

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, FEBRUARY 28, 2022, 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; Michael Broderick; Anthony Westbury; Holly Theuns; George Johansen; Suzanne Boardman, Chair

Absent: Kori Benton

Staff Present: Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

Attendees: Fran Ross, Board Attorney

4. APPROVAL OF MINUTES

- a. Minutes from the January 24, 2022 meeting

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve the minutes from the January 24, 2022 meeting.

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

Passed

5. PUBLIC HEARINGS

a. **Certificate of Appropriateness #22-05 - Garage/Office - 101 Avenue D**

The clerk introduced Certificate of Appropriateness #22-05 for a detached two-story garage and office building at 101 Avenue D.

Madam Chair Boardman asked the Board Attorney, Fran Ross, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Fran Ross, Board 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 the Clerk to call the roll:

Mr. Broderick - no
Mr. Westbury - no
Ms. Theuns - no
Mr. Johansen - no
Mr. Hayek - 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 subject two-(2) story wood frame vernacular building is a contributing structure in the Edgartown Historic District. The St. Lucie County Property Appraiser's property record card indicates the year of construction as 1961. The Florida Master Site File Historical Structure Form, utilizing Sanborn Company maps, indicates the building was constructed circa 1910. In May 2007 the Historic Preservation Board approved the demolition of the garage. Notable architectural features include a hip roof, boxed eaves, end porch, and 1/1 double hung windows. The subject historic structure embodies architectural characteristics of residences constructed in Fort Pierce during the early twentieth century.

The applicant is requesting to construct a new detached two (2)-story, 33 foot high building comprised of a garage on the first floor and a 633 square foot office on the second floor. The

proposed roof, siding, trim, windows, doors, and exterior paint are to be consistent with architecture of the main building.

The proposed garage/office design is compatible with the architectural style, massing and size of the main building and adjacent structures. The relationship between the existing and new building is enhanced by using roof material, siding, trim, windows, doors, and exterior paint consistent with the main building. Staff recommends approval of the proposed new garage/office building as it meets Secretary of Interior's Standards 9 and 10.

Board questions for Staff: Mr. Hayek asked if there are any landscape requirements. Mr. Broderick asked if Ms. Lewicka will be approving the application before it goes to building permit.

Applicant questions for Staff: None

Applicant presentation: Phillip Hartnett, Applicant, sworn, stated the garage/office building will match the siding, roof and landscaping of the current building.

Board questions for Applicant: None

Public comment: None

Staff final comments: None

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

Comments by the Board: None

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-05 for the proposed new garage/office building located at 101 Avenue D.

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

Passed

b. Certificate of Appropriateness #22-07 - New Storefront - 106 Depot Drive

The clerk introduced Certificate of Appropriateness #22-07 for a new storefront located at 106 Depot Drive.

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 the Clerk to call the roll:

Mr. Westbury - no

Ms. Theuns - no

Mr. Johansen - no

Mr. Hayek - no

Mr. Broderick - 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 applicant is requesting approval of a Certificate of Appropriateness for the removal of the upper windows above the door, rebuild the wall and stucco to match the existing wall, remove wood rot storefront windows and install white aluminum impact glass windows, remove wood rot storefront door, and reconfigure the door opening to be wider to accommodate white aluminum double doors. The subject building is located on the street adjacent to the railroad and not frequently used by pedestrians. The existing facade of the building is one of the street's most noticeable facades. The design is characteristic of the downtown store frontage with extended windows allowing passerby's to view displays. Staff supports the need for impact resistant windows and a wider door. Therefore, staff recommends approval of the subject proposal.

Board questions for Staff: Mr. Johansen asked why they need to get rid of the top windows. Ms. Theuns asked the use of the building.

Applicant questions for Staff: none

Applicant presentation: Richard Friedrich, Construction Company Representative, sworn, stated the windows and doors are being replaced due to a rot issue and the top windows are being removed because they are expensive to replace with impact glass due to the unusual size. Derrick Gibbons, Owner, sworn, stated the building use will stay the same.

Board questions for Applicant: None

Public comment: None

Staff final comments: None

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

Comments by the Board: None

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve Certificate of Appropriateness 22-07 for the replacement of storefront windows and doors located at 106 Depot Drive.

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

NAY: George Johansen

Passed

c. **Certificate of Appropriateness #22-09 - Windows and Doors - 1423 Avenue D**

The clerk introduced Certificate of Appropriateness #22-09 for new windows and doors located at 1423 Avenue D.

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 the Clerk to call the roll:

Ms. Theuns - no
Mr. Johansen - no
Mr. Hayek - no
Mr. Broderick - no
Mr. Westbury - 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 subject one (1)-story concrete block building is a non-contributing structure in the Lincoln Park Historic District. The St. Lucie County Property Appraiser's property record card indicates the year of construction as 1972. The applicant is requesting approval for the front facade alternations to close the existing door and window openings, finish to match existing conditions, installation of four (4) aluminum frame fixed glass storefront windows and installation of two (2) aluminum frame fixed glass storefront doors.

Board questions for Staff: None

Applicant questions for Staff: None

Applicant presentation: Vincent Marcellino, Applicant and Owner, sworn, stated he is fixing up lots of properties on Avenue D, and he will also be painting the building.

Board questions for Applicant: Mr. Westbury asked the previous use of the building and if it will be two units.

Public comment: None

Staff final comments: None

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

Comments by the Board: None

Motion was made by Michael Broderick, and seconded by Charlie Hayek to approve Certificate of Appropriateness 22-09 for windows and doors located at 1423 Avenue D.

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

Passed

d. Certificate of Appropriateness #22-13 - Addition - 215 N. 2nd Street

The clerk introduced Certificate of Appropriateness #22-13 for an addition located at 215 N. 2nd Street.

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 the Clerk to call the roll:

Mr. Johansen - no

Mr. Hayek - no

Mr. Broderick - no

Mr. Westbury - 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 subject two-(2) story masonry vernacular structure is a contributing structure in the Downtown Historic District. The St. Lucie County Property Appraiser's property record card indicates the year of construction as 1928. The Florida Master Historical Site File indicates the building was constructed circa 1924. Notable architectural features include a hip roof, wide eaves, symmetrical facade, and a center entrance. The entrance is contained under a hip overhang supported by knee braces, and 1/1 double hung windows.

The applicant is requesting approval of a Certificate of Appropriateness to allow for a one (1)-story, 1,646 square foot addition to the existing two-(2) story 856 square foot accessory building, with impact windows, new standing seam metal roof, exterior finishes and materials to match existing building, addition of new wheelchair-accessible covered porch waiting area, addition of photovoltaic panels to be mounted on the south-facing roof of the accessory building, replacement of the front steps, sidewalk and front porch at the primary building and a new driveway, parking and landscape layout to improve accessibility and curb appeal.

The design scheme of the accessory building addition is compatible with the architectural style of the existing accessory and main building in massing, size, scale and continuation of some architectural elements. The proposed new construction and site improvements will

increase the functional efficiency of the building and enhance the property's overall contribution to the historic character of the Downtown Historic District. Staff recommends approval of the accessory structure addition and all site improvements, approval of photovoltaic panels to be mounted on the south-facing roof of the accessory building, approval of alternations proposed to the entrance porch of the main building in order to provide a safe entrance into the building from the street and covered porch area for employees and clients and approval of the sign relocation as long as a minimum five (5) feet setback from the property line is retained. All site improvements meet Secretary of Interior's Standards 5, 9 and 10.

Board questions for Staff: Mr. Broderick asked if the applicant will have to come back to the Historic Preservation Board for the re-installation of the sign. Ms. Theuns asked if the current building is handicap accessible.

Applicant questions for Staff: None

Applicant presentation: Valerie Slack, Native Design Architect, sworn, stated they will be moving the sign within the setback requirement. Ms. Slack explained the current building is marginally handicap accessible from the back and the revised accessory building will be fully handicap accessible to meet clients. Ms. Slack noted the front porch is being added for outdoor seating and a waiting area due to the limited seating inside.

Board questions for Applicant: None

Public comment: None

Staff final comments: None

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

Comments by the Board: Mr. Broderick said this is a great, exciting, positive project to downtown.

Motion was made by Anthony Westbury, and seconded by Michael Broderick to approve Certificate of Appropriateness 22-13 for the addition located at 215 N. 2nd Street.

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

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - January 2022

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCES

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

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

Passed

Motion was made by Charlie Hayek, and seconded by Holly Theuns to approve the absence of Mr. Johansen from the January 24, 2022 meeting.

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

Passed

9. ADJOURNMENT