



Historic Preservation Board Regular Meeting Minutes

July 12, 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, N. Lee Rambeau, and Drew Henner. Present Virtually: Kelsey Wolfe. Staff: Assistant Director of Planning and Zoning Allison McGillis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Chairman Miller called the meeting to order at 9:05 a.m.

(2) Consent Agenda

Motion made by John Skolfield, seconded by N. Lee Rambeau, to approve the June 14, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(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 of Michael Tudor to designate the property at 1714 Westchester Avenue to the Winter Park Register of Historic Places.

Ms. Lundgren provided a brief summary of the item. She presented to the Board area and aerial maps and photos of the existing property. She noted that the applicant had voluntarily agreed to designate the home to the Winter Park Register of Historic Places. She also noted that the home is an example of the Minimal Traditional architectural style applied to a residence as was popular when the home was built in 1940 along with many others in the Orwin Manor neighborhood. She then expressed that the designation would ensure that the scale and character of the original Orwin Manor homes remains in place. Ms. Lundgren went on to inform the Board that the applicant had mentioned that the original home had sustained major damage from a fire in 2010 but was restored with its original 1940's architectural details.

Staff recommended approval.

The Board briefly expressed their thoughts on the application regarding the style, design, and architectural details of the home. The Board was overall in favor of the designation.

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

Motion made by Aimee Spencer, seconded by N. Lee Rambeau for approval to designate the property at 1714 Westchester Avenue to the Winter Park Register of Historic Places.

Motion carried unanimously with a 7-0 vote.

- b. Request of Renaissance WP LLC for approval to renovate and expand the existing home at 330 Holt Avenue.

Mrs. McGillis provided a brief summary of the item. She noted that at the previous month's Historic Preservation Board meeting there was a preliminary plan presentation of the design direction for the renovation and expansion of the home at 330 Holt Avenue, which is a 'contributing structure' within the College Quarter historic district. She also noted that at the meeting the Board was in concurrence on the design direction and the materials to be used. Mrs. McGillis then explained that the owners had now submitted their formal application for approval. She further explained that the project conformed to the traditional zoning code regulations for setbacks, floor area ratio and coverages however, the expansion of the rear garage with the addition of living space on the second floor required setback variances from that rear and side property line.

Staff recommended approval.

Mr. Skolfield expressed that he supported the request and felt that it was great design work.

The applicants, Jim and Tracy Zboril of 330 Holt Avenue addressed the Board. They presented and reviewed with the Board photos of the existing property and their proposed site plan and elevations. They briefly discussed minor changes that they made to their plans after their discussion with the Board at the previous month's Historic Preservation Board meeting. They noted that they were not yet sure what to do regarding the transition from the back side of the main house to the back parking court. They also shared that they had spoken with the surrounding neighbors about the request and they were all in support of it.

The Board briefly discussed the request with the applicants including their intentions for their final design for the project. The Board requested that any further changes made to the plans by the applicants be sent to the Board for review and that the applicants provide the Board with working drawings of the project before starting construction. The Board also briefly discussed the windows to be used for the project and requested that they be wood aluminum clad applied mutton windows.

The Board heard public comment from the following residents in favor of the request:

Gordon Blich of 695 French Avenue, Winter Park, FL 32789 and Margie Bridges of 767 Antonette Avenue, Winter Park, FL 32789.

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

Motion made by John Skolfield, seconded by N. Lee Rambeau for approval to renovate and expand the existing home at 330 Holt Avenue.

Motion carried unanimously with a 7-0 vote.

(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

Ms. Wolfe briefly discussed with the Board her concerns regarding the treatment of applicants and the conduct of Board members at the public hearings.

(9) Upcoming Agenda Items

No discussion occurred regarding upcoming agenda items.

(10) Adjournment

Meeting adjourned at 9:43 a.m.

Minutes approved by the Board on August 9, 2023.

/s/ Recording Secretary Mary Bush