



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
November 13, 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, Rebecca Talbert, Billy Wilson and Genean McKinnon (entered meeting at 9:20 a.m.) Absent: Louise Sprimont and Michael Miller. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes: Minutes will be approved at the regular scheduled December public hearing.
3. Action Items.

COR 13-007 Request of Miguel DeArcos to rebuild a detached carport located at his property located at 422 Holt Avenue. A variance is requested for a side setback of 1.5 feet in lieu of the required 5 feet. Contributing historic resource in the College Quarter Historic District; zoned R-2. Parcel ID #07-22-30-8760-00-013.

Senior Planner Lindsey Hayes provided the staff report. She explained that the property at 422 Holt Avenue was built around 1925, and that it was one of the early homes in the College Quarter Historic District which was designated in 2003. She said that the house is a wood frame Craftsman style with a cross gable roof and full width front porch. She stated that a rear yard open carport was approved and reconstructed in 2005 on the site of a carport that was in existence and shown on the 1997 survey. Recently, the top of a tree fell and damaged an existing deck, fence and the carport in the rear yard. Ms. Hayes said that the applicant is requesting to build a replacement detached one car carport on the same general footprint of the previous carport which was about 200 square feet and the replacement would be a vernacular wood frame structure compatible with the historic house. The lot measures 40.77 feet at the front lot line, and 40.81 feet at the rear lot line. The lot is 119 feet deep. The request and intention is not for "reconstruction" of a historic building defined in the Secretary of the Interior's Standards for Rehabilitation as re-creating a non-surviving portion of a property with an accurate duplication of historic features and elements. This request is similar to a new addition to a historic property. Applying the Standards to this case, in terms of preserving the setting, the new carport is setback from the house and which would be a typical relationship of house to carport or garage for the era of the historic district. Considering the carport as a new building that should make clear what is historic and what is new, the design is a modern solution for covered parking, yet placed on the site and scaled to respect traditional development patterns. The replacement detached carport at the rear of the property would not diminish the historic character of the house. Staff recommends approval subject to HPB review. Ms. Hayes responded to Board member questions and concerns.

The applicant was present to respond to any concerns of the Board. He indicated his agreement with the staff report. No one wished to speak concerning the request. Public Hearing closed.

The Board members expressed no objections to this item.

Motion made by Ms. Talbert, seconded by Mr. Wilson to approve the applicant's request to rebuild a detached carport on property located at 422 Holt Avenue. Motion carried unanimously with a 4-0 vote. A roll call vote was taken and all Board members present voted yes.

Mrs. McKinnon entered the meeting at 9:20 a.m.

4. New Business

- Public comment on Chapter 58, Article VIII Historic Preservation. (None)
- The Board discussed the contents of the Historic Resources Survey. Ms. Hayes responded to questions and concerns.
- She also updated the Board concerning Grant chapel. She stated that plans have been submitted to the City for the relocation and are currently under review. She noted that once it has been relocated to the new site, the applicant will apply for designation as required from the P&Z approval.
- The Board tentatively scheduled a work session for Monday, December 2, 2013 @ noon. This is to prepare Bland and Assoc findings for the City Commission.
- Special HPB meeting 7:00 p.m. Thursday, November 14, 2013 to receive BAI's review and recommendations for Chapter 58, Article VIII Historic Preservation.
- Regular HPB meeting 9:00 a.m. Wednesday, December 11, 2013.

5. Adjournment. There was no further business. The meeting adjourned at 9:40 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary