



Historic Preservation Board Regular Meeting Minutes

November 8, 2023 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Aimee Spencer, Lucy Boudet, Kelsey Wolfe, Drew Henner, Lee Rambeau

Absent

Wade Miller, John Skolfield

Staff Present

Director Emeritus of Planning & Zoning Jeff Briggs, Planner I Corinna Lundgren, Senior Planner/Zoning Official John Harbilas, Recording Secretary Mary Bush

1. Call to Order

Vice-Chair Aimee Spencer called the meeting to order at 9:02 a.m.

2. Consent Agenda

- a. Approve the minutes of October 11, 2023.

Motion made by Lucy Boudet, seconded by Drew Henner to approve the October 11, 2023 meeting minutes.

The motion carried unanimously by a 4-0 vote. (N. Lee Rambeau was not present for the approval of the minutes. Wade Miller and John Skolfield were absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

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

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of Jacob Johnson: to restore the existing home and cottage at 1057 Minnesota Avenue and to build two new single family homes on this R-3 property.

Mr. Briggs gave a summary of the item. He noted that the request had previously come before the Board in February 2020. He added that the property was zoned R-3 and included two platted lots, each more than 50-feet wide. He indicated that a 1920s bungalow and a cottage currently exist on the property and had previously been historically designated. He also indicated that the historic designation allows the applicant to build two additional units on the vacant portion of the property. Mr. Briggs then presented the Board with a survey of the property and site plans for the additional proposed homes, noting that the plans were consistent with the prior approvals received in 2020. He went on to explain that the applicant had to modify the plans after the previous architect for the project, Tom Price, recently retired. He added that the applicant wants to preserve the Live Oak trees on the property and in order to do so, they had to increase the previously approved variance by one foot along the frontage on Minnesota Avenue and change the 15-foot setback on Miles Avenue to 17 feet. Mr. Briggs then briefly discussed the elevations for the proposed homes.

Staff recommendation was for approval.

The applicant's contractor and architect, Rick Jennings, at 238 Saint James Place, Longwood, FL 32750 addressed the Board. Mr. Jennings reviewed the architectural details of the home, cottage, and the additions with the Board. He discussed the materials to be used, which include novelty siding, simulated divided lite windows, shingle roofs, exposed rafters and gable end treatments.

Discussion ensued with the Board. They expressed concerns about the details of the eaves, the exposed rafters, the historical accuracy of the soffits, the trim for the windows and doors, parking, and the placement of the stucco and siding on the additions. It was expressed by the Board that the double layer of exposed decking should not be done with rough-sawn plywood or oriented strand board (OSB) plywood. It was also expressed that the windows should be finished with traditional sills and not picture window frames.

The applicant, Jacob Johnson, at 3907 S. Atlantic Avenue, Port Orange, FL 32127 addressed the Board. Mr. Johnson noted that the placement of the stucco and siding for the additions were consistent with the style of certain historically accurate apartments, duplexes, and homes found in downtown Orlando.

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

Motion made by Drew Henner, seconded by N. Lee Rambeau, for approval to restore the existing home and cottage at 1057 Minnesota Avenue and to build two new single family homes on the R-3 property.

The motion carried unanimously by a 5-0 vote. (Wade Miller and John

Skolfied were absent from the meeting.)

5. Action Items

6. Non-Action Items

- a. Preliminary discussion of 151 Stirling Avenue.

Mr. Briggs provided a summary of the item. He noted that the request had previously come before the Board on August 9, 2023, but was tabled at that meeting. He indicated that when the Virginia Heights East Historic District was created in 2008, an assessment was completed of all the homes in the district. He explained that the existing home on the property was deemed non-contributing due to being built in 1960. He further explained that in order for the applicant to demolish the existing home and rebuild, they would have to use authentic architectural styling on the new home that mimics the styles of the homes that were built in the neighborhood in the 1920s and 1930s. Mr. Briggs then noted that the triangular shape of the lot poses a challenge for the applicant. He went on to present photos of the existing home and the proposed site and floor plans for the project. He indicated that reductions were made by the applicant to the total amount of square footage, impervious surface, height of the proposed home, and the extent of the requested variances. He then presented the elevations for the proposed home and discussed the requested setback variances. He reminded the Board that staff could not support any of the requested setback variances mainly due to them resulting from the applicant's own design choice. He expressed that the purpose of the current discussion was to obtain feedback and design direction from the Board.

The applicant's contractor, Brad Fess at 1641 Huron Trail, Maitland, FL 32751 addressed the Board. Mr. Fess noted that the existing home built on the property is maxed out on floor-area-ratio (FAR) and the proposed home was being compared to a home that is not in the district. He then indicated that the applicant had made substantial reductions to the living square footage, the number of rooms in the home, the impervious surface, the height of the home, and the FAR. He also indicated that the applicant had increased the original side setback on College Point and the setbacks by the live oak tree in the right-of-way (ROW). He added that the applicant would be willing to eliminate or adjust the variance for the interior side of the rear of the garage.

The Board inquired about the following:

- clarification of the variance requested for the garage,
- the style of the proposed home,
- the reason the property was added to the district,
- whether or not the applicant had inquired with the City's permitting department for information on the triangular lot located north of the applicant's lot,
- and any discussions that the applicant had with the neighbor adjacent to the

proposed garage.

A brief discussion ensued about the options for the garage variance, which included eliminating the right-hand side one-car garage and making it an impervious parking surface.

The Board heard public comment from the following resident:

Orman Kimbrough of 1451 Highland Road, Winter Park, FL 32789 addressed the Board. Mr. Kimbrough expressed that many of the applicant's neighbors were still opposed to the request and were concerned with the setbacks and the number of variances being requested. He indicated that the neighbor to the east of the applicant's property had not received any communication from Mr. Fess or the applicant and was very much opposed to the request.

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

Discussion ensued about the possible solutions that would work for the applicant and the neighbors, how the applicant could get closer to meeting the required setbacks, the type of roof tiles that would be used, and the applicant communicating with the neighbors regarding the request.

7. Staff Updates

Mr. Briggs expressed to the Board that staff was still working on a draft of the window design standards.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 10:33 a.m.

Minutes approved by the Board on December 13, 2023.

ATTEST:

/s/ Mary Bush, Recording Secretary