



# Historic Preservation Board Regular Meeting

## Agenda

**April 8, 2026 @ 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.

### decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"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).

### board member compliance

Board/Committee members when acting within the scope of their public duties are subject to the Florida Sunshine Law (Ch. 286, F.S.), Florida Public Records Act (Ch. 119, F.S.) and state ethics laws (Ch. 112, F.S.). All discussions with any other board member(s) regarding public items that are likely to come before the board/committee must occur on the record during a public meeting. No member shall vote upon, and no appointed member shall attempt to influence, any item considered which would inure to the special private gain or loss of the member, any principal/parent/subsidiary retaining the member, or any relative or business associate of the member. Members must announce their conflict and file a written conflict disclosure with the City Clerk within 15 days of the meeting.

- 
- 1. Call to Order**
  - 2. Consent Agenda**
    - a. Approve the minutes of March 11, 2026. 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. COR #26-04. Request by The Woman's Club of Winter Park to replicate a balustrade that was removed on the east flat roof portion of the eastern entrance of their historic building located at 419 South Interlachen Avenue, zoned O-2. 5 minutes
    - b. COR #26-05. Request by Margaret Barclay to renovate the exterior of the existing accessory dwelling unit (ADU)/garage building at the rear of 1475 Berkshire Avenue, zoned R-1A. 30 minutes
  - 5. Action Items**
  - 6. Non-Action Items**
    - a. Discuss proposal for 835 Antonette Avenue 20 minutes
  - 7. Staff Updates**
  - 8. Board Comments**
  - 9. Upcoming Agenda Items**
  - 10. Adjournment**



# Historic Preservation Board

# agenda item 2.a

**item type**

Consent Agenda

**meeting date**

April 8, 2026

**prepared by**

Mary Jean, Administrative Coordinator IV

**approved by****subject**

Approve the minutes of March 11, 2026.

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

1. Draft Historic Preservation Board Regular Meeting Minutes



# Historic Preservation Board Regular Meeting Minutes

**March 11, 2026 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 & Zoning Allison McGillis, Planner I Corinna Lundgren,  
Administrative Coordinator Mary Jean

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

Chairman Skolfield called the meeting to order at 9:05 a.m.

### **2. Consent Agenda**

- a. Approve the minutes of February 11, 2026.

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

Motion made by Kelsey Wolfe, seconded by Lee Rambeau, to approve the February 11, 2026, 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 26-03. Request by Ron Scarpa for approval to amend the Certificate of Review granted in September 2025 for 786 Antonette Avenue, zoned R-1AA, located within the College Quarter Historic District, to replace the previously proposed detached rear structure with an addition to the rear of the home,

including a two-story portion extending beyond a central courtyard and garage in the rear.

Mrs. McGillis provided a summary of the request. She briefly reviewed the applicant's plans that were previously approved in September 2025 and the applicant's new proposed plans. She noted that the old plans had included various variances, but the new proposed plans only requested a setback variance for the pool to create a water feature. She then indicated that the front porch and certain walls and windows of the existing home would be preserved. She also indicated that the roof pitch and location of the second story had changed slightly, but the front view elevation remained the same.

Staff recommendation was for approval.

The applicant, Ron Scarpa of 767 McIntyre Avenue, Winter Park, FL 32789 addressed the Board. Mr. Scarpa explained why revisions had been made to the original plans from 2025. He indicated that he wanted a master bedroom on the first floor and the porch and living area both be up front for connectivity purposes. He also indicated that the existing home is in disrepair. He plans to gut the front of it and preserve as much of the exterior as possible and then complete repairs to the rear of the home.

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

Discussion ensued about the mass and scale of the project. Mrs. Bridges disclosed that she had met with the applicant at the home prior to the meeting.

**Motion made by Margie Bridges, seconded by Lee Rambeau, for approval to amend the Certificate of Review granted in September 2025 for 786 Antonette Avenue, zoned R-1AA, located within the College Quarter Historic District, to replace the previously proposed detached rear structure with an addition to the rear of the home, including a two-story portion extending beyond a central courtyard and garage in the rear.**

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

## **5. Action Items**

## **6. Non-Action Items**

- a. Discuss the demolition permit application for 1020 Palmer Avenue (Merrywood - Florida Master Site File property)

Tara Tedrow of 1473 Kelso Boulevard, Windermere, FL 34786 addressed the Board. Ms. Tedrow indicated that she had initiated a demo permit for 1020 Palmer Avenue. She explained that she did this to give the Board an opportunity to utilize their power to

enact an extended 90-day permit hold in lieu of the code required 30-day permit hold to devise potential solutions for preserving the existing home. She added that it was also to provide an opportunity for the public to attend and speak on the application at the Historic Preservation Board meeting. Ms. Tedrow also indicated that she had met with representatives of Casa Feliz to discuss ideas for preserving the home.

The Board shared their thoughts about the item and a desire to preserve the existing home was widely expressed. The desire to find a compromise for all parties involved regarding splitting the lot was also expressed. Discussion then ensued about concerns regarding the Planning & Zoning Board's decision to decline a joint work session with the Historic Preservation Board and the absence of discussion regarding the proposed Comprehensive Plan amendment associated with Ms. Tedrow's application at their last regular Board meeting.

The Board heard public comment from the following residents:

In favor: Christy Knobloch of 200 W. New England Avenue, Winter Park, FL 32789.

Opposed: Aimee Spencer of 1509 Orange Avenue, Winter Park, FL 32789; and Jacki Hale of 3206 Middlesex Road, Orlando, FL 32803.

Did not confirm favor for or opposition to the request: Carolyn Gould of 527 Balmoral Road, Winter Park, FL 32789; Betsy Owens of 656 N. Park Avenue, Winter Park, FL 32789; Brian Mitwill of 1155 Louisiana Avenue, Winter Park, FL 32789; Jason Johnson of 2431 Versailles Avenue, Winter Park, FL 32789; John Bill of 1881 Alabama Drive, Winter Park, FL 32789; and Marc Hagle of 926 Palmer Avenue, Winter Park, FL 32789.

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

Discussion then ensued about potential solutions for the property, consideration of the intentions of both the buyer and seller of the property, the cost of repairing the existing home, the reality of what could be built on the property, allowing the community to come together to brainstorm a solution, the pros and cons of designating the property historic, the size of the potential lot splits, and making the lot sensible for the applicant while preserving the existing home.

Mrs. McGillis explained that the meeting's agenda item was simply informative and, since the home is listed on the Florida Master Site File for the historic registry, it had to be brought before the Historic Preservation Board to begin discussions.

Ms. Tedrow addressed the Board and said that anyone with ideas or an interested buyer could contact her directly to discuss them further. She also indicated that she has no intentions of demoing the existing home.

**7. Staff Updates**

**8. Board Comments**

**9. Upcoming Agenda Items**

**10. Adjournment**

The meeting adjourned at 10:22 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

April 8, 2026

## prepared by

Corinna Lundgren, Planner I

## approved by

Allison McGillis, Director of Planning and Zoning

## subject

COR #26-04. Request by The Woman's Club of Winter Park to replicate a balustrade that was removed on the east flat roof portion of the eastern entrance of their historic building located at 419 South Interlachen Avenue, zoned O-2.

## motion | recommendation

Staff recommendation is for approval.

## background

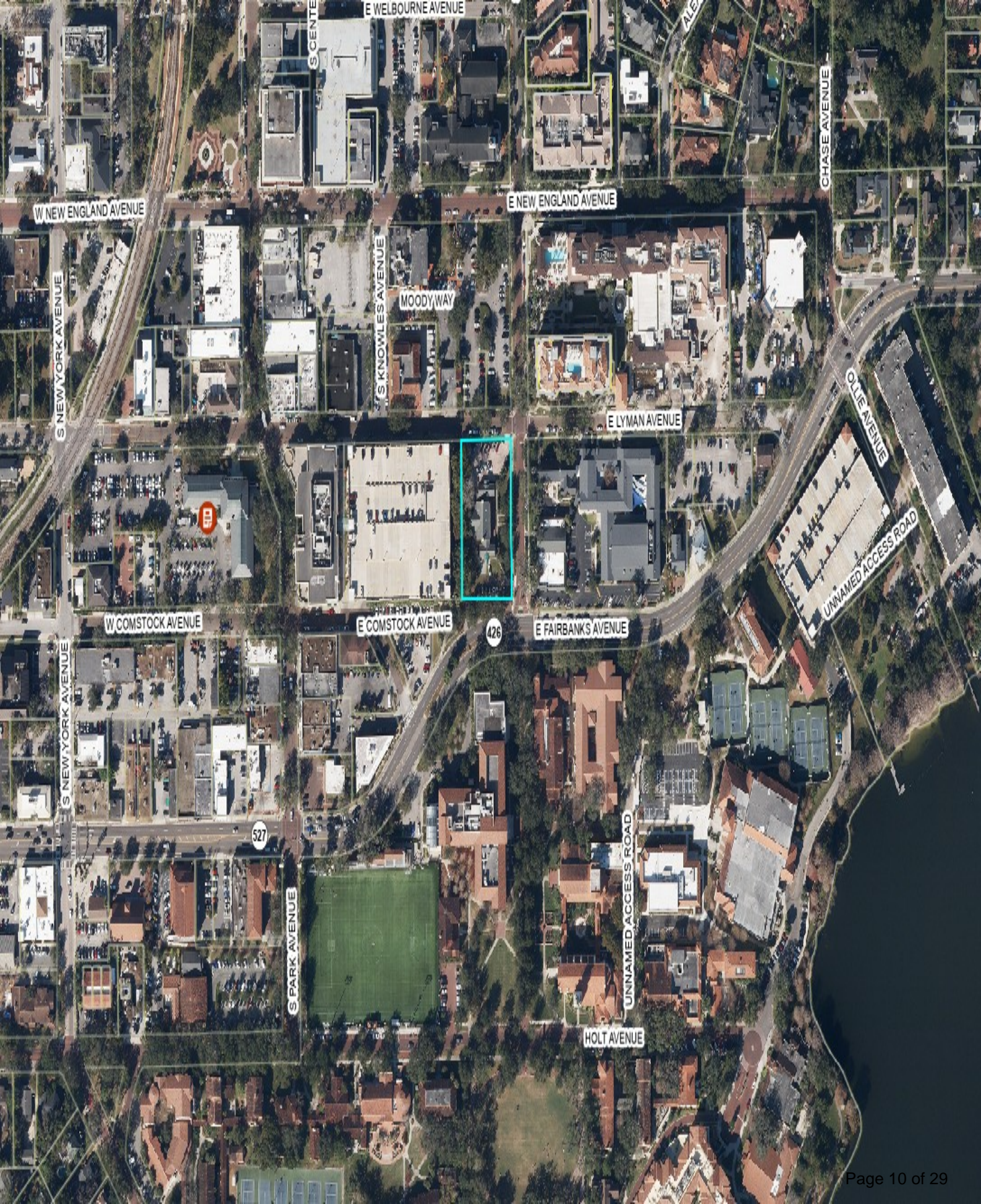
The Woman's Club of Winter Park has submitted a Certificate of Review application for the proposed replication of a balustrade that was removed from the east flat roof portion of the eastern entrance of their historic building located at 419 South Interlachen Avenue, which is on the National Register of Historic Properties, and is zoned O-2. This proposal follows historic photos of the Woman's Club that show a previous balustrade. There is no historic record of material; however, the project will use powder-coated aluminum as recommended by a local architect, Rebecca Talbert. She designed the new balustrade plan based off of available historical photos. No increase in overall height is proposed, and no variances are being requested as part of this application. This project will maintain the building's historical integrity. Based on the submitted plans, narrative, and documentation, staff finds the application consistent with the city's historic preservation guidelines and recommends approval of the Certificate of Review.

## alternatives | other considerations

## fiscal impact

## attachments

1. Location Map
2. Aerial Map
3. Application



S CENTER

E WELBOURNE AVENUE

ALEX

CHASE AVENUE

W NEW ENGLAND AVENUE

E NEW ENGLAND AVENUE

S NEW YORK AVENUE

S KNOWLES AVENUE

MOODY WAY

E LYMAN AVENUE

OLLIE AVENUE

TD

W COMSTOCK AVENUE

E COMSTOCK AVENUE

426

E FAIRBANKS AVENUE

UNNAMED ACCESS ROAD

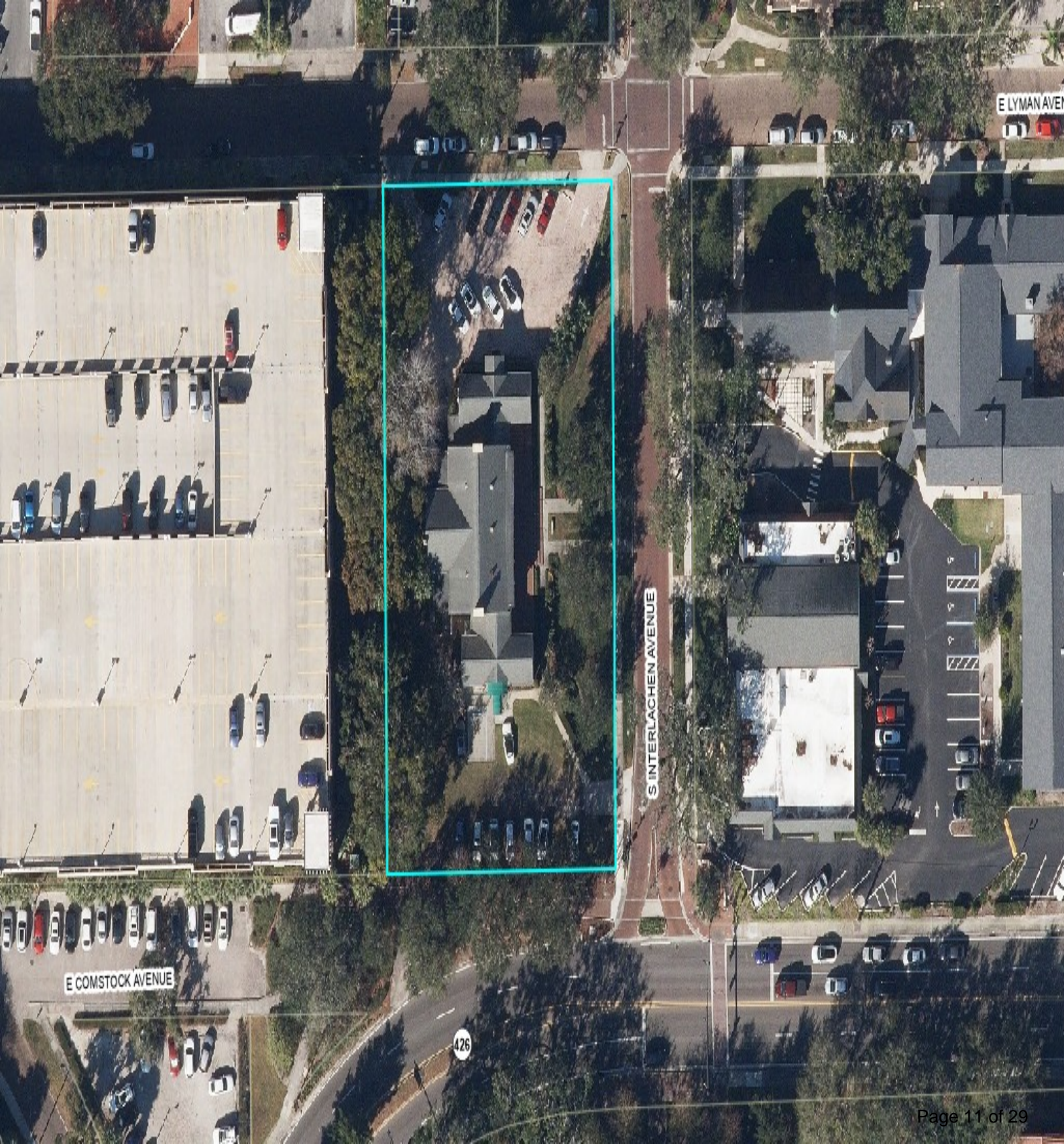
S NEW YORK AVENUE

527

S PARK AVENUE

UNNAMED ACCESS ROAD

HOLT AVENUE



E LYMAN AVENUE

S INTERLACHEN AVENUE

E COMSTOCK AVENUE

426



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

**Certificate of Review Application**

1. 419 S Interlachen Av  
 Building address  
Woman's Club of Winter Park, Inc. 419 S Interlachen Av  
 Owner's name(s) Address Telephone

2. Please indicate the work you propose to undertake:  
 Minor alteration  New construction  Addition  Demolition  Rehabilitation  
 Variance request (additional information required)  Other:  
Replace missing ballustrade on east side

3. Proposed project narrative: *(attach additional page if necessary)*  
Historic photos show a painted ballustrade on the east flat roof. Ballustrade was lost over  
Request to replace with a powder coated aluminum replica per attached drawings.

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

5. I, Frank Roark, agent for Owner, as owner of the property described above, do hereby authorize the filing of this application on my behalf.  
 \_\_\_\_\_ 3-3-26  
 Owner's Signature Date

*Historic Preservation Commission Office Use*

Date received: \_\_\_\_\_ HPC Meeting: \_\_\_\_\_ Case File No. \_\_\_\_\_

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Historic name of building (if any) \_\_\_\_\_ Historic district name (if any) \_\_\_\_\_

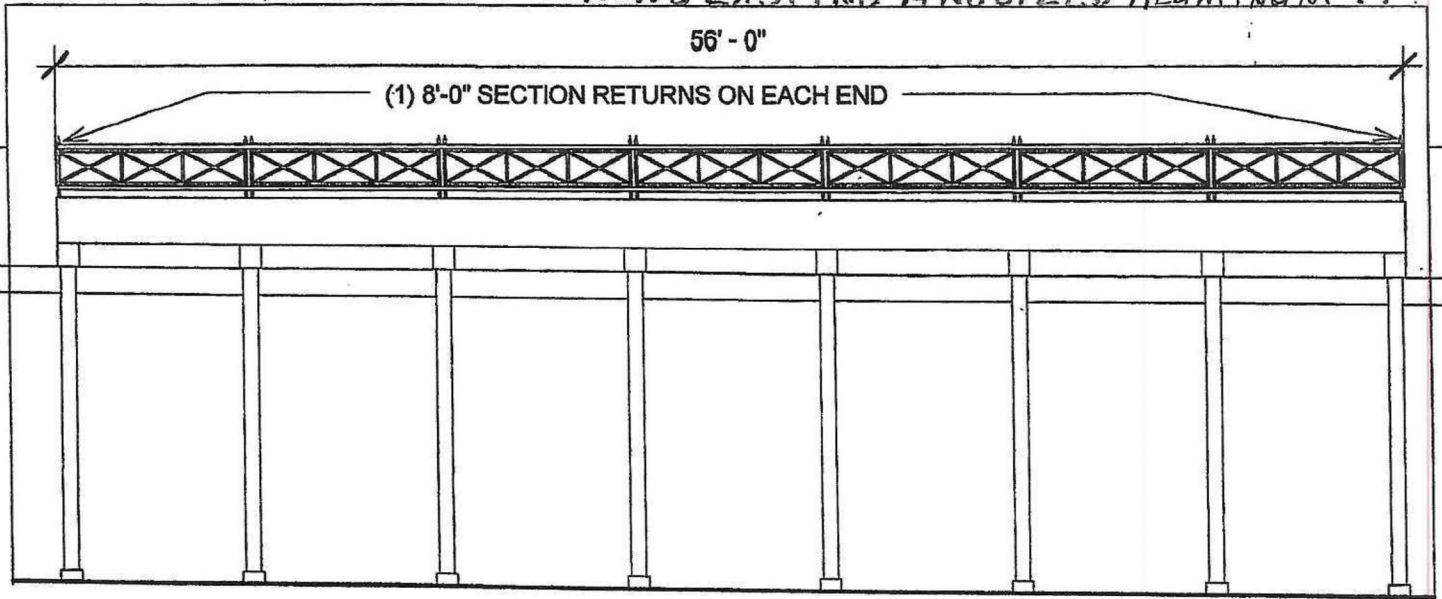
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Parcel Identification Number \_\_\_\_\_ Year built \_\_\_\_\_

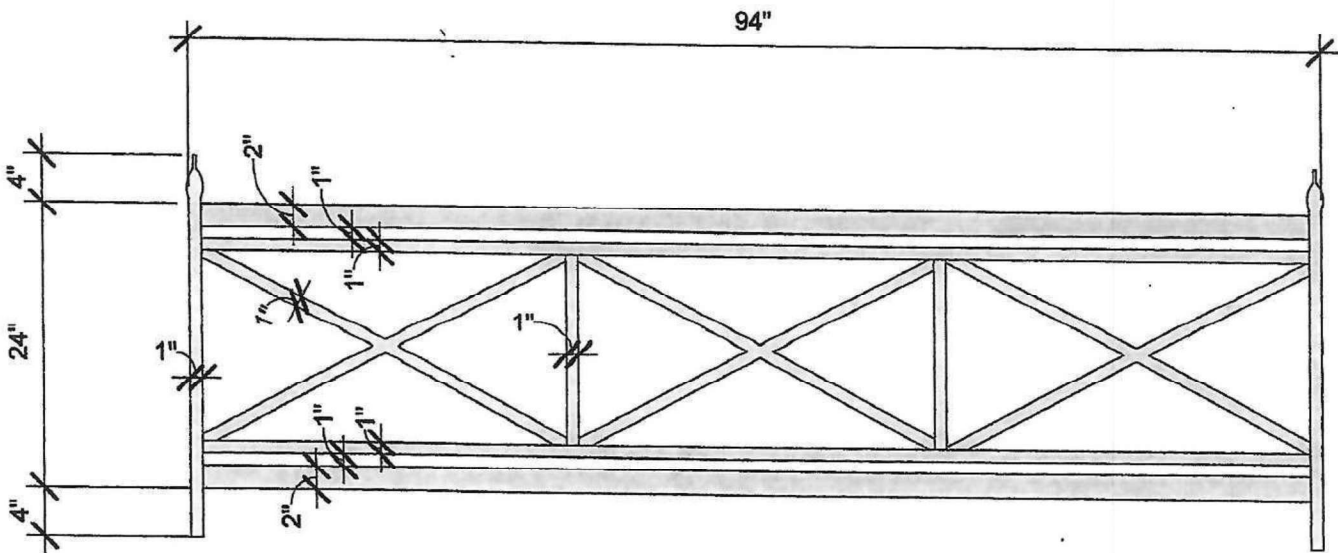
historic landmark  historic building/structure  
 district contributing element  district non-contributing element



2016 FUTURE IDEA  
 REPLACE ORIGINAL  
 ROOF BALUSTRADE LONG LASTING ANODIZED ALUMINUM??



① EAST ELEVATION  
 1/8" = 1'-0"



② BALUSTRADE DETAIL  
 3/4" = 1'-0"

FRANK ROARK	WOMANS CLUB	BALUSTRADE 2016 APPROXIMATE! \$10K range	
		Project number 16-108	A102
www.frankroark.com/		Date 3/25/2016	
		Drawn by RST	
		Checked by FR	Scale As indicated

## 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) does not review interior alterations. 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 staff 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 one copy of all information required to the Planning and Zoning Department, City Hall, 2<sup>nd</sup> floor and also submit the same information electronically. 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 accept only completed applications. 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:  
Planning and Zoning Department  
401 Park Avenue, South  
Winter Park, FL 32789  
(407) 599-3440





# Historic Preservation Board

# agenda item 4.b

**item type**

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

**meeting date**

April 8, 2026

**prepared by**

Allison McGillis, Director of Planning and Zoning

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

COR #26-05. Request by Margaret Barclay to renovate the exterior of the existing accessory dwelling unit (ADU)/garage building at the rear of 1475 Berkshire Avenue, zoned R-1A.

**motion | recommendation**

Staff recommendation is for approval.

**background**

This request by the property owner, Margaret Barclay, is for exterior renovations to an accessory dwelling unit (ADU)/garage structure located at the rear of the individually designated historic home at 1475 Berkshire Avenue, zoned R-1A. The subject property is within the Orwin Manor neighborhood and contains a principal single-family residence constructed circa 1925, with a detached accessory structure consisting of a garage and living quarters constructed in phases (original garage/apartment and a later garage addition). The applicant is proposing improvements that primarily address existing structural deficiencies, water intrusion, and compatibility with the architectural character of the primary residence. As outlined in the submitted plans, the scope of work includes raising a portion of the apartment parapet to align with the garage parapet to resolve longstanding waterproofing issues, installation of continuous membrane roofing and flashing, replacement of deteriorated windows and doors, repair of damaged stucco and framing, and the addition of architectural features such as carriage-style garage doors, Mission-style lighting, and a barrel-tile entry feature to better match the Spanish Mission Revival style of the main house. Additional improvements include removal of non-original or deteriorated elements, refinishing of exterior surfaces, and minor modifications to the driveway to reduce impervious coverage.

The proposed renovations do not expand the footprint of the structure in any meaningful way, with only minimal additional lot coverage associated with architectural enhancements, and the use of the structure as an accessory dwelling unit remains unchanged. The improvements are largely restorative in nature and are intended to bring the structure into compliance with current building and safety standards while enhancing its visual compatibility with the primary residence and surrounding neighborhood. Staff finds that the proposed exterior modifications

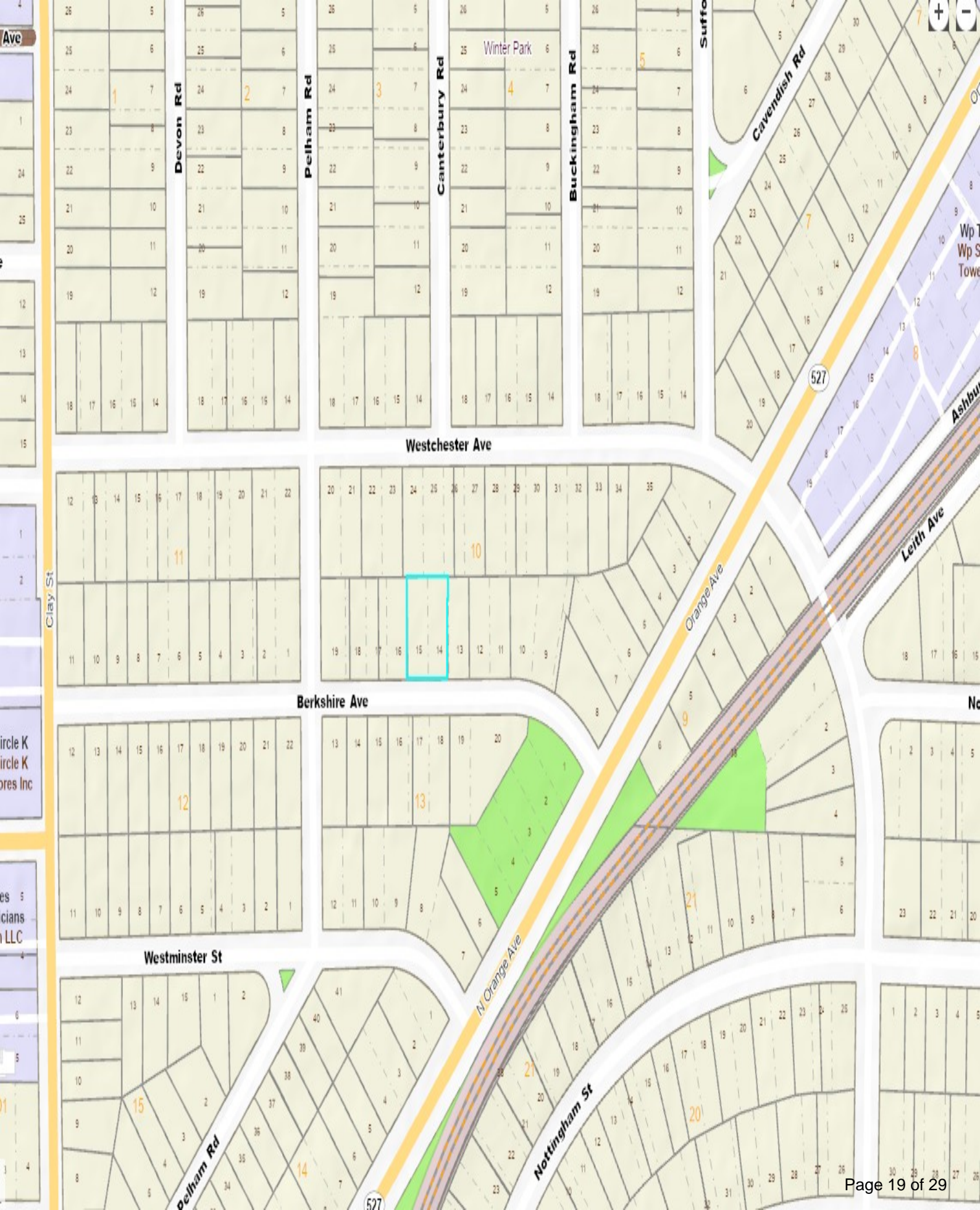
are consistent with the intent of the R-1A zoning district, maintain the accessory nature of the structure, and represent an overall improvement to the property.

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Location Map
2. Aerial Map
3. Street View
4. 1475BerkshireAveGarageApartmentRepairRenovationArchCvrnA1234Wds (4)\_v1Origin
5. 1475 ADU renovation 2026-04



Westchester Ave

Berkshire Ave

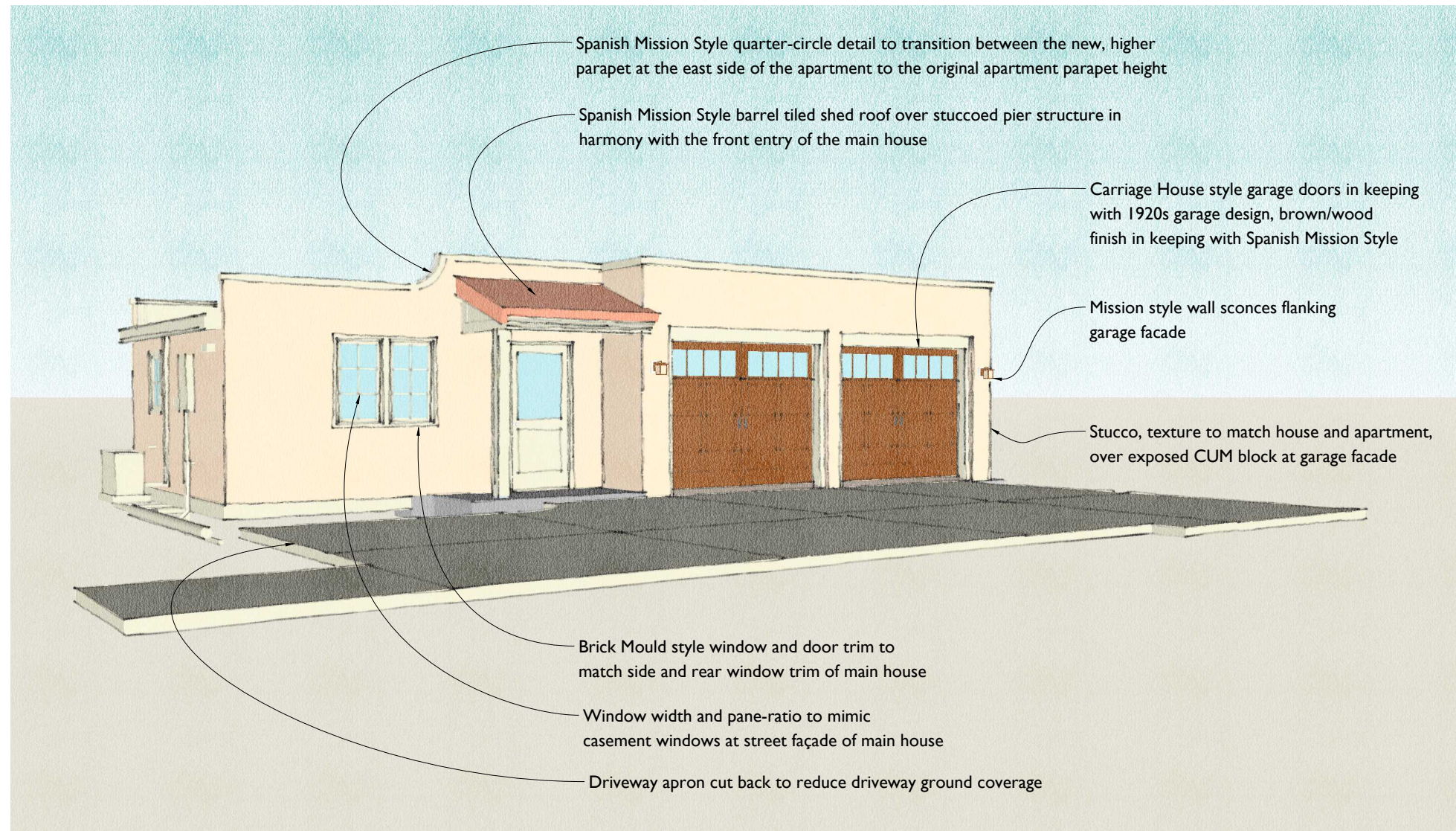
Westminster St

N Orange Ave

Nottingham St



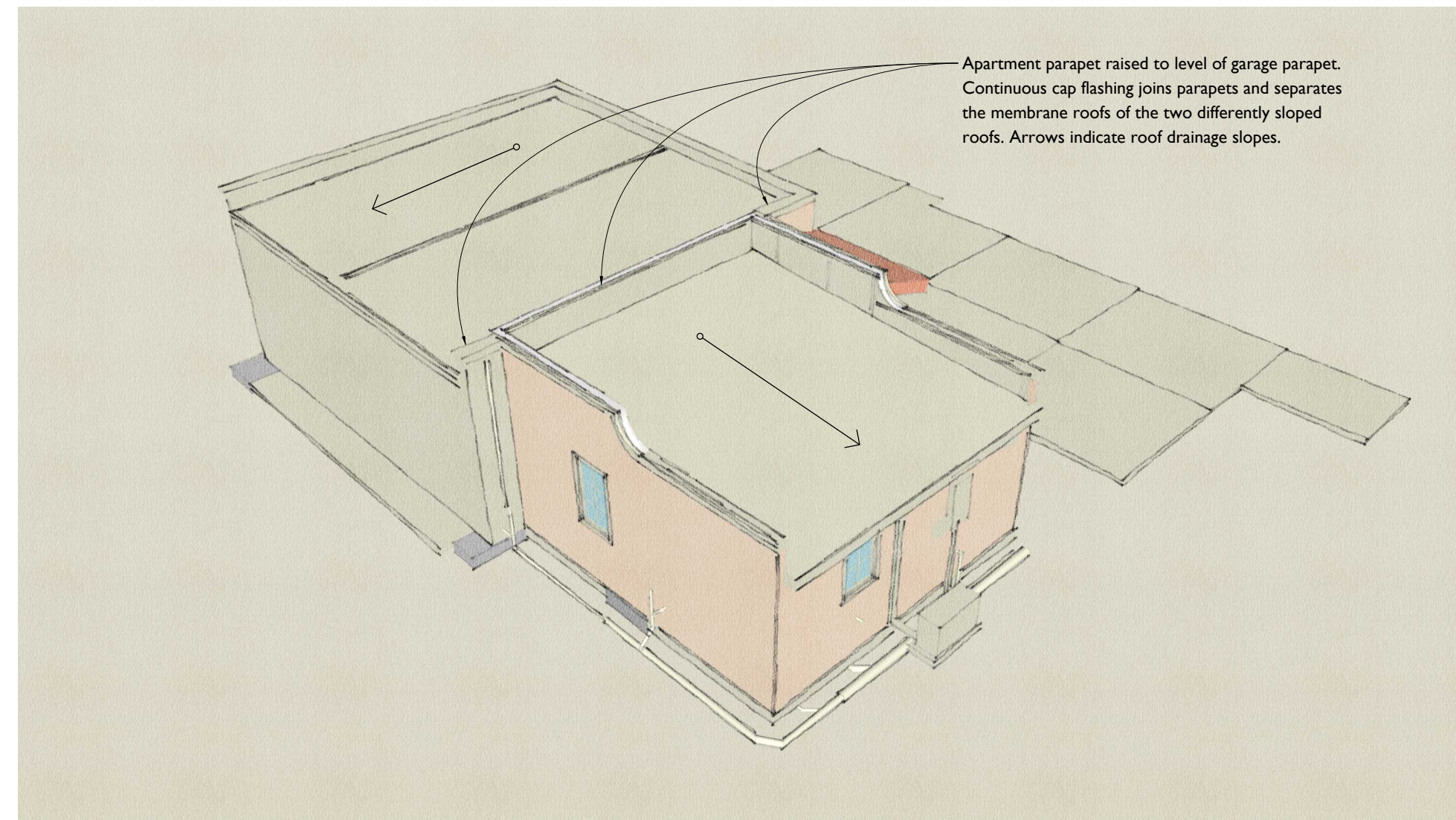




PROPOSED SOUTH ELEVATION SEEN FROM THE SOUTHWEST



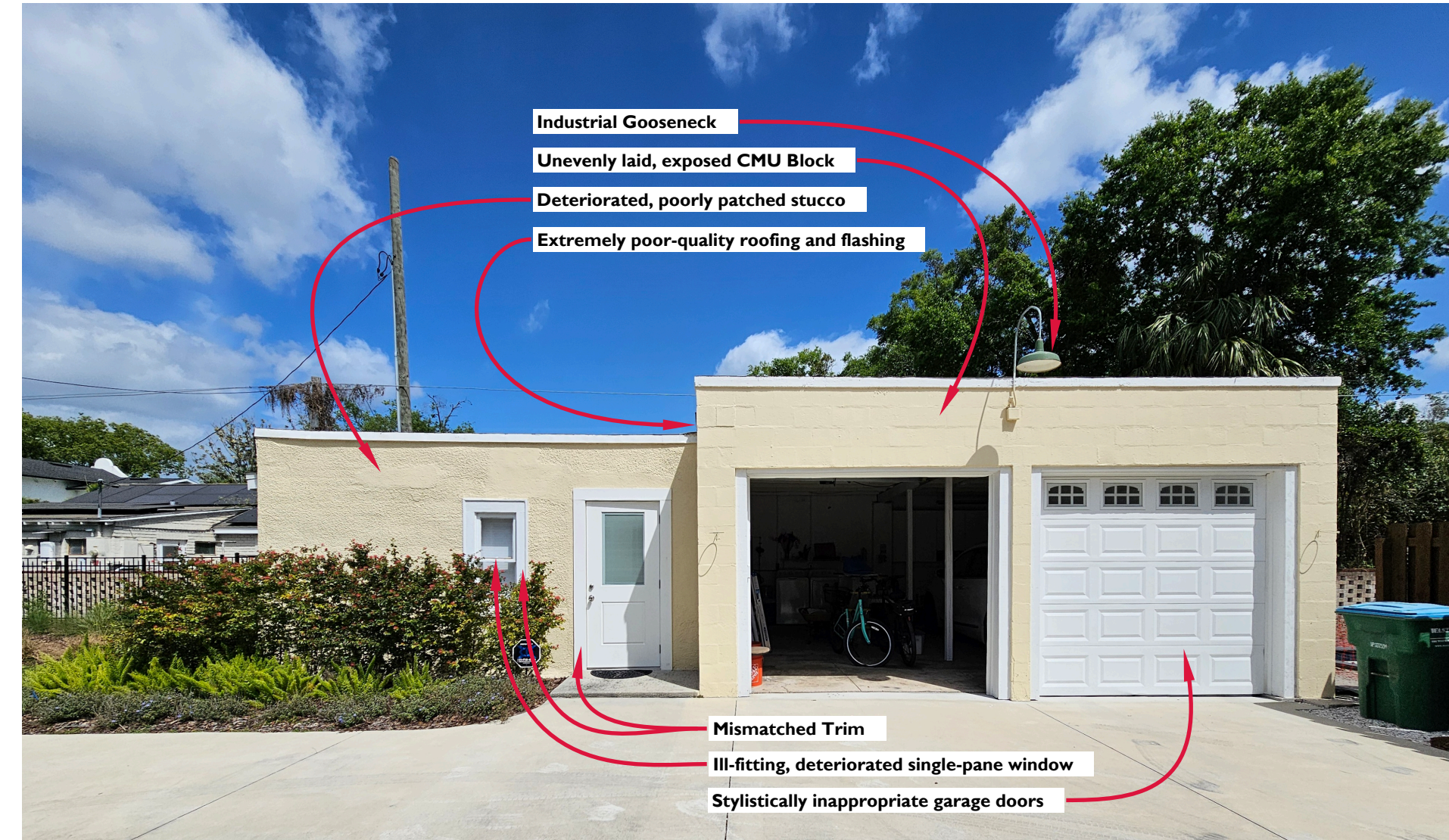
PROPOSED SOUTH ELEVATION SEEN FROM THE SOUTHEAST



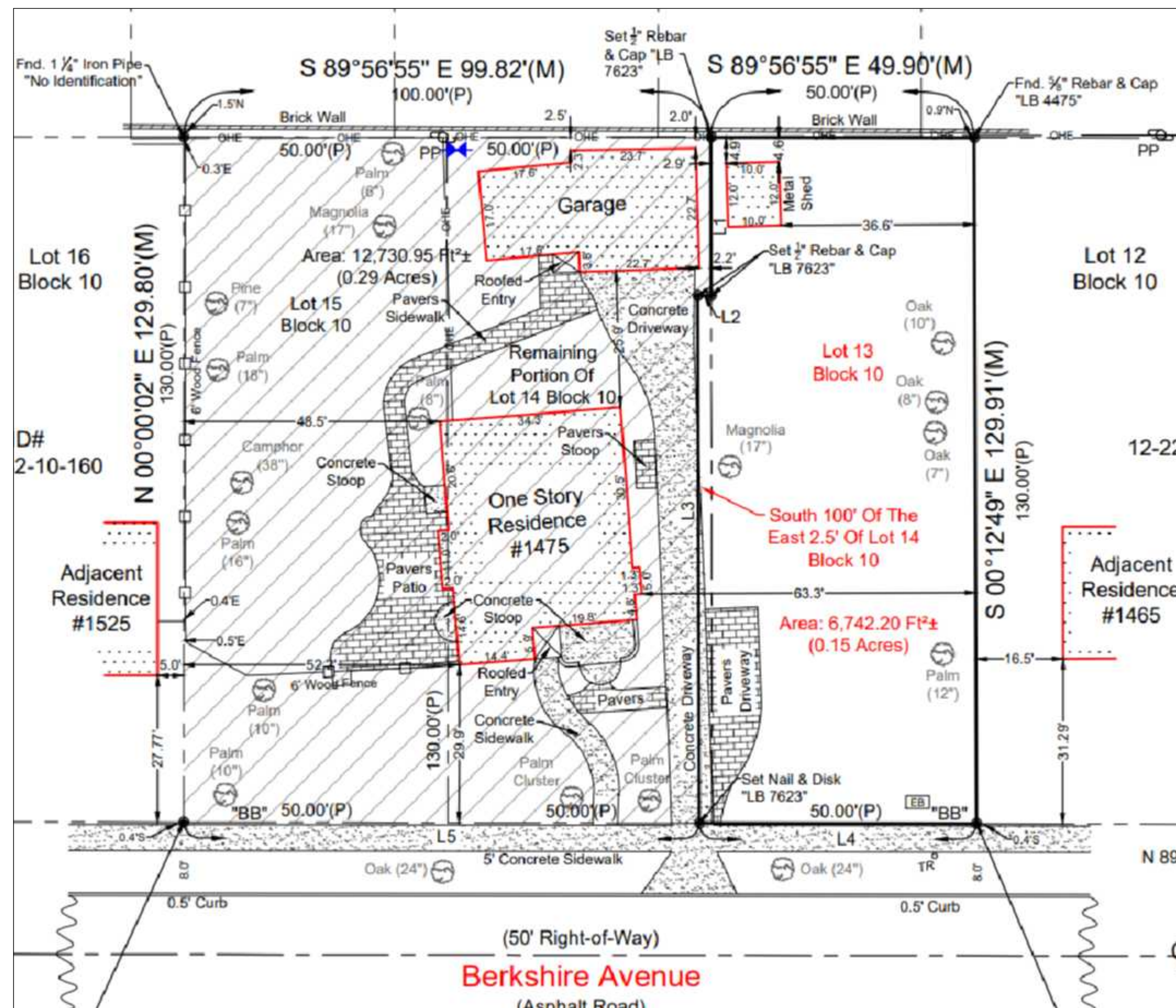
PROPOSED ROOF WATERPROOFING SOLUTION: Increase height of apartment parapet to match height of garage parapet.

**RENOVATION PURPOSES:**

- 1) Solve the waterproofing and vermin-proofing issues created by the poor design of the roof connection between the apartment and garage
- 2) Improve the appearance of the structure in keeping with the ca. 1925 Spanish Mission Revival house
- 3) Prevent the further deterioration of the structure by locating and repairing rot and termite damage
- 4) Improve the safety issues of the building by replacing inadequate electrical wiring and lack of fire separation between the garage and sleeping area
- 5) Improve the energy efficiency of the building by insulating and adding thermal-pane windows
- 6) Improve the structural soundness of the building by adding hurricane ties and repairing damaged framing



EXISTING SOUTH (STREET-FACING) ELEVATION



DETAIL OF SURVEY: A detail of the 6/23/2022 revised survey by Ireland & Associates Surveying for Nautilus Homes of the lot split which occurred at Lots 14 & 15, Block 10, Orwin Manor Westminster (1475 Berkshire Avenue). This survey shows the property in the pre-development state. It indicates a roof once existed over the apartment entry.

**DRAWING INDEX**

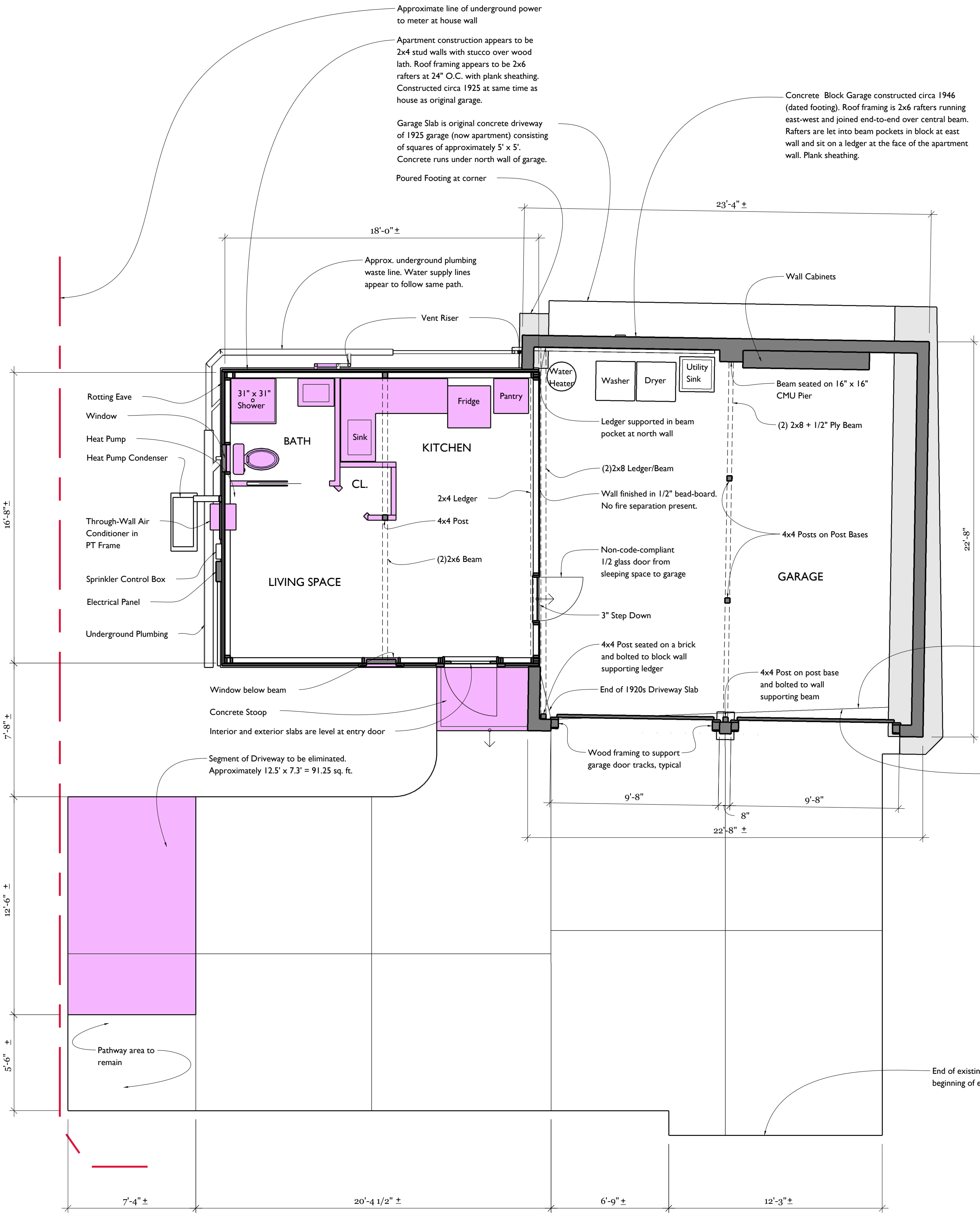
- A1 Floor Plans
- A2 Elevations
- A3 Sections and Interiors
- A4 Electrical Plan

**PERSPECTIVES & INDEX**

SCHOLZ & BARCLAY, LLC  
 PO Box 1091  
 Camden ME 04843  
 207-446-3132 :: 207-446-3114

SCHOLZ &  
 BARCLAY  
 ARCHITECTURE

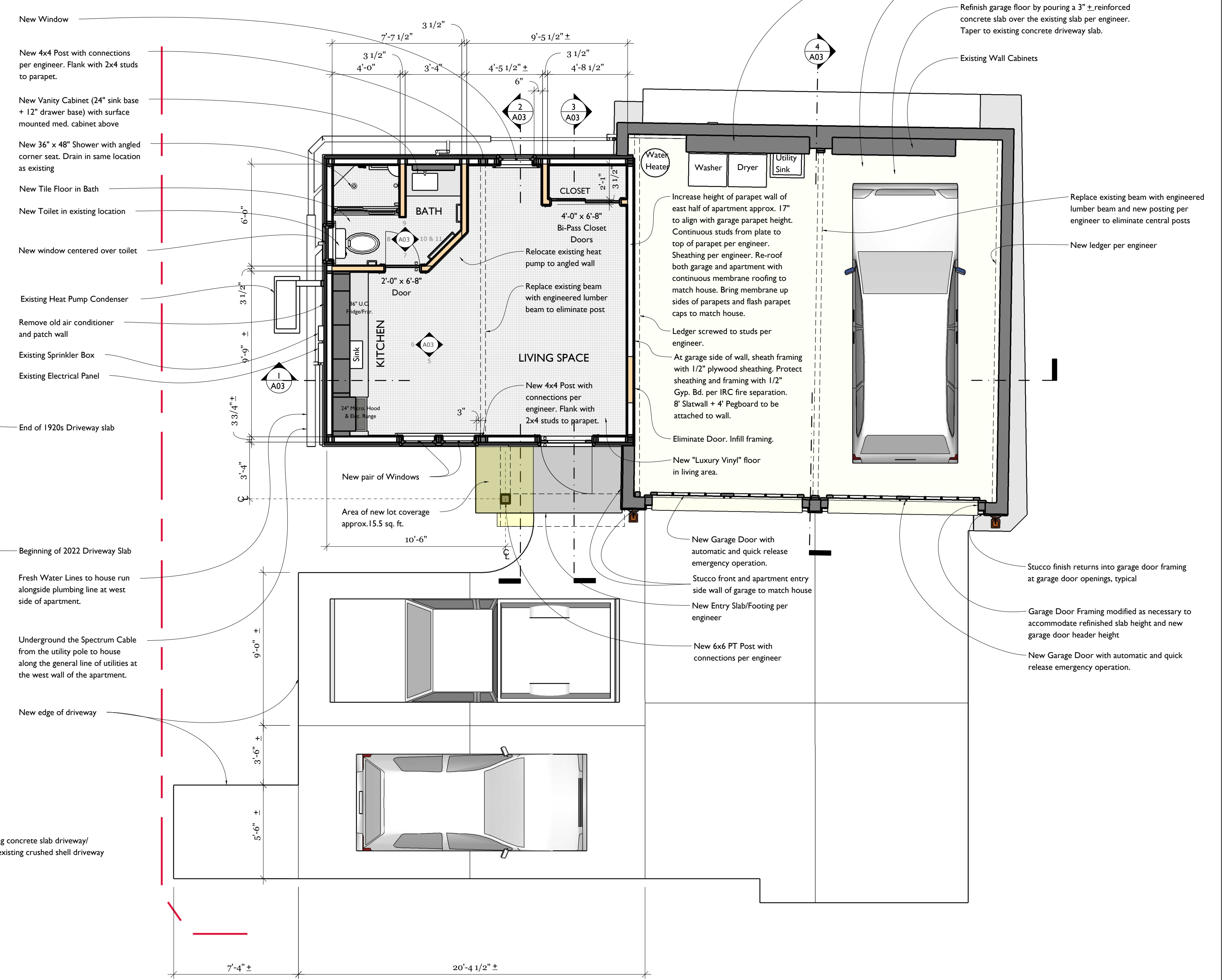
**APARTMENT & GARAGE REVOVATIONS**  
 1475 Berkshire Avenue, Winter Park, Florida



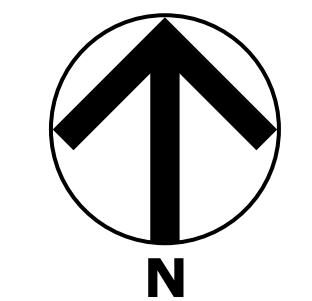
NOTE: Items shaded in violet are to be removed or replaced

EXISTING FLOOR PLAN  
1/4" = 1'-0"

**GENERAL APARTMENT NOTES:**  
 Gut interior.  
 Repair/Replace rot/termite damage.  
 Augment framing per engineer's specifications.  
 Fasten all framing with metal connectors per engineer's design.  
 Rewire per code.  
 Insulate stud and rafter spaces with closed cell foam insulation.  
 Insulate interior partition walls with Rockwool sound insulation.  
 Finish floor over leveling bed over existing slab.  
 Bottom 6" of walls to be finished in 1/2" Cement Board in case of flooding.  
 Finish walls above with 1/2" Gyp. Bd./MR Bd. (except use 5/8" Type X at garage wall).  
 Finish ceiling with 1/2" Gyp. Bd./MR Bd.



NEW FLOOR PLAN  
1/4" = 1'-0"



NO.	DATE	REVISIONS
1	2/20/26	REMARKS
2		
3		
4		
5		

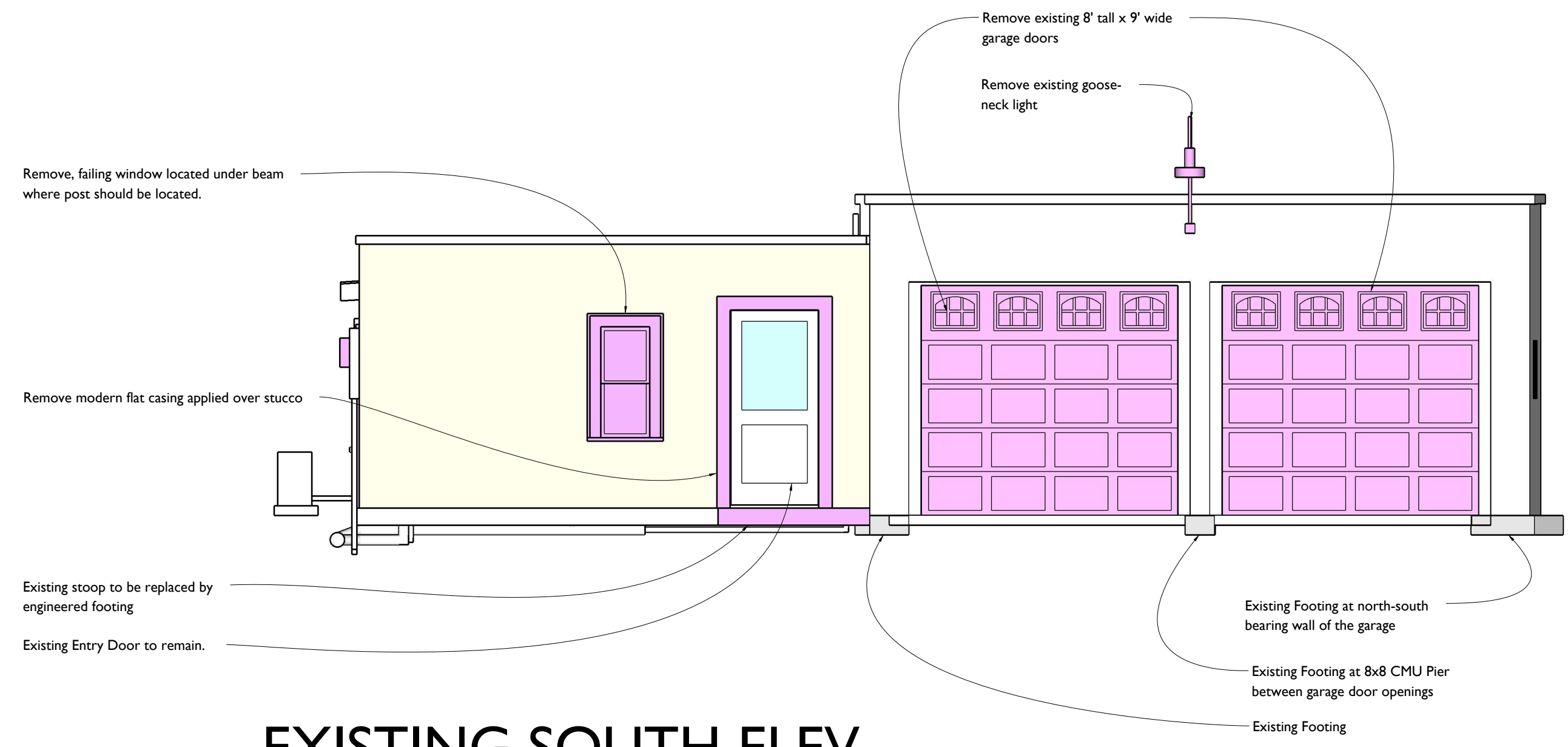
207-446-3112 :: 207-446-3114  
 johnbscholz@gmail.com  
 megbarclay12@gmail.com



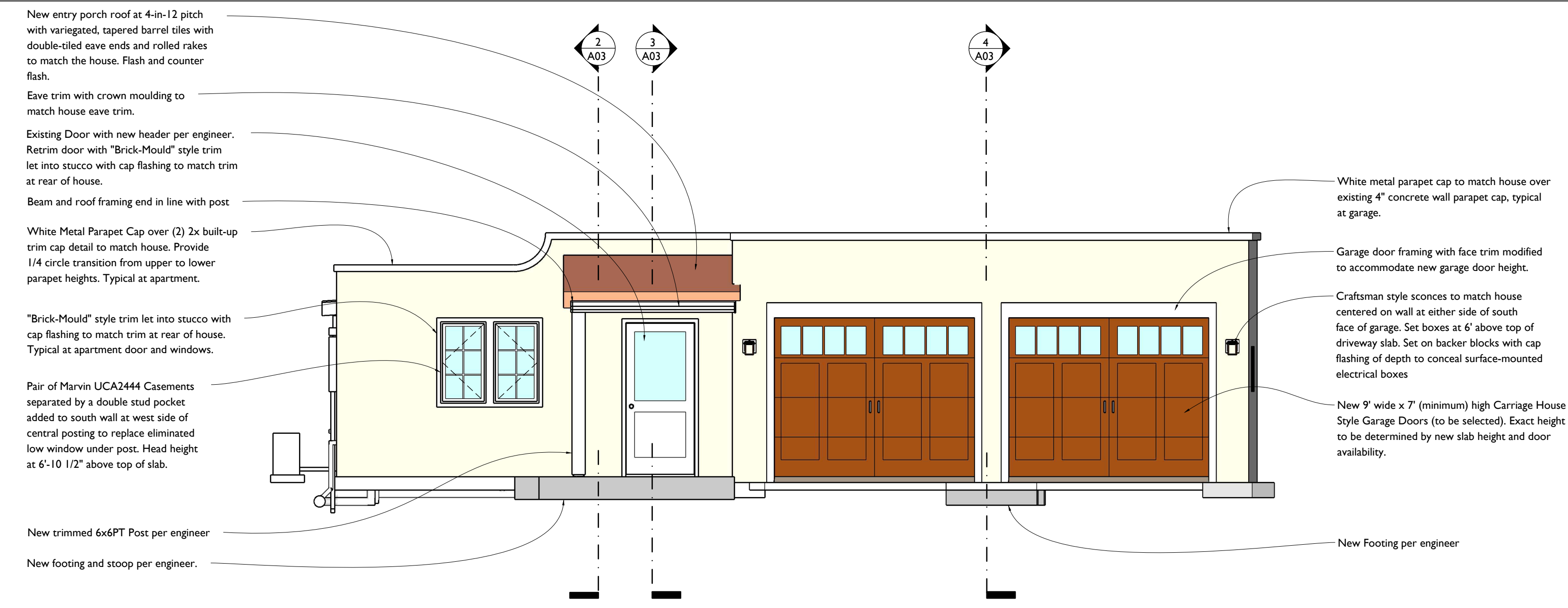
SCHOLZ & BARCLAY, LLC  
 PO Box 1091  
 Camden ME 04843

APARTMENT & GARAGE RENOVATION  
 1475 Berkshire Avenue, Winter Park, Florida

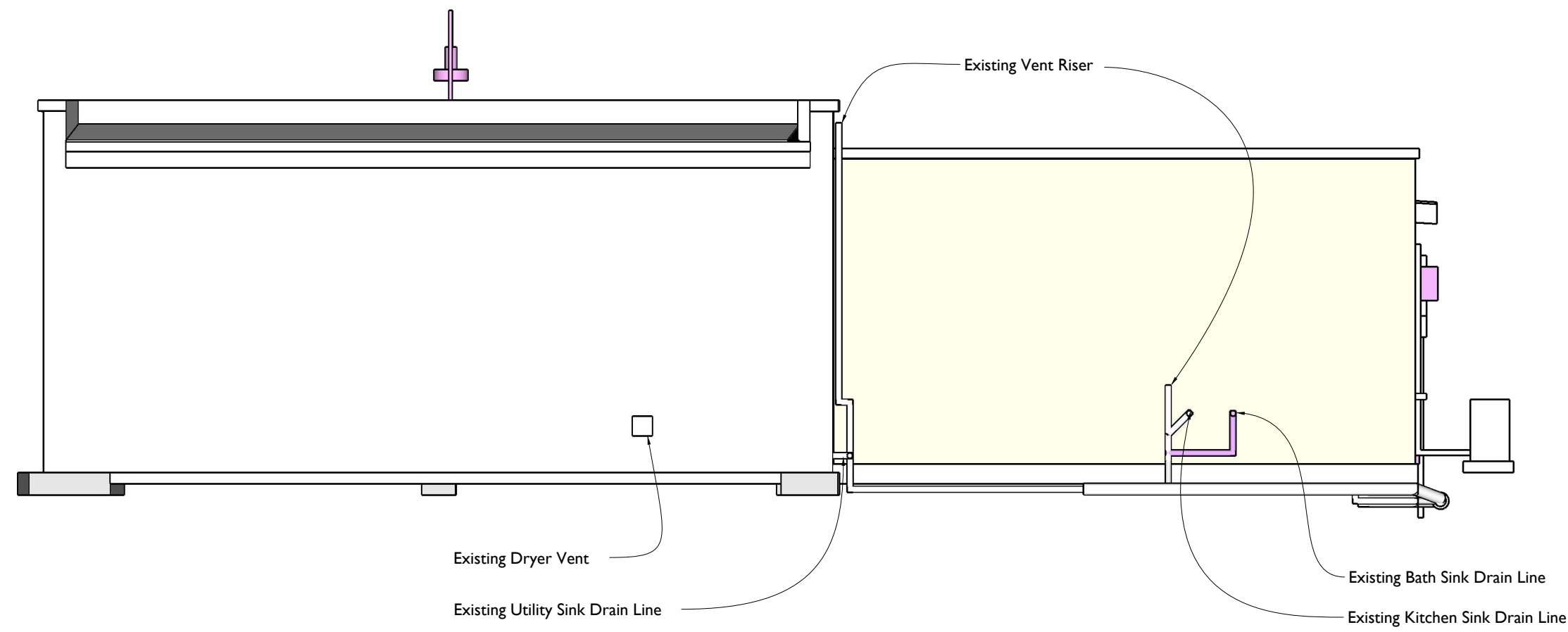
PLANS



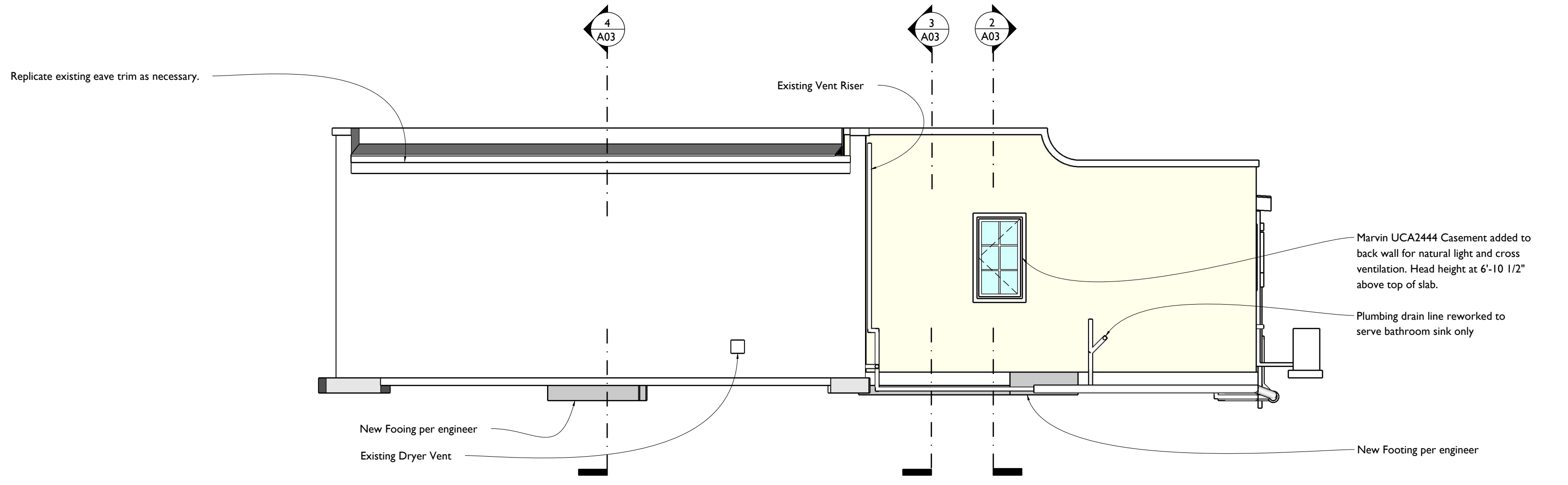
**EXISTING SOUTH ELEV.**  
1/4" = 1'-0"



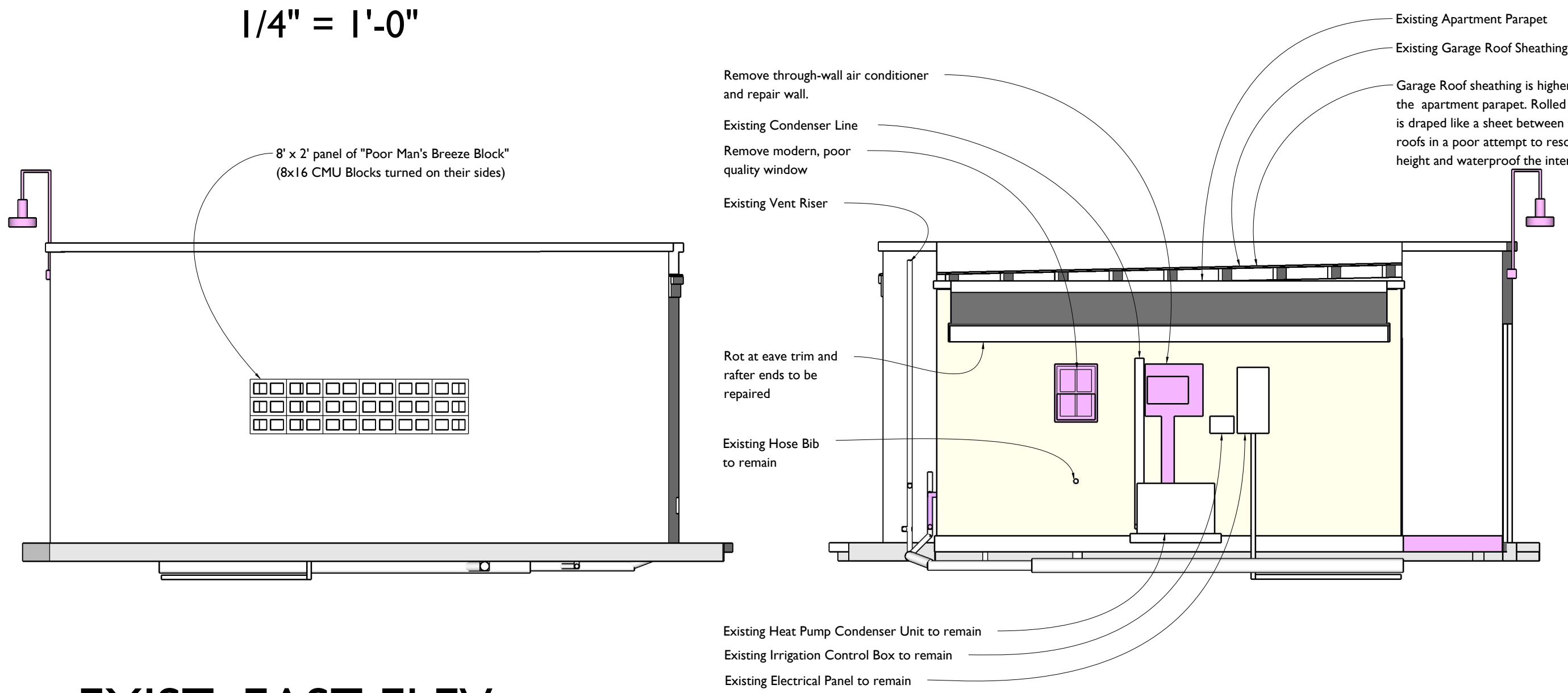
**NEW SOUTH ELEV.**  
1/4" = 1'-0"



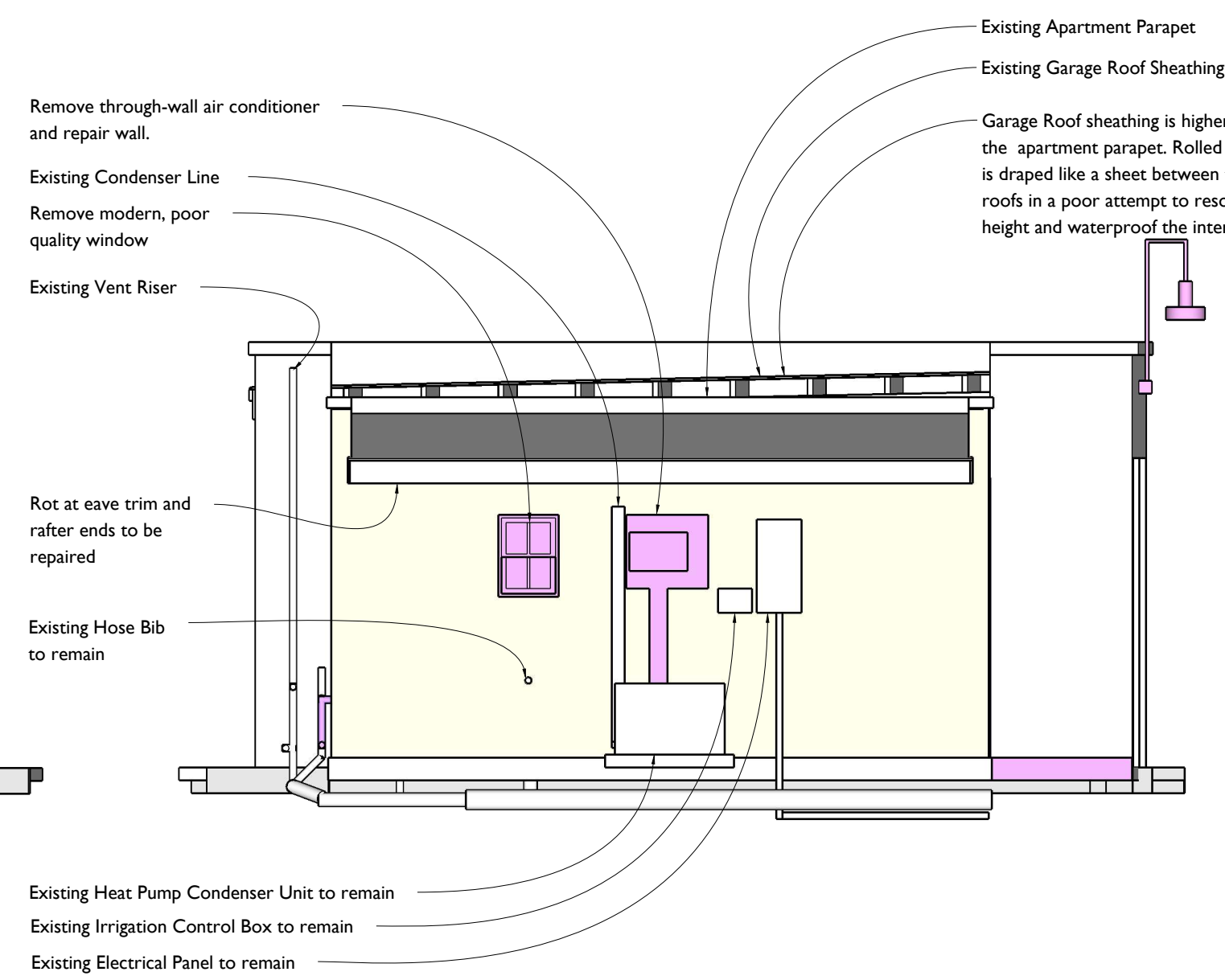
**EXISTING NORTH ELEV.**  
1/4" = 1'-0"



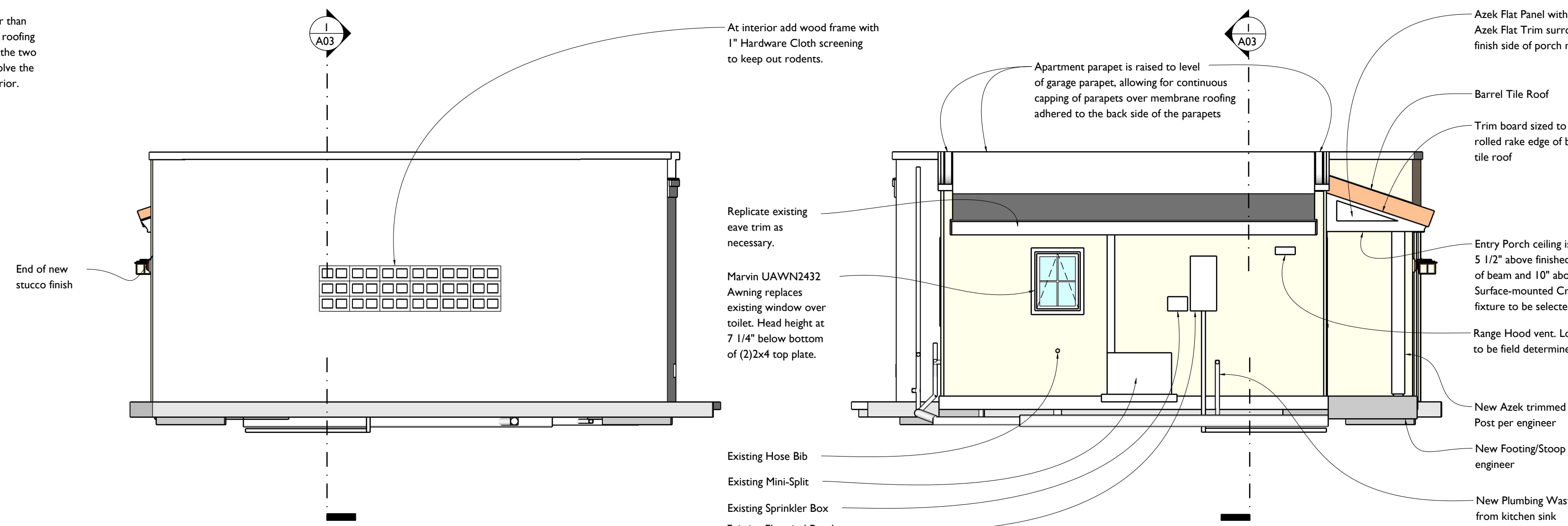
**NEW NORTH ELEV.**  
1/4" = 1'-0"



