



Historic Preservation Board Minutes

January 13, 2021 at 9:00 a.m.

401 S. Park Avenue | In-Person and Virtual | Winter Park, Florida

1. Call to Order

Chairman John Skolfield called the hybrid, in-person and virtual meeting to order at 9:04 a.m. Present in-person: Bob Schwetje, Anne Sallee, Drew Henner, Aimee Spencer, and John Skolfield. Present Virtually: Wade Miller and N. Lee Rambeau. Staff: Principal Planner, Jeff Briggs; Director of Communications, Clarissa Howard; and Recording Secretary, Mary Bush.

2. Approval of Minutes

Motion made by Anne Sallee, seconded by Bob Schwetje to approve the December 9, 2020 meeting minutes.

Motion carried with a 6-0 vote. (In Favor: Bob Schwetje, Anne Sallee, Drew Henner, Aimee Spencer, John Skolfield, and Wade Miller. N. Lee Rambeau was not present for the approval of the minutes.)

3. Public Hearing Action Items

- HDA 21-01 Request by Tyler and Jeanette Doggett to designate the property and building at 1645 Forest Avenue as an historic landmark on the Winter Park Register of Historic Places. The existing Arts & Crafts Bungalow style home was built in 1925. Zoned: R-1AA.
- COR 21-01 Request by Tyler and Jeanette Doggett for the property at 1645 Forest Avenue to add 1,013 square feet to the existing 2,035 square foot one-story home to the rear of the existing home, with variances requested for a 5-foot setback for the addition on the north in lieu of the 11 feet required and for a rear setback 15 feet in lieu of the required 25 feet. Zoned: R-1AA.

Mr. Briggs provided a brief overview of the request and led discussion of the item. He mentioned that it was a voluntary Historic designation of the existing home built in 1925 and zoned R-1AA. Mr. Briggs indicated that this was a request for approval for additions in the rear of the lot with setback variances. Mr. Briggs noted that these additions included a request for a 5-ft side setback and a 15-ft rear setback for an added 910 sq. ft. living space to the rear of the home.

Staff recommendation was for approval.

The Board inquired about the height of the addition in comparison to a detached garage height and if the neighboring homeowners were notified and had any objection to the project.

No one was present from the public.

The Board was informed that a letter was submitted of approval from the neighbor to the rear and there was no opposition heard from the other adjacent neighbor. The Historic Preservation Board members agreed that the designation and variances were appropriate for this location.

Motion made by Bob Schwetje, seconded by Wade Miller, to approve the request by Tyler and Jeanette Doggett to designate the property and building at 1645 Forest Avenue as an historic landmark on the Winter Park Register of Historic Places.

Motion carried with a 7-0 vote.

Motion made by Bob Schwetje, seconded by Wade Miller, to approve the request by Tyler and Jeanette Doggett for the property at 1645 Forest Avenue to add 1,013 square feet to the existing 2,035 square foot one-story home to the rear of the existing home, with variances requested for a 5-foot setback for the addition on the north in lieu of the 11 feet required and for a rear setback 15 feet in lieu of the required 25 feet.

Motion carried with a 7-0 vote.

- HDA 21-02 Request by James Hendrickson and Darrell Layton to designate the property and building at 1310 Devon Road as an historic landmark on the Winter Park Register of Historic Places. The existing Minimal Traditional home was built in 1941. Zoned: R-1A.

Mr. Briggs provided a brief overview of the HDA 21-02 request. Mr. Briggs mentioned that it was a voluntary Historic designation of a minimal traditional architectural style home built in 1941 and zoned R-1A.

Staff recommendation was for approval.

No one was present from the public.

The Board expressed their appreciation and support of the owners to preserve the history of their home.

Motion made by Bob Schwetje, seconded by Anne Sallee, to approve the request by James Hendrickson and Darrell Layton to designate the property and building at 1310 Devon Road as an historic landmark on the Winter Park Register of Historic Places.

Motion carried with a 7-0 vote.

- HDA 21-03 Request by Ernesto Brovelli and Celeste Wojtalewicz to designate the property and building at 1800 Forrest Road built in 1949 as a historic landmark on the Winter Park Register of Historic Places. Zoned: R-1AA.
- COR 21-02 Request by Ernesto Brovelli and Celeste Wojtalewicz for the property at 1800 Forrest Road to rebuild the existing, one-story, 288 square foot shed located in the rear of the property 3.8 feet from the side and rear property lines in lieu of the required 5-foot side and 10-foot rear setbacks. Zoned: R-1AA.

Mr. Briggs provided a brief overview of the request and led discussion of the item. He mentioned that it was a voluntary Historic designation of the existing home built in 1949 and zoned R-1AA. Mr. Briggs noted that the applicant was also seeking approval to rebuild an accessory structure in the rear of the lot with setback variances of 10-ft from the rear and 5-ft from the side.

Staff recommendation was for approval.

No one was present from the public.

The Board inquired about the setback and height allowances if the home was not designated, a possible overhead map of the property, plumbing for the accessory structure, and the requirements for if the applicant wanted to convert the accessory structure into a living space. Mr. Briggs and the applicant, Ernesto Brovelli (owner) addressed the Board's questions.

The Board expressed their appreciation for the applicant designating their home and keeping the accessory structure in close alignment with its existing design, scale, and use.

Motion made by Bob Schwetje, seconded by Drew Henner, to approve the request by Ernesto Brovelli and Celeste Wojtalewicz to designate the property and building at 1800 Forrest Road built in 1949 as a historic landmark on the Winter Park Register of Historic Places.

Motion carried with a 7-0 vote.

Motion made by Bob Schwetje, seconded by Drew Henner, to approve the request by Ernesto Brovelli and Celeste Wojtalewicz for the property at 1800 Forrest Road to rebuild the existing,

one-story, 288 square foot shed located in the rear of the property 3.8 feet from the side and rear property lines in lieu of the required 5-foot side and 10-foot rear setbacks.

Motion carried with a 7-0 vote.

Chairman Skolfield adjourned the meeting at 9:29 a.m.

4. Planning Report

Chairman Skolfield called the work session to order at 9:29 a.m.

Mr. Briggs reminded the Board about the discussion raised at the last Historic Preservation Board meeting on December 9, 2020 regarding creating various avenues for raising awareness of historic preservation within Winter Park. Mr. Briggs introduced to the Board the City's Director of Communications, Clarissa Howard.

Ms. Howard provided the Board with a brief presentation on ways to help promote and market the services of the Historic Preservation Board. She reviewed with the Board communication tools available for marketing purposes, which include social media, email, press releases, printed newsletters, video services, and utility bill inserts. Ms. Howard noted that the Winter Park Update, the citEnews, and utility bill inserts work best at reaching the Winter Park public audience. She inquired with the Board on the type of messages that they would like to share with the public. Ms. Howard suggested that an introduction and the mission of the Board along with highlights of a few historically designated homes be covered first.

The Board shared and discussed the following ideas for raising awareness for historic preservation in Winter Park:

- an article introducing the Historic Preservation Board (HPB) to the public including its goals, mission, services, and extended year to year outlook,
- articles highlighting the before and after history of a specific house, building, or public area,
- purposefully placed video loops in kiosks around town providing historical information about the City,
- ads seeking historical stories from the public to be used for marketing,
- obtaining the help of Rachel Simmons, an archivist with the Winter Park Public Library, for acquiring historical facts,
- use of tangible and visible design cues such as permanent signage identifying the historical districts, street lighting, and sidewalk graphics to highlight areas of the City, especially at entryways to Winter Park,
- articles regarding the various incentives and options available from the City for historic preservation,
- articles highlighting historic districts,
- City-wide participation for Historic Preservation month in May by providing yard signs identifying historic designation for all homes that have been designated in Winter Park to be posted during the month,
- articles highlighting the stories of remarkably historical homes in Winter Park,
- use of colorful and visually stimulating articles to grab the public's attention,
- use of QR codes placed around the City to link to historical information and articles,
- and monthly fun-fact articles covering the history of Winter Park.

The Board expressed their support of developing a long-term marketing plan and moving forward with educating the public on historic preservation within the City.

Staff will coordinate a draft marketing plan to be reviewed at the Board's next regular meeting on February 10, 2021 and will get the first Historical Preservation article ready to publish in the upcoming March thru May Winter Park Update newsletter.

5. Board Updates and Comments:

No Board updates and comments.

6. Upcoming Meeting Schedule

Next HPB Work Session: Tuesday, January 19, 2020 at 9:00 a.m. and the next HPB Regular Meeting: Wednesday, February 10, 2021 at 9:00 a.m.

Work Session adjourned at 10:22 a.m.

Respectfully Submitted,

Mary Bush

Recording Secretary

Approved by Board on February 10, 2021.