



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
April 8, 2015
Commission Chambers
401 Park Avenue South

MINUTES

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

Present: Chairman Randall Glidden, Candace Chemtob, Barbara De Vane, Louise Sprimont, Genean MacKinnon, and Phil Wood. Absent: Vice-Chair Rebecca Talbert. Also Present: City Attorney Robin McKinney. Staff: Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

**Motion made by Mrs. DeVane, seconded by Mrs. Chemtob to approve the March 11th meeting minutes.
Motion carried unanimously.**

Public Comments:

No one wished to speak. Public comment was closed.

Action Items:

COR 15-004 Certificate of review request from Nancy Fay Dallas to remove a carport and add an attached garage on the rear of her property at 440 Holt Avenue with a variance to allow a side setback of 5 feet in lieu of 7 feet. Non-contributing building in the College Quarter Historic District. Zoned R-2. Parcel ID #07-22-30-8760-00-031.

Senior Planner Lindsey Hayes presented the staff report. She explained that the subject property at 440 Holt Avenue was built around 1957 in Trotter's Replat which is part of the College Quarter Historic District. She used a Power Point presentation to provide an overview of the property. She explained that the property owner Nancy Fay Dallas is requesting approval to add an attached rear masonry garage that will be accessed from Maryland Avenue. She stated that the request also includes a variance to allow a five-foot setback on the interior (west) side lot line. Ms. Hayes reviewed the dynamics of the subject property to include the R-2 code provisions, FAR, setbacks and compatibility. The proposed garage would accommodate a single vehicle and a walk door facing Maryland Avenue, and a second walk door facing west. The overall design of the proposed garage is compatible with the style of the existing house and has an insignificant impact on the Maryland Avenue streetscape. She noted that Ms. Dallas has been updating the house and has added new windows and a backyard fence. Staff recommended approval. Ms. Hayes responded to Board member questions and concerns.

Fay Dallas, 440 Holt Avenue, was present to respond to Board member questions and concerns. She responded to concerns raised by Mrs. De Vane concerning the addition being used as a living area. Ms. Dallas responded that the subject property is owner occupied and that the addition will not become a living space. She added that she has lived in the home since 1960.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

Motion made by Mrs. Sprimont, seconded by Mr. Wood to approve the certificate of review request to remove a carport and add an attached garage on the rear of her property at 440 Holt Avenue with a variance to allow a side setback of 5 feet in lieu of 7 feet. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.

HDA 15-002 Request by Katherine and Valmore Ward Jr. to designate their property at 500 North Interlachen Avenue as a historic landmark and add it to the Winter Park Register of Historic Places. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.

Senior Planner Lindsey Hayes gave the staff report. She explained that the applicants have come forward for “back to back” hearings; first for designation and then for a Certificate of Review. She used a Power Point presentation to provide an overview of the property. She noted that the property includes a non-contributing semicircular driveway at the front swimming pool and pool house, on the rear lake facing side of the site and a boathouse. She stated that the property is in excellent condition and possesses its original character and architecture. Staff recommended listing 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 in favor of or in opposition to the request. Public Hearing closed.

Ms. Hayes provided an explanation of the need to hear the items separately. The members of the Board expressed support of the designation request.

Motion made by Mrs. DeVane, seconded by Mr. Wood to designate 500 North Interlachen Avenue as a historic landmark, and add it to the Winter Park Register of Historic Places. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.

COR 15-005 Certificate of request by Katherine and Valmore Ward Jr. to add an attached garage to their property at 500 North Interlachen Avenue with a variance request to allow a front setback of 51.5 feet in lieu of 87 feet. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.

Senior Planner Lindsey Hayes gave the staff report. She added that the Certificate of Review and variance request will become effective if the designation process is finalized by resolution of the City Commission. Ms. Hayes explained that the applicants are requesting a Certificate of Review to add an attached two car garage to their property at 500 North Interlachen Avenue. She said that the request also includes a variance to allow a front setback of 51.5 feet in lieu of 87 feet. She explained that the original garage is too small for two modern day vehicles. It would remain and two single doors as shown on the original design would replace the double door. The proposed design places the new garage offset from the southwest corner of the existing garage by the sunken courtyard. From the interior, the new garage would provide access to the house

through the original garage. Ms. Hayes mentioned that the lakefront setting and narrow side setback of this property alone make other garage placement less feasible. The HPB has observed similar situations with lakeside properties. She noted that the proposed placement preserves the exposure of the original house; however, meets modern garage size needs. The architecture of the new garage blends with the original house without being so over detailed that it distracts from the façade. The surrounding properties include the large historic McKinney estate to the south and new residential construction to the north. Staff recommended approval of the request. Ms. Hayes responded to Board member questions and concerns.

The applicants and their architect were present. Cindy Norris, Residential Designer, represented the applicants. She noted that a letter of support was received from the Neville's that reside at 420 Interlachen Avenue. She used a power point presentation to present the property facts to the Board.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

The Board members discussed the request at length with Ms. Norris. Ms. Norris discussed the various design options that had been considered and the pros/cons of those potential options. Ms. Norris responded to questions posed by Board members. Mrs. Chemtob stated that she is concerned that the addition will have a negative visual impact from the street side and completely change the look of the house. She requested that the Board be provided with a 3D overview of the proposed garage addition and it's placement on the subject property, a map of Interlachen Avenue and the surrounding homes in an effort to get a better understanding of the visual impact. Mr. Glidden and Mrs. De Vane stated that they felt that thoughtful consideration has given to the proposal given the placement of the original home. Mrs. Sprimont said that she feels that is so important for the Board to work with historic homeowners to make their homes more liveable. She agreed with the comments made by Mrs. Chemtob in wanting to see the visual impact. Mrs. McKinnon expressed her agreement with Mrs. Chemtob's comments.

Motion made by Mrs. McKinnon, seconded by Mrs. DeVane to table the request until the May 13th meeting. Ms. Norris was directed to provide the additional information as discussed for consideration at that meeting. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.

Mr. Glidden exited the meeting at 10:20 a.m.

3. New Business.

Ms. Hayes requested that Board members check their calendars and let her know good dates to in order to set-up a workshop to discuss the award program.

Ms. Hayes noted that both the requests of Rollins College and the Congregational Church have been tabled.

City Attorney Robin McKinney announced to the board her resigning from the City Attorney's office and introduced her replacement Attorney Thu Pham. The members of the Board wished her well and welcomed Attorney Pham.

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

Respectfully submitted,

Lisa M. Smith,
Recording Secretary