

Minutes
Historic Preservation Board
September 22, 2010 – 5:30 PM
City Commission Chambers
City Hall, Sanford, Florida

Members Present

Hank Dieckhaus (Vice-Chairman)
Mike Yebba
Steve Chusmir
Robert Kinney

Member Absent

Delton Chen (Chairman)

Others Present

Christine Dalton, Community Planner/Historic Preservation Officer
Darrell Presley, Community Improvement Director
Mary Muse, Administrative Coordinator

Mr. Dieckhaus called the regular meeting to order at 5:41 PM.

Minutes

Mr. Kinney made a motion to approve the August 25, 2010 minutes. Mr. Yebba seconded. All in favor. Motion carried 4-0.

Mr. Dieckhaus read the following into the public record:

“Applicants are advised that any person aggrieved by a determination of the Board may appeal such determination to the City Commission by filing a written appeal and paying associated fees through the City Clerk’s Office within thirty (30) calendar days of the Board action. Additionally, a permit may be required for any Certificate of Appropriateness approved this evening. It is the applicant’s responsibility to inquire with the Building Department as to whether or not a permit is required for the approved Certificate of Appropriateness.”

Public Meetings

PM-1 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at **705 Palmetto Avenue**. The applicant would like to obtain approval to remove existing garage doors and replace with two double hung windows to convert the garage into a studio. This item was tabled at the August 25, 2010 meeting.
Tax Parcel Number: 25-19-30-5AG-0901-0070
Property Owner: John Polasek Jr.
Representative: Brian Nash - Leah Covik’s neighbor

Mr. Kinney made a motion to deny the request to remove the existing garage doors based on S-32, which states garage doors that are in good condition or repairable and are in character with the style and period of the building shall be retained. Mr. Yebba seconded. All in favor. Motion carried 4-0.

Mr. Kinney made a motion to approve a structure being allowed to be built inside the existing garage doors, thereby windows could be placed on the far left and right when the garage doors are closed in the center on each other; the windows would be able to be two feet off the ground and centered within the two openings to the left and the right; would be salvaged wood windows matching architectural details of the house; clapboard siding to be used to match existing. Mr. Chusmir seconded. All in favor. Motion carried 4-0.

Mr. Kinney made a motion to include that if the garage doors are opened to either the far left or far right the windows can be placed in the remaining space two feet off the ground appropriately spaced or in accordance to the building codes. Mr. Yebba seconded. All in favor. Motion carried 4-0.

PM-2 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at **1215 S. Oak Avenue**. The applicant would like to obtain approval to remove the four foot chimney to the roof line.

Tax Parcel Number: 25-19-30-5AG-1404-0090

Property Owners: Wendy & Chris Coletti

Representative: Wendy Coletti

Mr. Chusmir made a motion to approve the request to remove the chimney based on the finding that the chimney is extremely deteriorated and is not a defining architectural feature of the building. Mr. Kinney seconded. All in favor. Motion carried 4-0.

Minor Reviews

Review of Certificate of Appropriateness approvals issued administratively August 19, 2010 through September 17, 2010.

Mr. Kinney made a motion to approve the minor review applications. Mr. Chusmir seconded. All in favor. Motion carried 4-0.

6 Month Reviews (March 2010 Meeting)

Listed below is the status of projects reviewed by the board during the February 2010 meeting. The board must determine if the work is in compliance with the approved CofAs.

303 W. 3rd Street

Item: The applicant sought approval for revisions to a previously approved Certificate of Appropriateness application (September 24, 2008). The approved revisions included application of decorative EIFS trimwork and columns.

Status: Revisions were approved and all work has been completed per HPB requirements.

408 S. Sanford Avenue

Item: The applicant sought approval for alterations to the east elevation.

Status: The applicant has satisfactorily completed 2/3 of the improvements to the east elevation. Work on the remaining 1/3 of the elevation is scheduled to begin before the end of the year.

Mr. Chusmir made a motion to approve the 6 month reviews. Mr. Kinney seconded. All in favor. Motion carried 4-0.

Citizen Participation

None.

Staff Reports

None.

Chairman and Board Items for Discussion

Mr. Presley, Community Improvement Director, gave a status report on properties located at 519 Park Avenue, 305 Park Avenue, and 115-117 French Avenue.

Adjournment

There being no further business, the meeting adjourned at 6:17 PM.