



Historic Preservation Board Regular Meeting

October 14, 2020 at 9:00 a.m.

Virtual Meeting
Winter Park, Florida

Agenda Items

1. Call to Order
2. Approval of the September 9, 2020 meeting minutes.
3. Public Hearing Action Items

HDA 20-03 Request of Donovan Myrie and Ginger Gadsen to designate their home at 1412 Devon Road on the Winter Park List of Historic Places, zoned R-1A. ID# 12-22-29-6432-02-190

HDA 20-04 Request of Zane Enterprises to designate the home at 1530 Wilbar Circle on the Winter Park List of Historic Places, zoned R-1A. ID# 32-21-30-4536-03-071

COR 20-06 Request by Rhett Delaney to restore the home and construct a two-story addition to the rear and a one-story guest quarters structure on the west side of the property at 1331 Aloma Avenue. The home was built in 1897-1901 and is a previously designated Historic Landmark, zoned R-1AA. ID # 05-22-30-6452-00-191

4. Planning Report
5. Board Updates & Comments
6. Upcoming Meeting Schedule

Next Regular Meeting: Wednesday, November 11, 2020 at 9:00 a.m.

Next HPB Work Session (807 Maryland): Tuesday, November 17, 2020 at 9:00 a.m.

appeals & assistance

"If a person decides to appeal any decision made by the Board 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."

Historic Preservation Board Staff Report for October 14, 2020 Meeting

[HDA 20-03. Request of Donovan Myrie and Ginger Gadsen to designate the property at 1412 Devon Road built in 1925 to the Winter Park Register of Historic Places.](#)

Zoned: R-1A Parcel ID # 12-22-29-6432-02-190

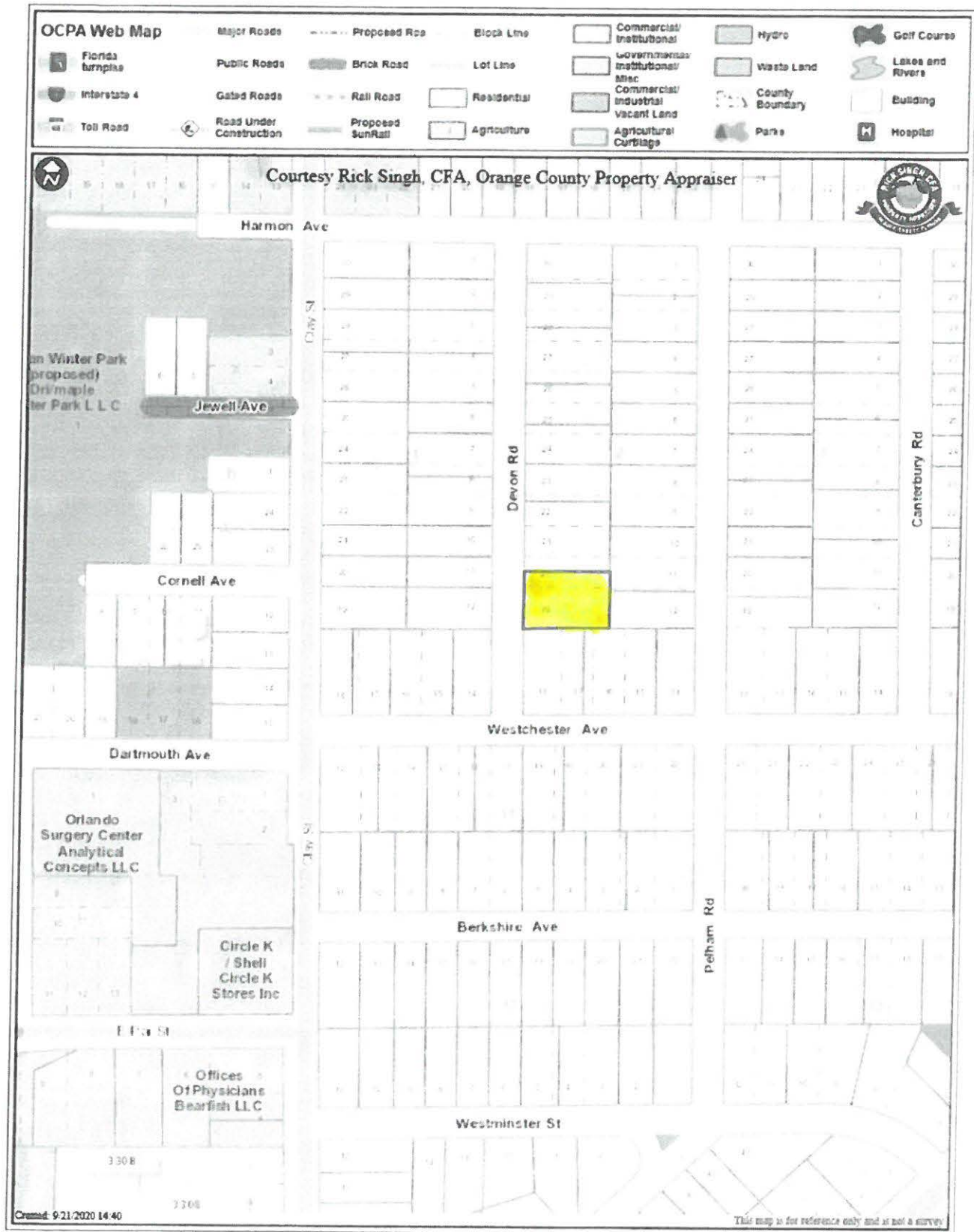
Donovan Myrie and Ginger Gadsen have voluntarily agreed to designate their home at 1412 Devon Road, built in 1925 on the Winter Park Register of Historic Places. This home at 1412 Devon Road is an example of the Spanish Mission style applied to a residence and for its association with the Land Boom era development of the Orwin Manor neighborhood. The one-story stucco dwelling has a low pitch tile roof in the front of the home and a flat roof section in the rear with a raised parapet characteristic of the Spanish Mission style. A covered front open porch within the tile roof tile roof extension covers a portion of width of the home with arched architectural features at the front door. This one-story home of 2,330 square feet is a three-bedroom, three-bath residence with an oversized two car detached garage in the rear.

The Spanish Mission Style originated in California during the 1880s and 1890s in response to increased interest in that state's colonial Spanish heritage, particularly the ecclesiastical architecture of the Franciscan missions. The style was widely popularized when the Santa Fe and Southern Pacific railroads applied it to railroad stations and hotels throughout their systems. The Mission style became popular in Florida during the Land Boom of the 1920s.

The Spanish Mission style served as a design theme for whole communities and neighborhoods such as Orwin Manor. The Walter Rose Company of Orlando developed Orwin Manor as a subdivision in the 1920s. Many of the original Spanish themed houses of the subdivision are scattered throughout the neighborhood. The original entry gates to the neighborhood are located at Orange and Clay Avenues share the Mission flavor and they have been designated an Orlando historic landmark. 1412 Devon Road was originally constructed in 1925 as part of the Orwin Manor development, at the same time as the Spanish Mission home at 1366 Devon Road that was designated In August. This home also retains its original architectural integrity and is highly qualified for listing on the Winter Park Register of Historic Places.

STAFF RECOMMENDATION IS FOR APPROVAL IN THE WINTER PARK REGISTER OF HISTORIC PLACES.





RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1412 DEVON ROAD, WINTER PARK, FLORIDA, AS A HISTORIC PROPERTY IN THE WINTER PARK REGISTER OF HISTORIC PLACES

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, and buildings on individual properties, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, the property located at 1412 Devon Road, Winter Park, Florida built in 1925, meets the criteria for historic property status as a classic example of a Spanish Mission style popular during the 1920's land boom and development of Orwin Manor,

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

The City Commission of the City of Winter Park hereby approves the designation of the property located at 1412 Devon Road as a historic property on the Winter Park Register of Historic Places and that consistent with the adopted incentives for historically designated properties, such property shall be eligible for reimbursement/waiver of the cost of undergrounding of the power lines.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2020.

Mayor Steve Leary

ATTEST:

City Clerk



City of Winter Park
Historic Preservation Commission
Planning and Community Development Department
401 Park Avenue, South
Winter Park, Florida 32789
(407) 599-3498

Historic Designation Application

1. 1412 Devon Road, Winter Park, FL 32789
Building address
Donovan Myrie & Ginger Gadsden | 1412 Devon Road, Winter Park, FL 32789 | 727-460-2823
Owner's name(s) Address Telephone
Donovan Myrie & Ginger Gadsden
Applicant's name (if different from above) Address Telephone
2. I, Donovan Myrie | Ginger Gadsden, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.
[Signature] 5/31/20
Owner's Signature Date

Historic Preservation Commission Office Use

Criteria for Designation

- ☐ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
☐ B. Association with the lives of a person or persons significant in our past; or that
☐ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description Year built

Historic name of building (if any) Historic district name (if any)

Date received: HPC Meeting:

Case File No.: Florida Master Site File No.: OR-

☐ Local Historic Landmark

☐ Local Historic Resource

Historic Preservation Board Staff Report for October 14, 2020 Meeting

HDA 20-03. Request of Z Enterprises to designate the property at 1530 Wilbar Circle built in 1926 to the Winter Park Register of Historic Places.

Zoned: R-1A Parcel ID # 32-21-30-4536-03-071

Z Enterprises has voluntarily agreed to designate the home at 1530 Wilbar Circle, built in 1926, to the Winter Park Register of Historic Places, contingent upon the subdivision/lot split of the overall property. At the urging of the Historic Preservation Board, the City Commission in January 2020, adopted an amendment to the Subdivision Code that provides a justification for lot split variances when there is a companion designation of an existing historic home.

In this circumstance, the property at 1530 Wilbar Circle holds a 1926 Bungalow style home that is situated on the northernmost portion of the property. The zoning of this property is R-1A which requires 75 feet of lot width for any new lots. The applicant desires to split off the vacant property comprising the south 80 feet of this property. That will leave the existing Bungalow home on the northern 50 feet of the property. Because the 50-foot lot holding the existing Bungalow home does not meet the required lot width, a variance is needed. The newly revised Subdivision Code (excerpted at the end of this report) now states that the designation of a historic home is a "special condition and circumstance" that can justify such a variance.

The role of the Historic Preservation Board is not to make any judgment on the merits of the subdivision/lot split request. That is the purview of the Planning and Zoning Board for recommendation following their public hearing on November 3rd and for the decision by the City Commission following their public hearing on November 11th. The role for the Historic Preservation Board is to determine if this home is worthy of listing on the Winter Park Register of Historic Places. Once designated, any changes to the exterior architectural styling or any additions must be approved by the Historic Preservation Board.

This home at 1530 Wilbar Circle is worthy of Historic Designation based upon being a 1926 example of Bungalow architectural styling applied to a residence and for its association with the Land Boom era development of the City of Winter Park. A description of the Bungalow style authored by Jack Lane of Rollins College is presented below:

The Bungalow style arrived in the United States at the turn of the century from India via Great Britain. American architects then made alterations that included many regional variations. By the time the bungalow appeared in Winter Park, several well-defined characteristics of the America-style bungalow had been established: low sloping roofs either gabled (front or side) or hipped, often with side overhangs; exposed roof beams and rafters; exterior proportions both balanced and asymmetrical; large front porches; open, informal floor plans; prominent hearths; built-ins, and interior wood details.

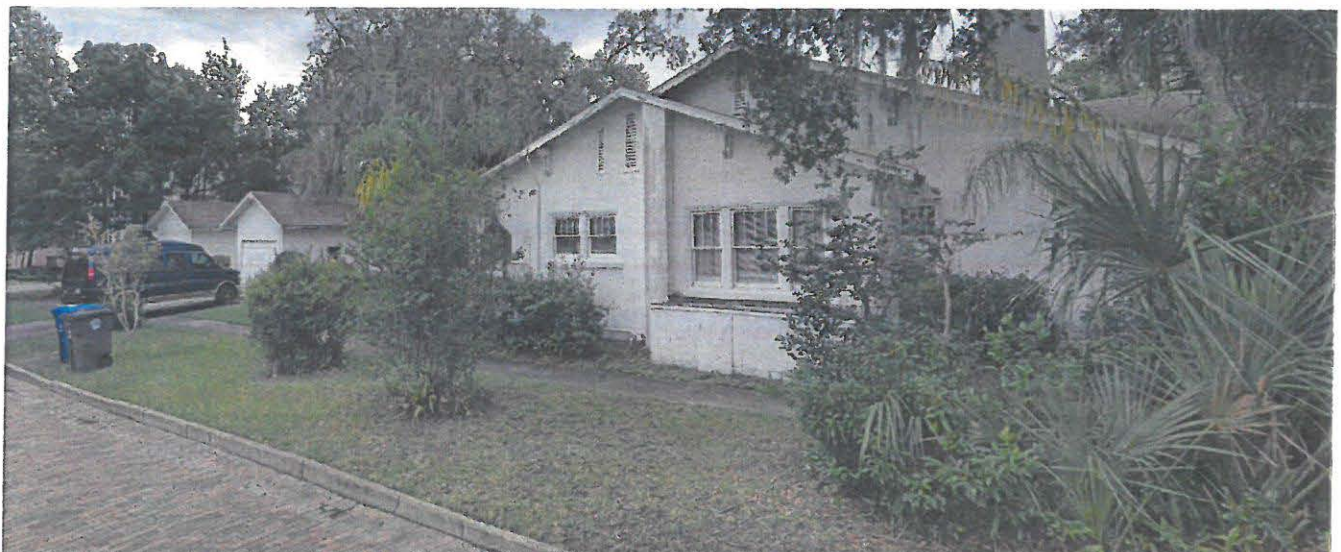
The bungalows discussed in this essay are perhaps best described as "California Bungalows," but this classification is somewhat arbitrary because identifying the various bungalow styles is a mystifying endeavor. This style originated in California (hence its designation) in the first decade of the 20th century and spread rapidly to the Midwest, particularly Chicago, and then to the South and the East. The distinguishing exterior characteristics of the California bungalow include one, one-and-one half or two stories, and a low-pitched roof with deep over-hanging eaves, supported by substantial brackets. They include dormers and a wide front porch anchored by slender or solidly placed pillars. Buyers were drawn to the California style because even the two-story design had the low appearance of one story and therefore appeared to settle pleasingly into the landscape. The first floor interior of the California style differed little from the open access and convenience of other bungalow designs.

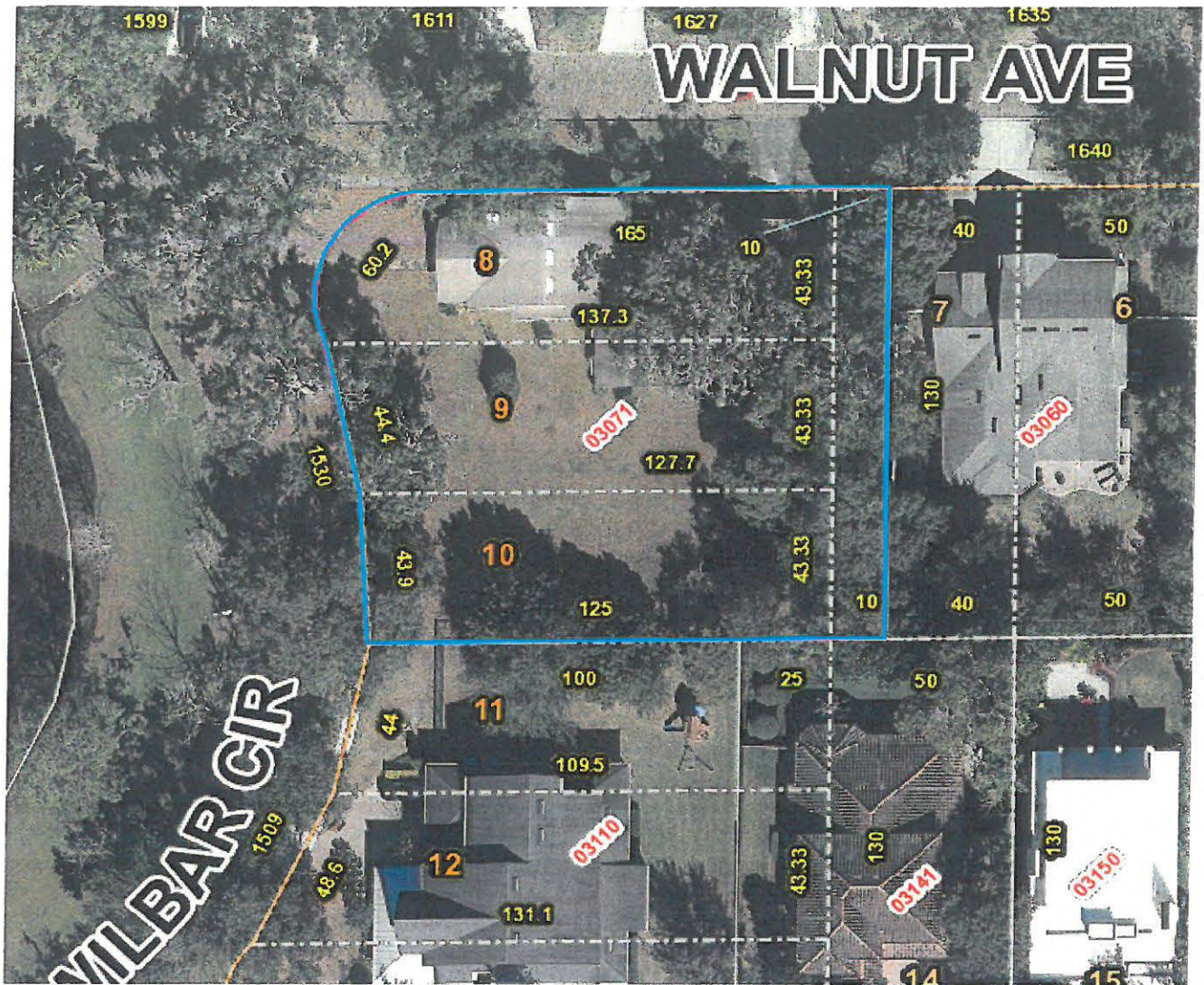
In the opinion of staff, this home retains its original exterior architectural integrity and is highly qualified for listing on the Winter Park Register of Historic Places

STAFF RECOMMENDATION IS FOR APPROVAL IN THE WINTER PARK REGISTER OF HISTORIC PLACES.

Sec. 58-376. – Variances and appeals from subdivision regulations.

(f) *Historic homes and live oak trees.* The Planning and Zoning Board and the City Commission may consider the preservation and protection of historic homes and/or the preservation and protection of historic or specimen live oak trees as a special condition and circumstance pursuant to subsection (a)(1) for the purposes of granting variances to minimum lot sizes in conjunction with subdivisions or lot splits. In considering the preservation of an existing building, the Historic Preservation Board shall first determine that the building is recommended for inclusion on the Winter Park Register of Historic Places and such listing and inclusion shall be required as a condition of such lot size variance and related subdivision or lot split approval. In consideration of the preservation of historic live oak tree(s), any such variance approval and related subdivision or lot split approval shall be conditioned upon the granting of a tree preservation easement to the City, with terms acceptable to the City, to ensure the preservation of such tree(s).







City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

City of Winter Park Historic Designation Application

1. 1530 Wilbar Circle, Winter Park, FL 32789
Building address

Z Properties Group Charel@zpropertiesinc.com 407-949-8639
Applicant's name Email Address Telephone

2. I, Zane Williams, do hereby authorize the filing of this application for historic designation for this property. This authorization is contingent upon the successful approval of a subdivision/lot split being granted by the City Commission.

Signature

Date

Historic Preservation Board Office Use

Criteria for Designation

- ☐ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- ☐ B. Association with the lives of a person or persons significant in our past; or that
- ☐ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded or are likely to yield information important in prehistory or history.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: _____

HPC Meeting: _____

Case File No.: _____

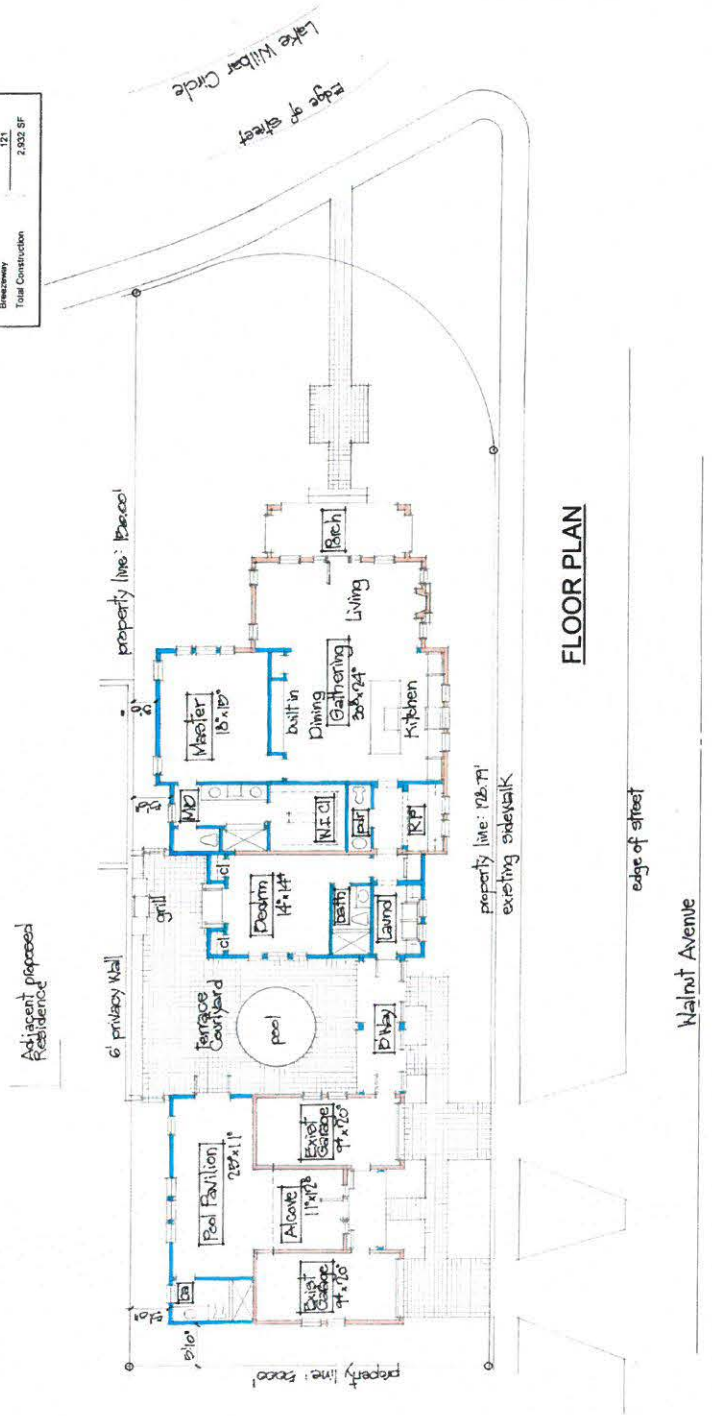
Florida Master Site File No.: OR-_____

☐ Local Historic Landmark

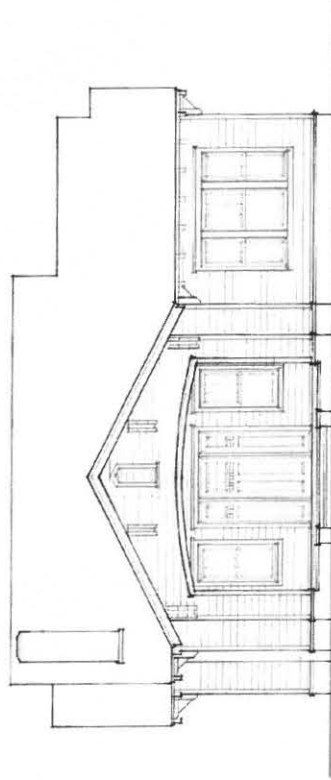
☐ Local Historic Resource

AREA CALCULATION

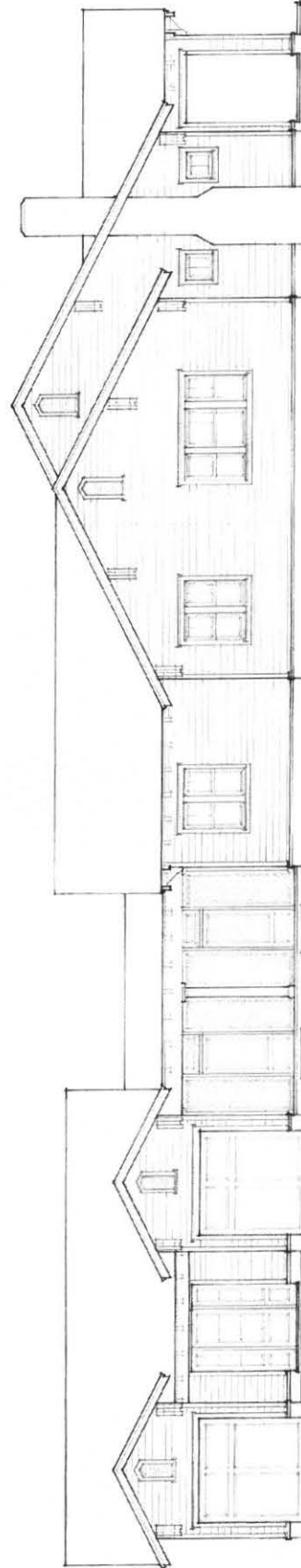
Lot Area	7,400 SF
FAR Allowed	3,182 (43%)
BUILDING AREA	
Existing Cottage	1,108
New Addition	573
Total Living	1,682 SF
Existing Garage	827
New Pool Pavilion	356
Total FAR	2,865 (38%)
Front Porch	146
Screening	121
Total Construction	2,932 SF



FLOOR PLAN



LAKE WILBAR ELEVATION



WALNUT ELEVATION

Historic Preservation Board Staff Report for October 14, 2020 Meeting

COR #20-06 Request of Rhett and Brooke Delaney for: Approval to restore and enlarge the Waddell House at 1331 Aloma Avenue. This is a previously designated property on the Winter Park Register of Historic Places.

Zoned: R-1AA Parcel ID #05-22-30-6452-00-191

Original Structures Built: 1897-1901

At last month's Historic Preservation Board (HPB) meeting, the Board had an informal discussion with the new owners of 1331 Aloma Avenue, Rhett and Brooke Delaney of Winter Park and their architect, Randy Bumbalough. The Board had previously approved the plans for the restoration of the front porch. This agenda item is for the formal approval (after public notice) of the restoration and expansion of this home consistent with the plans that were presented at last month's meeting.

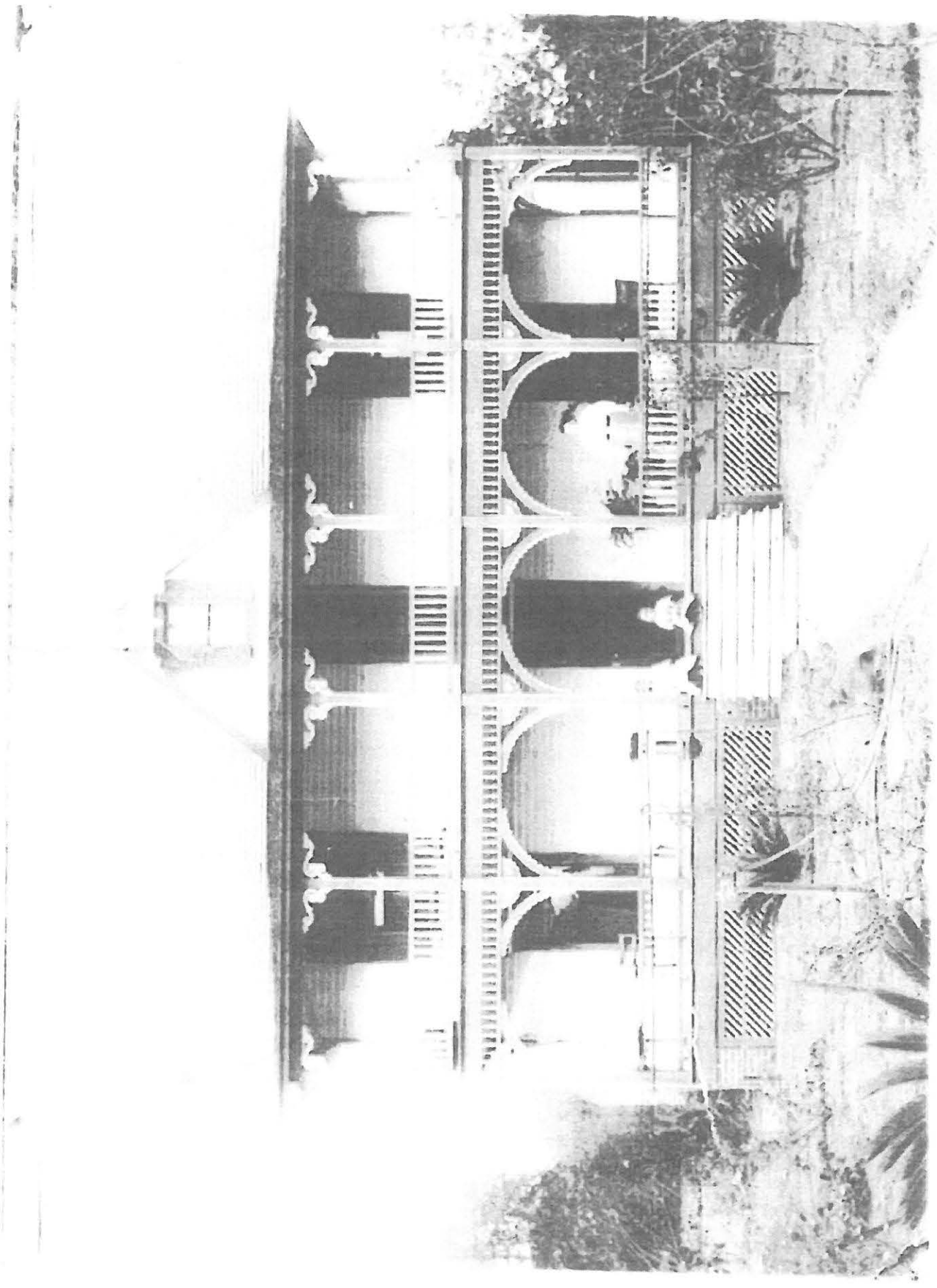
Review and Approval of the Plans

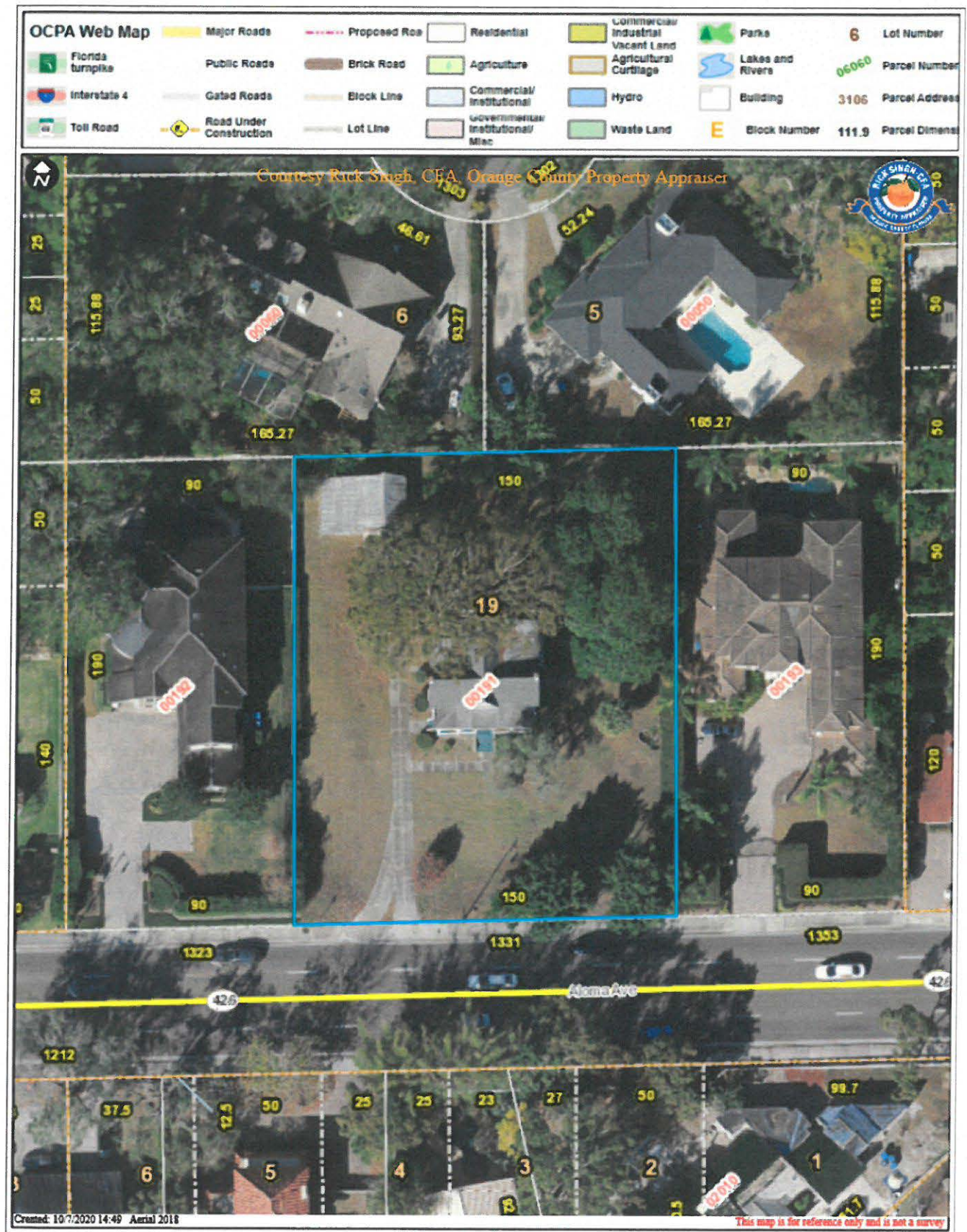
This HPB agenda item is the review of the proposed building program following advertisement and notice provided to the neighbors. The composition of the program is the same as previously presented. The new information provided are the building elevations which now include some generalized call-outs of the exterior building materials. The components of the project include:

1. Restoration of the front porch to match the look of the porch that was removed pursuant to the plans approved by HPB in February 2020.
2. Construction of a new two-story addition onto the rear of the existing two-story house that also includes a wrap-around porch on the rear.
3. Construction of a new one-story guest house on the west side of the property with a porte-cochere connection to the main house. Requires a side setback variance for 10 feet in lieu of 18 feet based on the 150-foot lot width. The proposed setback is acceptable to staff.
4. Construction of a new circular driveway, brick lined with an oyster shell driving surface.

There is no reason to expect that the HPB will not be satisfied with the selection of exterior materials once they are more defined. However, at this point we have generalized explanations, such as "windows to match existing". During the building permit process there is ample time to share those details with the full HPB, or a subcommittee, if desired.

STAFF RECOMMEDATION IS FOR APPROVAL





Jeffrey Briggs

From: Scott Galloway <sgalloway@scottlaurentcollection.com>
Sent: Monday, September 28, 2020 11:50 AM
To: Jeffrey Briggs
Subject: [External] Preservation/Waddell house

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hi Jeffrey,

Rick and I live 2 blocks from this house at 411 Fletcher and have looked forward to this couple starting their restoration. The designs presented are beautiful and will magnificently enhance this property. I look forward to the Preservation Board giving them full approval for this work.

We also own the Scott Laurent Collection on Park Avenue and are able to recognize great design sense when we see it. Thank you for allowing us this input.

Scott Galloway

Rick Stanley

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