



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
April 9, 2014  
Commission Chambers  
401 Park Avenue South

**MINUTES**

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:00 a.m.

Present: Chairman Randall Glidden, Candace Chemtob, Rebecca Talbert, Louise Sprimont. Absent: Genean MacKinnon and Michael Miller. Staff: Senior Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes: 2/12/14 and 3/12/14

Consensus of the Board members was to table the approval of the minutes to allow them time for adequate review.

**Motion made by Ms. Talbert, seconded by Mrs. Chemtob to table approval of meeting minutes until the May meeting. Motion carried unanimously.**

Public Comments

Nikki Seybold, 800 Interlachen Avenue, expressed concern that as the owner of two historic properties in the City she had not received a survey for either of her properties. Ms. Hayes provided an explanation of how the surveys were mailed out. She explained that she would research Ms. Seybold's concerns in an effort to figure out why she did not receive surveys.

Bill Siegal, 1820 Windsor Drive, stated that he feels that the post cards should have gone to the address listed in the public records for the property owner.

3. Action Items.

COR 14-002 - Request of William and Andrea Prather for a 603 square foot rear addition and for the enclosure of the open 254 square foot porte cochere on their property located at 210 Stirling Avenue. A variance is requested to utilize the existing 8 foot 9 inch side setback of the porte cochere to be enclosed in lieu of the required 12 foot one story side setback. Contributing historic resource in the Virginia Height East Historic District. Zoned R-1AA. Parcel ID #07-22-30-8908-12-070.

Mr. Glidden disclosed that he had been contacted by a representative of the Prather family with general questions on how the meeting process goes.

Senior Planner Lindsey Hayes presented the staff report. She explained that the home is located in the Virginia Heights East Historic District. The applicants, Mr. and Mrs. Prather, are requesting a certificate of review to enclose the open porte cochere in order to provide 254 square feet of living space. The enclosed space would be under the existing flat roof and would retain the distinctive columns. The enclosure requests a variance to approve the existing side setback of 8 feet 9 inches in lieu of the required 12 feet to a one-story element. They are also requesting approval for a 603 square foot one-story rear addition on the south side of the property. A small, existing one story element would be removed to provide for the new addition. The rear addition would have a flat roof. The flat roof would have an iron railing to match the existing and would be an assessable balcony from the rear of the second floor. Horizontal siding, brick foundation and door and window trim would match the existing. The plans include rerouting the existing concrete driveway that now leads to the existing open porte cochere around the new enclosure to provide parking behind the front setback as required. The replacement driveway would also include a new driveway apron onto Glencoe Avenue. Staff recommended approval subject to Historic Preservation Board review. Ms. Hayes responded to Board member questions and concerns.

Steve Feller, 126 Park Avenue South, represented the applicants. He provided the Board members with details of the materials and finishes. He agreed with the staff analysis of the requested variance. He responded to Board member questions and concerns.

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

**Motion made by Ms. Talbert, seconded by Mrs. Chemtob to approve the request with the condition that front yard landscape calculations be revisited with regard to front yard coverage to ensure that it falls within the minimum required area. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 4-0 vote.**

#### 4. New Business.

Mrs. Hayes updated the Board members on the ordinance. She explained that the surveys have been mailed and responses are coming in. She noted that survey responses will be incorporated into the ordinance rewrite to allow for Board member consideration with regard to incentives that can be built into the ordinance. She stated that staff will give a full report at the May meeting.

Mrs. Chemtob announced that there will be a historic home tour on May 5<sup>th</sup> from 8:30 until 11:30. She explained that the tour will begin at the Women's Club of three homes on Alexander Place and one on New England. She said that all proceeds will go to the Florida Hospital Transplant House.

Ms. Hayes explained that the James Gamble Rogers Colloquium will be held on May 17<sup>th</sup> and the speaker for the event will be the Rehab Addict from DIY.

#### 5. Adjournment. There was no further business. The meeting adjourned at 9:50 a.m.

Respectfully submitted,

Lisa M. Smith,

Recording Secretary