



**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.

Variations 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 20th.

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 11th. 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