



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
October 10, 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: Chuck Bell, Bob Schwejte, Randall Slocum, Ed Sabari, Jason Taft, Phil Wood and John Skolfield. Absent: Laura Armstrong, Staff: City Architect, Brooks Weiss; Planning Director, Bronce Stephenson and Recording Secretary, Kim Breland.

Approval of Minutes:

**Motion made by Phil Wood, seconded by Bob Schwetje, to approve the September 12, 2018 meeting minutes. Motion carried unanimously with a 6-0 vote.**

2. Action Items

- a) **Request for Demolition-** 1471 Highland Road, by Larry and Donna Williams of existing home within the Virginia Heights East Historic District

City Architect, Brooks Weiss, read the staff report. He explained that the request was for the demolition of the existing home at 1471 Highland Road. Mr. Weiss provided the Board with a description of the current home stating that the one-story home is painted 8" masonry units with a shingled low-slope gable roof. Home is of no real architectural significance and seems to be in good condition. The observed abilities to update it into a marketable livable home in the Winter Park market are not seen to be warranted by the new Owners.

Mr. Weiss stated that Staff met with Mr. Williams and visited the site. He explained that Staff had photo-documented the exterior of the site and home and would retain the images. He noted that the owners shared their new Architectural Design Drawings with Staff and their neighbors as required within historic district. It was stated that Staff discussed alternative solutions, as defined by the Historic Preservation Ordinance, to save and adapt the existing home to a new improved home. Lastly, Mr. Weiss explained that the applicant purchased the property without the knowledge that it was located within the Virginia Heights East Historic district and the new home is to be their personal residence.

**STAFF RECOMMENDATION IS FOR APPROVAL**

**Due to the condition and spatial layout of the existing home, 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 a reasonable solution.**

**Allow demolition of the home to make way for a well-scaled new design that seems to blend well enough into the Virginia Heights East Historic District. From reports from the Owner and immediate Neighbor, and Public Notices sent to the Neighbors within a 500' radius, there seems to be no opposition to this design.**

Applicant Larry Williams addressed the Board, he stated that he was seeking approval to demolish the existing home and would answer any questions the Board may have.

The Board heard public comment from Sarah Flynn, 1400 Highland Road, who spoke in favor of the demolition permit.

No one else wished to speak. The public hearing was closed.

The board discussed and agreed with Staff's recommendation.

**Motion made by Bob Schwetje, seconded by John Skolfield to approve a demolition permit for the existing home at 1471 Highland Road, per Staff's recommendations. Motion carried with a 6-0 vote.**

b) **Request for Sign + Funding**- Partin Family Cemetery at 2500 Modac Trail; to appropriately mark this historic site.

City Architect, Brooks Weiss, read the staff report. He reviewed the work that had been done to develop costs for the city to provide a sign for the entry the cemetery including costs for graphics to be created by CoWP Communications Dept., sign frame work by CoWP Parks and Recreation Dept. and sign location.

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

The Board discussed the proposed sign, estimated costs and location. There was an in-depth discussion regarding the cemetery sign as well as upgrading the fence and front gate. The Board requested Staff continue the request so that Staff could compile a list of items/actions that would improve the cemetery along with corresponding costs, if applicable.

**Motion made by John Skolfield, seconded by Bob Schwetje to continue this item to a later HPB meeting, allowing time for Staff to gather more information on upgrading the cemetery. Motion carried with a 6-0 vote.**

c) **COR 18-003** Request by Brad Blum to amend the work approved by HAD 16-006, September 14, 2016.

This item has been tabled by the Applicant until a later HPB meeting date.

### 3. Non-Action

a) **654 West Lyman Avenue** – Restore Winter Park, LLC will be receiving its incentive check for \$25,000.00

b) **2018 Historic Preservation Awards Reception** – October 18 – Capen House – 5:30 p.m. – 7 p.m.

Mr. Weiss reminded the Board of the 2018 HPB Awards reception being held on October 18<sup>th</sup> at Capen House and encouraged the members to attend, if possible.

The next Historic Preservation Board meeting will be held Wednesday, January 9, 2019 at 9:00 a.m.

Respectfully submitted,

Kim Breland

Recording Secretary

Historic Preservation Board