



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
October 11, 2017**

HDA 17-001 Request by Restore Winter Park, LLC to designate their building at 654 West Lyman Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A. Parcel ID. #05-22-30-9400-70-060.

Background. The single story Frame Vernacular residential building at 654 West Lyman Avenue is a contributing historic building in the Hannibal Square Neighborhood was built around 1925 and represents one of the few remaining original homes on the west side of Winter Park.

In the attached overview by the Applicant, John Skolfield, his reasoning behind applying for historic designation is well stated and founded on his long-term relationship with Winter Park. This designation requested is paired with a Certificate of Review request.

Description. 654 West Lyman Avenue is a one-story, wood frame building set back from the street approximately 18'. The existing setback to the east is approximately 9' and to the west, approximately 18', with an existing rear yard some 29' from the rear lot line. A ten (10') foot City Utility Easement runs perpendicular to the property on the south. There is currently no fence at the south property line.

The composite shingle roof is low pitched and has a ridge running north/south with gables at either end. The house plan is rectangular and the foundation is raised, as was common for many smaller homes in Winter Park at that time. The building is clad in horizontal wood siding. The current fenestration is aluminum windows that do not match the original window design in 1925. The Applicant wants to bring the original window design back to the front of this home.

The Front Porch has been modified and enclosed over the years and it is the Applicant's intention to open it up and restore it to what it may have looked like in 1925. The Applicant also proposes to add a pair of one-over-one sash windows and an appropriate front door, of the period.

The other elevations of the Main Home will also be covered in horizontal siding, at a scale to match the existing. The Guest Cottage will also be covered in that same horizontal siding and will keep a similar roof slope and material, appropriate to 1925.



City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3323

City of Winter Park Historic Designation Application

1. 654 W Lyman Ave.
Building address
Restore Winter Park LLC
Owner's name(s)
118 W Comstock Ave
Address
Winter Park 32789
Telephone
321-228-3990
John Skorfield
Applicant's name (if different from above)
same
Address
same
Telephone

2. I, John Skorfield, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

[Signature]
Owner's Signature

9-19-17
Date

Historic Preservation Board Office Use

Criteria for Designation

- ☒ A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
☐ B. Association with the lives of a person or persons significant in our past; or that
☒ C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
☐ D. Has yielded or are likely to yield information important in prehistory or history.

05-22-30-9400-70-060

1925

Legal description TOWN OF W.P. N/67+13/86 BUK 70
+ MISC. BOOK 6/220 LOT 6 BUK 70

Year built

HANNIBAL SQUARE

Historic name of building (if any)

Historic district name (if any)

Date received: 20 SEPT 2017

HPC Meeting: 11 OCT 2017

Case File No.: HPA 17.001

Florida Master Site File No.: OR-

☐ Local Historic Landmark

☐ Local Historic Resource


[Searches](#)
[Sales Search](#)
[Property Record Card](#)
[My Favorites](#)
[Sign up for e-Notify...](#)
654 W Lyman Ave < 05-22-30-9400-70-060 >

Name(s)

Restore Winter Park LLC

Mailing Address On File

118 W Cornstock Ave

Winter Park, FL 32789-4310

Incorrect Mailing Address?

Physical Street Address

654 W Lyman Ave

Postal City and Zipcode

Winter Park, FL 32789

Property Use

0100 - Single Family

Municipality

Winter Park


[View 2016 Property Record Card](#)
[Property Features](#)
[Values, Exemptions and Taxes](#)
[Sales Analysis](#)
[Location Info](#)
[Market Stats](#)
[Update Information](#)
[Property Description](#)
[View Plat](#)

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 6 BLK 70

Total Land Area 4,487 sqft (+/-) | 0.10 acres (+/-) [GIS Calculated](#) [Notice](#)
[Land](#)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	\$66,750.00	\$66,750	\$0.00	\$66,750

Page 1 of 1 (1 total records)

[Buildings](#)

Important Information			Structure		
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1925	Gross Area: 946 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	2	Living Area: 792 sqft
	Building Value:	\$27,070	Baths:	1.0	Exterior Wall: Wood On Sheathing
	Estimated New Cost:	\$58,720	Floors:	1	Interior Wall: Wall Board, Wood

Page 1 of 1 (1 total records)

[Extra Features](#)

Description	Date Built	Units	XFOB Value
CVAL - Aluminum Cover	02/15/1994	180 Square Feet	\$450
FPL1 - Basic Fireplace	01/01/1993	1 Unit(s)	\$1,500
CPT1 - Carport 1	01/01/2004	1 Unit(s)	\$500

Page 1 of 1 (3 total records)

