



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

9:00 a.m.  
May 13, 2015  
Commission Chambers  
401 Park Avenue South

MINUTES

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

Present: Vice-Chair Rebecca Talbert, Candace Chemtob, Barbara De Vane, Louise Sprimont, Genean MacKinnon, and Phil Wood. Also Present: City Attorney Thu Pham. Staff: Planning & Community Development Director Dori Stone, Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

**Motion made by Mrs. Sprimont, seconded by Mrs. Chemtob to approve the April 8<sup>th</sup> meeting minutes. Motion carried unanimously.**

Public Comments:

No one wished to speak. Public comment was closed.

Action Items:

- 1) 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. **(Tabled at the April 8 meeting for more information)**

Senior Planner Lindsey Hayes presented the staff report. She explained that the request was tabled for more information to help understand the visual impact of the proposed garage, and there were other questions for staff. She noted that expanded drawings detailing how the overall façade view is affected and a map showing the area property's building footprint has been provided, as requested. The applicants are requesting to add an attached garage to their property at 500 North Interlachen Avenue, including a variance to allow a front setback of 51.5 feet in lieu of 87 feet. She pointed out that the original garage does not function well for two modern day vehicles, and that it would remain. Ms. Hayes reviewed the proposed design of the new garage, impact on the neighboring property, and the view from the street, and the issues relating to the lakefront setting. Letters of support have been received from Mr. and Mrs. Neville at 420 North Interlachen Avenue just to the south and from Mr. Rosoff across the street at 503 N. Interlachen Avenue. Staff recommended approval of the request. 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.

**Motion made by Mrs. McKinnon, second by Mrs. Sprimont to approve the request with the modifications that have been made to the original garage.**

Discussion ensued regarding the request. Mrs. Sprimont stated that she is concerned with the visual impact to the front façade the home, but realizes that the applicants are doing their best given the circumstances. Mr. Wood expressed support of the request in that the addition maintains the original integrity of the existing home. Mrs. Chemtob stated her concerns as being the enormous change in the setbacks from 87 to 51 feet and the visual impact it will have on Interlachen Avenue as a whole. She also expressed concern that the proposed garage on the front will have a dramatic visual impact on the existing home. Mrs. McKinnon expressed her support of the request. Ms. Talbert said that she agrees with the concerns raised regarding the reduction in the setbacks, but feels that this is the best solution in this circumstance. Further, it is not unreasonable for the size home and it also maintains the integrity of the current home.

**A roll call vote was taken. Board members Sprimont, Talbert, Wood and McKinnon voted yes. Mrs. Chemtob voted no.**

- 2) HDA 15-003 Request by Stuart and Janice Omans to designate their property at 1565 Forest Avenue as a historic resource and add it to the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #07-22-30-2472-03-180.

Senior Planner Lindsey Hayes presented the staff report. She used a Power Point presentation to provide an overview of the property. The residential property at 1565 Forest Avenue was built in the Craftsman style about 1926 as one of the first homes in the Ellno-Willo subdivision. She reviewed the history of the subject property, surrounding neighborhood and architecture of the subject home. Staff recommended listing as a historic resource on the Winter Park Register of Historic Places. She noted that she received a call from neighbor, Dr. Diefenderfer, in support of the request. Ms. Hayes responded to Board member questions and concerns.

Dr. Jack Lane, 1200 Lakeview Avenue; Bee Epley, 151 North Orlando Avenue; and Sally Flynn, 1400 Highland Road, spoke in support of the request. No one else wished to speak concerning the request. Public Hearing closed.

The Board members expressed support of the request.

**Motion made by Mrs. Sprimont, seconded by Mrs. Chemtob to designate 1565 Forest Avenue as a historic landmark, and add it to the Winter Park Register of Historic Places. Motion carried unanimously.**

- 3) Award program.

Ms. Hayes stated that based on the motion voted on at the last meeting, a list of recipients has been developed in accordance with the categories approved by the Board. She said that staff would like to move forward so that the awards are ready for presenting at the James Gamble Rogers II Historic Preservation Colloquium in May, and again at a City Commission meeting in June. She requested that the motion also include direction to develop a formal nomination process.

Betsy Owens used the opportunity to invite Board members to the James Gamble Rogers II Historic Preservation Colloquium to be held on Saturday, May 16<sup>th</sup> at Casa Feliz.

**Motion made by Ms. Talbert, seconded by Mrs. Sprimont to accept the recipients provided for 2015 historic preservation awards and direction to develop and have in place a formal nomination process before the 2016 Historic Preservation Colloquium. Motion carried unanimously.**

4) Historic Preservation Ordinance Forum report.

Dori Stone, P&CD Director, reported the Board members on the Historic Preservation Forums held on May 7<sup>th</sup>. Mrs. Stone stated that staff was pleased with the large turnout for both sessions. She said that the speakers were civil, engaged, and passionate. She summarized the comments that were received with regard to districts, incentives, the overall process, Board powers, and staff advocacy. She noted that the online comments, mostly e-mails, received in the City Manager's office have been burned on CDs and were distributed to each Board member. She requested feedback from the Board members concerning the next steps in the process.

Mr. Wood discussed his thoughts regarding incentives. He stated that he feels that monetary incentives should be revisited in addition to awards and plaques. Further consideration should be given to new construction infiltrating the established neighborhoods as he feels this can reduce the aesthetic appeal of established neighborhoods. He said that he feels that property rights is a major area of concern and feels the subject should be reexamined by the City Attorney in an effort to protect the City in the future. He did not want to start the review process over. He suggested targeting the issues that have been touched upon.

Mrs. Chemtob stated that the board has been working on these amendments for several years. She was in favor of moving it forward to the city commission. She expressed that this is a major work project of the Board that has been looked at from every angle and many citizen comments have been heard. She said that she realizes it will never be perfect and please everyone, but this is the best effort for the Board to send forward.

Mrs. McKinnon was pleased with the turnout and the issues discussed at the forum. She said that she would like to see if more consideration could be given to the questions and comments heard at the forum and allow for more input whether in public or electronic.

Mrs. Sprimont stated that she is uncomfortable moving forward without listening to the comments and reviewing what has been provided to the members of the Board. She said that she would like to take a little more time to read and study before she would feel comfortable moving forward. She said she does not feel another forum is needed.

Ms. Talbert stated that she wants to move forward, but would like more time to review the emails provided and listen to the comments made at the forum. She suggested holding a work session to prior to the next HBP meeting.

Mrs. Stone noted that Mr. Hamner has agreed to come back to the Board and have a dialog. She noted that as this moves forward to the City Commission Jeffrey Briggs will be taking the item forward due to his years of experience working with and presenting to the City Commission. She asked the Board members to let staff

know their availability for work session dates as well as each one provide a bulleted list of items they would to see addressed or recommendations to make changes to the ordinance prior to coming to the work session. A discussion ensued concerning the topics that would be discussed at the work session with Mr. Hamner and his group.

Consensus of the Board members was to make the June 17 meeting a work session to be held in the evening and invite Mr. Frank Hamner and the members of the citizens group to join them for a discussion and to re-visit the ordinance to ensure that all of the previously discussed changes have been incorporated.

The Board received the following public comments concerning the item.

Pitt Warner commented that he feels that the process of designating a single home to the registry should be voluntary decision made by the individual homeowner, but feels that the district concept will be harmful to property rights and owners and should be given more consideration.

Sally Flynn, 1400 Highland Road, commented that the forums were wonderful and offered the public the most input. She encouraged the Board members to listen to the audio and move quickly to get the proposed ordinance to the City Commission.

3. New Business.

New board member Laura Armstrong was introduced. She briefed the Board members of her background.

4. Adjournment. There was no further business. The meeting adjourned at 11:15 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary