



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
April 10, 2013  
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, Christie Underwood, Patrick Doyle and Genean MacKinnon. Absent: Rebecca Talbert, Billy Wilson. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

**Motion made by Mrs. Underwood, seconded by Mr. Doyle to approve the March 13, 2013 meeting minutes. Motion carried unanimously with a 4-0 vote.**

3. Action Items.

COR 13-004 Request of Stephen and Pamela Coutant for additions and alterations to their property located at 905 Lakeview Avenue including front and rear additions totaling 977 square feet, a 30 square foot side entry porch addition and a 114 square foot rear lanai. A variance is requested to allow a front setback of 47 feet in lieu of the average 55 feet. The property is a contributing resource in the College Quarter Historic District; Zoned R-1AA. Parcel ID #07-22-30-1490-01-170.

Senior Planner Lindsey Hayes presented the staff report. She explained that the property at 905 Lakeview Avenue was built around 1925 and was one of the first homes in the College Place subdivision which is part of the College Quarter Historic District. She provided Board members with background information on the subject property. She explained that the applicant is requesting 977 square foot in additions. The front addition would encroach 8 feet into the front setback. The average front setback in this area of the block is 55 feet. The property's existing front setback is 55.5 feet to the front elevation. The addition would replicate the existing front elevation. The existing low terrace would remain in place with the addition extending over it. The applicant is requesting a 30 square foot addition at the side entry and to alter the entry by orienting it to French Avenue with a covered portico. The covered portico would encroach into the required 25 foot side setback, however since the sides are more than 75% open, a five foot encroachment would be allowed. The request includes an addition and covered lanai at the inner rear corner (where the morning room is shown). This portion of the additions is not visible from the street. This is a preliminary request to determine if the additions will be approved subject to final plans and materials.

Staff recommended HPB deliberation about the front addition as an alternative to filling in the courtyard. Staff has no objection to the rear addition and side entry alteration subject to HPB review. Final details including window, door, material reuse and other material choices will need board or staff approval. Ms. Hayes responded to Board member questions and concerns.

Steve Coutant, the applicant, explained that they are attempting to make a 1920's home work for today's family. He detailed the proposed additions and alterations and responded to Board member questions and concerns. No one else wished to speak concerning this issue. Public Hearing closed.

The Board members discussed the request. Mrs. Underwood stated that she has no problem with the plan. Mrs. Chemtob said that she is cautious about this property and everything related to it. She stated that she would like to see the footprint of the other houses. Mrs. MacKinnon said that she has no objection to the front extension; however, she would like to see plans with detailed dimensions. She also urged the applicants to speak with their neighbors as soon as possible.

Motion made by Mrs. MacKinnon, seconded by Mrs. Underwood to grant preliminary approval to the plans and front setback along with deed restriction as well as plans for the kitchen area. The applicant is to return to the HPB when plans and elevations are more fully developed. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 5-0 vote.

Downtown Historic District Sign Design.

Senior Planner Lindsey Hayes presented the sign with the suggested changes made previously by the Board. The Board members expressed support of the sign but requested a scaled graphic be provided. No one wished to speak concerning this issue. Public Hearing closed.

Motion made by Mrs. Chemtob, seconded by Mr. Doyle to approve the sign with the peacock centered with the provision that a scaled graphic version be provided. Motion carried unanimously with a 5-0 vote.

#### 4. New Business – Informational

Ms. Hayes provided the Board members with a brief update on the Lyman Avenue rezoning, and changes to the Historic Preservation ordinance. She noted that the proposed amendments will be brought back at the May meeting to make the necessary wording changes.

5. Adjournment. There was no further business. The meeting adjourned at 10:36 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary