



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
August 9, 2017
Commission Chambers
401 Park Avenue South

MEETING MINUTES

1. Call to order. The meeting was called to order at 9:02 a.m.

Present: Chairman Bill Segal, Laura Armstrong, Bob Schwetje, Phil Wood and John Skolfield. Absent: Ed Sabori, Chuck Bell and Jason Taft. Staff: City Architect, Brooks Weiss and Recording Secretary Kim Breland.

Approval of Minutes: April 12, 2017

Motion made by Bob Schwetje, seconded by Laura Armstrong to approve June 14, 2017 meeting minutes.

No meeting held in July 2017

Public Comments on any item not appearing under action:

1. Board Member Bob Schwetje discussed an article in the Orlando Sentinel that talked about the City removing Laurel Oak trees because they were diseased or over 50 years old and were a danger and those trees would be replaced with Live Oak trees. Mr. Schwetje stated that some of his neighbors did not think the Live Oak trees would be as aesthetically pleasing as the Laurel Oak trees. He added that one of the things Winter Park is known for is its charm, the canopy to the City and while doing some research on both trees, Mr. Schwetje discovered that Live Oak trees grow higher, live longer and are less susceptible to disease than Laurel Oak which is why the City is making the change. He mentioned that people had come to him, since he is on the Historic Preservation Board, with their concerns that the City may lose its charm. Mr. Schwetje mentioned that he thought, perhaps an article should be written to explain to the community why the trees are being replaced so help with misconceptions.

The Board requested that Urban Forestry Manager, Dru Dennison, to come talk with the Historic Preservation Board to give a small presentation to update the Board of changes with the trees.

2. Action Items

- 1) **There were no action items for the August 9, 2017 meeting.**

3. Non-Action

- 1) Mary Grace Gordon, Member of the College Quarter Board, would like to present three (3) Amendments to the College Quarter Design Guidelines for consideration and direction from the HPB.

City Architect Brooks Weiss gave the update. He explained that Ms. Gordon met recently him and Planning and Community Development Director, Dori Stone. Ms. Gordon is acting as a member of the College Quarter Board and she has authored three amendments to the College Quarter design guidelines for the Board's consideration and is asking for the Board's direction in how to proceed. Mr. Weiss advised the Board that the he, the City Attorney and Mrs. Stone have reviewed Ms. Gordon's amendments as well.

Ms. Gordon, 5520 Holt Avenue, addressed the Board. She explained to the Board that she is present to request guidance for procedure and not necessarily presenting amendments at this meeting. She said that the College Quarter board wanted the HPB to see the amendments for reference and that they were not ready to finalize any amendments at this time. Ms. Gordon reminded the Board that the College Quarter was designated as a Historic District back in 2003 and the current guidelines were developed and in several meetings of the neighborhood board there was discussion regarding the need to possibly change or emphasize anything in the guidelines and three issues did come up, but, Mrs. Gordon assured the Board, the College Quarter unanimously believes the current guidelines are great as they sit. What the College Quarter Board would like to do is add clarification, their Board does not want to take away or change the original guidelines. The clarification would be in the form of amendments if the HPB sees fit.

The first amendment is in regard to providing flexibility for non-contributing resources and these would be non-contributing homes in the College Quarter neighborhood that are requesting modifications, but the modification would need to be reviewed for being compatible with their historic district. Ms. Gordon went on to say that one of the things in particular, in the College Quarter guidelines, is that there isn't anything that specifically addresses whether or not contributing and non-contributing properties are assessed differently. The amendment would provide clarification. Ms. Gordon has been in talks with Dori Stone and other historic preservation boards in the state and there has been conversation regarding creating a matrix or table that says what the modification might be, if it is contributing, does it have major or minor review, if it is non-contributing, does it have major or minor review and providing guidance for Staff and the Historic Preservation Board.

Regarding the second amendment, Ms. Gordon said, we understand that there is a 60 day demolition notice for historic properties in Winter Park, can there be a 60 day notice for the entire historic district? Not just the historic homes within our district, but any home within our historic district is going to be demolished, could we provide 60 days' notice for any home within the historic district? In addition, the College Quarter would like to provide additional examples of infill. Our guidelines do give some examples of what would be appropriate infill and they would like to

provide additional examples if a builder/developer comes into the neighborhood that there would be appropriate infill for a demolished home on the lot.

The third amendment is a request for additional emphasis to the new existing Winter Park future land use verbiage to encourage the building of detached single-family homes within the College Quarter Historic District, whether it is zoned (R1AA) or (R-2).

Ms. Gordon reiterated that the College Quarter does not have a process to either change their guidelines or make amendments to the guidelines. There is nothing in the Ordinance that provides instructions on how to change/amend guidelines for the College Quarter. Ms. Gordon stated that the College Quarter would like to propose a procedure and ask the Historic Preservation Board for input and if they can proceed with their proposal. She explained to the Board that the first step in the proposed procedure was the College Quarter Board met to discuss any proposed amendments, then the College Quarter Board sent the information to their sub-committee for review and then made revisions to the amendments. The third step is to meet with the City of Winter Park Historic Preservation Board staff and request that they review their revised amendments and recommend any changes that they, the HPB, would like to see made. For example, when we talked with Dori Stone about creating a matrix or table which would help the staff and the Historic Preservation Board in giving additional flexibility to non-contributing homes. The fourth step would be to revise the amendments according to HPB Staff recommendations. The fifth step would be to send the recommendations to the entire College Quarter neighborhood for feedback and approvals and have that information sent back by a certain date. The sixth step would be to present the feedback/approved recommendations to the Historic Preservation Board for their approval. Then the presumption would be, that if there are amendments, those amendments and the existing guidelines would all be present to the City Commission to approve any changes or additions.

There was discussion between the Historic Preservation Board and Ms. Gordon regarding the College Quarter Board proposal. The Board gave various options for how the amendments proposed could be moved forward. Ultimately, it was decided that Ms. Gordon and City Architect, Brooks Weiss, would create a matrix for historic districts in Winter Park that would show the Historic Preservation Board what kind of review would have to take place for contributing and non-contributing homes, which would give the Historic Preservation Board the ability to make decisions. There was no direction at this time relating to any advancement of the three proposed amendments.

2) Update of activities:

- Florida Master Site File : On hold while City Commission discusses process and need
City Architect Brooks Weiss explained that the City Commission has put the FMSF bid on hold while they discuss processes and budget needs.
- 331 W. Lyman Avenue- Grant Applications received and in process for restoration, undergrounding and paint (CRA separate grant)

City Architect Brooks Weiss informed the Board that the process for restoration is moving forward. The scope of work has been put out to bid for contractor services.

Mr. Weiss answered questions from the Board about what renovations were being made to 331 W. Lyman Avenue and budget related to the project.

- 331 S. Lakemont Avenue- home has been photographed for posterity

City Architect Brooks Weiss explained that this property is a 2-story, 1925 brick house that the new owners petitioned for a lot split, which was approved. Mr. Weiss talked and met with the owner. Mr. Weiss photographed the inside and outside of the home for documentation with the Florida State Historical Society as the home will be torn down and two new homes will replace it.

- 404 W. Lyman Avenue- Good possibility of preserving a 1925 home

City Architect Brooks Weiss explained that he met with the owner of the property, Mr. Richard Shassion and he would like to keep the house, renovate it and build around it. Mr. Weiss is looking into what incentive programs and setbacks would be available to facilitate keeping the old house and adding a new house around it, keeping it a single family home.

- 421 W. Lyman Avenue, Mt. Moriah Missionary Baptist Church- Member contacted us about historic designation, call into Reverend Blondin. The Board would like to pursue this designation.

City Architect Brooks Weiss is arranging to discuss the designation with Reverend Blondin

- Letters of Invitation sent to perspective historic home Owners

City Architect Brooks Weiss stated that letters/invitations were sent out to homeowners to designate their homes as historical.

- Chairman Segal suggested it may be time for the HPB to vote on a new Chairman. This matter is to be discussed at the next meeting.

4. Adjournment. There was no further business. The meeting adjourned at 10:24 a.m.

The next Historic Preservation Board meeting will be held Wednesday, September 13, 2017 at 9:00 a.m.

Respectfully submitted,

Kim Breland,
Recording Secretary