

# Historic Preservation Board

October 10, 2018 at 9:00 a.m.

Commission Chambers • City Hall Second Floor  
401 South Park Avenue • Winter Park, Florida



## 1 administrative

- a) Call to order.
- b) Approval of the September 12, 2018 meeting minutes.
- c) Introduction of Bronce Stephenson, MPA: Director of Planning & Community Development Department
- d) Public comments on any business not appearing under action.

## 2 action

- a) **Request for Demolition**- 1471 Highland Road, by Larry and Donna Williams of existing home within the Virginia Heights East Historic District.
- b) **Request for Sign + Funding**- Partin Family Cemetery at 2500 Modac Trail, to appropriately mark this historic site.
- c) **COR 18-003** Request by Brad Blum to amend the work approved by HDA 16-006, Sept. 14, 2016 has been tabled by Owner till later HPB Meeting date.

## 3 non-action

- a. **654 W. Lyman Avenue**- Restore Winter Park, LLC will be receiving its incentive check for \$25,000.00.
- b. **2018 Historic Preservation Awards Reception** – October 18 – Capen House – 5:30 p.m. – 7 p.m.

## 4 adjourn

The next regular HPB meeting will be 9:00 a.m. Wednesday, November 14, 2018.

## appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
September 12, 2018  
Commission Chambers  
401 Park Avenue South

**MEETING MINUTES**

1. Call to order. The meeting was called to order at 9:00 a.m.

Present: Phil Wood, Laura Armstrong, Chuck Bell, Bob Schwetje, Jason Taft and John Skolfield (via GoToMeeting) Absent: Ed Sabori and Randall Slocum. Staff: City Architect, Brooks Weiss and Recording Secretary Kim Breland.

Approval of Minutes:

**Motion made by Chuck Bell, seconded by Bob Schwetje, to approve the July 11, 2018 meeting minutes. Motion carried unanimously with a 7-0 vote.**

2. Action Items

**a) 2018 Election of Chairperson and Vice Chairperson**

**Motion made by Laura Armstrong, seconded by Bob Schwetje to nominate Chuck Bell for Chairman of the Historic Preservation Board 2018-2019. Motion carried unanimously with at 7-0 vote.**

**Motion made by Laura Armstrong, seconded by Chuck Bell to nominate Bob Schwetje for Vice Chairman of the Historic Preservation Board 2018-2019. Motion carried unanimously with at 7-0 vote.**

**a) HDA 18-001- Historic Designation Application for 420 Melrose Avenue, Sim & Louise Seckback, Owners, 1925**

City Architect, Brooks Weiss, presented the staff report. He explained that the request by Sim and Louise Janet Seckbach, Owners, is to individually designate their 1925 home at 420 Melrose Avenue as an historic resource within the Virginia Heights replat. The property is listed on the 2013 Winter Park Historic Resources List and has been assigned a FMSF No. OR00718, as the *J. G. Heidner House*.

Mr. Weiss explained that the property is located on the corner of Melrose Avenue at Richmond Road. It was originally built between 1924 and 1926. The home is currently listed on the Florida Master Site File as FMSF No. OR00718 (see below). He stated that the two-story house is in good condition and retains some of its three over one original windows. He noted one outstanding feature of the home is the tapered stucco chimney at the front corner of the one-story portion of the original home and the second story is clad in wood shingles and still bears the exposed gable roof rafter tails original to the home.

Mr. Weiss stated that there is a front porch within the lower pitched roof on the façade, facing Melrose Avenue. In addition, there is also a small secondary stucco cottage to the south of the main home in the same style. The scale of this home contributes well to the heritage of this architecturally diverse neighborhood and maintains the character of its original significance.

Lastly, Mr. Weiss provided the Board with the architectural significance of the home, by stating that the house is typical of the Type V Bungalow Style as it developed in the 1910's and 1920's. The most characteristic elements of this type are the massive pillars, front facing gable and use of exposed rafters with eave brackets. This is the most common bungalow type found in Florida. He stated that the house was occupied in 1926 by J. G. Heidner and it contributes to the significance of the Virginia Heights Historic District (which is nearby).

**STAFF RECOMMENDATIONS:**

**Staff recommends for approval for Individual Historic Designation and continued listing as a Historic Resource on the Winter Park Register of Historic Places.**

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

The Board agreed with Staff's recommendations.

**Motion made by John Skolfield, seconded by Bob Schwetje to approve the Historic Designation Application request for the property at 420 Melrose Avenue, owned by Sim & Louise Seckbck, 1925. Motion carried unanimously with a 7-0 vote.**

**b) COR 18-003 – Certificate of Review for 1167 Lakeview Drive, Brad Blum, Owner, 1927**

City Architect, Brooks Weiss, gave the staff report. He explained that this request by Brad Blum is to amend the work previously approved by HDA 16-006, September 14, 2016. He stated that the home was built in 1927 and is a uniquely designed Florida Bungalow style home. Mr. Weiss stated that the work is to be the same as in the original COR from 2016 with the following exceptions:

1. Main house addition of attic windows, facing east (front) and west (rear).
2. Rear Setback of seven point nine (7.9') feet, in lieu of the fifteen (15') feet as approved in 2016.

Mr. Weiss presented renderings of the site plan showing that the corner of the Carriage House will be at this 7.9' distance from the rear property line. The majority of this angled Carriage House will be at a greater distance than the 7.9'

Mr. Weiss stated that the property was designed in the California Bungalow Style. It is a two-story stucco residence in a rectilinear footprint with attic. The roof is a combined pitched gambrel roof variation, with a wide dormer running across the front facade at the center of the main body of the house. The eaves have a wide overhang. The foundation is raised and continuous. The home appears to be a one-story with dormer from Lakeview Drive. He stated that 1167 Lakeview Drive is significant for its association with the Florida Land Boom period of development in Winter Park and is an uncommon good example of the California Bungalow Style in Winter Park.

Mr. Weiss concluded by providing the original COR request by Brad Blum to amend the work approved by HDA 16-006, September 14, 2016.

Variances Requested:

1. Garage/Carriage House- 7.9' in lieu of the 15' as originally approved in 2016 by the HPB.

STAFF RECOMMENDATIONS:

1. Recommend approval for the new added Attic windows, facing east (front) and west (rear), as part of the Historic Building.
2. Recommend approval of Variance 1 for the corner of the New Garage/Carriage House to come within 7.9' of the rear property line.

Project Manager, Alexis Magargee of Parkland Homes represented the applicant. She answered questions from the Board regarding architecture

The Board heard public comment from Leon Huffman, representing June Huffman of 1128 Oxford Road, Winter Park, FL, who shares a rear property line with the applicant. He shared Ms. Huffman's concerns regarding proximity of the proposed cottage to the property line. He noted that aside from the proximity of the cottage, there was no other objection as all of the properties Mr. Blum has renovated thus far have been first class and there is no doubt this renovation would provide the same result. Mr. Huffman did however; express a concern regarding the processes for CORs in the Historic District vs. regular residential neighborhoods.

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

After in-depth discussion, the Board felt that this item was not ready for a COR approval since the architectural drawings were not acceptable. The Board recommended continuing the COR to the October meeting to give the applicant time to produce updated renderings of the proposed plan.

**Motion made by Randall Slocum, seconded by Laura Armstrong to continue COR 18-003 – Certificate of Review for 1167 Lakeview Drive to the October 10th HPB meeting for re-evaluation. Motion carried with a 5-0 vote. Board members Ed Sabori and Bob Schwetje voted in opposition of the motion.**

- c) **COR 18-002 Request by Kristi Miller-Fulmer and Mitt Fulmer, Owners, for a Certificate of Review for restorations and additions to their property at 1124 Azalea Lane, Winter Park, Florida. This property was designated an historic resource on the Winter Park Register of Historic Places in 2016 (HDA 16-006)**

City Architect Brooks Weiss presented the Staff Report.

The Board heard public comment from Aaron Nies of 1199 Washington Avenue, Winter Park, FL and Linda and Travis Cooper of 1122 Azalea Lane. The residents expressed concerns regarding, drainage, green space and potential loss of privacy from the requested renovations.

Applicants, Mitt and Kristi Fulmer, 4592 Woodland Drive, Destin, FL, responded to Board questions regard the concerns expressed by the neighbors.

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

The Board conversed about issues regarding architecture, neighbor concerns, and floorplan and setback concerns. Thorough discussion ensued. The Board stated that they would be willing to approve the Applicant's request if the Applicant would be willing to consider the following conditions as a compromise to remedy neighbor concerns:

1. Remove the gables as a compromise to the neighbor to the north
2. Remove the bump out
3. Provide additional landscaping

The Applicant agreed to the conditions.

**Motion made by John Skolfield, seconded by Phil Wood to approve COR18-002 request by Kristi Miller-Fulmer and Mitt Fulmer, Owners, for Certificate of Review for restorations and additions to their property at 1124 Azalea Lane, Winter Park, FL, subject to conditions as previously mentioned. Motion carried unanimously with a 7-0 vote.**

3. Non-Action

**a) "Night with Wright", an invitation to the HPB to attend this co-sponsored event on Sept. 20 at City Hall – Commission Chambers - 5:30 p.m. – 9 p.m.**

The Board was provided with the invitation for the "Night with Write" by Timothy Totten where Mr. Totten takes the audience on a trip through the life and work of famous architect Frank Lloyd Wright.

Mr. Totten will also take a look into Mr. Wright's relationship with Nils Schweizer. The event is being held at City Hall on September 20<sup>th</sup>.

**b) 2018 Historic Preservation Awards Reception – October 11 – Capen House – 5:30 p.m. – 7 p.m.**

The Board was informed that the HPB awards reception honoring the recipients will be held at Capen House on October 11<sup>th</sup>. All board members were invited and encouraged to attend, if possible. Staff will follow up with a calendar reminder for the event.

The next Historic Preservation Board meeting will be held Wednesday, November 7, 2018 at 9:00 a.m.

Respectfully submitted,  
Kim Breland  
Recording Secretary

# Historic Preservation Board Meeting: 10 October 2018

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## 1. ADMINISTRATIVE

- a. Call to order.
- b. Approval of the September 12, 2018 meeting minutes
- c. Introduction of Bronce Stephenson, MPA: new Director of Planning & Community Development
- d. Public Comments on any business not appearing under Action.

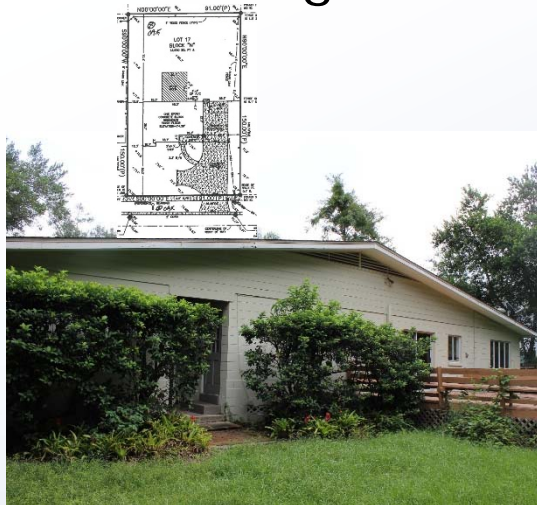


# 2018 Historic Preservation Board Meeting



## 2.a 1471 Highland Road- Demolition Permit

### ■ Existing House



# 2018 Historic Preservation Board Meeting



## 2.a 1471 Highland Road- Demolition Permit

### ■ Mr. Williams' Photos of the District's Homes

1451 Highland (new construction)



1421 Highland



1599 Highland



1510 Glencoe



1400 Highland (new construction)



144 Stirling



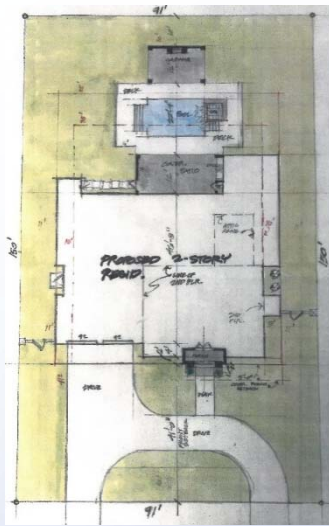


# 2018 Historic Preservation Board Meeting



## 2.a 1471 Highland Road- Demolition Permit

- Proposed New Home

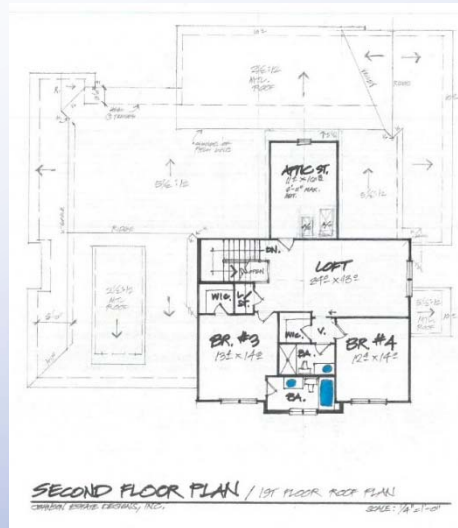


# 2018 Historic Preservation Board Meeting



## 2.a 1471 Highland Road- Demolition Permit

- Proposed New Home



# 2018 Historic Preservation Board Meeting



## 2.a 1471 Highland Road- Demolition Permit

- Historic District Homes of Note





# 2018 Historic Preservation Board Meeting



## 2.b Request for Sign- Partin Family Cemetery

- 2500 Modac Trail



# 2018 Historic Preservation Board Meeting



## 2.b Request for Sign- Partin Family Cemetery

- Proposed Sign- similar Golf Course
- Estimated Costs:  
\$1,000-3,000
- HPB Funds  
source
- HPB Approval  
requested





## 2018 Historic Preservation Board Meeting

### 3a. 654 W. Lyman Avenue: Incentive Grant





## 2018 Historic Preservation Board Meeting



### 3.b 2018 HPB PRESERVATION AWARDS Event

- 4 Awards of Excellence- Residential Preservation, Commercial Renovation, Adaptive Reuse + Individual
- 10 Centurion Awards- for Designated Properties over 100 years old
- Thursday evening from 5:30pm-7pm
- Capen House at the Polasek, 633 Osceola Avenue

## 2018 Historic Preservation Board Meeting



3.b



The City of Winter Park  
Historic Preservation Board

*cordially invites you to a*

### *Historic Preservation Awards Ceremony*

Thursday, October 18, 2018  
5:30 p.m. to 7 p.m.

The Capen House at the Polasek  
633 Osceola Avenue ■ Winter Park, Florida

*please join us for refreshments and light fare*

# Historic Preservation Board

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## Next Meeting:

- November 14, 2018, Wednesday at 9:00am

Thank you.



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
October 10, 2018**

**ITEM 2.a**

**Request by Larry and Donna Williams, owners, to demolish the existing home at 1471 Highland Road, Winter Park and build new 4,483 sf (3,852 sf of living space) personal residence on that 13,629 sf site- under base allowable FAR.**

**It is within the Virginia Heights East Historic District and therefore must be approved for demolition by the HPB. There is no Florida Master Site File (FMSF) number listed for the existing home.**

**Zoned: R-1AA Parcel ID # 07-22-30-8908-14-170**

**Original Home Built: 1955**

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**Description.** One-story home is painted 8" masonry units with a shingled low-slope gable roof. Home is of no real architectural significance and seems to be in good condition. The observed abilities to update it into a marketable livable home in the Winter Park market are not seen to be warranted by the new Owners.

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Staff has met with Mr. Williams and visited the site. Staff has photo-documented the exterior of the site and home and will retain these images in our files.

The Owners have shared their new Architectural Design Drawings with Staff and Neighbors, as required within this historic district. We have discussed the alternate solutions, as defined by the HPB Ordinance, to save and adapt the existing home to a new improved home.

The Williams purchased this property without knowledge of it being within the Virginia Heights East Historic District. This new home is to be their personal residence.

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**STAFF RECOMMENDATION:**

Due to the condition and spatial layout of the existing home, and the Owners' attempts to look at other alternatives, (see Mr. Williams' narrative) such as relocation or adaptive re-use of this home, the Staff concurs that demolition is a reasonable solution.

Allow demolition of the home to make way for a well-scaled new design that seems to blend well enough into the Virginia Heights East Historic District. From reports from the Owner and immediate Neighbor, and Public Notices sent to the Neighbors within a 500' radius, there seems to be no opposition to this design.

**The Staff's recommendation is for approval of this application for a Demolition Permit.**





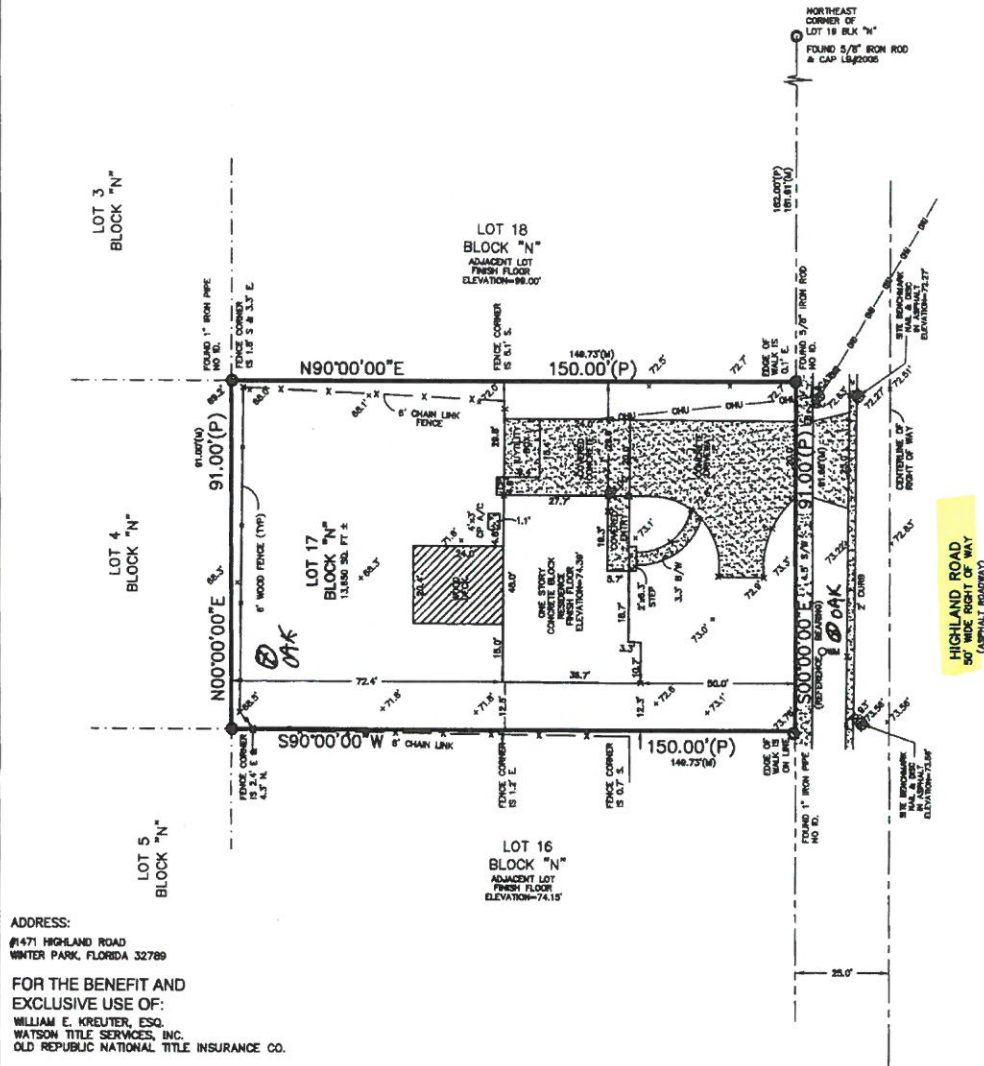
1471 HIGHLAND ROAD: EXOTIC HOUSE



# BOUNDARY & TOPOGRAPHIC SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 17, BLOCK "N", VIRGINIA HEIGHTS  
AS RECORDED IN PLAT BOOK G, PAGE(S) 107, OF THE PUBLIC RECORDS OF  
ORANGE COUNTY, FLORIDA.



## ADDRESS:

#1471 HIGHLAND ROAD  
WINTER PARK, FLORIDA 32789

## FOR THE BENEFIT AND EXCLUSIVE USE OF:

WILLIAM E. KREUTER, ESQ.  
WATSON TITLE SERVICES, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

## NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.
2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 07-31-18, UNLESS OTHERWISE SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.
5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.
6. ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK DESCRIBED AS "BM 09-012", BEING A FOUND 2" ALUMINUM DISK SET IN TOP OF AN INLET AT THE NW CORNER OF MILLS AVENUE AND NOTTINGHAM STREET STAMPED "09-012 KANDJO", HAVING A PUBLISHED ELEVATION OF 80.57', NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD 88)

## LEGEND:

—	CENTERLINE	PP	POWER POLE
- - -	RIGHT OF WAY LINE	+	SITE BENCHMARK
—	EXISTING ELEVATION	+	FOUND 1/2" IRON ROD NO ID
A/C	AIR CONDITIONER	+	FOUND 4"x4" CONCRETE MONUMENT NO ID
CON	CONCRETE	+	SET 1/2" IRON ROD & CAP LB #8363
CPW	CONCRETE BLOCK WALL	(P)	PER PLAT
CPA	CORNER NOT ACCESSIBLE	(N)	MEASURED
CP	CONCRETE PAD	PI	POINT OF INTERSECTION
CPB	CONCRETE BLOCK	PT	POINT OF TANGENCY
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY	SQ. FT.	SQUARE FEET
F.I.R.M.	FLOOD INSURANCE RATE MAP	S/W	SIDEWALK
LS	LOCKED SURVEYORS	NAVD	NORTH AMERICAN VERTICAL DATUM
LS	LOCKED SURVEYORS	+	SEWER MANHOLE
EB	ELECTRIC BOX		
WM	WATER METER		
CATV	CABLE TELEVISION ROSSER		

## FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NUMBER 13048B 0205 F, DATED SEPTEMBER 28, 2008, AND FOUND THE SUBJECT PROPERTY APPEARS TO BE IN ZONE 3, AREA OUTSIDE THE 100 YEAR FLOOD PLAIN. THE SURVEYOR MAKES NO GUARANTEE AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENCY FOR VERIFICATION.

## BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF HIGHLAND ROAD, BEING S00°00'00"E, AN ASSUMED BEARING.

(FIELD DATE) 07-31-18

REVISED:

SCALE: 1" = 30 FEET

APPROVED BY: JMB

JOB NO. 180728 LOT 17 BLOCK "N"

DATE: 07-31-18

BOUNDARY & TOPOGRAPHY 07-31-18 CC

# ASM

## AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LMB363  
3191 MAGUIRE BOULEVARD, SUITE 200  
ORLANDO, FLORIDA 32833  
(407) 428-7878  
WWW.AMERICANSURVEYINGANDMAPPING.COM

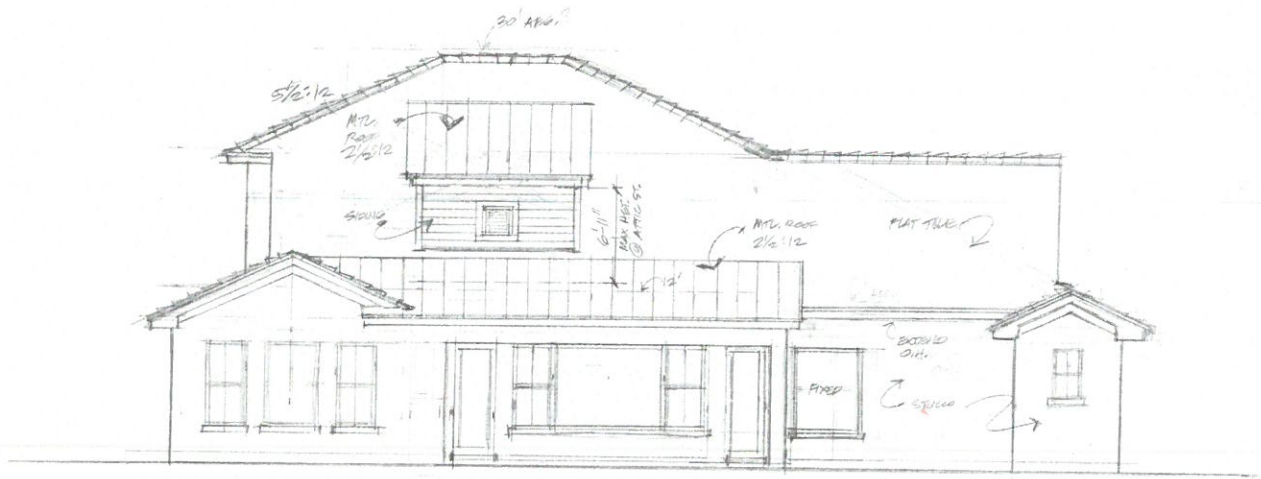
## CERTIFICATION NOTE:

I HEREBY CERTIFY, THAT THIS BOUNDARY & TOPOGRAPHICAL SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472.027, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*James W. Boleman*  
08/02/18  
JAMES W. BOLEMAN PSM# 5485  
THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.







