

MINUTES

CITY OF EUSTIS HISTORIC PRESERVATION BOARD

JULY 10, 2007

COMMISSION ROOM – CITY HALL – TEN NORTH GROVE STREET

Regular Meeting

ROLL CALL:

Monte Stamper, Vice-Chairperson
John McGrath, Secretary
Joe Pellegrini
Pauline Yowler
Susan Hooper-Alternate

MEMBERS ABSENT:

Matthew Kalus, Chairperson

STAFF PRESENT:

Frances Nipe, Planner II
Marcia Ann Arnold, Recording Secretary
Katrina Thomas, City Attorney

OTHERS PRESENT:

Kevin Stone, Esq.
William Ferree
Dave Beitz
Elizabeth Scholl
Kevin Jenness
Seford R. Olson
Cyd Ferree
Mary Harris
Sarah Cowie
Mayor James Rotella

CALL TO ORDER

Vice-Chairperson, Monte Stamper called the meeting to order at 5:42 P.M. Roll call was taken.

APPROVAL OF MINUTES

A motion was made by Board Member, Pauline Yowler to approve the May 8, 2007 meeting minutes. Motion was seconded by Board Member, Joe Pellegrini, all approved via voice vote.

NEW BUSINESS

Introduction – Katrina Thomas, Esq.

Ms. Thomas introduced Kevin Stone, Esq. Mr. Stone is a new attorney in the Stone and Gerkin law firm and will be the backup attorney for Ms. Thomas.

HPB review of a Certificate of Appropriateness -

HPB review Signage – Bay Street Players

Ms. Nipe presented the application for a Certificate of Appropriateness for new signage at 107, 109, 111 N. Bay Street (Bay Street Players), which is located in the Eustis Historic Commercial District. Ms. Nipe stated that the applicant proposed an internally lighted sign (box sign) that would protrude 6" from the front of the building. She informed the Board that the Eustis Historic Commercial Guidelines prohibits internally lighted signs. In addition, Ms. Nipe explained that the Supervising Architect from the Bureau of Historic Preservation and the Consulting Architect for the Façade Renovation Program provided comments, recommending against an internally lighted sign.

Elizabeth Scholl, Executive Director for the Bay Street Players, presented historic photographs of the theater with marquee type signs and stressed the importance of signage. She indicated that they had recently received a grant for façade renovations and at the present time their budget was limited to purchase a new sign. She presented an alternative sign design from what she had presented in the application. Ms. Scholl informed the Board that the new design has a marquee type design, would be placed above the entry, and the sign would have internal and external lighting. Ms. Scholl stated that they had obtained estimates for an Art Deco style sign that replicated one of the previous marquees and found the prices to be from \$250,000 - \$750,000. Kevin Jenness, Bay Street Players' volunteer, provided an overview as to why they want an internally and externally lighted sign. He stated the proposed marquee type design would have the letters for Bay Street Players internally lit, protrude approximately 6", have small bulbs mounted along the outside of the marquee, have metal edging and plastic sheeting. Mr. Jenness said this new modified Art Deco design would be a better design for their theater and current budget.

As the design that was presented was only a sketch, Ms. Nipe suggested that Bay Street Players provide construction details for their latest design for review by the Historic Preservation Board during a Special Meeting. Mr. McGrath motioned to table this issue until the applicant provides staff with construction details and could schedule a Special Meeting. The motion was approved unanimously by voice vote.

HPB review elevator – Iron Block Building

Ms. Nipe presented the application for a Certificate of Appropriateness for new construction at 113 N. Bay Street (Iron Block Building), which is in the Eustis Historic Commercial District. She explained that the applicant is considering the purchase of the Iron Block Building and also considering the conversion of the second and third floors to

commercial (office) rather than residential. She stated that the applicant wants to construct an elevator to the rear of the building, approximately 30 feet from McCullough's Alley. She informed the Board that the Certificate of Appropriateness is only to approve the new construction and location and she recommended that the applicant return at a future date with architectural details for the Board to review.

The applicant, Sarah Cowie, stated that, the conversion to offices would require the construction of an elevator in order to provide handicap access to the upper floors. Her first choice is to place the elevator in the interior of the building. If this is not feasible, she requests a Certificate of Appropriateness to place the elevator in the rear of the building, attached to the third floor or to the rear of the second floor and incorporate it into the iron balcony/stairs.

Discussion ensued, led by Mr. Stamper, regarding whether it was appropriate to construct an elevator tower that was not attached to the third floor structure. Motion was made by Mr. Pelligrini to table this item until the applicant provided the Board with scaled drawings showing location and height of the elevator. The motion was seconded by Mr. McGrath. The motion was approved unanimously by voice vote.

HPB review balcony – A Third Place

Ms. Nipe presented the application for a Certificate of Appropriateness for new construction at 12 E. Magnolia Avenue (A Third Place), which is located in the Eustis Historic Commercial District. She explained that the applicant is proposing the removal of an awning and construction of a balcony attached to the front of the building, protruding 8 feet from the building façade, and supported with vertical columns anchored to the sidewalk. Ms. Nipe stated that after the Board reviews this proposal, staff will request that the City Commission review and approve/deny the construction of a balcony over the public sidewalk as only awnings, not balconies, are addressed in the Land Development Regulations, Chapter 115, Sec. 115-2.8. She summarized some of the most relevant guidelines from Ordinance 95-27 and the Secretary of the Interiors Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings including those additions to historic buildings were discouraged. However, if permitted should be in the rear. In addition, architectural features should not be hidden by the addition. Ms. Nipe also recommended that, if the Board approves the application, that the applicant provide architectural drawings for Board review and approval at a future meeting.

Mr. William Ferree, the owner of the building, gave a brief presentation and stated his desire for a balcony to provide outside dining. He also stated that, he believes, the architectural features of the façade of the building are not original. There was consensus by the Board that the balcony would be an improvement to this historic building. Mr. Pelligrini made a motion to approve the Certificate of Appropriateness for construction of a balcony. The motion included the removal of support chains and awning brackets to construct a balcony with vertical support columns for the purpose of providing outside dining and approval of the exterior color of Tan/Burgundy as per rendering #3. Mr. McGrath seconded the motion. The motion was approved unanimously by voice vote.

OLD BUSINESS

Update on signage for Washington Avenue Historic District

Ms. Nipe stated that she spoke with John Futch, Director of Public Works, regarding the progress of installation of the signs. She informed the Board that she will contact Mr. Kalus and set up a meeting between Public Works and Mr. Kalus to approve the sign mounting and to determine the final sign locations.

Revised List of FAQs and Other Educational Materials

Ms. Nipe updated the board on some of the educational materials the Development Services' staff is preparing or updating including FAQs, revisions to the COA application, a map, walking tour, and PowerPoint presentation for the Eustis Downtown Commercial District,. Ms. Nipe informed the Board that many of these educational materials will be placed on the City's website. She anticipates that staff will be able to submit these improvements to the Board for review by the next regular meeting.

Staff Notification to Owners of properties

Ms. Nipe indicated that over the past few weeks letters were mailed to 18 owners of properties that were identified in Surveys I and II as worthy of designation as Local Landmarks. She was very pleased to inform the Board that staff received positive responses from several property owners requesting applications for local and district designation (Center Street).

BOARD MEMBER REPORTS:

- None at this time.

ADJOURNMENT

Motion to adjourn by Mr. McGrath, seconded by Mr. Pellegrini, all approved via voice vote.

Chairperson Kalus adjourned the meeting at 6:42 p.m.



Marcia Ann Arnold
Recording Secretary



Steve McGrath
Eustis Historic Preservation Board Secretary