



Historic Preservation Board Regular Meeting Minutes

February 08, 2023, at 9:00 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, N. Lee Rambeau, and Drew Henner. Absent members: Aimee Spencer. 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 8:58 a.m.

(2) Consent Agenda

Amendment made by Karen James to fix the spelling of Florida Home Builders to Floridian Home Builders and to change the date Jeffrey Briggs mentioned for the Clock Dedication from February 3rd to 9th.

Motion made by Karen James, seconded by John Skolfield, to approve January 11, 2023, meeting minutes with the amendments to fix the spelling of Florida Home Builders to Floridian Home Builders and to change the date Jeffrey Briggs mentioned for the Clock Dedication from February 3rd to 9th.

Motion carried unanimously with a 6-0 vote (Absent from voting was Aimee Spencer).

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

No public comment was made.

(4) Public Hearings

- a. No public hearings were discussed.

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

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

Jeffrey Briggs explained that the two items are non-action items and our preliminary discussion for future applicants. Mr. Briggs explained that the two applicants are demolishing and rebuilding the homes and want to ensure that the new homes they produce are appropriate for the historic districts they are in. Mr. Briggs described that in the past, the Historic Preservation Board had approved and denied rebuilds and that the rebuilds that have been approved, some were good, and some turned out wrong. Mr. Briggs explained that the Board had previously discussed wanting rebuilds appropriate to their historic district. Mr. Briggs explained that the first house they will be discussing today will be presented by Dillan Muto, who will discuss the rebuild at 1541 Highland Road, built in 1949, and that the house is considered contributing due to its age. Mr. Briggs explained the existing homes' 1949 architectural style.

Dillan Muto, 1333 Alberta Drive, described the existing home as a 1949 single-story red ranch home that is not considered remarkable. Mr. Muto mentioned that they hired Gary Hancock of Winter Park Design to design the house and showed pictures of the proposed house. Mr. Muto described that they chose a 1920s English Tudor-style house due to the style and that this design has worked for Winter Park Design. Mr. Muto told the inspiration from historic homes in North Carolina and replica English Tudors. Mr. Muto showed the location and elevations of the proposed home. Mr. Muto explained that they chose 2/8 windows and a brick aesthetic for the exterior. Mr. Muto described the addition of a portico, a privacy wall, and a courtyard. Mr. Muto explained the inspirations and showed more photos of example homes. Mr. Muto showed the different exterior finishes they could do and the materials they would use. John Skolfield asked about the aesthetic of the windows, and Mr. Muto described the windows in great detail. Mr. Muto explained the different exterior finishes, including brick sills, coach lights, the front door, the roof, the windows, and a brick exterior. Mr. Mutton asked for any feedback or questions about the proposed home.

Vice-Chair Wade Miller asked to see the floor plan and the floor area ratio (FAR) calculations. Chair Anne Sallee asked if they considered this house to meet the rest of the neighborhood's aesthetic, and Mr. Muto answered that the house looked superior to the other homes and would be a great addition. Chair Sallee asked if he thought this would change the community's look, and Mr. Muto answered not change but would make the overall community look better. John Skolfield asked if he would be living there, and Mr. Muto said he would not. Mr. Skolfield stated that the neighborhood already looks good and agreed that the existing house needs to be redone. Mr. Skolfield stated the importance is scaling when doing a rebuild and explained that he understands the importance of FAR and pricing of the home for future sales. Mr. Skolfield said the proposed house is not in scale with the neighborhood and explained that only a few English Tudors are brick that he has seen. Mr. Skolfield stated he liked the pitch of the house, but the house is completely maxed out on all calculations and needs to be in scale with the houses around it. Mr. Skolfield stated that a historic home can be rebuilt right and asked about the third floor and if the house would be completely bricked. Mr. Muto answered that there is not a third floor due to the crossbeams and said they might brick the whole house. Discussion ensued on the bricking aesthetic of the entire house. Mr. Skolfield stated that the house looks good for a house out in the country, not a suburb. Mr. Skolfield mentioned that the renderings also show the house in the countryside rather than in an appropriate setting. Mr. Skolfield stated that the front-entry way looked good, the massing was too much, and the brown bricking exterior did not look good.

Karen James asked if the giant tree would be protected on the property, and Mr. Muto stated that all trees that are a good size would be protected. Mrs. James agreed with John Skolfield that the house scaling was too extensive for the neighborhood. Vice-Chair Wade Miller asked how tall the house would be, and Mr. Muto answered it would be to the max of 35 feet. Vice-Chair Miller stated that he agreed with Karen James and John Skolfield on many points and that the scaling is too big. Vice-Chair Miller mentioned that the house is practically adding 2,000 more square feet, which is allowed within the code, but they need to take in the neighborhood's context and aesthetic when designing a historic district house. Vice-Chair Miller mentioned that tall houses are historically in the countryside and that the brick aesthetic could look better because they use flat brick siding and not actual brick. Vice-Chair Miller recommended a light smear for the bricking and said he is not a fan of the double mold windows. Vice-Chair Miller mentioned that the left side of the house is small and out of scale compared to the rest of the house. Vice-Chair Miller stated that a heavy shingle and roof line would help with the aesthetic and that there needs to be a chimney added to the design. Vice-Chair Miller noted that the renderings should show what the house looks like in the neighborhood, not in the countryside, and that this design might cause more flooding and drainage issues in this area due to maxing out the FAR and impervious lot coverage.

Mr. Skolfield mentioned that the height of the house is essential, and Mr. Muto said that the house is ten feet for the first floor and nine feet for the second floor with twenty-inch floor bases. Discussion ensued on the house's height and the house's floors. Vice-Chair Miller discussed the height of the house's floors and stated that the house was too tall. Mr. Muto noted that the problem with the Board is the scale and height of the proposed house. Mr. Muto asked about the other homes in the area that are that tall, and Vice-Chair Miller explained that it's the scaling of the house and that renderings showing the house in the context of the neighborhood would help. Chair Anne Sallee stated that the Board intends to preserve the district, not improve and change it, by ensuring proposed rebuilds are built appropriately for the aesthetic and context of its historic district.

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

Jeffrey Briggs explained the item and described how the house at 333 Vitoria Avenue currently looks. Mr. Briggs explained that the house is considered not contributing but meets the district aesthetic. Cindy Norris explained that she has been designing the home and will give a presentation on the design of the proposed home to be built at the location. Mrs. Norris described the existing non-contributing home and how the applicant wanted to add something to the neighborhood that fit the aesthetic and that they chose the design of a Colonial Revival-inspired house that would fit the community aesthetic. Mrs. Norris showed pictures of inspiration and examples of Colonial Revival-style homes. Mrs. Norris described the style of the Colonial-Revival period of architecture. Mrs. Norris explained the different features of Colonial-Revival, like masses, symmetry, accented doors, medium pitches, bay windows, bricking, cornices, and white coloring of the exterior of the home. Mrs. Norris showed the existing and proposed elevations. Mrs. Norris described the elevations and the different aesthetics of the house. Mrs. Norris explained that they did not have room for a rear detached garage, so they had to design the home with a side entry garage to avoid putting in a front-facing garage. Mrs. Norris showed elevations of the house massing compared to the adjacent homes to the property. Mrs. Norris explained that there would be plenty of space for the side garage to have room to drive in, and there would be plenty of landscaping added to the property. Mrs. Norris showed a site plan and described the site plan. Mrs. Norris told the proposed features of the house, like the massing, central two-story layout, medium pitch side gable roof with a center front, plain round tapered columns, aesthetic windows with appropriately sized shutters, bricking, and an aesthetic sunroom. Mrs. Norris showed examples of the houses near the area that are considered contributing with the same elements they used for the proposed house.

John Skolfield stated that the applicant is a good neighbor and that the existing house needs to look better. Mr. Skolfield told the applicant that he appreciated the attention to detail and that this was a home-owner rebuild. Mr. Skolfield mentioned that he enjoys that the applicant will be getting rid of a curb cut and the provided renderings that showed the massing compared to other homes around it. Mr. Skolfield said he liked that the applicant was not trying to max out what they could do but instead creating a house that fits the neighborhood's aesthetic. Mr. Skolfield discussed the roof appeal and the overall look of the home. Vice-Chair Wade Miller mentioned that he appreciated the presentation and all the elevations provided. Vice-Chair Miller addressed the garage's position and said he favors the proposal. Karen James stated her appreciation for the detail and the proposal provided. Chair Anne Saltee agreed with the other Board member's comments.

(7) Staff Updates

Jeffrey Briggs announced to the Board that the clock dedication ceremony is on February 9th, with an after-event at Barney's.

(8) Board Comments

Chair Anne Saltee announced that this meeting would be her last as she would be starting a job with the City's CRA Division, and the Board congratulated her for the position and thanked her for her time.

Karen James announced that she would move to Atlanta soon and that this meeting may be her last one.

(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 Saltee adjourned the meeting at 10:24 a.m.

Approved by the Historic Preservation Board on March 8, 2023.

/s/ Recording Secretary Aaron Hull