



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
October 11, 2017  
Commission Chambers  
401 Park Avenue South

**MEETING MINUTES**

1. Call to order. The meeting was called to order at 9:02 a.m.

Present: Chairman Bill Segal, Bob Schwetje, Phil Wood and John Skolfield, Ed Sabori and Jason Taft. Absent: Laura Armstrong and Chuck Bell. Staff: City Architect, Brooks Weiss and Recording Secretary Kim Breland.

Approval of Minutes:

**Motion made by Ed Sabori, seconded by Phil Wood to approve the August 9, 2017 meeting minutes.**

**No meeting held in SEPTEMBER 2017**

There were no public comments on any item not appearing under action.

2. Action Items

- 1) 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

City Architect, Brooks Weiss presented the Staff report. He explained that 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. Mr. Weiss presented renderings showing that the home 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. Mr. Weiss reviewed information pertaining to the roof structure, window design and from porch modifications, explaining that the Applicant's overall intent is to restore the home to what it may have looked like in 1925.

Mr. Weiss concluded by reviewing the significance of this home by stating that 654 West Lyman Avenue is associated with the development of downtown Winter Park during the early years when the west side Residents were critical to the overall success of the city. It is a surviving example of Frame Vernacular architecture and representative of residential life of the period. It is a contributing historic resource in the Hannibal Square Neighborhood of Winter Park and is therefore important to be preserved.

He noted that the Applicant is making a significant contribution to the preservation of the homes originally built in Hannibal Square. Only by such dedicated efforts will it be possible to save such homes and keep the scale of that important neighborhood intact. Mr. Weiss stated that although this home is not architecturally significant, it is incumbent upon this city to encourage the preservation of it. The Applicant should be congratulated for his insight and dedication to Winter Park and his continued demonstration of his commitment to historic preservation here.

**STAFF RECOMMENDATION:**

**Recommend approval for listing as a historic resource on the Winter Park Register of Historic Places.**

This home meets the Criteria for Designation in the following ways:

- *Association with events that have made a significant contribution to the broad patterns of history including **the local pattern of development***
- ***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***

**Motion made by Bob Schwetje, seconded by Jason Taft for approval of 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**

**Motion carried unanimously with a 5-0 vote.**

- 2) COR 17-001 Request by Restore Winter Park, LLC For a Certificate of Review for restoration for the Front Porch, residing of exterior and complete freshening of interior Maine House at 654 West Lyman Avenue, build new 400+/- square foot Guest Cottage at rear of site, with a variance of five (5') feet at rear and both sides for Cottage. Main house to stay intact as it now exists on the property. Also to add four new parking spaces and drive on site. Zone (R-1A). Parcel Id. #05-22-30-9400-70-060

City Architect, Brooks Weiss, gave the staff report. He explained that the property at 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.

Applicant, John Skolfield, addressed the Board. Mr. Skolfield reviewed his plans for the renovation the home at 654 West Lyman Avenue and answered questions from the Board.

**Motion made by Jason Taft, seconded by Bob Schwetje for approval of COR 17-001 Request by Restore Winter Park, LLC For a Certificate of Review for restoration for the Front Porch, residing of exterior and complete freshening of interior Maine House, build new 400+/- square foot Guest Cottage at rear of site, with a variance of five (5') feet at rear and both sides for Cottage. Main house to stay intact as it now exists on the property. Also to add four new parking spaces and drive on site. Zone (R-1A). Parcel Id. #05-22-30-9400-70-060**

**Motion carried unanimously with a 5-0 vote.**

### 3. Non-Action

#### 1) Staff Update:

- a) 916 Palmer Avenue- CARLOVA, the Peg Strong home, 1915/1935 (JGR II)
- b) 404 West Lyman Avenue- 1925 Hannibal Square original home
- c) 650 North New York Avenue- First Church of Christ, Scientists
- d) 1415 Miller Avenue

#### a. 916 Palmer Avenue- CARLOVA, the Peg Strong home, 1915/1935 (JGR II)

City Architect Brooks Weiss explained the Board that when he'd heard earlier in 2017 that this home was up for sale, he contacted the realtor and let him know that they City intended to be proactive in preserving this important historic home in Winter Park. He explained that the home is listed on both the 2001 and 2013 Winter Park Historic Resources Surveys. Mr. Weiss has since found out that this home has been sold to a prominent Winter Park family and made contact with the new owners. The new owners made broad remarks about the poor condition of the existing home and do not have any interest in the historic preservation of this home. Mr. Weiss informed the Board that there was an opportunity to delay the demolition of the home by thirty days to further appeal to the owners about historic designation. After further discussion between Staff and the Board, it was decided that Mr. Weiss would reach out to the owners and let them know that the Board would not be seeking the 30 day delay and would request that if at any point the owners decided not to demolish the home, they let the Board know as soon as possible.

#### b. 404 West Lyman Avenue- 1925 Hannibal Square original home

City Architect, Brooks Weiss, provided the update. He explained to the Board that he has been in talks with the owner of this home in an effort to preserve it. It was established that the home would need to be relocated in order to preserve it. He stated that with the owner's permission, an information package was sent to specifically identified persons who may have interest in this opportunity. Since that time two parties have shown interest in preserving the home. Mr. Weiss will update the Board as more information becomes available.

#### c. 605 North New York Avenue – First Church of Christ, Scientists

City Architect, Brooks Weiss, provided the update. He explained that the Church submitted a Demolition Permit Application in August 2017 as the congregation had 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. He stated that 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. He noted that the building was never listed on the Florida Master Site File nor was it designated historic within Winter Park and 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.

Lastly, Mr. Weiss informed the Board that a new residential development is proposed for the site. The Planning and Zoning Board approved the new site plan for a townhome project on the site on Oct. 3, 2017.

d. 1415 Miller Avenue – Site visit with Robert Hancock

City Architect, Brooks Weiss, provided the update. He explained that the property is an original 1925 wood frame home and given information for the opportunity to save the home. AT this time it does not look like there is any interest in restoring the home. Updates will come as available.

2) Discussion of Historic Preservation Winter Park:

Mr. Weiss and the Board discussed in depth the concerns regarding the continued loss of historic properties in the City of Winter Park. There was dialogue on getting the residents more involved with Historic Preservation, contacting other Historic Preservation Boards in other cities for information on their guidelines, incentives, revising the review processes for historic home designation as well as renovation rules for historic homes. Further discussion ensued.

As a result of the discussion, Board Member, Phil Wood made the following request:

**All requests for monetary or financial grants or participation that involves funds provided to the HPB from the City Commission for the purpose of assisting the public with historic renovation projects, are to be first reviewed and approved by the Historic Preservation Board.**

4. Adjournment.

There was no further business. The meeting adjourned at 10:33 a.m.

The next Historic Preservation Board meeting will be held Wednesday, November 8, 2017 at 9:00 a.m.

Respectfully submitted,

Kim Breland,  
Recording Secretary