



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

9:00 a.m.  
March 14, 2018  
Commission Chambers  
401 Park Avenue South

**MEETING MINUTES**

1. Call to order. The meeting was called to order at 9:04 a.m.

Present: Bill Segal, Phil Wood, Bob Schwetje, Laura Armstrong, John Skolfield, Bill Segal, Ed Sabori, Jason Taft and Chuck Bell. 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 January 10, 2018 meeting minutes. Motion carried unanimously with a 7-0 vote.**

2. Action Items

- a) COR 18-001 Request by John and Joanna Skolfield to build a one-story, 600 square foot Accessory Structure at the rear of their home at 358 Vitoria Avenue, in the College Quarter Historic District of Winter Park.

**John Skolfield recused himself from this item.**

City Architect, Brooks Weiss, gave the staff report. He explained that the COR request by John and Joanna Skolfield is for approval to build a one-story, 600 square foot Accessory Structure at the rear of their home at 358 Vitoria Avenue, in the College Quarter Historic District of Winter Park, with variances. He presented plans to the Board and stated that the owner proposed to build a new 600 sf one-story carport with concrete slab with concrete block vertical columns and wood frame roof to house his recreational vehicle.

Mr. Weiss explained that the proposed site for this carport requests a 5 ft. rear setback in lieu of the 10 ft. rear setback normally required. He noted that the rear neighbor's six foot high concrete wall is some 8 ft. within her property. Mr. Weiss stated that the owner plans to continue to maintain this area as part of his own yard maintenance. The owner, as required, will meet the 8-foot and the requested 5-foot rear setback makes for a functional 13-foot separation from the neighbor's wall and side setback of 5 feet.

Mr. Weiss reviewed improvements contained in the COR request regarding the front porch, accessory structure (carport) and driveway. He explained that the variance request was for a **Rear Setback** for Accessory Structure- 5' in lieu of 10' (for one-story structure). Staff recommendation is for approval of the request for a 5-foot rear setback in lieu of the required ten-foot rear set back.

Mr. Weiss answered questions from the Board.

John Skolfield, the Applicant, he stated that his request for the variance is to maintain greenspace and preservation of the Maple tree at the rear of his property. He presented graphics showing the layout of the property with the location of

the proposed carport with and without the variance as it relates to the property line and his next-door neighbor's property (Elizabeth and David Corddry).

Mr. Skolfield answered questions from the Board.

The Board heard public comment from Mariolina Salvatori, 1055 Lakeview Drive. Mrs. Salvatori explained that she owns the property directly behind Mr. Skolfield. She stated that she is in opposition of the variance request. Mrs. Salvatori expressed concerns related to the height of the carport and the view from her back yard.

The Board heard public comment from Elizabeth and David Corddry. Mr. and Mrs. Corddry stated that they have had discussions with Mr. Skolfield regarding the request. They stated that they do not oppose the variance request, however, because they own the home immediately east of the Skolfield property, they request that the design of the building be more flexible for whatever its future use may be.

No one else wished to speak, the Public Hearing was closed.

There was in depth discussion amongst the Board concerns regarding the variance, carport structure and structure view of the neighbors.

**Motion made by Bob Schwetje, seconded by Ed Sabori to deny COR 18-001 Request by John and Joanna Skolfield to build a one-story, 600 square foot Accessory Structure at the rear of their home at 358 Vitoria Avenue, in the College Quarter Historic District of Winter Park. Motion carried with a 5-2 vote. Jason Taft and Laura Armstrong voted to approve the variance request.**

b) Discussion and possible action on the proposed chances to Incentive 3. Rehabilitation Grants.

Mr. Weiss reviewed the Historic Preservation Incentives for rehabilitation grants. He provided the updated conditions related to the grant. The Board had question about the grant as it relates to the City's CRA district and requested further clarification. No action was taken. This item is being continued for the April 11<sup>th</sup> hearing.

### 3. Non-Action

a) First Congregational Church of Winter Park- request for a letter of support from the HPB for their grant for funds from the Florida Division of Historical Resources for restoration and improvements to multiple historic buildings on their campus at 225 S. Interlachen Avenue in the Interlachen Avenue Historic District of Winter Park.

City Architect, Brooks Weiss, explained that he conducted a site visit and building inspection of the property with John Goodpasture, Treasurer and Project Manager of the Building Committee. He stated that the structures are a significant part of the history of Winter Park. Mr. Weiss reviewed the areas of the Sanctuary and multi-purpose building that are in need of restoration and repair. He stated that the Church is asking the Historic Preservation Board and the City Architect to provide them with letters of support of their grant application to the Florida Division of Historical Resources.

The Board and City Architect agreed that letters of support would greatly benefit the church as well as the City. Mr. Weiss will prepare the support letters and present them to the Board for review.

b) 324 N. Interlachen Avenue, the BishopStead home on Lake Osceola- Exterior modifications.

City Architect, Brooks Weiss, gave the staff report. He explained that there are site signs on the property showing the proposed renovations of the 1925 historic home. Mr. Weiss provided a chronology of his contact with the homeowner and contractor. He reminded them of the home's listing on the 2013 Historic Resources Survey. Mr. Weiss spoke with Jason Tisdell of Cardell Construction LLC who stated that they understand the significance of the home and the owners had chosen not to demolish the original home, but to remodel it instead to update it to their needs. Mr. Weiss noted that he and Assistant Director, Kris Stenger (City of Winter Park Building Dept.), would be meeting with Mr. Tisdell when the contractor is ready to submit their final drawings for permit and will update the Board as more information becomes available.

c) 2018 Historic Preservation Awards

Mr. Weiss provided the Board with the categories for the 2018 Historic Preservation Awards. He will updated the Board with the 2018 nominees or each category at the April 11<sup>th</sup> HPB hearing.

4. Adjournment

There was no further business. The meeting adjourned at 11:46 a.m.

The next Historic Preservation Board meeting will be held Wednesday, April 11, 2018 at 9:00 a.m.

Respectfully submitted,  
Kim Breland  
Recording Secretary