



Historic Preservation Board Regular Meeting

Agenda

February 8, 2023 @ 9:00 am

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the January 11, 2023 meeting minutes.](#) 2 minutes
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 5. **Action Items**
 6. **Non-Action Items**
 - a. [Request of Dillion Muto for preliminary design direction for 1541 Highland Road, built in 1949.](#) 30 minutes
 - b. [Request of Oliver Constable for preliminary design direction for 333 Vitoria Avenue, built in 1925.](#) 30 minutes
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Historic Preservation Board agenda item

item type	Consent Agenda	meeting date	February 8, 2023
prepared by	Aaron Hull	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the January 11, 2023 meeting minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[January 11 HPB Draft Minutes.pdf](#)



Historic Preservation Board Regular Meeting Minutes

January 11, 2023, at 10:00 a.m.

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

Present

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

(1) Call to Order

Chair Anne Sallee called the meeting to order at 10:01 a.m.

(2) Consent Agenda

Motion made by John Skolfield, seconded by Karen James, to approve December 14, 2022, meeting minutes.

Motion carried unanimously with a 5-0 vote (Absent from voting were Aimee Spencer and N. Lee Rambeau).

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

No public comment was made.

(4) Public Hearings

- a. Request by Chad Montgomery for approval to enclose the existing carport into a garage, built in 1970 at 475 Huntington Avenue.

Jeffrey Briggs introduced the item and gave a presentation on the proposed project. Mr. Briggs showed an aerial map of the home and pictures of the existing house. Mr. Briggs explained that the house is considered a not contributing house within the College Quarter Historic District. Mr. Briggs explained that even though the house is considered not contributing since it is within a historic district, for any external work done on the property, the work must get approval from the Board and follow the rules of the historic district as well as the architectural style. Mr. Briggs stated that the applicant would follow the architectural styling and meet the code requirements. Mr. Briggs said that the applicant is dedicated to the architectural character of the garage door and the proposed enclosed carport.

Staff recommended approval.

Vice-Chair Wade Miller asked if he could see the plans, and Mr. Briggs showed the plans to the Board while describing the proposed project. John Skolfield asked to see the garage door and commented on the aesthetic of the roof line. Mr. Skolfield discussed the aesthetic of front-loaded garages. Vice-Chair Miller asked if this was just a renovation to the applicant and the applicant stated that the proposal was to enclose the carport. Vice-Chair Miller asked if the property was a duplex, and the applicant responded that there are currently upstairs and downstairs living areas. Vice-Chair Miller commented on adding more glass to the enclosed carport façade to make it more aesthetically appealing and recommended using different window styles to help. Vice-Chair Miller asked about the material used, and the applicant stated that they would use stucco. The applicant mentioned that they looked into adding more windows but would not be able to due to the size of the house. Vice-Chair Miller said that he did not necessarily like the look of the proposal but that it would make the house look better.

Mr. Skolfield mentioned that the applicant could add flanking to help with the aesthetic and to help add symmetry to the design. Drew Henner said the applicant must use the same aesthetic if they change the windows or anything external. Vice-Chair Miller asked if the applicant knew the window material, recommended using the aesthetically correct windows for the design and talked about adding appropriate-sized window shutters.

Karen James commented that the Board could recommend using appropriately sized shutters and specific materials for the addition. Discussion ensued on the overall aesthetic of the proposal, the texture style that could help with the aesthetic, and the recommendations that the Board could make. Mr. Henner recommended that making the house look aesthetically appealing will help with the future sales of the property.

Motion carried unanimously with a 5-0 vote with the condition that the applicant must add historically aesthetic shutters to the second-story windows with traditionally accurate sizes and trims and not use whole plastic or vinyl shutters. (Absent from voting were Aimee Spencer and N. Lee Rambeau).

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

- a. Discussion of 1430 Glencoe Road and 1541 Highland Road.

Jeffrey Briggs showed pictures of the houses and described the aesthetic of the houses. Mr. Briggs explained that the owner wants to consider replacing the homes with new houses. Mr. Briggs mentioned that the houses are located in the Virginia Heights Historic district and are considered contributing homes. Mr. Briggs explained that next meeting, the applicants will be coming for design direction from the Board for the submittals that have been sent in. Mr. Briggs stated that there have been contributing homes that have been rebuilt successfully, and there have also been failed rebuilt homes that do not look aesthetically good. Mr. Briggs explained that the Board could deny or approve a rebuild with material conditions for the styling. Mr. Briggs stated that the Board is not acting on any decisions today and just wanted to give a heads-up to the Board about upcoming items. Mr. Briggs explained that there are no design guidelines for the Virginia Heights district, but the rebuild would still have to meet the historic architectural look of the district.

Chair Anne Saltee asked that when the applicants bring the proposals to the Board, the applicants have plans to show the Board, and Mr. Briggs stated the applicants would have plans to display. Vice-Chair Wade Miller asked if they would look at both applicants' proposed houses, and Mr. Briggs responded yes. Karen James asked for the contractor's name, and Mr. Briggs stated that the contractor was Florida Homes. Drew Henner asked if they owned both houses, and Mr. Briggs explained that Florida Homes was just the contractor. John Skolfield explained that he looked at their website and did not like the homes shown on it. Mr. Skolfield explained that these rebuilds will be tricky to review and that the house at 1430 Glencoe Road is nice looking and does not necessarily need to be rebuilt. Mr. Skolfield mentioned that the architectural scale and look would be necessary.

- b. Central Park Historic Clock and Historic Marker dedications.

Jeffrey Briggs explained that the historic clock has been installed and works properly. Mr. Briggs explained that there would be a dedication on February 3rd with a ceremony that the Board is invited to. Mr. Briggs stated that the four historical landmark signs are almost up, and one has already been put up at the north end of Central Park. Mr. Briggs explained that he would be working on the approved 2023 markers to get made. John Skolfield asked who made the signs' words, and Mr. Briggs explained that the library wrote the wording and the city spellchecked the language.

(7) Staff Updates

Jeffrey Briggs explained to the Board the list of homes with plaques, and Aaron Hull explained the key to the list of homes for the Board to understand the list's layout.

(8) Board Comments

Vice-Chair Wade Miller asked about the discussion from the previous Board meeting about 1200 Lakeview Drive and the work session about the property. Jeffrey Briggs explained that approval was given for a rebuild, but the applicant needed help with the foundation. Mr. Briggs explained that the applicant needed to rebuild the property due to the issues with muck the applicant was dealing with. Vice-Chair Miller asked if a home was being completely rebuilt, if the house was considered historically designated, and did the applicant want to keep the house designated. Mr. Briggs explained that the applicant does not wish for a white block house to be built in the future and that the applicant wants to keep the designation. Discussion ensued on the house's historic designation and what makes a house considered historical.

(9) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for February 8, 2023.

(10) Adjournment

Chair Anne Sallee adjourned the meeting at 11:24 a.m.

/s/ Recording Secretary Aaron Hull



Historic Preservation Board agenda item

item type Non-Action Items	meeting date February 8, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request of Dillion Muto for preliminary design direction for 1541 Highland Road, built in 1949.

motion / recommendation

Provide direction and feedback.

background

Dillon Muto, Floridian Custom Homes, has the property at 1541 Highland Road under contract and is seeking preliminary design direction from the Historic Preservation Board (HPB) on the feasibility of demolishing the existing home and rebuilding a new two-story home of a Tudor or Tudor Revival architectural styling.

Development Options:

When there exists a building that is deemed to be “contributing” in a historic district, then the owners have only two choices. One choice is to preserve the existing architectural style and undertake exterior renovations and/or additions that are complimentary to the existing architectural style. A second option is for the owners to propose demolition or conversion of the structure to an alternative authentic version of another architectural style that was popular during the similar era of the original building. This is discretionary on the part of the HPB, to accept this architectural transformation or not. However, the HPB may agree, when dealing with an ‘unremarkable’ architectural image, to the transformation. In the past, the HPB has only allowed a transformation of styles when it is authentic and produces a building that passerby’s would assume looks like a building from that same time period, which in this case with the Virginia heights, East historic district would be from the 1920’s -1950’s.

This has been successfully done before at several locations in the College Quarter historic district on Holt Avenue. The three Bungalow cottages built in 2005, near the corner of Pennsylvania Avenue at 530; 546 and 550 Holt Avenue replaced “unremarkable” structures and now present an image of Bungalow architectural styling from the 1920’s. Similarly. Rollins College in 2017, replaced two very “unremarkable” structures at 363

Holt Avenue and at 483 Holt Avenue with authentic replicas of Craftsman houses that were popular in the 1920's. These were scenarios where a previous HPB felt that the existing buildings did not possess any worthwhile architectural styling and while re-creations, the resultant Bungalow and Craftsman homes, authentically present the image of homes as if they were built in the 1920's.

It has also been unsuccessfully accomplished at 774 Maryland Avenue and at 1471 Highland Road. In those instances, the resultant rebuilds are not readily distinguishable from the typical new custom homes built in the city.

However, the first and foremost determination of the HPB is whether the existing architectural image is of a style and character that provides architectural interest and character that reflects the architectural heritage of the historic district.

Tudor Architectural Compatibility

There is a wealth of information available on the internet providing text and photos of authentic Tudor and Tudor Revival homes some of which is included in the submission provided by the applicant.

Preliminary Review

At this point there is no formal application. The desire is to determine if there is any interest in this demolition and replacement alternative and if so, the design direction that may improve upon the end product. To receive an approval a formal request would need to be advertised, notices sent to the surrounding property owners and a public hearing held by the Historic Preservation Board to determine the outcome.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

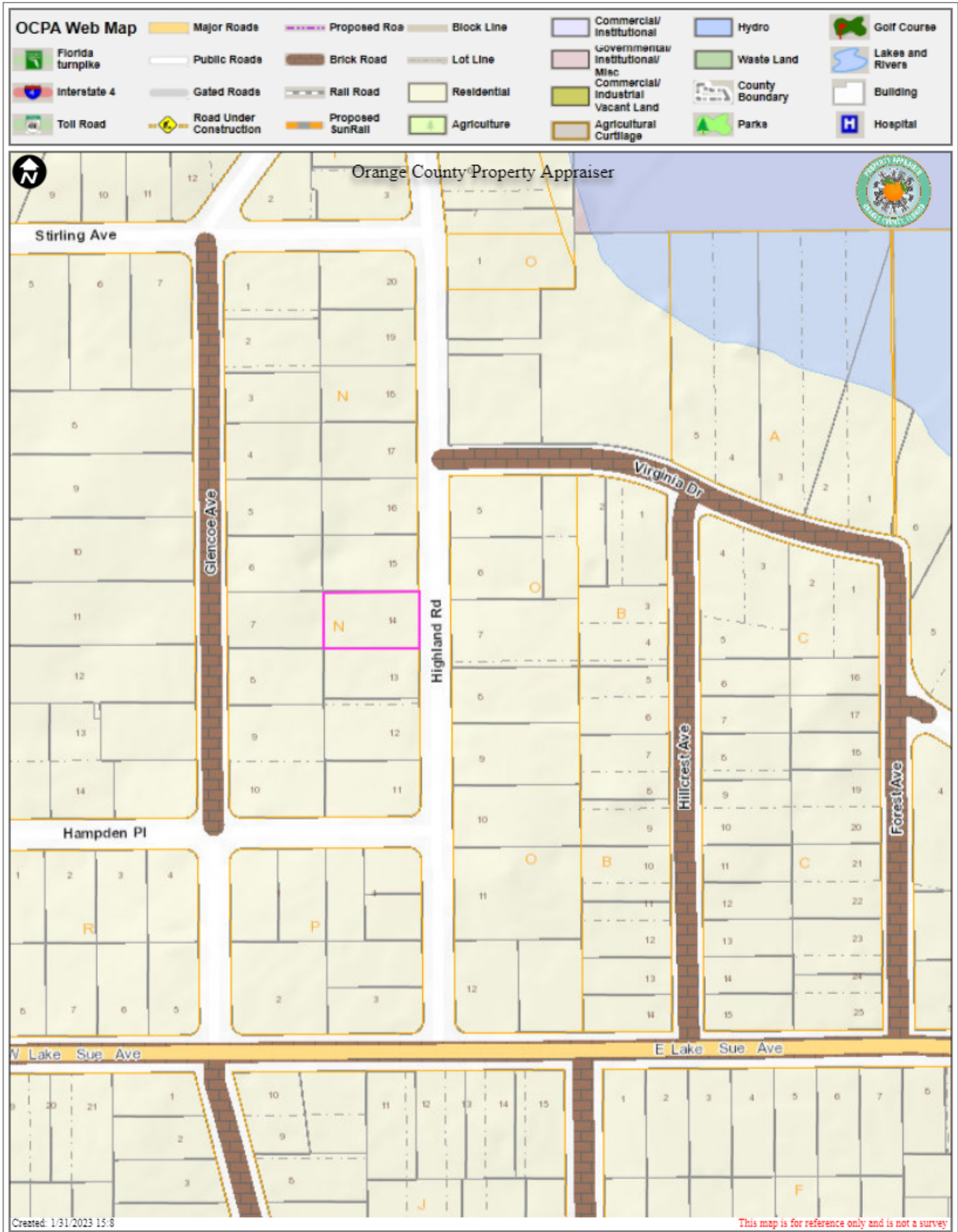
[Map of 1541 Highland Road.pdf](#)

ATTACHMENTS:

[Picture of existing home.pdf](#)

ATTACHMENTS:

[Revised Historic Board Presentation - 1541 Highland.pdf](#)





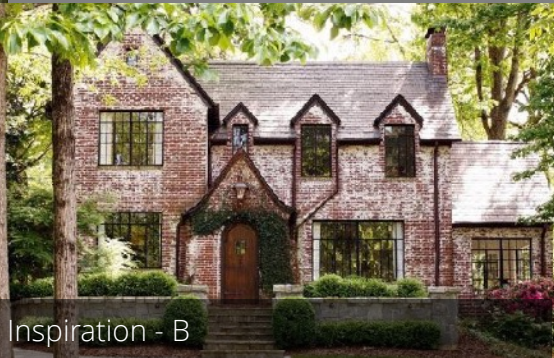
1541 HIGHLAND RD, WINTER PARK, FL 32789 3/9/2020 8:54 AM



Inspiration - A



Elevation - B&W



Inspiration - B



Proposed Elevation Perspective

1541 HIGHLAND RD, WINTER PARK, 32789
 "Historic Preservation Board Meeting 02-08-2023"



REQUEST - Proposed New Build for 1541 HIGHLAND RD

REQUEST

Floridian Custom Homes is seeking approval from the Winter Park Historic Preservation Board to demolish the existing 1950's ranch located at 1541 Highland Rd and rebuilding an authentic historic style home with a classical architectural style of English Tudor. The new home would be designed by Winter Park's finest architect Gary Hancock of Winter Park Design, known for its classical historic style traditional homes with authentic details. Floridian is sensitive to and is respectful of the City of Winter Park's policy of maintaining historic characteristics to the Virginia Heights Historic District and surrounding community. Floridian is committed to designing and building the new proposed home to historic authenticity to meet the approval of the City of Winter Park's Historic Preservation Board. Thank you for your consideration.





ARCHITECTURAL STYLE PROPOSED - ENGLISH TUDOR STYLE

TUDOR STYLE, 1485 -1558

Tudor architecture refers in part to the period between 1485 to 1558 when craftsmen built sophisticated two-toned manor homes with a combination of Renaissance and Gothic design elements. This transitional style continued to pop up in villages throughout England until Elizabethan-Tudor architecture took over in 1558. Eventually, Tudor architecture fizzled out. It wasn't until centuries later that the design style was reborn in the United States.

While Tudor architecture rose in popularity during the earlier part of the Tudor Dynasty, it fell out of favor when Elizabeth I came to power. During her reign, the regal, intricately-detailed Elizabethan-Tudor architecture style exploded, showing emphasis on European Renaissance styles.

Tudor Revival architecture is less common than some other American architecture styles, but its unmistakable charm makes it a fan favorite. The revitalization of this design style began in the 1890s and lasted through the 1940s. Many Tudor Revival homes are located in the northern US since their facade is ideal for colder climates.

THE HALLMARKS OF TUDOR STYLE

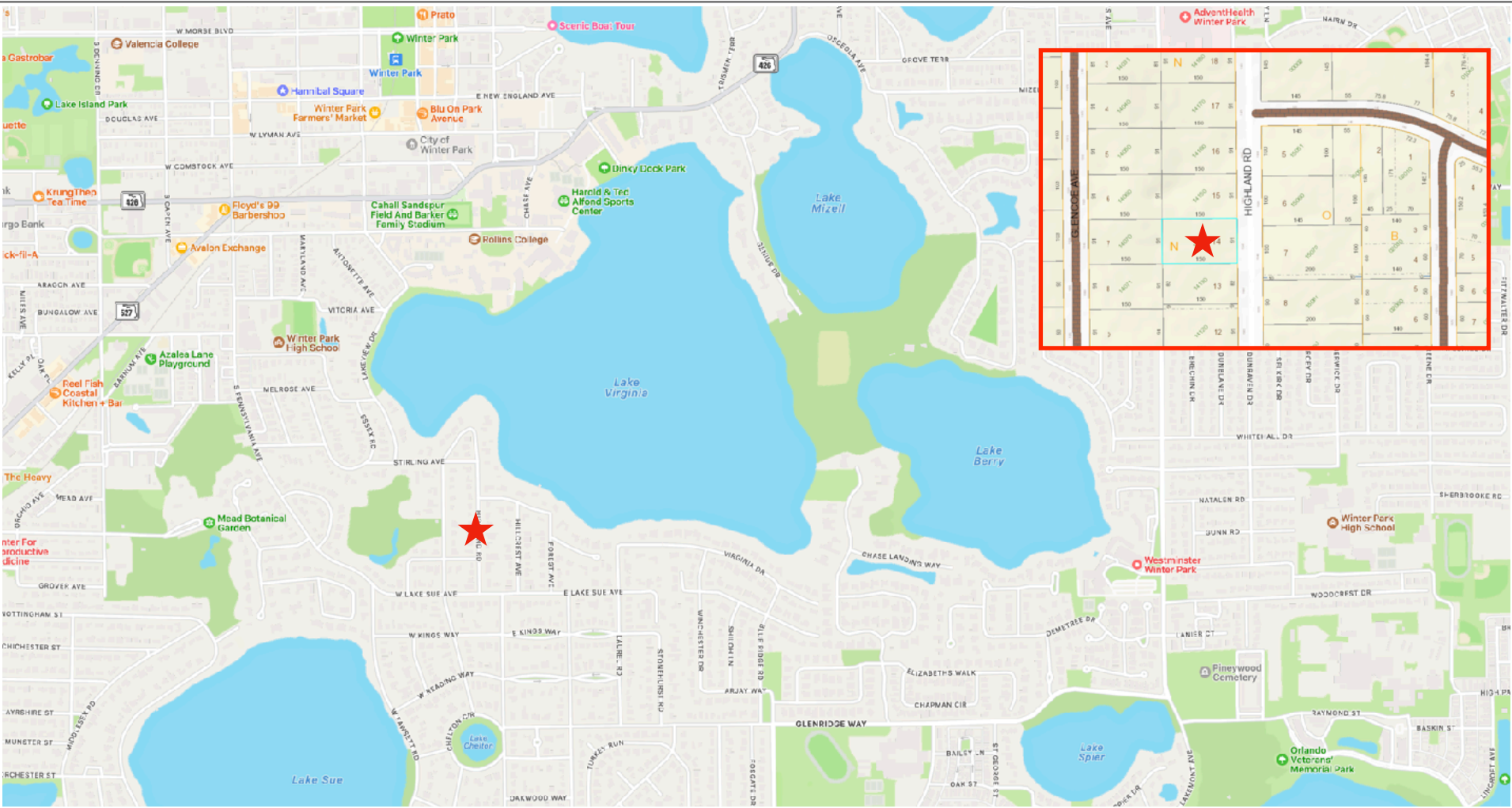
- Builders use a combination of materials like brick, stucco, and wood for the exterior of Tudor-style homes. Chimneys, windows, and doors were accented with some spectacular and labor-intensive brick and stonework.
- Many Tudor Revival homes were constructed entirely out of red-toned brick, which eliminated some of that two-toned detailing that is characteristic of original Tudor architecture in England. The brick detailing is generally very ornate around windows, chimneys, and entryways.
- These homes have several front-facing gables that are often in intricate, asymmetrical patterns. Each gable has steep roof lines that sometimes extend from the highest elevation of the house to just 10 or so feet from the ground.
- Long, rectangular windows are often positioned in clusters. You might also find oriel or bay windows with several panes of glass on either story of the home.
- There is usually a prominent front door that's not at the center of the home. Doors might have arches or decorative concrete detailing to make it stand out from the rest of the home's facade.

Tudor homes became known as "Stockbroker Tudors."

Particularly in the 1920s and 1930s, several European-trained architects made this style home a staple of more well-to-do families. Purchasers and admirers of Tudor-style homes even coined the term "Stockbroker Tudor" as an homage to the people who built houses with their newfound wealth from the stock market.



LOCATION



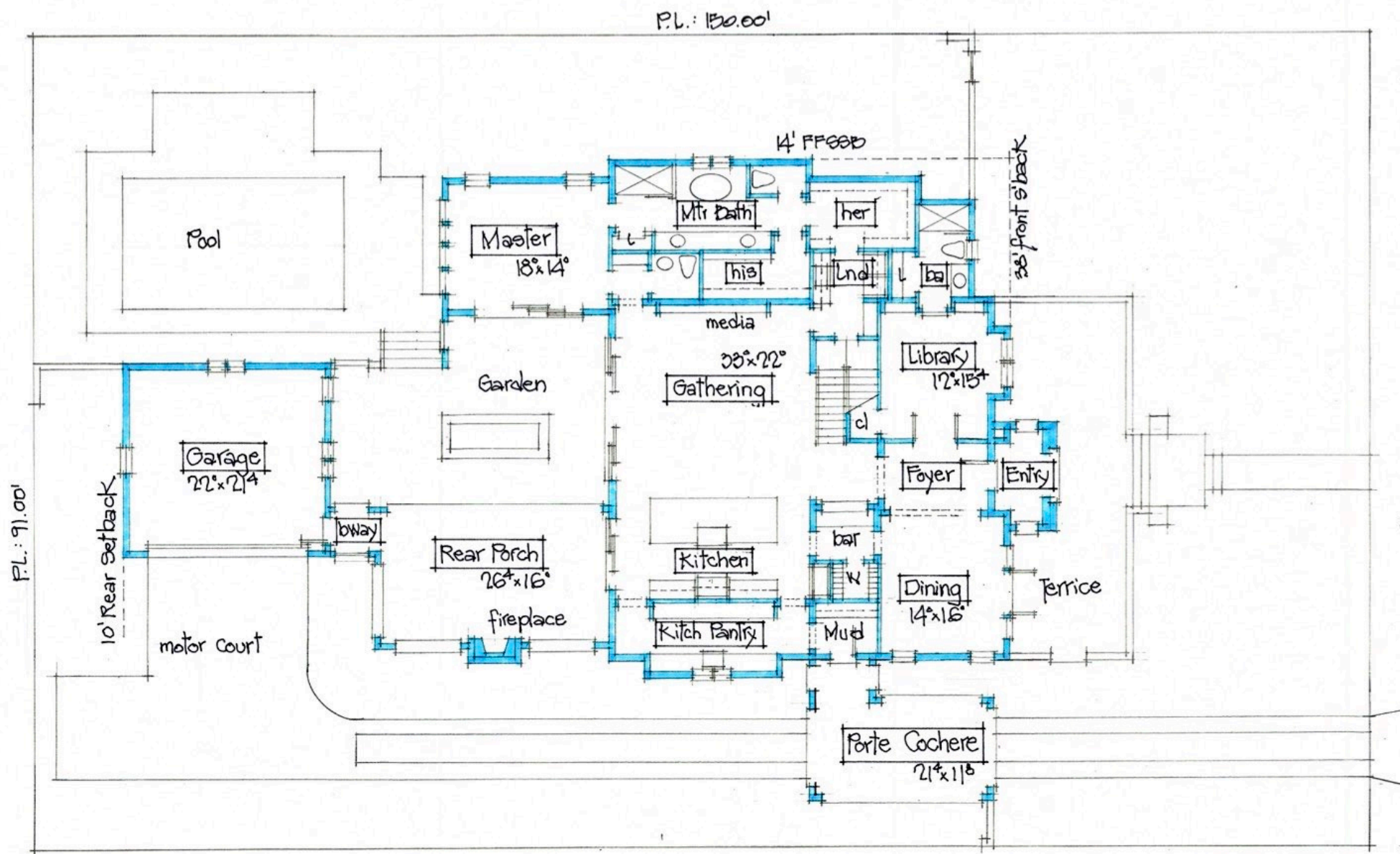
Virginia Heights Historic District...

ELEVATION - B&W



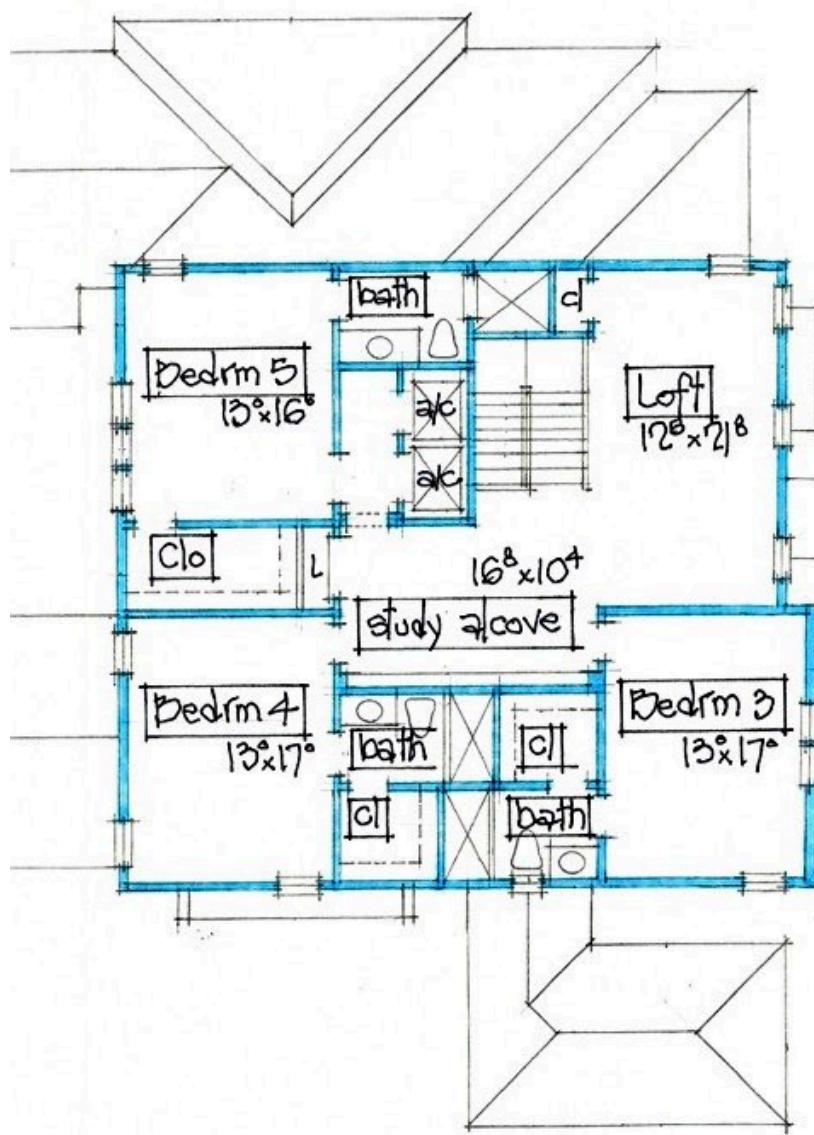


SITE PLAN | FIRST FLOOR PLAN





SECOND FLOOR



AREA CALCULATION	
Address	: Highland Road
Lot Size	: 13,650 SF
Lot Width	: 91'-0"
FAR Allowed	: 5,000
BUILDING AREA	
First Floor	: 2,890
Second Floor	: 1,774
Total Living	: 4,464 SF
Garage	: 536
Total FAR	: 5,000 SF
Front Entry	: 85
Porte Cochere	: 250
Rear Porches	
Rear Porch	: 431
Breezeway	: 28
Drop Off	: 32
Total Rear Porches	: 491
Total	: 5,826 SF



