



Historic Preservation Board Regular Meeting Minutes

June 14, 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, N. Lee Rambeau, Kelsey Wolfe, and Drew Henner.
Present Virtually: Lucy Boudet. Staff: Director of Planning and Zoning Jeffrey Briggs, Planner I Corinna Lundgren, and Recording Secretary Kim Breland.

(1) Call to Order

Vice-Chair Miller called the meeting to order at 9:01 a.m.

(2) Selection of Chair and Vice Chair

Motion made by John Skolfield, seconded by N. Lee Rambeau to nominate Wade Miller as Chairman of the Board. Mr. Miller accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

Motion made by Wade Miller, seconded by John Skolfield to nominate Aimee Spencer as Vice-Chairman of the Board. Mrs. Spencer accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

(3) Consent Agenda

Motion made by John Skolfield, seconded by Aimee Spencer, to approve the May 10, 2023 meeting 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 by 1530 Berkshire LLC for approval to designate the home, built in 1926 to the Winter Park Register of Historic Places and undertake renovations to the rear accessory building.

Mr. Briggs reminded the Board that the item had been continued from the previous month's Board meeting. He expressed that the building in the rear is too close to the property line to convert the former garage storage area into living space without a variance. He then indicated that at the last Board meeting the Board did not appear to have an issue with the conversion and no objections from any of the adjacent neighbors had been received. He further indicated that the Board felt that it was an opportunity to achieve more of an authentic Mediterranean mission style home, so they expressed desire to consider and require alterations to the exterior of the home in order for the applicant to designate the property and qualify for the variances requested. Mr. Briggs then presented various views of the existing home and accessory building. He also presented examples of homes with Mediterranean mission style details. He went on to explain that there is a deed restriction on the property restricting the rear accessory building from being made into a separate rental property.

Staff recommended approval.

The applicant, Ryan Moody of 1530 Berkshire Avenue, Winter Park, FL 32789 addressed the Board. Mr. Moody let the Board know that he was open to any suggestions the Board wanted to make.

The Board briefly discussed how the front porch was originally built and the applicant applied trim and sills around the windows. The Board continued discussion with the applicant on the home and accessory building regarding the front façade of each, stucco wrapping, the porch railing of the main home, the roof shingles and parapet, and whether or not a kitchen would be included in the accessory building.

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

Motion made by John Skolfield, seconded by Drew Henner for approval to designate the home, built in 1926 to the Winter Park Register of Historic Places and undertake renovations to the rear accessory building with the following conditions:

- that the boards be removed from the front porch opening and replaced with either a step and pathway installation, a railing installation, or be left open. If a railing is installed, it must be an iron railing and no more than 32-inches tall,
- that the larger, approximately 3.5-inch trim, that is on all four sides of the windows in the front be removed and replaced with a small trim, no larger than 1.5-inches, on the left, right, and top sides and either a concrete cast sill or a synthetic product replicating what would have been common, about a 1.5 or 1-3/4-inch sill, be applied on the bottom side,
- that the existing small shed's roof shingles be removed and the roof be returned to a parapet application (an extension of the roof is allowed if it is needed in order to have a parapet with flashing on the inside),
- that the trim be removed from the window in the garage and a smaller sill application similar to the front window requirement be installed with a stucco wrap on the other three sides of the window,
- and that the applied casing around the perimeter of the other exterior windows be removed and stucco repaired, so it returns properly with the sill detail replicated.

Motion carried unanimously with a 7-0 vote.

- b. Request by Matthew and Karoline Staker to construct a new swimming pool, cabana building and rear deck on their property at 1273 Richmond Road, an individually designated historic property.

Mr. Briggs provided a brief summary of the item. He presented and reviewed with the Board an area map, photos of the existing property, and the applicant's proposed site plan and elevations. He noted that the applicant proposed a new covered deck to be added to the rear of the existing home along with a pool, pool deck and cabana. He then indicated that the applicant was requesting a 5-foot side setback for the pool cabana in lieu of the 10-foot required setback. He went on to note that staff required the applicant to match the architectural image of the cabana to the existing house by using the same wood siding and a roof pitch.

Staff recommended approval.

The Board inquired as to whether or not there had been any comments from the neighbors to which Mr. Briggs replied that there had only been comments made by the neighbors at the rear of the property. The Board also asked if Hardie board or real wood would be used for the cabana to which Mr. Briggs answered that real wood would be used.

