

**Minutes**  
**Historic Preservation Board**  
**July 28, 2010 – 5:30 PM**  
**City Commission Chambers**  
**City Hall, Sanford, Florida**

**Members Present**

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

**Others Present**

Larry Robertson, Development Services Manager  
Christine Dalton, Community Planner/Historic Preservation Officer  
Mary Muse, Administrative Coordinator

Mr. Chen called the regular meeting to order at 5:30 PM. It was reported Mr. Chusmir would be approximately 15 minutes late.

Mr. Chen 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.”

**Minutes**

Mr. Kinney made a motion to approve the June 23, 2010 minutes with corrections to the spelling of Mr. Dieckhaus’s name. Mr. Dieckhaus seconded. All in favor. Motion carried 4-0.

**Public Meetings**

The board agreed to consider item PM-1 after Mr. Chusmir arrives.

**PM-2** Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 1010 S Myrtle Avenue. The applicant would like to obtain approval to replace a flat roof on the rear addition with a pitched roof to extend the original roofline 15’.  
Tax Parcel Number: 25-19-30-5AG-1206-0030  
Property Owner: James Vaughan  
Representative: James Vaughan

Mr. Dieckhaus made a motion to approve the request to replace a flat roof on the rear addition with a pitched roof to extend the original roofline 15’ at 1010 S. Myrtle Avenue based on the finding that the change is consistent with the purpose and intent of Schedule S. Specifically, the roof extension does not adversely impact the architecture of the building, and will replicate details of the original roof. Mr. Kinney seconded. All in favor. Motion carried 4-0.

- PM-3** 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 convert the existing garage into a studio.  
Tax Parcel Number: 25-19-30-5AG-0901-0070  
Property Owner: John Polasek, Jr.  
Representative: Leah Polasek (Covik)

This item was pulled due to the lack of sufficient time for applicant to submit necessary information.

- PM-4** Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 217 S. Park Avenue. The applicant would like to obtain approval to install aluminum security shutters.  
Tax Parcel Number: 25-19-30-5AG-0403-0090  
Property Owner: Mohammed Asgar and Mohammed Hannon  
Representatives: Mohammed Asgar-owner and Beverly Phillips-Sun Barrier Products, Inc.

Mr. Dieckhaus wanted to go on record saying, even though the aluminum security shutters are allowed per Schedule S, he does not like it in the historic district. He stated it reminds him of a blighted area and once one store does it, another store will do it and then after 5 PM the downtown area will look like we live in a war zone. Mr. Yebba concurred.

Mr. Dieckhaus moved to approve the request to install aluminum security shutters at 217 S. Park Avenue based on the finding that the change is consistent with the purpose and intent of Schedule S. Specifically, the shutters are designed to have minimal visual impact and will not adversely affect the character of the surrounding historic district. Mr. Kinney seconded. All in favor. Motion carried 4-0.

At 6:02 PM, Mr. Chen noted Mr. Chusmir's arrival and stated item PM-1 would be considered at this time.

- PM-1** Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 711 S. Park Avenue. The applicant would like to obtain approval to retain unauthorized alterations to the porch.  
Tax Parcel Number: 25-19-30-5AG-0903-0070  
Property Owner: Nancy Sepulveda  
Representative: Nancy Sepulveda

Ms. Sepulveda submitted additional information for review. Mr. Chen described for the record the document consisted of 8 pages, with the first page starting with Source: *Florida's Wood-Frame Vernacular Architecture* Author: Ronald Haase and the remaining pages consisted of pictures/drawings regarding different details.

Mr. Kinney made a motion to deny the request to retain unauthorized alterations to the porch at 711 S. Park Avenue based on the finding that the change is not consistent with the purpose and intent of Schedule S and adversely impacts the original architectural style and design of the building. Additionally, the change is in conflict with the Secretary of the Interior's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67). Mr. Chusmir seconded. All in favor. Motion carried 5-0.

#### **Minor Reviews**

Mr. Kinney moved to approve the Minor Review applications. Mr. Dieckhaus seconded. All in favor. Motion carried 5-0.

### **6 Month Reviews (January 2010 Meeting)**

#### 919 S. Oak Avenue

Item: The applicant sought approval to approval to retain metal railings installed on the west and south elevations.

Status: The request was denied and the metal railings have been removed.

#### 1101 S. Pine Avenue

Item: The applicant sought approval to install a new metal roof and gutters.

Status: The applicant has received a grant to install the new metal roof and gutters. The applicant has requested an extension of the approved Certificate of Appropriateness.

#### 1116 S. Magnolia Avenue (November 2009 Meeting)

Item: The applicant sought approval to replace entry doors on the detached building.

Status: The work is in progress. The applicant obtained approval for an extension through August 30, 2010.

Mr. Dieckhaus made a motion to approve the 6 month reviews. Mr. Chusmir seconded motion. All in favor. Motion carried 5-0.

### **Citizen Participation**

Mr. Asgar, owner of 217 S. Park Avenue, asked the board if he is allowed to pull down the shutters if he had to leave during the daytime for a brief time. Mr. Chen advised Mr. Asgar to contact city staff to verify if there are any regulations regarding time restrictions on closing the shutters because it is not a regulation the Historic Preservation Board addresses.

### **Staff Reports**

Ms. Dalton informed the board she will be scheduling a work session, possibly around the third week of August, to discuss the Schedule S revisions in order to forward it to the City Commission in September.

Ms. Dalton introduced Mary Muse, recording secretary, and Larry Robertson, Development Services Manager, to the board.

### **Chairman and Board Items for Discussion**

Mr. Chen asked if there were proper permits issued for the building at 3<sup>rd</sup> and Park Avenue. Ms. Dalton informed the board the new contractor had to resubmit plans and a permit has been issued and the new contractor stays in close contact with her.

Mr. Kinney asked if there has been a determination about the roof at First Baptist Church. Ms. Dalton stated she has not been able to obtain a final determination due to various city staff being out of the office on vacations and furloughs. Hopefully, she will have an answer at the next meeting.

Mr. Chusmir asked if there has been any progress in regards to when there is a new water account request, the water department employees will know they are in the historic district and would be given a copy of Schedule S. Ms. Dalton informed the board Mr. Gibson gives her a monthly report from the water department which she reviews for any locations within the historic district.

### **Adjournment**

There being no further business, the meeting adjourned at 6:53 PM.