

Minutes
Historic Preservation Board
October 15, 2014 – 5:30 PM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Steve Chusmir, Chairman
Ian Carfagna, Vice Chairman
Hank Dieckhaus
Cheryl Deming

Member Absent

Ana Yebba - excused

Others Present

Jennifer Barrington Nix, Assistant City Attorney
Russ Gibson, Director of Planning & Development Services
Christine Dalton, Community Planner/Historic Preservation Officer

Mr. Chusmir called the regular meeting to order at 5:31 PM.

Public Meeting

PM-1 Hold a Public Meeting to consider a Certificate of Appropriateness to install two vintage trains adjacent to the west façade and install five 40'x8' shipping freight containers on the rear loading dock at 212 W. 1st Street.

Tax Parcel Numbers: 25-19-30-5AG-0205-0030 and 25-19-30-5AG-0105-0070

Property Owner: Mike Moreno

Representative: Mitch Menaker

New Construction/Additions - Shipping Containers "Option A": withdrawn by applicant.

Painting: Mr. Carfagna moved to approve the request, with condition, for the proposed freight depot building colors, chosen from the National Trust for Historic Preservation color palette based on a finding that the proposal is consistent with the purpose and intent of Schedule S and complies with the design guidelines in Schedule S. Specifically, the proposed colors are in character with the architectural style and time period of the building. The condition is that a separate application be submitted for the proposed shipping container colors, which should be selected from the National Trust for Historic Preservation color line. Mr. Dieckhaus seconded. Motion carried 4-0.

Site Improvements: Mr. Dieckhaus moved to approve, with condition, the proposed site improvements based on a finding that the proposal is consistent with the purpose and intent of Schedule S and complies with the design guidelines in Schedule S. Specifically, the proposed site improvements will not adversely impact the character of the building, site, or surrounding neighborhood. The condition is the dumpster must be placed behind the rear building line. Ms. Deming seconded. Motion carried 4-0.

New Construction/Additions - Shipping Containers "Option B": Mr. Carfagna moved to approve the request, with conditions, for new buildings constructed of shipping containers based on the finding that the proposal is consistent with the purpose and intent of Schedule S and complies with the design guidelines contained within Schedule S. Specifically, 1) the proposed new buildings are in character with the scale and massing of existing buildings within the historic districts; 2) the proposed new construction creates a sense of layers using steps, brackets, chimneys, vegetation, and other projecting elements to make the buildings look less massive; 3) the proposed buildings are consistent with the predominant building width in the surrounding neighborhood; 4) the facades are divided into smaller elements that relate to those of the surrounding neighborhood; 5) the proposed new buildings are designed with architectural features and patterns that provide visual interest from the perspective of the pedestrian or vehicular traffic; 5) the proposed new buildings placing and

massing relates to nearby buildings and the urban context; and 6) the proposed new building does encourage pedestrian scale activity. The conditions are: 1) the new building's primary customer entrances are not clearly defined through the use of architectural detail so the applicant must present and receive approval for design of the primary customer entrances; 2) the applicant must present an amendment to the application and receive approval for the amendment prior to placement of the shipping containers on site. The amendment must include a) dimensioned elevations which reflect the door and window openings and design of primary customer entrances and b) proposed paint colors for the shipping containers, chosen from the National Trust for Historic Preservation color line. Mr. Dieckhaus seconded. Motion carried 4-0.

New Construction/Additions - Vintage Trains: Ms. Deming moved to approve, with condition, the request to install two vintage train cars on-site as an immobile structure, based on a finding that the proposed rail cars are consistent with the purpose and intent of Schedule S. Specifically, the proposed rail cars will be placed in the same location as previous rail cars and will add to the historical context of the site. The condition is the applicant is required to obtain a Development Order which details the scope, timeframe, method, and security measures for restoration of the rail cars. Mr. Carfagna seconded. Motion carried 4-0.

Temporary Sign/Banner: Mr. Dieckhaus moved to approve the request to retain the existing banner sign, not to exceed six months based on a finding that the proposed sign will not adversely impact the surrounding historic district, and the size is warranted due to the fact that the building is set back from the road. Ms. Deming seconded. Motion carried 4-0.

Minutes

Mr. Carfagna moved to approve the August 20, 2014 meeting minutes. Mr. Dieckhaus seconded. Motion carried 4-0.

Citizen Participation

None.

Staff Reports

Ms. Dalton reported the CRA is looking at having the official unveiling of Sanford Avenue coincide with the November Alive After Five event. Once an actual date is set, the board will receive notice.

Chairman and Board Items for Discussion

Ms. Deming asked for a status on the shed located in the 500 block of Palmetto Avenue. Ms. Dalton reported the owner has been informed they will need to add wood siding.

Ms. Deming asked if the bead board under the Colonial Room canopy would be painted or sealed. Ms. Dalton reported there will be a clear sealant on it. Also, an engineer is working on the drawings for the awning replacement on the Bishop Building, but an application has not been submitted at this time.

Ms. Deming asked for a status of the ice cream and soup shop with paper on windows. Mr. Gibson reported he met with owner and was informed she has plans to open the business sometime in November 2014.

Adjournment

There being no further business, the meeting adjourned at 6:38 PM.



STEVE CHUSMIR, CHAIRMAN