



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
September 10, 2014
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:10 a.m. and adjourned the meeting because a quorum was not present.

Present: Chairman Randall Glidden, Rebecca Talbert, Genean McKinnon, Michael Miller, Candace Chemtob, Louise Sprimont, Barbara De Vane and Phil Wood. Also Present: City Attorney Robin McKinney. Staff: Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes

No minutes approved at today's meeting.

Public Comments: None.

3. Action Items.

COR 14-004 Request for a Certificate Review for additions and alterations including the construction of a one story accessory dwelling unit with five foot side and rear setbacks at the property located at 1520 Glencoe Avenue. Variances requested to utilize the existing 9.5 foot north side setback in lieu of the required 11 feet, front setback of 47.59 feet to an enclosed addition in lieu of the required 58 feet, and for a total floor area ratio for the property of 37.4%. Virginia Heights East Historic District contributing historic resource. Zoned R-1AA. Parcel ID #07-22-30-8908-14-060.

Senior Planner Lindsey Hayes presented the staff report. She explained that 1520 Glencoe Avenue is a contributing resource in the Virginia Heights East Historic District. She reviewed the details of the request and the architectural history of the structure. She discussed the details of the certificate of review request. She explained that the current owner wants to retain the original house and is requesting approval for a number of alterations and additions. They include a one story rear addition and screened porch, and to replace the existing north side garage and wing with new construction. The non-original entry is proposed to be removed and replaced with a shed-roofed open entry porch and sunroom across the front elevation. The request also includes a freestanding guest cottage in the northeast rear corner of the property with five-foot side and rear setbacks. She noted that staff originally advertised as a request for two-story guest house; however, the applicants have reduced the request to a one-story cottage that is smaller in size. All the additions are in keeping with the original wood frame vernacular cottage style. She reviewed the requested variances:

- Front setback variance of 47.59 feet to the proposed front sunroom in lieu of 58 feet for this section of Glencoe.
- Utilization of the existing north side setback of 9.5 feet in lieu of the required 11 feet for the reconstructed garage.
- Freestanding one story guest cottage with a rear setback of 5 feet.
- Total floor ratio of 37.4% for the main and guest house in lieu of 33%.

She also discussed FAR and setbacks for the subject property. The one story additions are located to the rear of the property. Sr. Planner Hayes noted that staff generally has reservations about altering front elevations. She stated the existing entry porch is not original to the house; and that no information is available about the original entry; therefore, staff is looking for compatibility. Staff recommended approval of the request subject to HPB review. Ms. Hayes responded to Board member questions and concerns.

David Runnels, Architect, 233 West Park Avenue, was present to address Board member questions and concerns. Mr. Runnels spoke concerning the concerns raised regarding a rental. He said that the applicant has no plans to rent the guesthouse out. He said that it is strictly for family use. They also have no plans to install an extra electric meter. He said that the extra parking space that the neighbor references is a city requirement.

Tyler Duckett, 1510 Glencoe Road, expressed concern with the location of the new drive-way. He said that the location does not leave much room for a landscape buffer or a fence. He said that he is extremely concerned about the method of removal of the existing tree that is planted where the guesthouse is proposed to go. He acknowledged that the applicants have provided them with a scope of work and they look forward to working with the applicant to work out the issue of landscaping.

Sally Flynn, 1400 Highland Road, spoke favorably of the request. She said that she is very thankful that this applicant did not do a teardown. She said that she applauds any applicant renovating and maintaining the character of the neighborhood.

Doug Scarola, 1580 Glencoe Road, stated that he is thankful that the applicant did not propose a teardown, but expressed concern with maintaining and preserving the setbacks of the structure as is. He said that he opposes the construction of the proposed guesthouse and fears that constructing will lead to new renters.

Howard Harris, 1521 Highland Road, requested to see the rear elevations. He said that he is very concerned with what will he see from his backyard, and the construction of the guesthouse with a five-foot setback and removing the tree.

Betsy Owens, 656 North Park Avenue, questioned how the home will resemble its historic roots once the renovations are made. She said that she is extremely concerned with major change to the front facade and the message that is sent in allowing this.

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

The Board members entered into closed discussion. Ms. Hayes responded to Board member concerns to include providing a detailed explanation of a contributing historic resource. She noted that plans are always available for viewing in the Planning department and also on the City website. Mrs. McKinnon detailed her

concerns with the requested variances. She agreed with the comments made by Ms. Flynn with regard to homes located in a historic district. She said she is supportive of what the applicant is proposing. Mr. Miller agreed with her comments. Mrs. Chemtob stated that she feels that the concerns raised by the rear neighbor are valid. She said that she feels that the rear elevations should be provided so that they know what the proposed structure will look like. Mrs. De Vane discussed her concerns with the setbacks for the guesthouse and size of windows on the sun porch.

Motion made by Mrs. McKinnon, seconded by Mr. Miller to approve the request.

Motion amended by Mrs. De Vane, seconded by Ms. Talbert as follows:

- 1. The applicant is to provide elevations of all sides visible by neighbors.**
- 2. The garage drive-way is to be reduced to 2 car width.**
- 3. And the applicant is to provide elevations of the sun porch, specifically the windows.**

The amendment was amended by Mr. Glidden, seconded by Mrs. Chemtob as follows:

- 1. The applicant is to come back with additional information as to the intent of the landscaping along the north and east edges of the property.**
- 2. The applicant is to provide a clear distinction between what is new and what is old.**
- 3. The applicant is to look at the using permeable paving surfaces as much as possible to minimize the need for other storm water retention methods.**

A voice vote was taken for the second amendment. The motion carried with a 7-0 vote.

A voice vote was taken for the first amendment. The motion carried with a 7-0 vote.

A roll call vote was taken on the motion as amended. Motion carried unanimously with a 7-0 vote.

4. New Business.

Ms. Hayes reminded the Board members of the Winter Park Country Club Centennial celebration to be held on Wednesday, September 16th and also that Mr. Frank Hamner will be coming back to give a presentation on the Citizen's Committee findings in an effort to wrap up the amendments.

5. Adjournment. There was no further business. The meeting adjourned at 11 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary