



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

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

MINUTES

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

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

2. Approval of Minutes: July 14, October 14 and November 11, 2015

No action was taken at today's meeting.

Public Comments on any item not appearing under action:

No one wished to speak. Public comment was closed.

3. Action Item.

HDA 15-006 Request by James Martin Sullivan and Maura T. Smith to nominate their property located at 901 Georgia Avenue, Winter Park, Florida for listing as a historic landmark in the Winter Park Register of Historic Places. Parcel No. 06-22-30-2264-00-081. Zoned R-1AA.

Senior Planner Lindsey Hayes presented the staff report. She used a PowerPoint presentation to discuss the history, and architectural details of the subject property. Staff recommendation was to list the property as a historic landmark on the Winter Park Register of Historic Places. Ms. Hayes responded to Board member questions and concerns.

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

Motion made by Phil Kean, seconded by Candace Chemtob to designate 901 Georgia Avenue as a historic landmark on the Winter Park Register of Historic Places. Motion carried unanimously.

HDA 15-007 Request by Jose and Ann Lacambra to nominate their property located at 700 Oxford Road, Winter Park, Florida for listing as a historic resource in the Winter Park Register of Historic Places. Parcel No. 07-22-30-8908-07-010. Zoned R1-AA.

Senior Planner Lindsey Hayes presented the staff report. She used a PowerPoint presentation to discuss the history, and architectural details of the subject property. Staff recommendation was to list the property as a

historic resource on the Winter Park Register of Historic Places. Ms. Hayes responded to Board member questions and concerns.

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

Motion made by Phil Kean, seconded by Laura Armstrong to nominate 700 Oxford Road as a historic resource on the Winter Park Register of Historic Places. Motion carried unanimously.

COR 15-007 Request by John M. Brennan, Jr. For a Certificate of Review for final design review of a freestanding two car garage with a second floor accessory dwelling unit at the rear of his property located at 814 Antonette Avenue; approved with a variance to allow a ten foot rear setback at the November 13, 2015 HPB meeting. Contributing historic resource listed in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-01-100.

Senior Planner Lindsey Hayes presented the staff report. She explained that at the November 11th meeting, the board approved the request to demolish the existing garage, and for the construction of a freestanding two car garage with a second floor accessory dwelling unit including a variance to allow a ten foot rear setback. The approval was conditioned upon the applicant returning with a revised design that would have a flat roof similar to the main house and with a landscape plan for screening the new building. She noted that the applicant has submitted the revision as well as the landscape plan which was provided to the Board members as a part of their packet. She said that the revised roof line features raised parapets at the corners and a tiled pent roof between the parapets. The College Quarter Historic District Design Guidelines recommend that accessory structure should be of similar style, color, design and materials used for the principal residence. She added that the proposal meets the Secretary of the Interior's Standards for Rehabilitation, numbers 9 and 10. Staff recommendation was for approval of the revised roof design and the landscape plan. Ms. Hayes responded to Board member questions and concerns.

Mr. Brennan, the applicant, was present. He stated that after the concerns raised by his neighbors at the November meeting he made a decision to revise his plans with a flat roof and a bamboo screen than can grow to a height of up to 30 feet. He responded to Board member questions and concerns.

John Schofield, 358 Vitoria Avenue, stated that he appreciates the efforts that the applicants have made in revising the project and that he supports the new design as it is more in line with the main building.

Elizabeth Bosserman, 818 Antonette Avenue, addressed the Board concerning the request. She expressed concern with the bamboo and the rate at which it will grow. She requested that the applicant install the fast-growing variety that is able to attain a 25-30 foot height. In addition, if any outside lighting is used, to please limit it to the first floor out of respect for the fact that her bedroom is on the second floor.

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

Motion made by Genean McKinnon, seconded by Louise Sprimont to approve the Certificate of Review for final design review of a freestanding two car garage with a second floor accessory dwelling unit at the rear of the subject property located at 814 Antonette Avenue; this includes the variance to allow a ten foot rear setback at the November 11, 2015 HPB meeting. Motion carried unanimously.

Mrs. Chemtob left the meeting at 9:45 a.m.

COR 15-010 Request by Oliver Constable for a Certificate of Review to demolish the existing open air cabana and replace it with a new enclosed cabana with open porch at his property at 333 Vitoria Avenue, Winter Park, Florida. A variance is requested to allow the 710 square foot cabana and open porch under roof to exceed the allowed 500 square feet with a ten foot rear setback. Project includes replacing the pool deck. Non-contributing historic resource in College Quarter Historic District. Parcel No. 07-22-30-1490-02-150. Zoned R-1AA.

Senior Planner Lindsey Hayes presented the staff report. She explained that the applicants are requesting a certificate of review to demolish the existing open air cabana and replace it with a new enclosed cabana with an open porch. She noted that there is a non-contributing cabana and swimming pool in the rear yard; and because of the major additions and alterations, the property is classified as a non-contributing resource in the College Quarter Historic District. She explained that the new cabana will have horizontal siding and a trio of French doors opening onto the pool deck. Pool deck materials will be replaced; a material change the board does not review. The simple traditional details of the new cabana are compatible with the main house. A variance is requested to allow a total of 710 square feet under roof within ten feet of the side lot line in lieu of the allowed 500 square feet. She noted that the relationship between buildings helps to define the historic character of the district and should always be part of rehabilitation and redevelopment plans. The organization of the buildings on Vitoria Avenue provides little view of rear yards thus there is minimal impact from the new cabana to the character of the house and street. The College Quarter Historic District Design Guidelines recommend that accessory structures should be of similar style, color, design and materials used for the principal residence. Staff recommended approval subject to the following conditions of approval: (1) the demolition of the existing open air cabana; (2) a variance to allow 710 square feet under roof, and (3) the design of the new cabana. Ms. Hayes responded to Board member questions and concerns.

John Schofield, 358 Vitoria Avenue, spoke in support of the request. No one else wished to speak concerning the request. Public Hearing closed.

Motion made by Genean McKinnon, seconded by Laura Armstrong to approve the Certificate of Review request subject to the following conditions of approval as recommended by staff: (1) the demolition of the existing open air cabana; (2) a variance to allow 710 square feet under roof, and (3) the design of the new cabana. Motion carried unanimously.

Mrs. McKinnon left the meeting at 10 a.m.

4. New Business.

Ms. Hayes advised the Board that The Winter Park Country Clubhouse is undergoing renovations. Renovations are anticipated to take approximately 2-3 months.

Dori Stone, Planning and Community Development Director, provided the Board members with an update concerning the HPB ordinance. She reviewed the details that happened at the City Commission meeting. Staff is moving forward with the incentive resolution to the City Commission. She said that new ordinance will be implemented in January. She responded to Board member questions and concerns with regard to proposed incentives. After a lengthy discussion concerning the incentive package, she suggested staff schedule a work

session and invite the City Manager, the City's Finance Director and Budget Manager to have a discussion with Board members.

Betsy Owens, Casa Feliz, stated that she feels that it is very important to get the property owners involved in the incentive discussion as it is their behavior that is trying to change. She added that it would be helpful to find out what types of incentives will change behavior. Mrs. Stone noted that a survey was done in June of 2014 of historic property owners and a total of 32 responses were received noting the types of incentives that they would like to see in place.

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

Respectfully submitted,

Lisa M. Smith,
Recording Secretary