



ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
MEETING MINUTES
AUGUST 15, 2023

1. CALL TO ORDER

Chairperson Ryan Hinricher called the meeting of the Architectural Review and Historic Preservation Board to order at 6:30 pm in the Commission Chambers of City Hall. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

Present: Chairperson Ryan Hinricher, Vice-Chairperson Phil Baker; Board Members: Austin Arthur, Damon Brider, Eric Rainsville, Iliana Ramos Jones and Jessica Stone.

Staff Present: Planning Director Kelly Carson, Senior Planner Yvonne Conatser and Recording Secretary Colene Rivera.

Applicants: Emma Maury of Atrium, Adam Wonus of Atrium and Jim Rahman of Westmont Homes.

2. APPROVAL OF MINUTES

*Motion by Board Member Rainville to approve the meeting minutes of April 18, 2023.
Seconded by Board Member Stone, the motion carried unanimously 6 – 0 (Damon Brider was not yet present at this meeting for vote).*

APPLICATION FOR CERTIFICATE OF APPROVAL

3. 153 Apopka Street (Rahman Custom Home)

James W. Rahman

Planning Director Carson presented a request to approve the construction of a new two-story Bungalow Frame Vernacular single-family home with 2,999 +/- square feet of living area with a 146 square foot front porch and a 124 square foot lanai. This project proposal also includes the construction on a two-story 1550 +/- square foot detached garage. The detached garage is designed to be aesthetically consistent with the new primary structure at the address of 153 Apopka Street, Winter Garden, FL.

6:36 pm Board member Brider arrived to meeting.

The exterior of the new structure will feature horizontal siding, with portions of the front elevation clad in board & batten, and decorative wood shingles in the porch gable. The new building will have a series of gable roofs with asphalt shingles. The building will be approximately 29' tall at the peak of the roof to the finished grade and the front porch will be raised above the finished grade. The porch will feature two tapered columns with brick pier bases. The columns will be clad stucco with a smooth finish. The

windows on all four elevations will feature wood or wood-look trim with 3 over 1 muntin patterns. The rear elevation will feature a covered door and exit with stairs.

The detached garage will feature horizontal siding and board & batten exterior to be consistent with the primary structure. The gable roof will include decorative wood shingles. The two-story structure will be approximately 24' at the peak of the roof to the finished grade. The second-story interior will feature a living space and ½ bathroom. An exterior door will be installed on the second and first floor of the garage, which coordinates with the front and back doors of the primary structure.

The new single-family structure will be consistent with the scale and design traditions of adjacent contributing structures in the Historic District. The detached garage will be consistent with the design and finished of the primary structure and incorporate details that are consistent with the Downtown Historic overlay requirements. Staff recommends approval of the proposal with staff conditions.

Board members discussed trees on the site, variance for detached garage, setbacks as shown on the plans, traditional batten board size, garage style and function, railing on individual poles, balusters on main house, driveway material, side elevation brick details, front porch depth, gables, shingle roof, concern about column on left side of home to balance out visual look, tapered columns on four sides, window style same all around and concern about horizontal window on side elevation. Property Owner, James Rahman and city staff responded to board inquires of trees will remain on site, variance is required for detached garage, owner plans to have 16" batten board, garage will be a functional double door style, driveway will be concrete, front porch will have a 5 foot depth, side horizontal window is for a closet area and structure will have same window treatment consistent on all sides.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Baker to approve the proposed construction of new single-family home with detached garage at the address of 153 Apopka Street with staff conditions. Seconded by Board member Rainville, the motion carried unanimously 7 – 0.

4. 419 & 429 W Plant and 304, 310 & 314 W Bay Street (Plant St)
Atrium Capital Group, LLC

Planning Director Carson presented a request for approval of the demolition of three noncontributing structures and the construction of three new structures including a three-story mixed use building and two two-story townhome buildings for the addresses of 419 & 429 W Plant Street and 304, 310 & 314 W Bay Street, Winter Garden, FL. The subject property currently consists of five individual lots, three of which contain existing single family residences. The remaining two lots are vacant. All of the existing structures proposed for demolition are noncontributing.

After demolition, the applicant intends to construct three new buildings on the subject property. A three-story mixed use building is proposed to be constructed along West Plant Street. This building, which will feature masonry vernacular style architecture, will be approximately 15,000 square feet in size, with the first floor featuring commercial space and the second and third floors featuring a total of 10 apartment units.

The other two proposed buildings will feature eight total townhome units: the building that fronts on N Central Ave will include three units and the building that fronts on W Bay Street will feature five units. The townhomes will be two stories in height, have covered front porches, and feature both brick and lap siding.

Staff recommends approval of this proposed construction with the following staff conditions:

1. Mixed-Use Building:

Applicant shall continue to work with Staff to fine-tune the design details to make it more consistent with the intended early 20th Century masonry vernacular / mercantile style. Suggested changes include altering some of the details including, but not limited to:

- a. The design standards encourage primary materials to be brick, stone, stucco, or cast stone. It is recommended that the rear façade be changed from board & batten to one of the encouraged façade materials.
- b. Shutters should be removed on the rear and side windows to be more consistent with the other elevations.
- c. Cast lintels should be included on the second floor windows to be consistent with the third floor windows. These windows should have a consistent treatment on all elevations.
- d. Min. 3' deep awnings should be installed over the storefronts per code.
- e. The parapet should include a decorative cornice or other decorative treatment that is consistent with the following passage from the Design Standards & Guidelines Manual: "Buildings shall have a recognizable top consisting of either pitched roofs or various roof lines, including, but not limited to, cornice treatments, roof overhangs with brackets, stepped parapets, richly colored materials and/or differently colored materials."

2. Townhome Buildings:

- a. The brick treatment should include a band or string course to visually delineate the first and second floors.
- b. The brick treatments should carry through to the rear elevations (or change to stucco) to provide consistency with the front elevations.

3. Applicant must apply for and receive board and city commission approvals for the proposed site plan, as well as apply for all required building permits. City staff shall administratively approve paint and construction material colors, along with signage at time of building permit.

Board members discussed various aspects of the mixed use buildings including overhanging awnings and visual supports, large white panel on Plant Street façade, bricked up window feature, mural aspect, windows for commercial first floor aspect. They also discussed the townhome aspect of structure looking more like apartments than townhomes, transition from commercial to existing single family homes, concern of roof shape, exterior materials and pattern of variation, AC unit placement on roofs and visibility.

Representative from the project as well as staff discussed concerns and were open to board suggestions and conditions for approval of this project.

This item was open to the public for comments. No comments from the public.

Motion by Board Member Rainville to approve the proposed mixed use and townhouse buildings along with following all of the staff conditions and board conditions of extending the balconies and including visual architectural support for balconies, remove large cast panel, explore cast or brick cornices, add more storefront visuals such as kick plates, less metal, explore eyebrow treatment to change to brick, false window or functional windows and for the townhomes review continuity of siding per unit, board attend, horizontal siding and brick finish in a A-B-C-B-A pattern, address room line and placement of AC units with extended louvers with board member Brider to review building permit submittal prior to Planning Department approval for permit. Seconded by Board member Baker, the motion carried unanimously 7 – 0.

Discussion

5. Community Awareness of Historic Preservation

Board member Baker wanted to discuss with the board creating an awareness of historical preservation within the community. He continued to list suggestions and encouraged the board to think about specific ways to have the community involved with educational opportunities and continue awareness of our unique historical preservation concerns for Winter Garden.

He listed the following as concepts to explore:

Walking tours, driving tours, historic overlay map with contributing structures listed, involve Heritage Museum, History Center, SoBo Art Gallery, Garden Theater and Railroad Museum in creating lectures and visual support of pictures of old homes, buildings, etc., have a vintage days event involving merchants and food vendors, utilize the gazebo with traditional band concept, history spotlight in the News You Can Use newsletter, history and food tours.

Continued discussion ensued regarding Residential Overlay in the Historic district with protecting property owner’s rights but also restricting the size of single-family homes in the area to keep within the character of the area. Board wanted to continue this discussion at the next scheduled meeting.

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:24 pm.

ATTEST:

/S/

Recording Secretary Colene Rivera

APPROVED:

/S/

Chairperson Ryan Hinricher