



Historic Preservation Board Regular Meeting Minutes

March 08, 2023, at 9:00 a.m.

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

Present

Vice-Chair Wade Miller and remaining members: Aimee Spencer, Lucy Boudet, N. Lee Rambeau, and Drew Henner. Absent members: John Skolfield. Staff: Director of Planning and Transportation Jeffrey Briggs, Administrative Clerk Mary Bush, and Planning Technician Aaron Hull.

(1) Call to Order

Vice-Chair Wade Miller called the meeting to order at 8:59 a.m.

(2) Consent Agenda

Motion made by N. Lee Rambeau, seconded by Lucy Boudet, to approve February 8, 2023, meeting minutes.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

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

Forest Michael, 358 W Comstock Avenue, gave a presentation about the historic preservation of Winter Park along with the repairs being made to SR 426. Mr. Michael talked about the plats along that road from the 1800s and that the area needs to be preserved. Mr. Michael talked about Denning Road and Fairbanks Avenue intersection and the history of the sinkhole at that location. Mr. Michael mentioned he could give a more in-depth presentation to the Board if given more time.

(4) Public Hearings

- a. Request by John Brennan, Jr. for approval of additions onto the existing home, built in 1925 at 814 Antonette Avenue.

Jeffrey Briggs introduced the item and showed a map of the house's location. Mr. Briggs showed pictures of the house and described the property. Mr. Briggs explained that the addition would be made to the house and that the architectural style would match the house. Mr. Briggs explained that the second story would be setback to the required setback. Mr. Briggs showed a survey of the property and site plans of the proposed addition. Mr. Briggs explained that the proposed addition would be removing a rear deck and adding a room to the location. Mr. Briggs explained that they are meeting the floor area ratio, impervious lot coverage, and all setbacks required per city code and that the Board needs to approve the addition's look.

Staff recommended approval.

Lucy Boudet asked if the garage was staying, and Mr. Briggs explained that it would be staying but didn't know the use.

Jack Brennan Jr., 814 Antonette Avenue, thanked the Staff and the Board for their time. Mr. Brennan explained his background and the history of the house. Mr. Brennan explained that he would keep the character and wanted to modernize the interior. Vice-Chair Wade Miller asked if there was a small pitch or a parapet for the second story, and Mr. Brennan answered that there would be a small pitch with a parapet. Aimee Spencer asked about the type of tile being used, and Mr. Brennan said he didn't know the difference, and Mrs. Spencer recommended clay barrel tile. Vice-Chair Miller suggested an amendment to use clay barrel

tile for the second-story roof. Discussion ensued on the roof tiling material and ensuring that small details material. N. Lee Rambeau complimented the design. Drew Henner praised the plan and said the house is a good example.

Marjorie Bridges, 767 Antonette Avenue, commented publicly on the house's greatness and complimented the design. Mr. Bridges thanked the Board for their comments and is delighted with the renovation.

Motion made by Aimee Spencer seconded N. Lee Rambeau to approve the additions onto the existing home, built in 1925 at 814 Antonette Avenue, with the conditions that clay barrel tiles are used on the roof, and the details of the parapet reflect the other parapets on the house.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

- b. Request of Oliver Constable for approval to demolish and rebuild the existing home at 333 Vitoria Avenue.

Jeffrey Briggs explained the next item and described the request. Mr. Briggs explained that the house is originally from 1925, but only the frame is still from 1925. The house has had many additions before being in a historic district. Mr. Briggs explained that the house is not considered a contributing property within the historic district, meaning that the house can be demolished and rebuilt with approval from the Board. Mr. Briggs explained that the applicants reviewed their site plan with the Board last month and that the proposed house meets all code requirements. Mr. Briggs said that the Board only needs to approve the aesthetic and the rebuild. Mr. Briggs talked about the detail of the applicant and that the Board seemed optimistic about the look during last month's meeting. Mr. Briggs explained that everything had stayed the same on the site plan and for the proposed house from the previous month.

Staff recommended approval.

Cynde Norris, 127 W Fairbanks Avenue, from Norris Designs, explained the design and style of the house. Mrs. Norris explained that the house was an early colonial style house and went over the style and history of that architectural style. Mrs. Norris explained that they were trying to match the area and went over the details of the house. Mrs. Norris went over the shape of the property and how they had to figure out a way to have a garage. Mrs. Norris explained that they made the garage side facing, so the garage did not show from the front and described how it looked. Mrs. Norris ensured the Board that the house would match the massing of the street character and the style of the historic homes around it.

Vice-Chair Wade Miller asked about the massing elevations showing the context of the house in the neighborhood, and Mr. Briggs explained that he did not include those pictures. Vice-Chair Miller complimented the design and the understanding of the size and scale of a historic home. Aimee Spencer asked about a roof plan, the pitch of the house, and all three gables. Mrs. Norris explained that the house has a 7:12 pitch and that it's all three gables.

Mrs. Spencer told the applicant she wanted to avoid the garage design because it was too close, and Vice-Chair Miller stated that the Board had previously discussed the garage design. Vice-Chair Miller explained that the odd shape and size of the lot made it difficult to find a place for the garage. Mrs. Norris explained that if they had to move the garage, the only placement that would work would be a front-facing garage, which the applicant was trying to avoid. N. Lee Rambeau complimented the design and working with the problematic lot size. Mrs. Spencer stated she still did not like the design. Vice-Chair Miller explained that the front elevation could be misleading and asked Mrs. Spencer if it was the stucco on the garage that she did not like.

Vice-Chair Miller explained that continuing the brick on the house could help, or making the wall brick around the windows could help, too. Mrs. Boudet talked about the addition, and Mrs. Norris mentioned that the stucco and brick would be similar. Vice-Chair Miller asked about the paint, and Mrs. Norris described the house's color. Mrs. Spencer asked about the window paint, and Mrs. Norris explained that they wanted to use texture more for the windows. Mrs. Spencer asked if they could put a brick on the front of the house, and Mrs. Norris explained they could. Discussion ensued on bricking, bricking trim, and the trim of the windows.

Vice-Chair Miller stated that having landscaping to the house around the garage will help with the look and that he does not mind the look of the garage. Discussion ensued on the materials being used for the house and the elevations of the house. Mrs. Boudet complimented the design and recommended making the garage doors historically accurate. Vice-Chair Miller asked about the garage door design, and Mrs. Norris answered that it had yet to be finalized. Discussion ensued on designing garage doors. Vice-Chair Miller asked about the roof shingles, and Mrs. Norris discussed what the plan was for the roof.

Motion made by Lucy Boudet and seconded by Aimee Spencer for the request of Oliver Constable for approval to demolish and rebuild the existing home at 333 Vitoria Avenue.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

- c. Request of Thomas Grinder and James Warner to designate the property at 1424 Cavendish Road, built in 1949, to the Winter Park Register of Historic Places.

Jeffrey Briggs explained the item and described the property. Mr. Briggs showed pictures of the house and showed maps of the location. Mr. Briggs explained that this is located within Orwin Manor and that the house was built in 1949. Mr. Briggs described the house and its aesthetics of the house. Mr. Briggs explained that the house would preserve the massing and size of the house. Mr. Briggs explained that the applicant meets all code requirements, including the property's age and architectural aesthetic. Mr. Briggs explained that the applicants attended a community meeting about historic preservation, where they got the idea to designate their house.

Staff recommended approval.

Drew Henner asked why the applicant wanted to apply for historic designation. Aimee Spencer mentioned that Orwin Manor has been pushing to make the area a historic district by asking residents to apply for the designation. Mr. Briggs explained that they wanted people to keep the house the same in the future. Mr. Henner mentioned that he thought the house could be more historical, and discussion ensued on being considered a timestamp of the smaller traditional homes.

Motion made by Aimee Spencer and seconded by Drew Henner to approve the Request of Thomas Grinder and James Warner to designate the property at 1424 Cavendish Road, built in 1949, to the Winter Park Register of Historic Places.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

- a. No non-action items were discussed.

(7) Staff Updates

No staff updates were made.

(8) Board Comments

No Board comments were made.

(9) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for April 12, 2023.

(10) Adjournment

Vice-Chair Wade Miller adjourned the meeting at 10:12 a.m.

Minutes approved by the Board on April 12, 2023.

/s/ Recording Secretary Aaron Hull