ELEVATION - PERSPECTIVES



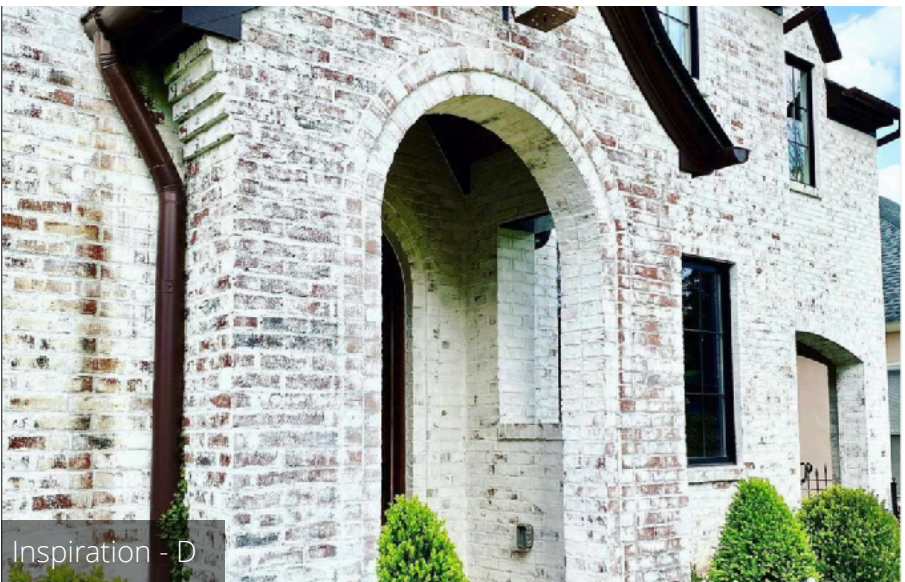
DILLON MUTO , Founder + CEO

407.637.7085 | www.FloridianCustomHomes.com

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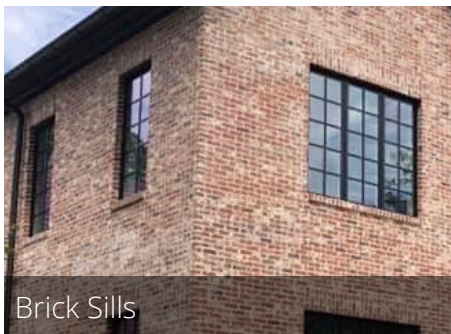


ELEVATION INSPIRATIONS w/ COLOR OPTIONS

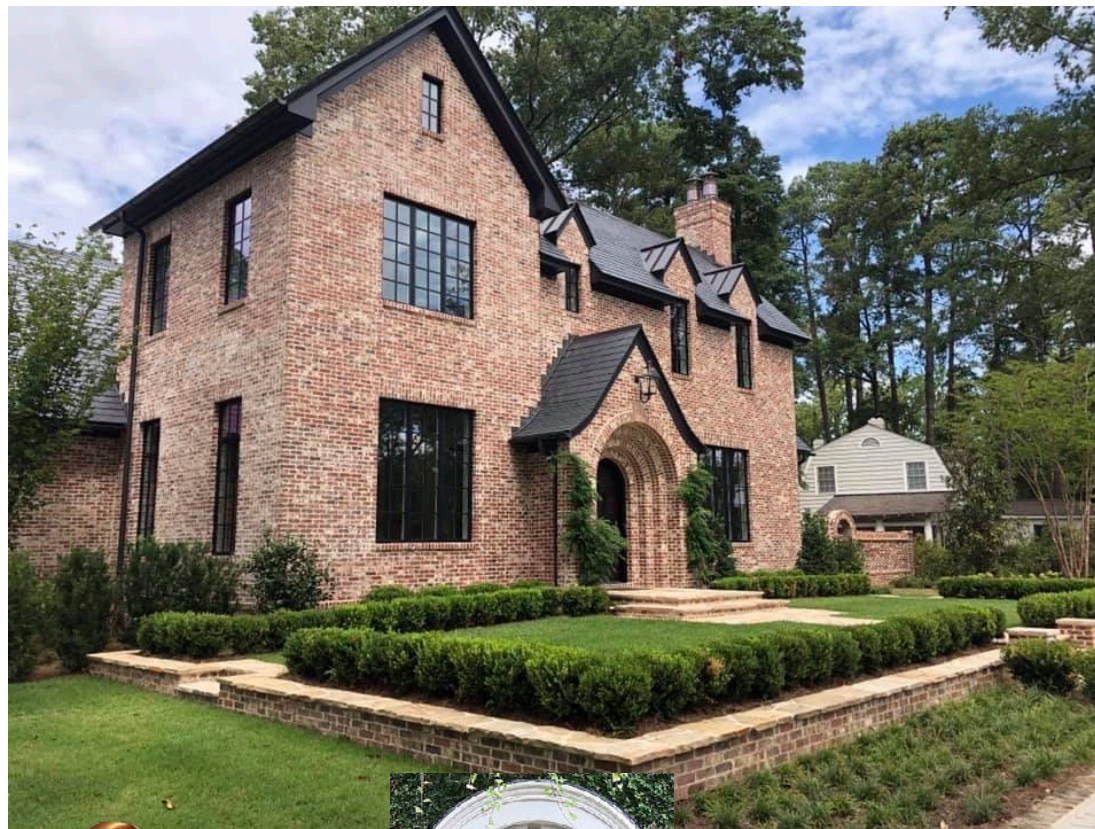




EXTERIOR FINISHES



Brick Sills



ROOF -
Brand | GAF Slate Line
Color | Antique Slate



BRICK -
Traditional / Thin
Color: Smeared



COACH LIGHTS -
Brand | Bevolo
Series | French Qtr Gas



Front Door - Arched
Type: Mahogany
Lites: 6 w/ kick panel



WINDOWS-
Brand: Windsor
Series: Clad Casement
Lites: 6-8

DILLON MUTO , Founder + CEO

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ABOUT ARCHITECT - GARY HANCOCK & WINTER PARK DESIGN



Gary Hancock and Winter Park Design is the leading architectural firm in Winter Park, founded in 1985 with a passionate philosophy for embracing classical timeless architecture. Hancocks portfolio consists of over 350 custom homes with a focus on inspiring historic, classical, authentically designed homes and replicating many details from 1920's to 1950's traditional and revival periods.

Hancock & Winter Park Design has an imprinted just about every street in Winter Park and has intentionally helped to beautify the City of Winter Parks urban landscape.

Hancock is an active member of the American Institute of Architects, the Institute of Classical Architecture and the National Trust for Historic Preservation.

WINTER PARK DESIGN



ABOUT BUILDER - FLORIDIAN CUSTOM HOMES

About Us

As a place of relaxation and sanctuary, a home should reflect the owner's distinct lifestyle and tastes. At Floridian Custom Homes, we design, develop, and construct luxury homes that bring owners' visions to life. By focusing on custom homes, we are able to offer a level of specialization unique in the marketplace. Established in 2016, Floridian is proudly headquartered in Central Florida with a trusted reputation for boutique luxury home construction in the Winter Park area.

Leveraging our high-end design and quality construction expertise, we build innovative homes with enduring style and authenticity. Our hands-on teams expertly guide you through the entire process of building a custom home or completing a complete home renovation or addition. We also offer a comprehensive range of services to enhance your custom home building experience – lot analyses, architectural house plans, interior design, landscaping, pool construction, and outdoor living space development.

Mission statement

We design and develop luxury custom homes that bring owners' visions to life.

Owner, Licensed Building Contractor

Dillon is a Winter Park native with a true passion for building custom homes with classical and authentic traditional inspirations. He enjoys every aspect of the custom home development process from initial site selection to every detail in construction. His clients say he is highly detailed with an eye for quality and design. With a deep connection to the Central Florida community, he has more than 21 years of experience in luxury real estate and custom home construction. In addition, he is a licensed Florida real estate broker, has developed more than 55 custom homes, and actively invests in local residential and commercial real estate ventures. In his spare time, you can find Dillon surfing Florida's waterways and spending time with his wife, Tammy; his kids, Nick, DJ, and Isabella; and his bulldog's, Justice and Lola.



FLORIDIAN
CUSTOM HOMES



HIGHLIGHTS

- ◆ Native to Orlando | Winter Park, FL
- ◆ 21 years experience
- ◆ Licensed FL Building Contractor
- ◆ Licensed FL Real Estate Broker
- ◆ Developed over 55 custom homes
- ◆ Hyper detailed
- ◆ Loves everything water



FLORIDIAN PORTFOLIO - Recent Winter Park



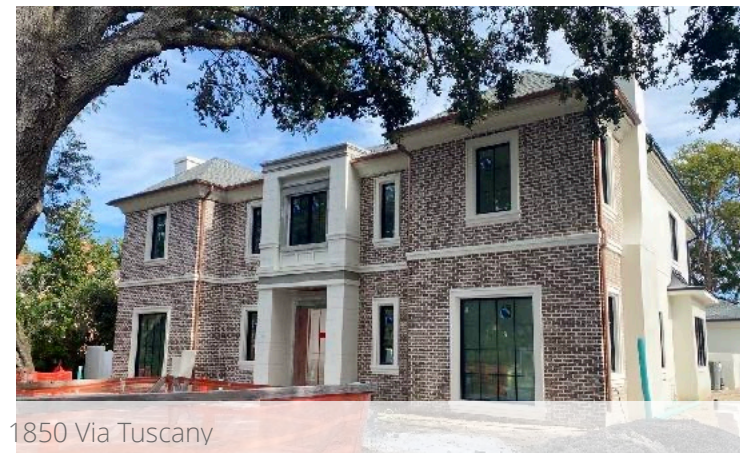
1811 Via Tuscany



1444 Grove Terrace - under construction



1570 Bryan Ave



1850 Via Tuscany



509 Garfield Ave



510 N Phelps Ave - permitting

DILLON MUTO , Founder + CEO

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FLORIDIAN PORTFOLIO - Past 1920's Spanish Revivals & Italianate



1476 Grove Terrace



1127 Kenwood Ave



1157 Kenwood Ave



1476 Grove Terrace



1157 Kenwood Ave



1177 Kenwood Ave



Historic Preservation Board agenda item

item type Non-Action Items	meeting date February 8, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request of Oliver Constable for preliminary design direction for 333 Vitoria Avenue, built in 1925.

motion / recommendation

Provide design direction and feedback.

background

Oliver Constable (owner) with Cynde Norris (architect) are seeking preliminary design direction from the Historic Preservation Board (HPB) on the feasibility of demolishing the existing home at 6 333 Vitoria Avenue and rebuilding a new two-story home. Somewhere inside the existing home is the 'bones' of the original 1925 home but there have been so many additions and modifications to the original structure that this property was deemed "non-contributing" to the College Quarter historic district, when it was established in 2002.

Development Options:

When there exists a building that is deemed to be "non-contributing" in a historic district, then the owners have an opportunity to propose demolition or conversion of the structure as long as it is to an authentic version of another architectural style that was popular during the similar era of the original building. This is discretionary on the part of the HPB, to accept this architectural transformation or not. In the past, the HPB has only allowed a transformation of styles when it is authentic and produces a building that passerby's would assume looks like a building from that same time period, which in this case with the College Quarter historic district would be from the 1920's -1950's.

This has been successfully done before at several locations in the College Quarter historic district on Holt Avenue. The three Bungalow cottages built in 2005, near the corner of Pennsylvania Avenue at 530; 546 and 550 Holt Avenue replaced "unremarkable" structures and now present an image of Bungalow architectural styling from the 1920's. Similarly. Rollins College in 2017, replaced two very "unremarkable" structures at 363

Holt Avenue and at 483 Holt Avenue with authentic replicas of Craftsman houses that were popular in the 1920's. These were scenarios where a previous HPB felt that the existing buildings did not possess any worthwhile architectural styling and while re-creations, the resultant Bungalow and Craftsman homes, authentically present the image of homes as if they were built in the 1920's.

It has also been unsuccessfully accomplished at 774 Maryland Avenue and at 1471 Highland Road. In those instances, the resultant rebuilds are not readily distinguishable from the typical new custom homes built in the city.

However, the first and foremost determination of the HPB is whether the existing architectural image is of a style and character that provides architectural interest and character that reflects the architectural heritage of the historic district.

Architectural Compatibility

The owners and architect desire this preliminary discussion to explain their proposals, to describe the architectural styling and details and receive direction and guidance from the Board.

Preliminary Review

At this point there is no formal application. The desire is to determine if there is any interest in this demolition and replacement alternative and if so, the design direction that may improve upon the end product. To receive an approval a formal request would need to be advertised, notices sent to the surrounding property owners and a public hearing held by the Historic Preservation Board to determine the formal decision.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[333 Vitoria map.pdf](#)

ATTACHMENTS:

[Picture of existing home.pdf](#)

ATTACHMENTS:

[333 Vitoria_Site Plans.pdf](#)

ATTACHMENTS:

[333 Vitoria_Front Street Elev_.pdf](#)

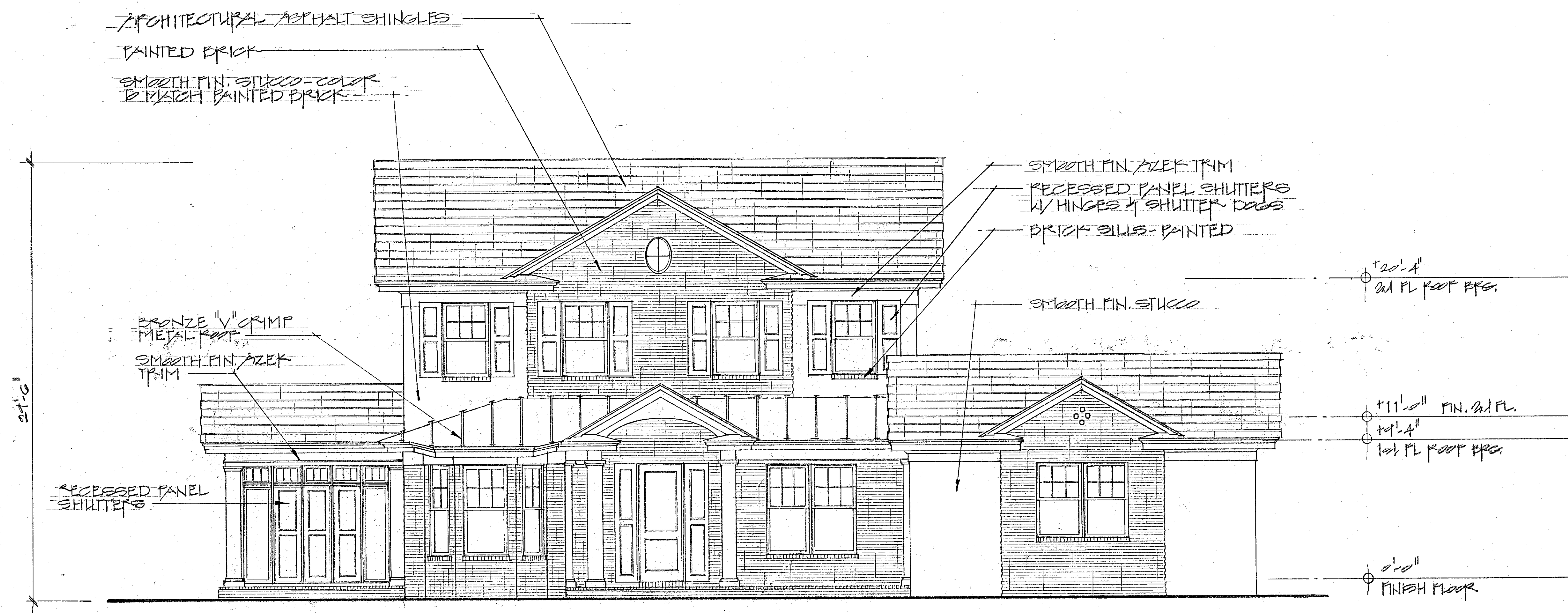


Existing home at 333 Vitoria Avenue

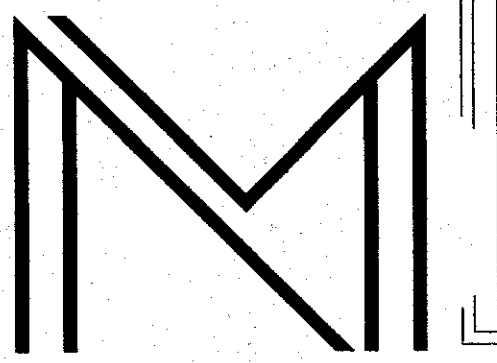
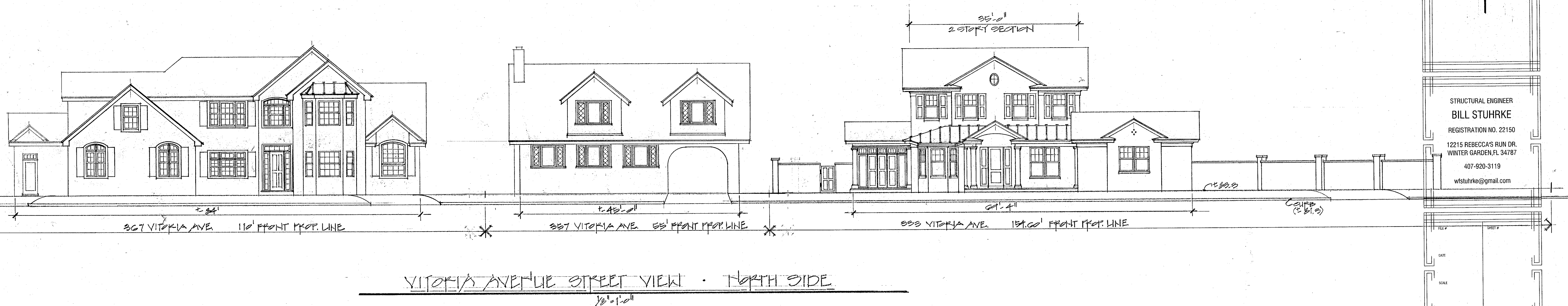




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FRONT ELEVATION
1/4\"=1'-0"



MCCAIN NORRIS DESIGN

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FILE #

DATE

SCALE

SHEET #