

**HISTORIC PRESERVATION COMMISSION (HPC) MEETING  
THURSDAY, JUNE 11, 2020 9:00 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 12, 2020
- 3. NEW BUSINESS**
- 4. OLD BUSINESS**
  - A) Proposed Website Structure for Historical Preservation
  - B) Update on the Grant Writing Process to Fund the Update of their Historical Survey – Planning and Development Director
- 5. PUBLIC COMMENT**
- 6. MEMBER'S MATTERS**
- 7. CHAIRMAN'S 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 made which 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 (ADA) Coordinator at 978-4920 at least 48 hours in advance of the meeting.

**HISTORIC PRESERVATION COMMISSION (HPC) MINUTES  
THURSDAY, MARCH 12, 2020 9:00 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Steve Erickson, Chairman; Member: Dane Ullian and Alternate Member #1, Diane Miller **Also Present:** City Attorney, John Turner; and Deputy City Clerk, Sherri Philo

**Excused Absences:** Jessica Francis and Joy Todd

**Unexcused Absence:** Jeffrey Ray

**1. CALL TO ORDER**

The Chairman called today's meeting to order at 9:02 a.m.

**2. APPROVAL OF MINUTES**

**A) January 9, 2020**

Mr. Ullian referred to page four (4), paragraph six (6) of the January 9, 2020 Historic Preservation Commission (HPC) minutes. He said there were a couple references regarding the conversation they had immediately following Councilmember Rey Neville's public comments regarding some of the issues relating to Szechuan Palace. He said they were asking Mr. Jason Jeffries, Planning and Development Director, about the designation process and that the current City of Vero Beach process requires that the property owner initiate the process and he felt the minutes were a little sparse relative to their discussion. He said that this was not necessarily a proposed amendment, but an observation. The one (1) thing that he does lament is that he recalls Mr. Neville coming back to the podium during that discussion and making some comments about the process. He wished that was included in the minutes.

Mr. Erickson remembered that when Mr. Neville realized that the restriction was something that the City created, he felt it might be easier to make some kind of change to it.

Mr. Ullian said that he just wanted it on the record that Mr. Neville did make some comments that were enlightening and helpful to their discussion.

**Mrs. Miller made a motion to approve the minutes of the January 9, 2020 HPC meeting. Mr. Ullian seconded the motion and it passed unanimously.**

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

## **A) Proposed Website Structure for Historical Preservation**

Mr. Erickson went over his suggestions for the Historic Preservation website with the Commission members (attached to the original minutes). He said they need to make sure that the list of designated properties is kept up to date and suggested that they include some pictures of the buildings. He said overall what he tried to do was keep the form, update the structure and make it more that they are a resource for the total subject of historical preservation rather than narrowly focused on local preservation.

Mr. Ullian felt that the structure met what they talked about, which was an organized presentation of the information they want to share, the distinction they want the community to draw between what they are doing and what is available through other resources, both non-profit and government, and also a clean presentation of how to do the local designation process. He said that he sees in a couple areas links to the Historical Preservation Commission. He asked does that mean that it circles back to their landing page.

Mr. Erickson answered no. He said there is actually a subpage about the Historical Preservation Commission as to what they do and who the members are.

Mr. Ullian suggested that also be one (1) of the items in the structure process. He explained that on the landing page they would have a link where people can see the Commission itself.

Mr. Erickson agreed.

Mr. Ullian said the only other suggestion would be on the landing page itself that there be something front and center to signal to a browser what they just found. He suggested that before the history that they could include the Historic Preservation Commission's Mission Statement. He explained that it would first state who they are, then the history of Vero Beach, their preservation efforts, some links to better sources with more detailed history and then along the side they would have different things people can click on to get information. He said that what he wants people to know as soon as they click on historic preservation from the City's webpage is that they have just found the webpage for the entity that assists with designation.

Mr. Erickson and Mrs. Miller felt Mr. Ullian made some good suggestions.

Mr. Erickson said that he would bring this back before the Commission at their next meeting.

## **B) Update on Szechuan Palace**

Mr. Erickson said that he attended the City Council meeting where Szechuan Palace was discussed and it was decided that they would try to work with the State on a direct transfer of the property.

Mr. John Turner, City Attorney, said it was proceeding in that direction and then because of the ownership that the County has in the property, as well as the condition of the building it did not happen. He said the building was in such horrible condition that to try to do anything with it would have cost the City an enormous amount of money.

Mr. Erickson reported that the Rennick family was awarded the bid on the property.

Mrs. Miller reported that Mr. Rennick is going to preserve the building and keep it as a business.

Mr. Erickson asked if it would be appropriate for the Commission to send a letter to the Rennick family congratulating them on the purchase and to let them know the Commission is a resource for historical preservation if they wanted to go that route.

Mr. Turner said they could ask the City Council. He said that Councilmember Rey Neville would probably sponsor it.

Mr. Erickson said that he would contact Councilmember Neville.

**C) Update on the Grant Writing Process to Fund the Update of their Historical Survey – Planning and Development Director**

Mr. Erickson said that he would follow up with Mr. Jason Jeffries, Planning and Development Director, to get an update on the grant writing process to fund the update on their Historical Survey. He said that his concern is that he thinks there is an April deadline.

Mrs. Miller reported that the grant process begins April 1, 2020 and ends June 1, 2020. She said that she learned that in the Certified Local Government (CLG) Historic Preservation training she recently attended.

Mrs. Miller asked if the City has someone specific who is writing the grant.

Mr. Erickson said that he did not know.

Mrs. Miller said the reason she asked is because Mrs. Megan McDonald, who was the instructor of the class, offered her assistance. Mrs. Miller said that she would follow up with Mr. Jeffries to see if he needs any help with it.

**5. PUBLIC COMMENT**

None

**6. MEMBER'S MATTERS**

Mrs. Miller said at the CLG training they handed out a paddle, which states *this place matters*, and suggested that they take the paddles to places, such as Szechuan Palace and

post it. She said that she plans to post her paddle at several places. She will give the Commission members an update at their next meeting.

**7. CHAIRMAN'S MATTERS**

None

**8. ADJOURNMENT**

Today's meeting adjourned at 9:31 a.m.

/sp

**Suggested Structure for Historic Preservation Web**  
(Headings would also be listed as links on the left side of the page)

**Historic Preservation in Vero Beach (landing Page)**

- Brief, one page history of Vero and preservation that would include references to the historic Beautification Program, our becoming a Main Street community (with link) our status as a Certified Local Government (with link) and Tree City (with link), the Master Site Survey and Updates with links. It would also include reference to our recent Centennial, and plans for a new Master Site Survey and mention of plans for restoration of the 3 corners property and creation of the Vero Beach Art Village.
- Vero Beach History Links (Vero Beach.Com and Historical Timeline on Centennial site)

**The Value of Preservation**

- From Brochure Language
- Link to This Place Matters

**Local Designation**

- Criteria
- Benefits  
Process
- Updates to Designated Properties/Certificate of Appropriateness
- List of Designated Properties
- Links to forms, Historical Preservation Commission and Planning Department

**National Register Designation**

- Criteria
- Benefits
- Process (link)
- List of Designated Properties
- Links to forms, Historical Preservation Commission and Planning Department

**Florida Historic Marker Program**

- Process
- List of Historical Markers

**Resources**

- Historic Preservation Commission
- Planning Department
- Important Forms
- This Place Matters
- Vero Beach History Links (Vero Beach.Com and Historical on city site)

**Suggested Structure for Historic Preservation Web**  
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**Historic Preservation in Vero Beach (landing Page)**

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- Vero Beach History Links (Historical Timeline 1919-2019)

**The Value of Preservation**

- From Brochure Language

**Local Designation**

- Criteria
- Benefits  
Application Process
- Updates to Designated Properties/Certificate of Appropriateness link to form
- List of Designated Properties link
- Links to Indian River County Archive Request Form

**National Designation**

- Criteria
- Process (link)
- List of Designated Properties link
- Links to Historic Properties Survey and Updates

**Florida Historic Marker Program**

- Overview
- Links to Historical Society, State Historical Marker program and searchable database of markers

## Historical Preservation in Vero Beach

The history of Vero Beach and Indian River County includes, from the very beginning, a commitment to preserve valuable historical resources and smart planning to limit unchecked development. An appreciation of history and small-town life is woven into the community's character and careful planning has led to an ongoing strategy of preservation and organized growth.

