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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, APRIL 24, 2023, 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: Anthony Westbury; Andrea Anicito; Betty Jo Starke; Holly Theuns; Charlie Hayek, Chairman

Absent: KeAndrea Davis; Minnie Spivey

Staff Present: Sara Hedges, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Bridgette Romer, Growth Management Coordinator
Marsha Commond, Redevelopment Specialist

4. **APPROVAL OF MINUTES**

- a. Minutes from the February 27, 2023, meeting

Motion was made by Betty Jo Starke, and seconded by Andrea Anicito to approve the minutes from the February 27, 2023 meeting.

AYE: Anthony Westbury, Andrea Anicito, Betty Jo Starke, Holly Theuns, Chairman Charlie Hayek

Passed

5. **PUBLIC HEARINGS**

a. **Certificate of Appropriateness #23-10 - Fence - 1011 Boston Avenue**

The clerk introduced Certificate of Appropriateness 23-10 for a fence located at 1011 Boston Avenue.

Chairman Hayek asked the Assistant City Attorney to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the 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.

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. Anicito - no

Ms. Starke - no

Ms. Theuns - no

Mr. Westbury - 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 the 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, stated the applicant is requesting approval of a Certificate of Appropriateness application to remove and replace an existing wood fence with a 6-foot-high white vinyl fence on the side, a 4-foot-high white vinyl picket fence around the front of the property and installation of two 5 foot wide gates. Ms. Lewicka noted the current white wooded fence is missing a portion of the fence. Although the proposed fence composes well with the existing building and neighborhood area and the new fence will enhance the property's overall appearance, wood picket fences were approved by the Historic Preservation Board as recommended for Fort Pierce Historic Districts.

Board questions for Staff: Mr. Westbury questioned the height of the fence. Chairman Hayek questioned the durability of the fence. Ms. Anicito questioned the approval of vinyl fencing instead of the look of a historical picket fence.

Applicant Presentation: none

Board questions for Applicant: none

Public comment: none

Staff final comments: none

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

Comments by the Board: none

Motion was made by Andrea Anicito, and seconded by Holly Theuns to approve Certificate of Appropriateness for a wooden 4-foot-high fence in the front yard and a wooden 6-foot-high fence in the backyard of 1011 Boston Avenue.

AYE: Andrea Anicito, Betty Jo Starke, Holly Theuns, Anthony Westbury, Chairman Charlie Hayek

Passed

b. **Certificate of Appropriateness #23-11 - Fence - 601 N. 7th Street**

The clerk introduced Certificate of Appropriateness 23-11 for a fence located at 601 N. 7th Street.

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. Starke - no

Ms. Theuns - no

Mr. Westbury - no

Ms. Anicito - 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 the 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, On February 27, 2023, the Historic Preservation Board approved a Certificate of Appropriateness application for an aluminum rail fence on the front and sides of the property with two walk gates and a rolling gate for the driveway. The applicant is requesting approval of a Certificate of Appropriateness to allow for the additions of an installation of a new 6-foot black vinyl chain link fence on the right side of the building to separate the business from the neighboring residence, installation of a 6-foot-high and 118 feet long black vinyl chain link fence, along the front and the left side of the building, installation of three gates with two walk gates 4 feet x 6 feet and a 12 foot x 6 foot gate for the driveway. Fences are important elements of the design and character of historic districts. The scale and character of a fence should be compatible with the neighboring structures. Surrounding properties consist of a variety of commercial, and residential uses with

various architectural buildings styles and diverse materials and colors. The subject proposal seeks to install a six (6) foot high, black vinyl chain link fence. The proposed fence, although not the right choice for the historic district, was already introduced to this particular location and this area.

Board questions for Staff: Chairman Hayek asked about landscaping inside the fence

Applicant Presentation: Sheena Heppern, sworn, informed the Board that kids are playing in the front lot and a child was almost hit. She also stated she has pictures of homeless people sleeping in the back of the building due to the open access of the property. Ms. Heppern said they have decided not to go with an aluminum fence due to the increased cost. Ms Heppern explained to the Board that they will be leaving the existing chain link fence in the back of the property until they turn that area into a parking lot.

Board questions for Applicant: Ms. Theuns asked about a landscaping strip on the non-parking lot side.

Public comment: none

Staff final comments: none

Chairman Hayek, 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 23-11 for the black chain link fence located at 601 N. 7th Street, with a landscape buffer addition to the left side of the building on the 5-foot strip that runs between the fence and the street. The owner will be allowed to maintain the existing chain link fence on the left side to the back property line and across the back property line until such time the area is made into a parking lot. The black vinyl chain link fence will continue and match with appropriate landscaping.

AYE: Betty Jo Starke, Holly Theuns, Anthony Westbury, Andrea Anicito, Chairman Charlie Hayek

Passed

c. Certificate of Appropriateness #23-17 - Building Modifications - 326 S. 2nd Street

The clerk introduced Certificate of Appropriateness 23-17 for building modifications located at 326 S. 2nd Street.

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. Starke - no

Ms. Theuns - no

Mr. Westbury - no

Ms. Anicito - 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 the 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, said the structure has been added-on to over the years. A Certificate of Appropriateness for renovations and additions to convert the existing office building back to a single family residence was approved by the Historic Preservation Board on October 24, 2022. The applicant is requesting approval of proposed changes to the previously approved Certificate of Appropriateness which include, removing the fire place and chimney; enclosing windows on the north and south façade, changing the approved French doors to a triple window on the east façade, and changing the French doors to sliding doors on the east façade. The design of the proposed modifications compose well with the existing building. The proposed building and site improvements will enhance the property's overall appearance and contribution to the historic character of the Downtown Historic District, as well as its functional efficiency. Chimneys are functional and decorative features important in defining the building's overall historic character. Removal of the chimneys results in diminished character of the building and is not recommended by the Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings

Board questions for Staff: none

Applicant Presentation: Marc McAteer, owner, sworn stated the chimney is in bad condition and not working properly. Mike Menard, applicant, sworn, said that keeping the chimney could cause foundation issues and if a chimney is recommended he suggested a faux chimney option.

Board questions for Applicant: Ms. Starke expressed concerns with removing the chimney as it appears that something is missing without it. Ms. Starke said the bricks are historical, and she suggested reusing the bricks or keeping them.

Public comment: none

Staff final comments: none

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

Comments by the Board: Chairman Hayek agreed with the faux chimney, and he stated it can be expensive to try and reuse or replace the bricks. Ms. Theuns suggested constructing a replica and commit to reusing the bricks as a patio or walkway. Mr. Westbury expressed concerns with approving a new chimney without any drawings and not knowing what it is going to look like. Ms. Starke and Ms. Anicito had concerns with the chimney repair.

Motion was made by Holly Theuns, and seconded by Betty Jo Starke to approve Certificate of Appropriateness 23-17 for 326 S. 2nd Street for the proposed modifications to the windows, window infills, and sliding glass doors as requested. Attempt to keep the chimney, but if when the restoration process begins, it is impossible for structural reasons to save the chimney, the chimney can be removed and a replica of the chimney would be added to the building and every effort would be made to use the historic bricks.

AYE: Betty Jo Starke, Holly Theuns, Anthony Westbury, Andrea Anicito, Chairman Charlie Hayek

Passed

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - February 2023
- b. Administratively Approved Certificates of Appropriateness - March 2023
- c. **Feedback from Board on Mural Designs - 500 Event Center - 500 Orange Avenue**

Ms. Commond, Redevelopment Specialist, gave a presentation on the mural designs for the 500 Event Center and asked for feedback from the Board. Ms. Commond stated there will be four designs on the windows of the building. The owner of the building chose artist Zoey Bridges mural, which she recreated postcards from the area. The murals are expected to be done by August 2023 and have a lifespan of three years. All the Board members supported and liked all the designs. Ms. Commond said the mural will be presented to the FPRA on May 9, 2023.

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 Anthony Westbury to approve the absence of Ms. Spivey.

AYE: Holly Theuns, Anthony Westbury, Andrea Anicito, Betty Jo Starke, Chairman Charlie Hayek

Passed

9. ADJOURNMENT