



Historic Preservation Board Regular Meeting Minutes

July 13, 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, Aimee Spencer, John Skolfield, Drew Henner, and N. Lee Rambeau. Staff: Director of Planning and Transportation Jeffrey Briggs; Planning Technician Aaron Hull; and Recording Secretary Mary Bush.

(1) Call to Order

Chairman John Skolfield called the meeting to order at 9:01 a.m.

(2) Election of Chair and Vice-Chair

Aimee Spencer made a nomination to nominate Anne Sallee for Chair, and Wade Miller made a nomination to nominate John Skolfield for Chair.

Nomination for Anne Sallee for Chair carried with a 4-3 vote (In Favor: N. Lee Rambeau, Anne Sallee, Aimee Spencer, and Karen James. Opposed: Drew Henner, Wade Miller, and John Skolfield)

Anne Sallee made a nomination to nominate Drew Henner for Vice-Chair. However, Drew Henner denied the nomination. Aimee Spencer made a nomination to nominate Wade Miller for Vice-Chair.

Nomination for Wade Miller for Vice-Chair carried unanimously with a 7-0 vote.

(3) Consent Agenda

Motion made by N. Lee Rambeau, seconded by Karen James, to approve the May 11, 2022 meeting minutes, with the amendment made by Karen James to fix the Vice-Chair Karen James to Anne Sallee in the "Present" section of the minutes.

Motion carried unanimously with a 7-0 vote.

(4) Public Comments (for items not on the Agenda)

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

(5) Public Hearings

- a. Request to designate the house and property at 358 Virginia Drive, built in 1941, to the Winter Park Register of Historic Places.

Jeffrey Briggs presented the request to the Board. Mr. Briggs showed images of aerials of the property, pictures of the house, and the proposed lot split for the property. Mr. Briggs described the Mediterranean luxury-style house that was built in 1941. Mr. Briggs explained that the applicant wants to maintain the house and designate the house for her children to live in it. Mr. Briggs also explained that the house went for a lot split approval with the Planning Zoning Board, which got approved depending on the approval of the designation of the house at 358 Virginia Drive by the Historic Preservation Board. Mr. Briggs stated that the applicant also asked for a variance on the rear setback as an incentive to designate the property. Mr. Briggs showed the Board the code language that allows the Board to grant incentives to property owners who designate their property. Mr. Briggs clarified the role the Board has in the designation of the property.

Staff recommended approval.

Aimee Spencer commented that this house is not Mediterranean-style but Monterey-style architecture. Wade Miller explained that he thought the house closely resembled a Mediterranean-style and Mrs. Spencer described the style and history of the Monterey-style architecture. Discussion ensued on the architectural style of the home. Mr. Briggs stated he talked to the applicant. However, the applicant could not attend the meeting due to being sick. John Skolfield said he liked the designation, which is the reason for the incentive program. Mrs. Spencer asked if the guest house was a single-story, and Mr. Briggs answered yes.

Motion made by Aimee Spencer and seconded by Karen James to approve the request to designate the house and property at 358 Virginia Drive, built in 1941, to the Winter Park Register of Historic Places.

Motion carried unanimously with a 7-0 vote.

(6) Action Items

a. Discussion Items:

1. Designation of 1211 Schultz Avenue (1935)

Jeffrey Briggs explained that he had received designation requests for 1211 Schultz Avenue and 1314 Canterbury Road. However, Mr. Briggs stated that he wanted to discuss these applications with the Board to make sure they met the Board's standards. Mr. Briggs showed pictures of 1211 Schultz Avenue and aerials of the location. Mr. Briggs explained the neighborhood's history and clarified that the lot has two homes. Mr. Briggs stated that the back house was split twenty years ago and described the size of the two homes on the two lots. Mr. Briggs said the neighborhood is redeveloping, and the house has had repairs. However, Mr. Briggs clarified that the house still has the original frame and trusts.

Drew Henner asked if Mr. Briggs knew why the applicant wanted to apply for the designation, and Mr. Briggs said he explained the process for designation to the applicant but did not ask why the applicant wanted to apply. Mr. Henner and Mr. Briggs mentioned that the house recently installed a new roof. Mr. Briggs stated that if the house is designated, it is easier to get a variance through the Historic Preservation Board than the Board of Adjustments. However, Mr. Briggs said he does not know the variance the applicant could apply for. Mr. Briggs said that the applicant could apply for grants. John Skolfield mentioned that these older neighborhoods are being redeveloped and that designating the house to protect the neighborhood's future would be a reason to designate it. Mr. Skolfield also stated that the square footage of the house is small and that dormers or a back addition could be added with the approval of the Historic Preservation Board instead of the Board of Adjustments. Chair Anne Saltee asked if there were any reasons Mr. Briggs thought the applicant would want to designate, and Mr. Briggs said that people do not typically designate if they want to sell as it can make it harder to sell.

Aimee Spencer said that she did not think this designation was architecturally significant and that little of the house was original. Mrs. Spencer stated that the neighborhood is being redeveloped and explained that designations are not just for the façade. Mrs. Spencer clarified that she does not want the Board to lead applicants on in the future about designations or create islands of preservation. Discussion ensued on the originality and architecture of the house. Drew Henner said he still does not understand why the applicant would want to designate. Vice-Chair Wade Miller asked what the zoning of the address is, and Jeffrey Briggs responded that it is R-2 zoned. Discussion ensued on the zoning, potential for redevelopment into townhomes, and preserving smaller homes for affordable housing for the city. Chair Saltee stated that the Board is missing the owner's important reason, and the applicant still has the right to apply. Discussion ensued on being cautious of the designation and the applicant's rights. N. Lee Rambeau asked, since there have been so many repairs to the house, if it is still historical, and Jeff stated that he agreed that the house was still considered original.

2. Designation of 1314 Canterbury Road (1950)

Jeffrey Briggs showed pictures of the home at 1314 Canterbury Road, aerials of the location, and a map of the address. Mr. Briggs explained the house is fully built out practically. Vice-Chair Miller stated seeing this is an excellent example for the Board to see what would happen with multiple variances being allowed. Chair Saltee said this house could be frozen in time if designated and that the Board also needs to hear the story of the

house and the people who lived in it to get a better picture of the reason for a designation. Mrs. Spencer stated that some neighborhoods want to create historic districts and do not see why this house would need incentives. Vice-Chair Miller asked if this neighborhood has other designations and discussion ensued on the neighborhood's historical relevance.

Jeffrey Briggs showed pictures of a house at 1440 Berkshire and explained a former mayor lived in the house. Mr. Briggs showed aerials, a map, and a street view of the address. Mr. Briggs said this house had been built out, and discussions ensued with the former mayor. John Skolfield stated that he does not know if it is practical today to buy multiple lots to develop on but maybe in the future. Drew Henner explained that could be a fear of the applicant and a motivation to designate. Discussion ensued on possibilities for the future of this location.

3. Board Education & State Grant Opportunities

Jeffrey Briggs explained that there is funding for Board education to go to conferences related to Historic Preservation. Mr. Briggs explained that this is a possibility for Board members. Aimee Spencer stated going to a conference is good education for Board members and discussed a potential Conference coming up. Mrs. Spencer explained that she would want the Board to apply for a service grant to pay for it. Mrs. Spencer also suggested the Board should have someone come to a meeting to educate the Board on historic preservation. Vice-Chair Miller said he likes the idea of workshops to invite peers to discuss the Historic Preservation Board or designations. Discussion ensued on guest speakers that could talk to the Board. Vice-Chair Miller asked how the Board could reach out to people. Mr. Briggs explained the Board could ask people, and the Staff could follow up with them. Mr. Briggs stated that there is a grant seeker but for general purposes. Vice-Chair Miller said going to a conference would be good. Mrs. Spencer and Chair Saltee mentioned they could individually reach out to people about coming in as guest speakers. Mrs. Spencer said that the Board should make a priority list for grants and recommended getting a new survey of the city as a top priority for grant funding.

Drew Henner asked about grant money decreasing for designations, and Mr. Briggs explained that due to the high number of designations last year, there was not enough money budgeted for all the grant applicants. Mr. Briggs explained that he had to go to the City Commission to ask for more money and the City Commission fixed the grant money to help with the designations.

(7) Non-Action Items

- a. No non-action items were discussed.

(8) Staff Updates

Jeffrey Briggs updated the Board that there will be a few designations and variance requests in the upcoming meetings.

(9) Board Comments

N. Lee Rambeau asked about the rebuild that previously came to the Board, and Jeffrey Briggs explained that the applicants are still designing the house.

Chair Saltee reminded the Board not to "reply all" when replying to emails so no one breaks the Sunshine laws.

(10) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for June 8, 2022.

(11) Adjournment

Chair Anne Saltee adjourned the meeting at 9:59 a.m.

Approved by the Board on August 10, 2022.

/s/ Recording Secretary Aaron Hull