The Board heard public comment from the following resident:

Charles Leeds of 1280 Arlington Place addressed the Board. Mr. Leeds expressed that his backyard abuts the applicant's back yard. He noted that the applicant's adjacent neighbor had previously built an addition in their backyard, which caused him to lose a lot of sunlight. He wanted to know if the applicant's cabana could be moved back more from the property line and the height decreased.

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

The Board asked if the applicant had any plans for changing the landscaping, specifically the existing bamboo. The applicant, Karoline Staker of 1273 Richmond Road, Winter Park, FL 32789 responded that a lot of the bamboo will be removed in order for the fire pit area to be built. The Board also asked if the applicant would be replacing the existing back fence with new fencing to which the applicant replied that it would be replaced.

Motion made by Aimee Spencer, seconded by N. Lee Rambeau for approval to construct a new swimming pool, cabana building and rear deck on their property at 1273 Richmond Road, an individually designated historic property.

Motion carried unanimously with a 7-0 vote.

- c. Request by Joseph Disanti, to voluntarily designate the property and home built in 1951 at 1299 Harding Street as an individual historic landmark on the Winter Park Register of Historic Places and to allow additions to the existing detached garage/storage building at the rear of the property to add space for a second-floor art studio and exterior porch.

Mr. Briggs provided a brief summary of the item. He presented and reviewed with the Board an area map, photos of the existing property, and the applicant's proposed site plan and elevations. He noted that the applicant was proposing to convert the existing detached garage/storage building at the rear of the property into a second-floor art studio and exterior porch. He expressed that the first floor porch would be covered by the second-floor balcony and there would be an exterior stair case leading up to the second-floor balcony. He went on to briefly discuss the architectural details of the additions. He then noted that the applicant was asking for a variance to the rear setback to accommodate the additions.

Staff recommended approval.

The applicant Joseph Disanti of 1299 Harding Street addressed the Board. Mr. Disanti asked when he would have to pull the request if he changed his mind about the application and if he would be signing a contract for the designation.

The Board inquired with the applicant about the proposed triangular windows on the site plan. Brief discussion then ensued regarding the front façade, fenestration, and dormer of the additions.

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

Motion made by John Skolfield, seconded by Aimee Spencer for approval to voluntarily designate the property and home built in 1951 at 1299 Harding Street as an individual historic landmark on the Winter Park Register of Historic Places and to allow additions to the existing detached garage/storage building at the rear of the property to add space for a second-floor art studio and exterior porch, with the following conditions:

- that either the existing window on the existing home is left in place or is replaced with a similar window, which can be a little bit larger, that replicates the windows on the main home,
- that the dormer on the left side of the second-floor be changed to a shed dormer that starts at a point minimum of 18 inches down from the ridge and provides no more and no shallower than a 3/12 pitched roof,
- and the allowance of as low as a 7-foot ceiling in the bathroom.

Motion carried unanimously with a 7-0 vote.

(6) Action Items

No action items were discussed.

(7) Non-Action Items

Discussion on development plans for 330 Holt Avenue.

Mr. Briggs expressed that the new owners of 330 Holt Avenue wanted to discuss their proposed changes to the home before going to a public hearing. He presented and reviewed with the Board an area map, photos of the existing property, and the applicant's proposed site plan and elevations. He noted that there would be one variance requested for the rear and side property line for the new garage living space.

The applicants, James and Tracy Zboril of 945 Lakeview Drive, Winter Park, FL 32789 addressed the Board. The applicants spoke on the history of the home and their renovation plans. They noted that they were

considering several changes including demolishing an existing one car garage on the property, removing the existing screens on the main home's front porch and creating an open porch, extending the main house, adding a second level on top of the existing three car garage, and adding a bathroom in the new garage addition. Brief discussion ensued regarding the proposed pitch of the roof over the garage addition, the applicants' plans for the driveway, the placement of the stairs on the garage building, and the windows for the garage addition.

(8) Staff Updates

No staff updates.

(9) Board Comments

No Board comments were made.

(10) Upcoming Agenda Items

No discussion occurred regarding upcoming agenda items.

(11) Adjournment

Meeting adjourned at 10:58 a.m.

Approved by the Board on July 12, 2023.

/s/ Recording Secretary Mary Bush