**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



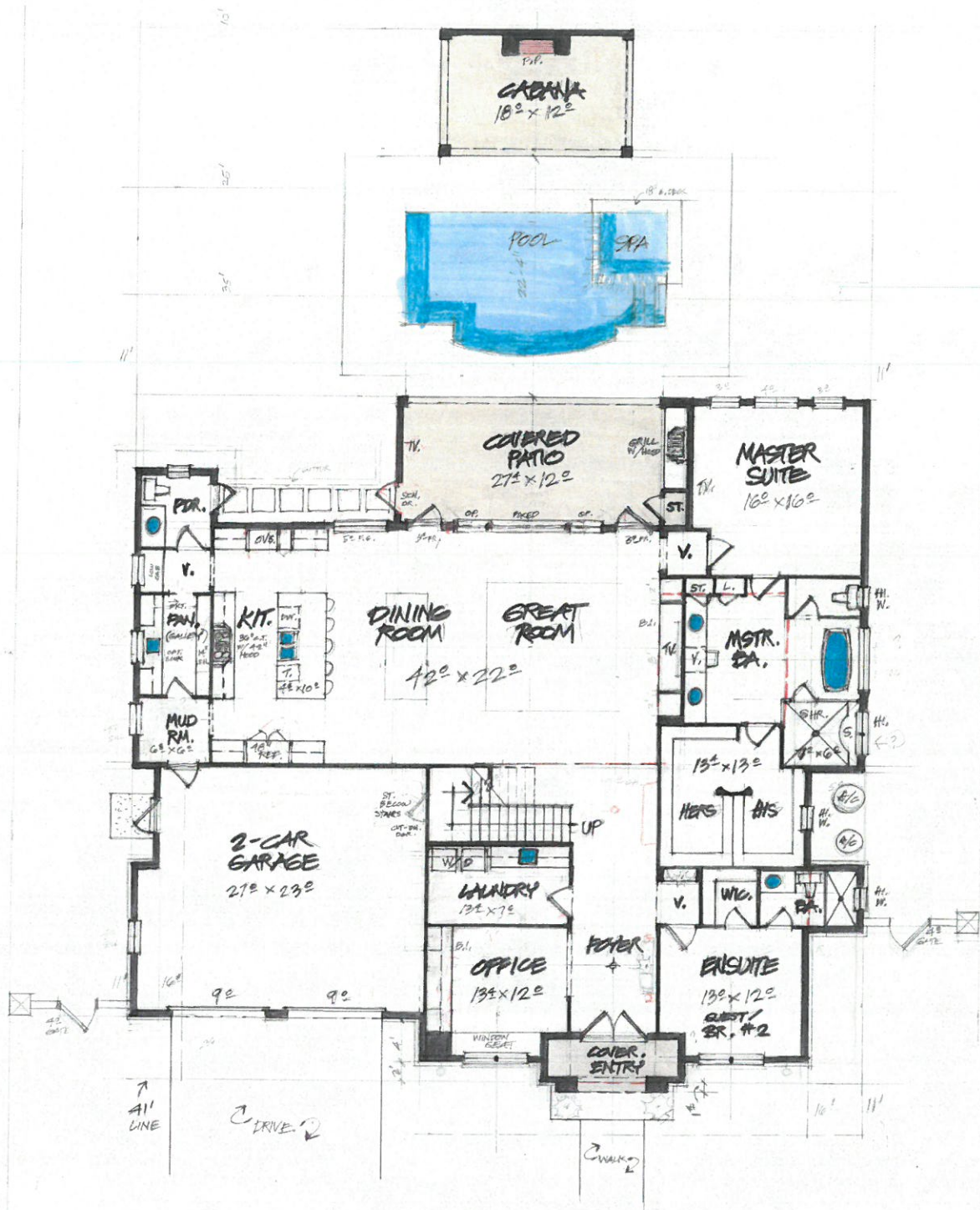
**FRONT ELEVATION - AUSTIN HOMES**

JOHNEEN ESTATE DESIGNS, INC.

HIGHLAND W.P.  
SCALE: 1/4" = 1'-0"

**1471 HIGHLAND ROAD: PROPOSED**



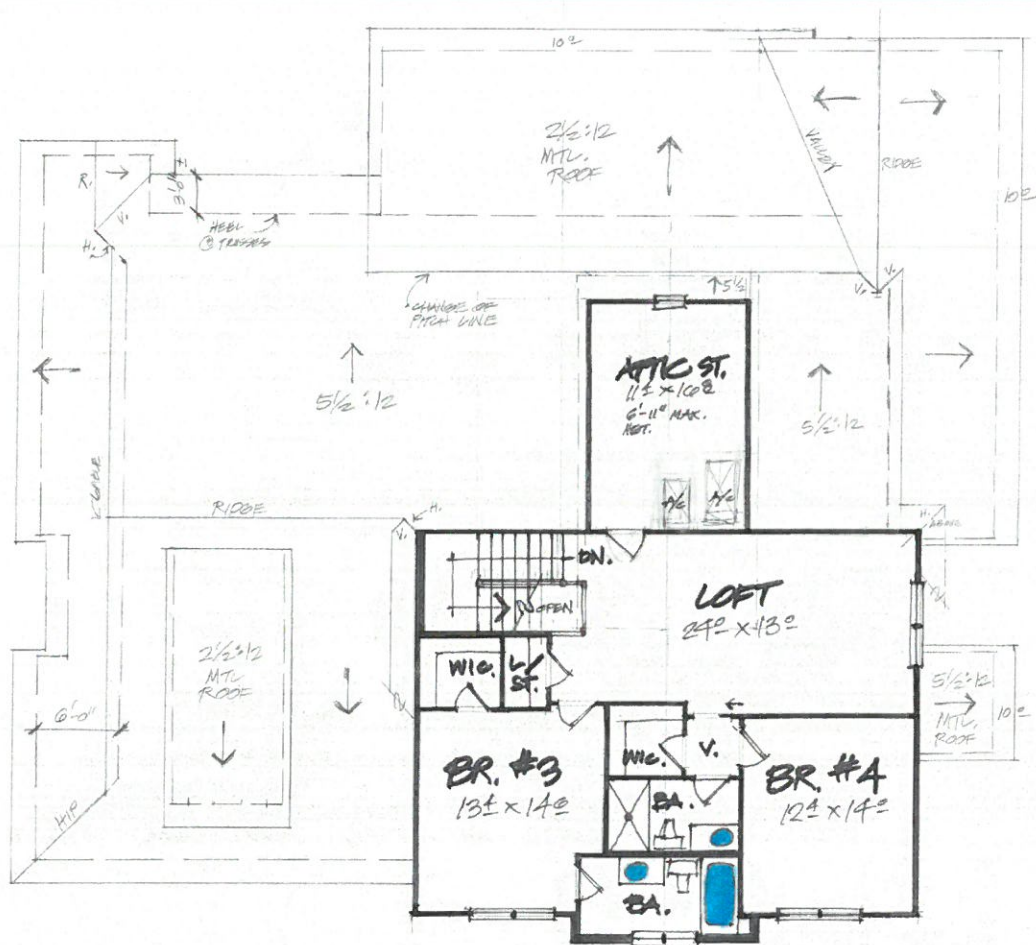


AUSTIN HOMES - FIRST FLOOR PLAN

JOHNSON ESTATE DESIGNS, INC.

SCALE: 1/4" = 1'-0"

1471 HIGHLAND ROAD: PROPOSED



JOHNSON ESTATE DESIGNS, INC.

SCALE:  $\frac{1}{4}'' = 1'-0''$

1471 HIGHLAND ROAD: PROPOSED

**Mr. & Mrs. Larry Williams**

3306 Sunset View Court  
Longwood, FL 32779  
(407)448-8281  
larrywilliams127@gmail.com

25th September 2018

**K. Brooks Weiss**

Historic Preservation Board  
City Architect, City of Winter Park  
401 South Park Avenue  
Winter Park, FL 32789

Dear Mr. Weiss:

I would like to provide a narrative for the proposed demolition of the building at 1471 Highland Road in Winter Park. My wife and I recently purchased the property with the intent of building a new home and, unfortunately, we were made aware after closing on the property that it is located within the East Virginia Heights Historic District (EVHHD). Below, I would like to illustrate why this property should be considered for demolition.

1. There is nothing inherently historical or significant about the current structure; it is just like many other homes constructed during the same time period.
2. There is nothing historical about any of the materials or components used in the structure; it is a concrete-block, shingle-roof home.
3. The current structure is not one of the last remaining examples of its kind in the area.
4. The current structure does not contribute to any historic character of the neighborhood; in fact, there are ten (10) properties of the 29 lots within the EVHHD that have either been demolished (or renovated to the equivalent). I have attached a copy of a map and property photos of these, indicating which appear to be new construction, for your review.
5. Retention of the current structure does not promote the overall welfare of the city. In fact, with the proposed new construction, we estimate the increase in property tax income the City of Winter Park will receive is \$19,000 more than the current structure generates.
6. Definitive architectural plans showing the proposed new construction have been created, reviewed with the City of Winter Park, reviewed by the neighbors of the property, and is consistent with the surrounding properties on Highland Road. As mentioned before, over a third of the properties within the district showcase new construction, as well as the majority of properties outside of the district.

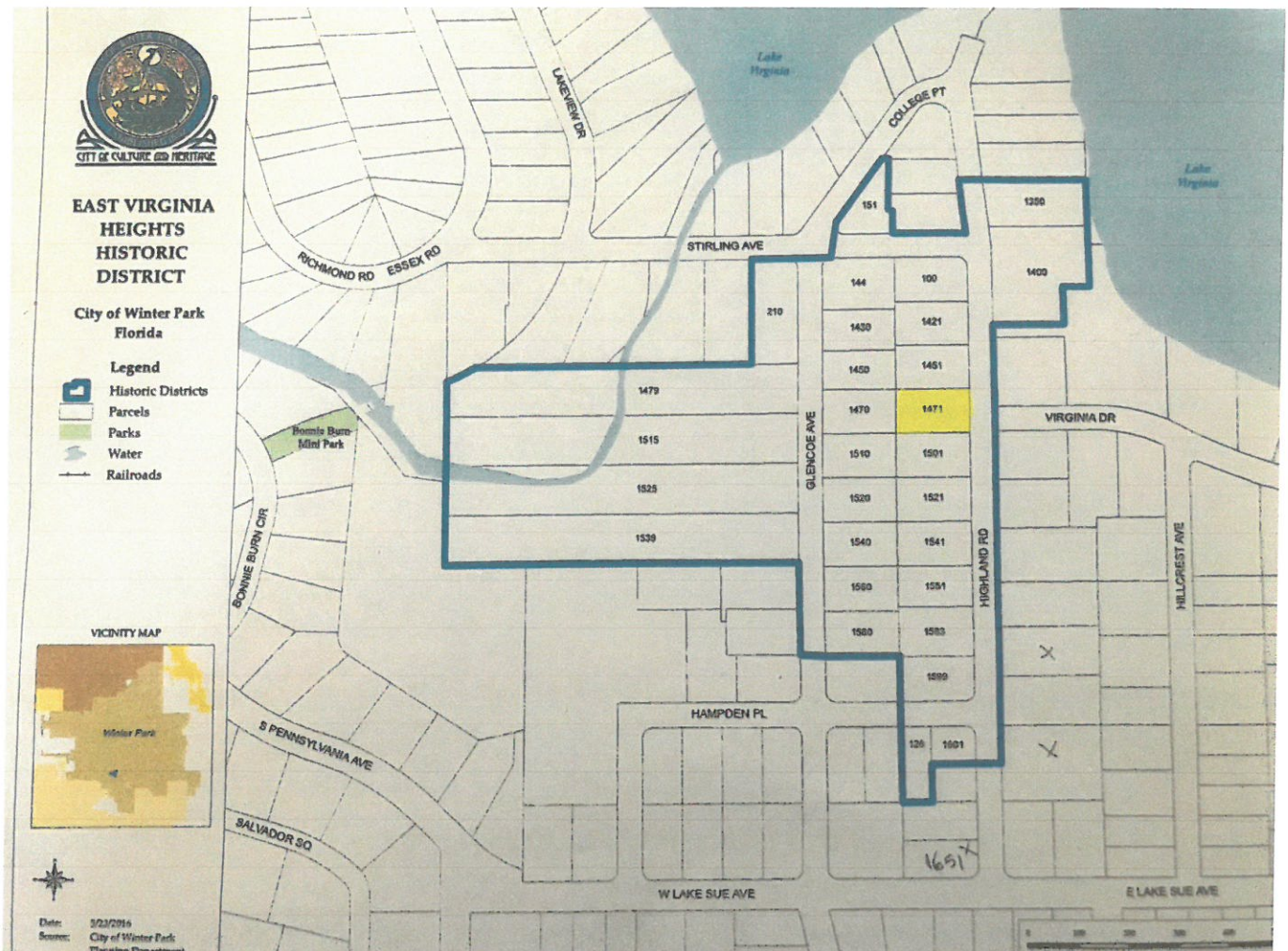
Please let me know if you or any other involved party has any additional questions or concerns regarding this demolition permit. I look forward to meeting you and the board members at our October 10th meeting to address this matter. I appreciate all of your time and help assisting with this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Larry Williams', with a stylized, cursive script.

**Larry Williams**





151 Stirling



**126 Hampden**



**1601 Highland**



**1599 Highland**



**1583 Highland**





**1551 Highland**



**1541 Highland**



**1521 Highland**



**1501 Highland (new construction)**



**1471 Highland (proposed demo)**



**1451 Highland (new construction)**



**1421 Highland**



**1400 Highland (new construction)**





**1350 Highland (new construction)**



**100 Stirling (new construction)**



**210 Stirling (new construction)**



**144 Stirling**



**1430 Glencoe**



**1450 Glencoe**



**1470 Glencoe**



**1510 Glencoe**





**1520 Glencoe**



**1540 Glencoe (new construction)**



**1560 Glencoe (new construction)**



**1580 Glencoe**



**1539 Glencoe**



**1525 Glencoe**



**1515 Glencoe (new construction)**



**1479 Glencoe (new construction)**