As early as 1915, the Indian River Farms Company launched a City Beautiful Campaign, which inspired many early residents to make beautification efforts that are still visible today in our historic neighborhoods and landscapes. When the National History Preservation Act was approved by Congress in 1966, Vero Beach and Indian River County quickly began efforts to have buildings and places registered. The most recent full survey of Vero's historical properties was completed in 1990 <https://www.covb.org/DocumentCenter/View/487/Historic-Properties-Survey-of-Vero-Beach-FL---1990-PDF-> with specific updates to several in-town neighborhoods completed in 2008. <https://www.covb.org/DocumentCenter/View/954/Historic-Resource-Survey-Update-2008> Vero has just finished a year-long celebration of its Centennial and is now making plans to begin another full update to the city's historic properties. Preservation is also central to plans for the Three Corners area and in the creation the Vero Beach Arts Village in a historical downtown neighborhood.

Properties in Vero Beach have been listed on the National Register of Historic Places <https://www.covb.org/282/National-Register> and some have additionally achieved a local historic designation. <https://www.covb.org/281/Local-Register> Vero Beach has been recognized for nearly 40 years by the Arbor Day Foundation as a Tree City to honor its commitment to urban forest management. Vero became a Florida Main Street Community in 1998, encouraging the revitalization of the downtown area and at the same time preserving our historic resources. Vero Beach and Indian River County also participate in the Florida Historic Marker Program <https://dos.myflorida.com/historical/preservation/historical-markers/> to raise public awareness of Florida's rich cultural history and to enhance the enjoyment of our historic sites by citizens and tourists.

Vero Beach is recognized as a Certified Local Government (CLG) in a program that links three levels of oversight -federal, state and local- into a preservation partnership for the identification, evaluation and protection of historic properties. This ongoing preservation program is carried out by the city's Historical Preservation Commission <https://www.covb.org/298/Historic-Preservation-Commission-HPC> working in tandem with the Planning Department. <https://www.covb.org/248/Planning-Development>

Vero Beach residents and visitors recognize the value of the past as we move into the future. While we are not without change, there is an ongoing effort to retain the sense of place that has always attracted people to this area.

Vero Beach Historical Timeline 1919-2019

<https://www.covb.org/DocumentCenter/View/3778/A-TIMELINE-OF-VERO-BEACH-HISTORY-1919-2019>

Box for HPC

The Vero Beach Historic Preservation Commission develops and administers a comprehensive historic preservation program to identify and maintain the City's historic resources for the benefit of both present and future residents. The Commission educates, encourages and assists in the preservation of individual properties and historic residential neighborhoods.

## The Value of Preservation

Historic preservation is not only aesthetically pleasing, it helps to protect and share our history while providing economic, cultural and environmental benefits to our community. In fact, a comprehensive 2010 study of historical preservation in Florida showed an annual positive economic impact of \$4.2 billion annually. [https://www.law.ufl.edu/pdf/academics/centers-clinics/centers/executive\\_summary\\_2010.pdf](https://www.law.ufl.edu/pdf/academics/centers-clinics/centers/executive_summary_2010.pdf)

### Economic Benefits

- Stabilizes and improves property values
- Encourages better quality design
- Affords possible eligibility for tax benefits
- Reduces the cost of construction through the reuse of existing structures
- Attracts buyers looking for unique historic properties
- Supports cultural and historical tourism
- Encourages local economic growth

### Cultural Benefits

- Fosters a sense of civic pride
- Retains authenticity
- Preserves craftsmanship and style of artisans
- Contributes to an improved quality of life

### Environmental Benefits

- Conserves resources
- Reduces reliance on new materials
- Enhances energy efficiency through historic structure that takes advantage of natural light
- Reduces waste and the energy intensive production of new construction materials

## Local Designation to the Vero Beach Register of Historic Places

### Designation Criteria

Vero Beach Register of Historic Places designation criteria are complementary with those established by the National Register of Historic Places. Properties must be in association with a significant event or person or have architectural, archaeological or aesthetic significance. Designation provides aesthetic as well as economic, cultural and environmental benefits. The City of Vero Beach City Council is authorized to allow ad valorem tax exemptions for the restoration, renovation, or rehabilitation of historic properties. <https://www.covb.org/290/Tax-Exemption>

### Significant Event

Properties are associated with events that have made significant contributions to the pattern of history in the community, Vero Beach, Indian River County, the state or the nation.

### Significant Person

Properties are associated with the lives of persons significant in Vero Beach's past.

### Architectural Significance

Properties embody 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.

### Aesthetic Significance

Properties are 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 special 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.

### Applications

To apply for Local Historic Designation please download, print and submit a completed application (PDF) <https://www.covb.org/DocumentCenter/View/347/Local-Historic-Designation-Application-PDF> to:

City of Vero Beach - City Hall, Planning and Development Department  
1053 20th Place  
Vero Beach, FL 32960  
Phone Number: 772-978-5151

For Help in researching your property, contact the Vero Beach Planning Department or refer to the Indian River County Archive Request Form

[https://ircdd.com/Applications/Archive\\_Request/Archive\\_Request\\_Form.pdf](https://ircdd.com/Applications/Archive_Request/Archive_Request_Form.pdf)

Certificate of Appropriateness applications are required for some exterior changes to properties on the Vero Beach Register of Historic Places

<https://www.covb.org/261/Certificate-of-Appropriateness-COA>

#### Other Resources

List of properties on the Vero Beach Register of Historic Places

<https://www.covb.org/281/Local-Register>

Historic Properties Survey of Vero Beach 1990

<https://www.covb.org/DocumentCenter/View/487/Historic-Properties-Survey-of-Vero-Beach-FL---1990-PDF->

Historic Resource Survey Update of the Original Town and Osceola Park Neighborhoods 2008

<https://www.covb.org/DocumentCenter/View/954/Historic-Resource-Survey-Update-2008>

Vero Beach Historical Timeline

<https://www.covb.org/DocumentCenter/View/3778/A-TIMELINE-OF-VERO-BEACH-HISTORY-1919-2019>

## National Designation to the National Register of Historic Places

### Criteria for Evaluation

The National Register's standards for evaluating the significance of properties generally more than 50 years old were developed to recognize the accomplishments of all people who have made a significant contribution to our country's history and heritage. The criteria are designed to guide State and local governments, Federal agencies, and others in evaluating potential entries in the National Register.

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in prehistory or history.

<http://www.nationalregisterofhistoricplaces.com/faq.html>

### Listing Process

The National Register nomination process usually starts with your State Historic Preservation Office. In Florida, the contact information for the Division of Historical Resources is

R.A. Gray Building  
500 S. Bronough Street, Room 417  
Tallahassee, FL 32399-0250  
850.245.6333

[nationalregister@dos.myflorida.com](mailto:nationalregister@dos.myflorida.com)

For more information visit the Website <https://dos.myflorida.com/historical/>

The Vero Beach Historic Preservation Commission (link) is responsible for reviewing National Register nominations within the city. For more local information contact the Vero Beach Planning and Development Department.

1053 20th Place  
Vero Beach, FL 32960  
Phone Number: 772-978-5151

## Other Resources

List of properties in Vero Beach on the National Register of Historic Places

<https://www.covb.org/282/National-Register>

Historic Properties Survey of Vero Beach 1990

<https://www.covb.org/DocumentCenter/View/487/Historic-Properties-Survey-of-Vero-Beach-FL---1990-PDF->

Historic Resource Survey Update of the Original Town and Osceola Park Neighborhoods 2008

<https://www.covb.org/DocumentCenter/View/954/Historic-Resource-Survey-Update-2008>

## Florida Historic Marker Program

The Florida Historical Marker Program recognizes historic resources, persons and events that are significant in the areas of architecture, archaeology, Florida history and traditional culture by promoting the placing of historic markers and plaques at sites of historical and visual interest to visitors. There are a number of Florida historical markers in Vero Beach and Indian River County. This process is managed locally by the Indian River County Historical Society. <http://www.irchistorical.org/Home-Indian-River-Historical-Society.html>

For more general information about the Florida Historical Marker Program visit <https://dos.myflorida.com/historical/preservation/historical-markers/> or contact:

Department of State  
Division of Historical Resources  
Bureau of Historic Preservation  
R.A. Gray Building  
500 South Bronough Street, Room 416  
Tallahassee, Florida 32399-0250  
850.245.6371 or 1.800.847.7278

The Division of Historical Resources has a searchable database listing markers in Vero Beach and Indian River County. <http://apps.flheritage.com/markers/>