



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
January 13, 2016
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, Rebecca Talbert Genean McKinnon, Louise Sprimont, and Laura Armstrong. Absent: Candace Chemtob and Phil Kean. Staff: Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes: October 14, November 11 and December 9, 2015

Motion made by Laura Armstrong, seconded by Rebecca Talbert to approve the minutes, as amended.
Motion carried unanimously.

Public Comments on any item not appearing under action:

No one wished to speak. Public comment was closed.

3. Action Items.

1) HDA 16-001 Request by the Albin Polasek Foundation Inc. to nominate their building known as the Capen-Showalter House at 633 Osceola Avenue as a historic landmark on the Winter Park Register of Historic Places. Parcel ID: 05-22-30-9400-61-040. Zoned Public and quasi-public (PQP).

Senior Planner Lindsey Hayes presented the staff report. She used a PowerPoint presentation to discuss the history and architectural details of the subject property. Ms. Hayes noted that the home is sited on the grounds of the Albin Polasek Museum and Sculpture Gardens and has been restored and updated for public access. The home provides museum office space, a history exhibit and serves as an event venue. 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.

Debbie Komanski, Executive Director of the Polasek Museum, was present to address questions and concerns. She stated that they are excited to bring this request forward. She agreed with the staff report as presented. Ms. Komanski responded to Board member questions and concerns.

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

Motion made by Rebecca Talbert, seconded by Laura Armstrong to nominate the building known as the Capen-Showalter House at 633 Osceola Avenue as a historic landmark on the Winter Park Register of Historic Places. Motion carried unanimously.

- 2) COR 16-001 Request by Daniel A. and Mary Grace Gordon for a Certificate of Review for: 1) a four foot black aluminum fence along the front property line, 2) a curved deck connecting the two existing front porches, and 3) a three foot black aluminum railing enclosing the existing front porches and the proposed new deck with a gate at the front porch steps at their property at 550 Holt Avenue. Non-contributing resource in the College Quarter Historic District. Zoned R-2. Parcel ID #05-22-30-9400-96-060.

Senior Planner Lindsey Hayes presented the staff report. Ms. Hayes noted that the subject property is a non-contributing resource in the College Quarter Historic District. She explained that the property at 550 Holt Avenue was built in 2005 as part of the redevelopment of 3 lots zoned R-2 in the College Quarter Historic District. The redevelopment was approved by the Historic Preservation Board at that time. She provided an overview of the 2005 request and the thought process of the previous Board. She explained that the redevelopment involved the demolition of a non-contributing duplex and the relocation of a historic bungalow from Holt Avenue around the corner to Pennsylvania Avenue. Two duplexes and this single family home were built and the relocated bungalow rehabilitated. The new duplexes and this single family house at 550 Holt Avenue were designed in contemporary interpretations of the Craftsman style. She reviewed the details of the request from the current property owners.

She explained that the applicants are requesting approval to add a four foot high open pattern black aluminum fence along the street frontages of the property, connecting the existing brick columns. The fence would extend down the east lot line, becoming 6 feet tall where the fence is located behind the required front setback. There would be a walk gate at the sidewalk transition to the entry walkway. She said that staff administratively reviews backyard fences that meet code; however front yard fences in the historic district go before the HPB for review. The owners are also asking to add a deck to connect the existing front porch and side porches on the north and west elevations. She noted that the applicants have received administrative approval for decks on the south and east elevations. The east side elevation deck received administrative approval to encroach into the required side setback. The third request of the applicants is to add three-foot high black aluminum porch railings similar to the fence material on the existing porches facing Holt and Pennsylvania Avenues. As constructed, the porch height above grade does not require railings. Staff recommendation was to approve the request as follows:

- approval of the four foot black aluminum fence along Holt and Pennsylvania Avenues.
- denial of the proposed Holt-Pennsylvania side deck.
- approval of porch railings between the existing columns on the two existing porches with the condition that they be of wood, fiber cement, or composite materials in keeping with the style of the house.

Ms. Hayes discussed in detail the College Quarter Design Guidelines with regard to each of the applicants' requests. She responded to Board member questions and concerns. A lengthy discussion ensued concerning this topic.

Mary Grace Gordon, co-applicant, 550 Holt Avenue, gave more insight into their request. She discussed research that she had done with regard to bungalows. She presented two letters in support of the request and read them into the record. She stated that they have reviewed the plans with their neighbors and they have not received any opposition. Mrs. Gordon responded to Board member questions and concerns.

Pamela Smith spoke in support of the request. She said that neighbors have seen the plans and support having the two decks connected to give the appearance of a wraparound porch. She said that she feels that it

will improve the appearance and will allow the Gordons to enjoy an outside entertainment area. She explained that the College Quarter Design Guidelines were never “set in stone” and were written many years ago. She stated that the Association is willing to make adjustments in the as needed; and further the fence will offer them protection since their home is on the edge of the College Quarter Neighborhood.

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

Motion made by Rebecca Talbert to approve the four-foot fence. The motion was withdrawn.

Consensus of the Board members was to table the request. The applicant was directed to provide staff with more detailed renderings showing the front elevations. The Board members had no objection to the four-foot fence.

Motion made by Louise Sprimont, seconded by Rebecca Talbert to table the request. Motion carried unanimously.

Non-action Items

1) Historic preservation incentive update, Randy Knight, City Manager.

City Manager Randy Knight explained that staff was directed by the City Commission to work with the Historic Preservation Board regarding financial incentives. He explained that all of the proposed incentives are still in the early planning stages and that staff is still weighing the question of if the proposed incentives should be applied to all designated properties or only significant landmark homes; those already listed on the registry or whether to have in place to entice property owners to pursue listing on the registry and also if specific incentives are adopted there would have to come up with specific policies and implementation procedures. He stated that some suggestions that are being considered are: reduced or waived permit fees, undergrounding electric service, rehabilitation grants, streetlights for districts, preservation investment fund, preservation easement purchase and an acquisition trust fund. Mr. Knight responded to Board member questions and concerns and entertained comments from Board members.

Reduced or waived permit fees: Mr. Knight said that this would apply to everyone already listed on the registry should they ever need to apply for any building permits based on 9/10 of a percentage of the cost of construction. They Board members expressed support of this item.

Undergrounding electric service: Mr. Knight explained that the cost of per property averages about \$3,000 per property for the service drop for going underground. Consensus of the Board members was that this program may be too cost prohibitive to the city.

Rehabilitation Grants: This program would be for the smaller historic homes whose values are \$400,000 or less; would require a 50/50 match for exterior facade improvements; and limited to a maximum of \$25,000 per home. This program would be subject to yearly funding availability with a ranking system similar to the Home Rehab Program that is run by the CRA. Board members expressed that if the City goes forward with this program, it should be limited to the homes designated as landmark homes versus designated resources and make a determination with regard to home valuation.

Streetlights for districts: This program would be to encourage neighborhoods to pursue historic district designation. Mr. Knight explained that the newly formed districts would not be charged the special assessment fee normally charged for the standard lights that are normally installed for the historic looking decorative street lights at a cost of approximately \$1500-\$3000 per light bulb.

Preservation Investment Fund: this program is a concept that could be used as a designated funding source for the historic preservation programs modeled after the affordable housing linkage fee. There has to be a rational nexus for the fee and the benefit to the property. The Board members liked the concept. This requires more research from the City Attorney and a determination on the cost per square footage.

Preservation Easement Purchase: This concept came from a member of the citizen's committee. It recommends that the City purchase an easement from a historic property owner in exchange for going on the Register. This program can be expensive to run. The Board members did not support this concept.

Acquisition Trust Fund: This concept creates a non-profit that will raise money to for historic preservation efforts. This concept could be connected to the Preservation Investment Fund and requires more research.

Mrs. Sprimont left the meeting at 10:50 a.m.

Ms. Talbert left the meeting at 10:55 a.m.

The Board members expressed appreciation for the ideas brought to them at today's meeting. He responded to questions regarding overall city processes, revenue generators and taxes.

2) Staff updates.

Ms. Hayes stated that the resolutions for 901 Georgia Avenue and 700 Oxford Road were approved by the Commission. She stated that the City Commission is challenging the Board to come up with recognition ideas to celebrate those homeowners that come forward for designation that includes more than a plaque.

The 2016 Colloquium is scheduled for Saturday May 21st at 10 a.m. in the Tiedke Auditorium on the Rollins College campus.

4. New Business.

5. Adjournment. There was no further business. The meeting adjourned at 11:30 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary