



# Historic Preservation Board Minutes

February 12, 2020 at 9:00 a.m.

City Hall Commission Chambers  
401 S. Park Avenue | Winter Park, Florida

## 1. Call to Order

Chairman Armstrong called the meeting to order at 9:00 a.m. in the Commission Chambers of City Hall. Present: Laura Armstrong, Bob Schwetje, Ed Sabori, Jason Taft, John Skolfield, Drew Henner, Tracy Currey and Wade Miller.

## 2. Approval of Minutes

Motion made by Bob Schwetje, seconded by John Skolfield to approve the December 11, 2019 meeting minutes.

Motion carried with a 7-0 vote.

Motion made by Bob Schwetje, seconded by John Skolfield to approve the January 8, 2020 meeting minutes.

Motion carried with a 7-0 vote.

## 3. Action Items

- COR 20-01 Request by David and Deborah Dunaway to: Restore the front porch removed from the home at 1331 Aloma Avenue. The home was built in 1897 and is a previously designated Historic Landmark, zoned: R-1AA. Parcel ID# 05-22-30-6452-00-191

Mr. Briggs indicated that this item was tabled at the January meeting for the architect to provide more construction plan details on the construction materials. Those updated plans are attached and staff recommended approval along with conditions related to a time schedule for permit submission thru completion of the restoration.

Architect, Randy Bumbalough, representing the Dunaway's, discussed the plans and technical specifications. Mr. Skolfield questioned that while his research was comprehensive, the wood selected was just typical pressure treated wood. Mr. Bumbalough indicated that the owners were not willing to spend the money on more durable and expensive construction materials.

No other public comment was offered.

The HPB members discussed that it has been seven months since the porch was removed and the desire to move this forward and get the restoration complete. There was agreement with Mr. Skolfield that a more durable wood product would be preferred but as this met Code, it was the desire to move forward.

**Motion made by Jason Taft, seconded by Bob Schwetje, to approve the request by David and Deborah Dunaway to: restore the front porch removed from the home at 1331 Aloma Avenue with the following conditions:**

1. Submission of building permit application and building plans for building permit within fourteen (14) days (February 26, 2020) following approval by HPB.
2. Owner or Contactor to obtain building permit within thirty-one (31) days (March 12, 2020) following approval by HPB.
3. Construction to begin within forty-five (45) days (March 27, 2020) following approval by HPB.
4. Completion of the porch restoration within one hundred-five (105) days (May 28, 2020) following approval by HPB.

**Motion carried with a 6-1 vote. Mr. Skolfield voted in opposition.**

- HDA #20-01 Request by Jacob Johnson to: Individually designate the 1920 Bungalow home and accessory cottage at 1057 Minnesota Avenue as a historic landmark property, zoned R-3. Parcel ID# 12-22-29-0340-00-300
- COR #20-03 Request by Jacob Johnson: Restore the existing Bungalow home and accessory cottage at 1057 Minnesota Avenue and to build two new 2-story homes on the vacant land to the west on Minnesota and Miles Avenues, zoned R-3. Parcel ID# 12-22-29-0340-00-300

Mr. Briggs explained that the property at 1057 Minnesota Avenue consists of two platted lots that are zoned R-3 comprising 13,650 square feet of land. Under the R-3 zoning, a total of four living units could be built on this site. In most cases, a developer would demolish the existing structures and built 3-4 new townhouses (depending upon the size desired) similar to many of the other R-3 properties in the surrounding area.

However, the new purchaser of this property, Jacob Johnson, desires to preserve the existing buildings provided they can still reach the same four units of development. The existing structures are a Bungalow style home of 1,347 square feet in size on the Minnesota Avenue frontage and to the rear a small accessory cottage of 934 square feet in size. These structures were built in 1920 and are certainly worthy of preservation and placement on the Winter Park Register of Historic Places.

The plans are to restore the existing one-story Bungalow style home at 1057 Minnesota Avenue and the accessory cottage to the rear on Miles Avenue. These would remain “as-is” with interior remodeling but not changes proposed to the exterior facades.

On the vacant land to the west the plan is to build two new 2-story single family homes on this R-3 property fronting on Minnesota and Balch Avenues. As an R-3 property, a total of four dwelling units are permitted. However, due to the overall parcel size (less than 15,000 sq. ft.) the floor area ratio is limited to the maximum of 55% allowed in the R-2 zoning. This then allows another 5,200 sq. ft. of new construction in addition to the existing structures. The proposal is to build two new 2-story homes of about 3,100 sq. ft. in size on the Minnesota Avenue frontage and the second new 2-story home of about 2,100 sq. ft. in size on the Miles avenue frontage.

Mr. Briggs outlined the setback variances requested which were minor and that there was no increase requested in the number of units allowed, the floor area ratio or impervious coverage. The plans presented are preliminary outlines of the building program and preliminary exterior elevations in order to determine the Historic Preservation Board’s (HPB) consensus on the designation and building program. If approved, then more detailed exterior elevation drawings would be submitted, along with materials. Thus, the first step is to determine if the designation and building program are acceptable to HPB and then at a later meeting to review and approve the specific elevations and exterior materials. It will be up to the applicant to convince the HPB that there are elements of design and materials that are of historic vintage and replicate such appearance and not be simply new production homes.

Mr. Tom Price, architect, representing Mr. Johnson, described the design goals and how the owner was eager to do the preservation once he got inside the bungalow and saw how well maintained the structure had been. He indicated that he understood that this was a two-step process and assured the Board that they would not be disappointed with the details when the new homes came back to the Board. He agreed with the staff report and would adjust the setbacks per those comments.

Mr. Zahed Ahmad, Aragon Avenue spoke asking questions to better understand the project. He voiced his general support based on no increase in the number of living units allowed.

No other public comment was offered.

The HPB members expressed their support for the application and appreciation to the owner. The members emphasized that this was the first step and looked forward to the return of more detailed plans for the new homes.

**Motion made by John Skolfield, seconded by Drew Henner, to approve HAD #20-01 Request by Jacob Johnson to: Individually designate the 1920 Bungalow home and accessory cottage at 1057 Minnesota Avenue as a historic landmark property, zoned R-3. Parcel ID# 12-22-29-0340-00-300**

**Motion carried with a 7-0 vote.**

**Motion made by John Skolfield, seconded by Drew Henner, for approval to restore the existing Bungalow home and accessory cottage at 1057 Minnesota Avenue and to build two new 2-story homes on the vacant land to the west on Minnesota and Miles Avenues, zoned R-3. Parcel ID# 12-22-29-0340-00-300**

**Motion carried with a 7-0 vote.**

#### 4. New Business: None

#### 5. Board Updates and Comments:

Mr. Briggs outlined the upcoming agendas for the work session on February 26<sup>th</sup> and the regular meeting on March 11<sup>th</sup>.

The HPB members agreed to spend more time at the upcoming work session discussing the outreach and incentives planned to promote preservation.

The Board also asked staff to present background at the work session on the College Quarter Design Guidelines and present examples of new construction approved by previous HPB actions in that district.

Mr. Briggs also responded outlining the process for plans once they are approved by HPB and then go for building permit. He outlined a specific instance of concern on the conformance. He indicated that having a staff person from the Building Dept, trained as an architect, Renata Minoga, assisting the planning staff, would be extremely helpful to avoid these issues in the future.

#### 6. Adjourn

Meeting adjourned at 9:39 a.m.

Respectfully Submitted,

Kim Breland