



HISTORIC PRESERVATION BOARD

Minutes

October 9, 2019 at 9:00 a.m.

City of Winter Park Commission Chambers

Call to order.

Call to order. The meeting was called to order at 9:00 a.m.

Present: Laura Armstrong, Bob Schwejtte, John Skolfield, Tracey Curry, Wade Miller and Drew Henner:
Absent: Ed Sabori and Mr. Taft. Staff: Planning Manager Jeff Briggs and Planning Technician John Nico.

Approval of Minutes:

A motion to approve was made by Bob Schwetje, seconded by John Skolfield to approve the August 29, 2019 meeting minutes. The motion carried unanimously with a 6-0 vote.

Action Items:

- COR #19-005 Request by Todd & Ashle French to: Build 1, 711 square foot additions to the existing 949 square foot home at 1285 Richmond Road. The home was built in the 1935 and was previously designated a Historic Landmark. Plans were submitted to expand the home of nearly 1000 sf on a 7,500-sf lot, in order to increase the living space for the French family.
- Historic Preservation Incentives: Subdivision Code change to allow lot size variances for lot splits when the trade-off for such lot size variances is the designation and preservation of the existing home.

Planning Manager, Jeff Briggs opened the meeting with the French family who have come before the Historical Preservation Board for approval of architectural drawings to expand their home in ways which are consistent with the architectural conformity of their existing home; and that the additions of the exterior façade are also consistent and compatible with its designated historical architectural style.

Slides were presented showing the front of the existing home with renderings adding a second-floor elevation; consistent with the front exterior façade and complimentary materials, same window fenestrations, and the same roof pitch with architectural similarities.

Looking from a side view slide, Mr. Briggs explained that the second-floor addition with a higher roof pitch to the rear of the home is 29'10" in height and keeping within the City's maximum height limit of 30 feet. The rear façade, which faces west will have stairs leading to the attic allowing for access to the new lookout/sunset deck.

All of these additions, including what currently exists on the property: the garage and guest quarters, add up to 3,327 sf and has a floor area ratio (FAR) of 44%. This is 1% greater than the 43% maximum required by Winter Park, therefore, a variance request will need to be made.

Mr. Briggs explained, that the City code counts unfinished attic areas into the floor-area-ratio. This is because builders have converted these attic spaces into livable space. Thus the variance is not for living space, but is designated for the unfinished attic area.

Mr. Briggs stated the setbacks of the property are in conformance with the code with one small variance for the second-floor setback of 15 inches close to the northern property line. As discussed before, being on the City Historic Register requires permission with any changes made to the home and property, but with this designation comes latitude for requests like variances previously mentioned. In this case, it is important to note that there are letters of support from the neighbors on both sides of the applicant, as well.

The final part of the request is to allow the existing guest quarters on the property, to convert a cottage into a rental in the future and still have enough area to park. The site plan shows future parking for that unit in a new circular driveway. If the French family should decide to convert their cottage into a rental; the circular driveway could be added, and thus meeting the City parking and impervious space requirements.

Staff is in total support of the application and architectural plans presented by the French family, which meets the Historical Preservation Board standards and the recommendation for approval is granted.

Vice-Chair Schwetje opens the floor before the applicants speak to congratulate the French family for their work and enthusiasm to maintain the essence and character of their Winter Park home. It is a win-win for both applicant and the City of Winter Park.

Board member, John Skolfield confirmed that the material of the board & batten façade will be used in lieu of another material. Mr. French presents himself to the board to answer questions and confirmed that the material in question will be determined with his architect at a later date. John Skolfield reiterates his support with either choice of material the applicant decides to use, as it will not be seen to passerby.

Board Member Mr. Miller, Ms. Curry and Chair Armstrong all shared opinions of their support for the project and think the use of materials chosen already will highlight the existing architecture of the home.

A motion was made by Vice-Chair Schwetje, and seconded by John Skolfield to approve the 1,711 square feet of additions to the existing 949 square feet home at 1285 Richmond Road in the College Quarter Historic district.

The motion carried unanimously with a 6-0 vote.

The French family then took the opportunity to thank the City of Winter Park Historic Preservation Board for the important work that is being done in the City to preserve and maintain its' small town/ village character.

- Historic Preservation Incentives: Subdivision Code change to allow lot size variances for lot splits when the trade-off for such lot size variances is the designation and preservation of the existing home.

Planning Manager, Jeff Briggs presented the second item on the agenda for lot split variance incentives, and the opportunity for lot splits within the City in return for homes to be preserved and put on the Historic Preservation Registry. An example where this would apply is at 1541 Westchester, at the corner of Westchester and Pelham. This home was built in 1925 and is located on three large lots: 17.18 and 19. Mr. Briggs explained the potential possibility of a lot size variance that would save the existing home.

Another example presented by Mr. Briggs was a home on the corner of Winter Park Road and Glenridge Way at 250 Glenridge Way. The aerial and survey presented shows that this home could be sectioned off into a 70-75-foot wide lot with a variance granted in a R-1AA neighborhood, which zoning allows for homes to be built on 100-foot-wide lots. If not designated historic, the other scenario would be a builder knocks down the existing home and requests for (2) two 85-foot variances and build two homes.

The next example given by Mr. Briggs is a home at 1554 Harris Circle, already designated historic with a 1000 sf guest quarter that warrants a potential lot split from the main house. In this case, the request is to split the home from the cottage and sell the cottage to support the cost of assisted living for this couple in their late years of life. This scenario certainly provides economic incentives, meanwhile maintaining its' historic property designation for both properties if a lots split was permitted.

The different scenarios presented Mr. Briggs before the Board for historic designation and lot split variances raised several questions for the members of the board. A workshop request was suggested to discuss these and other historic preservation incentives in more detail. It was agreed upon to use the next HPB regular meeting date for that work session.

Chair Armstrong adjourned the meeting at 10:20 AM.

Mr. Briggs thanked Board Members and the audience for their participation in today's meeting.

Non- Action Items: N/A

a. Planning Director's Report: N/A

Submitted by Recording Secretary, John Nico