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# City of Winter Garden Public Workshops Downtown Architectural Overlay Ordinance

June 22, 2009 – Commercial Workshop

June 30, 2009 – Residential Workshop



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## Purpose of Workshop

- Review *Historic Building Survey* (1994)
- Architectural Review and Historic Preservation Board
- Goals for Preservation and Maintenance of Structures
- Review Proposed Policies for Architectural Review & Historic Preservation
  - Commercial
  - Residential
- Receive Public Input and Comments
- Next Steps



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# Review *Historic Building Survey*



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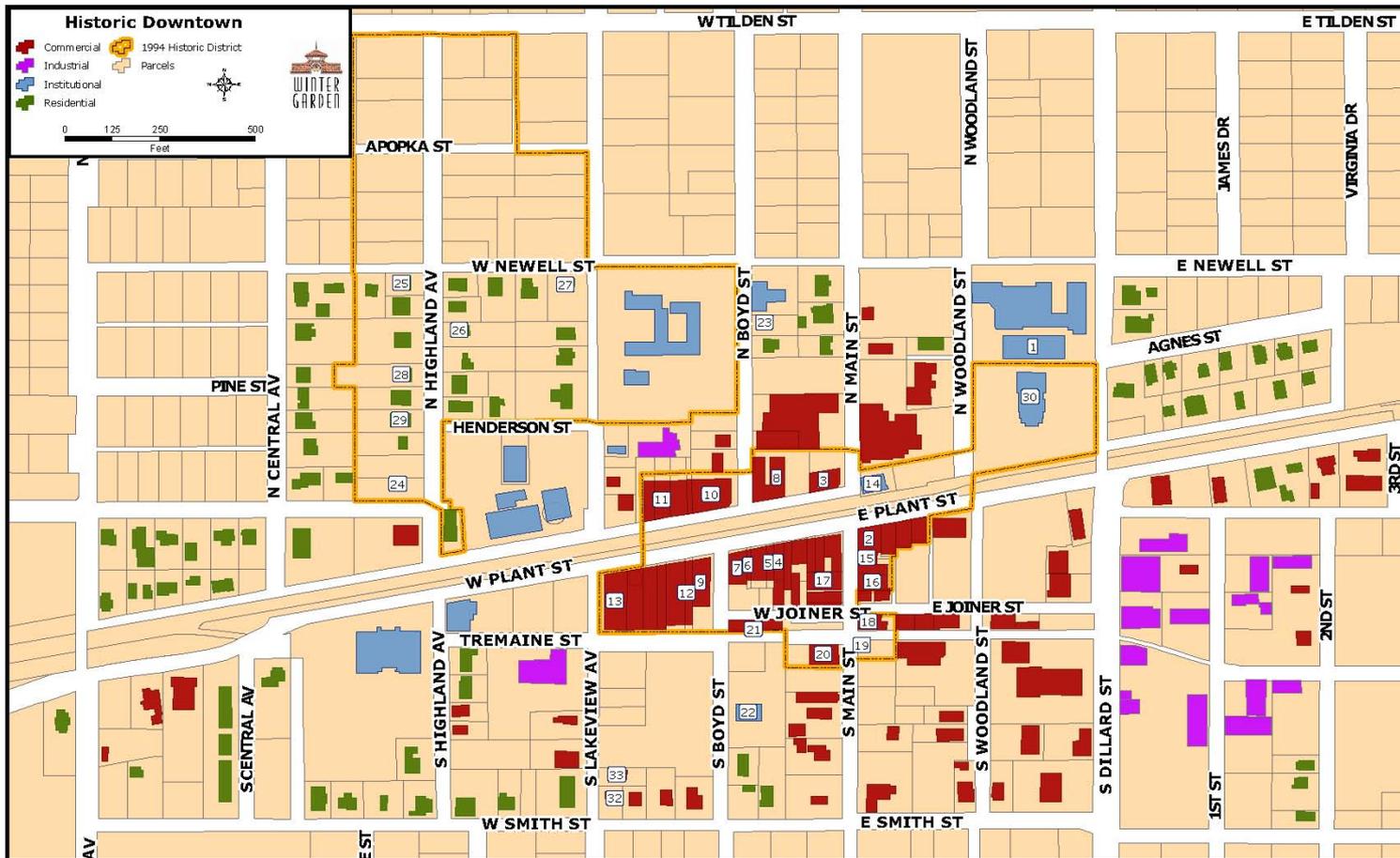
# Historic Survey of the Downtown Area

- Both Residential and Commercial included
- City Commission submitted Florida Site File

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## 1994 Historic Downtown District





# Recommendations from Report

- Create Architectural Overlay District/Historic Preservation Ordinance
- Publications and Education of Winter Garden
- Review Rehabilitation Tax Credits
- Review State Grant Programs
- Apply for State Programs for Studies and Rehabilitation of Historic Structures



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# Creation of Architectural Review and Historic Preservation Board

- Created by City Commission (Ordinance 08-29), in June 2008
- Purpose (Summary)
  - Create and update cultural resources of the City
  - Review and recommend structures that are historically or architecturally significant
  - Develop architectural standards by Ordinance
  - Develop policies and procedures for administering approved ordinances of the architectural and historical districts.



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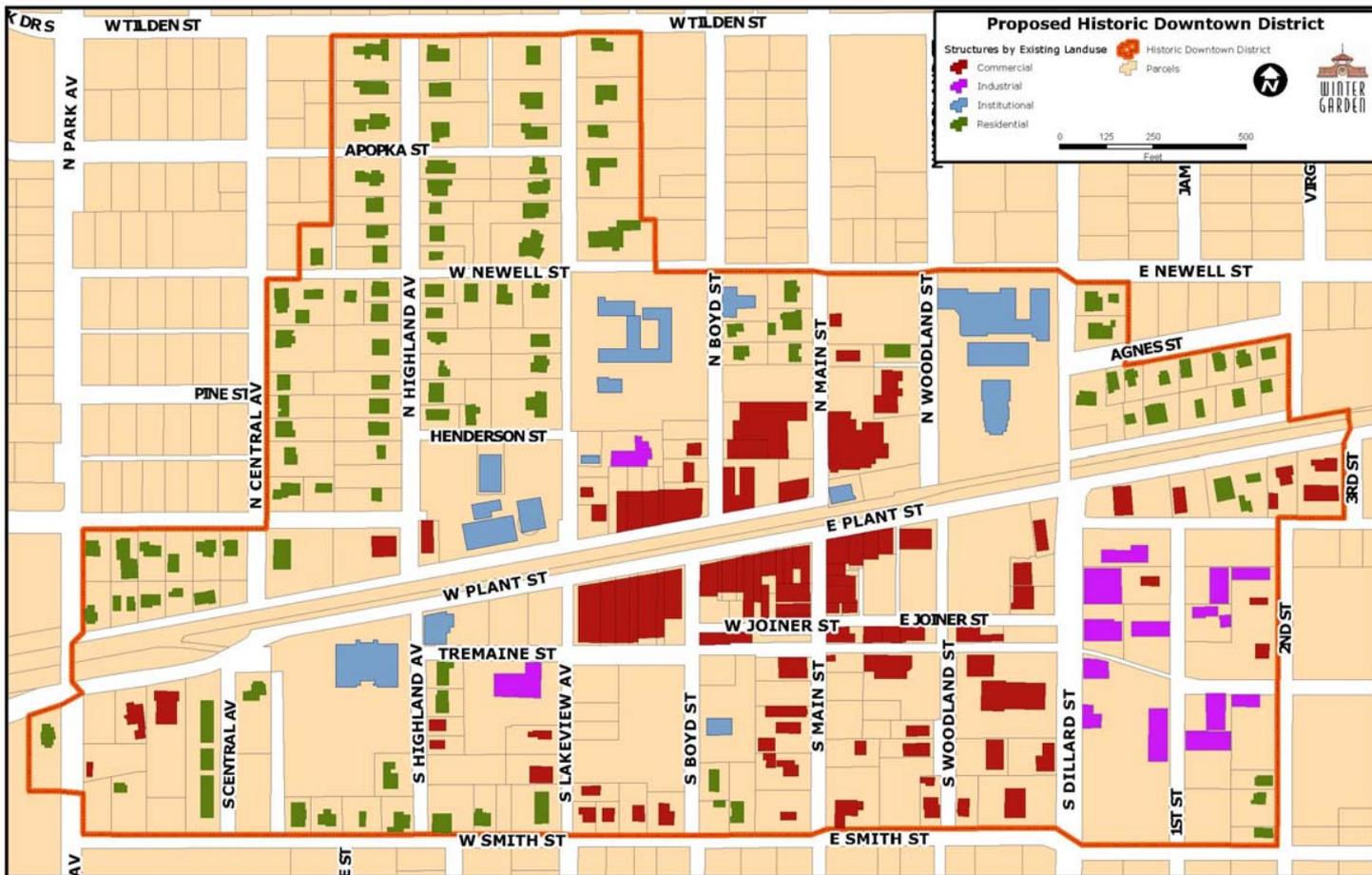
# Activities

- Staff and ARHPB have met monthly since August 2008
- Have reviewed land uses and structures in downtown area
- Established study boundary
- Reviewed land uses
- Reviewed other community historic ordinances
  - Orlando
  - Sanford
  - Winter Park
  - Eustis
  - Savannah, Georgia
  - Littleton, Colorado

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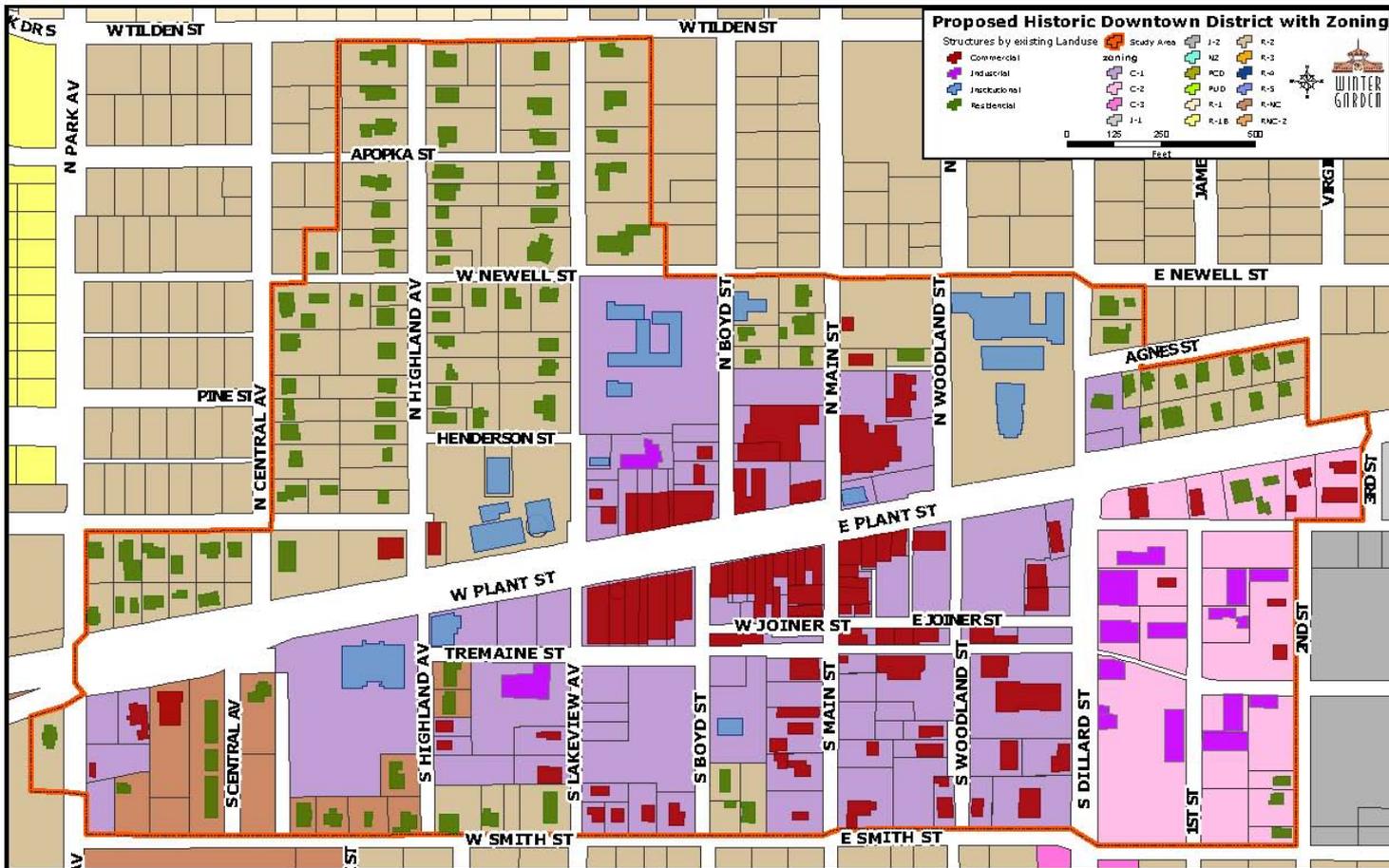
### Proposed Historic Downtown District



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## Land Use and Zoning Map For Proposed Historic Downtown District





# Goals for Historic Preservation

- Guide architecture designs for new development/redevelopment in Downtown Winter Garden
- Standards to define historic style for structures to;
  - Prevent inappropriate and incompatible buildings in Downtown Historic Zone
- Preserve and Maintain Historic Structures



# Review Proposed Policies for Architectural Review in Proposed Historic District Overlay



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## Ordinance Content

- Interior changes to building are exempt from Ordinance
- Exterior maintenance is exempt from ordinance
- Ordinance applies to new construction
- Ordinance applies to extensive renovations that are more than maintenance



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## Board responsibilities

- Create application and requirements
- Review applications
- Review of external building materials
- Review of any demolition of structures with justification
- Review of architectural elevations
- Make recommendations to the City Commission



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# Architectural Styles

- More defined for residential than commercial
- Residential

- Frame Vernacular
- Bungalow Style
- Colonial Revival
- Mediterranean Revival Style
- Classic Revival Style

- Gothic Revival Style
- Minimal Traditional
- Masonry Vernacular
- Prairie Style
- Tudor Revival Style

- Commercial

- Masonry Vernacular
- Mercantile Vernacular



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# Downtown Architectural Standards & Guideline Manual

- Applies to both residential and commercial properties
- 5 Sections to manual
  - Overview
  - Residential Architectural Styles within the District
  - Commercial Architectural Styles within the District
  - Residential Standards & Guidelines
  - Commercial Standards & Guidelines



# Residential Standards & Guidelines

## Scope of Guidelines

- Additions to homes
- Garages and accessory structures
- Colors – Historic Colors OK, no fluorescent colors
- Porches and balconies
- Fences and walls
- Roof materials



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# Commercial Standards & Guidelines

## Scope of Guidelines

- Storefront facades
- Roofs
- Windows / Doors
- Building additions
- Balconies
- Awnings / Canopies
- Signs
- Utility and refuse area
- Fences and garden walls



# Maintenance and Exemptions

## Examples

- Installation of new doors compatible with the original style
- Roof replacement
- Window replacement compatible with the original style
- Repair of wood siding
- Replacement of porch columns matching original in style, size and material
- Replacement of awnings (either same color or comply with guidelines)



## Future Items

- Public education of historic preservation
- State programs and funding for rehabilitation
- Role of Board to represent community



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## Next Steps

- Public workshop comments and questions
- Make changes to Ordinance and Architectural Guidelines
- Final Board recommendation
- City Commission Workshop
- City Commission 1<sup>st</sup> and 2<sup>nd</sup> readings of the Ordinance
- Establish staff processes and procedures for architectural review
- Board begins to meet as a quasi-judicial volunteer board