



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
April 12, 2017  
Commission Chambers  
401 Park Avenue South

**MINUTES**

1. Call to order. The meeting was called to order at 9:00 a.m.

Present: Chairman Bill Segal, Phil Wood, Laura Armstrong, Bob Schwetje, Ed Sabori. Genean McKinnon (arrived 9:39am?). Absent: Phil Kean and Chuck Bell. Staff: City Architect Brooks Weiss and Recording Secretary Kim Breland.

Approval of Minutes: February 8, 2017

**Motion made by Laura Armstrong, seconded by Bill Segal to approve the February 8, 2017 workshop minutes.**

**Motion made by Laura Armstrong, to amend the March 8, 2017 meeting minutes. – Correction on Page 2, to add award recipient Maher’s House built in 1925 and correction on Page 3, James Gamble Rogers house.**

Public Comments on any item not appearing under action: No one wished to speak. Public comment closed.

2. Action Items

- 1) COR 16-014.1 Request by David and Matina Williams to renovate the existing 1925 house at 774 Maryland Avenue and include it within a new Single Family Residence with attached two-car garage in a style consistent with the College Quarter Historic District in which it is located. This COR was heard and Approved by the Historic Preservation Board on December 14, 2016.

This new request is to amend the original COR, dated December 14, 2016, in that there is now a new Architect-of-Record for minor revisions and request for variances to the Architectural Plans, approved that same date.

Zoned (R-2) Parcel ID#07-22-30-8760-00-230

Original Home Built: 1925

Mr. Weiss presented the report and informed the Board that the original architect, Phil Kean, has withdrawn from the project and Zane William, the project general contractor, has petitioned Gary Hancock of Winter Park design to make minor changes to the

original project renovations and take a role of Architect of Record. Mr. Weiss went on to review the variances being requested:

1. Allow 5'-0" side setback to First Floor, left side (this same 5'-0" side setback was approved on Dec. 12, 2016 by HPB)
2. Allow the tub in the Master Bath to protrude 2'-0" x 8'-0" into the rear 7'-8" rear setback (7'-8" rear setback was approved on Dec. 12, 2016 by HPB).. The existing building stands within some 3' of the rear property line, so this new addition would be within the existing line of building.
3. Allow right side Entry Porch to extend into 7'-0" side setback by two (2'-0"). Five foot (5'0") side setback was approved on Dec. 12, 2016 by HPB.
4. Allow right side setback of 7'-0" to Second Floor- Five foot (5'0") side setback was approved on Dec. 12, 2016 by HPB.

Staff recommends approval of this proposed revised new design. Staff recommends approval of all new requested variances, as they meet the intent of those variances approved by the HPB at the December 12, 2016 meeting.

Board Member, Phil Wood, asked Mr. Weiss about the revisions being presented and Zane Williams, Project Contractor, 271 Pennsylvania Avenue; explained in further detail that the garage setback was no longer needed and showed on the project plan, where the gate variance setback would be located. Mr. Weiss gave a brief description of some of the cosmetic enhancements that would be made to the property, while still maintaining the house's original integrity. The consensus from the board was that this restoration/renovation would be a benefit to the 774 Maryland Avenue home and the community.

Chairman Segal asked if there was anyone in the audience who had questions or comments for the Historic Preservation Board.

Jennifer Clark, 736 Antonette Ave; spoke in favor of the applicant's request.

No one else wished to speak. The Public Hearing was closed.

**Motion by Laura Armstrong, seconded by Bob Schwetje to amend the original COR, dated December 14, 2016, in that there is now a new Architect-of-Record for minor revisions to the Architectural Plans, approved that same date.**

2) Review (2nd Reading/Approval) of Letter to Owners of Prospective Historic Properties.

The Board reviewed the first draft of the Letter to Owners of Prospective Historic Properties. Mr. Weiss and the Board discussed the criteria for mailing out the letter to owners of prospective historic properties. Based on the discussion, Mr. Weiss will create a four (4) step process by which the Board and Staff will determine the criteria before owners are contacted. It was also suggested that as an act of public awareness, the final letter be posted on the City website.

**Approval of the Letter to Owners of Prospective Historic Properties will be postponed until review at the May 10, 2017 meeting.**

- 3) Review (2<sup>nd</sup> Reading/Approval) of Service Line Undergrounding Grant Application and Information sheet.

**The Board approved the Service Line Undergrounding Grant Application and Information sheet.**

- 4) Review of Draft of new Preservation Rehabilitation Grant Program.

**The Board approved Preservation Rehabilitation Grant Program form with one minor verbiage correction on Page 6.**

### 3. Non-Action

- 1) Staff request for a June work session to discuss HPB variances and incentives

**The Board postponed scheduling a work session until there is more information available on the Master File project.**

- 2) Review of the graphics for the five (5) 2017 HPB Awards. The Presentation is scheduled for the City Commission Meeting being held on Wednesday, April 24<sup>th</sup> in the Commission Chambers at 3:30 p.m. Board Member Genean McKinnon of our Board will make the Presentation with a PowerPoint by Staff.

**The Board reviewed the graphic for the awards and approved the design unanimously.**

- 3) The Board is requesting an update at the next Historic Meeting on May 10, 2017, from Staff, regarding a discussion from the February 8<sup>th</sup> workshop regarding what role the Historic Preservation Board has, if any, in designating physical space in City owned property.

### 4. Adjournment. There was no further business. The meeting adjourned at 9:47 a.m.

Respectfully submitted,

Kim Breland,  
Recording Secretary