



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
September 14, 2016  
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, Phil Kean, Bob Schwetje, Chuck Bell. Absent: Genean McKinnon and Ed Sabori. Staff: Planning Manager Jeffrey Briggs, City Architect Brooks Weiss and Recording Secretary Lisa Smith.

1) Approval of Minutes: August 24, 2016

**Motion made by Laura Armstrong, seconded by Bob Schwetje to approve the August 24, 2016 meeting minutes. Motion carried unanimously.**

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

2. Action Items.

- 1) HDA 16-00 - Request by 1167 Lakeview Drive, LLC (Todd and Alexandra Magargee, Owners) to designate their home at 1167 Lakeview Drive, Winter Park, Florida as a historic building on the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID. #07-22-30-8908-01-220.

City Architect Brooks Weiss presented the staff report. He presented the historical details of the subject property noting the architecture and significance located on Lakeview Drive, overlooking the western shore of Lake Virginia. The home was built in 1927 during the Florida Land Boom. He also noted that the applicants also have a certificate of review request together with this designation application and are requesting the following:

1. To replace all windows and doors to be more consistent with the style of the original 1927 home and gain greater energy efficiency.
2. To replace the existing one-story, two-car garage with a two-story, three car garage and guesthouse. See attached survey and architectural Site Plan.
3. To replace the existing side porch with one more consistent with the architecture of the original 1927 home using the same footprint.
4. The proposed New Floor Area Ratio (FAR) of 45.8% (5,938 sf divided by 12,963 sf, area of the site). Code maximum area of a home on a lot of 11,600 sf to 13,600 sf is 5,200 sf or 40.1% FAR. Existing area of home is 4,434 sf or 34.2% FAR.

He detailed the requested variances.

1. Garage/Carriage House:
  - a. Existing North Side Setback is 5'+/- for existing one story garage will be reused.

- b. New garage side setback should require 15' for two story building.
  - c. Side Setback Variance requested: 5+' in lieu of 15'. Building is shown as an 832 sf footprint.
  - d. Rear Setback Variance requested: 15' in lieu of 25' (one story) or 35' (two story)
2. Side Porch (Main House) to rebuild a new Side Porch, as shown on Page 2 of the Architectural Plans, South Elevation.
- a. New South Side Porch will occupy the same footprint as the existing porch.
  - b. South Side fronts on to the previous owner of 1167 Lakeview Drive, so we do not anticipate any unfavorable comments from the only neighbor who may be concerned (the new Owner has solicited a letter to this affect).
  - c. Side Setback Variance 6' in lieu of 11'.
3. Floor Area Ratio (FAR) Variance requested: 45.8% in lieu of 40.1%
- The existing home has a third level attic space which the Owner would like to make into habitable living area. This area is contained within the FAR calculations by the Architect. He noted that no exterior changes will be needed to accomplish this, as the existing dormer will remain as is. The first level of the home is not visible from the front of the home. Also, the property extends across Lakeview Drive and includes the lakefront approx. 45' x 75' portion with Boat Dock, which doesn't count toward FAR, but does make the overall property larger.

Staff recommended approval of the request subject to the following conditions:

- 1. Recommend approval for listing as a Historic Building on the Winter Park Register of Historic Places.
- 2. Recommend approval of Variance 1 for New Garage/Carriage House new build and setbacks.
- 3. Recommend approval of Variance 2 for Side Porch rebuild and side setback.
- 4. Recommend approval of Variance 3 for proposed New FAR of 45.8%.

Alexis Magargee, co-applicant, 1167 Lakeview Drive, thanked staff for the favorable recommendation and assistance through this process. She explained that they need to update property. She added that she has communicated with her neighbors and they have received no opposition.

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

Mr. Schwetje disclosed that he is a neighbor of the subject property. He stated that he supports the project and commended the applicant for preserving the home.

**Motion made by Chuck Bell, seconded by Laura Armstrong to approve the request subject to the following conditions:**

- 1. Recommend approval for listing as a Historic Building on the Winter Park Register of Historic Places.**
- 2. Recommend approval of Variance 1 for New Garage/Carriage House new build and setbacks.**
- 3. Recommend approval of Variance 2 for Side Porch rebuild and side setback.**
- 4. Recommend approval of Variance 3 for proposed New FAR of 45.8%.**

**Motion carried unanimously with a 6-0 vote.**

Staff Updates and Informational Items

These items were brought forward by staff as informational only.

- a) 425 Alberta Drive, Ms. Emilee S. Carleton, Owner –  
Mr. Weiss stated that staff would like a Letter of Support/Approval from the HPB to proceed with working out an acceptable resolution with Mrs. Emilee Carleton and the City to preserve the historic 1935 home.

b) 511 Melrose Avenue, Rex Tibbs, Owner/Developer –

Mr. Weiss explained that the Board of Mead Gardens has elected not to allow the relocation of this 1910 California Bungalow to Mead Gardens. He stated that unless another opportunity arises within the next 30 days, this historic home will be lost. Staff and Frank Roark will photo document this building for our records and will transmit same to the Florida State Historic Preservation Department (Florida Master Site File). Contractor Carlos Posada was present to discuss options with the Board should he be able to attain the home and relocate to a lot he owns at 536 Garfield Avenue

c) Presentation Ceremony of Historic Bronze Plaques –

Mr. Weiss stated that the plaques have arrived and staff is presently coordinating a ceremony to present the plaques to homeowners. He explained that the target date for the event is Wednesday, October 12<sup>th</sup> from 5:30pm to 7:30pm preferably at Casa Feliz. He noted that he is working out the details for the event to be held at Casa Feliz. We would like the HPB's agreement as to this ceremony and date. The Board members were agreeable to this.

d) HPB Packets. The Board members present expressed that would like to continue receiving hard copy packets.

3. New Business. There were no items of new business.

4. Adjournment. There was no further business. The meeting adjourned at 9:45 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary