



Historic Preservation Board Regular Meeting Minutes

April 12, 2023, at 9:00 a.m.

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

Present

Present: John Skolfield, Aimee Spencer, Lucy Boudet, and Drew Henner. Preset Virtually: N. Lee Rambeau.
Absent members: Wade Miller. Staff: Director of Planning and Zoning Jeffrey Briggs, and Recording Secretary Mary Bush.

(1) Call to Order

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

(2) Consent Agenda

Motion made by Lucy Boudet, seconded by Aimee Spencer, to approve the March 8, 2023, meeting minutes.

Motion carried unanimously with a 4-0 vote. (N. Lee Rambeau was not present for approval of the minutes. Wade Miller was not present for the meeting.)

(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 Marty and Maura Sullivan of 901 Georgia Avenue for approval to build an 889 sq. ft. addition to their existing detached garage, subject to a rear setback variance, in order to provide for a guest/accessory living space to complement their existing individually designated historic home, built in 1917, zoned: R-1AA.

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 detached garage along with the proposed addition per code could be five feet from the property line and that there was an existing privacy hedge between the applicant's property and the adjacent property on Cherokee Lane. He also noted that the applicant's proposed addition would barely be visible to the adjacent neighbor due to the addition lining up with the neighbor's existing garage and the privacy hedge in between. He added that there were no neighbor letters received in opposition of the request.

Staff recommended approval subject to the exterior design materials presented.

Mr. Skolfield inquired as to whether or not the applicant's main home's eave detail with regard to the simulated thatched roof was to be replicated on the addition. The applicant's architect, John Page, of 416 Fairfax Avenue, Winter Park, FL 32789 addressed the Board and responded, yes, that the addition would replicate the design detail of the main house.

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

Motion made by Aimee Spencer, seconded by Lucy Boudet for approval to build an 889 sq. ft. addition to their existing detached garage, subject to a rear setback variance, in order to provide for a

guest/accessory living space to complement their existing individually designated historic home, built in 1917, zoned: R-1AA.

Motion carried unanimously with a 5-0 vote. (Wade Miller was not present for the meeting.)

- b. Request by Ryan and Zamantha Phillips for approval to demolish the existing detached garage/accessory cottage and build first and second-floor additions and a new garage, subject to certain setback variances, to the existing “contributing” home at 965 Lakeview Drive, built in 1936 within the College Quarter Historic District, zoned: R-1AA.

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 staff had received a letter in support of the request from the affected neighbor adjacent to the applicant’s property. He then briefly discussed the details of the expansion of the existing home with the additions, which would continue down the same 14 foot setback along Antonette Avenue as the existing home. He added that the additions would connect to a new two-car garage that would be setback 10 feet from an existing small alley adjacent to the property. He explained that if the garage was detached five feet away from the house, then the 10 foot setback would comply with code. He further explained that the applicant created a walkway that connects the garage to the back door of the main house for safety and security and to avoid having to walk out into the elements or just having an open roof area. He then indicated that the applicant would also be building an addition to the back of the home that would be consistent with the existing setback of 8.15 feet.

Staff recommended approval subject to the exterior design materials presented.

Mr. Skolfield inquired about the applicant’s intention for siding material. The applicant’s architect, Bernie Johnson of 1421 Caring Court, Maitland, FL 32751 addressed the Board and responded that the existing home had wood lap siding and the applicant was intending to use the same. Mr. Skolfield noted that he was not comfortable with the use of Hardie board siding for the applicant’s request and would like the house restored. Brief discussion ensued regarding restoring the house.

Ms. Spencer inquired about all of the windows on the home being casement windows and not double hung windows and if the applicant intended to keep the casement windows. Mr. Johnson replied that all of the windows were casement windows and the applicant did intend to keep them as casement windows. Ms. Spencer reiterated the requirement for wood siding and not Hardie board or any other kind of siding. She also spoke on stormwater concerns, which Mr. Briggs explained that there would be almost no increase in the amount of impervious surface. She then inquired about how the applicant would mitigate the amount of rain runoff from the roof. The applicant’s potential builder, Charlie Clayton of 940 Old England Avenue, Winter Park, FL 32789 addressed the Board and responded that light swales and French drains would be installed to redirect the water.

Ms. Boudet expressed that she was very fond of the project and felt it would be a lovely addition to the community.

Mr. Henner expressed that the applicant had made great improvements to make a livable home and he felt it was well done.

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

Motion made by Aimee Spencer, seconded by Lucy Boudet for approval to demolish the existing detached garage/accessory cottage and build first and second-floor additions and a new garage, subject to certain setback variances, to the existing “contributing” home at 965 Lakeview Drive, built in 1936 within the College Quarter Historic District, zoned: R-1AA.

Motion carried unanimously with a 5-0 vote. (Wade Miller was not present for the meeting.)

(5) Action Items

No action items were discussed.

(6) Non-Action Items

No non-action items were discussed.

(7) Staff Updates

Mr. Briggs briefly discussed with the Board issues staff has found with regard to differences of what the applicants present to staff in their proposed schematics versus the intricacies of the actual existing homes and the applicants' full intentions for what they want to do with the homes.

Mr. Briggs then introduced Corinna Lundgren who replaced the HPB recording secretary, Aaron Hull. He noted that Ms. Lundgren has an undergraduate degree in architecture and is currently completing her master's degree in planning. He also noted that Mr. Hull acquired a position with the planning and design firm Kimley-Horn and will be moving to Colorado.

(8) Board Comments

No Board comments were made.

(9) Upcoming Agenda Items

No discussion occurred regarding agenda items for the upcoming Historic Preservation Board meeting scheduled for May 10, 2023.

(10) Adjournment

Mr. Skolfield adjourned the meeting at 10:00 a.m.

Minutes approved by the Board on May 10, 2023.

/s/ Recording Secretary Mary Bush