



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
June 12, 2013
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:00 a.m.

Present: Chairman Randall Glidden, Christie Underwood, Rebecca Talbert and Louise Sprimont. Absent: Candace Chemtob, Genean MacKinnon, Billy Wilson and Michael Miller. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

Motion made by Ms. Talbert, seconded by Mrs. Underwood to approve the April 10 and May 15, 2013 meeting minutes. Motion carried unanimously with a 4-0 vote.

3. Action Items.

COR 13-005 Request of James and Elizabeth Faiella for a 1,444 square foot rear addition on their property located at 781 Antonette Avenue; Contributing historic resource in the College Quarter Historic District, Zoned R-1AA. Parcel ID #07-22-30-1490-02-071.

Senior Planner Lindsey Hayes gave the staff report. She noted that the single family residential property at 781 Antonette Avenue is a contributing resource in the College Quarter Historic District. She explained that the applicant is requesting approval for a 1,444 square foot addition on the rear of the house. The proposed addition will require removing or relocating the accessory building. She provided details of the applicant's proposal with the use of a Power Point presentation. The addition wraps around and incorporates an existing small rear wing. The addition repeats the existing Craftsman details such as the horizontal siding, exposed rafter tails, sash windows and moderately pitched roof. The addition will use a raised block foundation and be on the same level as the house. The floor area ratio and the impervious coverage will remain well under the maximum limits. The Secretary of the Interior's Standards for Rehabilitation recommend constructing a new addition so that there is the least possible loss of historic materials and so that the character-defining features are not obscured, damaged or destroyed. The Standards recommend placing a new addition on a non-character defining elevation and limiting the size and scale in relationship to the historic building. Staff recommended approval subject to Historic Preservation Board review. Ms. Hayes responded to Board member questions and concerns.

Steve Feller, Architect, represented the applicant. He distributed photos to the Board members of the subject property. He explained that the applicants desire to make the residence more conducive to the needs of a

modern family by adding two bedrooms, a play room, laundry room and bathroom. He reviewed the current setbacks for the property. Mr. Feller responded to Board member questions and concerns.

Margie Bridges, 767 Antonette Avenue, spoke in favor of the request. She said that she is excited about the redevelopment of the property. She said that she feels that the applicant has done a good job working with the current dynamics of the property and the setbacks.

Frank Rourke, 762 Antonette Avenue, spoke in favor of the request. He stated that as a neighbor he is excited about the approach that the applicant has taken with the additions.

No one else wished to speak concerning the request. Public Hearing closed.

The Board members all expressed support of the request.

Motion made by Ms. Talbert, seconded by Mrs. Underwood to approve 1,444 square foot rear addition and the demolition of the accessory building. If the applicant decides to relocate the building they are to come back to the Board for approval of the new location. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 4-0 vote.

4. New Business – Informational

Ms. Hayes provided the Board members with a brief update on the former Grant Chapel building and the Capen house.

5. Adjournment. There was no further business. The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary