



Historic Preservation Board Minutes

September 8, 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 9:02 a.m. Present In-Person: Anne Sallee, Drew Henner, Aimee Spencer, Wade Miller, John Skolfield, Karen James, and N. Lee Rambeau. Staff: Principal Planner, Jeff Briggs; Planning Specialist, Aaron Hull; and Recording Secretary, Kim Breland.

2. Approval of Minutes

Motion made by Aimee Spencer, seconded by Anne Sallee to approve the August 11, 2021 meeting minutes with a revision to state that N. Lee Rambeau was not present for the minutes and to include that discussion occurred on obtaining a historic designation for City Hall.

Motion carried unanimously with a 7-0 vote.

3. Staff Updates

Mr. Briggs noted that the City Commission meeting would occur that afternoon and the Certified Local Government topic was on the agenda after it had been tabled at the last City Commission meeting. He indicated that the City Commission is fully supportive of the application and ordinance changes.

Mr. Briggs also noted that the budget for the new fiscal year would be adopted at the City Commission meeting and \$18,000.00 was in the budget to start the program for historic plaques. Mr. Briggs mentioned that the awareness effort had started generating results with the public inquiring about how to designate their homes. He advised that the focal points for next year's budget would include signage for districts and taking advantage of a historic marker program.

4. Citizen Comments

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

5. Public Hearings

- HDA 21-06 Request by Kent McKee to designate the property and at 1115 N. Kentucky Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs presented photos of the original bungalow home. The home was rezoned in the 1970's from residential to office and eventually remodeled into an office building. Many elements of the bungalow home, such as the chimney, roof arches, and windows are still intact. Mr. Briggs expressed that a designation would preserve the historic characteristics of the original home.

Staff recommendation was for approval.

Chairman Skolfield commended the applicant for the designation and expressed that it is a selfless act to preserve art and history for the community. Ms. Lee Rambeau felt that it looks out of place in the surrounding modern, commercial and mixed use development. She expressed difficulty in appreciating the value in the designation of the home. Mr. Briggs noted that the designation would be an opportunity

to preserve the historic aesthetic of the City and that there is no incentive to demolish the home and rebuild because it will result in the same or less square footage that currently exists.

Ms. Spencer inquired about the benefit of designating the home, what would happen if it were to be sold in the future, and whether or not the adjacent properties to the home were already developed. Mr. Briggs advised that it would be extremely uneconomical to demolish the office and rebuild it due to various factors including parking, landscape, and retention requirements that would lead to less building space.

Further discussion ensued with Mr. Miller noting that the designation would help prevent the applicant's lot from being acquired by surrounding lots in order to become a larger project. Ms. Spencer recommended to include the purpose of preserving an element of the history of the area in an approval of the designation as well as a list of all the people that have owned or lived in the home during the course of its lifetime.

Motion made by Wade Miller, seconded by Aimee Spencer, to approve the request by Kent McKee to designate the property and at 1115 N. Kentucky Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Motion carried with a 6-1 vote. (In Favor: Anne Sallee, Drew Henner, Aimee Spencer, Wade Miller, John Skolfield, and Karen James. Opposed: Ms. Rambeau.)

- HDA 21-07 Request by Jason and Tammi Shapiro to designate the property and home at 1565 Orange Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs presented photos of the home from 1926. He noted that the applicants wanted a historic property when they bought the home and are not asking to build anything or for any variances. Mr. Briggs mentioned that the applicants had heard about the Historic Preservation program through the City's newsletter and want to make sure that the home is preserved for future owners.

Staff recommendation was for approval.

Chairman Skolfield expressed his lifelong admiration for the home and that he was glad it was being designated. Ms. Spencer inquired about the amount of legal rental units for the home.

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

Motion made by Anne Sallee, seconded by Karen James, to approve the request by Jason and Tammi Shapiro to designate the property and home at 1565 Orange Avenue as an individual historic landmark on the Winter Park Register of Historic Places.

Motion carried unanimously with a 7-0 vote.

- COR 21-08 Request by Sam Hines to construct a new one-story garage addition onto the side of the existing cottage at 1552 Harris Circle.

Chairman Skolfield recused himself from the item due to a potential conflict of interest.

Ms. James disclosed that she had recently spoken to one of the neighbors of the applicant regarding the project.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs presented to the Board an aerial view of the home, a 2001 newspaper article about the owner, Sam Hines's designation of the home, and a photo of the original home in 1910. He also presented photos of the current cottage that was part of a previously approved lot split to allow Mr. Hines to sell the main home and move into the cottage. Mr. Briggs presented the overall survey of the property prior to the lot split, the floorplan of the existing cottage, and the proposed floor plan of the cottage with renovations. He noted that the applicant proposed to build a garage on the side of the cottage and create a small open front porch. The applicant plans to move the washer and dryer in the cottage into the new garage. Mr. Briggs advised that variances were needed to maintain the existing 4.7 foot setback in the rear of the cottage and the 7.8 foot setback on the side of the cottage. He also noted

that the neighbor to the back side of the cottage had provided an email that was shared with the Board expressing that the setbacks would negatively impact his property. The neighbor requested that the rear setback be increased by four feet to move the garage closer to the street side of the property and the applicant was willing to accommodate the request.

Staff recommendation was for approval with the modification of the increased setback.

Discussion ensued and the Board inquired about the following:

- the address of the neighbor making the setback modification request,
- the neighbor's reasoning as to how the modification would improve his property,
- how the neighbor's proposed modification would affect the street view of the cottage,
- how the proposed modification would affect the requested variances,
- clarification on the required rear setback for a single story home,
- and how close the neighbor's rear attached garage is to the property line.

The applicant, Sam Hines of 1552 Harris Circle, Winter Park, FL 32789 addressed the Board. Mr. Hines expressed that he and his wife bought the home 30 years ago and had it placed on the Historic Preservation registry to preserve its historic character. He added that they are currently in the process of rebuilding the cottage so that they can live in it now that they are older. Mr. Hines noted that the request is only to build a single car garage, keeping with the architectural character of the cottage, and to reproduce the same type of porch on the cottage that is on the main home.

Mr. Miller asked the applicant if the gables of the original house would be incorporated into the new porch for the cottage, to which the applicant replied yes and that the crosses of the peaks would be preserved.

Mr. Hines expressed that he had tried to get together with the neighbor to discuss the neighbor's concerns but was unable to do so because of timing conflicts. Mr. Hines felt that the issues could be resolved and was willing to agree with whatever the Board felt was necessary to approve the project.

Mr. Miller recommended to keep the proposed plans without the neighbor's requested modification and expressed that the plans as presented would preserve more of the existing historic wall and glass of the cottage. Ms. Spencer noted that she did not take any issue on the encroachment of the setback because it is simply a continuance of the encroachment that was approved for the lot split.

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

Motion made by Aimee Spencer, seconded by Wade Miller, to approve the request by Sam Hines to construct a new one-story garage addition onto the side of the existing cottage at 1552 Harris Circle, as presented.

Motion carried with a 6-1 vote. (In Favor: Anne Sallee, Drew Henner, Aimee Spencer, Wade Miller, John Skolfield, and N. Lee Rambeau. Opposed: Karen James.)

6. Board Updates and Comments:

Mr. Henner inquired about updates regarding the 723 Maryland Avenue applicant from the August 11, 2021 Historic Preservation Board meeting to which Mr. Briggs replied that he had not yet seen any permits being submitted for the project.

Brief discussion ensued regarding the Board's authority to mandate authenticity of restorations, the Board's involvement in cost benefit analysis, and the Secretary of the Interior's standards for rehabilitation of historic buildings.

Ms. Spencer made another recommendation that City Hall be historically designated. Staff indicated that he expected this to be a topic of City commission discussion in the near future.

7. Upcoming Meeting Schedule

Next HPB Regular Meeting: Wednesday, October 13, 2021 at 9:00 a.m.

Adjourn

Meeting adjourned at 10:00 a.m.

Respectfully Submitted,

Mary Bush

Recording Secretary

Approved by Board on October 13, 2021.