



Historic Preservation Board Regular Meeting Minutes

August 10, 2022, at 9:00 a.m.

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

Present

Chair Anne Sallee, Vice-Chair Wade Miller, and remaining members: Karen James, John Skolfield, Drew Henner, and N. Lee Rambeau. Absent members: Aimee Spencer. Staff: Director of Planning and Transportation Jeffrey Briggs; Planning Technician Aaron Hull; and Recording Secretary Mary Bush.

(1) Call to Order

Chair Anne Sallee called the meeting to order at 9:02 a.m.

(2) Consent Agenda

Motion made by Karen James, seconded by N. Lee Rambeau, to approve the July 13, 2022 meeting minutes, with the amendment made by Anne Sallee to amend her board comment concerning reply all and not just reply when talking about responding to emails.

Motion carried unanimously with a 6-0 vote (Absent from voting was Aimee Spencer).

(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. Request by Wade and Hannah Miller for approval to demolish their existing one-car garage, build a replacement one-car garage with a living area on the second floor, and construct a new front porch on the existing home, built in 1935 at 1520 Glencoe Road.

Jeffrey Briggs presented the requested item and showed a presentation on the item. Mr. Briggs stated that Vice-Chair Wade Miller had stepped down for this vote from the Board due to this item being his request. Mr. Briggs showed pictures of the house, an aerial map, and photographs of proposed areas for the additions. Mr. Briggs explained that the applicant is asking for two variances to have the garage have a five-foot setback instead of the required 11 first-floor and 16-foot second-story side setback and have a front porch encroach five feet into the front yard setback. Mr. Briggs described the current code, the powers the Board has to grant variances, and incentives of a historically designated home. Mr. Briggs showed pictures of the survey of the proposed site plan and described the current home, the proposed garage, and the proposed front porch. Mr. Briggs discussed the existing conditions and the proposed changes. Mr. Briggs explained that the adjacent neighbor sent in a letter of approval with conditions the applicant is okay with following. Mr. Briggs showed pictures of the proposed elevations.

Staff recommended approval meeting three conditions, as follows:

1. The north side facing 1510 Glencoe will only have transom windows on the second floor at a height guaranteeing our privacy.
2. The exterior staircase landing on the second level will have privacy screening to the north, completely protecting privacy.
3. The existing landscaping on the common property line of 1510 Glencoe will be protected and, if necessary, replaced to its current condition.

The applicant, Hannah Miller, spoke on the proposed project that the Millers have planned. The applicant stated she is excited to make the renovations to the house that will improve the overall appeal. The applicant said she had received more letters of approval from the adjacent neighbors. The applicant described the proposed garage and the benefits of the proposed garage.

Wade Miller, the other applicant, spoke on the proposed project and showed pictures of the existing conditions and the proposed additions. Mr. Miller talked about how the project will ensure the look and style of the house remains, and the applicants spoke about the proposed front porch and the reasons for the proposed porch.

John Skolfield asked if the neighbors had any concerns about privacy over the new proposed garage. Mr. Miller answered that there would be no windows facing the neighbors, and the addition was designed accordingly. Mr. Skolfield commented that people typically do rebuilds in this market, thanks to the proposed renovations of a historic home and accessory dwelling. Mr. Skolfield mentioned he was grateful for the neighbor's approval letter.

Motion made by Drew Henner and seconded by N. Lee Rambeau to approve the request to demolish their existing one-car garage, build a replacement one-car garage with a living area on the second floor, and construct a new front porch on the existing home, built in 1935 at 1520 Glencoe Road with the variances and staff conditions.

Motion carried unanimously with a 5-0 vote.

- b. Request by Drew and Sara Bernstein for approval to construct two-story addition to the existing individually designated historic home, built in 1935, at 150 Cortland Avenue.

Jeffrey Briggs described the proposed additions and the location of the house. Mr. Briggs showed the location on a map and pictures of the existing home, aerials of the home, and street views of the home, and described the proposal. Mr. Briggs stated that the applicant is requesting a side setback variance for the addition. Mr. Briggs showed and described pictures of the existing location and the proposed site plan. Mr. Briggs stated that the proposal meets all codes except the requested variance. Mr. Briggs showed photos of the proposed addition through elevations. Mr. Briggs said that the applicant reached out to the adjacent neighbors, which have received approval from their neighbors. Mr. Briggs showed pictures that better show the proposal.

Staff recommended approval with the condition of adding shutters where appropriate in order to match the existing house facade look.

The applicant, Drew Bernstein of 150 Cortland Avenue, spoke on his proposed addition to the house. Mr. Bernstein stated he had wanted a historic home previously and wanted to improve the quality/aesthetic of the house. Mr. Blakely described the reasons for the proposed additions and said he talked to his neighbor about the plans and variance and got approval from them.

John Skolfield commented that he appreciated that the applicant had reached out to their neighbors for approval. Mr. Skolfield stated that he wanted the applicant to provide actual letters of approval, but that text messages are fine. Mr. Skolfield said this house is not in a historic district, so he is grateful this home is protected with a historic designation. Vice-Chair Wade Miller stated that architecturally the proposal worked well with the house and hoped they do not change the proposed elevations. Discussion ensued on the material for the side paneling of the proposed addition, with Mr. Skolfield and Mr. Miller confirming that the new wood siding would be real wood as exists now on the home and not be hardie board, as it is an inferior product that visually would not be compatible with the existing wood siding of the home.

Motion made by Wade Miller and seconded by N. Lee Rambeau to approve the request by Drew Bernstein for approval to construct two-story addition to the existing individually designated historic home, built in 1935, at 150 Cortland Avenue with the variance and condition recommended by staff.

Motion to approve with the staff condition carried unanimously with a 6-0 vote.

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

- a. No non-action items were discussed.

(7) Staff Updates

Jeffrey Briggs updated the Board on the historic clock that it will be delivered to the city in September and be installed the same month. Mr. Briggs explained that Casa Feliz got their historical landmark sign, that the city would help with the installation, and that the Board was invited to a revealing ceremony of the sign. Mr. Briggs explained that the signs for the city's landmark had been ordered and described what the signs would look like. Mr. Briggs stated that eight signs have been ordered to denote the Park Avenue Historic district and the history of the community and will be delivered soon. Mr. Briggs said that the City is also looking to get signs for all historic districts. Vice-Chair Wade Miller asked if the Board gets to comment on the signs, and Mr. Briggs explained that the Board would and if they have any ideas for the signs to let Staff know. N. Lee Rambeau asked about the placement of the clock, and Mr. Briggs explained that the location would be on the walkway down Central Park on Park Avenue across from the fountain.

(8) Board Comments

Karen James asked if Board members were allowed to attend meetings virtually three times a year and vote. Mr. Briggs stated yes and clarified the rules for attendance to the Board. Chair Sallee said she would be missing the September meeting and a discussion ensued about the September meeting. Drew Henner discussed doing a video about the Historic Preservation Board similar to the city's recent Meet your Department videos. Discussion ensued on creating a promotional video. Chair Sallee discussed the educational information she had sent to Mr. Briggs, and a discussion ensued on the information sent. John Skolfield asked about the definition of unremarkable to the Board and what the Board's thoughts on the definition of unremarkable are. Discussion ensued on the meaning of unremarkable, the Board's opinions on what is considered contributing, and the creation of a historical survey of the city.

(9) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for September 14, 2022.

(10) Adjournment

Chair Anne Sallee adjourned the meeting at 10:01 a.m.

Minutes approved by the Board on November 9, 2022.

/s/ Recording Secretary Aaron Hull