

Minutes
Historic Preservation Board
January 26, 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

Christine Dalton, Community Planner/Historic Preservation Officer
Mary Muse, Administrative Coordinator

Mr. Chen called the regular meeting to order at 6:05 PM.

Minutes

Mr. Kinney moved to approve the September 22, 2010 minutes. Mr. Chusmir seconded. Motion carried 5-0.

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

With the consensus of the board, item PM-2 was considered first.

PM-2 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 115 S. Oak Avenue. The applicant would like to obtain approval to retain alterations to the west façade.
Tax Parcel Number: 25-19-30-5AG-0304-0060
Property Owners: Hieu Katcher
Representative: Tino Terrigno

Mr. Yebba moved to approve the request to retain the alterations to the west façade with the condition an awning is installed to mask the size variation of the windows. Mr. Dieckhaus seconded. Motion carried 5-0.

Owner stated the code requires the new window has to match the existing window, which is a smoke glass. The code also states the window shall be glazed in clear glass with no more than ten percent daylight reduction, but the smoke glass has more than a ten percent daylight reduction. Owner requested verification from the board if he would be allowed to have the smoke glass in the new window.

Mr. Dieckhaus moved to approve the smoke glass for the new window in order to match the existing window. Mr. Chusmir seconded. Motion carried 4-1, Mr. Kinney against.

PM-1 Hold a Public Meeting to consider a Certificate of Appropriateness application for the property located at 111 N. Palmetto Avenue. The applicant would like to obtain approval for the design of a +/- 23,000 square foot four story building.
Tax Parcel Numbers: 25-19-30-5AG-0201-0120 and 25-19-30-5AG-0201-0140
Property Owner: Florida Superior Prop. Economic Community Service, Inc.
Representative: Bill Starmer (Project Architect)

Ms. Dalton informed the board the Planning and Development Services Director requested additional time for this project to allow other staff members to review it. At this time, it is requested the board review the submittal to offer feedback/comments to the applicant.

Mr. Starmer thanked Ms. Dalton for her knowledge, time and assistance with this project.

Mr. Chusmir moved to approve the building footprint as presented by the applicant and reflected on drawing A-100 dated January 17, 2011 for the proposed four story building at 111 N. Palmetto Avenue based on a finding that the footprint and number of stories is consistent with the purpose and intent of Schedule S with the changes discussed with the architect (brick veneer on all elevations on the first floor, windows on the rear (east elevation) of building, allow use of foam instead of cast stone, prefer to see bulkheads, and waive the setback requirement on the fourth floor); specifically, the number of stories and footprint are in character with the surrounding Commercial Historic District with the changes discussed Mr. Yebba seconded. Motion carried 5-0.

Mr. Chusmir moved to continue the request to obtain approval for the design of a +/- 23,000 square foot four story building at 111 N. Palmetto Avenue to afford the applicant additional time to submit material samples, design details, and comparative dimensioned elevation drawings to ensure the proposed design is consistent with the purpose and intent of Schedule S. Mr. Dieckhaus seconded. Motion carried 5-0.

6 Month Reviews (June and July 2010 Meetings)

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

511 S. Magnolia Avenue

Item: The applicant would like to obtain approval to replace the existing shingle roof with metal rib panel roofing. Status: Completed.

1108 S. Palmetto Avenue

Item: The applicant would like to obtain approval to retain the rear screened porch. Status: Completed.

711 S. Park Avenue

Item: The applicant would like to obtain approval to retain unauthorized alterations to the porch. Status: Owner removed alterations.

1010 S Myrtle Avenue

Item: 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'. Status: No permit or work has commenced – need to grant an extension of time.

705 Palmetto Avenue

Item: The applicant would like to obtain approval to convert the existing garage into a studio. Status: Not able to verify if completed.

217 S. Park Avenue

Item: The applicant would like to obtain approval to install aluminum security shutters. Status: Completed.

Mr. Dieckhaus moved to grant a six month extension for 1010 S Myrtle Avenue. Mr. Kinney seconded. Motion carried 5-0.

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

Minor Reviews

Review of Certificate of Appropriateness approvals issued administratively November 9, 2010 through January 20, 2011.

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

Citizen Participation

None.

Staff Reports

Ms. Dalton provided a code enforcement status report and requested the board to email her with any questions or comments. A letter from the Secretary of State regarding the use of synthetic materials was distributed.

Chairman and Board Items for Discussion

Mr. Dieckhaus informed staff at the SE corner of 6th Street and Palmetto Avenue the owner started constructing a shed or garage, which was never completed, and is rotting away as well as the front porch is deteriorating.

Elections

Mr. Dieckhaus nominated Delton Chen as Chairman. Mr. Yebba seconded. Motion carried.

Mr. Yebba nominated Hank Dieckhaus as Vice-Chairman. Mr. Kinney seconded. Motion carried.

Adjournment

There being no further business, the meeting adjourned at 8:16 PM.