



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
February 10, 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, Candace Chemtob, Laura Armstrong and Phil Kean. Absent: Louise Sprimont. Staff: Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes: January 13, 2016

Approval of the January meeting minutes was tabled until the March 9th meeting.

Public Comments on any item not appearing under action:

No one wished to speak. Public comment was closed.

3. Action Items.

HDA 16-003 Request by Constance C. Canright to designate her property at 1574 Sunset Drive, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A. Parcel ID #32-21-30-4536-02-242.

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 1574 Sunset Drive has been the home of Ms. Constance Canright since 1951. Staff recommendation was to list the property as a historic landmark on the Winter Park Register of Historic Places. Staff also recommends that the house be recorded as the Constance Canright House in recognition of the owner of 65 years. Ms. Hayes noted that she received an email in support of the request from Dr. Marjeet Verde. Ms. Hayes responded to Board member questions and concerns.

Catherine Canright, 1106 Oaks Boulevard, represented the applicant, who was present for the public hearing. She explained that her aunt is 100 years old, and has owned the home for 65 years. She provided a brief history of the home, and responded to Board members questions and concerns. No one wished to speak in support or opposition to the request. Public Hearing closed.

Motion made by Rebecca Talbert, seconded by Phil Wood to list the Constance Canright House located at 1574 Sunset Drive to the Winter Park Register of Historic Places. Motion carried unanimously.

COR 16-001 Request by Daniel A. and Mary Grace Gordon for a Certificate of Review for: 1) An exception to allow a four foot black aluminum fence directly on the front and west side property lines in lieu of the allowed three foot height, 2) Appeal of administrative denial of a front deck with a variance requested to allow the deck to encroach more than fifty percent into the required setback, and 3) Three foot black aluminum railings to enclose the existing front porches and proposed deck; gating the steps. Non-contributing resource in the College Quarter Historic District. Zoned R-2. Parcel ID #05-22-30-9400-96-060. *(Tabled at the January 11, 2016 HPB meeting.)*

Senior Planner Lindsey Hayes presented the staff report. She noted that the request was tabled at the January meeting and the applicants have returned with the additional materials needed to illustrate their request. She re-reviewed the details of the subject property. She explained that the subject property is a non-contributing resource in the College Quarter Historic District. 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 reviewed the certificate of review requests: 1) An exception to allow a four foot black aluminum fence directly on the front and west side property lines in lieu of the allowed three foot height, 2) Appeal of administrative denial of a front deck with a variance requested to allow the deck to encroach more than fifty percent into the required setback, and 3) Three foot black aluminum railings to enclose the existing front porches and proposed deck; gating the steps. Ms. Hayes reviewed the provisions of the Land Development Code and the College Quarter Design Guidelines with regard to the specifics of this request. She noted that the applicants were granted 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. Staff recommendation was as follows:

- Staff recommends approval of the four foot black aluminum fence along Holt and Pennsylvania Avenues with a one foot setback from the sidewalk.
- Staff recommends denial of the proposed Holt-Pennsylvania side deck.
- Staff recommends 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 existing columns and style of the house.

Ms. Hayes responded to Board member questions and concerns.

Mary Grace Gordon, the applicant, 550 Holt Avenue, restated her requests. She stated that she has talked to her immediate neighbors and they are in support of her request. They are requesting a side porch deck that connects the existing covered decks for the appearance of a wraparound porch. She reviewed setbacks for hers and neighboring properties. She reviewed the provisions of the Land Development Code that she felt supported her request. She explained her rationale for requesting the black railings. She provided examples of how the black railings have been incorporated into other bungalow designs. Mrs. Gordon stated that she desires to coordinate the railings with her existing black fixtures, and the aluminum is sturdier and stronger and is guaranteed by her builder for 25 years. She stated that she has given much thought to the Board suggestion of doing periodic brick columns along the fence. She said that she cannot afford to do brick columns, but committed to doing podocarpus hedges periodically along the fence. She responded to Board member questions and concerns.

Margie Bridges, 767 Antonette Avenue, explained that she is the current vice-president of College Quarter Neighborhood Association. She gave insight into her involvement with the redevelopment of subject property. She said that the College Quarter Neighborhood will revisit the design guidelines since they were

written 10 years ago. She supported the applicant's request. She said that the proposed alterations will enhance the corner. No one else wished to speak concerning the request. Public Hearing closed.

Mrs. McKinnon stated that she is a strong advocate for the four-foot fence on the perimeter of the property. She noted that the subject property is in a tight, high-traffic area and that she feels that the fence is appropriate and within the guidelines. She said that she feels that the Board is bound by the current design guidelines. She did not support the deck or the secondary fence based on the provisions of design guidelines that are in place.

Mrs. Chemtob said that a lot of the items that the applicant is requesting are outside of the design guidelines (i.e. style of the porches, the requested fence style does not match the style of the home, the requested fence height exceeds the guideline requirements, and the setbacks do not meet the necessary requirements). She agreed with the comments made by Mrs. McKinnon with regard to the established design guidelines. Ms. Hayes noted that staff did support the aluminum fence versus wood due to the location of the lot.

Mr. Kean said that he feels that this particular lot does have a hardship with it being a corner lot on a busy street with unusual setbacks. His position was that that the 4-foot fence is appropriate. In addition, he noted that the deck does encourage the lifestyle of living in a historic home because this particular property does not have any outside living area. He supported the picket fence on the second level, the 4-foot fence, the connecting deck provided that it is hidden with landscaping. He did not support the interior fence.

Mr. Segal said that he is torn on this issue. He agreed with the comments concerning the design guidelines, and wanted to know if there was any flexibility in enforcing the requirements of the College Quarter Guidelines. He also agreed with Mr. Kean that the subject property is in an unusual situation.

Ms. Hayes responded to the question concerning flexibility in the College Quarter Design Guidelines. She explained that the Guidelines for decision making, whereas the Land Development Code provisions are the enforced and followed. She noted that she conferred with the Building Department concerning the setbacks and the language stated in the public notice should be incorporated into any motion the Board makes for approval so that it is clear that variances were granted.

Motion made by Phil Kean, seconded by Genean McKinnon to grant an exception to allow a 4-foot black aluminum fence directly on the front and west side property lines in lieu of the allowed 3-foot height. Motion carried with a 6-1 vote. Candace Chemtob voted against the motion.

Motion made by Phil Kean, seconded by Bill Segal to approve the black aluminum porch railing and interior fence as requested by the applicant. The motion failed because it did not receive the required number of votes. (Phil Kean and Bill Segal voted in favor of the motion. Genean McKinnon, Rebecca Talbert, Candace Chemtob, Phil Wood, and Laura Armstrong voted against the motion.)

Motion made by Phil Kean, seconded by Laura Armstrong to approve the connecting deck with a landscape buffer up to two-three feet taller than the deck elevation. Motion carried with a 4-3 vote. (Phil Kean, Bill Segal, Phil Wood, Laura Armstrong voted in favor of the motion. Genean McKinnon, Rebecca Talbert, and Candace Chemtob voted against the motion). Mrs. McKinnon, Mrs. Chemtob and Ms. Talbert did not support the request based on the provisions of the College Quarter Design Guidelines not allowing decks.

10:09 a.m. - Ms. Talbert left the meeting. A quorum was still present.

Chairman Segal noted that Ms. Talbert expressed support for both of the applicant's requests.

HDA 16-002 Request by Skolfield Properties to designate their building at 118 West Comstock Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned O-2. Parcel ID. #05-22-30-9400-76-030.

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 explained that the Skolfield Homes Frame Vernacular building at 118 West Comstock Avenue is a contributing historic building in the Downtown Winter Park National Register Historic District. It is currently in use as the offices of Skolfield Homes on the second floor and as residential on the first floor. This designation requested is paired with a Certificate of Review request. Staff recommended approval for listing as a historic resource on the Winter Park Register of Historic Places. Ms. Hayes responded to Board member questions and concerns.

John Schofield, the applicant, was present to address any Board member questions and concerns. No one wished to speak concerning this issue. Public hearing closed.

Motion made by Phil Kean, seconded Genean McKinnon to designate 118 West Comstock Avenue as a historic resource on the Winter Park Register of Historic Places. Motion carried unanimously with a 6-0 vote.

Chairman Segal recessed the meeting at 10:17 a.m. and reconvened the meeting at 10:23 a.m.

COR 16-002 Request by Skolfield Properties for a Certificate of Review for a storage building at their property at 118 West Comstock Avenue with a variance request for a side setback of 4 feet in lieu of the required 5 feet and a rear setback of 8 feet in lieu of the required 30 feet. Zoned O-2. Parcel ID. #05-22-30-9400-76-030.

Senior Planner Lindsey Hayes presented the staff report. She provided background information on the subject property. She explained that the applicant is proposing to replace the fenced storage area with an accessory storage building designed in the style of the existing historic building. The existing building is in office and residential use and has office O-1 zoning. Office zoning does not allow storage such as warehouses as a permitted use; however this storage of small amounts of construction materials would be ancillary to the Skolfield Homes business which is design and construction. The one-story accessory building will have a low pitched front gable roof, horizontal siding, and entry door and sash windows similar to the primary building. Variances are needed to allow a side setback for 4 feet in lieu of the required five feet and a rear setback in lieu of the required 30 feet for office zoned properties. Staff recommended approval of an accessory building as shown for ancillary storage for Skolfield Homes. Ms. Hayes responded to Board member questions and concerns.

John Schofield, the applicant, was present to address any Board member questions and concerns. No one wished to speak concerning this issue. Public hearing closed.

Motion made by Phil Wood, seconded by Laura Armstrong to approve the certificate of review for a storage building at 118 West Comstock Avenue include a variance request for a side setback of 4-feet in lieu of the

required 5-feet and a rear setback of 8-feet in lieu of the required 30-feet. Motion carried unanimously with a 6-0 vote.

Non-action Items

1) Staff updates.

Ms. Hayes stated that the resolution approving the designation of the Polasek Museum Capen-Showalter House was approved by the Commission at their last meeting. She noted that there is an open house for the Kummer Kilbourne House on Saturday, February 20th.

Director Stone discussed priorities for the HPB in 2016. She listed them as:

1. Come up with a list for the annual awards
2. Work with the Casa Feliz to host a public ceremony for the award recipients
3. Finish up the incentives package
4. Establish a Standard operating procedure for the ordinance
5. Positive marketing for historic preservation.
6. Hire a Consultant to update the 16 year old Florida master site file

Mrs. McKinnon suggested that an open house be held in one of the City's Historic venues for all of the property owners that have voluntarily come forward to designate their home. Director Stone was agreeable to that.

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