



# Historic Preservation Board Regular Meeting

## Agenda

**November 12, 2025 @ 9:00 AM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

**1. Call to Order**

**2. Consent Agenda**

- a. Approve the minutes of October 8, 2025. 1 minute

**3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. HDA 25-04 Request by Dr. James T. Talbert, Jr. to individually designate his home at 275 North Capen Avenue, built in 1925, zoned R-1A, as a historic resource. 10 minutes
- b. COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District. **Tabled from the October 8, 2025, meeting.** 45 minutes

**5. Action Items**

**6. Non-Action Items**

- a. Discussion item - designating the home at 111 Spring Lane as a historic resource and proposed additions to the front that will require variances 30 minutes

**7. Staff Updates**

- a. Discuss historic preservation marketing plan with Communications Department 30 minutes

**8. Board Comments**

**9. Upcoming Agenda Items**

**10. Adjournment**



# Historic Preservation Board

# agenda item 2.a

**item type**

Consent Agenda

**meeting date**

November 12, 2025

**prepared by**

Mary Jean, Administrative Coordinator IV

**approved by****subject**

Approve the minutes of October 8, 2025.

**motion | recommendation****background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Historic Preservation Board Regular Meeting Minutes



# Historic Preservation Board Regular Meeting Minutes

**October 8, 2025 at 9:00 AM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

John Skolfield, Kelsey Wolfe, Lee Rambeau, Kim Burst Wood, Margie Bridges, Rhett Delaney, Cynde Norris

## **Absent**

None

## **Staff Present**

Director of Planning and Zoning Allison McGillis, Asst. Director of Planning and Zoning/Zoning Official John Harbilas, Planner I Corrinna Lundgren

### **1. Call to Order**

Chairman Skolfield called the meeting order at 9:03 a.m.

### **2. Consent Agenda**

- a. Approve the minutes of September 10, 2025.

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

Motion made by Kelsey Wolfe, seconded by Rhett Delaney, for approval of the September 10, 2025 regular meeting minutes.

The motion carried unanimously by a 7-0 vote.

### **3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

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

### **4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District. **Tabled from the September 10, 2025, meeting.**

Mrs. McGillis provided a summary of the request. She noted that at the September 10th Historic Preservation Board meeting, the Board tabled the request and directed the applicant to explore options of saving one of the buildings, and if that was not possible, to revise the architectural style of the proposed building to match the minimal traditional/Florida vernacular style of the existing apartments. She indicated that since that time, the applicant had created alternate design options for the proposed townhomes to present and discuss with the Board. She also noted that staff had received 32 letters of support for and a petition in favor of the project and 1 letter in opposition to the project.

Staff recommendation was for approval with the following conditions:

- That the applicant shall install a historic marker on-site to commemorate the historical significance of the property, which shall be completed prior to issuance of a Certificate of Occupancy for any new construction on the site.
- That prior to demolition, the applicant must obtain an approved building permit from the City of Winter Park for the property.

The applicant's attorney, Rebecca Wilson of 215 North Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson noted that the applicant's architect, Bob Koch had created a presentation for the Board to address various questions and concerns raised about the request at the last Board meeting.

Bob Koch with Fugleberg Koch Architects at 2555 Temple Trail, Winter Park, FL 32789 addressed the Board. Mr. Koch spoke about the footprint of the original structures on the property, the previous zoning for the lot, parking for the property, the property setbacks, the lack of stormwater management on the property, its location within the Central Business District, and the applicable design standards. He then went on to review the details of the existing buildings on the property as well as the two proposed design options, which included a townhouse configuration. Mr. Koch summarized his discussion by stating that preserving the existing buildings would carry a weight of cost that probably ensures their perpetuation in a subcode standard fashion into the future until such time as that life has been completely exhausted, and what little structural elements remain from the original structure are still worthy of standing the test of their use.

Discussion ensued about renovating the existing buildings, the proposed design options, the possibility of creating a higher capacity residential structure, parking options, what the proposed buildings would be used for, and saving one of the buildings. Discussion also ensued about whether the Board would have the opportunity to comment on future building design if they approved the request for demolition, adhering to the current design standards, and desired architectural style.

**Motion was made by John Skolfield, seconded by Kelsey Wolfe, to table the item to the November 12, 2025 regular meeting, to provide the applicant with the ability to participate in a work session with the Board to discuss design recommendations for the request.**

**The motion carried unanimously by a 7-0 vote.**

- b. COR 25-10. Request by Bryan Stephens to add a one-story accessory dwelling unit and attached carport in the rear of the lot at 1412 Canterbury Road, zoned R-1A, inclusive of a rear and side setback variance, in place of the original structure destroyed by fire.

Mr. Harbilas provided a summary of the request. He noted that all the structures on the property except a shed sit on the south side of the property. He also noted that the applicant wanted to add a small awning on the front of the principal structure over the entry door that was recently replaced with a wood door. He indicated that the property previously had a 400 square foot detached garage that was unfortunately destroyed by a fire. As a result, the applicant wanted to add a 585 square foot accessory dwelling unit with a 400 square foot attached carport in place of the old garage. He added that the carport would match the existing 2.3-foot side setback of the old garage, and the accessory dwelling would have a code-compliant 5-foot side setback and would match the 2.3-foot rear setback of the old garage. He then briefly reviewed the applicant's proposed elevations.

Staff recommendation was for approval.

Discussion ensued about the setbacks for the additions and if the applicant had spoken with the owners of the neighboring properties.

The Board heard from the following resident in favor of the request:

Leslee Mendez of 1354 Buckingham Road, Winter Park, FL 32789.

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

A brief discussion ensued about whether the home was designated historic and the Board's appreciation for the home.

**Motion made by Rhett Delaney, seconded by Lee Rambeau, for approval to add a one-story accessory dwelling unit and attached carport in the rear of the lot at 1412 Canterbury Road, zoned R-1A, inclusive of a rear and side setback variance, in place of the original structure destroyed by fire.**

**The motion carried unanimously by a 7-0 vote.**

**5. Action Items**

**6. Non-Action Items**

- a. Preliminary review of a lot split at 210 Stirling Avenue, zoned R-1AA.

Mrs. McGillis provided a summary of the proposal. She indicated that the applicant was seeking the Board's input on the best option of how to split the lot. She added that the applicant wanted to split the lot because they were looking to downsize. They planned to preserve the existing house and build a smaller house on the southern portion of the lot. Mrs. McGillis noted that the minimum requirements for an R-1AA lot are 100 feet in width and 10,000 square feet of area. She also explained that the applicants had three options for the lot split as described below:

1. A straightforward lot split that would give the new lot 100 feet of width and 10,000 square feet of area. It would divide the existing garage, so it would not be possible for the homeowner's priority to keep the garage as a contributory structure for the existing house.
2. A lot split that would give the new lot 182 feet of width and just over 10,000 square feet of area. One of the two possibilities considered which would accomplish the homeowner's goals.
3. A lot split that would give the new lot 152 feet of width and just over 10,000 square feet of area. One of the two possibilities considered which would accomplish the homeowner's goals.

Mrs. McGillis explained that all three options create a code compliant new lot but require the resultant lot to need a lot width variance but will meet the 10,00 square feet area requirement. She also noted that once created, the lot split would grandfather in the nonconforming setbacks of the existing lot. She then reviewed the options with the Board and noted that option 1 met all the code requirements without the need for variances, but it would impact the pool and the carriage garage house on the western side of the lot.

She then noted that it was not an option the applicant wanted to pursue because they wanted to preserve as much of the existing house as possible. She then indicated that options 2 and 3 cut into the lot a bit more, with option 2 a little bit more pronounced and skinnier than option 3. She added that with options 2 and 3, a portion of the pool deck would be lost and variances would be needed for the setbacks as well as the portion of the new lot that juts out (Oklahoma-like projection) would be unbuildable and perpetual green space. She added that the new home would also need to come before the Board for approval.

Discussion then ensued about whether the property was in a historic district, whether a variance would be needed for the pool or if it would be removed, whether the applicant had a preference for one of the options, the shape of the lot, the dimensions of the lot if it were squared off, clarification of the property lines and lot widths in the different options, where the pool fence would be located, and whether the panhandle of the lot could be eliminated. The reason for the applicant preferring not to demolish the detached garage, the Board's preference regarding density versus having one home on a large lot, drainage issues in the area, whether the applicant had considered an ADU instead, and whether the request met justification for a lot split were also discussed.

Mrs. McGillis indicated that she would share the Board's points of discussion and suggestions with the applicant.

## **7. Staff Updates**

- a. Proposal from KMF Architects for Historic Resource Survey Update

Mrs. McGillis noted that the city's continuing service contracts had been reviewed by staff and KMF Architects was chosen to provide a proposal for an updated historic resource survey for the city. She indicated that KMF Architects were well versed in historical architecture and had been involved in various historical renovation projects. She explained that the proposal was for KMF Architects to review the city's past historic surveys as well as all the properties within the city that could now qualify for historic designation since the last update. She added that the proposal also includes reviewing the historic districts in the city and any structures that were considered non-contributing that maybe today should be looked at as contributing.

Discussion then ensued about including a summary of the number of historic homes that have been demolished and no longer exist, whether the criteria of contributing and non-contributing homes would be referenced, the possibility of certain areas to be expanded into historic districts, and consideration for specific developments of the early 1950s.

The Board unanimously gave their approval of the proposal submitted by KMF Architects for updating the historic resource survey.

## **8. Board Comments**

## **9. Upcoming Agenda Items**

Mrs. McGillis indicated that in June 2026 it will have been 25 years since the city adopted its historic preservation ordinance. She explained that at the Board's next regular meeting, the city's Communication department would be present to discuss the avenues available to educate the public on historical elements and architecture and how to sustain the existing history within the city.

**10. Adjournment**

The meeting adjourned at 11:03 a.m.

ATTEST:

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/s/ Mary Jean, Recording Secretary



# Historic Preservation Board

# agenda item 4.a

**item type**

Public Hearings (Public participation and comment on these matters must be in person.)

**meeting date**

November 12, 2025

**prepared by**

Allison McGillis, Director of Planning and Zoning

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

HDA 25-04 Request by Dr. James T. Talbert, Jr. to individually designate his home at 275 North Capen Avenue, built in 1925, zoned R-1A, as a historic resource.

**motion | recommendation**

Staff recommendation is for approval.

**background**

The property owner, Dr. James T. Talbert, Jr., has requested that his home at 275 North Capen Avenue be added to the Winter Park Register of Historic Places. The house is located in the historic Hannibal Square neighborhood, just south of the Canton and Capen Avenue intersection.

This is a modest wood-frame vernacular home that reflects the mid-20th-century residential character seen in many working and middle-class neighborhoods in Winter Park, including Hannibal Square. The home has a simple gable-front roof, horizontal siding, a raised foundation with lattice skirting, and evenly spaced windows with shutters. Its compact size and shotgun-style layout are typical of the post-war era, when Winter Park was experiencing steady growth. While the bright paint color is a newer update, the structure itself retains its original shape, materials, and key architectural features.

Although the home is not architecturally elaborate or a standout example of a specific design style, its importance comes from representing a once-common housing type that is becoming increasingly rare as redevelopment continues in the area. Keeping homes like this helps tell the story of Winter Park's everyday residential history and preserves the scale and character that make neighborhoods like Hannibal Square unique.

In this case, the home's significance is not that it is grand or architecturally distinguished, but that it reflects the everyday character and development patterns of its era. The residence retains its original architectural integrity, contributing to an understanding of the City's historic working and middle-class neighborhoods and the broader evolution of Winter Park beyond its

more architecturally ornate districts. As such, staff finds this home meets the criteria for inclusion on the Winter Park Register of Historic Places based on its age, integrity, and representation of an increasingly rare historic resource type.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Historic Desig App - 275 N Capen Ave
2. Aerial Map
3. Location Map
4. Front View 1
5. Front View 2



**City of Winter Park  
 Planning & Zoning Department  
 401 Park Avenue, South  
 Winter Park, Florida 32789  
 407-599-3440**

**City of Winter Park Historic Designation Application**

275 North Capen Avenue, Winter Park, FL 32789

1. \_\_\_\_\_  
 Building address  
 Dr. James T. Talbert, Jr. 2088 Lake Marion Drive, Apopka, FL 32712 (407) 325-6804

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Owner's name(s) Address Telephone  
 jtalbert8@cfl.rr.com \_\_\_\_\_ \_\_\_\_\_

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E-mail Address

2. I, Dr. James T. Talbert, Jr., as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

James T. Talbert, Jr.  
 Owner's Signature

10/9/2025  
 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.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: \_\_\_\_\_

HPC Meeting: \_\_\_\_\_

Case File No.: \_\_\_\_\_

Florida Master Site File No.: QR-\_\_\_\_\_

Local Historic Landmark

Local Historic Resource

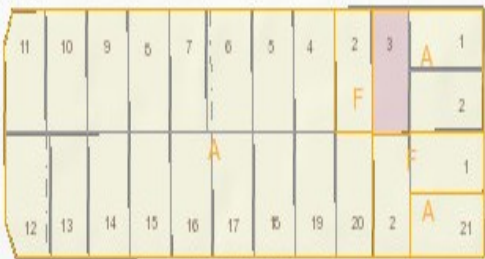
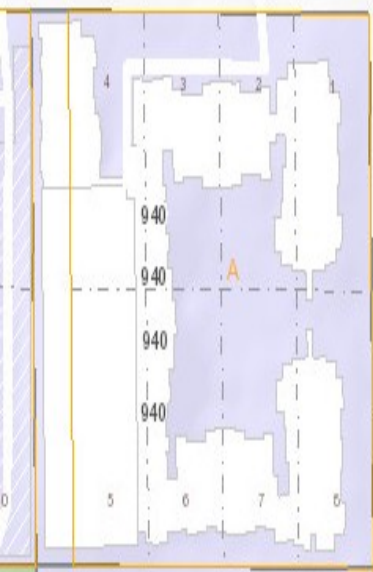




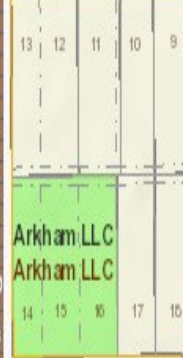
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W Canton Ave

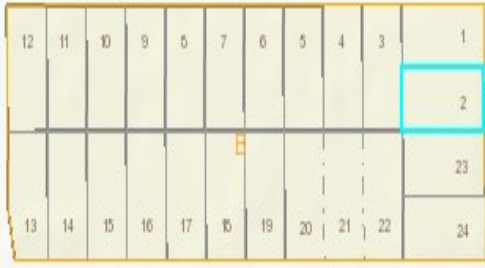


W Canton Ave

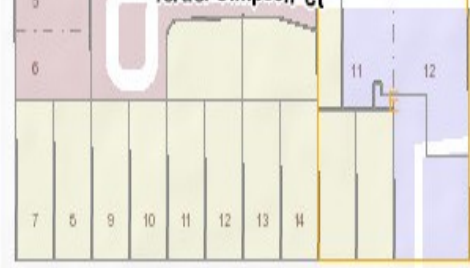


N Pennsylvania Ave

English Ct



Israel Simpson Ct



Symonds Ave



W Morse Blvd



W Morse Blvd





**NOTICE**  
The applicant, Debra A. Hill,  
Planning & Zoning Board  
to consider this application for CD  
Call at 925.2004.8318  
on the following property 275.7  
ACCESS PUBLIC HEARING INFO AT  
CITYOFWINTERPARK.ORG/OPM





**item type**

Public Hearings (Public participation and comment on these matters must be in person.)

**meeting date**

November 12, 2025

**prepared by**

Allison McGillis, Director of Planning and Zoning

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

COR 25-07. Request by El Cortez, Ltd. to demolish the buildings located at 210 E Morse Boulevard, zoned R-4, which are listed as 'contributing' structures in the Interlachen Avenue National Register District. **Tabled from the October 8, 2025, meeting.**

**motion | recommendation**

**background**

At the October 8, 2025 meeting, HPB tabled this request and scheduled a work session for October 15, 2025 to discuss changes to the architecture of the proposed townhomes. Since that time, the applicant has provided the attached alternate design options for the proposed townhomes based on the feedback from HPB, and has reduced the unit count from 6 to 5 units and incorporated the middle step-back as discussed at the work session. Below is a summary of the changes. Also attached is the feedback from the HPB members that sent in emails to staff between the work session and the publishing of the packet, as requested by the Board.

1. The total unit count has been reduced from 6 to 5 to invite some site plan relief that could allow an articulation of the flush facade as presented.
2. Using a pair of duplex on either end with a single recessed unit in the center, the site study seeks to mirror the three part composition of the existing building and to provide a staggered face (8') in the center allowing for a small garden feature at midpoint on the frontage. This garden feature also allows some tree forms to be within the garden, that overtime would further interrupt the continuous flush alignment it replaces.
3. The ceiling heights of the units are adjusted using 8' on the garage level, 10' on the main level, and 9' on the upper level to moderate the vertical scale of the structure.
4. Roof slopes have been reduced to slopes indicative of most of the imagery brought forward by board members, while using a hip roof profile with longer overhangs consistent with southern Spanish/Moorish/Mediterranean influences from the revival period of the late 1800's to the early 1900's

5. Small balconies at the indented center unit are proposed to add feature to the central dwelling.
6. Windows are retained with vertical dimensional prominence.
7. Doors are more richly featured with raised relief characteristic of custom door works.
8. Railings are proposed to be richly detailed for stoops and balcony elements.

**Background From the September 10th Staff Report:**

The applicant is requesting approval to demolish the existing three-story multifamily buildings located at 210 East Morse Boulevard, zoned R-4, which is a contributing structure within the Interlachen Avenue National Register Historic District. This request is being submitted in advance of a forthcoming Conditional Use application for the redevelopment of the site, which is proposed to include a series of townhomes fronting Morse Boulevard and a synagogue at the rear of the property facing Knowles Avenue.

The buildings are known today as the El Cortez apartments but were originally constructed in 1922 and were known as the Boulevard Apartments. The buildings were developed as upscale apartments, at the time, to meet the growing demand for downtown residential accommodations near Park Avenue and Rollins College. Over the years, the property underwent several ownership and name changes, eventually becoming known as the El Cortez Apartments in 1928. The buildings are historically significant for its association with Winter Park's early 20th-century development, its prominent past residents, and its overall influence within the fabric of the historic district.

The structures are listed as 'contributing' to the Interlachen Avenue National Register Historic District. It reflects the residential expansion and urbanization of Winter Park in the 1920s, a period marked by increased demand for downtown housing during the Florida land boom. The buildings have housed professionals, educators, and business leaders, including figures associated with Rollins College and local commerce.

While demolition of 'contributing' structures in historic districts is discouraged, the Historic Preservation Ordinance allows for removal when it is determined that preservation is not feasible and/or the loss can be mitigated in a meaningful way. The applicant has provided the attached documentation to support their request. They state that while the buildings are of frame vernacular style, they have been significantly altered over time, with no original exterior materials or features remaining. The applicant states that the structures lack architectural significance and no longer retain historical integrity. The proposed redevelopment includes reducing the residential density by replacing the apartments with townhomes along Morse Boulevard and a synagogue fronting Knowles Avenue.

Given the structure's current condition and the proposed redevelopment, staff acknowledges the potential for change in this area. Furthermore, this is one of the last remaining R-4 zoned properties that has the opportunity to redevelop. To mitigate the loss of this historically significant resource, staff recommends installation of a permanent on-site historic marker that commemorates the building's legacy and its contribution to the district and its role in Winter Park's early 20th-century residential development.

Furthermore, the applicant's next step will be to seek Conditional Use approval to redevelop

the property with townhomes fronting Morse Boulevard and a synagogue located at the rear of the site. Attached elevations illustrate the proposed design. To ensure that demolition does not occur prematurely, particularly in the event the redevelopment is not approved or the project shifts direction, the applicant has agreed to a condition requiring that no demolition take place until a building permit has been issued by the City of Winter Park.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. c2-008
2. c2-011
3. c2-012
4. c2-013
5. UPDATED PLAN AND ELEVATION STUDY TOWNHOUSE UNITS 10.20.25 (002)
6. John Skolfield notes
7. Re\_ [EXTERNAL] Updated El Cortez Elevations (2) - Skolfield (2)
8. Kim Burst Wood notes
9. Cynde Norris - HPB Spanish Med. features 10.15.25
10. Re\_ [EXTERNAL] Updated El Cortez Elevations - Cynde (2)

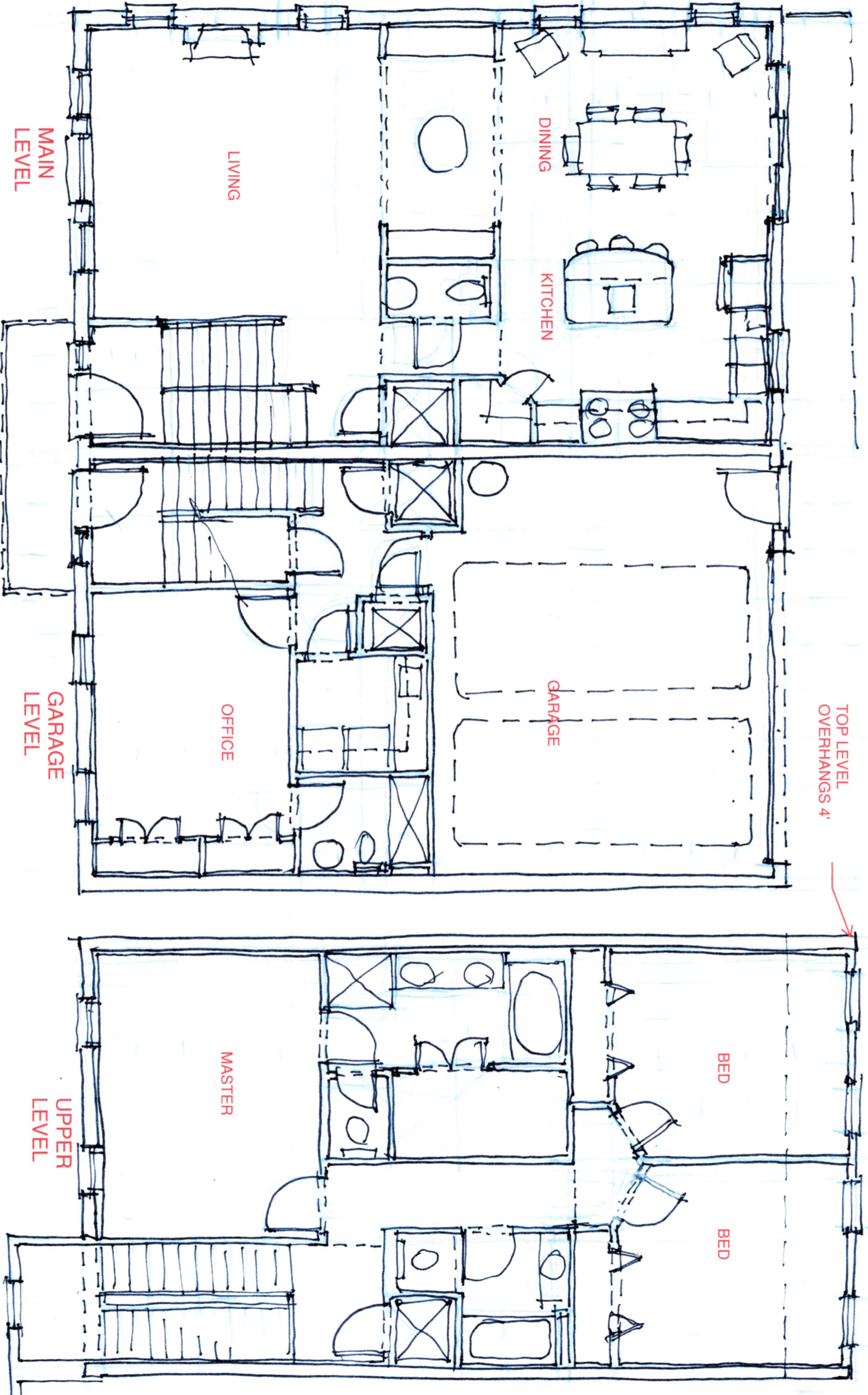


CENTRAL PARK  
INVITING DISTRICT  
A new, exciting development in the heart of the city, Central Park Inviting District offers a mix of residential and commercial spaces. The district is designed to be a vibrant, walkable community with a mix of housing types, from single-family homes to multi-unit buildings. The architecture is inspired by the region's rich history and culture, featuring classic Mediterranean and Spanish styles. The district is surrounded by parks, schools, and shopping, making it an ideal location for anyone looking for a convenient and stylish lifestyle.

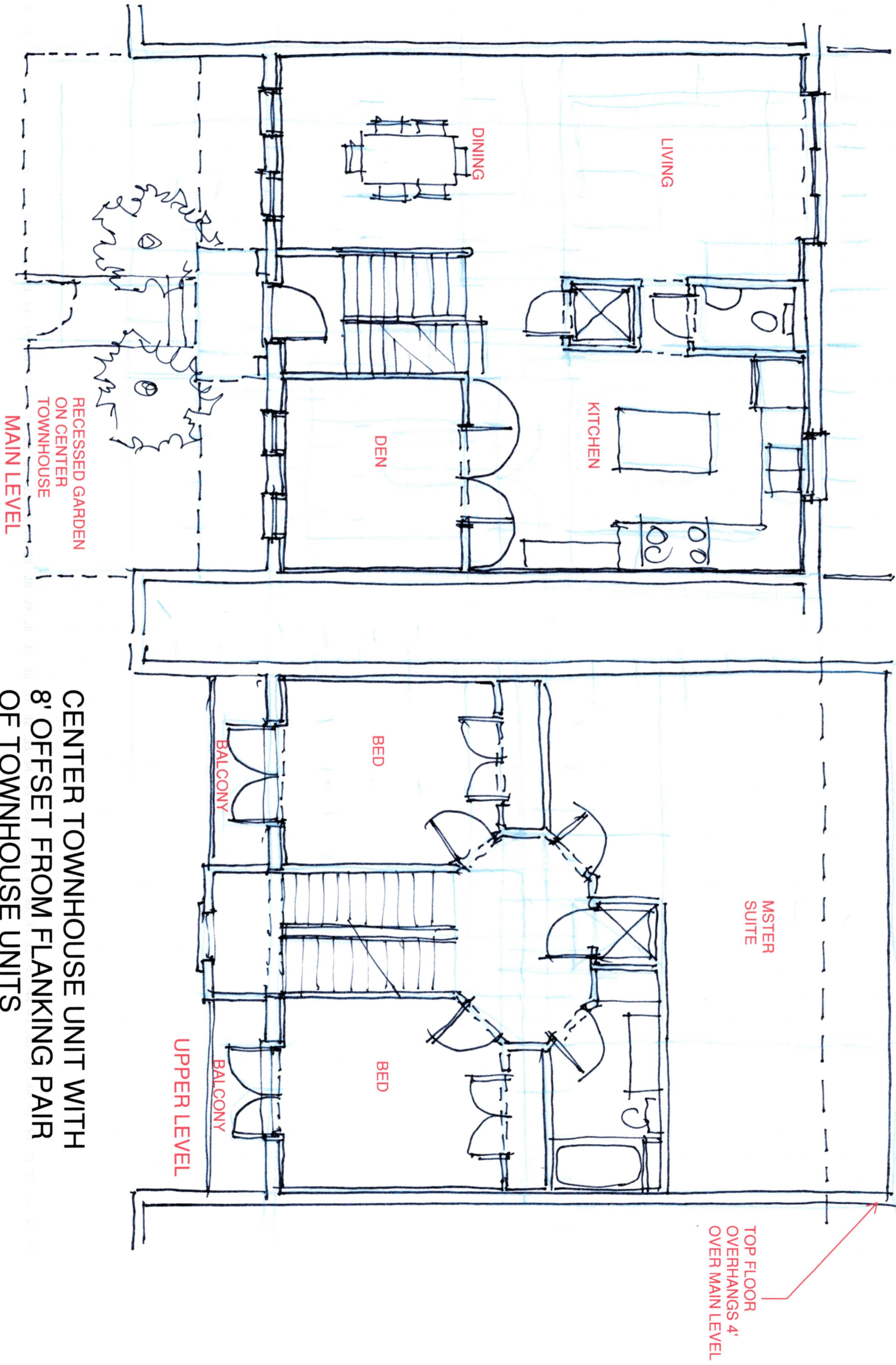




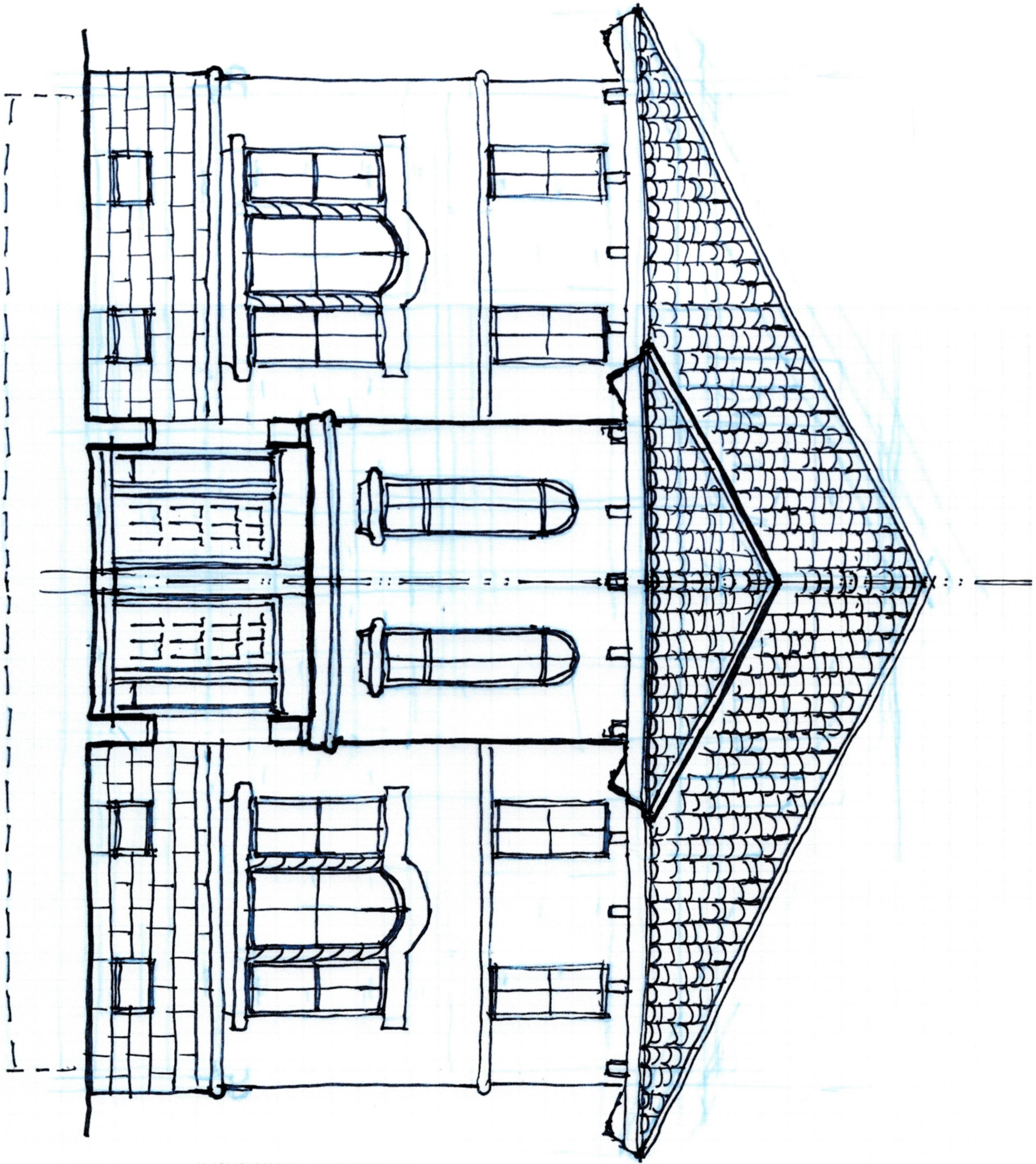




ENDCAP TOWNHOUSE UNIT

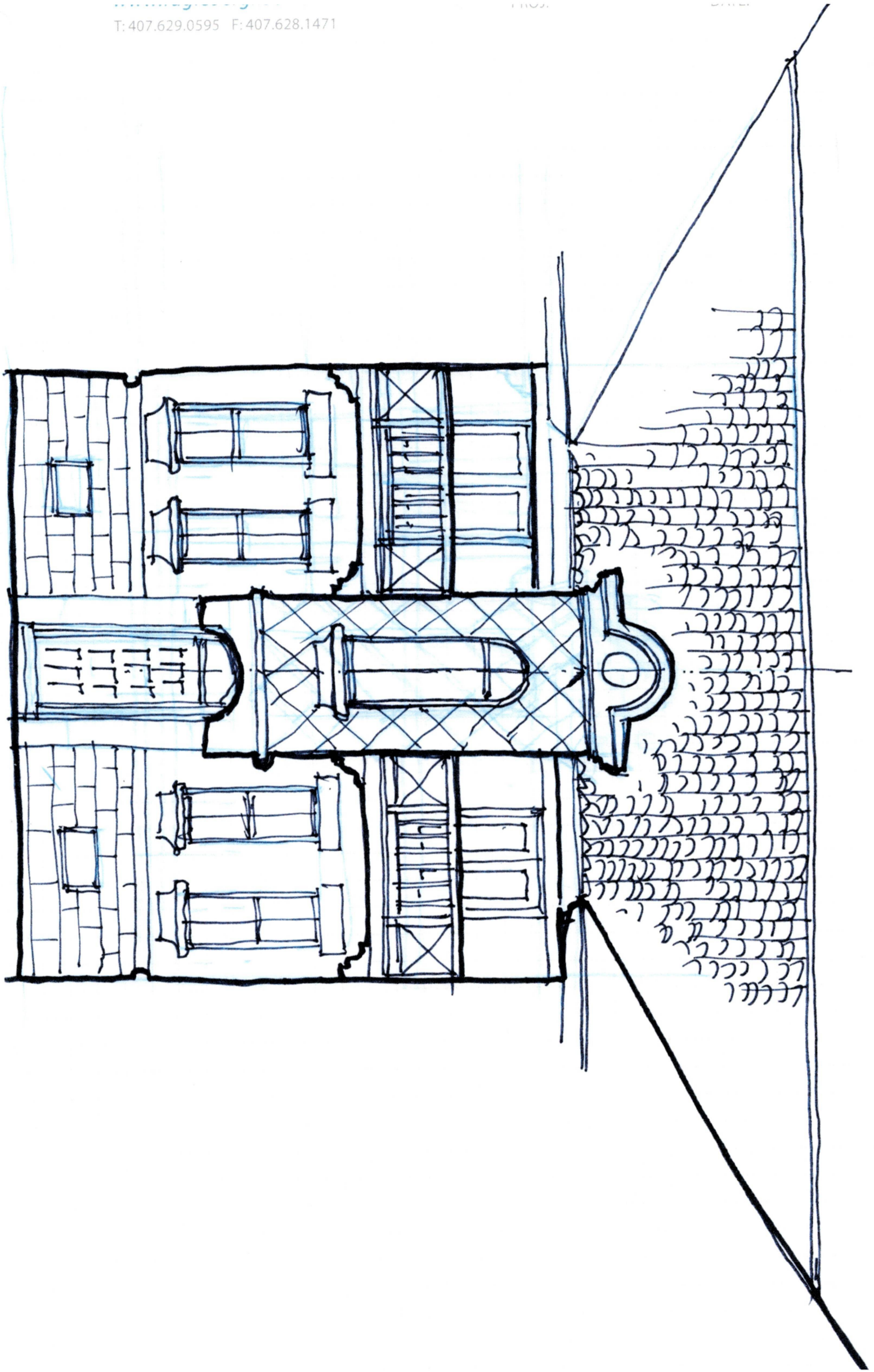


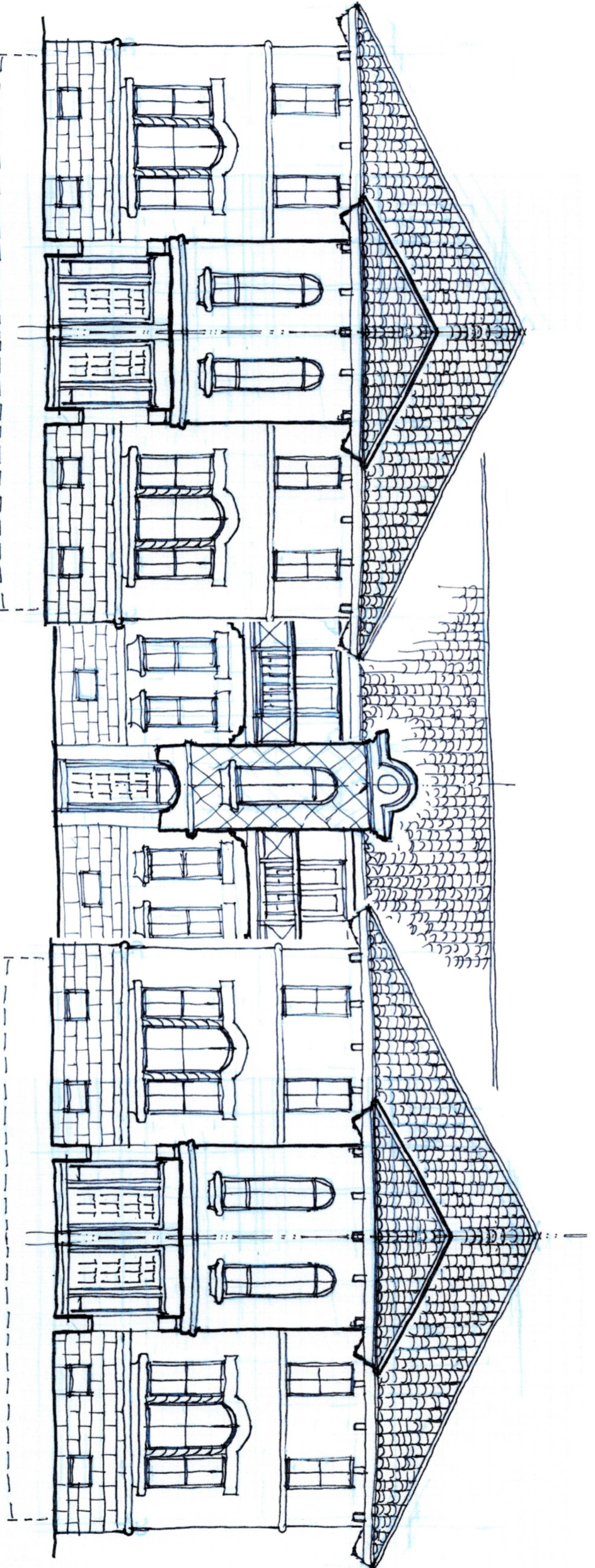
CENTER TOWNHOUSE UNIT WITH  
 8' OFFSET FROM FLANKING PAIR  
 OF TOWNHOUSE UNITS



ENLARGED ELEVATION OF  
ENDCAP TOWNHOUSE UNIT

ENLARGED ELEVATION OF  
CENTER TOWNHOUSE UNITS





COMPOSITE MASSING STUDY

**From:** [John Skolfield](#)  
**To:** [Allison McGillis](#)  
**Subject:** [EXTERNAL] El Cortez  
**Date:** Wednesday, October 15, 2025 3:07:24 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Allison,

This was a fruitful and worthwhile workshop I believe. Perhaps we can help the applicant out if you let them know we're seeking input from each board member individually on the following subjects. If they have any other areas we should include we'll be happy to do so. Also, Cyndi might have some suggestions as well.

Please forward individually or as you see fit.

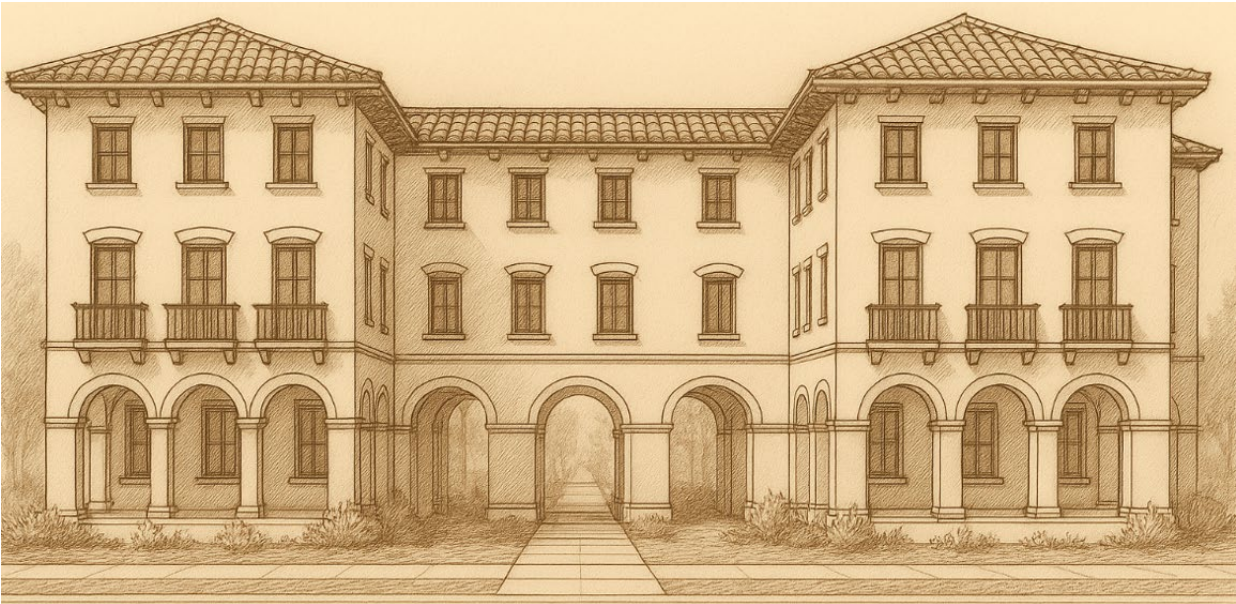
Thx

Jts

- Stucco texture: Should we require replicating a stucco texture from years past in lieu of the standard "sand finish." Should we include a picture of some old stucco texture from the 1920's and require this be a part of any approval?
- Windows: Window product, style, muntin sizes, glazing profile, etc., should be provided prior to approval or be brought back before the board for approval.
- Eve detail: Should we require clear detail and drawings of the eve details with material call outs.
- Thick walls: Should we require some elements where this is presented? Similar to much of Rollins.
- Window placements: Should we require drawings showing how the window installation are set back some like a traditional application.
- Roof: Should we be concerned about this? Way up in the air and hardly noticeable but from a distance it will be able to be seen. Possibly exposed mortar, cap and pan clay?
- Metals: Should we require Copper for all accessories, gutters, eve metal, flashing, etc.
- Cast stonework. Should we require detailed shop drawings
- Shape: Considering the magical ease of generating renderings with AI, should we requests several options, two buildings separate, gap and archway between, more articulation, etc.?

Below is just a sample of ChatGPT generation with only about 4 prompts and 15 minutes. One can design to any vision easily "readable" renderings this way. I'm not saying this is a good design for our application, just an example of the possibilities

John



Skolfield Homes, LLC.

I start with the premise that the function of leadership is to produce more leaders, not followers. “Ralph Nader ”

[Skolfield Electrical Services](#)

[Home Repair Division](#)

John T. Skolfield III  
Managing member  
Skolfield Homes LLC  
office 407-647-7730  
mobile 321-228-3990

**From:** [John Skolfield](#)  
**To:** [Allison McGillis](#)  
**Subject:** Re: [EXTERNAL] Updated El Cortez Elevations  
**Date:** Thursday, October 23, 2025 9:35:44 AM

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Good morning Allison,

Thank you for forwarding this. I think the applicant has done a great job of both listening to us and creating a very pleasing design.

The general concept, the height controls, the relief on the front, the architectural style, the reduction of units down to five, etc., all seem to both indicate that the applicant heard and listened to our concerns, and has come up with creative solutions.

At this stage, there's no way to know or dictate quality finishes. We have to assume that there will be great care in specifying authentic products.

Thank you very much. Let me know if you are the applicant. Have any questions I can help with.

Jon.

Sent from my iPhone

> On Oct 22, 2025, at 8:40 AM, Allison McGillis <[amcgillis@cityofwinterpark.org](mailto:amcgillis@cityofwinterpark.org)> wrote:

>

> To All:

>

> Please see attached the updated elevations for the proposed El Cortez townhomes and commentary from the architect. Send me any feedback you'd like me to give to the applicant team.

>

> Thank you!

>

>

> [cid:image001.jpg@01DC432E.FA174D60]

>

> City of Winter Park

> 401 Park Ave. South

> Winter Park, FL. 32789

> [cityofwinterpark.org](http://cityofwinterpark.org)<<http://cityofwinterpark.org/>>

>

> Allison McGillis AICP

> Director

> Planning & Zoning

>

> 407.599.3665

>

> [Title: Facebook]<<http://cityofwinterpark.org/facebook>> [Title: Twitter] <<http://cityofwinterpark.org/twitter>>

[cid:image004.png@01DC432E.FA174D60] <<https://cityofwinterpark.org/instagram>> [Title: Vimeo]

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## Maurice E. Kressly (1885–1963)

**Architectural Style:** Mediterranean Revival, Spanish Colonial, and Art Deco influences

**Legacy:** Helped shape the architectural character of Winter Park and Orlando during Florida’s 1920s land boom and beyond.

---

### Biography and Career Highlights

- **Early Life:** Born in Pennsylvania in 1885, Kressly trained in architecture and engineering before moving south in the early 1920s, during Florida’s great real estate boom.
  - **Arrival in Florida:** By 1924, he had settled in **Orlando/Winter Park**, where his work quickly became synonymous with Mediterranean and Spanish Revival design.
  - **Notable Collaborations:** He was associated with **James Gamble Rogers II** and other leading Central Florida architects who were inspired by Addison Mizner’s Palm Beach work. Together, they adapted Mizner’s grand Palm Beach style for **Winter Park’s lakeside estates**—more intimate but equally romantic.
- 

### Signature Architectural Elements

Kressly’s homes reflect the **Spanish Moorish and Mediterranean Revival vocabulary**, but always with his own restraint and artistry. Key features include:

- Stucco exteriors with **deeply recessed archways** and **arched loggias**
- **Red clay barrel-tile roofs** and **ornamental wrought iron balconies**
- **Courtyards and terraces** designed for indoor–outdoor living
- **Wood-beamed ceilings, pebble-dash stucco,** and hand-painted **tile insets** around doors and stairways
- Occasional **towers, parapets, or corner turrets** adding vertical interest
- Fine **symmetry balanced with handcrafted irregularity**, giving each home warmth and individuality

He often designed around **natural light and breezes**, a reflection of both Mediterranean sensibility and Florida climate.

---

### Notable Works

- **Annie Russell Theatre** at Rollins College (1932): A Mediterranean Revival gem with classic stucco façade and arched entry arcade—still in use today.
  - **Residential Estates in Winter Park:**
    - Along **Via Tuscany, Interlachen Avenue, and Lake Maitland**—homes showcasing courtyards, tile roofs, and arched windows that echo Mizner’s Palm Beach aesthetic.
    - Several still stand and are celebrated for their craftsmanship and historic integrity.
  - **Downtown Orlando Residences** and small commercial buildings with **Spanish Baroque detailing**.
- 

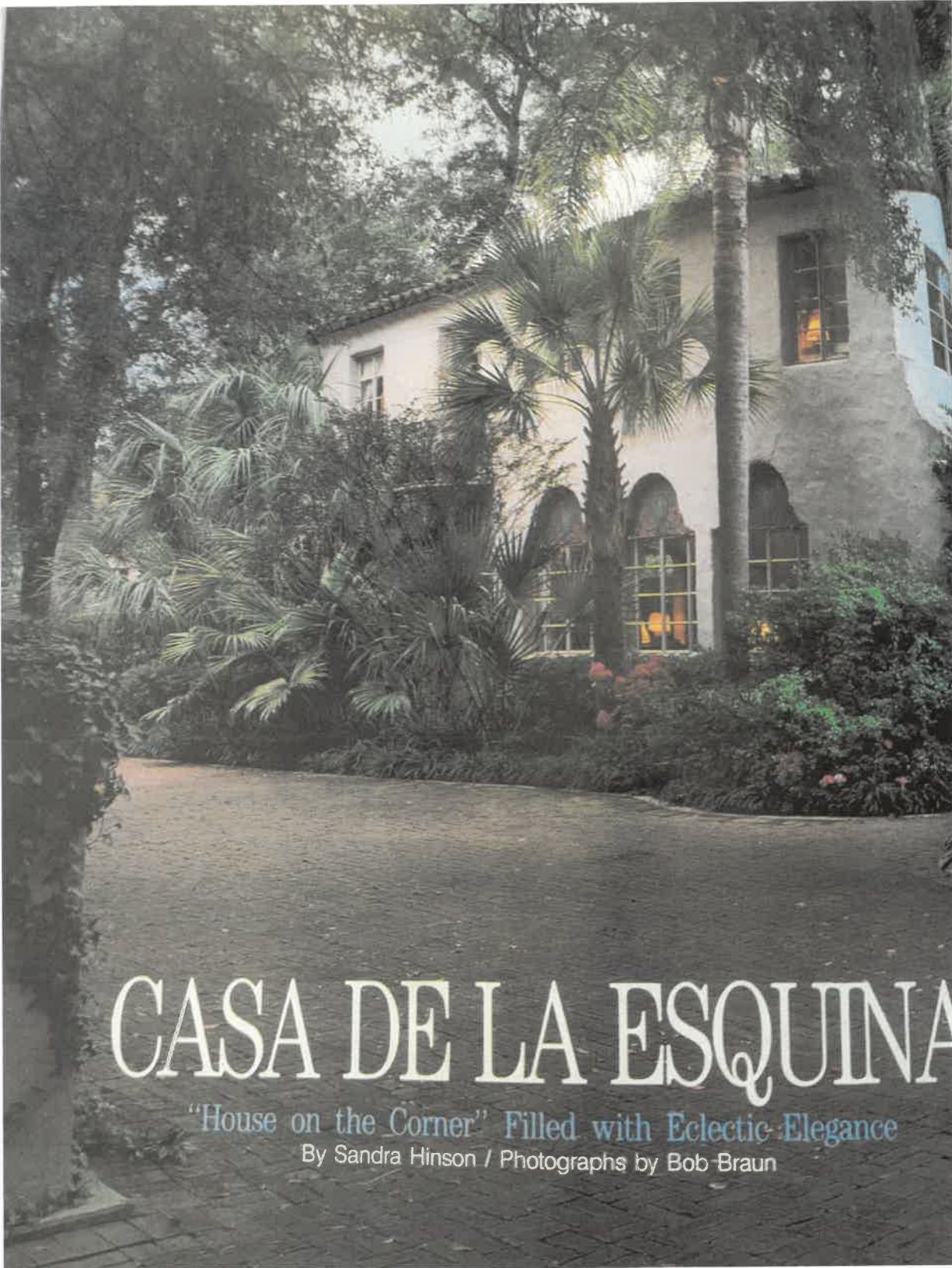
### Influence and Legacy

Maurice Kressly was among the architects who **brought the Addison Mizner style inland**, adapting Mediterranean and Moorish design principles to Central Florida’s lakes and gardens. His buildings helped define the character of **Winter Park’s historic neighborhoods**, particularly those developed between 1925 and 1935.

Today, homes attributed to Kressly are **highly prized for their architectural authenticity**, with their red tile roofs, stucco walls, courtyards, and wrought iron balconies symbolizing a **Golden Age of Florida architecture**.







# CASA DE LA ESQUINA

"House on the Corner" Filled with Eclectic Elegance

By Sandra Hinson / Photographs by Bob Braun











## **Hallmarks of Spanish/Mediterranean/Moorish Architecture**

### Massing and Elevations:

- Usually side or cross gabled roof with one prominent front facing gable
- Symmetrical massing with asymmetrical features
- Shaped parapets
- One or more prominent arches
- Smooth to light texture stucco cladding
- No stucco or foam banding
- Cast stone entry door surrounds
- Cantilevered balconies with shaped corbels beneath
- Brick paved courtyards with water features, sometimes tile clad

### Roofs:

- Low pitched roofs with little or no eave (4:12, 5:12 pitch)
- Differing roof bearing heights and not just singular roof plane
- Red clay barrel tile finish
- Exposed shaped rafter tails in the case of projecting eaves, usually stained or dark in color

### Windows:

- Casement with true divided lights; usually bronze
- Inset windows with stucco wrapped to window frame - no exterior window casing
- Usually one main large window grouping of (3) equal width arched top casement windows, sometimes with cable-fluted columns between
- Ornamental ironwork grills over select windows
- Quatrefoil or round windows - inset

### Doors:

- Deep set main door usually heavy wood paneled, sometimes arched with small rectangular glazing
- Wrought iron door hardware, including hinges, locks, knockers, key plates and escutcheons

### Miscellaneous:

- Decorative clay tile vents at upper portion of gable end
- Street vents - wrought iron grills or plaster lattice vents
- Stair railing - wrought iron, graceful or romantic in shape and style vs. typical aluminum rail and straight pickets
- Handpainted clay tile accents, especially at staircase risers

### Noted architects during this era of this style:

- George Washington Smith
- Julia Morgan
- Addison Mizner

**From:** [Cynde Norris](#)  
**To:** [Allison McGillis](#)  
**Subject:** Re: [EXTERNAL] Updated El Cortez Elevations  
**Date:** Thursday, October 23, 2025 4:05:05 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

---

Allison -

This massing is more in keeping with historical structures and more pleasing to the eye. A few features I think should be explored:

1. Designing the roof so that all the fascia lines are not the same and don't line up. For instance, giving a higher heel height to the hip roofs over the staircases on the end units and possibly adding trim at the eave/wall intersection (frieze board) to give these entry/stair features a bit more prominence and a little more vertical articulation.
2. I don't find many examples of headers over windows unless they are ornate cast stone or simple wood headers used in more mission style. There should be no stucco banding (not sure what material was intended here)
3. In the historical structures there were more divided lights in each window vs. the more contemporary 2 over 2 as shown.

Cynde

On Wed, Oct 22, 2025 at 8:37 AM Allison McGillis <[amcgillis@cityofwinterpark.org](mailto:amcgillis@cityofwinterpark.org)> wrote:

To All:

Please see attached the updated elevations for the proposed El Cortez townhomes and commentary from the architect. Send me any feedback you'd like me to give to the applicant team.

Thank you!

 <p>City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 <a href="http://cityofwinterpark.org">cityofwinterpark.org</a></p>	<p><b>Allison McGillis</b> AICP Director Planning &amp; Zoning 407.599.3665</p>
--	---



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## Cynde Norris

CEO & Principal Designer

**McCain Norris Design**

407-620-5573

[Mccainnorrisdesign.com](http://Mccainnorrisdesign.com)

[cynde@mccainnorrisdesign.com](mailto:cynde@mccainnorrisdesign.com)



# Historic Preservation Board

# agenda item 6.a

## item type

Non-Action Items

## meeting date

November 12, 2025

## prepared by

Allison McGillis, Director of Planning and Zoning

## approved by

Allison McGillis, Director of Planning and Zoning

## subject

Discussion item - designating the home at 111 Spring Lane as a historic resource and proposed additions to the front that will require variances

## motion | recommendation

## background

## alternatives | other considerations

## fiscal impact

## attachments

1. IMG\_5920 - existing home
2. IMG\_5923 - existing home
3. IMG\_5925 - existing home
4. IMG\_5917 - existing home
5. IMG\_5921 - existing home
6. IMG\_6038 - inspiration image
7. IMG\_6039 - inspiration image
8. IMG\_5936 - inspiration image
9. IMG\_6035 - inspiration image
10. Addition\_plan\_Wildeman\_10\_23\_25
11. Front\_Elevation\_Wildeman\_10\_23\_25
12. pool\_backyard
13. Siteplan\_Wildeman10\_23\_25

14. survey\_111Spring
15. 1957\_deed









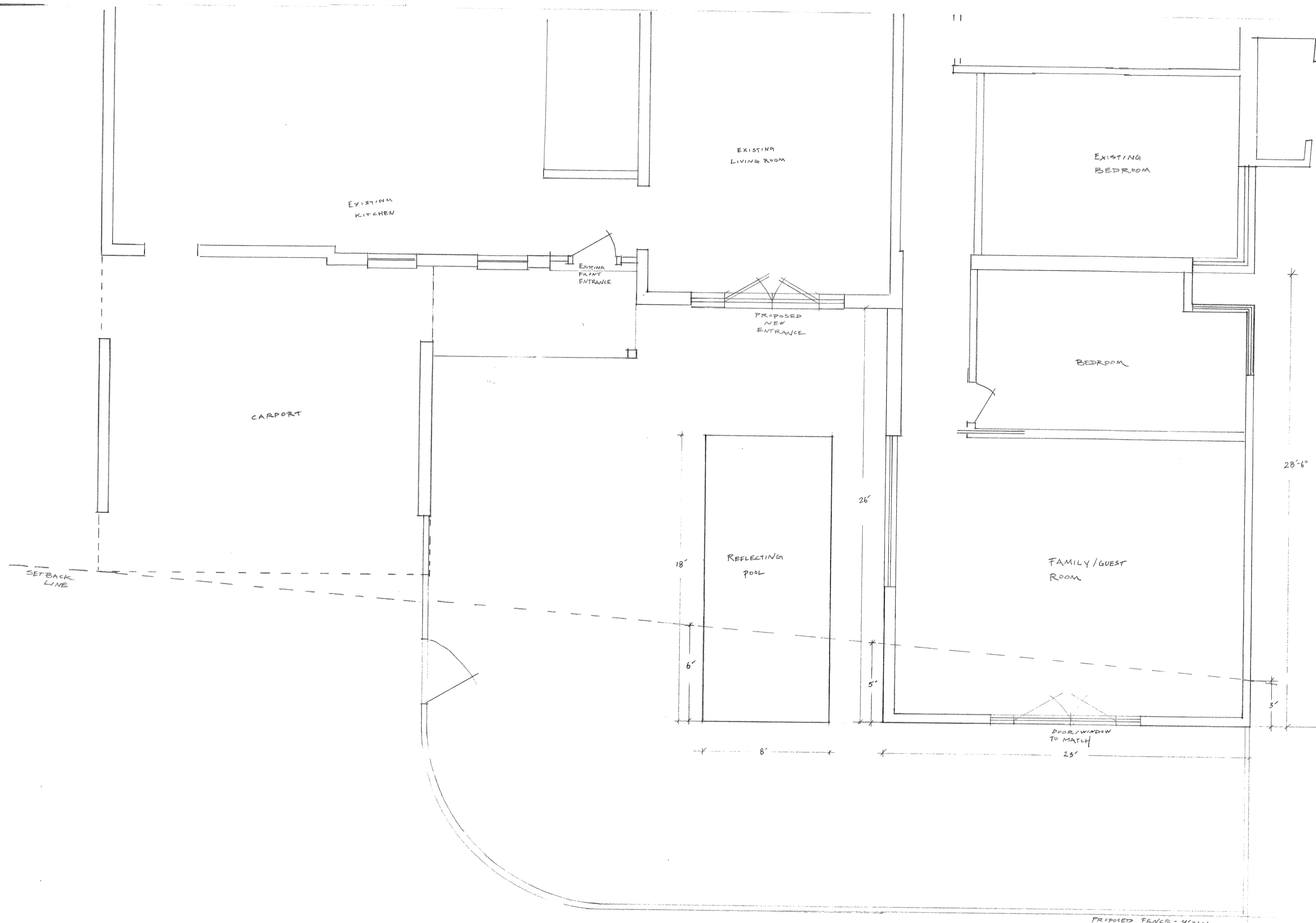




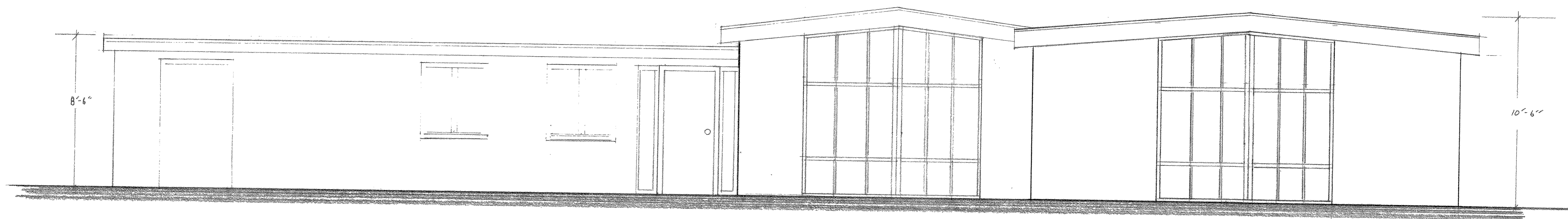




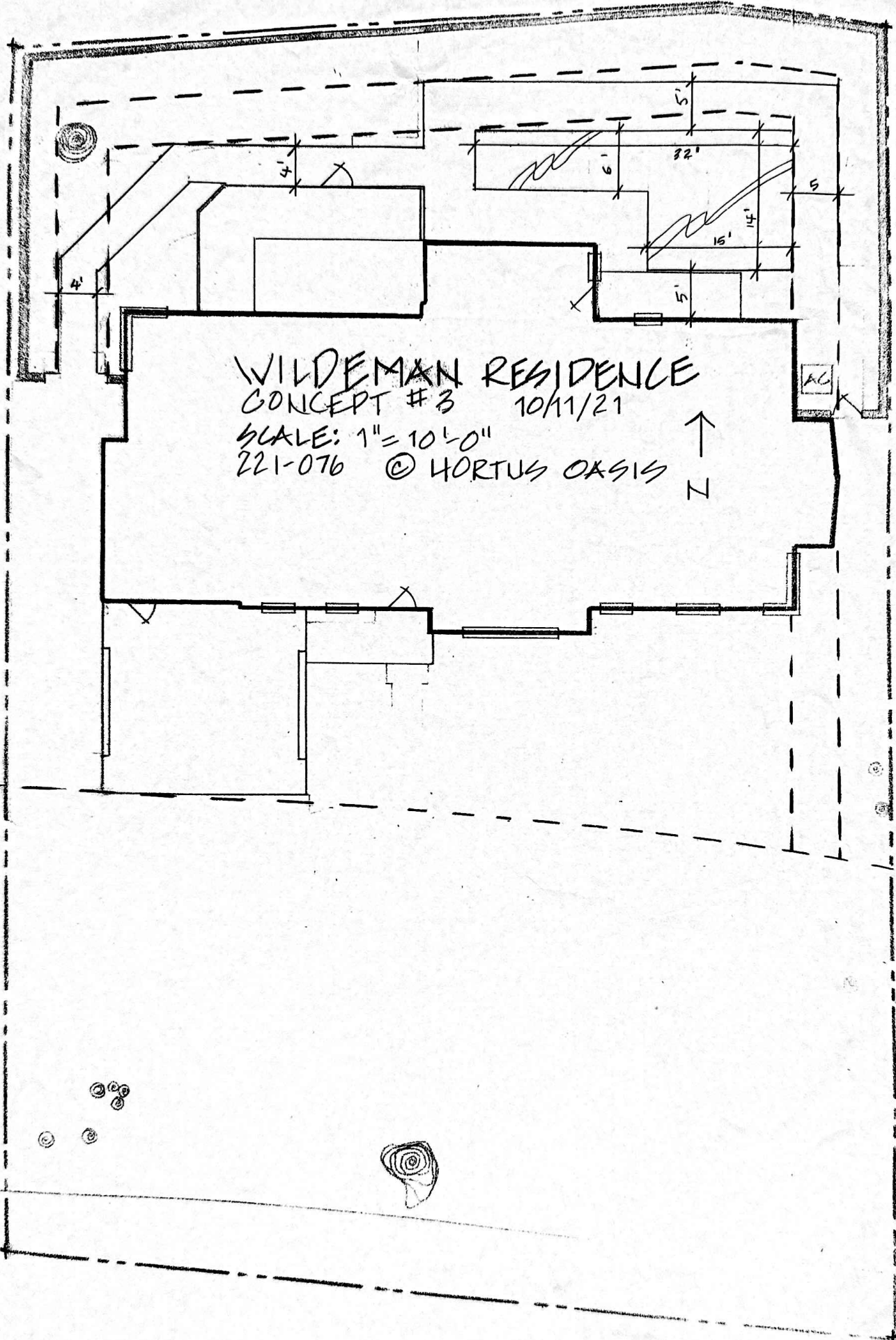




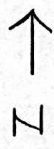
WILDEMAN ADDITION PLAN: 644 SF  
 SCALE: 1/4" = 1'-0"  
 BAUMHAUS STUDIO LLC

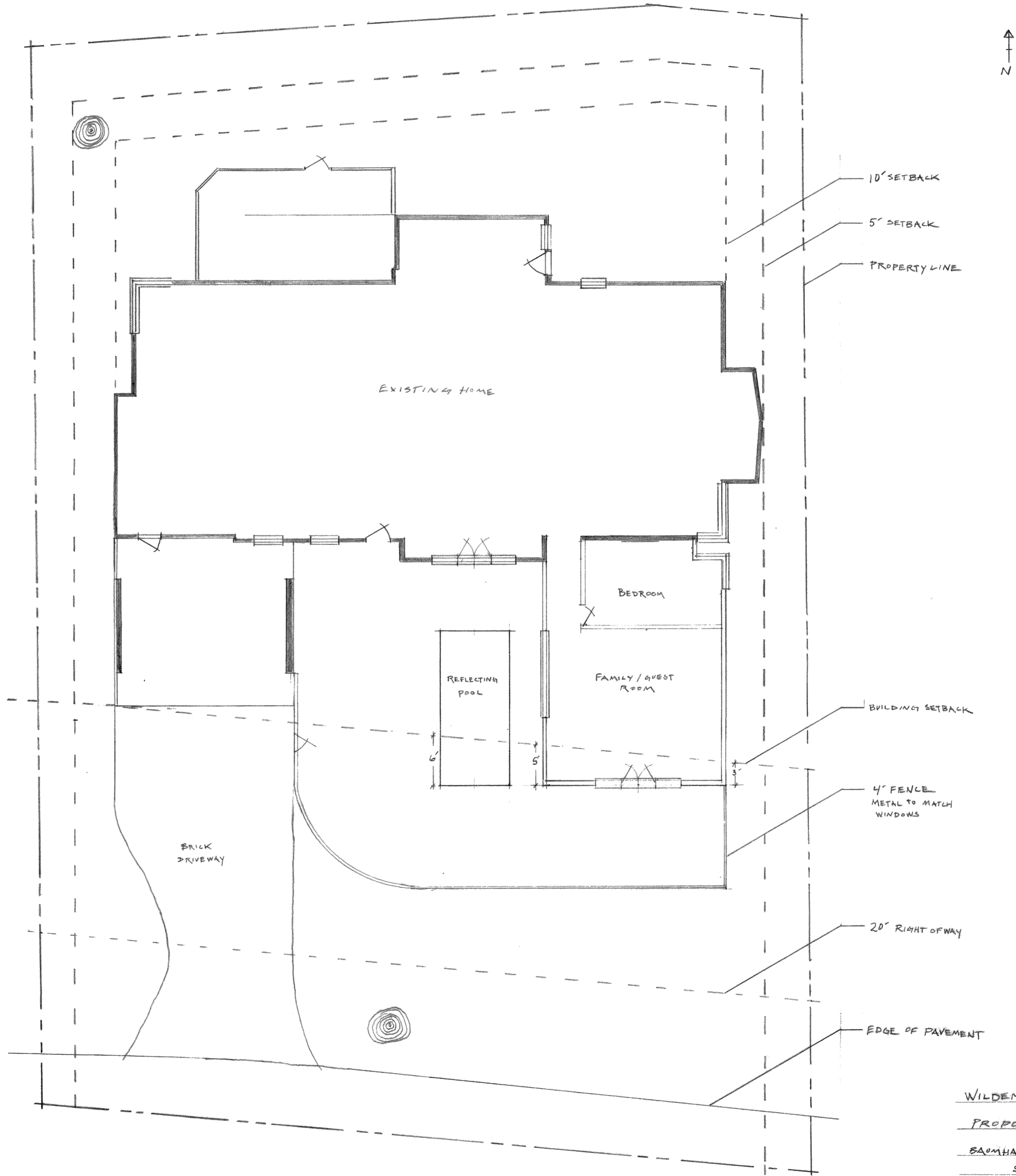


FRONT ELEVATION W/ ADDITION  
WILDEMAN RESIDENCE  
BAUMHAUS STUDIO LLC  
SCALE: 1/4" = 1'-0"



WILDEMAN RESIDENCE  
CONCEPT #3 10/11/21  
SCALE: 1" = 10'-0"  
221-076 © HORTUS OASIS





WILDEMAN RESIDENCE  
 PROPOSED ADDITION  
 SAUMHAYS STUDIO LLC  
 SCALE: 1" = 10'-0"

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6. PROPERTY HEREON LOCATED IN ZONE " X " PER F.I.R.M. MAP PANEL NO. 12095C 0255 F DATED 09-25-09.
7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.

**Boundary  
And  
Mapping  
Associates, Inc.**

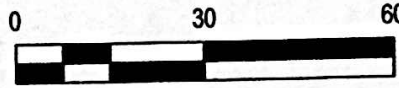
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LB 4565



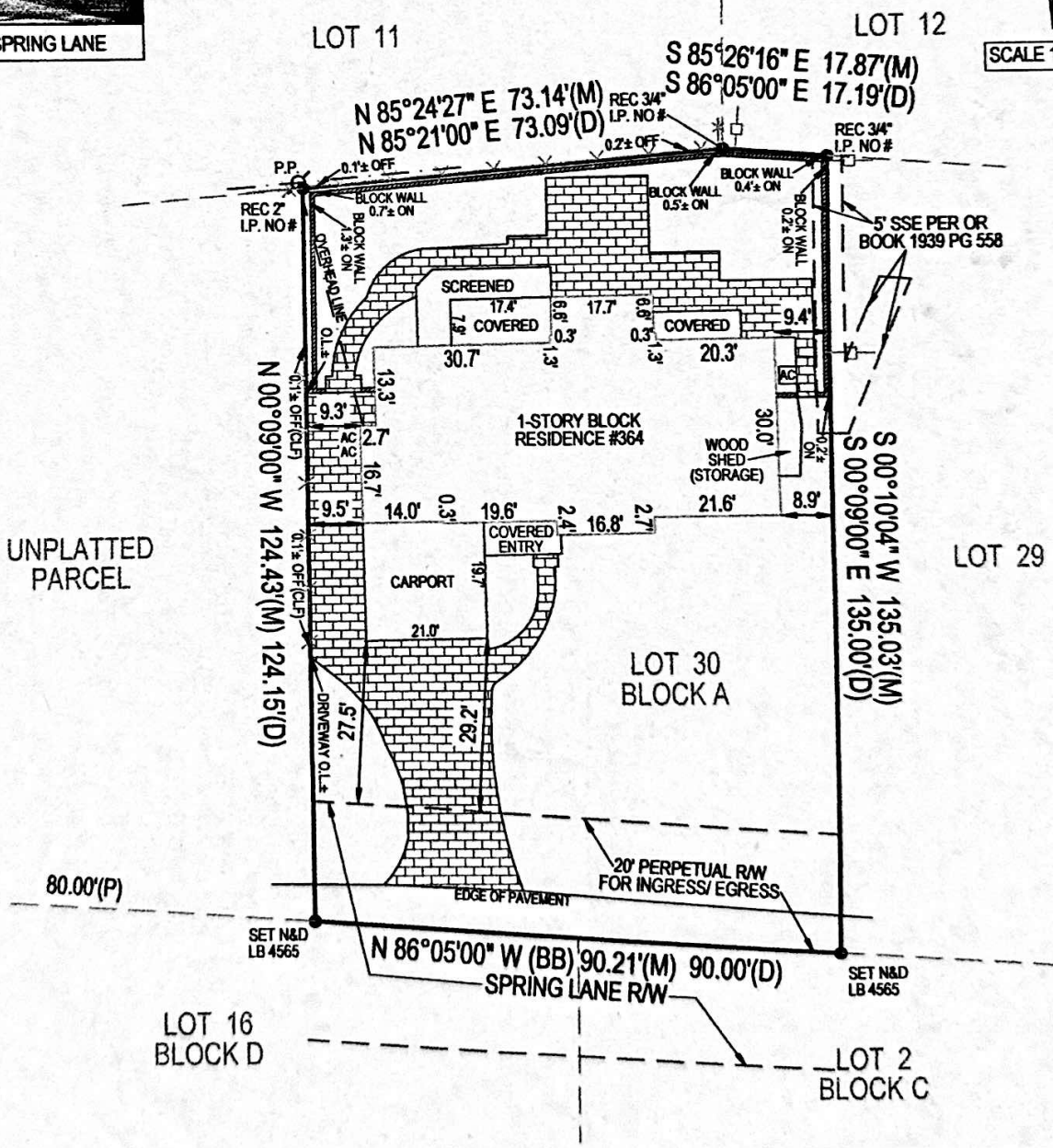
109 WEST ORANGE STREET  
ALTAMONTE SPRINGS, FL  
32714  
PH. (407) 696-1155



Property Address: 111 SPRING LANE



SCALE 1" = 30'



DESCRIPTION: LOT 30, BLOCK A, THE RIPPLES ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN DEED BOOK 900, PAGE(S) 647 THROUGH 649, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PORTION OF SPRING LANE LYING ADJACENT THERETO ON THE SOUTH SIDE TO THE CENTER OF SAID STREET. SUBJECT TO A PERPETUAL RIGHT OF WAY FOR INGRESS AND EGRESS OF THE PUBLIC OVER SAID STREET, TO EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

WARRANTY DEED

THIS WARRANTY DEED Made the <sup>46</sup>10 day of October, A. D., 1957, by JOHN SORENSEN and SHIRLEY F. SORENSEN, his wife, and STANLEY M. FLETCHER and MADGE M. FLETCHER, his wife, hereinafter called the grantors, to THEODORE H. VETTERLEIN, JR. and HANNAH R. VETTERLEIN, his wife, whose post office address is 111 Spring Lane, Winter Park, Florida, hereinafter called the grantees:

WITNESSETH: That the grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Orange County, Florida, viz:

Lot 30, Block A, of THE RIPPLES ADDITION, according to plat thereof recorded in Deed Book 900, page 647, Public Records of Orange County, Florida, and that portion of Spring Lane lying adjacent thereto on the south side to the center of said street.

Subject to a perpetual right of way for ingress and egress of the public over said street.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land; that the grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1956.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence

*John Sorenson* (L.S.)  
 John Sorenson

*Shirley F. Sorenson* (L.S.)  
 Shirley F. Sorenson, by John Sorenson, her attorney-in-fact

*Stanley M. Fletcher* (L.S.)  
 Stanley M. Fletcher

*Madge M. Fletcher* (L.S.)  
 Madge M. Fletcher, by Stanley M. Fletcher, her attorney-in-fact

*Richard E. Peet*

*Martha A. Rasmussen*

33,000  
366.00  
36.30  
Wait to Sorenson & Fletcher Inc.  
645 E Colonial  
Orlando

STATE OF FLORIDA )  
                          )SS.  
COUNTY OF ORANGE )

I HEREBY CERTIFY THAT on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JOHN SORENSEN and STANLEY M. FLETCHER, individually and as attorney-in-fact as stated above, to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10<sup>th</sup> day of October, A. D. 1957.



Marika A. Rissmiller

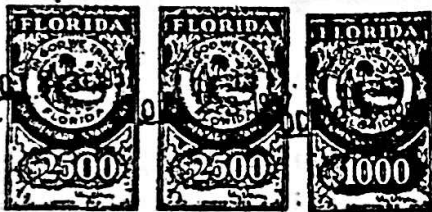
Notary Public  
My Commission Expires:

Notary Public, State of Florida at Large  
My Commission Expires Oct. 14, 1960  
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RECORDED & RECORD VERIFIED

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Arthur W. Hendel Clerk of  
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# Historic Preservation Board

# agenda item 7.a

**item type**

Staff Updates

**meeting date**

November 12, 2025

**prepared by**

Allison McGillis, Director of Planning and Zoning

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

Discuss historic preservation marketing plan with Communications Department

**motion | recommendation****background****alternatives | other considerations****fiscal impact****attachments**

None