



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
February 12, 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, Genean MacKinnon Louise Sprimont, and Michael Miller. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

Motion made by Ms. Talbert, seconded by Mr. Miller to table the approval of minutes until the March public hearing. Motion carried unanimously.

3. Action Items.

HDA 14-001 Request of J. Kurtis and Karin H. Wood to designate their property at 1873 Glencoe Road to the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.

Senior Planner Lindsey Hayes presented the staff report. She explained that the residential property at 1873 Glencoe Road is located in the 1925 Forrest Hills subdivision. The property includes a circa 1925 historic house and a non-contributing tennis court. She explained that the owners, James K. and Karin H. Wood are requesting designation of their property to the Winter Park Register of Historic Places in conjunction with a certificate of review request. Ms. Hayes presented historical information of the subject property. Staff recommended designation of the subject property as a historic resource in the Winter Park Register of Historic Places.

Mr. Frank Rourke, contractor, represented the applicants. He responded to Board member questions and concerns.

Mr. Curtiss Cogan, 161 West Reading Way, stated that he has met with the applicants. He said that he has no issue with their plans and complimented them on their well thought out plan. No one else wished to speak concerning the request. Public Hearing closed.

Mrs. MacKinnon thanked the applicants for coming forward voluntarily.

**Motion made by Mr. Miller, seconded by Mrs. Chemtob recommending to designate 1873 Glencoe Road to the Winter Park Register of Historic Places. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 7-0 vote.**

**COR 14-001** Request of J. Kurtis and Karin H. Wood for a rear addition and alterations on their property located at 1873 Glencoe Road. A variance is requested to retain the impervious coverage of 56.9% with an additional .3% (57.2%) in lieu of the required 50%. Individually designated historic resource on the Winter Park Register of Historic Places (pending) Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.

Senior Planner Lindsey Hayes stated that this the second component of the back to back designation/certificate of review process, property owners J. Kurtis and Karin H. Wood are requesting a certificate of review for an addition and alterations to the rear elevation of their house at 1873 Glencoe Road. She explained that the applicants are requesting to expand and enclose the space where there is now a rear covered veranda to create a new family room, expand the second floor connection from the house to the second floor of the garage portion of the building on the rear elevation, and create a mud room entrance under the new second floor expansion for the new family room. A variance is requested to retain the impervious coverage of 56.9% with an additional .3% (57.2%) in lieu of the required 50%. Ms. Hayes stated that the certificate of review request for a rear addition that accompanies this designation application would not, in staff's opinion, disqualify this property from meeting the standards for listing on the Winter Park Register of Historic Places if approved, and is an appropriate incentive given the design. Staff recommended approval subject to Historic Preservation Board review. Ms. Hayes responded to Board member questions and concerns.

Mrs. Karin Wood, co-applicant, and Mr. Frank Rourke, contractor, responded to Board member questions and concerns. No one else wished to speak concerning the request. Public Hearing closed.

Motion made by Ms. Talbert to approve the request subject to final construction drawings coming back to the HPB prior to submitting for permitting. The motion was rescinded.

**Motion made by Ms. Talbert, seconded by Mr. Miller to approve the request subject to the applicants submitting complete construction drawings to staff for final approval. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 7-0 vote.**

#### Discussion of community questionnaire

Planning and Community Development Director Dori Stone discussed the Historic Preservation survey. She explained that after the previous workshop, it was apparent that it was time to proceed with the survey. She said that staff has the fundamentals of the questionnaire and seek Board approval to move forward. She said that the survey will be conducted by Mind Mixer (an online survey tool), and that the targets are those that own properties that are 50 years or older. She noted that staff continues to work with the City Attorney on the housekeeping language in the historic preservation ordinance, and that the intention is to bring that ordinance with the language amendments back to the Board for input and approval. She explained that the survey instrument will be both online and hardcopy and will begin sometime in the next couple weeks. Mrs. Stone responded to Board member questions and concerns.

Mr. Miller left the meeting at 10:25.

## **Public Comments**

Michael O'Shaughnessy, 331 East Webster Avenue, stated that he is concerned that the current movement in historic preservation will keep people away from their personal rights. He said that he feels that historic designation is a personal choice and that the current process works. He noted that he took his home through the designation process.

Margaret Casscells-Hamby, 907 Old England Avenue, agreed with Mr. O'Shaughnessy regarding choice. She said that she feels that more regulation is not necessarily better.

Nikki Seybold, 800 Interlachen Avenue, had questions regarding the survey. She wanted to know what goal is to be accomplished and what will be done with the results.

No one else wished to speak. Public comment closed.

### 4. New Business.

There were no items of new business.

### 5. Adjournment. There was no further business. The meeting adjourned at 10:45 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary