

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, APRIL 25, 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: KeAndrea Davis; Betty Jo Starke; Holly Theuns; Anthony Westbury; Andrea Anicito; Minnie Spivey; Charlie Hayek, Chair

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 February 28, 2022 meeting

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve the minutes from the February 28, 2022 meeting.

AYE: Betty Jo Starke, Holly Theuns, Anthony Westbury, Andrea Anicito, Minnie Spivey, KeAndrea Davis, Chair Charlie Hayek

Passed

5. PUBLIC HEARINGS

a. **Certificate of Appropriateness #22-22 - Tesla Solar Roof and Tesla Powerwall(s) - 718 Boston Avenue**

The clerk introduced Certificate of Appropriateness #22-22 for a Tesla Solar Roof and Tesla Powerwall(s) at 718 Boston Avenue.

Chairman Hayek 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.

Chairman Hayek called the proceeding to order.

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

Chairman Hayek inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Theuns - no
Mr. Westbury - no
Ms. Anicito - no
Ms. Spivey - no
Ms. Davis - no
Ms. Starke - no
Chairman Hayek - no

Chairman Hayek 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.

Staff Presentation:

Maria Lewicka, Historic Preservation Planner, provided an overview of the application. The subject property is located within the Sample Oaks Historic District. The two story, wood frame house was build in circa 1910. Its Colonial Revival architectural style is expressed by a hip roof, gable dormer, symmetrical facade, an offset entrance, 1/1 double hung sash windows and drop siding exterior wall fabric.

Instead of using typical solar panels, the Tesla concept turns the entire roof into a solar array to generate electric power. The Tesla solar roof uses tempered glass panels that replace standard shingles, providing the same protection of a traditional roof while also capturing solar energy. In terms of the actual ability to capture solar power, the Tesla solar roof is more effective and has a lower cost per watt than conventional solar panels, and Tesla's

Powerwall is a better storage system for generated energy. The technology is new, so the Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability does not [yet] provide specific guidelines for solar roofs. Whether this solar technology can be used successfully to benefit a historic building without adversely compromising its character or that of the site or surrounding historic district requires weighing advantages of the green energy provided with strict adherence to historic preservation guidelines. The visible surface of the proposed solar roof is designed to mimic a traditional shingle roof in texture and colors but does not compose fluently with the existing historic residential structure. However, it is not intrusive, nor does it interfere with the streetscape.

Board questions for Staff: Mr. Westbury asked if staff had a sample and if lighter colors are available. Ms. Theuns asked if the roof meets hurricane specs. Ms. Starke asked when the current roof was updated.

Applicant Presentation: The applicant did not attend the meeting.

Public comment: None

Staff final comments: None

Chairman Hayek, seeing no one else, closed the public hearing.

Comments by the Board: Mr. Westbury stated he would like to see a sample and find out if other colors are available because the Tesla roof could start a wave in Fort Pierce. Chairman Hayek said the Tesla roof is an amazing concept.

Motion was made by Betty Jo Starke, and seconded by Holly Theuns to table Certificate of Appropriateness 22-22 for the Tesla Solar Roof and Powerwalls until the May 23, 2022 Historic Preservation Board meeting. At that meeting, please provide a sample of the material, color options, visual overlay and Hurricane standards.

AYE: Holly Theuns, Anthony Westbury, Andrea Anicito, Minnie Spivey, KeAndrea Davis, Betty Jo Starke, Chair Charlie Hayek

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - February 2022

Motion was made by Holly Theuns, and seconded by Anthony Westbury to approve the Administrative Certificate of Appropriateness for February and March 2022.

AYE: Minnie Spivey, KeAndrea Davis, Betty Jo Starke, Holly Theuns, Anthony Westbury, Andrea Anicito, Chair Charlie Hayek

Passed

- b. Administratively Approved Certificates of Appropriateness - March 2022

7. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by Holly Theuns, and seconded by Betty Jo Starke to elect Charlie Hayek as Chair.

AYE: Anthony Westbury, Andrea Anicito, Minnie Spivey, KeAndrea Davis, Betty Jo Starke, Holly Theuns, Chair Charlie Hayek

Passed

Motion was made by Betty Jo Starke, and seconded by Anthony Westbury to elect Holly Theuns as Vice-Chair.

AYE: Andrea Anicito, Minnie Spivey, KeAndrea Davis, Betty Jo Starke, Holly Theuns, Anthony Westbury, Chair Charlie Hayek

Passed

8. CONSIDERATION OF ABSENCES

All members were in attendance.

9. COMMENTS FROM THE PUBLIC

There were no comments from the public.

10. ADJOURNMENT