



Historic Preservation Board Regular Meeting

Agenda

December 8, 2021 @ 9:00 am

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the November 10, 2021 Meeting Minutes.](#) 1 minute
 3. **Staff Updates**
 4. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Non-Action Items**
 6. **Action Items**
 7. **Public Hearings**
 - a. [HDA 22-01. Request of the City of Winter Park to designate the Winter Park City Hall building, located at 401 S. Park Avenue, built in 1964, to the Winter Park Register of Historic Places.](#) 20 minutes
 8. **Board Comments**
 9. **Adjournment**



Historic Preservation Board **agenda item**

item type	Consent Agenda	meeting date	December 8, 2021
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the November 10, 2021 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[November 10 HPB Draft Minutes.pdf](#)



Historic Preservation Board Minutes

November 10, 2021 at 09:00 a.m.

Hybrid Meeting
401 S. Park Avenue | Winter Park, Florida

Call to Order

Chairman John Skolfield called the meeting to order at 9:03 a.m. Present In-Person: Anne Sallee, Wade Miller, John Skolfield, and N. Lee Rambeau. Absent: Aimee Spencer, Drew Henner, and Karen James. Staff: Principal Planner, Jeff Briggs; Planner III, John Harbilas; Planner I, Nicholas Lewis; Planning Specialist, Aaron Hull; and Recording Secretary, Kim Breland.

Consent Agenda

Motion made by Anne Sallee, seconded by N. Lee Rambeau to approve the October 13, 2021 meeting minutes.

Motion carried unanimously with a 4-0 vote. (Aimee Spencer, Drew Henner, and Karen James were not present for the meeting.)

Staff Updates

Mr. Briggs discussed the property at 734 Maryland Avenue; a one-story, two-bedroom, two bath home of 1,250 sq. ft. with detached 400 sq. ft. garage. He presented the floor plan as well as photos of the home provided by the previous owners. He explained that the current owners completed interior renovations with Z Properties for \$225,000. Mr. Briggs also explained that designations are to preserve exterior and not the interior of homes. He presented images of the renovations and photos of the home after the renovations were completed. Mr. Briggs noted that the home's equity increased approximately \$339,500 after the renovations. He further explained that the increase shows that there is a market for historical homes and has inspired neighbors of the applicant's home to do only interior renovations on their historical homes.

Public Comments (for items not on Agenda)

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

Non-Action Items

No non-action items.

Action Items

- HDA 21-10. Request of Mary Field to designate the property at 2504 Winter Park Road as a landmark to the Winter Park Register of Historic Places, zoned R-1A.

Mr. Briggs explained that the request was to designate the home at 2504 Winter Park Road to the Winter Park Register of Historic Places. He presented an aerial view of the property and images of the existing home. He explained that the property has a rebuilt garage, but the home, built in 1926, has remained the same.

Staff recommendation was for approval.

The applicant, Mary Field of 2504 Winter Park Road addressed the Board. Ms. Field explained that she wanted to preserve the property to prevent it from being redeveloped in the future.

Discussion followed on the property itself, the designation process, and reaching out to the historical archivist at the Winter Park Library to preserve and share the historical documentation of the home.

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

Motion made by Anne Saltee, seconded by N. Lee Rambeau, for approval to designate the property and home at 2504 Winter Park Road to the Winter Park Register of Historic Places.

Motion carried unanimously with a 4-0 vote. (Aimee Spencer, Drew Henner, and Karen James were not present for the meeting.)

- HDA 21-11. Request of Winston McDavid and Amanda Lockard to designate their property at 1621 Forest Road to the Winter Park Register of Historic Places, zoned R-1AA.

Mr. Briggs explained that the request was to designate the home at 1621 Forest Road to the Winter Park Register of Historic Places. He presented an aerial view of the property and images of the existing home. He noted that the home was built in 1921. He also explained that it had been modernized but still contained the age and original architectural integrity needed to be preserved as historic.

Staff recommendation was for approval.

Motion made by Anne Saltee, seconded by Wade Miller, for approval to designate the property and home at 1621 Forest Road to the Winter Park Register of Historic Places

Motion carried unanimously with a 4-0 vote. (Aimee Spencer, Drew Henner, and Karen James were not present for the meeting.)

- HDA 21-12. Request of the Genova Company to designate the property at 1624 Roundelay Lane to the Winter Park Register of Historic Places, zoned R-1A.

Mr. Briggs explained that this was the 12th historic designation of the year and was the most designations that the Historic Preservation Board has had in any given year. He thanked the Board for helping to spread awareness about its purpose and the historic preservation process. Mr. Briggs explained the request was to designate the home at 1624 Roundelay Lane to the Winter Park Register of Historic Places. He added that the home was built in 1910 and would be a significant addition to the registry. He presented an aerial view and images of the home. He stated that the historical integrity of the home has been preserved on the interior as well as exterior of the home.

Staff recommendation was for approval.

Discussion followed on the benefit of including more history in the scope of the requests, the history of the house, and the designation being from a company not an individual.

The applicant's representative, Taylor Ward of 1201 Trichester St. Orlando, FL 32803 addressed the Board and explained that the company chose to designate the property due to their appreciation for historical properties.

Motion made by Anne Saltee, seconded by Wade Miller, for approval to designate the property and home at 1624 Roundelay Lane, to the Winter Park Register of Historic Places

Motion carried unanimously with a 4-0 vote. (Aimee Spencer, Drew Henner, and Karen James were not present for the meeting.)

Board Comments

None

Meeting adjourned at 9:34 a.m.

/s/ Aaron Hull.



Historic Preservation Board agenda item

item type Public Hearings	meeting date December 8, 2021
prepared by Jeffrey Briggs	approved by Bronze Stephenson
board approval Completed	
strategic objective	

subject

HDA 22-01. Request of the City of Winter Park to designate the Winter Park City Hall building, located at 401 S. Park Avenue, built in 1964, to the Winter Park Register of Historic Places.

motion / recommendation

Staff recommendation is for Approval.

background

The Winter Park City Commission has requested that an application be brought before the Historic Preservation Board on the designation of the City Hall building at 401 S. Park Avenue, built in 1964, for placement on the Winter Park Register of Historic Places.

The Winter Park City Hall was designed by the Winter Park Architects Collaborative (WPAC) with the goal of aligning with the City's past, present and future. The architectural partnership included George Tuttle Jr., John Langley, James Gamble Rogers II, Nils Schweizer, Gordon Orr Jr., Clifford Wright and Fred Owles Jr. The two-story height was intended to be compatible with the village scale of the Park Avenue district. The generous setbacks from both Park and Lyman Avenues was intended to allow for green open space and public plaza space.

The west wing of City Hall originally was one-story. In 1978 the west wing was increased to two-stories by raising the 80-ton roof some 14 feet to create the City Hall seen today.

Built in 1964, the basement of City Hall was designed to serve the HVAC and utility needs of the building, while also being constructed as an emergency shelter.

The City Hall building is an example of the Mid-Century Modern architectural style that was popular during this time period, and can be seen in many other buildings and homes throughout the City. In order to be designated as historic, the building must typically be at least 50 years in age and meet one of the criteria listed below:

- a. A quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and associations; and
- b. At least one of the following:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction; or
4. That represent the work of a master; or
5. That possess high artistic values; or
6. That represent a significant and distinguishable entity whose components may lack individual distinction.

There has obviously been a good deal of history made by the various City Commissions that have impacted their lives, the quality and character of the City and it's unique place amongst the history of the Orlando area and the State of Florida over the past 57 years. The building itself is also possesses unique styling and the collaborative design process, similarly egalitarian.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[City Hall pictures.pdf](#)

ATTACHMENTS:

[Resolution_401 S. Park Avenue.doc](#)

ATTACHMENTS:

[Historic Designation Application.pdf](#)

ATTACHMENTS:

[PUBLIC NOTICE- DECEMBER 8, 2021 HPB.docx](#)











CITY HALL
WINTER PARK, FLORIDA

CITY COMMISSIONERS

ALLEN TROVILLION, MAYOR

JAMES R. BLAKE FRANK OLIPHANT, JR.

FRANCIS L. JACKSON JOSEPH W. ROMITA

RICHARD G. SIMMONS, CITY MANAGER

THE WINTER PARK ARCHITECTS COLLABORATIVE
MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

GEORGE A. TUTTLE, JR., CHAIRMAN

JOHN B. LANGLEY JAMES GAMBLE ROGERS, II

GORDON D. ORR, JR. NILS M. SCHWEIZER

FRED G. OWLES, JR. CLIFFORD W. WRIGHT

JACK JENNINGS, GENERAL CONTRACTOR



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING THE CITY HALL
BUILDING LOCATED AT 401 S. PARK 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, the City Hall building has been a location where much important history and decisions have been made that have shaped the image, character and scale of the City; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the City Hall building at 401 S. Park Avenue built in 1964 is an example of the Mid Modern architecture style popular during that period and was uniquely designed by a collaborative of the most recognized and revered architects within the City at that time.

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 the City Hall building at 401 S. Park 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 _____ 2022.

Phillip Anderson, Mayor

ATTEST:

City Clerk



City of Winter Park
Planning & Transportation Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

City of Winter Park Historic Designation Application

1. City Hall 401 S. Park Avenue
Building address
City of Winter Park 401 S. Park Ave. 407 599-3235
Owner's name(s) Address Telephone

2. As Mayor, at the direction of the City Commission, do hereby authorize the filing of this application for historic designation for that property.

[Signature]
Owner's Signature

11/10/21
Date

Historic Preservation Board Office Use

Criteria for Designation

- ☐ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
☐ B. Association with the lives of a person or persons significant in our past; or that
☐ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

Florida Master Site File No.: OR-

☐ Local Historic Landmark

☐ Local Historic Resource



CITY OF WINTER PARK

401 Park Avenue, South

Winter Park, Florida 32789

NOTICE IS HEREBY GIVEN that the Winter Park Historic Preservation Board proposes to render a decision on the following requests described below on Wednesday, December 8, 2021 at 9:00 a.m. at the physical location identified below or via hybrid virtual participation. The physical location of the public hearing will be in the Commission Chambers of City Hall, at 401 Park Avenue, South, Winter Park, Florida. Due to the COVID-19 emergency and limited space available for physical attendance because of social distancing requirements, in lieu of physically attending in person, members of the public may participate in this meeting by attending virtually by following the instructions located at cityofwinterpark.org/government/board-public-meetings/.

HDA 22-01 Request by the City Commission of the City of Winter Park to voluntarily designate the property and City Hall building at 401 S. Park Avenue as an individual historic landmark on the Winter Park Register of Historic Places. City Hall was built in 1964. Zoned: PQP. Parcel ID # 05-22-30-9400-66-010.

All interested parties are invited to attend and be heard. Additional information is available by contacting Jeffrey Briggs, via 407-599-3440 or jbriggs@cityofwinterpark.org or visiting the Planning Department located on the 2nd floor in City Hall at 401 Park Avenue South so that citizens may acquaint themselves with the issue and receive answers to any questions they may have prior to the meeting.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning Department at 407-599-3440 at least 48 hours in advance of the meeting.

/s/: Rene Cranis, City Clerk

Publish: Sunday, November 14, 2021 Orlando Sentinel