



# 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.

Minutes approved by the Board on April 8, 2026.

ATTEST:

---

/s/ Mary Jean, Recording Secretary