



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

9:00 a.m.  
March 11, 2015  
Commission Chambers  
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:05 a.m.

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

2. Approval of Minutes.

**Motion made by Ms. Talbert, seconded by Mr. Wood to approve the January 14<sup>th</sup> and February 11<sup>th</sup> meeting minutes. Motion carried unanimously.**

Public Comments:

No one wished to speak. Public comment was closed.

Action Items:

COR 15-002 Certificate of review request from Peter and Jordon Celeste to replace the windows and to replace a rear door with a window at their property at 368 Vitoria Avenue. Contributing historic building in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-03-080.

Senior Planner Lindsey Hayes presented the staff report. She noted that the subject property is a contributing historic resource in the College Quarter Historic District. She used a power point presentation to discuss the history and the architecture of the home. She stated that the applicants are requesting a certificate of review to replace the non-original windows, and to replace a non-original rear double French door with a double window. The existing window openings would be preserved. The proposed windows will be a clad wood type and an upgrade to the previously replaced windows. The proposed window selection's style and opening mechanism (sash etc.) must be shown to be appropriate for the Craftsman style. The narrow lots and organization of the buildings on Vitoria Avenue provides little view of side elevations thus there would be minimal impact to the character of the house and street. Staff recommended approval subject to final manufacturer and specification selection. Ms. Hayes responded to Board member questions and concerns.

The applicant Mrs. Celeste and her contractor John Schofield were present to respond to any questions and concerns of Board members. No one wished to speak concerning the item. Public Hearing closed.

**Motion made by Ms. Talbert, seconded by Mrs. Sprimont to approve the certificate of review request to replace a rear door with a window at 368 Vitoria Avenue. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.**

COR 15-003 Certificate of review request for final exterior elevations and materials for COR 13-004; April 10, 2013 request of Stephen and Pamela Coutant for additions and alterations to their property located at 905 Lakeview Drive including front and rear additions totaling 977 square feet, a 30 square foot side entry porch addition and a 114 square feet rear lanai. Variance requested to allow a front setback of 47 feet in lieu of the average 55 feet. The property is a contributing resource in the College Quarter Historic District; Zoned R-1AA. Parcel ID #07-22-30-1490-01-170.

Senior Planner Lindsey Hayes presented the staff report. She explained that the subject property at 905 Lakeview Drive was built around 1925 and was one of the first homes in the College Place subdivision which is part of the College Quarter Historic District. She explained that on April 10, 2013, the HPB approved the applicants' request for front and rear additions totaling 977 square feet, a 30 square foot open entry porch addition, and a 114 square foot rear lanai. She reviewed the details and concerns of the 2013 certificate of review request. She noted that this was a preliminary request to determine if the additions will be approved subject to final plans and materials. She discussed the issues relating to the Secretary of the Interior's Standards. Ms. Hayes stated that the HPB granted preliminary approval to the plans and to the front setback variances subject to the following conditions; that the applicant must return with all final elevations and materials information, and that there must be a development agreement to preserve the existing interior courtyard. The applicants are now returning with the complete elevations, and they have no objection to a development agreement to retain the open courtyard. Staff recommended approval subject to HPB architectural review with the condition that building permits would not be released until a development agreement to preserve the open courtyard and keep the portico open as shown is signed. She responded to Board member questions and concerns.

Stephen Coutant, 905 Lakeview Drive, stated that they have been working on identifying materials (i.e., windows and roofing materials). He brought in sample windows and roof tiles. He discussed the difficulties that they have encountered in trying to match the roof tiles. He responded to Board member questions and concerns.

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

**Motion made by Mrs. McKinnon, seconded by Mrs. Sprimont to approve the request for final exterior elevations and materials and the requested variance to allow a front setback of 47 feet in lieu of the average 55 feet for 905 Lakeview Avenue. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.**

- Betsy Owens, Executive Director, Friends of Casa Feliz, JGR II Colloquium award program

Mrs. Owens presented the Board members with background information regarding the award program proposed for the JGR II Colloquium. She explained that it is the desire of Casa Feliz to partner with the Historic Preservation Board to present these awards at this well attended community event. She stated that the award(s) would fall under the umbrella of community service awards suggested for Excellence for Commercial

Restoration, Excellence for Residential Restoration, and a lifetime achievement award or adaptive reuse. Mrs. Owens noted that the 2015 Colloquium is scheduled for May 16<sup>th</sup> at Rollins College, and further the event is typically attended by at least 300 people. She responded to Board member questions and concerns.

A discussion ensued among the Board members concerning the pros and cons of an award program. Ms. Hayes discussed City policies with regard to awards. She suggested a workshop so that Board members can discuss this issue at length and fine tune the suggested program. She stated that for purposes of today, action is needed by the Board in order to move forward with this endeavor.

Stephen Coutant, 905 Lakeview Drive, suggested that the Board members develop a name for the award prior to sending forward to the City Commission to vote on due to the timing involved. No one else wished to speak concerning this item. Public hearing closed.

**Motion made by Mrs. Sprimont, seconded by Mrs. McKinnon to establish the Winter Park Historic Preservation Board award with the categories of: Excellence in Commercial Renovation, Excellence in Residential Renovation, Lifetime Achievement and Adaptive Reuse. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.**

3. New Business.

Ms. Hayes announced that public workshops for the Historic Preservation Ordinance re-write will held at the Welcome Center in the month of April, no dates provided. The purpose is to receive public comment.

Mr. Wood introduced his idea of a proclamation honoring Mr. John Spang. He distributed copies to the Board members for consideration. He also discussed his idea of a four tier ranking system for historic properties. He also distributed copies of this information to Board members for consideration. Ms. Hayes suggested that these items be placed on the April 8<sup>th</sup> agenda.

4. Adjournment. There was no further business. The meeting adjourned at 10:30 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary