



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
July 11, 2018
Commission Chambers
401 Park Avenue South

MEETING MINUTES

1. Call to order. The meeting was called to order at 9:00 a.m.

Present: Phil Wood, Laura Armstrong, Chuck Bell, Bob Schwetje, Jason Taft and John Skolfield (via GoToMeeting) Absent: Ed Sabori and Randall Slocum. Staff: City Architect, Brooks Weiss and Recording Secretary Kim Breland.

Approval of Minutes:

Motion made by Laura Armstrong, seconded by Chuck Bell, to approve the May 9, 2018 meeting minutes. Motion carried unanimously with a 5-0 vote.

2. Action Items

**a) Request by FG Schaub Custom Homes to demolish the two homes at 1635 Dale Avenue, Winter Park.
Zoned: R-1A Parcel ID# 05-22-30-1592-03-320
Original Home Built: 1950**

City Architect, Brooks Weiss, gave the staff report. He explained that the FG Schaub Custom Homes is requesting permit approval to demolish the home at 1635 Dale Avenue. He stated that the one-story home is stucco with tile gable roof over main home and flat roofs over front and rear porches and is not in good condition. The observed abilities to update it into a marketable livable home in the Winter Park market is questionable. Mr. Weiss stated that the second home, to the rear of the property is similar and too small to be incorporated into a viable new living arrangement without extensive investment.

Mr. Weiss stated that Staff has spoken with F G Schaub and visited the site. Staff has photo-documented the exterior and interior of the site and two homes and will submit these images to the Florida Division of Historical Resources for adding to the FMSF on this property. He informed the Board that the Applicant has also applied for a lot split of this property, to be heard by the Planning and Zoning Board on July 10, 2018 and then before the City Commission on July 23, 2018.

STAFF RECOMMENDATION:

1. Due to the condition and spatial layout of the existing home, and the attempts to look at other alternatives, such as relocation or adaptive re-use of this home, the Staff concurs that demolition is the only reasonable solution.

The Staff's recommendation is for approval of this application for a Demolition Permit.

Applicant, Fred Schaub of FG Schaub Custom Homes, 200 St. Andrews Place, Winter Park, addressed the Board. He explained the extent of damage to the home and why the structure is not salvageable. He asked the Board for approval of the demolition permit.

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

The Board agreed with Staff recommendations.

Motion made by Bob Schwetje, seconded by Laura Armstrong to approve demolition permit request by FG Schaub Custom for 1635 Dale Avenue. Motion carried with a 5-0 vote.

b) Request by Mark and Shannon Schellhammer to demolish their home and cottage at 126 Hampden Place, Winter Park. Front home is listed on Page 8 of the City of Winter Park Historic Resources List, 2013.126 Hampden Place- Demolition Permit Application by Shannon and Mark Schellhammer

City Architect, Brooks Weiss, gave the staff report. He explained Mark and Shannon Schellhammer are requesting permit approval to demolish their home and cottage at 126 Hampden Place. The home is listed as a Winter Park Historic Resources List since 2013.

Mr. Weiss explained that the one-story main (front) home is painted 4" masonry units with a shingled gable roof over main home and a flat roof over the front porch and is in good condition. He stated that the observed abilities to update it into a marketable livable home in the Winter Park market is questionable. He noted that the cottage, to the rear of the property is similar and too small to be incorporated into a viable new living arrangement without extensive investment.

Mr. Weiss stated that staff has met with the Schellhammer's and visited the site. Staff has photo-documented the exterior and interior of the site and homes and will submit these images to the Florida Division of Historical Resources for adding to the FMSF on this property. He stated that the owners have shared their new Architectural Design Drawings with Staff, as required within this historic district and have discussed how some of the exterior and interior materials and design components may be reused or recreated in the new home. He stated that recommends that the Owners consider reusing some of the interior materials in the new home or allow an architectural salvage company to salvage anything of reusable value from the home, prior to demolition.

STAFF RECOMMENDATION:

1. Due to the condition and spatial layout of the existing home and cottage, and the Owners' attempts to look at other alternatives, such as relocation or adaptive re-use of this home, the Staff concurs that demolition is the only reasonable solution.
2. Allow demolition of the main home and cottage to make way for a well-scaled new design incorporating some of the original homes materials and forms.

The Staff's recommendation is for approval of this application for a Demolition Permit.

Applicant Shannon Schellhammer addressed the Board. She explained why she and her husband are requesting to demolish the existing home and how they will use some of the salvageable materials in the new home.

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

The Board agreed with Staff recommendations.

**Motion made by Jason Taft, seconded by Bob Schwetje to approve the demolition permit for 126 Hampden Place.
Motion carried with a 5-0 vote.**

c) 2018 Election of new Chairperson and Vice Chairperson – This item has been tabled until the August 8th meeting.

Mr. Weiss provided the Board with an updated member list for the 2018-2019 calendar year. He gave thanks to Bill Segal for his important contributions to the Historic Preservation Board over the last several years and mentioned that Mr. Segal is now on to other efforts. Mr. Weiss stated that Architect, Randall Slocum, has joined the HPB and meets the Board's need for a Registered Architect to be on the Board, by the City Ordinance, 2015.

The Board discussed postponing the Chair and Vice Chair elections to the August meeting.

Motion to made by Laura Armstrong, seconded by Bob Schwetje to postpone Chair and Vice Chair HPB elections until the August 8th meeting.

Motion carried with a 5-0 vote.

3. Non-Action

Mr. Weiss gave updates on the following items:

3.a Introduction of Randall Slocum – New HPB Member, 2018-2021

City Architect gave a brief background on new board member, Randall Slocum to the board. 420 Melrose Avenue

3.b Individual Historic Designation Application

Waiting for site visit with the owner, Sim Seckbach. The home is not in a historic district.

3.c 479 Holt Avenue

COR 18-002 for minor exterior renovations (siding replacement), William Bearden and Emily Keene, Owners; College Quarter Historic District

3.d 520 Holt Avenue

COR 18-003 for minor exterior renovations (windows, paint, and columns), Elliott Whitton, Owner; College Quarter Historic District

3.e 785 Maryland Avenue

COR 18-004 for minor exterior renovations (siding Replacement), Rollins College; College Quarter Historic District

3.f Staff Report on this month's activities:

• **1331 Aloma Avenue**

The WADDELL House, 1897, is for sale by the Waddell Family, original Owners. It has been photo-documented and I have met with their Realtor and have made myself available to meet with any prospective Buyers. Thanks to an earlier lot split, the house is now Individually Historically Designated and cannot be torn down.

• **146 Virginia Drive**

The PATTILLO House, 1930, is for sale by Patricia Pattillo, Daughter representing the family. I met with Pat and have talked with their Realtor and provided a list of early first thoughts as to what opportunities may be possible in keeping the original 1930's home intact.

• **1000 Holt Avenue**

The FRED STONE THEATER. Rollins College has submitted an Application for a Demolition Permit, June 5, 2018. Demolition is scheduled for later this year. I am looking into what alternatives may be possible with Scott Bitikofer, Facilities Director for Rollins College.

3.g 2018 Historic Preservation Awards

Ordering of Awards and setting a time and place for the Awards Ceremony is in progress.

The next Historic Preservation Board meeting will be held Wednesday, August 8, 2018 at 9:00 a.m.

Respectfully submitted,
Kim Breland
Recording Secretary

DRAFT