

Minutes
Historic Preservation Board
December 16, 2015 – 5:30 PM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Ian Carfagna, Chairman
Hank Dieckhaus, Vice Chairman
Cheryl Deming
Tammy Agnini
Ana Yebba

Others Present

Lonnie Groot, Assistant City Attorney
Christine Dalton, Community Planner/Historic Preservation Officer
Mary Muse, Administrative Coordinator

Mr. Carfagna called the regular meeting to order at 5:30 PM.

Minutes

Mr. Dieckhaus moved to approve the November 18, 2015 workshop and regular meeting minutes. Ms. Deming seconded. Motion carried 5-0.

Public Meetings

PM-1 Hold a Public Hearing to consider a Certificate of Appropriateness to demolish the addition on north side of building (approximately 35 square feet) and replace with a new addition (approximately 98 square feet) at 300 E. 2nd Street.
Tax Parcel Number: 25-19-30-5AG-0301-0090
Property Owner: 2ND Street Station LLC
Representative: James Guiliani

Mr. Dieckhaus moved to approve the request to demolish an addition on north side of building (approximately 35 square feet) and replace with a new addition (approximately 98 square feet) at 300 E. 2nd Street based on a finding that the proposed alteration is consistent with the purpose and intent of Schedule S, and complies with the design guidelines in Schedule S as outlined in the above staff report. Specifically, the proposed addition will not adversely impact the architectural style of the building or the surrounding historic district. Ms. Yebba seconded. Motion carried 5-0.

PM-2 Hold a Public Hearing to consider a Certificate of Appropriateness to approve alterations completed on the exterior of the building at 310 S. Palmetto Avenue.
Tax Parcel Number: 25-19-30-5AG-0502-0040
Property Owner: Scott Mason
Representative: Scott Mason

Linda Kuhn came forward to speak. She stated the owner says he understands the rules, but doesn't follow them. She also questioned the law about owners pulling permits if they do not live there.

Mr. Dieckhaus moved to deny the request to obtain a Certificate of Appropriateness for alterations completed on the exterior of the building at 310 S. Palmetto Avenue based on a finding that the proposed scope of work is not consistent with the purpose and intent of Schedule S, and does not comply with the design guidelines in Schedule S. Ms. Yebba seconded. Motion carried 5-0.

PM-3 Hold a Public Hearing to consider a Certificate of Appropriateness to approve alterations completed on the exterior of the building at 201 E. 10th Street.
Tax Parcel Number: 25-19-30-5AG-1202-006B
Property Owner: Scott Mason
Representative: Scott Mason

Ronald Lisowski, Linda Kuhn, Alec Then, and Maria Shreve came forward to speak. Their concerns/comments were about the work completed after red tag was issued, time restrictions placed on the required corrections, the “shoddy” work owner is doing, and the removal/replacement of the aluminum siding.

Mr. Dieckhaus moved to deny the request to obtain a Certificate of Appropriateness for alterations completed on the exterior of the building at 201 E. 10th Street based on a finding that the proposed scope of work is not consistent with the purpose and intent of Schedule S, and does not comply with the design guidelines in Schedule S. Ms. Deming seconded. Motion carried 5-0.

Extension Requests

On April 15, 2015 the Historic Preservation Board approved the request for a 500 square foot addition at 1301 S. Park Avenue and a 700 square foot addition at 1307 S. Park Avenue based on a finding that proposed alterations are consistent with the purpose and intent of Schedule S and complies with the specific design guidelines contained within Schedule S. The approval expired on October 15, 2015. The applicant is seeking an extension to the previously granted approval.

On May 20, 2014 the Historic Preservation Board approved the request to replace a shingle roof with a metal roof at 911 S. Magnolia Avenue based on a finding that the proposed change is consistent with the purpose and intent of Schedule S and complies with the specific design guidelines contained within Schedule S. The approval expired on September 20, 2014. The applicant is seeking an extension to the previously granted approval.

Mr. Dieckhaus moved to extend the request for 1301 S. Park Avenue, 1307 S. Park Avenue and 911 S. Magnolia Avenue. Ms. Deming seconded. Motion carried 5-0.

Code Enforcement Case Review

Ms. Dalton distributed a copy of the Historic District Open Case Report and the Historic District Fine Report.

There was discussion regarding the plywood used as a temporary barrier at 218 E. 1st Street. Mr. Groot stated it was his legal opinion the plywood issue would not be an HPB review due to the ambiguity of Schedule S as it relates to the area in question being an interior or exterior location. Mr. Groot suggested reviewing Schedule S periodically to see if any revisions would be necessary.

There was discussion regarding the Bishop Building canopy. The board members and Ms. Kuhn requested a copy of the building permit that was issued for the shoring of the structure.

Ms. Deming asked staff about the painting on the building on Sanford Avenue. Ms. Dalton informed her she had not had a chance to look into the matter yet but will report back as soon as possible.

Staff Reports

Ms. Dalton gave kudos to Tammy Agnini for the Tour of Homes event. She reported she submitted an application to the Urban Land Institute for a Trend Setter Award for the Sanford Avenue Streetscape project. She gave a brief update on the developer chosen for the waterfront catalyst site. She read five questions/answers from a training session as it relates to quasi-judicial matters. She also will have notice in front of each board member reminding them about keeping on track, clear understanding of the case, and all decisions must be defensible.

Chairman and Board Items for Discussion

Mr. Carfagna thanked each board member for their time and service and reminded everyone that HPB is a quasi-judicial board and falls under the Florida Sunshine Law. He also reminded everyone that board members should be advocates for the S Code and not for the applicant.

Mr. Carfagna requested staff to include HPB in notification of any presentation as it relates to the City's downtown catalyst site.

Ms. Deming asked Mr. Groot if a board member was allowed to speak at the City Commission meeting on the Cindy's Dance Studio appeal. Mr. Groot stated she and other board members need to be a citizen advocate or a board advocate. The City Commission will be provided the board's denial development order in the agenda packet.

Citizen Participation

None.

Adjournment

There being no further business, the meeting adjourned at 7PM.



IAN CARFAGNA, CHAIRMAN