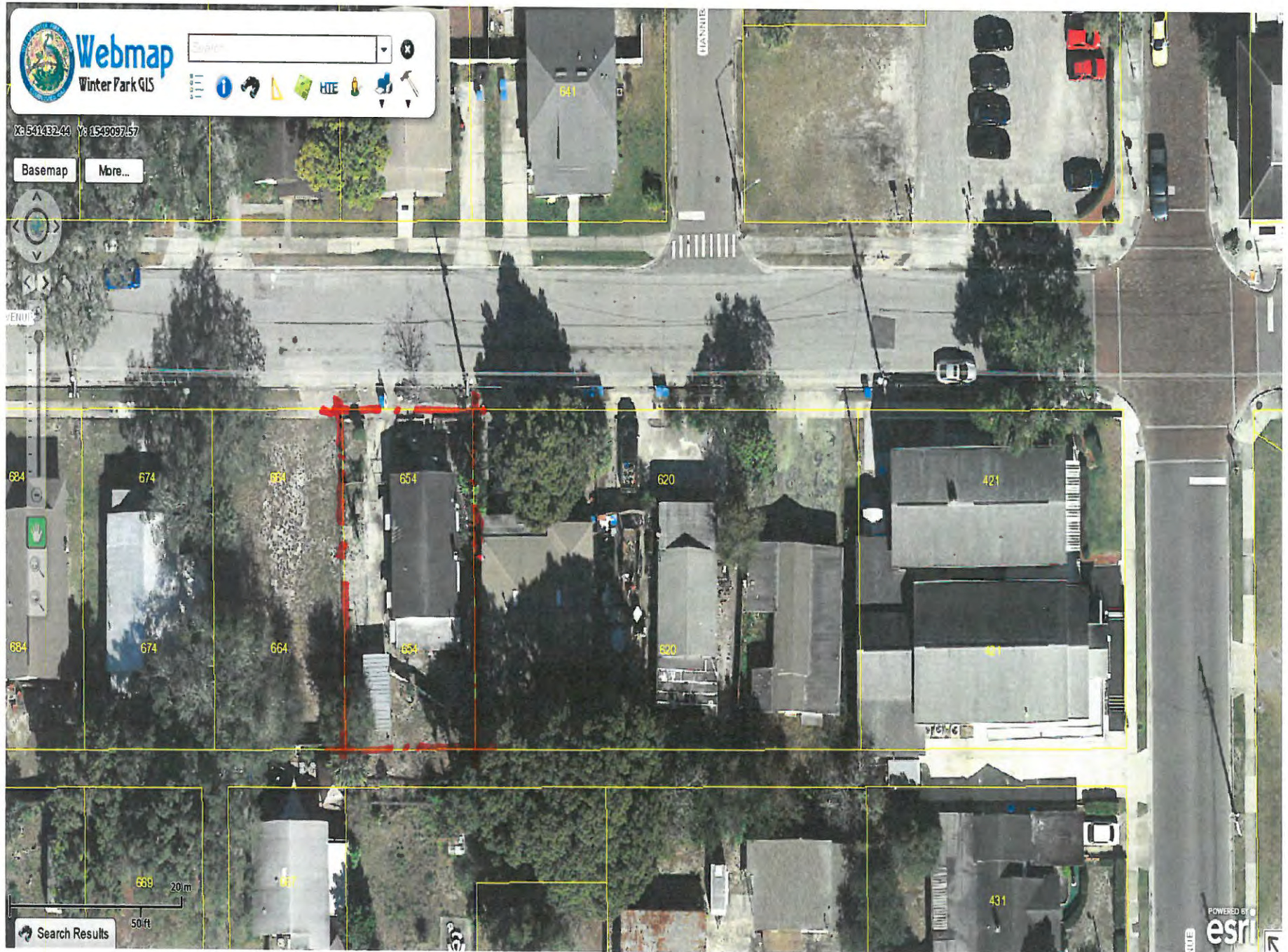
This Data Printed on 09/15/2017 and System Data Last Refreshed on 09/14/2017

Parcel Photos - 654 W Lyman Ave



302205940070060 03/22/2006

10' EASEMENT



MT. MORIAH

September 20, 2017

John Skolfield
Restore Winter Park LLC
118 W Comstock Avenue
Winter Park, FL 32789

Brooks Weiss
Planning and Community Development Department
401 South Park Avenue
Winter Park, FL 32789

Mr. Weiss,

Please consider this letter an overview of our reasoning behind historic designation of 654 W Lyman Avenue.

Our background: I was born in Winter Park in 1960 and married Joanna Henkel whose great grandfather, Dr. Miller Henkel was the first doctor here. With my business partner of 20 years, Anthony Rizzo, we operate Skolfield Homes, a remodeling company as well as Restore Winter Park, which holds our real estate. Our office is designated historic and right across the street from City Hall.

Race: When contemplating granting incentives, variances or up-zoning in the west side race should be a part of the conversation, more easily ignored.

We own twelve single family homes in the west side, a community developed by hard working African American citizens of Winter Park nearly a century ago. Many served the wealthy white community nearby. They built their homes and raised their families here.

Based on my conversations with older folks, many of their offspring succeeded, graduated college. Sadly, but perhaps understandably, they chose to put down new roots in more prestigious locations, thereby dooming the restoration and continuation of this as a African American community.

An incomplete history albeit, but perhaps some insight into the source of the gentrification taking place. Our desire, out of a love of Winter Park and a sense that humans can live very comfortably in modest homes, is to restore and preserve some of these homes as an example of how it was.

This particular Home: One reaches to make statements of architectural significance here; rectangular, front porch, wood frame, exposed rafter tails, etc. The significance is in the history represented and the families that built this community and called it home.

Business: Historic preservation is a worthy objective; never far from this goal is our objective of sound investments, financial stability and security for my family and employees. To this end we'd like to avail ourselves of the incentives offered for designating this home.

A purely financial decision might dictate a minimal renovation, lease it through the next recession and sell in 7 years at the peak of fever in the next boom time. Like when the house was built, 1925, boom time!

The approach if granted would be to perform a high quality renovation, restore the front porch to an open and architecturally accurate form, and build a 400 square foot detached living cottage at the rear of the property. For this flexibility I would embrace the understanding that it can't be sold as a developable lot in the future.

400 square foot cottage: This particular incentive carries the greatest appeal. I'm ardently opposed to higher density, up-zoning, townhouses, etc. The added living space from a cottage would do nothing to impact the established "human scale" of the older homes. This would provide affordable housing and possible an elderly parent of the residents in the main house.

Attached Photos: Attached herein are photos of homes on West Lyman Avenue.

1. 654 W Lyman Avenue. This is the subject home with the site cleared up a bit
2. 404 W Lyman Avenue. The home you've been trying to save. High ceilings, small, closed soffits, steep pitched roof. In my estimation, a sad loss but not economically practical to move it.
3. New modern home recently completed
4. New modern home under construction
5. New Habitat home to the right of the subject home
6. Owned by Restore Winter Park, LLC New solar home
7. Owned by Restore Winter Park, LLC adjacent to the new solar home
8. Wonderful example of the period architecture I believe owned by the church
9. Owned by Restore Winter Park, LLC
10. A group of photos from the Winter Park Archives of W Lyman Avenue

The following summarizes the improvements we envision

Front Porch: Per the attached photos the current front porch is enclosed with aluminum windows. We would like to open it back up as it was originally. The front facade would be re-worked with matching period cladding (1x6 pine novelty siding.) The two windows facing the street, inside the open porch, would be authentic wood windows, not aluminum clad. This period siding would carry around to the side just where the porch is.

Guest House: Our desire is to build up to a small guest cottage. Our vision is to have a historic home with this separate living space possibly for an elderly parent. With demographics as they are this concept would serve a high demand for a modest home and the ability to have ones aging parent on property but not in the primary home.

Brick driveway: Arranging for four off-street parking spaces with clay brick, not pavers would help to keep cars off the road. This is a significant expense but speaks to the marriage of high quality with modest size.

Solar: The new home we built at 775 W Lyman Avenue is fully solar. The concept of solar panels on a historic home reflexively seems incongruous at best if not sacrilegious. Roof top panels started their journey as unsightly appendages and will undoubtedly morph into an element of pride. It's questionably cost effective to do this, however it is the future, and the future needs to be modeled.

Thank you for your consideration. Call me anytime at 321-228-3990 with any questions.

John Skolfield
Managing member
Restore Winter Park LLC

Subject property
654 W Lyma



404 W L + m a h

















250 W



235 W



306 W



366 W



226 W



665 W



824 W



404 W



674 W





CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
October 11, 2016

COR 17-001 Request by Restore Winter Park, LLC for a Certificate of Review for restoration of the Front Porch, residing of exterior and complete freshening of interior of Main House, build new 400+/- square foot Guest Cottage at rear of site, with a variance of five (5') feet at rear and both side yards of Cottage. Main house to stay intact as it now exists on the property. Also to add four new parking spaces and drive on site.

Zoned R-1A. Parcel ID. #05-22-30-9400-70-060.

Lot Size: 50' x 90' = 4,500 sf

Required setbacks:		Existing/Proposed setbacks:
Front	25'	18'-1" + 8" col. Depth + 5' = 23'-9"
Side	7.5'	9'-1" / 5' (Cottage)
Rear	25'	28'-11"/5' (Cottage)
Height	30'	16'+/- estimated
Building Separation	5'	8'

Description. 654 West Lyman Avenue is a one-story wood frame home built in 1925. It represents a good example of an original Hannibal Square vernacular home. The existing placement on the site allows for good access to the rear yard. The front yard is within two feet of matching the current front yard setback requirements, and all other existing setbacks for the original home are within the allowed code requirements.

To the south (rear) of the site is a ten foot wide City Utility Easement that provides additional separation from the adjoining property to the south. This easement is seen as a permanent City-owned easement.

The composite shingle roof is a low pitched single gable form running north to south. The house plan is rectilinear and the foundation is raised. The building is clad in horizontal wood siding. The fenestration is primarily newer aluminum windows and needs to be restored to one-over one, double-hung appearing windows. The rest of the main home and the proposed Guest House will be covered with a synthetic wood-appearing 1x6 siding, maintaining the same scale as the original wood siding.



