



Historic Preservation Board Regular Meeting

Agenda

October 11, 2023 @ 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of August 9, 2023. 1 minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. Request to designate 1390 Indiana Avenue 15 minutes
 - 5. Action Items**
 - a. Discuss/Approve Window Design Standards 20 minutes
 - 6. Non-Action Items**
 - 7. Staff Updates**
 - 8. Board Comments**
 - 9. Upcoming Agenda Items**
 - 10. Adjournment**



Historic Preservation Board

agenda item

item type

Consent Agenda

meeting date

October 11, 2023

prepared by

Mary Bush, Administrative Coordinator III

approved by

Mary Bush, Administrative Coordinator III

subject

Approve the minutes of August 9, 2023.

motion | recommendation**background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. August 9th HPB Draft Minutes



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.

She 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.

/s/ Recording Secretary Mary Bush



Historic Preservation Board

agenda item

item type

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

meeting date

October 11, 2023

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

Request to designate 1390 Indiana Avenue

motion | recommendation

Staff recommendation is for approval

background

Paul Merrell (property owner) has voluntarily agreed to designate his home at 1390 Indiana Avenue on the Winter Park Register of Historic Places. This home is an example of the Bungalow architectural style as was popular when this home was built in 1925.

This one-story, 660 sq. ft. home has an interesting history. In 2008, the overall property was redeveloped with six new two-story townhouse units. This one-story Bungalow was located way back on the northeast corner of the property and the developer was asked to save this small Bungalow and modify the floor plan design of the one-end unit in order to do so. The developer agreed and this 1925 Bungalow was spared from demolition. This Bungalow is largely invisible from the street and can only be seen looking down the rear driveway off Wisconsin Avenue.

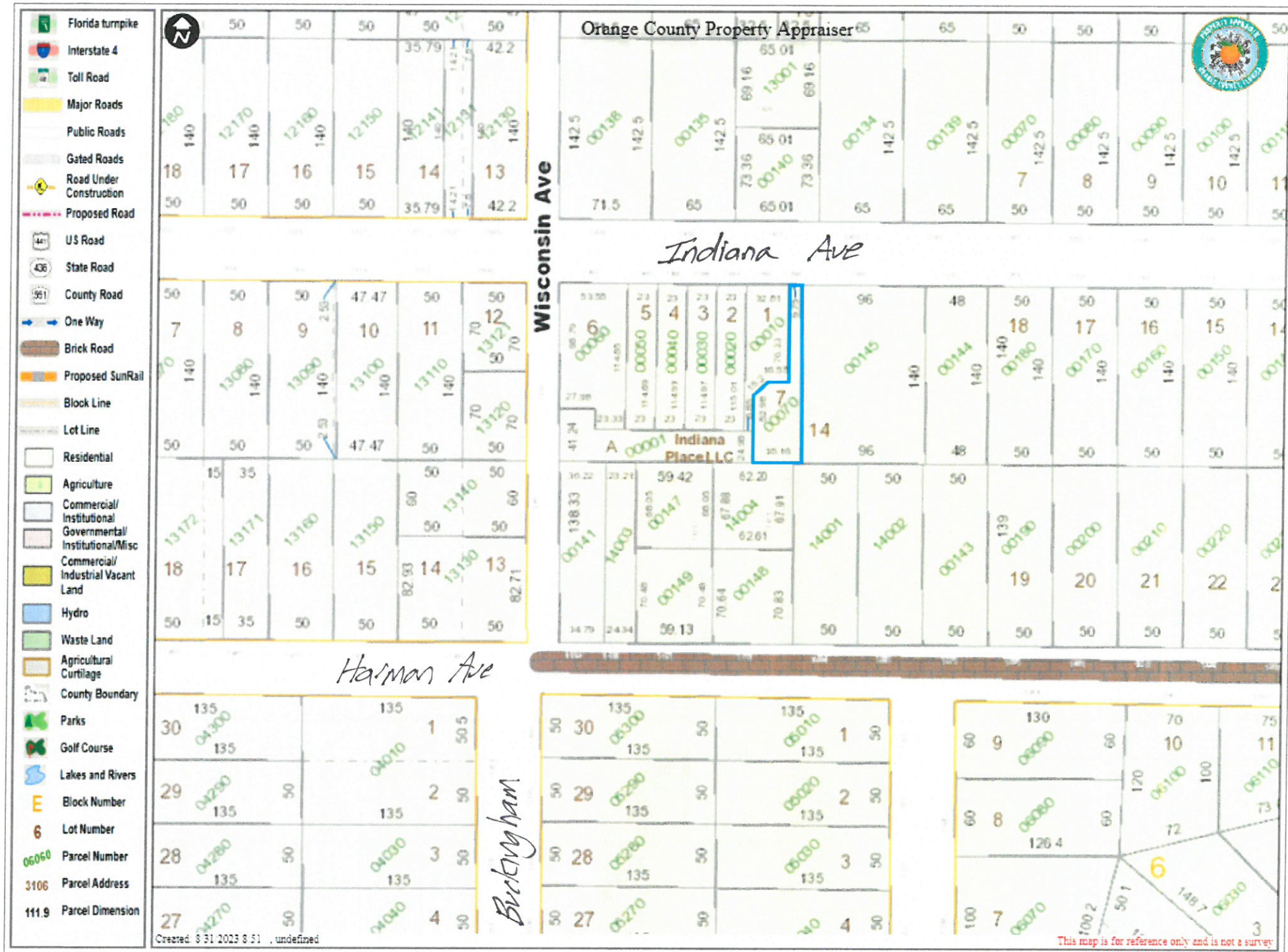
Mr. Merrell is the original owner from 2008 and does not want someone to demolish and rebuild his home at some future time.

strategic objectives**alternatives | other considerations**

fiscal impact

attachments

1. Location Map
2. Designation Pictures
3. Resolution_1390 Indiana Avenue











RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY
OF WINTER PARK, FLORIDA, DESIGNATING THE
PROPERTY LOCATED AT 1390 INDIANA AVENUE,
WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON
THE WINTER PARK REGISTER OF HISTORIC PLACES.**

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1390 Indiana Avenue with the existing home built in 1925 is an example of the Bungalow architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1390 Indiana Avenue as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2023.

Phillip Anderson, Mayor

ATTEST:

City Clerk



Historic Preservation Board

agenda item

item type

Action Items

meeting date

October 11, 2023

prepared by

Jeffrey Briggs, Director of Planning and Zoning

approved by

Jeffrey Briggs, Director of Planning and Zoning

subject

Discuss/Approve Window Design Standards

motion | recommendation

Approve window design standards with amendments as needed.

background

The City does not have any specific design standards for window replacement or for new construction. The verbiage in the College Quarter design standards is very generalized. The staff and the property owners need guidance on what they can do or can not do when talking with window salespersons and weighing alternative costs. The verbiage from the West Palm Beach design standards is outlined below.:

Design standards for window replacements or replicas:

Repair vs. replacement is preferred.

Retain location and size of existing windows.

Match muntin and mullion configuration.

Muntins must have a dimensional profile and be mounted on the exterior surface of the glass.

No flat muntins placed between two planes of glass.

Do not use mirrored or tinted glass.

strategic objectives**alternatives | other considerations**

fiscal impact

attachments

None