

Minutes
Historic Preservation Board
March 16, 2016 – 5:30 PM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

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

Others Present

Lonnie Groot, Assistant City Attorney
Darrel Presley, Director of Community Improvement
Christine Dalton, Community Planner/Historic Preservation Officer
Mary Muse, Administrative Coordinator

Mr. Carfagna called the regular meeting to order at 5:35 PM.

Presentation

The Torre, Heisenbottle, Dover & Kohl Development Team gave a presentation on the downtown development project.

Minutes

Mr. Dieckhaus moved to approve the February 17, 2016 regular meeting minutes. Ms. Yebba seconded. Motion carried 5-0.

Public Hearing/Meetings

PM-1 Hold a Public Meeting to consider a Certificate of Appropriateness to repair a historic canopy at 301-309 E. 1st Street.
Tax Parcel Number: 25-19-30-5AG-0301-0150
Property Owner: Bishop Block Building, LLC
Representatives: Leslie Komurke, property owner; Michael Conville-Beacon Construction, contractor

Mr. Dieckhaus moved to approve the request for a Certificate of Appropriateness to repair a historic awning (canopy) at 301-309 E. 1st Street based on a finding that the proposed alterations does comply with the purpose and intent of Schedule S, as outlined in the staff report with the condition that the existing AC units may remain as part of the repair. When the existing AC units fail and replacement is required, the new units may not be placed on the awning. Ms. Agnini seconded. Motion carried 5-0.

PM-2a Hold a Public Meeting to consider a Certificate of Appropriateness to install two canopies on the south elevation and a wall sign above one canopy at 120 S. Park Avenue.
Tax Parcel Number: 25-19-30-5AG-0304-0100
Property Owner: ROKA Properties, Inc.
Representatives: Rob Hawkins, property owner; Chris & Michelle Johnson, business owners

Mr. Christopher Haynie came forward saying he was in favor of the request.

Mr. Dieckhaus moved to approve the request for a Certificate of Appropriateness to install two aluminum awnings on the south and southeast elevations at 120 S. Park Avenue based on a finding that the proposed alterations do not conflict with the purpose and intent of Schedule S and moved to approve the request for a Certificate of Appropriateness to install a 3'x3' wall sign above the southeast awning at 120 S. Park Avenue based on a finding that the proposed alterations do not conflict with the purpose and intent of Schedule S and based on historical pictures of the previous tenant, Greyhound Bus Station. Ms. Deming seconded. Motion carried 5-0.

PM-2b Hold a Public Meeting to consider a Certificate of Appropriateness to install a metal storefront door on the east elevation at 118 S. Park Avenue.
Tax Parcel Number: 25-19-30-5AG-0304-009A
Property Owner: ROKA Properties, Inc.
Representative: Rob Hawkins, property owner; Chris & Michelle Johnson, business owners

Mr. Dieckhaus moved to deny the request for a Certificate of Appropriateness to install a metal storefront entry door on the east elevation at 118 S. Park Avenue based on a finding that the proposed alterations do conflict with the purpose and intent of Schedule S, as outlined in the staff report. Ms. Deming seconded. Motion carried 5-0.

PM-3 Hold a Public Meeting to consider a Certificate of Appropriateness for a paint color at 907 S. Park Avenue.
Tax Parcel Number: 25-19-30-5AG-1103-0060
Representative: Christopher Haynie, property owner

Sica Nacu, Maria Shreve, Cheryl Talamas, and Nicole Fredette came forward saying they were in favor of the paint color.

Mr. Dieckhaus moved to approve the request for a Certificate of Appropriateness for a paint color at 907 S. Park Avenue based on a finding that the proposed alteration does comply with the purpose and intent of Schedule S, as outlined in the staff report. Ms. Yebba seconded. Motion carried 5-0.

PM-4 Hold a Public Meeting to consider a Certificate of Appropriateness to replace colored glass with clear glass on a decorative fixed window on the south elevation and install 2 chamfered posts to mimic 1912 photos of porch at 514 S. Palmetto Avenue.
Tax Parcel Number: 25-19-30-5AG-0702-0040
Property Owner: Maria Shreve
Representative: Maria Shreve, property owner

Mr. Dieckhaus moved to deny the request for a Certificate of Appropriateness to replace colored glass with clear glass on a decorative fixed window on the south elevation at 514 S. Palmetto Avenue based on a finding that the proposed alterations do conflict with the purpose and intent of Schedule S, as outlined in the staff report. Ms. Deming seconded. Motion carried 5-0.

Mr. Dieckhaus moved to approve the request for a Certificate of Appropriateness to install 3 chamfered posts on the porch at 514 S. Palmetto Avenue based on a finding that the proposed alterations do not conflict with the purpose and intent of Schedule S, as outlined in the staff report. Ms. Yebba seconded. Motion carried 5-0.

PM-5 Hold a Public Meeting to consider a Certificate of Appropriateness to remove a door on the 2nd story south facing porch at 621 S. Oak Avenue.
Tax Parcel Number: 25-19-30-5AG-0804-0090
Property Owners: Michael Lennon and Cheryl Talamas
Representative: Cheryl Talamas, property owner

Ms. Agnini moved to approve the request to remove a door on the 2nd story south facing porch at 621 S. Oak Avenue based on a finding that the proposed alterations does not conflict with the purpose and intent of Schedule S, as outlined in the staff report. Mr. Dieckhaus seconded. Motion carried 5-0.

PM-6 Hold a Public Meeting to consider a Certificate of Appropriateness for a new one story porch and removal of chimney (after the fact request) at 305 W. 9th Street.
Tax Parcel Number: 25-19-30-5AG-1106-001B
Property Owner: Debra Nardello
Representative: Debra Nardello, property owner; Rob Wallace, building contractor;
Nick Manley, roofing contractor

Jay Vaughn came forward to say it was a small smoke stack type chimney. Mike Yebba came forward to ask if there was a way to inspect the bricks that were removed to verify the condition of them. Maria Shreve came forward to ask if the chimney was still in the attic.

Mr. Carfagna read a letter presented by roofing contractor from Linn Engineering & Design stating the roof is in substantial compliance with manufactures specifications and Florida Building Code.

Mr. Dieckhaus moved to continue the request of the removal of the chimney based on the finding the board needs more information on the condition of the chimney and the applicant provide evidence of the condition of the chimney. Ms. Deming seconded. Motion carried 5-0.

Mr. Dieckhaus moved to approve the request to construct a new one-story porch at 305 W. 9th Street based on a finding that the proposed alteration does not conflict with the purpose and intent of Schedule S, as outlined in the staff report. Ms. Yebba seconded. Motion carried 5-0.

PM-7 Hold a Public Meeting to consider a Certificate of Appropriateness to install signs at 107 S. Magnolia Avenue.
Tax Parcel Number: 25-19-30-5AG-0302-0120
Property Owner: Howard Marks
Representative: Ron Thomas, business owner

Mr. Dieckhaus moved to approve the request to install three wooden signs on the frame at 107 S. Magnolia Avenue based on a finding that the proposed alterations do not conflict with the purpose and intent of Schedules S and K, as outlined in the staff report and approve the bison window decal with the condition it does not exceed 40% of window coverage. Ms. Agnini seconded. Motion carried 5-0.

PM-8 Hold a Public Meeting to consider a Certificate of Appropriateness to replace a window on the south elevation with a door and paint colors at 802 Palmetto Avenue.
Tax Parcel Number: 25-19-30-5AG-1002-0010
Property Owners: Charles D. and Aurelia F. Winfrey
Representative: Charles D. Winfrey

Ms. Yebba moved to approve the request for a Certificate of Appropriateness for paint colors at 802 S. Palmetto Avenue based on a finding that the proposed alterations do comply with the purpose and intent of Schedule S. Mr. Dieckhaus seconded. Motion carried 5-0.

Mr. Dieckhaus moved to approve after the fact installation of a metal door based on extenuating circumstances since applicant thought he could replace a metal window with a metal door since all other windows are metal. Motion died due to lack of a second.

Ms. Yebba moved to deny the request for a Certificate of Appropriateness after the fact to replace a window on the south elevation with a metal door based on the fact that the finding that the proposed alteration does not comply with the purpose and intent of Schedule S, as outlined in staff report. Ms. Deming seconded. Motion carried 5-0.

Ms. Agnini moved to approve the request for a Certificate of Appropriateness after-the-fact to replace a window on the south elevation with a wood door based on a finding that the proposed alteration does comply with the purpose and intent of Schedule S, as outlined in the staff report. Ms. Yebba seconded. Motion carried 5-0

PM-9 Hold a Public Meeting to consider a modification to a previously approved Certificate of Appropriateness for a 500 square foot addition at 1301 S. Park Avenue and a 700 square foot addition at 1307 S. Park Avenue.
Tax Parcel Numbers: 25-19-30-5AG-1503-0070 and 25-19-30-5AG-1503-0060
Property Owner: Sica Nacu
Representative: Sica Nacu

Mr. Dieckhaus moved to approve the request to modify a previously approved Certificate of Appropriateness 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, as outlined in the staff report and approve the French doors instead of the windows on the 2nd story addition. Ms. Agnini 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. Mr. Presley came forward to address the board in regards to properties located at 110 Palmetto Avenue, 204 Sanford Avenue, and the Wells Fargo Bank. There was discussion about notifying owners in the historic district with a letter or distributing literature in regards to permits/approval requirements when work is being done.

Citizen Participation

None.

Staff Reports

Ms. Dalton informed the board Mr. Groot handed her a document from City of Mt. Dora that they distribute to individuals in their historic district.

Ms. Dalton informed the board the sale of 113 Palmetto Avenue fell through so a new RFQ will be done.

Ms. Dalton gave a brief update on the Mural Moratorium issue.

Chairman and Board Items for Discussion

Mr. Dieckhaus asked staff about the Little Red School House property as it relates to the sale and insurance money, the cottage homes plans, and the brewery at 2nd and Palmetto. Ms. Dalton reported the brewery is currently in permitting, she is working with Purchasing in getting an RFP out for the cottage homes, and insurance money has been received and the city has distributed some of the proceeds (purchased property on Mellonville near the stadium and some went towards the cottage plans).

Adjournment

There being no further business, the meeting adjourned at 9:03 PM.


IAN CARFAGNA, CHAIRMAN