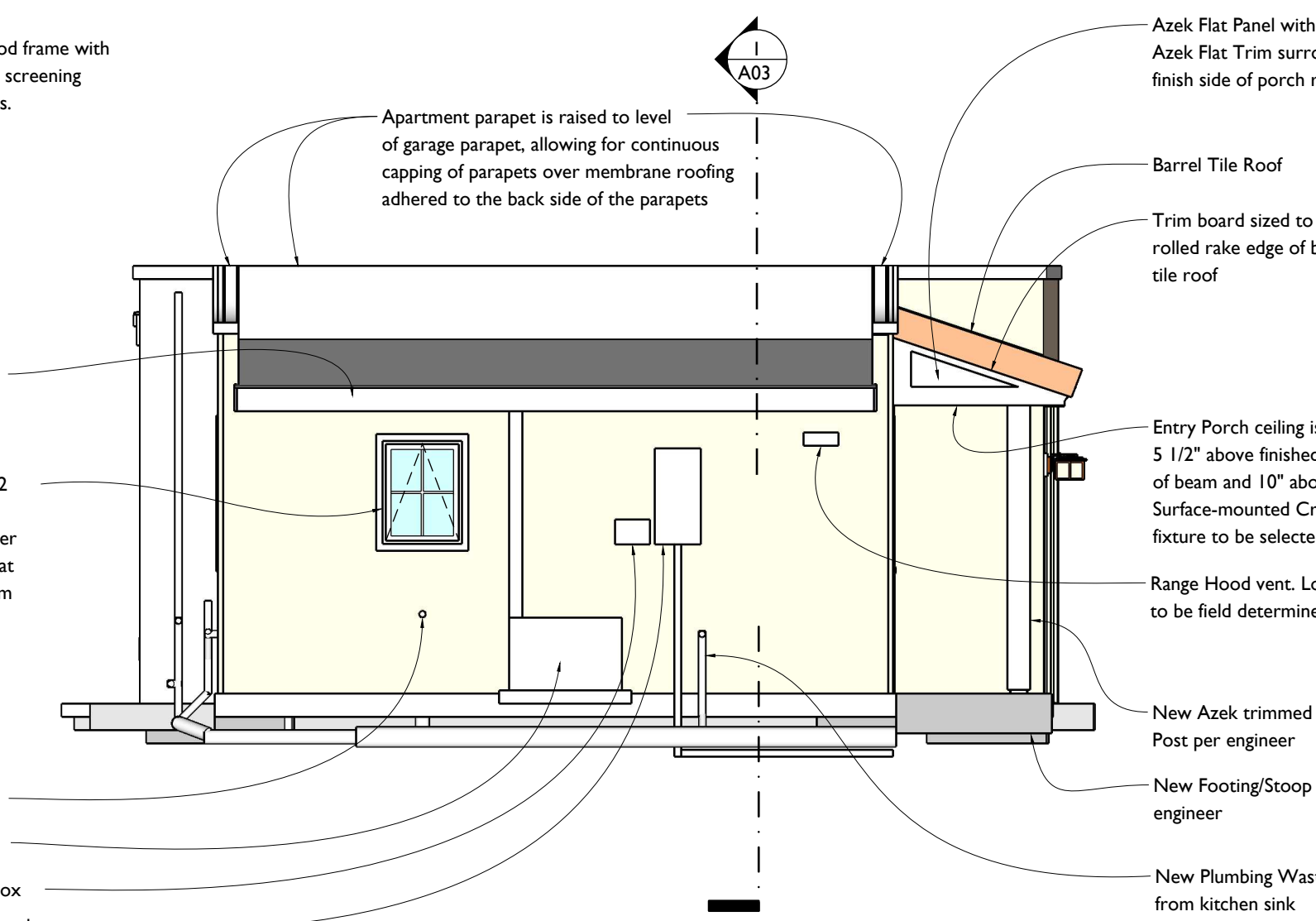
**EXIST. EAST ELEV.**  
1/4" = 1'-0"



**EXIST. WEST ELEV.**  
1/4" = 1'-0"



**NEW EAST ELEV.**  
1/4" = 1'-0"



**NEW WEST ELEV.**  
1/4" = 1'-0"

NO.	DATE	REVISIONS
1	2/20/26	REMARKS
2		
3		
4		
5		

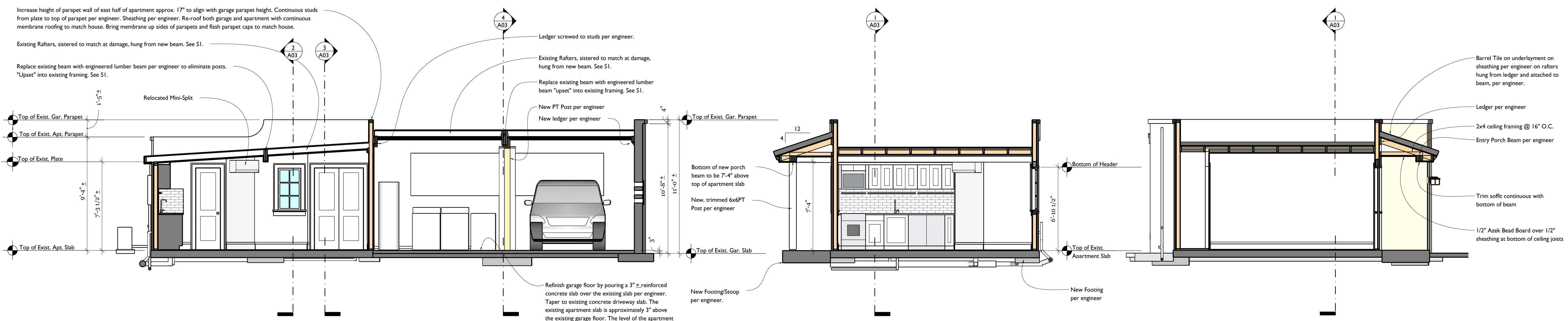
207-446-3132 :: 207-446-3114  
johnbscholz@gmail.com  
meg.barclay12@gmail.com

SCHOLZ & BARCLAY ARCHITECTURE

SCHOLZ & BARCLAY, LLC  
PO Box 1091  
Camden ME 04843

APARTMENT & GARAGE RENOVATION  
1475 Berkshire Avenue, Winter Park, Florida

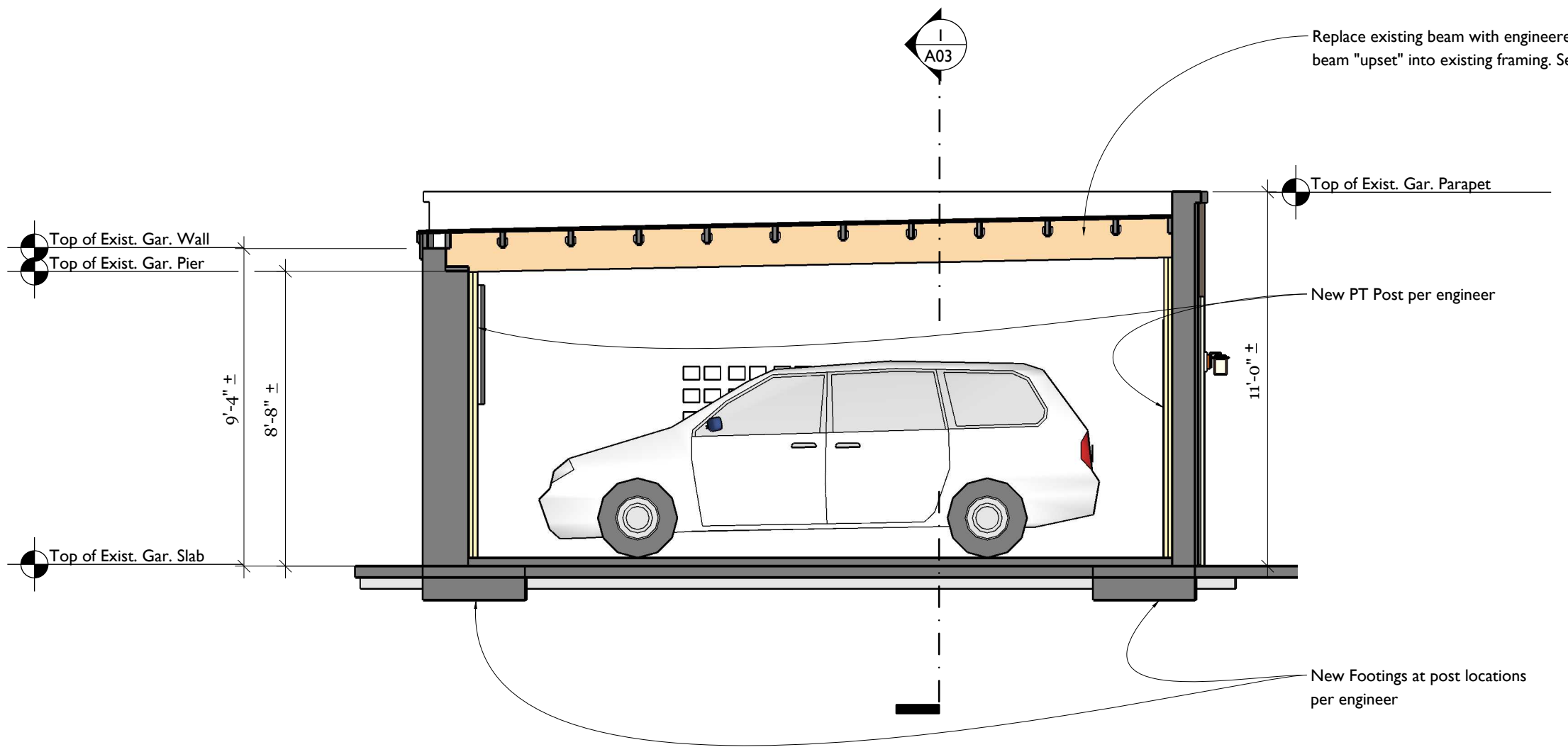
**ELEVATIONS**



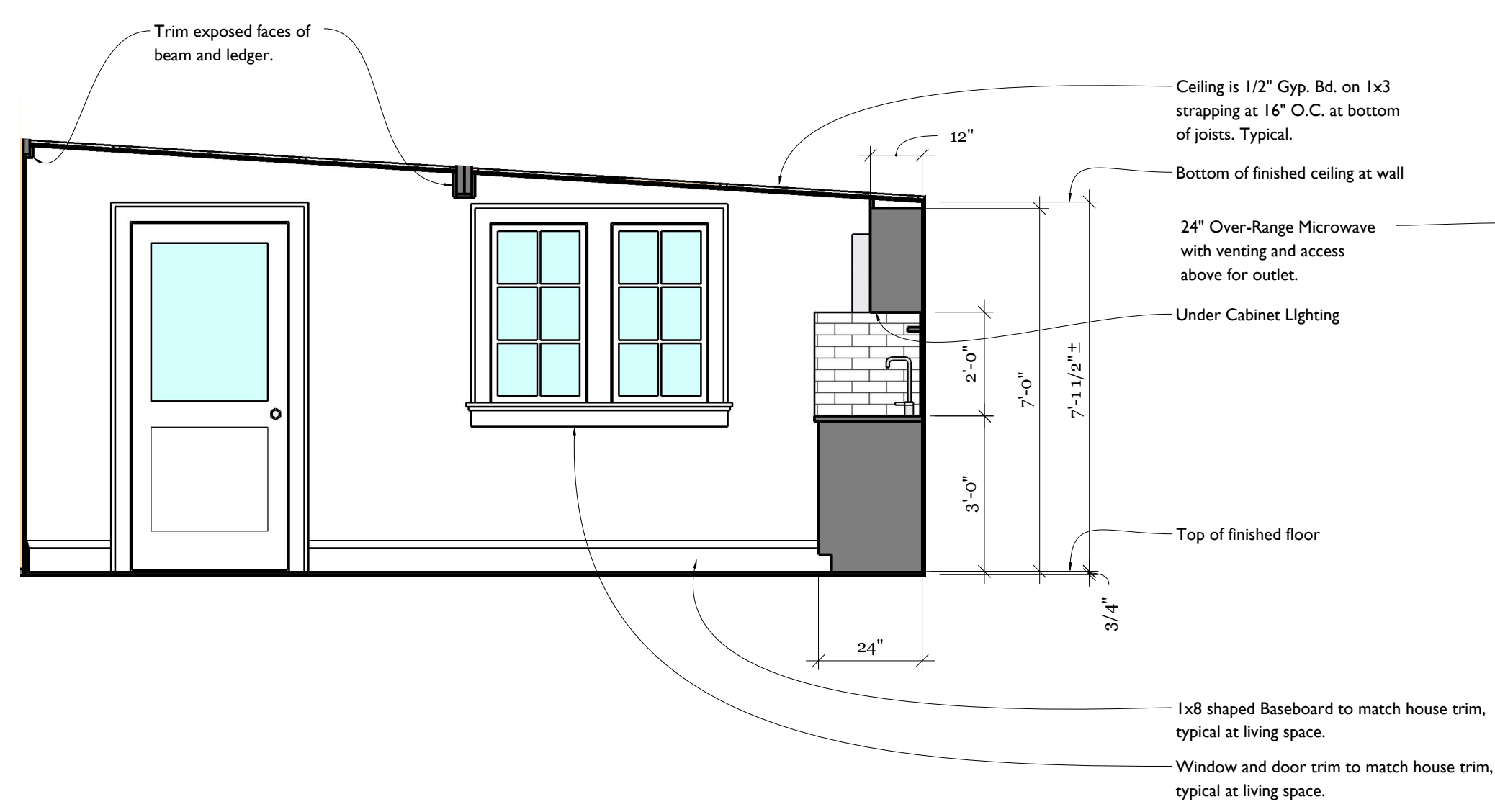
**1 SECTION 1**  
A03 1/4" = 1'-0"

**2 SECTION 2**  
A03 1/4" = 1'-0"

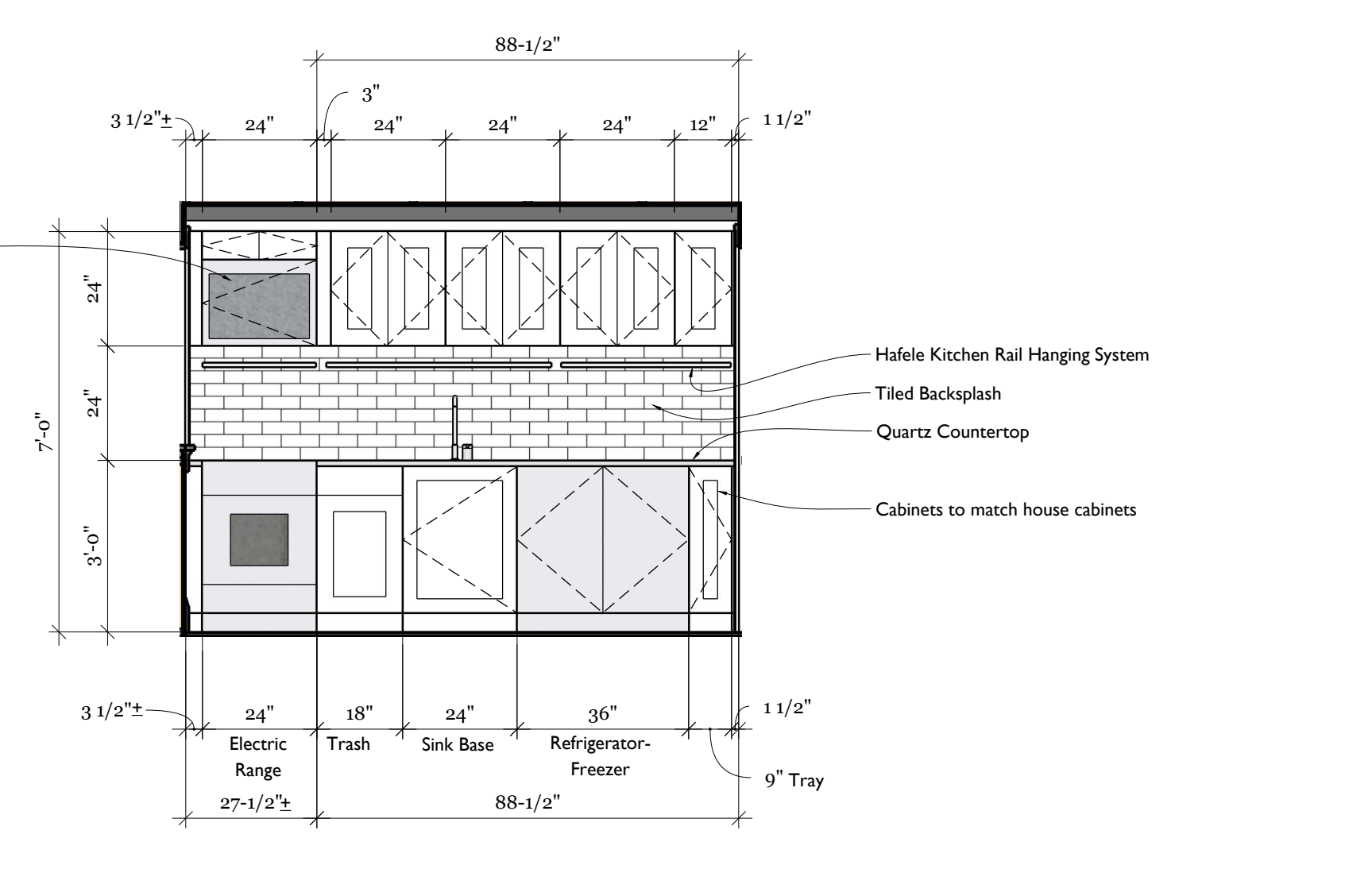
**3 SECTION 3**  
A03 1/4" = 1'-0"



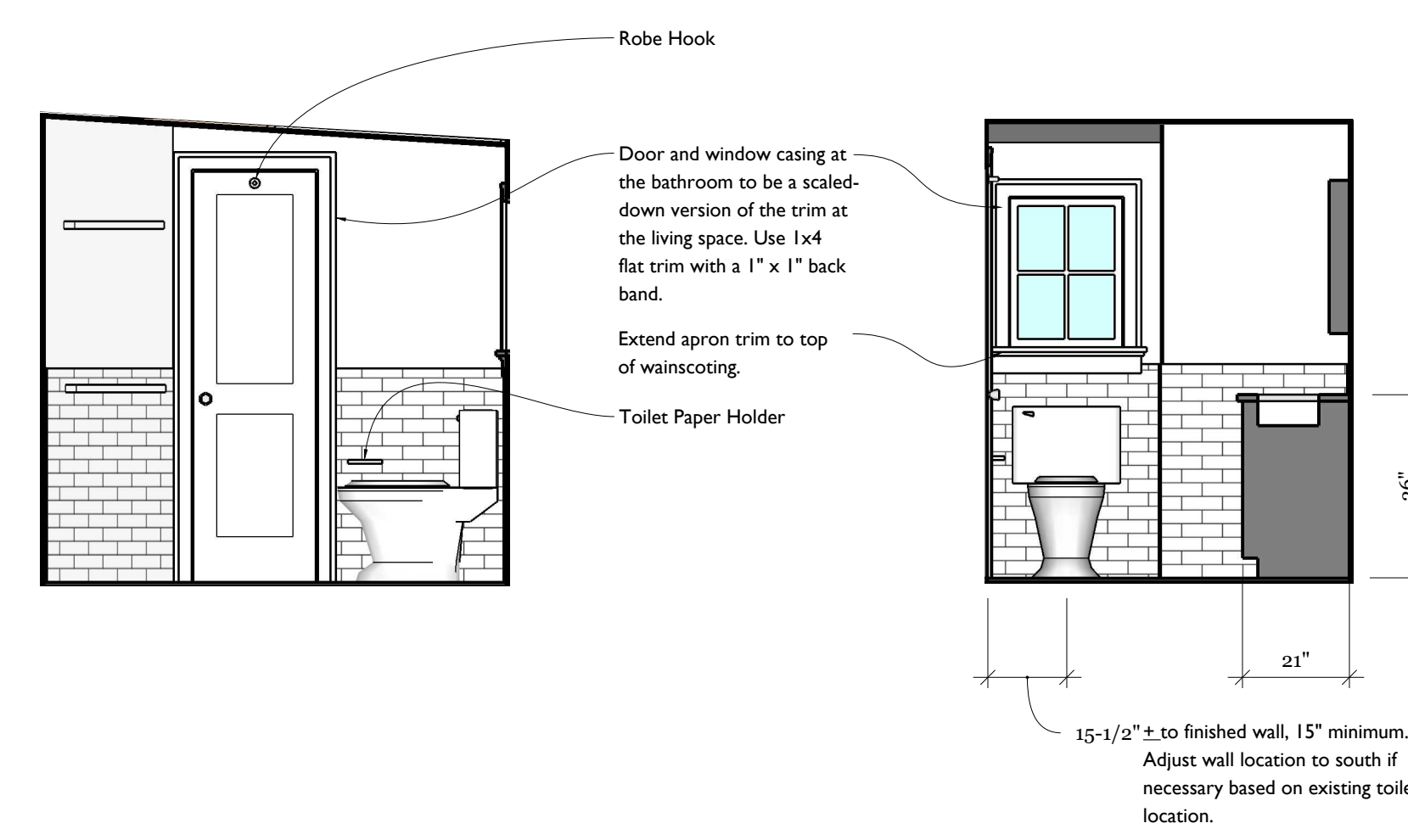
**4 SECTION 4**  
A03 1/4" = 1'-0"



**5 INT. ELEV.: LIVING**  
A03 3/8" = 1'-0"

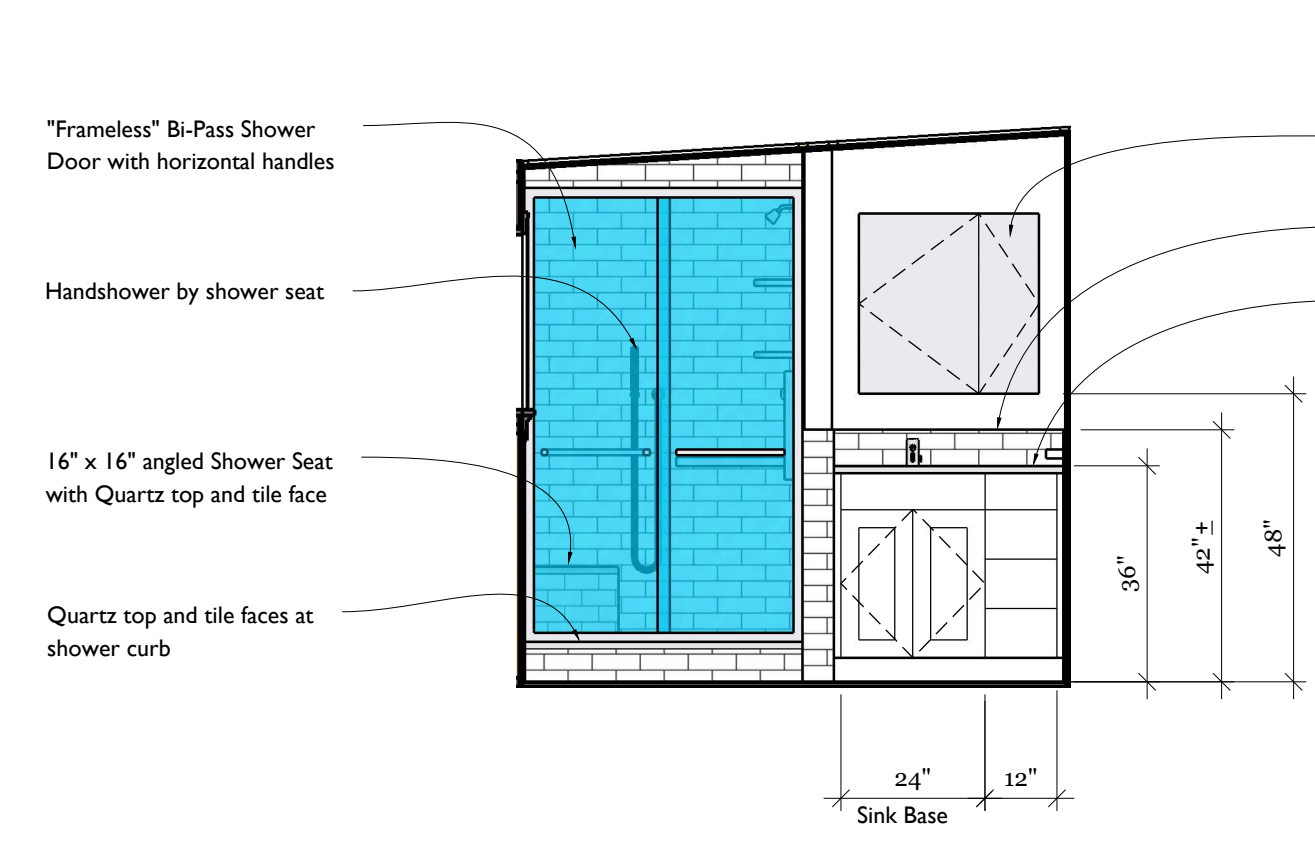


**6 INT. ELEV.: KITCHEN**  
A03 3/8" = 1'-0"

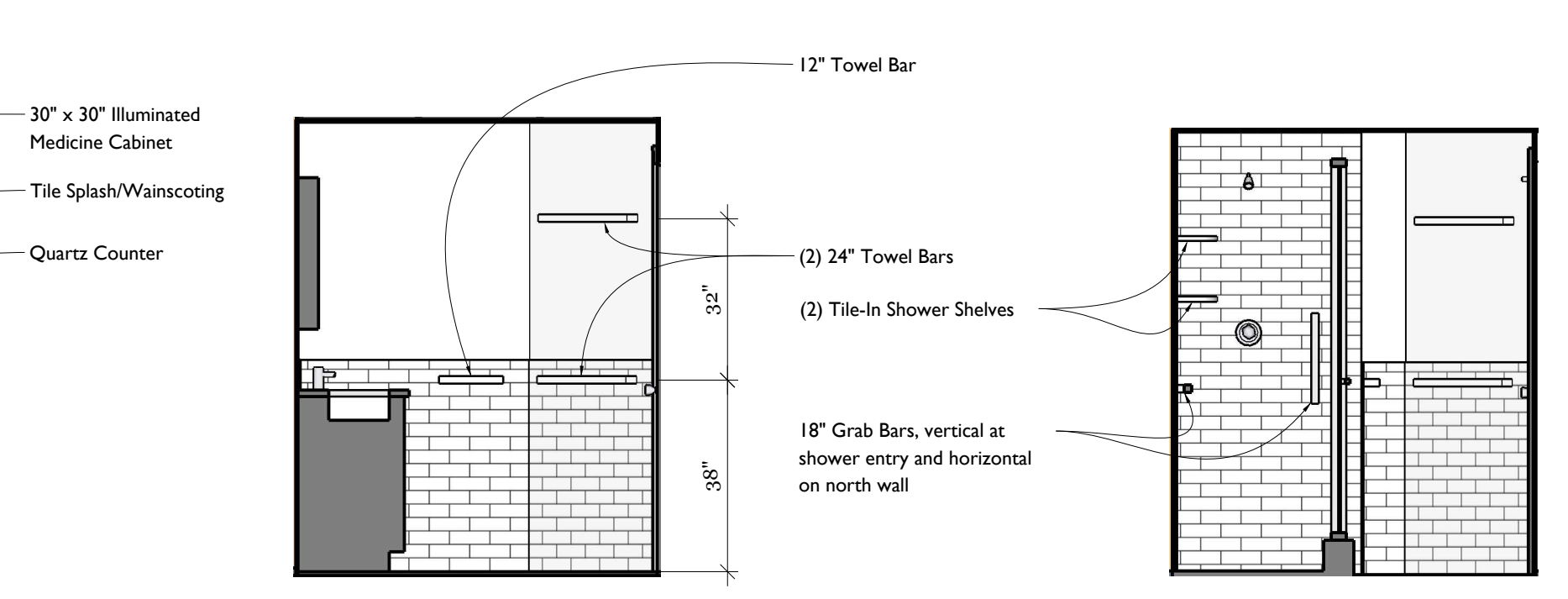


**7 INT. ELEV.: BATH**  
A03 1/2" = 1'-0"

**8 INT. ELEV.: BATH**  
A03 1/2" = 1'-0"



**9 INT. ELEV.: BATH**  
A03 1/2" = 1'-0"



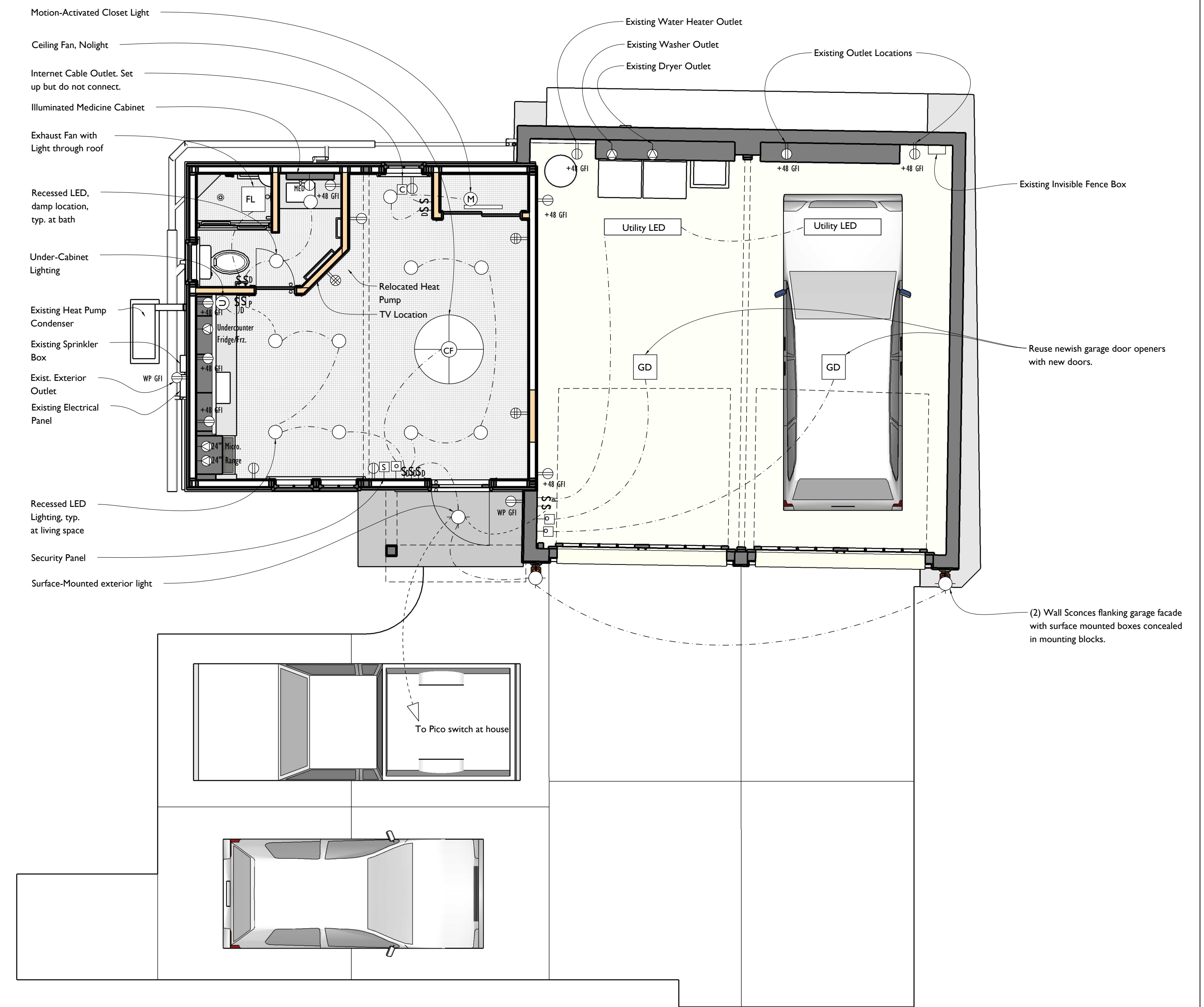
**10 INT. ELEV.: BATH**  
A03 1/2" = 1'-0"

**11 INT. ELEV.: BATH**  
A03 1/2" = 1'-0"

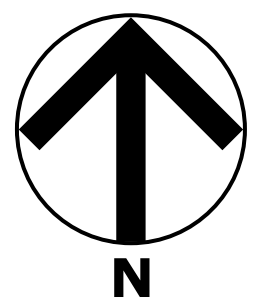
NO.	DATE	REVISIONS	REMARKS
1	2/20/26		
2			
3			
4			
5			

207-446-3132 :: 207-446-3114  
 johnbscholz@gmail.com  
 meg.barclay12@gmail.com  
 SCHOLZ & BARCLAY ARCHITECTURE  
 SCHOLZ & BARCLAY, LLC  
 PO Box 1091  
 Camden ME 04843  
 APARTMENT & GARAGE RENOVATION  
 1475 Berkshire Avenue, Winter Park, Florida

**SECTIONS & INTERIORS**



**NEW ELECTRICAL PLAN**  
1/4" = 1'-0"



NO.	DATE	REVISIONS	REMARKS
1	2/20/26		
2			
3			
4			
5			

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**SCHOLZ & BARCLAY, LLC**  
PO Box 1091  
Camden ME 04843

**APARTMENT & GARAGE RENOVATION**  
1475 Berkshire Avenue, Winter Park, Florida

**ELECTRICAL PLAN**

1425 Berkshire Avenue  
Winter Park, FL 32789  
Phone: 407.622.4885

Ms. Allison McGillis  
Planning and Zoning Director  
City of Winter Park  
401 Park Avenue South  
Winter Park, FL 32789

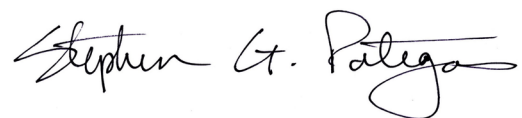
March 30, 2026

RE: COR #26-05. Request by Margarit Barclay for 1475 Berkshire Avenue

Dear Ms. McGillis

As an Orwin Manor Westminster resident since 1985, I feel the renovation of the ADU garage building would be an improvement to our neighborhood and should be granted.

Sincerely,

A handwritten signature in black ink that reads "Stephen G. Pategas". The signature is written in a cursive style with a large, looping 'S' at the beginning and a long, sweeping underline.

Stephen G. Pategas  
Orwin Manor Westminster resident



# Historic Preservation Board

# agenda item 6.a

**item type**

Non-Action Items

**meeting date**

April 8, 2026

**prepared by**

Allison McGillis, Director of Planning and Zoning

**approved by**

Allison McGillis, Director of Planning and Zoning

**subject**

Discuss proposal for 835 Antonette Avenue

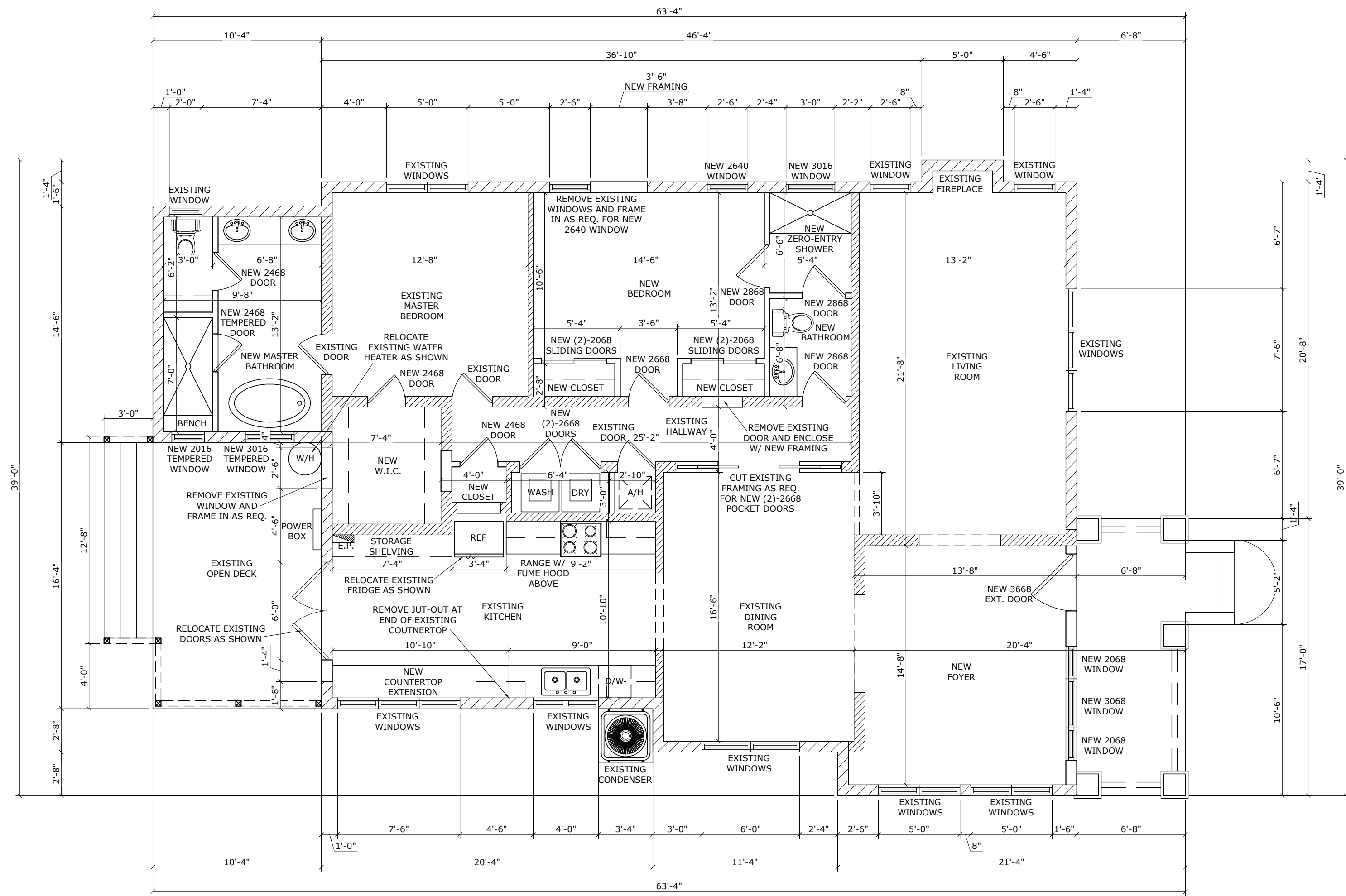
**motion | recommendation****background**

Ron Scarpa with Barefoot Brothers is working with the new owners of 835 Antonette Avenue, Leah and Glenn Eggert. They are looking to update the home, and in the process of developing plans. Before they got too far, they are requesting direction from the Board. The main scope currently is to open the front more like the original home and add a rear addition including interior updates.

**alternatives | other considerations****fiscal impact****attachments**

1. 835 Antonette Proposed Prelim1

Drawing name: Z:\Projects\5800-Ron Scarpa\25-300 835 Antonette Ave\CAD-Build\835 Antonette Ave As-Built.dwg A2 Feb 25, 2026 12:49pm by: Travis Jones



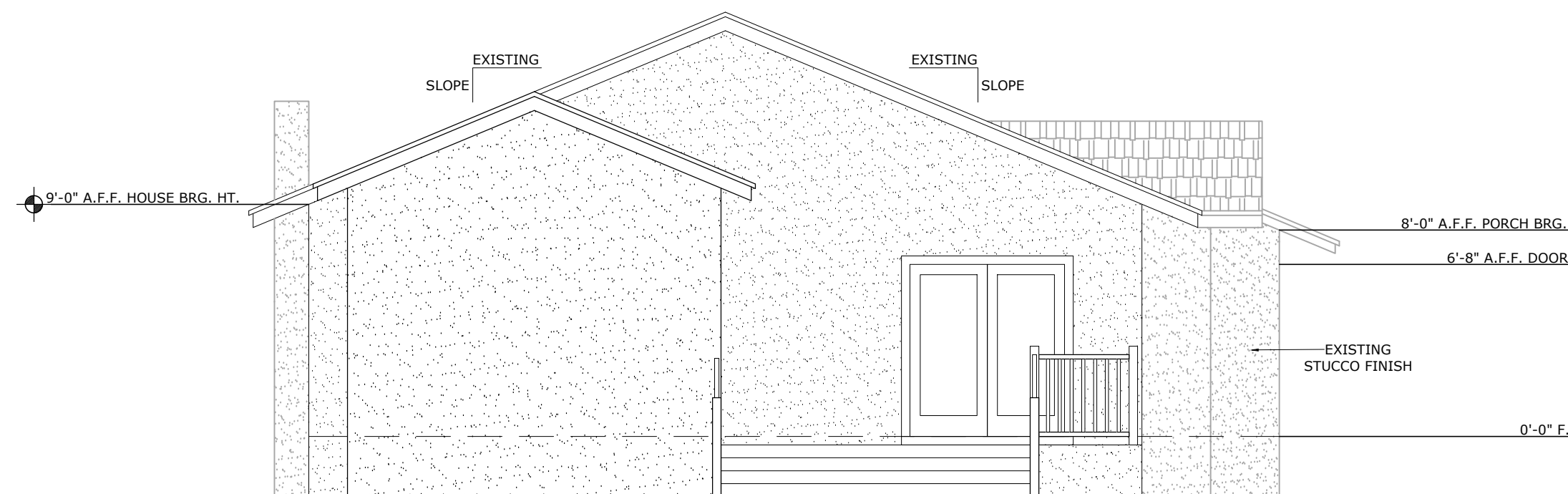
**PROPOSED FLOOR PLAN**  
SCALE: 3/16" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)



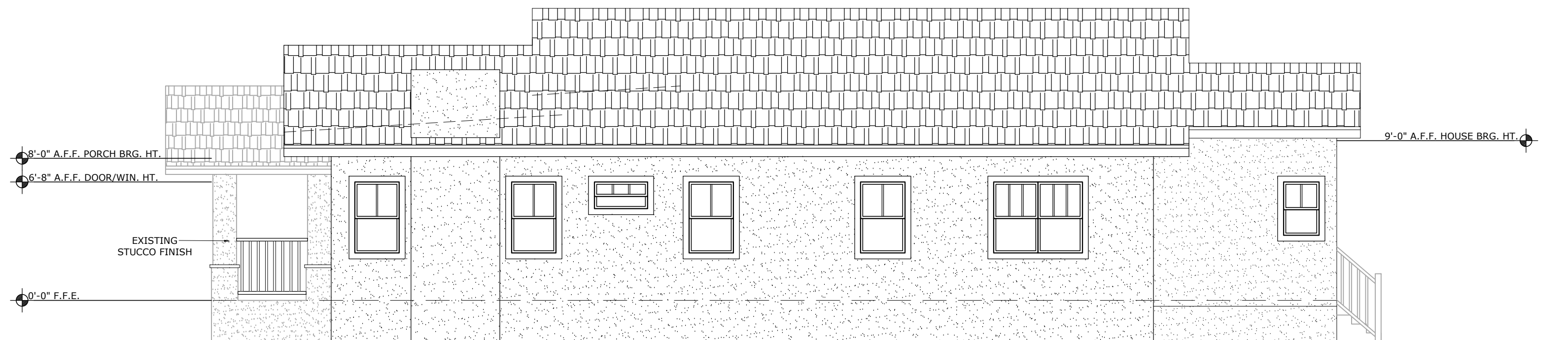
**FRONT ELEVATION**  
SCALE: 3/16" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)



**LEFT ELEVATION**  
SCALE: 3/16" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)



**REAR ELEVATION**  
SCALE: 3/16" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)



**RIGHT ELEVATION**  
SCALE: 3/16" = 1'-0" (FIELD VERIFY ALL DIMENSIONS)

**LINN ENGINEERING & DESIGN, INC.**  
P.O. BOX 140024  
ORLANDO, FL 32814  
PHONE: 407-282-6493  
cinn@linnengineering.com

DESIGN ENGINEER: CHAD S. LINN, P.E.  
DESIGNED BY: CSJ  
DRAWN BY: TDJ  
CHECKED BY: CSJ  
FLORIDA REGISTRATION NUMBER: 57524

**PROPOSED FLOOR PLAN & ELEVATIONS**

**RON SCARPA**  
835 ANTONETTE AVE  
WINTER PARK, FL 32789

DATE: 12/2025  
PROJECT NO.: 5800-25-300  
SHEET NUMBER

**A1**