



Historic Preservation Board Regular Meeting

Agenda

September 8, 2021 @ 9:00 am

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the August 11, 2021 Meeting Minutes.](#) 1 minute
 3. **Staff Updates**
 4. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
 5. **Action Items**
 6. **Public Hearings**
 - a. [HDA #21-06 Request by Kent McKee to:](#) 10 minutes
 - Designate the property and at 1115 N. Kentucky Avenue as an individual historic landmark on the Winter Park Register of Historic Places.
 - b. [HDA #21-07 Request by Jason and Tammi Shapiro to:](#) 10 minutes
 - Designate the property and home at 1565 Orange Avenue as an individual historic landmark on the Winter Park Register of Historic Places.
 - c. [COR #21-08 Request by Sam Hines to:](#) 20 minutes
 - Construct a new one-story garage addition onto the side of the existing cottage at 1552 Harris Circle.
 7. **Board Comments**
 8. **Adjournment**



Historic Preservation Board **agenda item**

| | | | |
|---------------------|----------------|--------------|-------------------|
| item type | Consent Agenda | meeting date | September 8, 2021 |
| prepared by | Mary Bush | approved by | |
| board approval | Completed | | |
| strategic objective | | | |

subject

Approval of the August 11, 2021 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

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



Historic Preservation Board Minutes

August 11, 2021 at 9:00 a.m.

401 S. Park Avenue | In-Person | Winter Park, Florida

1. Call to Order

Chairman John Skolfield called the hybrid, in-person and virtual, meeting to order at 9:01 a.m. Present In-Person: Anne Sallee, Drew Henner, Aimee Spencer, Wade Miller, John Skolfield, and Karen James. Present Virtually: N. Lee Rambeau. Staff: Principal Planner, Jeff Briggs; Planning Specialist, Aaron Hull; and Recording Secretary, Mary Bush.

2. Approval of Minutes

Motion made by Anne Sallee, seconded by Aimee Spencer to approve the July 14, 2021 meeting minutes.

Motion carried unanimously with a 6-0 vote. (N. Lee Rambeau was not present for the meeting.)

3. Staff Updates

Mr. Briggs updated the Board on the status of the budget for the historic plaques and signage for public awareness. He noted that 180 plaques at a total cost of \$36,000 are needed for residents that have not yet received a plaque. The current monies proposed in the upcoming budget is \$18,000 which is able to accommodate 90 plaques. The rest of the plaques will be added to the next fiscal year budget in October, 2022 and obtained that time to be distributed.

Mr. Briggs mentioned that on a recent out of town trip he noticed various historic district signs. Mr. Briggs presented the Board with an existing design of Winter Park's downtown area pole signs for consideration.

Brief discussion with the Board ensued. The Board feels the look of the sign is appropriate and that the signs will help build awareness. The Board recommended adding a smaller secondary sign with specific place marking for the various districts. Mr. Briggs advised that he will ask the Communications Department to design an additional locality sign. Final design to come back to the HPB for review.

The Board also inquired about the following:

- signs that provide facts regarding historical parks around the City,
- the possibility of individual designation status for City Hall,
- and the procedure for designating property owned by the school board.

Discussion continued with the Board regarding creating an approved materials list for applicants to allow minor requests to go through staff rather than the Board to streamline the process. West Palm Beach was mentioned as a source for staff to look at.

4. Citizen Comments

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

5. Public Hearings

- COR 21-07 Request by Zach Mitchel for APPROVAL to renovate and expand the existing home at 723 Maryland Avenue located in the College Quarter Historic District. Zoned: R-2. Parcel ID # 07-22-30-8760-00-032.

Mr. Henner recused himself from the item due to a potential conflict of interest.

Mr. Briggs provided a brief overview of the request and led discussion of the item. He noted that the item was tabled at the last Historic Preservation Board regular meeting. Mr. Briggs presented photos and a survey of the existing home on the lot as well as the site plan for the proposed additions to the home. The applicant has revised the plans to incorporate the recommendations from the meeting, which included removing window grids and all shutters, changing the size of the two windows on the southwest corner to be consistent with the rest of the windows, changing the front window to a picture window, and resolving the proposed transition from block to stucco for the addition.

Staff recommendation was for approval with the condition that the existing privacy landscaping and fence stay in place.

The applicant, Zach Mitchell of 254 Longwood Hills Road, Longwood, FL addressed the Board and noted that everything that the Board requested at the last Historic Preservation Board regular meeting had been completed.

Discussion ensued with the Board and applicant regarding the following.

- building costs,
- use of cedar on the home,
- the roof peak height of the addition in comparison with the roof plane of the existing home,
- the use of stucco and a cedar post for the exterior transition from the existing home to the addition,
- the age of the original roof and matching the shingles,
- the transition between the roof planes of the existing home and the addition,
- revising the project plans for accuracy,
- and obtaining a roof plan and split plan drawings for the project.

Chairman Skolfield tabled the item discussion at 9:47 a.m. to allow the applicant to speak to his architect and reconvened the discussion of the item at 10:02 a.m.

Mr. Miller presented a depiction of the plan drawings to show the true pitch of the addition's roof to provide the Board a better visual.

Brief discussion ensued regarding possible replacement of the roof shingles on the existing home and staying in line with the original architecture of the existing home. After further discussion and agreement to move forward based upon conditions of approval.

Motion made by Anne Sallee, seconded by Wade Miller, to approve the request by Zach Mitchell to renovate and expand the existing home at 723 Maryland Avenue located in the College Quarter Historic District with the following conditions:

- The transition of the side exterior of the existing home and the addition should be continuous half high block.
- The front roof line must be a continuation of shingles and not a gable.
- There must be smooth painted columns in lieu of cedar on the front of the existing home.
- The existing landscaping and privacy fence must be maintained in place.

Motion carried unanimously with a 6-0 vote. (Drew Henner recused himself from voting.)

- COR 21-05 Request by the City of Winter Park for APPROVAL of an Ordinance amending the Historic Preservation Code to revise the procedures regarding demolitions and providing for clarifications on the terms, vacancies and procedures for the Historic Preservation Board.
- COR 21-05 Request by the City of Winter Park for APPROVAL of a Resolution of the Historic Preservation Board officially endorsing and recommending approval of the application for participation within the Local Certified Government program for historic preservation.

Mr. Briggs provided a brief overview of the requests and led discussion of the items. He noted that the City is in the process of achieving the accreditation of being part of the Certified Local Government Program for Historic Preservation (CLG), as the City is celebrating its 20th anniversary of our Historic Preservation program. The CLG program starts at the highest level with the National Parks Service and is then delegated down for administration at the state level. Mr. Briggs also noted that the CLG brings all of the historic preservation programs together under one umbrella with an accreditation and minimum standards for what their ordinances need to contain to have an effective historic preservation program. He mentioned that the CLG has reporting requirements as well as potential perks that include access to increased grant money for preservation projects. Mr. Briggs indicated that the turnaround and response from the State during the application process was very helpful and swift. The application is expected to be approved by the State and once certain revisions are made to the Historic Preservation Ordinance to meet CLG requirements. It will then move on to the National Parks Service for official accreditation.

Mr. Briggs reviewed the Ordinance revision requirements with the Board. He noted that certain language in the Land Development Code's Chapter II relating to Boards is required to be placed in the Historic Preservation chapter. Mr. Briggs and the Board reviewed the language, which covers frequency of meetings, Board member requirements and terms, action timing for designation requests, demolition procedures, indication of designated local officials, and preserving the historic architectural character of existing buildings. He noted that the next step would be for the Board to approve the resolution which authorizes the CLG application and provide a recommendation of the ordinance to be brought to the City Commission. Mr. Briggs also mentioned the significant achievements of the Historic Preservation Board, which includes 98 individually designated properties and the creation of two local historic districts and two National Register Historic Districts.

Staff recommendation was for approval.

The Board expressed their appreciation of staff's work on the item. Ms. Rambeau recommended revising the section of the ordinance regarding qualifications to state that "the Historic Preservation Board shall meet monthly as needed" since there have been times where the Board has not met in a given month due to no items to review.

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

Motion made by Aimee Spencer, seconded by Anne Sallee, to approve the request by the City of Winter Park for an Ordinance amending the Historic Preservation Code to revise the procedures regarding demolitions and providing for clarifications on the terms, vacancies and procedures for the Historic Preservation Board and a Resolution of the Historic Preservation Board officially endorsing and recommending approval of the application for participation within the Local Certified Government program for historic preservation with the following revision to the Ordinance:

- **Addition of "as needed" to the following statement in Section 58-446. - Qualifications, Terms, Vacancies:**
 - The HPB shall meet monthly but in no case shall postponements or other circumstances allow the HPB to meet less than four times per year.

Motion carried unanimously with a 7-0 vote.

6. Board Updates and Comments:

No Board updates and comments.

7. Upcoming Meeting Schedule

Next HPB Regular Meeting: Wednesday, September 8, 2021 at 9:00 a.m.

Meeting adjourned at 10:46 a.m.

Respectfully Submitted,

Mary Bush

Recording Secretary



Historic Preservation Board agenda item

| | |
|----------------------------|--------------------------------|
| item type Public Hearings | meeting date September 8, 2021 |
| prepared by Jeffrey Briggs | approved by Bronze Stephenson |
| board approval Completed | |
| strategic objective | |

subject

HDA #21-06 Request by Kent McKee to:

item list

- Designate the property and at 1115 N. Kentucky Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

motion / recommendation

Staff recommends Approval of the designation.

background

Kent McKee has voluntarily agreed to designate his property and office building at 1115 N. Kentucky Avenue on the Winter Park Register of Historic Places. This small 1,527 square foot office was a conversion of a previous residential home and is an example of the Bungalow Cottage architectural style, as now applied to an office. This architectural style was popular when this home was built in 1927 along with many others in the immediate neighborhood and around the City.

One can see where the previous residential front porch was enclosed as air-conditioned space when the home was converted to office use. However, many of the Bungalow Cottage architectural features still exist such as the roof slope and braces, wood siding, the original chimney, attic vents, as well as the overall scale and character.

Often conversion of a historic residential home to a small office is what is termed as “adaptive re-use” as a way to preserve the original character of the property and building while allowing a more beneficial economic return to the owner in an area that has urbanized significantly since 1927.

The owner would not be sacrificing economic value through this historic designation. The property size of 50 by 125 (6,250 square feet) and the need to provide parking limits the ultimate yield of office space to about the same 1,527 square feet that exists today. It is unlikely that one would want to demolish this building if one can only rebuild the same

square footage.

This designation will insure that the scale and character of the original structure remains in place and that the remaining architectural styling elements of the Bungalow Cottage remain in place. As this structure retains most of its original architectural integrity, it is qualified for listing on the Winter Park Register of Historic Places.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

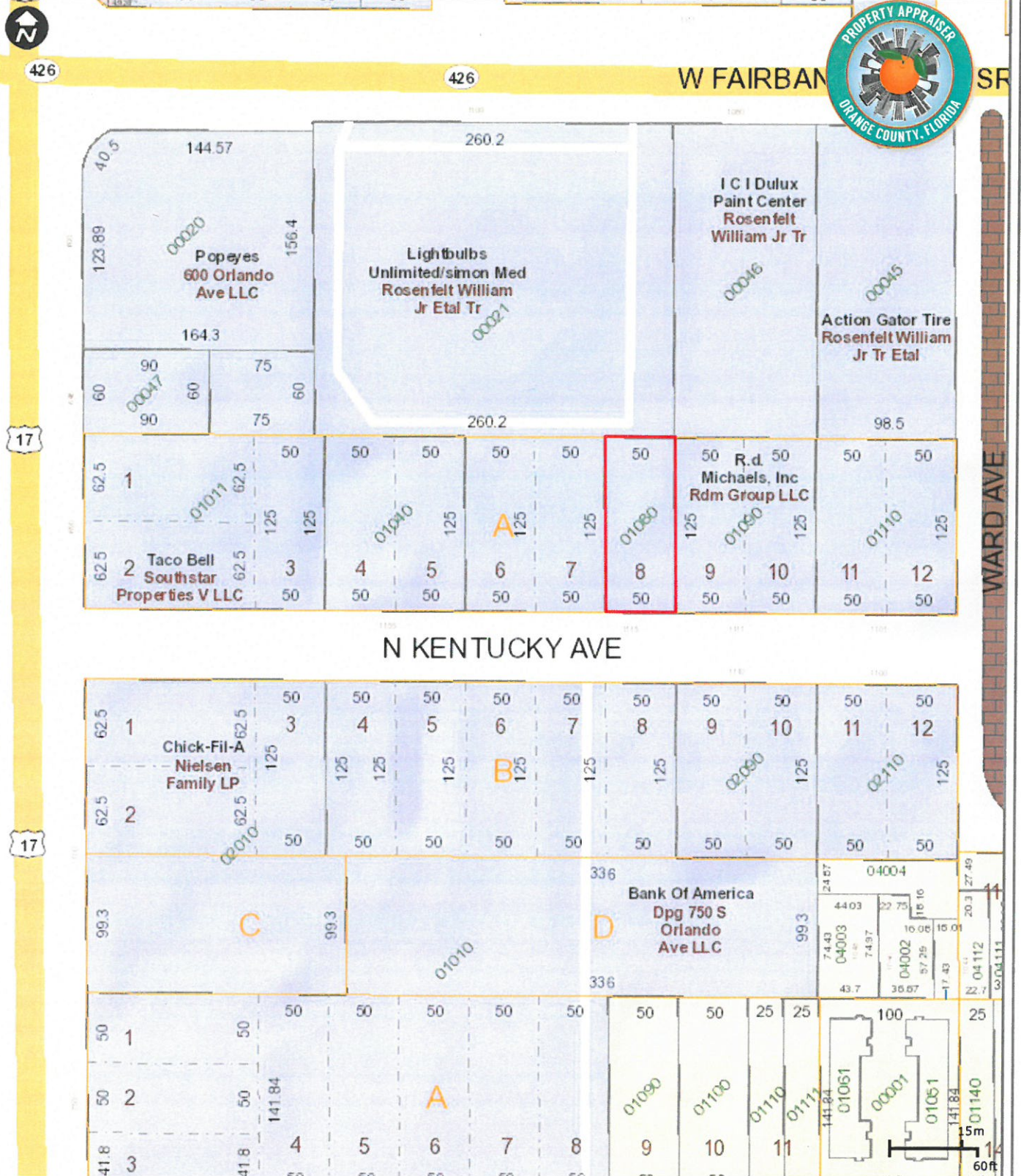
[Location Map and Pictures.pdf](#)

ATTACHMENTS:

[Resolution_1115 N. Kentucky Avenue.doc](#)

OCPA Web Map

| | | | | | | | | | | | | | |
|--|-------------------------|--|--------------|--|---------------------------------|--|--------------------------|--|-----------------------------------|--|-------------------------|--|---------------------|
| | Florida turnpike | | Major Roads | | Proposed Road | | Residential | | Commercial/Industrial Vacant Land | | Parks | | 6 Lot Number |
| | Interstate 4 | | Public Roads | | Brick Road | | Agriculture | | Agricultural Curtilage | | Lakes and Rivers | | 6060 Parcel Number |
| | Toll Road | | Gated Roads | | Block Line | | Commercial/Institutional | | Hydro | | Building | | 3106 Parcel Address |
| | Road Under Construction | | Lot Line | | Governmental/Institutional/Misc | | Waste Land | | E Block Number | | 111.9 Parcel Dimensions | | |



Created: 7/26/2021

This map is for reference only and is not a survey.

Parcel Photos - 1115 N Kentucky Ave



1115 N KENTUCKY AVE, WINTER PARK, FL 32789 8/13/2019 3:21 PM



292212601201080 04/09/2006

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1115 N. KENTUCKY AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, 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, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1115 N. Kentucky Avenue with the existing building built in 1927 is an example of the Bungalow Cottage style architecture popular during that period.

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

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1115 N. Kentucky Avenue as a historic resource on the Winter Park Register of Historic Places.

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 _____ 2021.

Phillip Anderson, Mayor

ATTEST:

City Clerk



Historic Preservation Board agenda item

| | |
|----------------------------|--------------------------------|
| item type Public Hearings | meeting date September 8, 2021 |
| prepared by Jeffrey Briggs | approved by Bronze Stephenson |
| board approval Completed | |
| strategic objective | |

subject

HDA #21-07 Request by Jason and Tammi Shapiro to:

item list

- Designate the property and home at 1565 Orange Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

motion / recommendation

Staff recommendation is for Approval of the designation.

background

Jason and Tammi Shapiro have voluntarily agreed to designate their home at 1565 Orange Avenue, built in 1926 on the Winter Park Register of Historic Places. This home at 1565 Orange Avenue is an example of the Spanish Mission Mediterranean style applied to a residence and for its association with the Land Boom era development of the Orwin Manor neighborhood. The two-story stucco dwelling has tile roof elements, tower and arch elements and period style windows that are 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 two-story home also has an oversized detached garage in the rear with accessory living units.

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 portions of 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. 1565 Orange Avenue was originally constructed in 1926 as part of the Orwin Manor development. This home also retains its original architectural integrity and is highly qualified for listing on the Winter Park Register of Historic Places.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

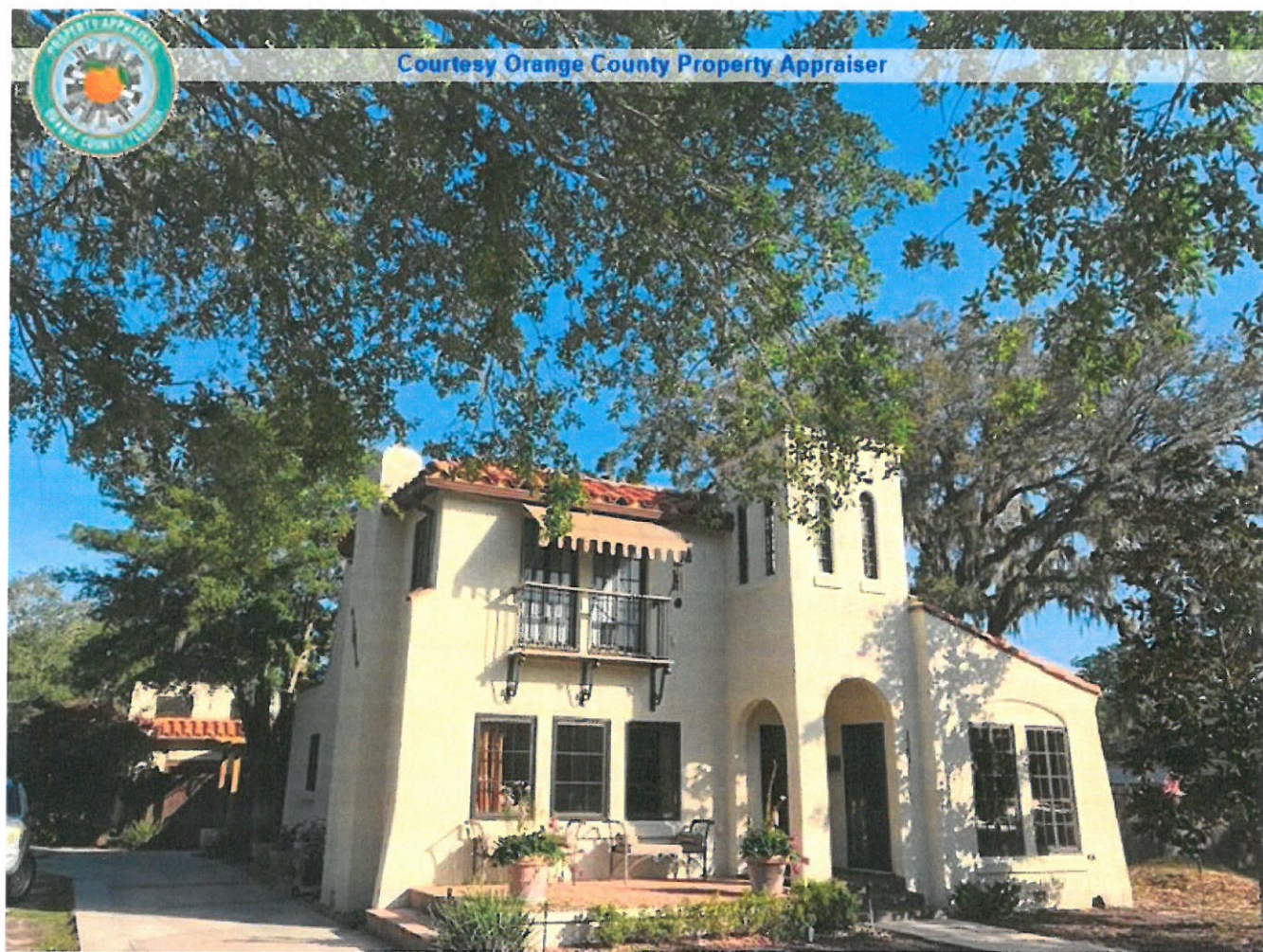
[Location Map and Pictures.pdf](#)

ATTACHMENTS:

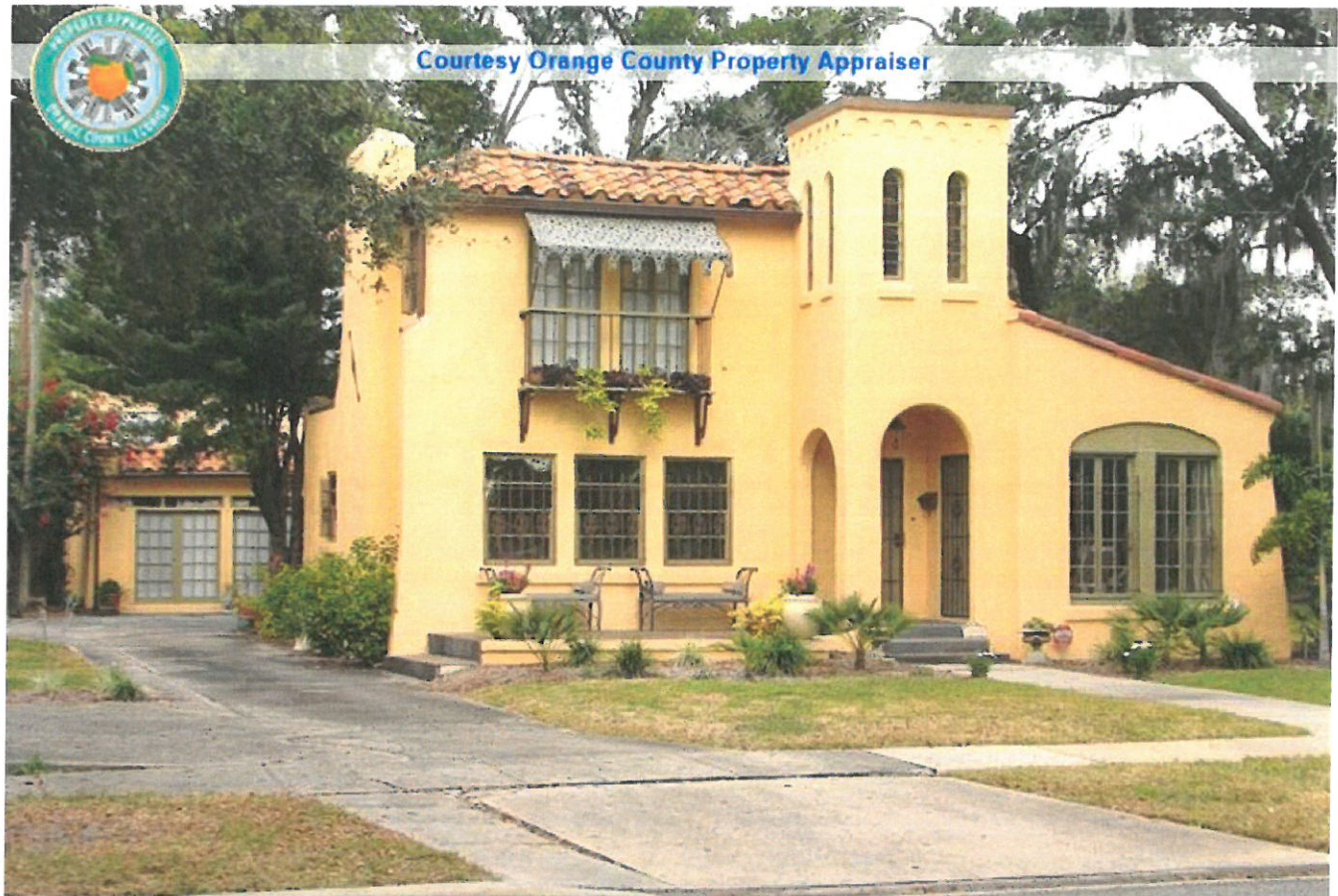
[Resolution_1565 Orange Avenue.doc](#)



Parcel Photos - 1565 Orange Ave



1565 ORANGE AVE, WINTER PARK, FL 32789 4/12/2018 9:06 AM



292212643207140 02/13/2007

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY
LOCATED AT 1565 ORANGE AVENUE, WINTER PARK, FLORIDA
AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER
OF HISTORIC PLACES.**

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, 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, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1565 Orange Avenue with the existing home built in 1926 is an example of the Minimal Traditional style architecture popular during that period.

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

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1565 Orange Avenue as a historic resource on the Winter Park Register of Historic Places.

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 _____ 2021.

Phillip Anderson, Mayor

ATTEST:

City Clerk



Historic Preservation Board agenda item

| | |
|----------------------------|--------------------------------|
| item type Public Hearings | meeting date September 8, 2021 |
| prepared by Jeffrey Briggs | approved by Bronce Stephenson |
| board approval Completed | |
| strategic objective | |

subject

COR #21-08 Request by Sam Hines to:

item list

- Construct a new one-story garage addition onto the side of the existing cottage at 1552 Harris Circle.

motion / recommendation

Staff recommendation is for approval with a condition to install a landscape screen buffer on the rear of the cottage, if requested by the neighbor to the rear.

background

The properties at 1554 and 1552 Harris Circle are historic designated properties on the Winter Park Register of Historic Places. You may recall, in 2020, the City approved the ability to split these two properties, allowing separate ownerships. The immediate plan is for the Hines' to sell the two-story main residence at 1554 Harris Circle and move into the one-story 958 square foot cottage at 1552 Harris Circle.

The plans for the 1552 Harris Circle cottage are to renovate the interior, add an open porch onto the front of the cottage to match the one on the existing home and to add a new one car garage on the south side of the cottage. (See plans attached)

As an attached garage, variances are requested to allow the garage to be built 4.7 feet from the rear in lieu of the required 25-foot rear setback and 7.8 feet from the side in lieu of the required 9-foot side setback. You will see on the attached plans that the existing setback for the main cottage is now at the 4.7-foot rear setback.

This is a very unique scenario having the existing cottage so close to the rear property line. The garage addition while it is a visible structure, is not an activity generator, as are the living areas that generate noise from the occupants, TV's, etc. It is certainly visually imposing for the neighbor to the rear to have a house five feet behind their rear property line. This garage request is somewhat mitigated (visually) as it will be located directly

behind the neighbor's rear detached garage (see aerial). The side setback variance is 14 inches which may not be significant to the visual of that adjacent neighbor. However, to the extent that the neighbor in the rear wanted any type of landscape screening installed, as a condition of approval, that would be very appropriate.

We often discuss how the historic designations are supposed to be win-win's for the owner and the City. The City gets the perpetual preservation of historic homes and the owners gets a sympathetic review of variances provided that the concerns of neighbors are taken into account. There would seem to be a method of landscape screening that could remedy neighbor concerns if raised.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Location Map 1.pdf](#)

ATTACHMENTS:

[Location Map 2.pdf](#)

ATTACHMENTS:

[Aerial Picture.pdf](#)

ATTACHMENTS:

[1552 Harris Circle plans.pdf](#)

ATTACHMENTS:

[Picture of 1552 Harris Circle cottage.jpg](#)

ATTACHMENTS:

[Sam Hines- Harris Circle 1887 Home.pdf](#)



LOCATION MAP

1554 Harris Circle

City of Winter Park
Florida



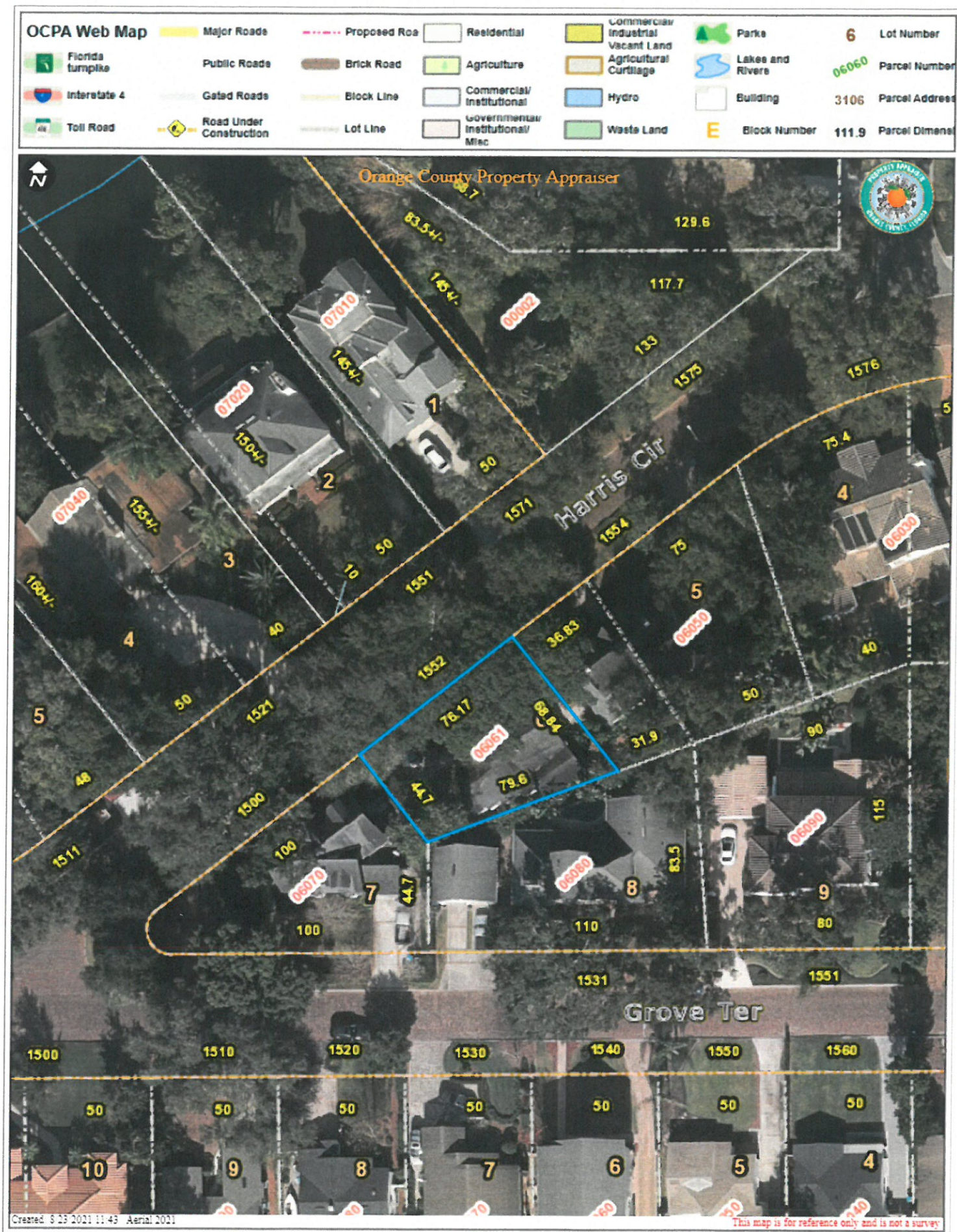


LOCATION MAP

1554 Harris Circle

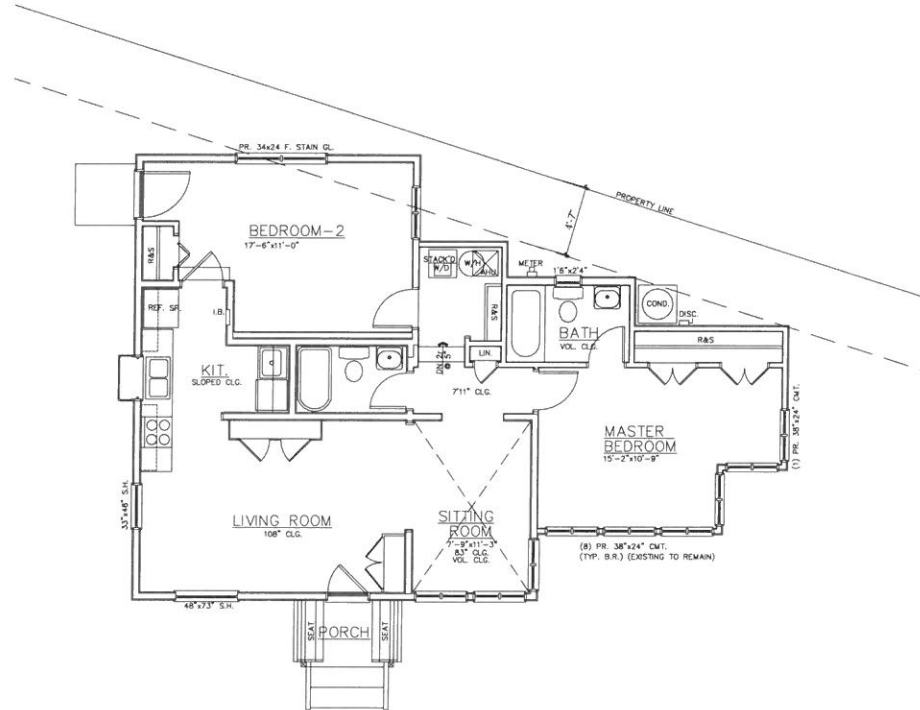
City of Winter Park
Florida



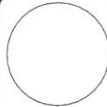


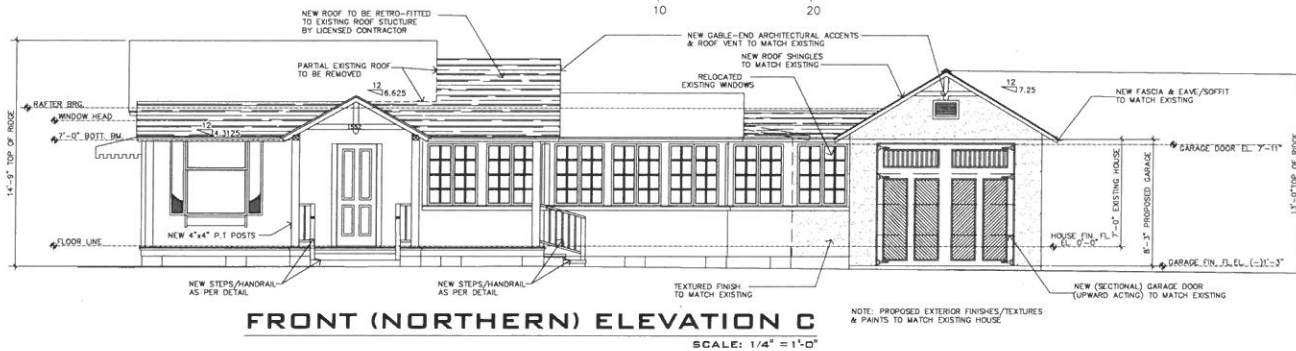
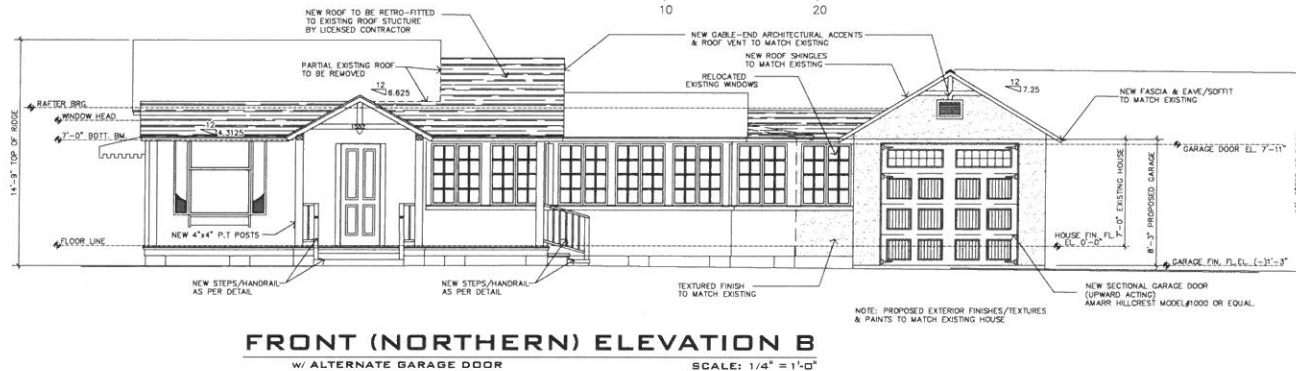
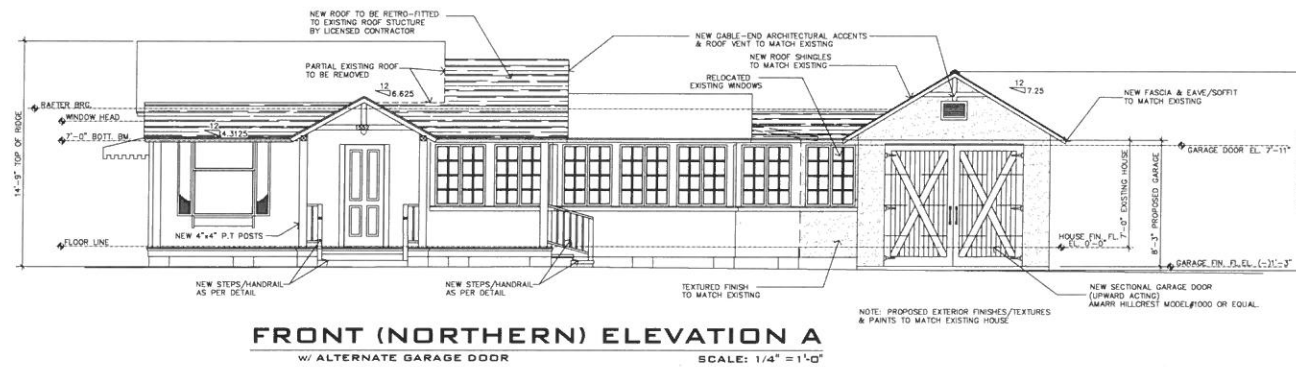
LOTS 5 AND 6, BLOCK F, SYLVAN LAKE SHORES, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK N, PAGE 48, OF THE PUBLIC RECORDS
OF ORANGE COUNTY, FLORIDA

25



AS-BUILT FLOOR PLAN
SCALE: 1/4" = 1'-0"

| | | | |
|--|--|--|--|
|  | | ISSUED FOR: _____ DATE: _____ BY: _____ CHECKED: _____ FILE: _____ | |
| | | 5122 AIA S. ST. AUGUSTINE PHONE: (904) 717-1334 EMAIL: rch@robertharrisarchitect.com FL REG. No. AH 4629 | |
| HINES CARRIAGE HOUSE 1554 1/2 HARRIS CIRCLE WINTER PARK, FLORIDA PRELIMINARY DESIGN A1A SOUTH, CRESCENT BEACH, FLORIDA | | | |
| <small>The data in this document represents the information supplied by the client and is not to be used for any other purpose without the written consent of the architect. Any party accepting this document does so at their own risk and agrees that it shall not be held liable for any errors or omissions. The architect is not responsible for any errors or omissions in this document.</small> | | | |
| AS-BUILT FLOOR PLAN | | PROJECT: 21-033 DRAWN: MJK CHECKED: RH FILE: | |
| A-1 | | PLOT DATE: 07-20-21 | |



| | |
|------|------------|
| DATE | ISSUED FOR |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

5122 N.W. 5,
ST. AUGUSTINE
PHONE: (850) 271-4334
EMAIL: robert@robert-harris.com
FL REG. No. AR 4659

**ROBERT
HARRIS
ARCHITECT**

**HINES CARRIAGE HOUSE
1552 HARRIS CIRCLE
WINTER PARK, FLORIDA
PRELIMINARY DESIGN
A1A SOUTH, CRESCENT BEACH, FLORIDA**

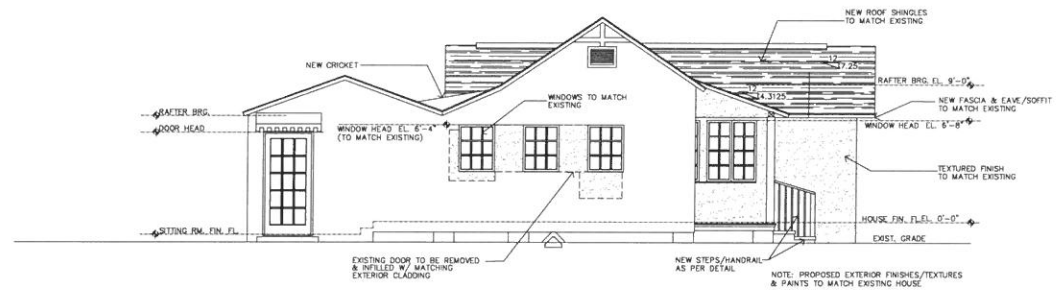
The data in this document is provided as a service of Robert H. & A. Harris, Inc. (RHH) and is not intended to be used for any other purpose. RHH is not responsible for any errors or omissions in this document. RHH is not responsible for any damages or losses resulting from the use of this document. RHH is not responsible for any damages or losses resulting from the use of this document.

ELEVATIONS

PROJECT: 21-033
DRAWN: MKP
CHECKED: RM
FILE:

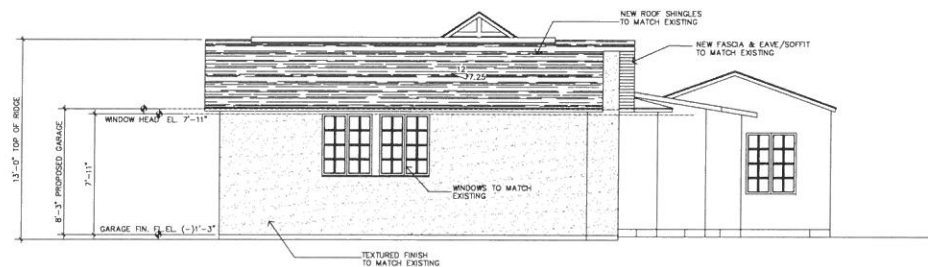
A-3

PLOT DATE: 07-20-21



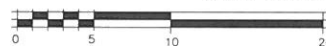
LEFT SIDE (EASTERN) ELEVATION

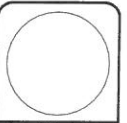
SCALE: 1/4" = 1'-0"



RIGHT SIDE (WESTERN) ELEVATION

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



| | |
|---|--|
|  | |
| ISSUED FOR DATE BY CHECKED FILE | PROJECT 21-033 DRAWN MKR CHECKED RHT FILE |
| A-4 PLOT DATE: 07-20-21 | |

5122 AM S.
 ST. AUGUSTINE
 FLORIDA 32084
 PHONE (904) 217-1334
 EMAIL: rhh@robert-harris.com
 FL REG. NO. 148 8639

ROBERT HARRIS ARCHITECT

HINES CARRIAGE HOUSE
 1552 HARRIS CIRCLE
 WINTER PARK, FLORIDA
 PRELIMINARY DESIGN
 A1A SOUTH, CRESCENT BEACH, FLORIDA

The data in this document represents preliminary information only and is not to be used for construction or other purposes. It is intended for informational purposes only. It is not to be used for construction or other purposes. It is not to be used for construction or other purposes. It is not to be used for construction or other purposes.

ELEVATIONS



'Without proper safeguards, historic neighborhoods will lose the identities that drew residents to put down roots in the first place.'

— RICHARD MOE
NATIONAL TRUST FOR HISTORIC PRESERVATION



GEORGE SKENE/ORLANDO SENTINEL

'It's a great house. It's got a lot of older-home charm. But we are just busting out at the seams.'

— JENNIFER DEERY
WINTER PARK RESIDENT



GEORGE SKENE/ORLANDO SENTINEL

In Winter Park. Sam Hines stands in front of his home on Harris Circle recently. The sign (in photo above) marks the age of his home, which was designated historic after a Winter Park ordinance was enacted in June 2001.

Older homes become history instead of historic

By STEPHANIE ERICKSON
SENTINEL STAFF WRITER

WINTER PARK — A year-old historic-preservation ordinance in Winter Park has been too little too late to save many of the city's older homes.

Since the ordinance was enacted in June 2001 — allowing homeowners to ask that their homes be protected as historic — more than 75

property owners have applied for permits to demolish single-family homes. Only 27 homeowners have applied for historic designation.

So far this year, 63 homeowners have applied for a demolition permit, compared with 50 for all of last year.

The reason is simple: Many of the city's older homes, including some of the 650 structures considered to have historic value, lack the size and a-

menities demanded by a new generation of affluent home buyers.

Of the homes with historic value, "the vast majority would provoke a neighborhood reaction" if torn down, and 150 are eligible for the National Register of Historic Places, said Lindsey Hayes, a city liaison to Winter Park's Historic Resources Task

12 NOV 01

PLEASE SEE HOMES, B7