

MINUTES

CITY OF EUSTIS HISTORIC PRESERVATION BOARD

January 12, 2010

CITY COMMISSION ROOM – CITY HALL – 10 NORTH GROVE STREET

Regular Meeting

ROLL CALL:

Joe Pellegrini, Chairperson
Steve McGrath, Vice-Chairperson
Pauline Yowler, Secretary
Matthew Kalas
Monte Stamper

MEMBERS ABSENT:

None

STAFF PRESENT:

Dianne L. Kramer, Director Development Services
Danielle J. Kittredge, Planner II
Marcia Ann Arnold, Recording Secretary

OTHERS PRESENT:

Barbara Coats, HPB Alternate
Katrina Dempsey, Attorney
Cheri Zimmerman, 922 E. Washington Avenue

CALL TO ORDER:

Chairperson Pellegrini called the meeting to order at 4:58 P.M. The Pledge of Allegiance was conducted. Roll call was taken. All members were present.

APPROVAL OF MINUTES

Mr. McGrath made a motion for approval of the November 10, 2009 Historic Preservation Board Meeting Minutes. Ms. Yowler seconded. Chairperson Pellegrini motioned to approve the minutes with the correction of his title to Chairperson and Mr. McGrath's title to Vice-Chairperson. Motion carried via a voice vote.

NEW BUSINESS

Certificate of Appropriateness – (922 E. Washington Avenue – Screen Room, Sun Deck, and Fence):

- Ms. Kittredge presented application #2009-COA-08 for 922 E. Washington Avenue. She stated that the applicant's request is for a screen room, sun deck, and fence at 922 E. Washington Avenue. The principal building is a frame vernacular style structure constructed circa 1919 and the accessory structure, of similar style, was constructed circa 1900. The subject property is located in the Washington Avenue Historic District.
- The request is for an after the fact COA. Ms. Kittredge presented photos of what had been constructed to the Board. The screen room and sundeck have been constructed on the rear of the accessory structure and the fence installed along the south and west side of the accessory structure. Although the construction occurred on the rear of the structure, the property is a corner lot and improvements are visible from the Morningside Drive public right-of-way. Staff found the request consistent with Ordinance No. 97-33 and Chapter 46 of the Eustis Code of Ordinance for new construction and recommended approval of the COA request for 922 E. Washington Avenue.
- Ms. Cheri Zimmerman, the property owner, was called to the podium to answer questions from the Board.
- Discussion regarding the finished appearance of structure ensued.
- Mr. McGrath motioned to approve the Certificate of Appropriateness. Ms. Yowler seconded. All approved via a voice vote.

OLD BUSINESS

Update on Phase III Historic Site File Survey Grant:

- Ms. Kittredge provided each Board member with a copy of the East Eustis Historical and Architectural Survey press release. She also provided the Board members with a copy of an article the Orlando Sentinel ran regarding the survey project. Ms. Kittredge informed the Board that there will be a public meeting of the Eustis East CRA at the Eustis Library Community Room on January 19th, 2010 at 5:00 PM. A representative of Florida History, LLC, the consulting firm conducting the survey, will be present to give an update on the project and provide a point of contact as the survey progresses into the historical information collection phase.

Washington Ave. Historic District Signage


- Ms. Kittredge explained that, currently, staff is working out purchasing details with the vendors. She stated that the City is still anticipating six new signs, but may be able to purchase seven signs. The City Public Works' Department will install the signs in accordance to the Board's chosen sites.

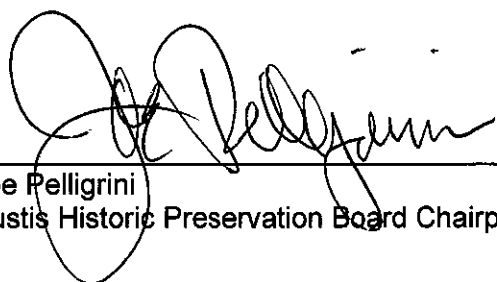
BOARD MEMBER REPORTS

- Mr. Kalas commented on a recent community meeting he attended regarding a home on Washington Avenue that had converted a garage into an accessory apartment and is going through the Conditional Use Permit process in order to bring the conversion into compliance. Ms. Kittredge explained that the owners have also submitted a variance to the garage provision in the Land Development Regulations because enclosing a garage requires providing a replacement garage on the site.
- Mr. Kalas brought to the Board's attention that during the process of converting the detached garage to an accessory apartment, the garage door was removed and may affect the character of the property. As the property proceeds through all proper permitting and comes before the Board, he suggested that a faux garage door could be added to the exterior of the structure in the location of the original. Seeing that this conversion took place a while back, Ms. Dempsey will look further into whether this item would fall under a statute of limitations.
- Discussion ensued regarding after the fact COAs. Currently there are no application fees for a COA, however, the Board felt that there should be some type of penalty, such as a fee, for reviews of after the fact applications. Ms. Dempsey and staff will explore the options and process needed to make such a change. The Board also felt that incurred penalty fees could be used for further education, mailings, brochures, etc. related to the historic preservation program.

ADJOURNMENT AT 5:39 PM

A motion was made by Mr. Kalas to adjourn and seconded by Mr. McGrath. All approved via a voice vote.


Marcia Ann Arnold
Recording Secretary
3/9/10


Joe Pelligrini
Eustis Historic Preservation Board Chairperson
March 9, '10