

Minutes
Historic Preservation Board
August 17, 2011 – 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

Russ Gibson, Planning and Development Services Director
Christine Dalton, Community Planner/Historic Preservation Officer
Mary Muse, Administrative Coordinator

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

Minutes

Mr. Dieckhaus moved to approve the July 20, 2011 meeting minutes. Mr. Kinney seconded. Motion carried 5-0.

With the consensus of the board, Public Hearing item PH-1 will be considered after the Public Meeting items.

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.”

Public Meetings

PM-1 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 1200 S. Myrtle Avenue to remove a window on south elevation and replace with a French door, replace garage door, and retain previous changes to the roof.
Tax Parcel Number: 25-19-30-5AG-1406-0010
Property Owner: Vivian Savage
Representative: Vivian Savage

Mr. Dieckhaus moved to approve the request to remove a window on the south elevation and replace with a French door, replace garage door, and retain previous changes to the roof at 1200 S. Myrtle 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, per staff’s report. Mr. Chusmir seconded. Motion carried 5-0.

PM-2 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 616 S. Palmetto Avenue to install canvas awnings on the east façade second story windows and south façade first story windows.
Tax Parcel Number: 25-19-30-5AG-0802-0040
Property Owner: Delvin Miller
Representative: Delvin Miller

Mr. Dieckhaus moved to approve the request to install canvas awnings on the east façade second story windows and south façade first story windows and removal of roll roofing from gable and dormer wall surfaces to be replaced with finish grade marine plywood at 616 S. Palmetto Avenue based on a finding that proposed design is consistent with the purpose and intent of Schedule S and complies with the specific design guidelines contained within Schedule S, per staff's report. Mr. Yebba seconded. Motion carried 5-0.

PM-3 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 211 S. Laurel Avenue to modify the laundry room wall and roof line (northeast corner, 1st floor) and install a wood window.
Tax Parcel Number: 25-19-30-5AG-0407-0080
Property Owner: Mark Boost
Representative: Timothy Braun

Mr. Chusmir moved to approve the request to modify the laundry room wall and roof line (northeast corner, 1st floor) and install a wood window at 211 S. Laurel Avenue based on a finding that the proposed alterations are consistent with the purpose and intent of Schedule S and complies with the specific design guidelines contained within Schedule S, per staff's report. Mr. Dieckhaus suggested adding "the dimensions of the proposed window will be required to match the upstairs window and be centered." Mr. Chusmir accepted amendment. Mr. Yebba seconded amended motion. Amended motion carried 5-0.

PM-4 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 600 S. Oak Avenue to install a 10'x12' storage shed.
Tax Parcel Number: 25-19-30-5AG-0805-0010
Property Owner: James Kirchoff
Representative: Robert Walko

Mr. Dieckhaus moved to approve the request to install a 10'x12' storage shed on the southwest corner of the property at 600 S. Oak Avenue based on a finding the proposed design is consistent with the purpose and intent of Schedule S and complies with the specific design guidelines contained within Schedule S, per staff's report. Mr. Chusmir seconded. Motion carried 5-0.

Mr. Chen called for a recess at 6:04 PM.
Mr. Chen called meeting back to order at 6:11 PM.

Public Hearings

PH-1 Hold a Public Hearing to consider a Certificate of Appropriateness application for the property located at 200 W. 1st Street to demolish an existing building and drive-through lanes and construct a new building and drive through lanes.
Tax Parcel Number: 25-19-30-5AG-0104-0060
Property Owner: SunTrust Bank Central Florida
Representative: Jeremiah Owens and Brady Lessard, CPH Engineers and Keith Silas, Architect.

Mr. Dieckhaus moved to approve the request to demolish the existing building and drive-through lanes at 200 W. 1st Street with the following conditions: 1.) applicant complies with rules in Section 12.0A and 2.) no retention pond at corner of 1st Street and Oak Avenue and if necessary, it will be on north side of property fronting Fulton Street. Mr. Kinney suggested adding “or if site is redevelopable at the intersection of Oak Avenue and 1st Street.” Mr. Dieckhaus accepted amendment. Mr. Chusmir seconded amended motion. Amended motion carried 4-1, Mr. Chen against.

Mr. Dieckhaus moved to approve the request to construct a new building and drive-through lanes at 200 W. 1st Street based on a finding that the 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 with the following conditions: 1.) the applicant is to install landscaping and bollards on the proposed empty lot along 1st Street from the new building to corner of Oak Avenue, the applicant is to add landscaping, bushes, trees and bollards from the corner of Oak Avenue to end of the Welaka building, and from the Welaka building to Fulton Street as well as along Fulton Street there is no requirement; 2.) canopies are required to be increased from six feet to eight feet; 3.) the transom windows are required to be false, frosted glass transoms; and 4.) eliminate addition of column - leave it as requested. Mr. Chusmir suggested adding “there are no restrictions to the applicant if they want to add bollards to the existing lot.” Mr. Dieckhaus accepted amendment. Mr. Yebba seconded amended motion. Amended motion carried 5-0.

Minor Reviews

Review of Certificate of Appropriateness approvals issued administratively July 5, 2011 through July 22, 2011.

Mr. Kinney moved to approve the minor review applications. Mr. Dieckhaus seconded. Motion carried 5-0.

6 Month Reviews (February 2011 Meeting)

Listed below is the status of projects reviewed by the board during the September and November 2010 meetings. The board must determine if the work is in compliance with the approved CofAs.

111 N. Palmetto Avenue

Item: The applicant received approval for the design of a +/- 23,000 sq. ft. four story building.

Status: The applicant is working to obtain the necessary site permits and zoning required to construct the four story building.

Mr. Kinney moved to approve the six month review. Mr. Dieckhaus seconded. Motion carried 5-0.

Citizen Participation

None

Staff Reports

Ms. Dalton reported Seminole County will be occupying the building at 100 E 1st Street (without retail on the first floor) and the building at 121 E 1st Street was not vacant for more than 6 months so another office will occupy the space.

Ms. Dalton reported she received the Preserve America Grant contract from the State that needs to be executed, which means there needs to be a joint meeting with HPB and Sanford Historic Trust to discuss the upcoming lectures. In the grant application, the lectures were proposed to be held at the Welcome Center.

Ms. Dalton reported she is receiving applications for window screening and requested direction on what can be approved at staff level. After discussion, the board directed staff to approve metal gray/silver transparent screening and any other type would require board review and approval.

Chairman and Board Items for Discussion

Mr. Kinney asked for the status on 305 S. Park Avenue. Ms. Dalton reported the owner was to appear before the Special Magistrate last Tuesday, but she did not show up. She was given until September 13th to comply with all requirements or a fine of \$250 each day would begin.

Mr. Dieckhaus questioned the allowance of A/C units in front windows. Ms. Dalton reported the code states that all mechanical units are not allowed to be visible, but if the units have been installed and existed for years, they are not required to move them. If they are new installed units, they will be required to remove them.

Mr. Dieckhaus informed staff the West End bar on Sanford Avenue has installed board on board in the windows. Ms. Dalton reported Code Enforcement has already been notified.

Adjournment

There being no further business, the meeting adjourned at 8:20 PM.