



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
April 13, 2016  
Commission Chambers  
401 Park Avenue South

**MINUTES**

1. Call to order. The meeting was called to order at 9:10 a.m.

Present: Present: Chairman Bill Segal, Genean McKinnon, Candace Chemtob and Laura Armstrong.  
Absent: Vice-Chair Phil Wood, Rebecca Talbert, Phil Kean and Louise Sprimont. Staff: Planning and Community Development Director Dori Stone, Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes: January 13, and February 10, 2016 and March 9, 2016

**Motion made by Candace Chemtob, seconded by Laura Armstrong to approve the January 13, and February 10, 2016, meeting minutes. Motion carried unanimously.**

Public Comments on any item not appearing under action. No one wished to speak. Public comment closed.

3. Action Items.

COR 16-005 Request by Lien Pham on behalf of Pensco Trust Co. for a Certificate of Review for a two story addition at the residence at 407 Melrose Avenue. A variance is requested to allow a side setback of 7 feet in lieu of the required 20 feet to the lot line; with 25 feet to the street edge. A variance is requested to allow a floor area ratio of 39% in lieu of the allowed 38% Zoned R-1AA. Parcel ID. #07-22-30-8910-02-211.

Senior Planner Lindsey Hayes presented the staff report. She stated that the property was added to the Winter Park Register of Historic Places in 2002. She provided a historical overview of the subject property and the current certificate of review request. She explained that the applicant is proposing to add a two story addition at the northeast rear area of the house behind the sunroom. A new balcony is also proposed for the rear elevation of the existing house with the addition of a French door. She stated that a portion of open rear porches can be excluded from the allowed floor are ratio (FAR), the application with the addition and rear balconies appears to go over the allowed 38% FAR for the property and a variance is requested for a 39% FAR. As of April 7, comments were received from the neighbors at 420 and 447 Melrose Avenue had no objections. Staff recommended approval of the request based on The Secretary of the Interior's Standards for Rehabilitation 9 and 10. For the benefit of the members of the audience, Ms. Hayes read standards 9 and 10 into the record. Staff supported the variance request due to the amount of right-of-way along Oxford Road. Ms. Hayes responded to Board member questions and concerns. She responded to Board member questions and concerns.

Lien Pham, 407 Melrose Avenue, explained the details of her request to the Board. She stated that the home needs to be updated for modern living. She detailed the necessary updates. She said that she has talked to her immediate neighbors and heard no objections from them. She said that the addition will blend visually with the rest of the home, and the home is setback far from the road with hedge plantings. She said she feels that it will fit well in the neighborhood. Ms. Pham responded to Board member questions and concerns.

John Schofield, 358 Vitoria Avenue, spoke in support of the request. He agreed with Mrs. Chemtob concerns relating to verifying the setbacks and added that signed letters of support from the neighbors should be received as a part of the application packet. No one else wished to speak concerning the request. Public Hearing closed.

Mrs. Chemtob said that she feels that she understands what the applicant is trying to achieve, but stated that she is concerned that there is not a more up-to-date map that shows the orientation of the other homes on the street. She stated that she feels that the addition is very sensitive to the home. She said that since there is such a great change in the setback, wants to see visual the impact it would have on other homes in the neighborhood. She requested that the item be tabled until the May meeting so that the map can be provided. Mrs. Armstrong agreed with the comments made by Mrs. Chemtob. Mr. Segal stated that he supports the request because of the large 20 foot right-of-way. Mrs. McKinnon stated understands what the applicant is trying to accomplish and that she is sensitive to delaying the request for 30 days. She is comfortable with voting on the issue at today's meeting.

**Motion was made by Candace Chemtob, seconded by Laura Armstrong to table the request to allow for a map that shows the orientation of other homes on the street. Action on the motion was deferred until of the end of today's meeting to allow staff an opportunity to provide the Board members with a more up-to-date map.**

(Mrs. Chemtob left the meeting at 11 a.m. A quorum was no longer present to take action on this item. Consensus was to take action on the item at the May 11<sup>th</sup> meeting.)

COR 16-006 Request by Elizabeth and David Corrdry for a Certificate of Review for alterations including an expansion to the second story, and to enclose the existing rear open porch and balcony at the residence located at 346 Vitoria Avenue. A variance is requested to allow the second floor expansion to utilize the existing 4.4 foot side setback in lieu of the required 10 feet. A variance is requested for a continuous side wall plane of 45.3 feet in lieu of the allowed 36 feet. Contributing resource in the College Quarter Historic District. Zoned R-1AA. Parcel ID. #07-22-30-1490-03-060.

Ms. Hayes announced that this item has been postponed until the May 11<sup>th</sup> meeting to allow for adequate posting.

COR 16-004 Request by Jeff and Tracey Currey for a Certificate of Review for alterations including one and two additions and to replace the existing swimming pool at the residence at 1015 Greentree Drive. Variances are requested for rear setbacks of 15 feet and 17.5 feet to one story additions in lieu of the required 25 feet. A variance is requested for a rear setback of 26.4 feet to a two story addition in lieu of the required 35 feet. A variance is requested for a swimming pool side setback for 6 feet 7 inches in lieu of the required ten feet. Zoned R-1AA. Parcel ID. #05-22-30-3366-00-040.

Senior Planner Lindsey Hayes presented the staff report. She explained that the residence at 1015 Greentree Drive known as "Mi E Taw" was added to the Winter Park Register of Historic Places in 2005 and is significant for its association with the early development of Winter Park. She provided a historical overview of the subject property and the certificate of review request. She detailed complexities of the certificate of review request:

- 1) The owners want to replace the existing swimming pool, spa and pool deck and are requesting a variance to allow the replacement pool to have a 6.7" setback to the side lot line in lieu of the required ten feet.

*Staff recommendation: The swimming pool does not impact the historic character defining features of the property. The abutting neighbor is concerned about the sound from the pool, however staff does not believe the requested setback will change sound from pool use. Staff recommends*

*approval with the condition that a six foot high solid fence to be added along the side lot line by the pool area based Standards 9 and 10 and neighbor's concerns.*

- 2) The owners are requesting one and two-story rear additions and are requesting variances to allow a rear setback of 15 feet to the one story addition in lieu of the required 25 feet. A variance is requested for a rear setback of 26.4 feet to the two story addition in lieu of the required 35 feet.  
*Staff recommendation: The rear elevation is not character defining. The proposed alterations improve the integration of the main historic house and two story non-historic garage. Staff recommends approval based on Standards 2, 9 and 10.*
- 3) A variance is requested for a one story addition on the north facing side of the garage that will require a variance to allow a rear setback of 17.5 feet in lieu of the required 25 feet. A gable front one story addition is also proposed for the west (street facing) side of the garage.  
*Staff: The two story garage is not part of the historic development of the property. The additions have no impact on the historic character of the house and staff recommends approval based on Standards 9 and 10.*
- 4) A one story gable front addition is proposed for the street side of the southwest wing along with a French door placed to the left of the addition.  
*Staff recommendation: This is a highly visible historic character defining elevation and the proposed addition removes the existing arched opening and introduces a window with that is not in keeping with the historic character of the house. Staff recommends denial based on Standards 2, 3, 4, 5, and 9.*
- 5) A one story addition on the south facing elevation between the two south wings.  
*Staff recommendation: This recessed section of the south elevation is not a character defining feature. Staff recommends approval based on Standards 2, 9 and 10.*
- 6) The applicant proposes a number of alterations to the exterior of the building including.
  - a. Replacing the metal shingles with standing seam metal roofing.  
*Staff recommendation: This is not supported by photographic evidence. Staff recommends denial based on Standards 3 and 6.*
  - b. Replacing the 1980s stucco with horizontal "Truexterior" siding by Boral.  
*Staff recommendation: There is historic photographic evidence clearly indicating horizontal wood siding. Modern wood siding does not always have the durability of the original pine and cypress used on historic properties so alternative materials may be appropriate. Pictorial evidence shows the details of the trim work that could be replicated with the replacement of the exterior cladding. Staff recommends approval based on Standards 3, 6 and 9.*
  - c. Alter the existing four arched openings on the street side main body of the house by removing the arches and replacing with three pairs of French doors.  
*Staff recommendation: This is a major alteration of the historic character defining features of the primary elevation. Staff recommends denial based on Standards 2, 3, and 5. The applicant may wish to consider retaining the arched openings and replacing the modern glass in the openings with French doors as an alternative.*
  - d. Open the enclosed arches on the northwest corner of the house.  
*Staff recommendation: This is supported by historic photographic evidence. Staff recommends approval based on Standards 2 and 6.*
  - e. Replace windows with a combination of casement and double hung windows by Marvin. Windows have exterior mullions for the divided lights. Shutters to be added.  
*Staff recommendation: Historic photographic evidence shows divided light casement windows and no shutters on the primary elevations. Staff recommends denial of the sash windows, except for the non-historic garage and rear new additions, and approval of*

*casement windows only based on Standards 2, 3, 5, and 6. Staff recommends denial of the shutters based on Standard 3.*

Ms. Hayes responded to Board member questions and concerns.

Bill Childs, the applicant's architect, walked the Board members through the applicant's plans. He introduced the members of the development team. He detailed the applicant's hardships and why the variances are necessary to make the home more livable for modern day.

Jeff Currey, co-applicant, 1015 Greentree, stated that they are committed to preserving the home. He discussed the historical significance of the camphor tree, and the challenges of why they are limited to what they can do to the front of the home.

Messrs. Childs and Currey responded to Board member questions and concerns relating to the pool relocation, roof, alteration of the arches, and the windows.

Attorney James Talley represented James and Erin Buettgen who live at 1013 Greentree Drive (immediate neighbors to the south). He explained that they are concerned with sound loss of privacy because of the pools proximity to their master bedroom. He stated that they oppose the request to change the setback for the pool, and requested to enforce the 10-foot setback for the pool.

John Schofield, 358 Vitoria Avenue, spoke in support of the project.

Viola Emery, 311 Raintree Court, expressed concern with how the extensive renovation will impact the tree. Mr. Currey restated the commitment to preserving the camphor tree.

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

The Board took action on the requests as follows:

Request #1

- 1) The owners want to replace the existing swimming pool, spa and pool deck and are requesting a variance to allow the replacement pool to have a 6.7" setback to the side lot line in lieu of the required ten feet.

No action was taken on this issue at today's meeting. The Board members requested that the applicant explore an alternate location for the summer kitchen.

Requests #2, 3, and 5

Motion made by Candace Chemtob, seconded by Laura Armstrong to approve requests 2, 3 and 5 as they do not affect the existing footprint of the house or the neighbors.

- 2) The owners are requesting one and two-story rear additions and are requesting variances to allow a rear setback of 15 feet to the one story addition in lieu of the required 25 feet. A variance is requested for a rear setback of 26.4 feet to the two story addition in lieu of the required 35 feet.
- 3) A variance is requested for a one story addition on the north facing side of the garage that will require a variance to allow a rear setback of 17.5 feet in lieu of the required 25 feet. A gable front one story addition is also proposed for the west (street-facing) side of the garage.
- 5) A one story addition on the south facing elevation between the two south wings.

Motion carried unanimously.

Request #4

Motion made by Laura Armstrong, seconded Candace Chemtob by to deny this request as recommended by staff. Mrs. Armstrong withdrew her motion to deny.

Motion made by Candace Chemtob to approve a one-story gable front addition is proposed for the street side of the southwest wing along with a French door placed to the left of the addition.

- 4) A one story gable front addition is proposed for the street side of the southwest wing along with a French door placed to the left of the addition.

Motion carried unanimously per the subsequent action below.

Request #6

Motion made by Genean McKinnon, seconded by Laura Armstrong to approve 6a, 6b, 6d, and 6e.

- 6) The applicant proposes a number of alterations to the exterior of the building including.
  - a. Replacing the metal shingles with standing seam metal roofing. (The Board did not agree to this request. The applicant agreed to the Board request to go with an architectural asphalt shingle or tin-type roofing material).
  - b. Replacing the 1980s stucco with horizontal "Truexterior" siding by Boral. (The Board members expressed no objections to this request).
  - c. Alter the existing four arched openings on the street side main body of the house by removing the arches and replacing with three pairs of French doors. (The Board members expressed concern that approval of this request will not retain the historic character of the home. No action was taken on this item).
  - d. Open the enclosed arches on the northwest corner of the house. (The Board members expressed no objections to this request).
  - e. Replace windows with a combination of casement and double hung windows by Marvin. Windows have exterior mullions for the divided lights. Shutters to be added. (The Board members expressed no objections to this request).

Motion carried unanimously. Note that the motion did not include 6c.

#### Request #4

Senior Planner Hayes requested clarification on request #4 (gable front addition on the southwest wing), as it was still undecided. Mrs. Chemtob stated that after the architect provided clarified the intent of the request, she was comfortable with taking action on the request.

Motion made by Candace Chemtob, seconded by Bill Segal to approve a one-story front addition for the street side of the southwest wing along with a French door placed to the left of the addition. Motion carried unanimously.

Consensus was that action will be taken on requests #1 and #6c at the May 11<sup>th</sup> meeting.

Mrs. Chemtob left the meeting at 11:00 a.m. A quorum was no longer present.

#### 4. Staff updates.

Planning and Community Development Director briefly updated the Board on the Historic Preservation ordinance. She explained that the City Commission revisited the ordinance at the April 11<sup>th</sup> meeting and they will be revisiting the 2/3 district vote and the policy language at the beginning of the ordinance. She said that they are requesting the Historic Preservation Board revisit variances and the continuing the Florida Master Site File process and incentives. She said that these issues can be discussed more in detail at a work session.

Mrs. McKinnon requested that staff bring back at the May meeting the nominations the Historic Preservation Awards for the Casa Feliz Colloquium that will be held on May 21<sup>st</sup>.

Sue Massaline, representing the Friends of Casa Feliz, extended the invitation to the Board members to attend the Casa Feliz Colloquium scheduled for Saturday, May 21<sup>st</sup> beginning at 9 am.

5. New Business. There were no items of new business.

6. Adjournment. There was no further business. The meeting adjourned at 11:45 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary