



Historic Preservation Board Regular Meeting Minutes

March 13, 2024 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Kelsey Wolfe, John Skolfield, Drew Henner, Aimee Spencer, Wade Miller, Lucy Boudet

Absent

N. Lee Rambeau

Staff Present

Planning Consultant Jeff Briggs, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Miller called the meeting to order at 9:02 a.m.

2. Consent Agenda

- a. Approve the minutes of December 13, 2023.

Motion made by John Skolfield, seconded by Lucy Boudet to approve the March 13, 2024 meeting minutes.

The motion carried unanimously by a 6-0 vote. (N. Lee Rambeau was 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 by Charles and Lisa Clayton for approval to construct a 355 square foot open porte-cochere over the existing driveway on the north side of the existing home with a side setback of 19.5 feet, at 940 Old England Avenue.

Mr. Briggs provided a summary of the item. He presented a site plan for the proposed project. He explained that the applicant previously received approval for renovations and additions to the house in December 2002. He further explained that the applicant

now wanted to build an open porte-cochere that would provide shelter for their cars and would be located next to one of the previously approved existing additions. He indicated that the porte-cochere would be 355 square feet and located on the north side of the house. He discussed the normal allowance for setbacks per square footage of the house and noted that the porte-cochere would be an open structure and would meet all zoning requirements for floor-area-ratio and impervious coverage. He also noted that per code, due to the size of the proposed porte-cochere and the significant width of the lot, a 26-foot side setback from the property line is required, but the applicant was seeking a 19.5-foot setback. He expressed that staff felt that the porte-cochere would have minimal impact on neighboring homes and would be architecturally compatible with the existing house.

Staff recommendation was for approval.

The Board asked if any comment had been received from the neighbor to the north of the applicant's property, to which Mr. Briggs responded that there had not been any comment received.

The applicant, Charles Clayton of 940 Old England Avenue, Winter Park, FL 32789, addressed the Board. Mr. Clayton spoke about how the location of the porte-cochere was decided and why the variance was requested.

A brief discussion ensued regarding the pitch of the roof on the proposed porte-cochere, with the Board ultimately recommending a 4/12 pitch rather than an 8/12 pitch to minimize the visual impact.

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

Motion made by John Skolfield, seconded by Lucy Boudet for approval to construct a 355 square foot open porte-cochere over the existing driveway on the north side of the existing home with a side setback of 19.5 feet, at 940 Old England Avenue.

The motion carried unanimously by a 6-0 vote. (N. Lee Rambeau was absent from the meeting.)

- b. Request by Carolyn Miller for approval to reconstruct the existing one-story Ranch architectural style home at 1430 Glencoe Road into a one-story Spanish Colonial/Spanish Mission architectural style home of 3,700 square feet in size.

**THIS ITEM HAS BEEN TABLED TO THE APRIL 10, 2024
HISTORIC PRESERVATION BOARD REGULAR MEETING.**

Mr. Briggs announced that the applicant requested the item to be tabled to the next

Planning & Zoning Board regular meeting scheduled for April 10, 2024.

- c. Request of Z Properties on behalf of Mr./Mrs. Proudfit to designate the property at 1290 N. Park Avenue to the Winter Park Register of Historic Places.

Mr. Briggs provided a summary of the item. He presented an area map and site plan for the project. He provided the Board with details regarding the history of the house and the previous owners. He noted that the house was constructed in 1930 by renowned architect Gamble Rogers and is believed to be the very first home Mr. Rogers built in the City of Winter Park. He also noted that the original owners were Zoe Schiffrin, a nationally recognized artist, and Dr. Schiffrin, a prominent medical figure, who both enrich the property's historical context. He indicated that the applicant had done some interior demo to advance any construction timetable in the future. He added that although an application for a lot split on the property seems likely to happen, no application has been submitted to the City at this time. Mr. Briggs explained that if the applicant submitted a request for a lot split, it would have to go before the Planning & Zoning Board and then before the City Commission for a public hearing. He reminded the Board that their purview was only to determine if the home was worthy of a historical designation.

Staff recommendation was for approval.

The Board expressed favor of the designation, noting that it being a 1930s Gamble Rogers house made it original, a wonderful part of Winter Park's history, and worthy of designation. The Board also asked if the owner could tear down the house if it was not designated, to which Mr. Briggs replied that the applicant could in fact tear the house down because they had already applied for demolition and waited 90 days per code.

The Board heard public comment from the following residents:

Jason Searl of 301 E. Pine Street, Orlando, FL 32801 addressed the Board. Mr. Searl indicated that he was counsel for Peter DePasqua, the adjacent neighbor of the applicant's lot, at 1250 North Park Avenue. He spoke about his client's objection to the process. He expressed that the process is merely a ruse to try and get an otherwise non-compliant lot split with variances approved as part of a later related action before another city board. He noted that the applicant's lot split design proposal preliminary architectural set predated the applicant's submittal of its designation application. He also noted that demolition activity had been occurring on the applicant's lot since November 2023 and a porte-cochere had been demoed. He added that the future contemplated structure would also block the front right portion of the house. Mr. Searl indicated that his client along with an adjacent neighbor to the property had signed a support letter in regards to the stated objections. He asked the Board to remedy issues with the process by conditioning the designation so that any later or related actions pursued by the

applicant with the City would not result in any negative impacts to the neighbors.

Brief discussion ensued with the Board regarding the following:

- how Mr. Searl's client felt about the worthiness of the designation,
- the client's request being a concern needed to be brought up to the City Commission rather than the Historic Preservation Board,
- the structures that have already been demoed not being a part of the original principal structure,
- the Board's role of only providing recommendation as to the designation of the existing principal structure,
- whether or not a historic designation includes the entirety of a property,
- and if the Board would need to be part of the review process if the applicant ever submitted for a lot split.

The neighbor represented by Jason Searl, Peter DePasqua at 1250 N. Park Avenue, Winter Park, FL 32789 addressed the Board. Mr. Depasqua spoke about the possible lot split and expressed that there was no room for green space on the applicant's plans. He also expressed that if the lot were split it would change the entire scenery in the neighborhood and would not be consistent with the City of Winter Park.

Brief discussion ensued, which concluded with the Board re-iterating that they were only able to decide on whether the existing house should be designated or not. The Board advised that Mr. DePasqua take his concerns on to the next step in the process.

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

Motion made by John Skolfield, seconded by Lucy Boudet for approval to designate the property at 1290 N. Park Avenue to the Winter Park Register of Historic Places.

The motion carried unanimously by a 6-0 vote. (N. Lee Rambeau was absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mr. Briggs provided an update on the historical landmark signs that have been ordered and placed around the City. He noted that a marker had been placed at The Woman's Club of Winter Park and at the Winter Park Freight Depot. With regard to the proposed landmark sign for All Saints Episcopal Church, Mr. Briggs indicated that he would be

discussing it with the church now that the markers that have already been installed can be used as a reference. Mr. Briggs also noted that he had already ordered markers for the Dinky Line Railroad, the First Congregational Church of Winter Park, and Cady Way Pool.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 9:55 p.m.

Minutes approved by the Board on April 10, 2024.

ATTEST:

/s/ Mary Bush, Board Secretary