

DRAFT



CITY OF FORT PIERCE
**HISTORIC PRESERVATION
BOARD**

Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE HISTORIC PRESERVATION BOARD HELD ON MONDAY, JANUARY 22, 2024, 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**

Ms. Anicito entered the meeting at 2:09 PM.

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

Absent: KeAndrea Davis; Minnie Spivey

Staff Present: Sara Hedges, City Attorney
Andrea Duenas, Assistant City Attorney
Maria Lewicka, Historic Preservation Planner
Alicia Rosenthal, Planning and Development Organizer

4. **APPROVAL OF MINUTES**

- a. Minutes from the December 18, 2023 meeting

Motion was made by Betty Jo Starke, and seconded by Holly Theuns to approve the minutes from the December 18, 2023, meeting.

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

5. **PUBLIC HEARINGS**

a. **Historic Site Designation - 601 North Causeway Drive**

The clerk introduced the Historic Site Designation at 601 North Causeway Drive.

The City Attorney explained the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, the 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 a 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 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 the advertisement requirements.

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

Ms. Theuns - no

Ms. Anicito - no

Ms. Starke - no

Mr. Westbury - no

Chairman Hayek - yes

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 City Commission requested staff to process a Historic Designation application and asked the Historic Preservation Board to provide a recommendation of approval for the property, known as Little Jim Bait & Tackle, as a historic property and a locally significant site based on the designation criteria of significant event and architectural significance. Ms. Lewicka provided background on the site and detailed information on the significant events and architectural significance. Ms. Lewicka concluded by saying the staff recognizes the site as significant in its long-time contribution to Fort Pierce's commercial, military and community history and heritage.

Board questions for staff: Mr. Westbury asked how the historical designation protects the site. Ms. Lewicka stated the building cannot be demolished without approval from the Historic Preservation Board.

Applicant Presentation: none

Board questions for Applicant: none

Public comment: Donna Qvarnstrom, owner and operator of Little Jim Bait and Tackle, sworn, thanked the Board for helping with the Historic Designation. She said she is very excited it has gotten this far and there will be an 80th birthday party for Little Jim Bait and Tackle in June. She noted that Little Jim Bait and Tackle has a good rapport with the Navy SEAL museum.

Staff final comments: none

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

Comments by the Board: Mr. Westbury said he has been an advocate for Little Jim Bait and Tackle for years. He said it is a special place and one of a few with an old Florida background. Mr. Westbury stated he was pleased to see the city stepping up.

Motion was made by Mr. Westbury and seconded by Ms. Starke to approve the Historic Designation of Little Jim Bait and Tackle at 601 N. Causeway Drive.

Ms. Hedges suggested the motion be withdrawn because the Historic Preservation Board needs to provide a recommendation for the Historic Designation to the Planning Board, if a zoning change is needed, and if not, then the recommendation goes directly to the City Commission.

The motion was withdrawn by Mr. Westbury.

Motion was made by Anthony Westbury, and seconded by Betty Jo Starke to forward a recommendation of approval to the City Commission for the Historic Designation of Little Jim Bait and Tackle at 601 N. Causeway Drive.

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

Passed

b. **Certificate of Appropriateness #24-03 - Monument Sign - 616 Orange Avenue**

The clerk introduced Certificate of Appropriateness 24-03 for a monument sign located at 616 Orange Avenue.

Chairman Hayek called the proceeding to order.

The clerk confirmed the City complied with the advertisement 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

Mr. Westbury - no

Ms. Theuns - no

Chairman Hayek - yes

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, provided the history and architectural significance of the First United Methodist Church. She said the applicant is requesting approval of a Certificate of Appropriateness for the installation of a new freestanding, monument sign with an electronically illuminated message center. Ms. Lewicka stated the proposed sign is to be placed on one of the most attractive streets of downtown and the Peacock Art District. She said the proposed sign is to be located on the church property; however, the line between the church and the public sidewalk is invisible. Both properties are integrated by using consistent, continuous pattern pavers. Looking from the pedestrian perspective, the sign will be installed in the middle of the sidewalk, which will create an obstacle to pedestrian traffic and a visual impediment to the street view. Ms. Lewicka highlighted that the design scheme of the sign lacks consistency and compatibility with the very distinctive architecture of the church.

Board questions for staff: Ms. Theuns asked if the sign dimensions meet code.

Applicant Presentation: Greg Rosslow, Chairman of Trustees for First United Methodist Church, sworn, explained the sign is three colors that match the church. He stated he has been working on this sign for over a year and has had several meetings with the Planning department on how to incorporate Spanish architecture into the sign. He noted the sign and traffic box are on church property, even though both are technically on the sidewalk. Mr. Rosslow said the reason for the sign is to inform the public of the church location and events going on at the church. He said they tried their best to blend the sign in with the building. Mr. Rosslow stated he had asked the Planning department and the sign company to come up with a sign that looked like Spanish architecture. Mr. Rosslow noted the sign also has to meet hurricane standards.

Board questions for Applicant: Ms. Theuns asked Mr. Rosslow to come up with something more like the 1700s Spanish style. Ms. Anicito asked about requesting a Variance to make the sign look more like the church. Mr. Westbury asked if there were any carpenters in the congregation that could create a wooden sign that reflects the architecture. Ms. Starke asked if the church could search for another sign company.

Public comment: none

Staff final comments: Ms. Lewicka said the height limit is 8-feet. She stated it would be reasonable for the Board to grant a Variance if the height was extended due to architectural features.

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

Comments by the Board: Ms. Theuns suggested the church check with the sign company used for the Backus Museum. Mr. Hayek suggested using stone trim on the top of the sign and a stone trimmed picture frame around the address numbers. Mr. Hayek also provided a stucco contact. Mr. Westbury suggested Project Lift make the sign cabinet with architectural features. Board discussion ensued on whether to deny, table or ask the applicant to withdraw the application.

Ms. Hedges explained the different possibilities.

Mr. Rosslow requested to withdraw the application.

Motion was made by Andrea Anicito, and seconded by Anthony Westbury to accept the withdrawal of the application and request staff to waive the fees when the application is refiled.

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

6. NEW BUSINESS

- a. Administratively Approved Certificates of Appropriateness - December 2023

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. CONSIDERATION OF ABSENCE

Motion was made by Holly Theuns, and seconded by Andrea Anicito to excuse the absences of Ms. Spivey and Ms. Davis.

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

- a. Absence from the December 18, 2023 meeting

Motion was made by Holly Theuns, and seconded by Andrea Anicito to excuse the absence of Mr. Westbury from the December 18, 2023 meeting.

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

9. ADJOURNMENT



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

TO: Historic Preservation Board
THROUGH: Kev Freeman, Planning Director
FROM: Maria Lewicka, AICP, Historic Preservation Planner
RE: Historic Designation, Little Jim Bait & Tackle, 601 N Causeway Drive
DATE: January 22, 2024



LOCATION MAP

Property Owner: City of Fort Pierce
Parcel ID: 1434-100-0000-020-9
Legal Description: 35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56 FT, TH S 00 DEG 10 MIN 59 SEC W 1908.70 FT TO POB, TH N 58 DEG 59 MIN 38 SEC E 166.32 FT, TH S 75 DEG 40 MIN 00 SEC E 200 FT, TH S 54 DEG 07 MIN 50 SEC W 159.37 FT TO HIGH WATER/VEG MARK, TH MEANDERING SD HW MARK SWLY 218.96 FT M/L, TH N 35 DEG 54 MIN 18 SEC W 72.65 FT, TH N 32 DEG 50 MIN 14 SEC E 76.58 FT TO POB (0.86 AC) (CONTAINING 0.89 AC PER LEASE)
Zoning Designation: Conservation Open Space, OS-2

REQUEST

The City Commission at its December 11th, 2024, City Conference meeting, requested staff to pursue an historic designation for the property at 601 N Causeway Drive. Staff is therefore, requesting the Historic Preservation Board to provide recommendation for approval of the property as a Historic Property and a Locally Significant Site known as Little Jim Bait & Tackle, based on the following designation criteria:

- Significant Event. Associated with events that have made significant contributions to the pattern of history in the community, the county, the state, or the nation; Section 111-123(a)(1) of the City Code.
- Architectural Significance. Embodies the distinctive characteristics of an architectural type, period, style, or method of construction. Section 111-123(a)(3) of the City Code.

BACKGROUND

World-Class commercial and sport fishing has been a significant part of Fort Pierce economy since the early 20th century. Just inside the inlet, the 'Little Jim Bait and Tackle' site has served the local and transient fishing community for over 60 years after its former roll as the main gate guardhouse of the US Navy amphibious and underwater demolition training base. The site on the north shore of Jim Island along A1A is well known and popular with locals and visitors alike for its history, fishing and 'old Florida' appeal.



A 1994 PHOTO OF THE LITTLE JIM

SIGNIFICANT EVENTS

During World War II the US Navy established a unique base on Hutchinson Island to train over 140,000 allied military personnel in amphibious assault and underwater demolition skills in preparation for the Normandy invasion and countless Pacific operations. The original Navy “UDT Frogmen” were created in Fort Pierce, precursors of the current Navy SEALs, and the National Navy UDT-SEAL Museum stands in their honor near Pepper Park. When the Navy closed the base in late 1944 the land, including the main gatehouse building on Jim Island and wooden bridge, was given to the City of Fort Pierce.

For some 60+ years since, the gatehouse building has operated under leases from the city as ‘Little Jim Bait and Tackle’, providing fishing, marina, retail and refreshment services. It has been consistently popular with locals and thousands of visitors and veterans to the UDT-SEAL museum as one of the last remaining traces of wartime history as well as an ‘Old Florida’ environment.

ARCHITECTURAL SIGNIFICANCE

The ‘Little Jim’ building represents the distinctive characteristics of Florida ‘Cracker Style’ architecture. Situated in a prominent location on A1A it is an easily identifiable visual feature on the waterfront and one of the few remaining structures that reflect the region’s unique architectural style.

Heavily damaged by hurricanes Frances and Jeanne in 2004, the building and surrounding decks and docks were repaired quickly and an open-air pavilion added in the same style, decorated with donated memorabilia of its fishing and military significance.



STAFF RECOMMENDATIONS

Staff recognizes the site as significant in its long-time contribution to Fort Pierce commercial, military and community history and heritage.

Staff asks the Board to provide recommendation for approval of the historic designation of the property with the name of Little Jim Bait and Tackle under the “Significant Event” and “Architectural Significance” criteria.



VIEW OF THE SITE

SOURCES

UDT-SEAL Museum website

ATTACHMENTS

Preliminary Historic Designation Application
St. Lucie County Property Appraiser's Property Record Card



**CITY OF FORT PIERCE HISTORIC PRESERVATION BOARD
 PRELIMINARY HISTORIC DESIGNATION APPLICATION**

CHAPTER 23, ARTICLE IV DESIGNATION OF HISTORIC SITES

Section 23-36. Criteria.

(a) Consistent with the criteria established by the National Register of Historic Places, the board shall recommend for designation places, buildings, structures, landscape features, archaeological sites and other improvements as individual sites, districts or archaeological zones that are significant in Fort Pierce's history, architecture, archaeology or culture and possess integrity of location, design, setting, materials, workmanship or association; and meets one or more of the following criteria:

- (1) (Significant event) Are associated with events that have made significant contributions to the pattern of history in the community, St. Lucie County, the state or the nation; or
- (2) (Significant person) Are associated with the lives of persons significant in our past; or
- (3) (Architectural significance) Embodies the distinctive characteristics of an architectural type, period, style or method of construction; or the work of a prominent designer or builder; or contains elements of design, detail, materials, or craftsmanship of outstanding quality; or that represents a significant innovation or adaptation to the South Florida environment; or represents a distinguishable entity whose components may lack individual distinction; or
- (4) (Archaeological Significance) Have yielded, or are likely to yield information in history or prehistory; or
- (5) Is listed in the National Register of Historic Places; or
- (6) (Aesthetic significance) Is a part of or related to a landscape, park, environmental feature or other distinctive area, and should be developed or preserved according to a plan based upon a historic, cultural, or architectural motif; or because of its prominent or spacial location, contrast of siting, age, or scale is an easily identifiable visual feature of a neighborhood or the city and contributes to the distinctive quality of such neighborhood or the city.

NAME OF LANDMARK: Little Jim Bait & Tackle

ADDRESS OF LANDMARK: 601 N Causeway Fort Pierce 34949

LEGAL DESCRIPTION: 35 34 40 FROM NW COR OF SEC RUN S 89 DEG 49 MIN 01 SEC E 1556.56 FT, TH S

PARCEL IDENTIFICATION NO.: 1434-100-0000-020-9

TYPE OF PROPERTY: Archaeological Site Commercial Building Public Building Residential Building

Other (describe): _____

DATE OF PROPERTY (PERIOD OF HISTORICAL SIGNIFICANCE): 1940

IS THE PROPERTY LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES?: No Yes, Record #: _____

HISTORICALLY SIGNIFICANT EVENT(S) ASSOCIATED WITH THIS SITE OR STRUCTURE:

Used as the official entry to the Frogman training facility during WW II

HISTORICALLY SIGNIFICANT PERSONS ASSOCIATED WITH THIS SITE OR STRUCTURE:

US Navy Seals/ Museum

ANECDOTES AND/OR STORIES ASSOCIATED WITH THE SITE OR STRUCTURE (USE ADDITIONAL PAPER IF NECESSARY):

PLEASE ATTACH THE FOLLOWING:

- Photographs of the site and/or exterior of the structure (Interior as well, if applicable)
- Historic Photographs (if available)
- Other materials related to historical research of property (if available)

CURRENT PROPERTY OWNER(S) NAME:

City Of Fort Pierce

CURRENT PROPERTY OWNER(S) PHONE NO.:


772-467-3000

CURRENT PROPERTY OWNER(S) MAILING ADDRESS:

100 N US Hwy 1 Ft Pierce FL34949

An owner's signature below indicates consent to the proposed historic designation as described in this application.

Ken



Property Owner's Signature

1/4/24
Date

State of Florida County of St. Lucie

I certify that on the date set forth below the property owner named above did appear personally before me and that I did identify this person by: (a) comparing his/her physical appearance with the photograph on the identifying document presented by the person, and (b) comparing this person's signature made in my presence on this form with the signature on his/her identifying document. The statements on this document are subscribed and sworn to before me by the individual on this 4 day of January, 2024.

Notary Public Signature: Sara Delgado

Notary ID Number: HH054871

Expiration Date: 10/19/24



Sara A. Delgado
Notary Public
State of Florida
Comm# HH054871
Expires 10/19/2024