuns, George Johansen, Anthony Westbury, Charlie Hayek, Chair
Suzanne Boardman**

Passed

b. Certificate of Appropriateness 20-56 - Accordion Shutters - 605 S. 8th Street

The clerk introduced Certificate of Appropriateness 20-56 for the installation of 17 accordion shutters at 605 S. 8th Street, Fort Pierce, Florida.

Madam Chair Boardman called the proceeding to order.

The clerk confirmed the City complied with advertisement and notice requirements.

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

Mr. Johansen – no

Mr. Westbury – no

Mr. Hayek – no

Ms. Theuns – no

Madam Chair Boardman – no

Madam Chair Boardman opened the public hearing.

The clerk 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 for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application.

The current proposal seeks to install hurricane accordion shutters that are not in complete harmony with the subject structure's historic materials. As such, the proposal has the potential of affecting the historic integrity of the residence. As illustrated in the photos, when folded, the proposed shutters will blend with architectural elements of the facade and importantly, protect the residence from potentially devastating hurricane wind and water damage. Further, the

Secretary of Interior recommends “Undertaking work to prevent or minimize the loss, damage or destruction of the historic property while retaining and preserving significant features and the overall historic character of the building”. After consideration of the building architecture, placement and size of the windows, and available alternatives, staff recommends that the Historic Preservation Board approve the proposed accordion window shutters. Adherence to Code Section 125-314(g)(4)(i) which states “Storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning”, will lessen any potential negative impact.

Ms. Lewicka stated that staff considered different options, including colonial shutters, but since there is not enough space, accordion shutters are the best option available.

Board questions for Staff: Mr. Hayek asked if the front door was going to have shutters and Ms. Lewicka stated not at this time.

Applicant questions for Staff: None

Applicant presentation: None

Board questions for Applicant: None

Public comment: None

Madam Chair Boardman, seeing no one, closed the public hearing.

Comments by the Board: After the vote, Mr. Hayek suggested that when the door is being replaced that an impact front door be used instead of shutters so the architectural glass block features are not covered up.

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve the proposed accordion shutters with the condition that the storm shutters shall be deployed only upon the issuance of a storm warning from the governing agency authorized to issue such warning.

**AYE: George Johansen, Anthony Westbury, Charlie Hayek, Holly Theuns, Chair
Suzanne Boardman**

Passed

7. NEW BUSINESS

Madam Chair Boardman asked if the structure that caught fire at 209 Avenue D has been condemned. Ms. Lewicka stated she spoke with the owner and they are going forward with the renovations and the changes will be brought back to the Board as an amended Certificate of Appropriateness.

- a. Administratively Approved Certificates of Appropriateness - August 2020

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. CONSIDERATION OF ABSENCES

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the absences of Mr. Broderick and Mr. Benton.

**AYE: Charlie Hayek, Holly Theuns, George Johansen, Anthony Westbury, Chair
Suzanne Boardman**

Passed

10. ADJOURNMENT