HISTORIC PRESERVATION COMMISSION (HPC) MEETING
THURSDAY, MAY 23, 2019  9:30 A.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA

A G E N D A

1. CALL TO ORDER

2. APPROVAL OF MINUTES
   A) March 14, 2019

3. NEW BUSINESS
   A) Public Hearing
      1. Special Certificate of Appropriateness (COA) Application #CS19-000001,
         Addition to historic structure, site improvements, and exterior renovations,
         Location: 2716 Laurel Drive

4. OLD BUSINESS

5. CHAIRMAN'S MATTERS

6. MEMBER'S MATTERS

7. STAFF MATTERS

8. ADJOURNMENT

This is a Public Meeting. Should any interested party seek to appeal any decision made by
the Commission with respect to any matter considered at such meeting or hearing, he will
need a record of the proceedings and that, for such purpose he may need to ensure that a
record of the proceedings is made which record includes the testimony and evidence upon
which the appeal is to be based. Anyone who needs a special accommodation for this
meeting may contact the City’s Americans with Disabilities Act (ADA) Coordinator at
978-4920 at least 48 hours in advance of the meeting.
HISTORIC PRESERVATION COMMISSION (HPC) MINUTES
THURSDAY, MARCH 14, 2019 – 9:30 A.M.
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA

PRESENT: Chairwoman, Debra Atwell; Member, Jeffery Ray and Alternate Member #1, Jessica Francis Also Present: Planning and Development Director, Jason Jeffries; Interim City Attorney, Kira Honse and Deputy City Clerk, Sherri Philo

Excused Absences: Megan Hoots and Dan Ullian
Unexcused Absence: Steve Erickson

1. CALL TO ORDER

Ms. Atwell called the meeting to order at 9:35 a.m.

2. APPROVAL OF MINUTES

   A) December 13, 2018

The minutes of the December 13, 2018 Historic Preservation Commission (HPC) meeting were unanimously approved.

3. NEW BUSINESS

   A) “Local and Federal Historic Designation,” How they help property owners/community – Presentation by Jason Jeffries, Planning and Development Director

Mr. Jason Jeffries, Planning and Development Director, gave a Power Point presentation on the National Register vs. Local Register (attached to the original minutes).

Ms. Atwell asked Mr. Jeffries to keep this presentation so they can include it when they do educational seminars for property owners and neighborhoods.

4. OLD BUSINESS

   A) Banners – Donations developing a marketing formula without finances

This item was tabled to the next HPC meeting.
5. CHAIRMAN’S MATTERS

A) Application for CLB Grant for purpose of Downtown Historic Survey

Ms. Atwell said there is a new building going up in downtown.

Mr. Ray said that he has not seen the renderings.

Ms. Atwell reported that it is located on the City’s website.

Mr. Jeffries explained this matter was heard before the Planning and Zoning Board in February.

Ms. Kira Honse, Interim City Attorney, noted that those renderings may not be complete.

Ms. Atwell questioned then what went before the Board was not the exterior elevation.

Mr. Jeffries explained that the City does not have any architectural standards in the Downtown Zoning District.

Mr. Ray said it would still have to go before the Architectural Review Commission (ARC).

Mr. Jeffries said no, because there are no standards.

Ms. Honse said unless they are in two (2) specific zoning districts it is completely voluntary to go before the ARC because there are no City-wide standards.

Ms. Atwell said they did the initial portion of their survey with Certified Local Government (CLG) funds and they are now able to request participation in the CLG process again for additional funds to continue the process. She said that she spoke with Mr. Jeffries about this and it was his idea to focus on the downtown area to become a historic district. If they do that they would have some method and authority to then set up architectural design standards.

Mr. Jeffries explained that what Ms. Atwell was referring to is they could apply for grants to have studies done in the downtown surveying historic properties and historic structures so when they develop historic design guidelines they will compliment what are the historic resources in Downtown.

Ms. Atwell said the problem she has with the four (4) story building that is going up is they don’t have any way to address the appearance of the building.
The Board members agreed to have staff apply for grant funds from the CLG to survey the downtown area.

**B) Update on 1110 Royal Palm Boulevard**

Mr. Jeffries reported that he did a site visit and took pictures, which were submitted to the State to be reviewed to see if the building meets the requirements to be on the National Register. He said this is a perfect example of National versus Local and how they both have to work together in terms of preserving historic assets of a community.

6. **MEMBER’S MATTERS**

None

7. **STAFF MATTERS**

None

8. **ADJOURNMENT**

Today’s meeting adjourned at 10:26 a.m.

/sp
REQUEST
A request by Scott McCracken for a Special Certificate of Appropriateness for an addition to an existing house, site improvements, and exterior renovations at 2716 Laurel Drive, listed on the Local Register of Historic Places.

OVERVIEW
The applicant is proposing site improvements, exterior renovations and construction of a 15 sq. ft. addition to an existing single-family house at 2716 Laurel Drive. The construction plans propose a 15 sq. ft. equipment room on the north side of the main structure, constructed with similar materials and finishes to the main structure. The applicant is also proposing a roof deck over the existing rear flat roof with access by a spiral staircase. The spiral staircase is proposed on the rear of the structure. The applicant is also proposing to replace the windows and doors of the structure with replacement windows and doors matching the existing architectural style. The applicant has provided detailed architectural elevations for the proposed renovations to the existing single family home (Attachment A). The applicant is also proposing a new stone driveway and to rebuild the existing fence.

BACKGROUND
2716 Laurel Drive, located in the Royal Park subdivision, exhibits a Mediterranean Revival architectural style. There are three structures on the property. The main house, constructed in 1920, is 1,392 sq. ft. It is a two-story structure with both hip and gable roof styles. Roof material is Spanish S barrel tile. The structure is wood frame with a stucco finish on the exterior. An original 520 sq. ft. auxiliary structure located in the northeast corner of the property was once the garage. The third 360 sq. ft. structure is the current two-car garage.

The property is on the Local Register of Historic Places for the City of Vero Beach. Mediterranean Revival architectural style, popular during the Florida land boom of the 1920s, reflects the architectural influences of the Mediterranean coast. The architectural style exhibits Italian, Byzantine and Moorish themes from southern Spain and France. The buildings exhibit Spanish baroque decoration around window and door openings, balconies, and cornices. The most common materials for the structures are stucco walls, red tile roofs, wrought iron for railings, and
wood brackets under balconies. Patios and verandas are common features for this architectural style, instead of the front porch. This property embodies the distinctive characteristics of the Mediterranean Revival style.

CERTIFICATE OF APPROPRIATENESS EVALUATION

Section 76.34 (Guidelines for review and issuance), requires applications for certificate of appropriateness to meet the U.S. Secretary of Interior’s Standards for the Treatment of Historic Properties. Since the applicant is proposing the replacement of exterior features (windows and doors) and a small addition to the historic structure, the standards for rehabilitation are used to evaluate the project. According to the Department of the Interior, rehabilitation is the process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values. Staff has provided comments under each criterion that is relevant to this application.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
   
   Response: The applicant is proposing a residential use of the property, as it has been used historically, and consistent with adjacent buildings.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

   Response: The applicant is proposing replacement of windows and doors that match the existing architectural style and will retain and preserve the historic character of the property. The property boundary fence will be constructed on the site.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding
conjectural features or elements from other historic properties, will not be undertaken.

Response: The applicant is not proposing features or elements from other historic properties.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Response: The property is designed in the Mediterranean Revival style and does not exhibit other architectural elements that have acquired historic significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Response: The applicant is proposing to preserve features and finishes of the historic structure.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Response: Where feasible, the applicant is proposing to repair historic features of the historic structure. The replacement doors and windows will match the Mediterranean Revival architectural style.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Response: The applicant is not proposing chemical treatment.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Response: There are no archeological resources identified for this site.

9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Response: The applicant is also proposing a small addition, matching the Mediterranean Revival architectural style of the existing structure. The addition will be constructed with materials and colors matching the existing structure. Since the new addition is small in scale and located on the side of the structure, the new construction should not destroy the historic features and spatial relationships that characterize the property.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
Response: The applicant is proposing a small addition to the side of the building. Since the new addition is small in scale and located on the side of the structure, the new construction should not affect the essential form and integrity of the historic property.

RECOMMENDATION

Staff recommends approval, of the request for a Special Certificate of Appropriateness, for renovations, property site improvements, installation of a roof deck, and a 15 sq. ft. addition to an existing structure listed on the Local Register of Historic Places, located at 2716 Laurel Drive.
CERTIFICATE OF APPROPRIATENESS (SPECIAL) APPLICATION FORM

[To Be Completed By Staff: Date Received 3-21-19 Application # 0519-000001]

PLEASE NOTE: Prior to completion of this application please refer to the Code of the City of Vero Beach Florida, Chapter 76, Historic Preservation, Article IV, Certificate of Appropriateness & U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Name of Applicant Scott McCracken Phone 772 360 5131
Mailing Address 2312 Vero Beach Ave VB 32960
Name of Property Owner (if different) Same
Property Address 2716 Laurel Dr VB 32960
Description of proposed alteration(s) (attach description as necessary)

NEW WINDOWS AND DOORS, ADDITION OF AN EQUIPMENT ROOT, ROOF DECK, NEW STONE DRIVeway, REBUILD EXISTING FENCE.

SEE ATTACHED ADDENDUM

[NOTE (Required Additional Information): Elevation drawings of each side of the building affected by the proposed work are required. The drawings must be to scale and clearly illustrate the details of the proposed alteration or addition. The drawings must be labeled to show existing and proposed building features and materials. Windows and doors – submit drawings or photographs. Ten copies of any drawings must be submitted.]

Building Information (year of construction) 1926
Use of Building (i.e. residential or commercial) RESIDENTIAL

Applicant Signature/Date 3-21-19 Property Owner Signature/Date 3-21-19
Site Overview:

The property is located at 2716 Laurel Drive in the subdivision of Royal Park as well as being on the 18th fairway of the Vero Beach Country Club. There are three structures on the property. The main house is Mediterranean Revival in style and is approximately 1,392 sf in size and was built circa 1920. It encompasses two stories with both hip and gable type roof styles as well as a flat roof with parapet walls. Roof material is Spanish S barrel tile. The structure is rough-sawn wood frame 2x6, wire lathe and stucco with a heavy texture on the exterior. The structure sits on a stem wall with a crawl space and piers underneath. An original auxiliary structure located in the north-east corner of the property was once the garage and is approximately 520 sf in size. The third structure serves as the current two car garage and is approximately 360 sf in size.

Historical Significance:

This property is currently in the Historical Structure Form Florida Master Site File (FMSF) completed by the City of Vero Beach and is noted to be a property of significance. (copy provided) The Mediterranean Revival style was defined during the boom of the 1920s. The style reflects the architectural influences of the Mediterranean coast: Italian, Byzantine and Moorish themes from southern Spain, and France. Applied Spanish baroque decoration is generously used around openings, balconies, and cornices on this style of house. Parapets, twisted columns, pediments, and other classical details are also frequently used. The most common materials are stucco walls, red tile roofs, wrought iron grilles and railings, wood brackets and balconies. Patios, courtyards, balconies, and loggias replace the front porch of a traditional modern house. In Florida, this style was largely propagated by architect Addison Mizner. This property embodies the distinctive characteristics of a type, period, and method of construction which possesses high artistic values. The original plat of Royal Park was done by famous entrepreneurs Waldo Sexton and Walter Buckingham who started the Royal Park Company. It was originally a planned community with Mediterranean-style homes, a golf course and a central boulevard lined with shops and cafés. Unfortunately, the Great depression hit and the company’s plans never fully materialized with just the golf course and single-family homes coming to fruition.

My Vision:

This property has had numerous owners. It was last purchased 10 years ago and has sat vacant for most of that time deteriorating badly and becoming an eyesore to the neighborhood. Many people looking to buy the property had plans to raze the house and start over with something brand-new, losing a part of the history of Vero Beach forever. Over the years, previous owners have dosed in windows and doors and replaced them with “box store” doors and accents that don’t belong on this house. It is beyond the capability of most people to have the gumption and wherewithal to be able to save what I consider a treasure. Being a state licensed general contractor who’s forte is high end remodeling and additions, I have that capability. Not only do I plan on bringing the house back to its original proper architectural greatness, but at the same time, bring it into the 21st century with energy saving and durable materials so that it will last for another 100 years. I am working with two design professionals, architect John Foster AIA who has extensive experience in historic preservation of
properties, and Kyle Abney who will help me get a green certification from both the Florida Green Building Coalition as well as get it LEED certified. This will not be a house to be flipped for profit. This will become my personal residence for many years to come. I would like the opportunity to take this house that I love and turn it into the home of my dreams. I plan to address the following exterior features of the property.

**Quintessential Doors:**

What the doors should be.

Main entrance doors in Mediterranean Revival style homes usually feature a simple plank door, often with an arch or square top and heavy iron hinges and hardware (clavos). Iron grillwork is occasionally incorporated over a peephole or small window (speakeasy). Doors may also feature square-shaped panels. Main entrance doors are traditionally set deep within the exterior of a wall to accentuate the wall thickness. A frontispiece incorporating decorative tiles, twisted columns, stone or intricate Churrigueresque decoration sometimes surrounds these doors. These accents are normally reserved for larger and grander homes. Side entrances feature single arches or square top doors. Balconies and terraces often use narrow, paired French doors to create a visual connection between the interior and the exterior.

Existing and proposed.

The existing entry door is a standard 15 lite wood French door from a box store that is painted white. It is not original and has a large amount of rot and warpage and does not operate properly and needs replacement. The entry door that I am proposing is depicted on attachment #1 which will mimic in style and finish color a plank door that fits with the originally proposed style of the house. The doors at the rear and second floor are also 15 lite wood French doors from a box store, these also have deteriorated and need replacement. I am proposing replacement with new paired French doors which were original to the house. The doors are manufactured by Anderson Window and Door corporation and
are their top of the line A-Series ("A" standing for architectural). The doors in this series were designed in conjunction with leading architects to ensure each is authentic to the architectural style of the period. They are reproductions of doors used on historic homes and have been approved for use in many historic districts. Attachment #2

**Quintessential Windows:**

What the windows should be.

Both double-hung and casement windows are common in Mediterranean Revival style homes. Occasionally both window types can be seen in the same house as in this house. When double-hung windows are used, grills usually divide the upper sash into individual panes that are square or close to square. Typical arrangements are 9-over-1, 6-over-1 and 12-over-1. Regardless of window type, main floor windows are usually taller than upper story windows. When the Mediterranean Revival style first became popular in the Southwest and Florida, dark brown was the most common color for this style's windows. The window frame, sash and trim is usually one color and is intended to contrast with the very light color of the adjacent exterior stucco or interior plaster.

Existing and proposed.

The existing windows throughout the house are mostly double-hung with casement style in some areas, they are wood and are original to the house. As shown below, they have unfortunately not been kept up and the harsh Florida climate has taken its toll causing major sash and sill rot to the point of needing replacement.
Again, I am proposing to use the same product referred to above, the Anderson A-series windows. Configuration will be custom made to match the existing windows. Attachments #3 and #4

Being a major influence on the style of the house, the fenestration contributes heavily in the overall style. In addition to being an accurate historic reproduction, these windows and doors will also be energy efficient and satisfy the current hurricane impact codes, negating the need for unsightly shutters which were obviously never part of the original design.

Other attributes:

Fence.

There is already a relatively new wood fence constructed by the neighbor to the south. I plan to construct a new fence on the west, north and east as depicted on the plot plan highlighted in green. The fence will be made of pressure treated 1x4 square edge lumber and be custom made (not premade panels from a box store) and be board on board style. Photos below show design and style, but mine will not be painted.
Railings.

There is a flat portion of the roof in the rear that I plan to use as an outdoor upper deck. A railing will run along the perimeter and a spiral staircase (located in the rear) will be installed to gain access. The material will be black powder coated aluminum in an uncomplicated design (as depicted on the plans). The color and design mimic typical designs and materials used during this period.

Driveway,

There is an existing concrete driveway that is negatively pitched from the road to the garage. During heavy rains the runoff flows the wrong way occasionally causing water issues in the garage. I plan to remove the concrete and replace it with a crushed white stone or shell material. This will accomplish two things: the stone is pervious and will allow the water to percolate into the ground at its point of introduction which is also a green feature, this will correct the water issue in the garage. And secondly, the stone or shell is more in tune and accurate of what a driveway would have been when the house was originally built conforming to the historic aspect. The photo below shows the type of stone to be used.
In addition to the exterior restoration that I am doing, I will also be bringing the entire structure and property into the 21st century with all new plumbing, electrical, HVAC, insulation and finishes. It will be green certified using locally sources materials, water and energy saving features and will even include a buried cistern that collects rain water from the roof to irrigate xeriscape permaculture landscaping. When finished, it will be a shining example of how to bring a ninety year old structure back from the dead and make it an energy efficient home, preserving it for another one hundred years while also keeping its historic value to the neighborhood.

In conclusion, I am asking for the Board’s help, your blessing if you will, to resurrect this house. I am essentially restoring this beautiful house to its original design while making it energy and resource efficient as well as weather resistant so that it will last another 100 years. There is only one other single family residence in the city that has been granted this designation. I’d like to make this property number two and perhaps start a trend that will continue. The requested historic designation is essential for preserving this property, for without it, it will not be feasible to comply with current building codes and property setbacks. Thank you for your consideration on this important matter.
Spanish Colonial Revival

Similar Styles:
- Mission Revival
- Monterey

Common Features:
- Stucco walls, tile floor, and chimney finishes
- Low-pitch tile and Mission or Spanish tile roofs with tile or concrete brick tiles
- Arched or round-arched windows and doors
- Decorative elements such as niches or pilasters

Exterior Features:
- Windows and grilles on windows, doors, and balconies
- Arched entry door and windows on exterior

E-Series/Eagle® Style Recommendations

For additional choices, see pages 48-68.

- Exterior Color
- Hardware
- Entranceway

- Custom colors available
- For more information, please visit our website: www.eaglewindows.com/entranceways
A-Series
WINDOWS AND PATIO DOORS
Authentic to Style.
Authentic to You.

Your home's architectural style says a lot about you. A-Series products allow it to speak with authenticity and clarity.

The windows and doors in this series were designed in conjunction with leading architects to ensure each is authentic to the architectural style you select. Whether it's a stately Queen Anne, a bold Modernist design or anything in between, you can create it with A-Series products.

Interior finishes: A-Series windows and doors offer six different factory stains, two paint choices or a primed finish to complement any look. Page 15.

Exterior colors: With 11 different colors, you can mix and match sash, frame and trim to achieve hundreds of combinations. Page 12.
Andersen® products have glass options that meet or exceed ENERGY STAR® criteria, which can help reduce your energy bills while helping to protect the environment.

RIGOROUSLY TESTED.
A-Series products have been exposed to extremes, going from temperatures duplicating the cold of Alaska winters to the heat of Death Valley summers, three times a day, day after day. They came through it all beautifully.

NEVER NEEDS PAINTING.
Exteriors won't flake, rot, blister, peel, pit or corrode;* so they're virtually maintenance free. Plus they hold their original colors without fading.*

KEEPS THE WEATHER OUT.
With their weather-resistant seals, A-Series windows and doors can stand up to eight inches of rain per hour and hurricane-force winds.† Double-hung windows feature a dual-bulb seal, and casement windows use "refrigerator" style gaskets to keep air and moisture out.

ENERGY-SAVING GLASS FOR ANY CLIMATE.
Andersen has the glass you need to get the performance you want, including a variety of Low-E glass options to help you control heating and cooling costs in any climate, plus SmartSun™ glass options that help meet ENERGY STAR® qualifications in all climate zones.

BUILT FOR YEARS TO COME.”
A-Series windows and doors are built strong to last long. We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give A-Series products superior strength, stability and long-term beauty.

LIMITED WARRANTY
Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on nonglass parts — transfers from each owner to the next. And because it is not prorated, the coverage offers full benefits, year after year, owner after owner.** So it adds real value when you decide to sell your home.

* Visit andersenwindows.com to verify that your product and glass type meet ENERGY STAR® qualifications in your area.
** For a copy of the A-Series Limited Warranty, visit andersenwindows.com/warranty.
† Andersen A-Series double-hung window tested to AAMA/WDMA/CSA 1016-02, A440-06 PG PD 70.