

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

PRESENT: Chairwoman, Debra Atwell; Vice Chairman, Steve Erickson and Alternate Member #1, Jessica Frances **Also Present:** Planning and Development Director, Jason Jeffries; Interim City Attorney, Stephanie Marchman and Deputy City Clerk, Sherri Philo

Excused Absences: Dane Ullian and Megan Hoots

Unexcused Absence: Jeffrey Ray

1. CALL TO ORDER

Today's meeting was called to order at 9:33 a.m.

2. APPROVAL OF MINUTES

A) March 14, 2019

Mrs. Frances made a motion to approve the minutes of the March 14, 2019 Historic Preservation Commission (HPC) meeting. Mr. Erickson seconded the motion and it passed unanimously.

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

Mrs. Stephanie Marchman, Interim City Attorney, explained the process of quasi-judicial hearings to the Commission members. She suggested because there is more than one (1) project on the Special Certificate of Appropriateness (COA) application that the Commission vote on each project in a separate motion.

The Chairwoman read Special COA Application #CS19-000001 by title only.

There were no ex parte communications reported.

The Deputy City Clerk swore in staff and the applicant present for today's hearing en masse.

Ms. Atwell noted that all diagrams, photographs, or other exhibits must be marked for identification and kept by the City Clerk.

Mr. Jason Jeffries, Planning and Development Director, gave a Power Point presentation on the COA application (attached to the original minutes). Staff recommends approval of the COA for renovations, property site improvements, installation of roof deck, and the 15 square foot addition.

Ms. Atwell asked the Applicant if his changes were still being guided by Mr. John Foster, Architect.

Mr. Scott McCracken, Applicant, answered yes. He said that he also has someone advising him on achieving Leadership in Energy and Environmental Designation (LEED) Certification, which is a green designation. He reported that nothing has changed from the plans that were originally submitted to the Commission when applying for Historic Designation other than engineering, electric, etc., which aesthetically has nothing to do with the exterior of the building.

Ms. Atwell questioned the manufacturer of the windows.

Mr. McCracken said the manufacturer is Anderson. He said the windows are historic reproductions of what is currently there. He noted that not only would they look the same, but will also be impact rated so no shutters would be needed.

Ms. Atwell said typically the Commission has drawings to examine.

Mr. Jeffries said that information is part of the application packet, which was included with staff's report that was in their backup material (on file in the City Clerk's office).

At this time, the Deputy City Clerk handed the Commission members the application and backup material to review.

Ms. Atwell said the proposed addition is not included in the materials she is reviewing.

Mr. Jeffries said there are two (2) doors next to each other shown on the left elevation. He thought the addition was for storage space.

Mr. McCracken explained that the house is very small and he did not have space for the water heater, electric panel, etc. He said in order to get the Green Designation; he would be using a heat-pump water heater, which is basically an air-conditioner that runs in reverse so it needs the heat of the exterior to heat the water.

The Chairwoman opened and closed the public hearing at 10:00 a.m., with no one wishing to be heard.

Mrs. Marchman recommended that because the addition is what triggered this to come before the Commission that they vote on the addition separately from the other projects listed. She asked Mr. Jeffries to assist the Commission in their motions.

Mr. Jeffries said the first motion would be to grant the Special COA for Application CS19-000001, which is a 15 square foot addition to the historic structure at 2716 Laurel Drive.

Ms. Atwell made a motion to grant the Special COA for Application CS19-000001, which is a 15 square foot addition to the historic structure at 2716 Laurel Drive. Mrs. Frances seconded the motion and it passed 3-0 with Mrs. Frances voting yes, Mr. Erickson yes, and Ms. Atwell yes.

Mr. Jeffries said the second motion would be to grant the COA for Application CS19-000001 for site improvements, exterior renovations, and a roof deck at 2716 Laurel Drive.

Ms. Atwell made a motion to grant the COA for Application CS19-000001 for site improvements, exterior renovations, and a roof deck at 2716 Laurel Drive. Mrs. Frances seconded the motion and it passed 3-0 with Mrs. Frances voting yes, Mr. Erickson yes, and Ms. Atwell yes.

4. OLD BUSINESS

Ms. Atwell asked the Commission members to contemplate the best way to market the historic designation process.

Ms. Atwell showed the Commission members their Historic Designation plaque stating that she was able to show it to Mr. McCracken. She said it is nice to have the plaque in hand to show to people, however this plaque belongs to the Heritage Center. She suggested maybe having a fanfare at the Heritage Center on a day when Mr. McCracken is doing his house.

5. CHAIRMAN'S MATTERS

None

6. MEMBER'S MATTERS

None

7. STAFF MATTERS

None

8. ADJOURNMENT

Today's meeting adjourned at 10:11 a.m.

/sp