



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
July 10, 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, Candace Chemtob, Genean McKinnon, Billy Wilson, Louise Sprimont. Absent: Rebecca Talbert and Michael Miller. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

Motion made by Mrs. Underwood, seconded by Mrs. McKinnon to approve the June 12, 2013 meeting minutes. Motion carried unanimously with a 6-0 vote.

3. Action Items.

COR 13-006 Request of James and Elizabeth Faiella to relocate the accessory unit on their property located at 781 Antonette Avenue forty feet toward the rear lot line and five feet from the south side lot line; Contributing historic resource in the College Quarter Historic District, Zoned R-1AA. Parcel ID #07-22-30-1490-02-071.

Senior Planner Lindsey Hayes presented the staff report. She provided a brief review of the background of the subject property. She explained that on June 12, 2013, the Board heard the request and granted approval to the applicants for a 1,444 square foot addition on the rear of the house. 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. She said that the addition requires removing or relocating the single-story, wood-frame accessory building which is located behind the main house. At the June meeting, the HPB asked the applicants to return to the board with the new location of the accessory building for approval should they choose to move the building. The building is proposed to be relocated about forty feet back toward the rear setback from its current location and will be adjusted to be five feet from the south side setback which meets code in lieu of the current side setback of 4 feet 8 inches. Staff recommended approval subject to Historic Preservation Board review. Ms. Hayes responded to Board member questions and concerns.

The applicants were present but did not wish to address the Board. They indicated their agreement with staff recommendations. No one wished to speak concerning this issue. Public hearing closed.

Mrs. Underwood disclosed that she was the previous owner of the subject property and sold it to the current owner. She stated that she has no financial or other interests in the property. The Board members all expressed support of the request.

Motion made by Mr. Wilson, seconded by Mrs. McKinnon to approve the request. No one else wished to speak concerning the request. Public Hearing closed. Motion carried unanimously with a 6-0 vote.

4. New Business – Informational

- a) Discussion of Commission direction and historic preservation review process. Ms. Hayes explained that she included in the packet a copy of the Mayor's proposal of how he would like to see Historic Preservation proceed, and noted that was endorsed by the City Commission on 7/8/13. She gave an overview of the timeline. She discussed process of updating inventory of historic resources survey which was completed in 2001. She said that is anticipated to be complete by the end of August. Other initiatives that will be undertaken will be to compare and contrast the national register with the local register; compare and contrast the historic preservation ordinance of other municipalities with that of the City; private preservation efforts within the City; initiatives to promote historic preservation; coordination with the EDAB and the P&Z Board for amendments to the current ordinance. She said that everything must be complete by October 15th in order to keep the process moving. Ms. Hayes responded to Board member questions and concerns regarding the National Register process.

The Board members discussed their concerns regarding the process as outlined by Ms. Hayes. The Board members requested a complete timeline of the Interlachen property. Ms. Hayes noted that staff has that information and will email to the members of the Board. They also discussed a timeline for meetings for the Board. Consensus of the Board members was to meet on both 7/15/13 and 7/25/13. Mrs. MacKinnon requested that each of the public meetings will begin with a complete timeline of Interlachen house so that full disclosure is made to the public at each meeting. The Board members discussed the pros/cons of this issue. Ms. Underwood stated that she does see the importance of seeing the timeline, she does not want to spend too much time on the action of another Board. She said that she feels that can be revisited at another time.

- b) Proposed temporary demolition moratorium. Ms. Hayes explained that this item is on the agenda at Mrs. Chemtob's request. She said that along with a review process, there is a concern that there is a rush to demolish. She explained that typically moratoriums must be for a very specific purpose and a very specific time period so as not to burden property owners. She said that in this case, it might be a certain period that would allow for Board review and to make a determination as to whether ordinance amendments are needed to the City, it may apply to a limited category of properties (i.e., properties already identified on the Florida master site files or properties over a certain age 50-60 years so as to minimize problems). She said that this will not affect any property that has an active application in process will be excused from the process.

Mrs. Chemtob explained that she brought this issue to staff because she does not feel that the ordinance addresses all of the important situations that can arise with historic resources. She said that she feels that this is appropriate given the direction that has been received from the City Commission.

She said that she feels that this is appropriate until decisions have been made concerning amendments to the existing historic preservation ordinance. The Board members discussed the pros/cons of the suggestion. Ms. Hayes reiterated that she feels that it is important to limit in terms of scope and put a time-frame on it that would not be burdensome. Mrs. Underwood said that she feels that the issue could be placed on the list of topics for future discussion and get advice from the City Attorney. Mrs. McKinnon said that she is concerned that it will become a property rights issue and that it will hamper historic preservation efforts within the community. She said that she welcomes hearing more concerning the issue, but does not feel that she can support at this time. Mrs. Underwood agreed. She encouraged pursuit of other alternatives.

The Board opened public comment.

Linda Kulmann, 257 Canton Avenue, President of Winter Park Historical Association, she thanked the Board members for their service. She said that she feels that historic resources are being lost, and as the resources are lost so is the charm that is added to the community by these homes. She said that she feel that the loss of these resources, will result in a decrease in the value of homes. She commented that she understands and respects the property rights issue, but encouraged to take into consideration what other communities are doing and also encouraged celebrating when properties are designated as a way of promoting historic preservation and easing fears.

Clardy Melugin, former owner of the Capen House, addressed the Board and provided the Board with an overview concerning the designation of the home under her ownership.

Nancy Shutts, 2010 Brandywine Drive, said that she does not feel that the Mayor and City Commissioners understand the ramifications of what they have tasked to the HPB. She urged the Board members to not rush thru the process. She suggested that a summary be placed on the City website or in the City newsletter to educate the citizens.

Lisa Kony, property and business owner in Winter Park, said that she feels that there has been a lot of misinformation concerning the Capen House and this is a way to prevent that from happening in the future. She said that she feels that the issues lie within the way the ordinance is written and processes, and further that the review process needs more support.

No one else wished to speak concerning this issue. Public Hearing closed.

5. Adjournment. There was no further business. The meeting adjourned at 10:54 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

