



Historic Preservation Board Regular Meeting Minutes

August 9, 2023, at 9:00 a.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: Wade Miller, Aimee Spencer, John Skolfield, Lucy Boudet, Kelsey Wolfe, and Drew Henner. Absent: N. Lee Rambeau. Staff: Assistant Director of Planning and Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Miller called the meeting to order at 9:03 a.m.

(2) Consent Agenda

Motion made by Aimee Spencer, seconded by John Skolfield, to approve the July 12, 2023 meeting minutes.

Motion carried unanimously with a 6-0 vote. (N. Lee Rambeau was not present for the meeting.)

(3) Public Comments (for items not on the Agenda)

No one from the public wished to speak. The public hearing was closed.

(4) Public Hearings

- a. COR #23-09 Request by Dawn and Tim Cross for approval to demolish the existing one-story home at 151 Stirling Avenue, which is a 'non-contributing' structure within the Virginia Heights, East historic district in order to rebuild a new two-story Mediterranean styled home at the maximum 40% FAR of 4,535 square feet.

Mrs. McGillis provided a brief summary of the item. She noted that the historic assessment survey that was done in 2008, when the Virginia Heights, East historic district was created, deemed the existing home built in 1960 to be "non-contributing" to the historic district. She explained that when there exists a building that is deemed to be "non-contributing" in a historic district, then the owners have an opportunity to propose demolition of the structure as long as it is to an authentic version of another architectural style that was popular during the era of the original development of the district. She noted that in the past the Historic Preservation Board has only allowed demolitions and rebuilds for homes that represent authentic styles of the time period of when the neighborhood was developed. She then discussed the proposed architectural compatibility with the historic district, including scale and character consistency. Mrs. McGillis then went on to discuss the proposed setback variances noting that the size of the proposed home at 4,535 square feet with a maximum 40% floor-area-ratio (FAR) is not in character with the rest of the neighborhood because the majority of the homes are less than the 40% FAR. She also noted that if the property were not within a historic district, it would be extremely difficult to get setback variances for new construction (on a vacant cleared lot) from the Board of Adjustments. She then explained that since the property is in a historic district, the venue for the variance decisions rests with the Historic Preservation Board. She noted that all the Historic Preservation Board should be required to do in a rebuild scenario on a vacant lot is judge compatibility, both architecturally and for the scale and character with homes/styles from the period of development of the Virginia Heights, East historic district.

Mrs. McGillis then briefly reviewed the applicant's requested variances which were:

- 1) a setback variance for the proposed garage on the Stirling Avenue street side of 27 feet in lieu of the required 31 feet;
- 2) a setback variance for the interior (east) side of the rear of the garage of Zero to 2 feet in lieu of the required 10-foot one-story setback required;
- 3) a setback variance to the College Point street side setback of 9 ft - 9 inches for portions of the first and second floors in lieu of the required 15 feet, as well as for the swimming pool; and
- 4) a setback variance at the northern corner of the property for a six-foot wall in lieu of the maximum three-foot wall height allowable.

Mrs. McGillis went on to express that staff could not support any of the setback variances requested mainly due to them resulting from the applicant's own design choice and that the majority of the limbs of a live Oak tree on College Point would need to be cut down to make room for the proposed home.

Staff recommended denial.

The Board inquired about why the tree limbs on the live Oak tree would need to be removed, clarification of the second floor setbacks and their code requirement, and the exact location of the live Oak tree.

The applicant's agent and builder, Brad Fess with New Design Builders addressed the Board. Mr. Fess noted that the applicant wanted to save all of the trees on the property. He explained that about six to eight months ago the applicant consulted with a licensed arborist and had about 10% of the live Oak tree canopy trimmed with the intention that by the time they got to permitting they could trim another 10% to make the proposed home work while preserving the canopy and tree. He then spoke briefly on why the applicant purchased the home in 2022, some of the feedback from the neighbors in the community, discussions with City staff regarding the project design, the articulation of the proposed home, the proposed setbacks, and the project meeting stormwater retention and impervious surface requirements.

The Board then discussed the following with Mr. Fess:

- stormwater retention on the property,
- clarification of the location of the fence line,
- the incompatibility of the applicant's proposed home to the historic district,
- the average FAR and scale of the neighborhood,
- and why a work session had not been requested for the project.

The Board heard public comment from the following residents in opposition of the request:

Robert Hicks of 144 Stirling Avenue, Winter Park, FL 32789; Gabriela Cook of 1620 Highland Road, Winter Park, FL 32789; Andrea Prather of 210 Stirling Avenue, Winter Park, FL 32789; Sally Flynn of 1400 Highland Road, Winter Park, FL 32789; and Orman Kimbrough of 1451 Highland Road, Winter Park, FL 32789.

No one else from the public wished to speak. The public hearing was closed.

The Board briefly expressed their thoughts on the application and were overall concerned about the design and scale of the proposed home not being compatible with the Virginia Heights, East historic district.

Motion made by Drew Henner, seconded by Lucy Boudet to table the request by Dawn and Tim Cross for approval to demolish the existing one-story home at 151 Stirling Avenue, which is a 'non-contributing' structure within the Virginia Heights, East historic district in order to rebuild a new two-story Mediterranean styled home at the maximum 40% FAR of 4,535 square feet.

Motion carried unanimously with a 6-0 vote. (N. Lee Rambeau was not present for the meeting.)

(5) Action Items

No action items were discussed.

(6) Non-Action Items

No non-action items.

(7) Staff Updates

No staff updates.

(8) Board Comments

No Board Comments.

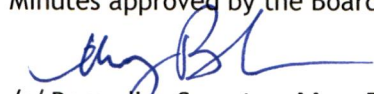
(9) Upcoming Agenda Items

No discussion occurred regarding upcoming agenda items.

(10) Adjournment

Meeting adjourned at 10:15 a.m.

Minutes approved by the Board on October 11, 2023.



/s/ Recording Secretary Mary Bush