PLANNING DEPARTMENT

City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3323

Certificate of Review Application

1. 674 West Lymac Ave. Winter Park
Building address 118 W Comstock Ave
Restore Winter Park LLC Winter Park 32789
Owner's name(s) Address Telephone
John Skolfield 321-228-3990
Applicant's name (if different from above) Address Telephone

2. Please indicate the work your propose to undertake:

☐ Minor alteration ☐ New construction ☐ Addition ☐ Demolition ☒ Rehabilitation
☐ Variance request (additional information required) ☐ Other: _____

3. Proposed project narrative: (attach additional page if necessary)

facade restoration, guest cottage,
roof, paint, driveway

4. The following supplementary information shall be provided as applicable to describe the proposal:

☐ Site plan ☐ Floor plan(s) ☐ Elevations(s) ☐ Photo(s) ☐ Survey
☐ Material and product information ☐ Setback/Coverage worksheet REQUIRED

Other: _____

5. I, John T. Skolfield, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

[Signature] 9-21-17
Owner's Signature Date

Historic Preservation Commission Office Use

Date received: 21 SEP 17 HPC Meeting: 11 OCT 17 Case File No 00117.001

HANNIBAL SQUARE

Historic name of building (if any)

Historic district name (if any)

05.22.30.9400.70.060

1925

Parcel Identification Number

Year built

☐ historic landmark ☐ historic building/structure

☒ district contributing element ☐ district non-contributing element

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

The building of an accessory structure.
as a guest house

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

This house is an example of the typical home in this area rapidly being demolished in lieu of restoration

3. Describe the requirements, from the Land Development Code upon which this request is based.

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

We would like to open up to front porch to the state it was likely in original condition

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.

Certificate of Review Process

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any exterior alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) shall not review interior alterations but it shall consider the effect of such plans as they relate to the exterior. The design guidelines used by the (HPB) shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

Applications will be scheduled for the Historic Preservation Board when received at least **24 days** prior to the next meeting. Applicants should submit seven copies of all information required to the Planning Department, City Hall, 2nd floor. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

1. Issuance of a Certificate of Review for the proposed work;
2. Issuance of a Certificate of Review with specified modifications and conditions;
3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
4. Denial of the application;
5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.

The HPB will take action on completed applications only. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:
Brooks Weiss, AIA, City Architect
Planning Department
401 Park Avenue, South
Winter Park, FL 32789
(407) 599-3323

September 20, 2017

John Skolfield
Restore Winter Park LLC
118 W Comstock Avenue
Winter Park, FL 32789

Brooks Weiss
Planning and Community Development Department
401 South Park Avenue
Winter Park, FL 32789

Mr. Weiss,

Please consider this letter an overview of our reasoning behind designating 654 W Lyman Avenue Historic.

On Race: In an effort to be honest about the reality in West side Winter Park I've chosen to speak about race. Restore Winter Park LLC, of which I am the managing member currently, owns twelve single family homes in the West Side of Winter Park. This community was developed by the hard working African American citizens of Winter Park nearly a century ago, many working as servants for the wealthy white community nearby. They built their homes and raised their families here.

Based on my conversations with the older folks, many children were raised and completed college. Sadly, but perhaps understandably, the educated offspring most frequently chose to put down new roots in more prestigious locations.

An incomplete history albeit, but perhaps some insight into the root of the gentrification taking place. Our desire, out of a love of Winter Park and a sense that humans can live very comfortably in modest homes, is to restore and preserve some of these homes as an example of how it was.

This particular Home: One reaches to make statements of architectural significance on a home like this, rectangular, front porch, wood frame, exposed rafter tails, etc. The significance is the history that they represent and the families that built this community and called it home.

Business: As much as I love historic preservation, sound business decisions are mandated by the higher objective to offer financial stability and security to my family and employees. To this end the incentives offered for designating this home are appealing and therefore we'd like to avail ourselves of this if deemed acceptable.

A purely financial decision might dictate a minimal renovation, lease it, through the next recession and sell in 7 years at the peak of fever in the next boom time. Like when the house was built, 1925, boom time!

The approach if designation is granted would be to perform a high quality renovation, restore the front porch to an open and architecturally accurate form, and build a 400 square foot detached living cottage at the rear of the property. For this flexibility I would embrace the understanding that it can't be sold as a developable lot in the future.

400 square foot cottage: This particular incentive carries the greatest appeal. I am ardently opposed to higher density, up-zoning in the west side, townhouses, etc.. However, the added living space from a 400 square foot cottage would do nothing to impact the established "human scale" of the older homes. This would be a small cottage for the single individual, the college student, or craftsman that would like to be a part of the community but are currently priced out.

Attached Photos: Attached herein are photos of homes on West Lyman Avenue.

1. 654 W Lyman Avenue. This is the subject home with the site cleared up a bit
2. 404 W Lyman Avenue. The home you've been trying to save. High ceilings, small, closed soffits, steep pitched roof. In my estimation, a sad loss but not economically practical to move it.
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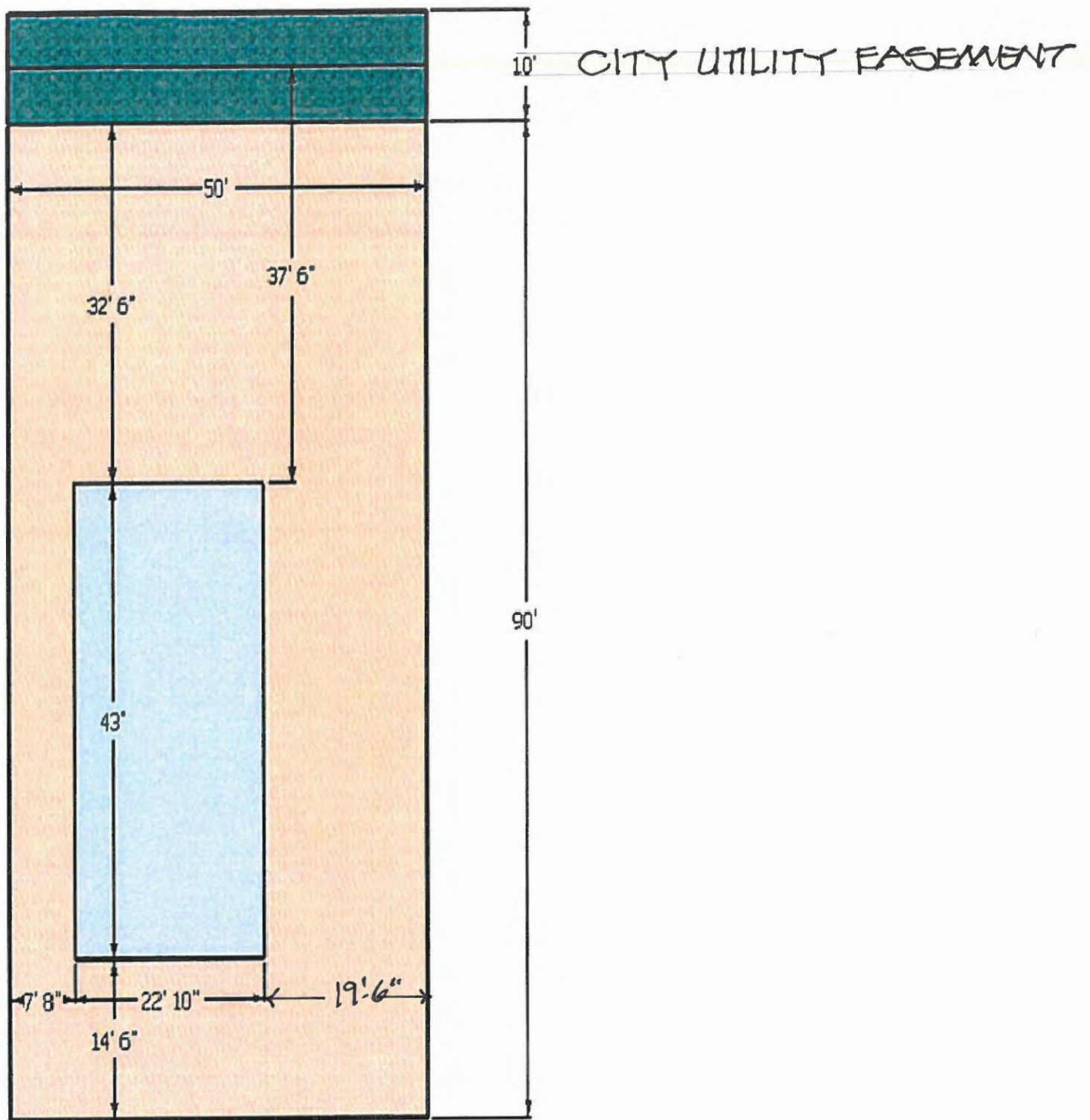
Thank you for your consideration. Call me anytime at 321-228-3990 with any questions.



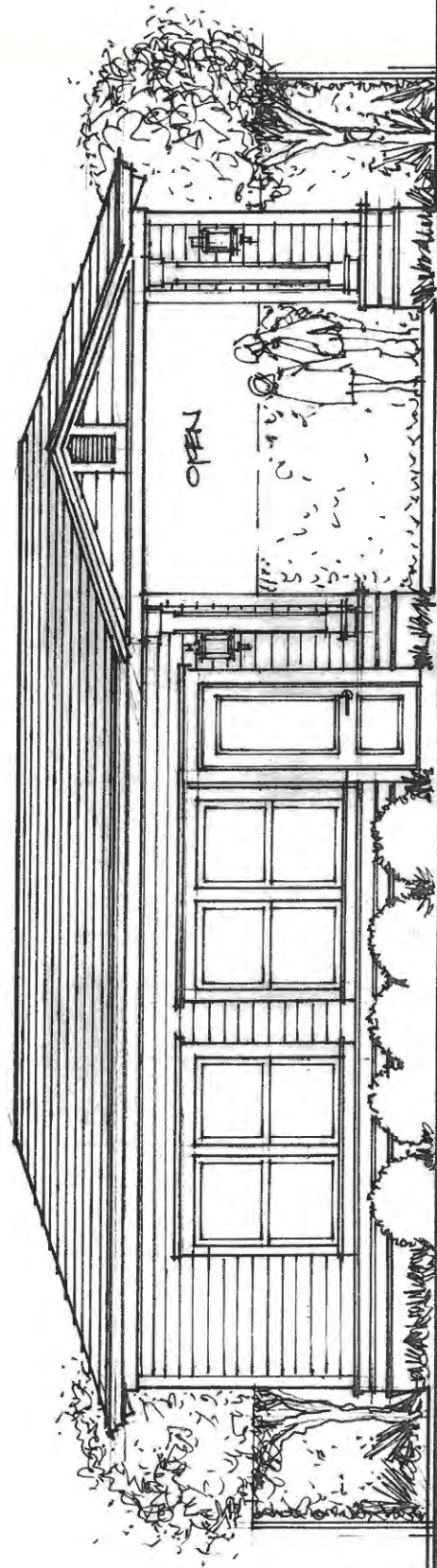
John Skolfield

Managing member

Restore Winter Park LLC



654 W. LYMAN AVE.: SITE DIMENSIONS



GUEST COTTAGE: FRONT / NORTH ELEVATION

GOING SOLAR IN WINTER PARK

Guidance for Historic Buildings and Historic Districts

Plans for solar system installations on historic buildings and in historic districts (e.g., buildings listed in the Winter Park Register of Historic Places and Historic Districts such as the Virginia Heights East and College Quarter districts) must be reviewed by the [City of Winter Park Building & Permitting Services Department](#). Most solar system installation plans will be reviewed and approved within this framework. Under special circumstances, plans will be required to obtain permission from the [Winter Park Historic Preservation Board](#). If the property is designated historic or is located within a historic district/neighborhood, the property owner or licensed contractor should apply for a [Certificate of Review](#). Visit the [City of Winter Park Historic Preservation Homepage](#) for more information on the WP-HPB Certificate of Review process.

Also, be sure to visit the city's [Sustainability Program Solar Page](#) for information on [Financing Options](#) available to Winter Park residents and business owners, as well for the city's Solar Voltaic Permit Checklist.

Resources:

National Renewable Energy Laboratory: Implementing Solar PV on Historic Buildings and in Historic Districts.

- This resource discusses national guidelines for historic preservation and best practices for implementing solar PV projects in historic districts. This resource also provides examples of Solar PV guidelines across the United States for historic districts.
<http://www.nrel.gov/docs/fy11osti/51297.pdf>

City of Winter Park makes no guarantees as to any savings that may be achieved by installing PV systems. CWP is not a manufacturer, supplier or guarantor of the PV systems or installers. CWP has not made and makes no representations or warranties of any nature, directly or indirectly, express or implied, as to performance of the installer or reliability, performance, durability, condition or quality of the PV system selected and purchased.

HISTORIC PRESERVATION BOARD: Staff Update, 5 October 2017

We have been busy this last month and beyond and we wanted you all to have knowledge of what has been happening. In our proactive efforts, we have reached out to these properties and their Owners to make them aware of Winter Park's historic preservation policies and incentives, and how we might facilitate the designation of each property and thus the preservation of each one.

The properties we have been tracking, are as follows:

1. **916 Palmer Avenue- CARLOVA**, the Peg Caldwell Strong home on Lake Osceola
 - a. As soon as the For Sale sign went up on this property, some months ago, I called the Realtor and made them very aware that we intended to be proactive in preserving this important historic home in Winter Park.
 - b. This home is listed on both the 2001 and 2013 WP Historic Resources Surveys. Its FMSF number is OR00246. It is also featured in the *Historic Winter Park, a Driving Tour*, compiled by the Junior League of Orlando-Winter Park in 1980.
 - c. The SOLD sign appeared last week and we contacted the Realtor to inquire as to the Buyer and found out their intention was to demolish the existing home in favor of building a new one. We immediately began to search for a way to contact the new Owners.
 - d. Prominent long-time Winter Park residents are now the new Owners of this 1.8 acres of lakefront property (5 acres including riparian lake area). Their identity is to be kept confidential, at their request, at this time.
 - e. We were able to make contact with the new Owners, when they called and made themselves available to us for an on-site meeting on September 13, 2017.
 - f. They have NO interest in historical preservation of the original 1915 home, believed to have been designed by Architect Hutton. Later reimagined by James Gamble Rogers II in 1936, as it basically appears now.
 - g. The new Owners made broad remarks about the poor condition of the existing home, its structural soundness, or lack thereof and other deficiencies that now are evident there. We responded that these are the usual critiques made when one is not interested in preserving an older building.
 - h. We discussed Historic Preservation, its incentives and other benefits and left him with hard copies of the Invitation Letter, Incentives and Application for Historic Designation. We further discussed how historic designation might assist their needs for variances.
 - i. They want to construct a very large new home on this site. The Architect-of-Record has been working with the Owner on this singularly created home. Final design will be by well-known local Architects and Interior Designers.

HISTORIC PRESERVATION BOARD: Staff Update, 5 October 2017

- j. The style of the new home is to be similar to *Falling Water*, Frank Lloyd Wright's design landmark design in Pennsylvania, see attached image.
- k. We discussed the image of the new home from Palmer Avenue, the elevation of the finished floor level to street elevation, how service drive enters site, setbacks and other general site planning elements.
- l. I impressed upon the new Owner that the new design **MUST** be timeless and be a landmark home worthy of historic designation 50 years from now!
- m. We received the Demolition Permit Application on September 13, 2017.

2. **404 West Lyman Avenue**

- a. We had been watching this home for some time and became aware that it had been sold. We made immediate contact with the new Owner and discussed by phone the possibilities of preserving the 1925 wood frame home.
- b. We met the new Owner, a builder/developer, on-site to further the discussion. At that time it appeared that the new Owner intended to keep and perhaps restore the home.
- c. Later it became clear that we would need to find another site to relocate this home to in order to preserve it.
- d. With the Owner's permission, we put together the package we sent to you earlier and distributed it to specifically identified persons who may have interest in this opportunity.
- e. Thus far, only the *Hannibal Square Community Land Trust* has shown interest. We met with Camille Reynolds, their Executive Director, on-site and walked through the home and talked about how the interior might be reconfigured to allow a more modern living environment.
- f. We are waiting to hear back from Camille as to this possibility for relocation. We have called and emailed messages this date.
- g. The Demolition Permit Application is dated July 18, 2017. Our 60 day period ends next week, but the Owner has said he will delay if a responsible Buyer for the home is identified and can proceed at once to relocate the existing home.
- h. I fear this one is lost.
- i. **Dan Bellows bought this site- more to come...**

HISTORIC PRESERVATION BOARD: Staff Update, 5 October 2017

3. **650 North New York Avenue-** First Church of Christ, Scientist
 - a. A Demolition Permit Application, dated August 25, 2017, was submitted by the Church and received in this office on that date.
 - b. Apparently the Congregation has decided to sell the Church and its buildings and keep a smaller portion of the site to build a new smaller church to fit their current needs.
 - c. The existing 400 person sanctuary and associated Sunday School buildings were designed by James Gamble Rogers II and built by R. C. Stevens in 1958.
 - d. We went through a series of scenarios as to relocation, lot trades and other possible solutions, but none seemed to work.
 - e. For some reason, this building was never listed on the FMSF or designated as historic within Winter Park.
 - f. A new residential development is proposed for this site.
 - g. Staff has written a letter to the Church and the Developer requesting a time to enter the Church and photograph it for the FMSF records.
 - h. P+Z approved new Site Plan for new Town Homes on this site, 2 Oct. 2017

4. **654 West Lyman Avenue-** John Skolfield, Restore Winter Park, LLC
 - a. John has purchased the 1925 wood frame one story residence and would like to designate it as historic.
 - b. We met on-site and discussed redoing the Front Porch as it may have appeared originally, as an open porch.
 - c. Keeping this home intact in Hannibal Square would be a good thing.
 - d. Although it is not architecturally significant, it does seem to represent a true example of the original homes first built in Hannibal Square.
 - e. Historic Designation Application and COR Application- 11 Oct 2017

5. **1415 Miller Avenue-** Site Visit Robert Hancock
 - a. Site Visit on October 3, 2017
 - b. Trying to talk Robert and his partners into keeping this original 1925 wood frame home and making a part of two new larger homes with a lot split- two 50' wide lots, in the Key West style
 - c. Gary Hancock will be Architect- I am talking with Gary as well to save this.

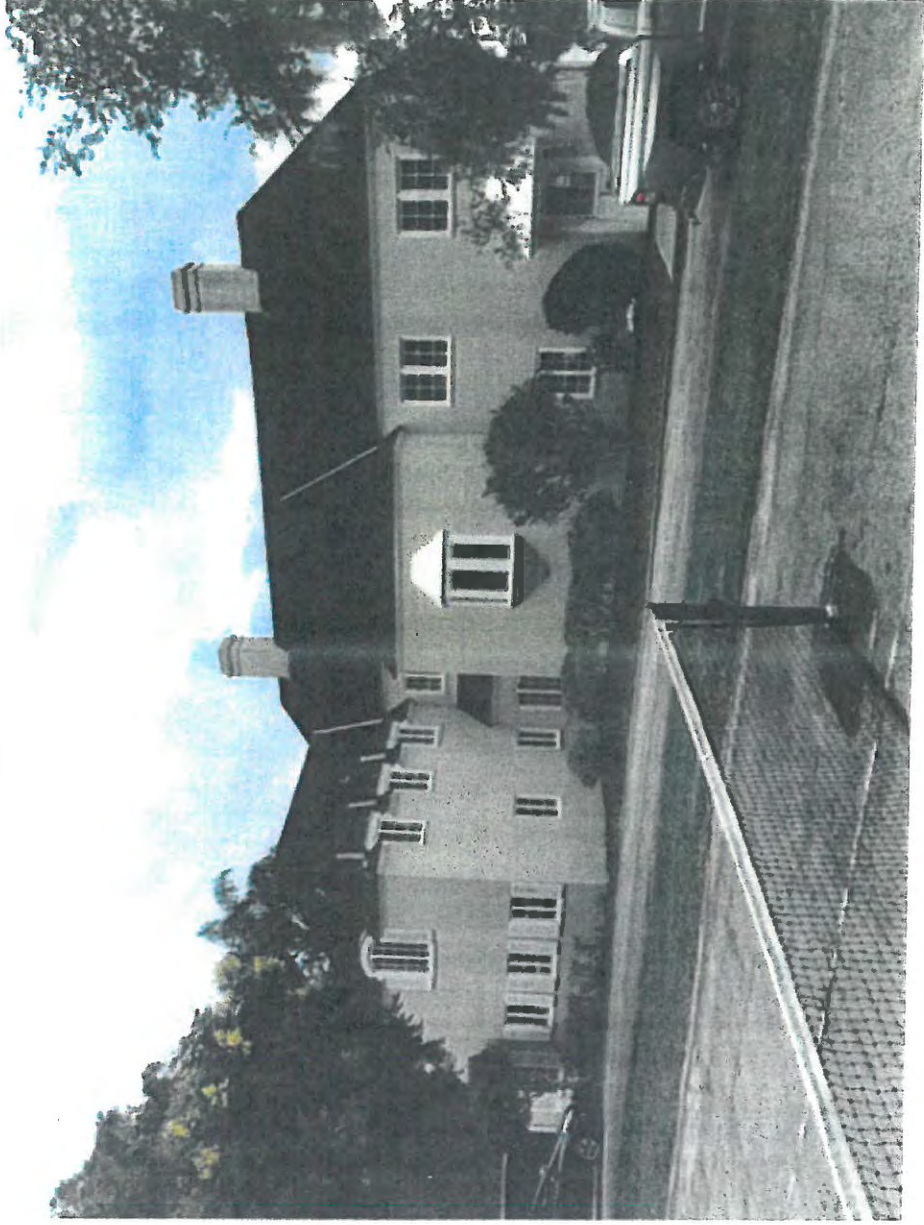
This represents all new efforts by Staff to preserve historic buildings in Winter Park.

