



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
March 13, 2013
Commission Chambers
401 Park Avenue South

MINUTES

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

Present: Chairman Randall Glidden, Candace Chemtob, Christie Underwood, Patrick Doyle, Rebecca Talbert, and Billy Wilson. Absent: Genean MacKinnon. 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 February 13, 2013 meeting minutes, as amended. Motion carried unanimously with a 6-0 vote.

3. New business.

COR 13-002 Request of Michael and Aimee Spencer to rebuild a 479 square foot freestanding garage (former garage destroyed by falling tree) with a hipped roof at their property located at 1509 Orange Avenue; Zoned R-1A. Parcel ID #12-22-29-6432-07-110.

Senior Planner Lindsey Hayes presented the staff report. She explained that the property at 1509 North Orange Avenue was built around 1926, and was one of the first homes in the Orwin Manor subdivision and was designated to the Winter Park Register of Historic Places in 2012. She said that the owners had begun repairs to the garage; however a large tree fell on the building causing extensive damage. The surviving wall portions required emergency demolition due to safety concerns.

Ms. Hayes provided detail of the certificate of review. She explained that the applicant is requesting to build a replacement detached two car garage on the same general footprint of the 441.6 square foot original and in the Spanish Eclectic style compatible with the historic house. The 479 square foot replacement building would also have a workspace on the east side. Further, the slight increase in width over the original will allow for wall light fixtures to flank the garage bays. The 6.92 foot rear setback of the destroyed garage had would be used for the replacement. The garage would have a hipped tile roof and stucco finish compatible with the style of the historic house. To maximize natural light in the interior, the two bay openings of the building would have a storefront type glazing system which was also used at a doorway on the rear of the house. She noted that the applicants are not requesting or intending a "reconstruction" as defined in the Secretary of the Interior's Standards for Rehabilitation as recreating a non-surviving portion of a property with an accurate duplication of historic features and elements. This request is similar to a new addition to a historic property. Applying the Standards to this case, in terms of preserving the setting, the new building is in the location of the former garage and retains the relationship between the house and the garage. Considering the garage as a new building that should make clear what is historic and what is new, the window system is clearly a modern treatment, yet placed on the

garage is such a way to respect traditional opening patterns. The new detached building at the rear of the property would not diminish the historic character of the home. Staff recommended approval subject to HPB review. Ms. Hayes responded to Board member questions and concerns.

The applicants were present. They expressed that they were in agreement with staff recommendations. No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

Motion made by Ms. Talbert, seconded by Mrs. Underwood approving the plans giving the applicants discretion to go up to 26 feet wide for the garage door. If the applicants decide to pursue that option, staff was granted permission to approve without bringing back to the Board. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 6-0 vote.

COR 13-003 Request of Gaetano Oddi to replace the windows of the garage apartment at his property located at 455 Huntington Avenue, Winter Park, Florida. The garage apartment has an address of 800 Maryland Avenue. The property is a contributing historic resource in the College Quarter Historic District; Zoned R-2. Parcel ID #07-22-30-8760-00-190.

Senior Planner Lindsey Hayes presented the staff report. She explained that the residential property located at 455 Huntington Avenue is located in the College Quarter Historic District and includes two contributing historic buildings. She provided the Board members with background information on the subject property. The applicant is currently requesting approval to replace the windows in the garage apartment. The windows are wood single hung with six over six divided lights. In 2012, the applicant requested and received approval to replace the original steel casement windows in the house. Approval was granted for replacement casement windows with exterior muntins. Further, she explained that the applicant is requesting to replace the garage apartment windows with Anderson Silverline single hung windows. The garage apartment fronts on Maryland Avenue. Product literature is attached. This is a vinyl window product. The replacement windows would fit into the existing openings. Exterior muntin bars would be applied to the upper window sash. Staff recommended approval to replace the windows with no alteration of the existing openings. New windows should be single hung to replicate the existing window operating pattern. Staff recommends exterior muntins on the upper sashes at minimum. Ms. Hayes responded to Board member questions and concerns.

Gaetano Oddi, the applicant, was present. He requested that he be granted permission to use a casement that matches what is on the existing home. No one else wished to speak concerning the request. Public Hearing closed.

Motion made by Mrs. Underwood, seconded by Mr. Doyle to approve the request and to provide discretion to the applicant to either provide a single hung replacement window with at a muntin sash to match the existing or a casement style that will match the muntin pattern on the existing home. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 6-0 vote.

4. Other Business – Informational

Ms. Hayes provided the Board members with an update on the Grant Chapel issue that went to the City Commission.

5. Adjournment. There was no further business. The meeting adjourned at 9:36 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary