



# Historic Preservation Board Minutes

August 13, 2020 at 9:00 a.m.

401 S. Park Avenue | Winter Park, Florida  
Virtual Meeting

## 1. Call to Order

Vice-Chair Bob Schwetje called the virtual meeting to order at 9:01 a.m. Present: Bob Schwetje, Wade Miller, Anne Sallee, N. Lee Rambeau, Aimee Spencer, Drew Henner and John Skolfield.

Election of Chairman

**Motion made by Bob Schwetje, seconded by Wade Miller to nominate John Skolfield as Chairman. Mr. Skolfield accepted the nomination.**

**Motion carried unanimously with a 6-0 vote. (Wade Miller experienced technical difficulty and was not present during the vote)**

Election of Vice-Chair

**Motion made by Aimee Spencer, seconded by John Skolfield to nominate Anne Sallee as Vice-Chair. Ms. Sallee accepted the nomination.**

**Motion carried unanimously with a 6-0 vote. (Wade Miller experienced technical difficulty and was not present during the vote)**

## 2. Approval of Minutes

Motion made by Aimee Spencer, seconded by N. Lee Rambeau to approve the February 12, 2020 meeting minutes.

Motion carried with a 7-0 vote.

## 3. Action Items

- HDA 20-02 Request of Kathryn Waters to designate the home at 1366 Devon Road on the Winter Park List of Historic Places.

Mr. Briggs explained that the request was to designate the home at 1366 Devon Road on the Winter Park List of Historic Places.

He explained that Ms. Kathryn Waters has voluntarily agreed to designate the home at 1366 Devon Road on the Winter Park Register of Historic Places. This home at 1366 Devon Road is significant as an example of the Spanish Mission style applied to a residence and for its association with the Land Boom era development of the Orwin Manor neighborhood. The one-story stucco dwelling has a flat roof with a raised parapet characteristic of the Spanish Mission style. A tile roof extension covers a portion of width of the home with a centered arched entry at the front door. Tiled pent roof extensions cover the side facing, double-hung wood windows.

This one-story home of 1,526 square feet is a two-bedroom, two-bath residence with a detached garage in the rear. While there are no plans to do so at this time, the home could be expanded to the rear to create a three-bedroom, two-bath home with a variance to the rear setback, just as was granted at 1375 Buckingham Road as an almost identical layout and scenario.

The Spanish Mission Style originated in California during the 1880s and 1890s in response to increased interest in that state's colonial Spanish heritage, particularly the ecclesiastical architecture of the Franciscan missions. The style was widely popularized when the Santa Fe and Southern Pacific railroads applied it to railroad stations and hotels throughout their systems. The Mission style became popular in Florida during the Land Boom of the 1920s.

The Spanish Mission style served as a design theme for whole communities and neighborhoods such as Orwin Manor. The Walter Rose Company of Orlando developed Orwin Manor as a subdivision in the 1920s. Many of the original Spanish themed houses of the subdivision are scattered throughout the neighborhood. The original entry gates to the neighborhood are located at Orange and Clay Avenues share the Mission flavor and they have been designated an Orlando historic landmark. 1366 Devon Road was originally constructed in 1925 as part of the Orwin Manor development, retains its original architectural integrity and is highly qualified for listing on the Winter Park Register of Historic Places.

**Staff recommendation was for approval.**

Applicant Kathryn Waters of 1366 Devon Road, addressed the Board and commented on her reasons for choosing to designate her home.

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

The Board expressed their appreciation to the owner. The Board then discussed the request and agreed with Staff recommendation.

**Motion made by Ann Sallee, seconded by Aimee Spencer, to approve the request by Kathryn Waters to individually designate the home at 1366 Devon Road on the Winter Park List of Historic Places.**

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

- COR 20-04 Request by Tim and Jennifer Clark for approval to construct a six-foot wood fence behind the existing hedges along Antonette Avenue as a privacy fence for their swimming pool at 736 Antonette Avenue, zoned R-1A located in the College Quarter Historic District.

Mr. Briggs explained that the item was a request to construct a six-foot wood fence behind the existing hedges along Antonette Avenue as a privacy fence for their swimming pool at 736 Antonette Avenue, zoned R-1A located in the College Quarter Historic District.

Tim & Jennifer Clark, homeowners at 736 Antonette Avenue, are in the process of adding a swimming pool in the backyard of their property on the corner of Holt and Antonette Avenues. Swimming pools are required to have a four-foot tall perimeter fence for security. The Clark's want added privacy given their corner lot location allows passerby's on the sidewalk to look into their back yard. They are asking to be allowed to have a six-foot fence versus the code maximum of four feet.

This six-foot fence would be located behind the existing hedges along the Antonette side so that the fence would be totally screened by the hedges. The hedges that previously existed along the driveway had to be removed to provide access to build the pool. New dense hedges will be replanted down the driveway as existed before and again the fence will be behind those replanted hedges.

Staff understands the privacy concerns of the Clark's, which are common on corner lots and supports the request with the condition of approval that the fencing is located behind the hedges and that hedges are required to remain, be maintained and/or be replanted as necessary in order to insure, that a complete landscape screen will be in place.

**Staff recommendation was for approval.**

Mr. Briggs answered questions from the Board regarding possible effects of the fence line on traffic view, visibility of the fence from behind the hedges, and specifications of the proposed fence.

Applicant Tim Clark, of 736 Antonette Avenue, addressed the Board and answered questions regarding specifications and quality of the proposed fence, visibility of the fence from behind the hedges, and intended future maintenance of the fence and hedges.

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

The Board discussed desired fence specifications to preserve the historic detail of the district, future maintenance requirements of both the fence and hedges, visibility of the fence from behind the hedges, and accommodations being made regarding the request. The Board agreed with Staff recommendation.

**Motion made by Aimee Spencer, seconded by Bob Schwetje, for approval to construct a six-foot wood fence behind the existing hedges along Antonette Avenue as a privacy fence for the swimming pool at 736 Antonette Avenue, zoned R-1A located in the College Quarter Historic District.**

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

- COR 20-05 Request by Paul Bryan for approval to demolish the existing home at 807 Maryland Avenue and to construct a new two-story, 3,125 square foot single family home with a second-floor garage apartment located in the College Quarter Historic District. Variances are requested for a 10-foot street side setback to Huntington Avenue in lieu of the required 14 feet; a rear setback of 10 feet in lieu of the required 25 feet when a detached accessory garage exceeds a first-floor wall height of 12 feet, two parking spaces located behind the front façade of the building versus the three spaces required and garage door opening 10 feet from the property line in lieu of the required 20 feet on property zoned R-2. This one-story home of 1,526 square feet is a two-bedroom, two-bath residence with a detached garage in the rear. While there are no plans to do so at this time, the home could be expanded to the rear to create a three-bedroom, two-bath home with a variance to the rear setback, just as was granted at 1375 Buckingham Road as an almost identical layout and scenario. **THIS ITEM WAS TABLED AT THE REQUEST OF STAFF**
- COR 20-03 Request by Jacob Johnson for final approval to restore the existing Bungalow home at 1057 Minnesota Avenue and the Bungalow cottage to the rear on Miles Avenue and to build two new single-family homes on this R-3 property to the west of the existing structures on the vacant lot fronting on Minnesota and Balch Avenues, pursuant to the preliminary approval and setbacks granted by the Historic Preservation Board on February 12, 2020.

On February 12, 2020, the Historic Preservation Board recommended designation of the existing Bungalow home and Bungalow rear cottage at 1057 Minnesota Avenue, and gave Preliminary Approval for the construction of two new homes on the vacant portion of this property, subject to review of the final plans for architectural consistency. The City Commission subsequently approved the Resolution designating the property.

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 there are no changes proposed to the exterior facades.

On the vacant land to the west, the plan is to build two new two-story homes of about 3,100 square feet in size on the Minnesota Avenue frontage and the second new 2-story home of about 2,100 square feet in size on the Miles Avenue frontage.

The hand drawn plans attached, outline the building program and exterior elevations in fulfillment of the agreement to submit plans for new homes with architectural styles that would be compatible with the adjacent Bungalow style homes and which would replicate styles from that 1920 era. Clearly, the new homes of this appearance will be compatible and not resemble today’s typical production homes.

**Staff recommendation was for approval.**

Mr. Briggs answered a question from the Board regarding any variances in the request. Mr. Briggs explained that there were no variances included in this request.

Applicant Jacob Johnson, of 807 Maryland Avenue, addressed the Board and expressed why he chose his architect, Tom Price, to create historically accurate building plans for the homes. Tom Price addressed the Board and explained the details of his architectural drafts for the bungalows, including the materials he recommended to be used. He also expressed why he chose certain specifications and proposed manufacturers for the plans.

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

The Board discussed the request. Mrs. Spencer had questions in regard to the window styles in the architectural plans. Mr. Miller expressed his appreciation for the architectural design and effort to stay historically accurate. He also emphasized the need for Mr. Johnson and Mr. Price to avoid deviating from the approved plans. The Board expressed their appreciation to the owner and architect and agreed with Staff recommendation.

**Motion made by Wade Miller, seconded by Aimee Spencer, for final approval to restore the existing Bungalow home at 1057 Minnesota Avenue and the Bungalow cottage to the rear on Miles Avenue and to build two new single-family homes on this R-3 property to the west of the existing structures on the vacant lot fronting on Minnesota and Balch Avenues, pursuant to the preliminary approval and setbacks granted by the Historic Preservation Board on February 12, 2020.**

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

#### 4. New Business: None

#### 5. Planning Director Comments:

Mr. Briggs explained that the Governor has extended the Executive Order allowing for virtual meetings through October 1<sup>st</sup> and the City Commission has mandated that meetings will continue to be conducted virtually at this time.

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

Planning Director Bronze Stephenson addressed the Board and expressed his appreciation for the Board diligently working through the virtual meetings and work sessions to get tasks done.

#### 6. Board Updates and Comments:

Chairman Skolfield conveyed that it is tough not being able to get to know the Board members face-to-face at this time. He is hopeful that will be able to change soon and feels that staff has done a great job conducting the meetings virtually. Chairman Skolfield also mentioned that he would like to see more information going out to citizens to educate them on the value of designating their homes as historic places.

Wade Miller expressed his desire for re-starting planning of new initiatives for raising awareness of preservation actions for the City. He also asked when work sessions regarding COR 20-05 would resume.

Mr. Stephenson explained that work sessions regarding COR 20-05 will be tough to complete virtually due to the complexity and scope of the matter. The work sessions for this request will most likely resume when in person meetings are allowed again. There will be accommodations made to adhere to social distancing if and when the meetings resume in person with the public.

#### 7. Adjourn:

Meeting adjourned at 10:21 a.m.

Respectfully Submitted,

Mary Bush