END.

Respectfully submitted,

Brooks Weiss, AIA, City Architect and Liaison to the Historic Preservation Board

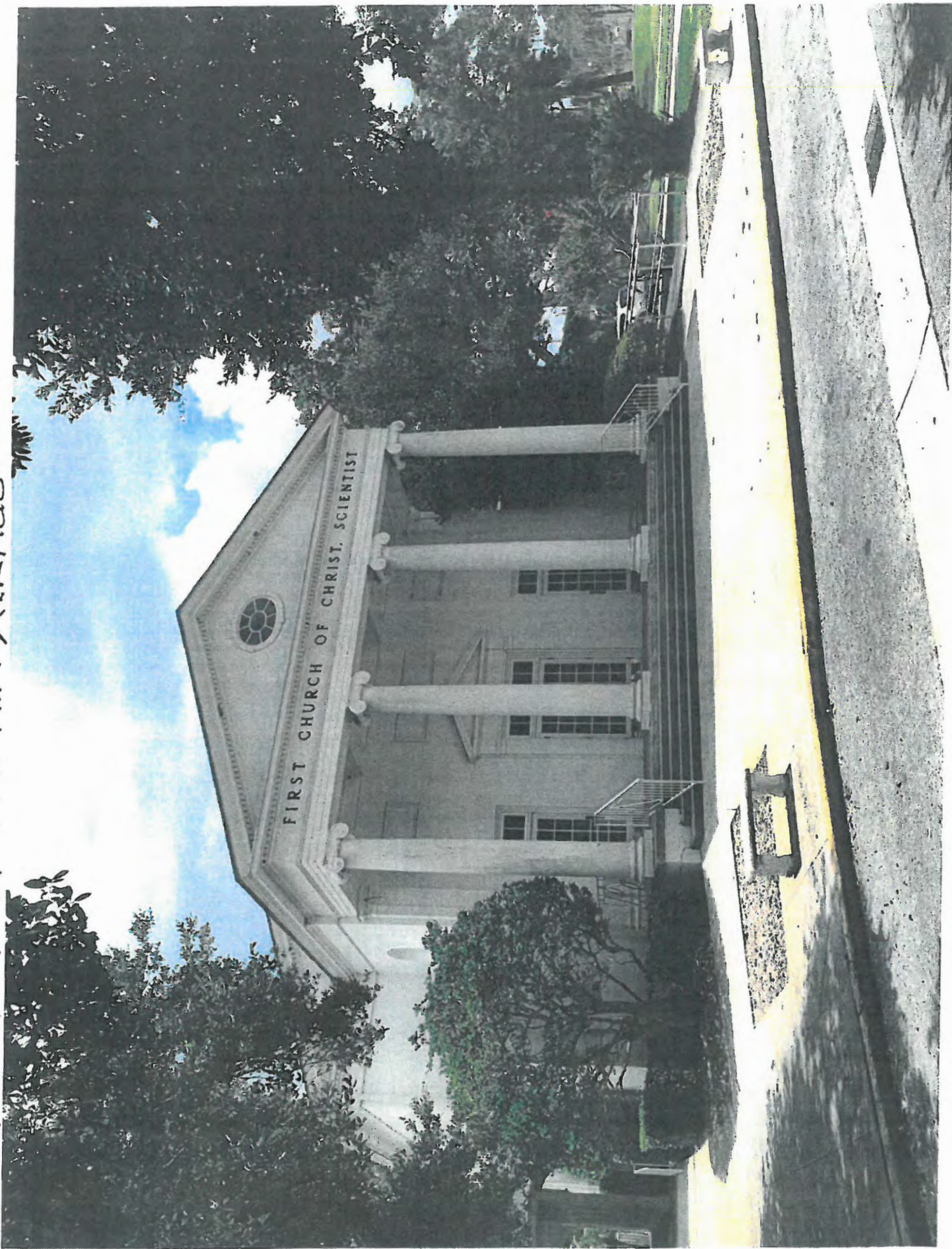
#1. 916 PALMER AVENUE



#2. 404 WEST LYMAN AVENUE



#2. 600 N. PENNSYLVANIA AVENUE



Parcel Photos - 654 W Lyman Ave



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1415 MILLER AVE.

