



Historic Preservation Board Regular Meeting Minutes

May 13, 2026 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

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

Absent

John Skolfield

Staff Present

Director of Planning & Zoning Allison McGillis, Planner I Corinna Lundgren,
Administrative Coordinator Mary Jean

1. Call to Order

Vice-Chair Wolfe called the meeting to order at 9:03 a.m.

2. Consent Agenda

- a. Approve the minutes of April 8, 2026.

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

Motion made by Rhett Delaney, seconded by Lee Rambeau, to approve the April 8, 2026, meeting minutes.

The motion carried unanimously by a 6-0 vote. (John Skolfield was absent from the meeting.)

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 #26-06. Request by Glenn and Leah Eggert for approval to modify the existing structure by reopening the enclosed front porch of their home located at 835 Antonette Avenue within the

College Quarter Historic District, zoned R-1A.

Mrs. McGillis provided a summary of the request. She noted that the request had been a non-action item on the Board's April 8, 2026, agenda. She then indicated that the applicant was requesting to open the left portion of the home where a front porch was enclosed in the past, so it has a front porch view from the street. She added that the front door would be moved to the right and no square footage would be added.

Staff recommendation was for approval.

The Board noted that they had spoken at length about the request at their April meeting.

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

Motion made by Margie Bridges, seconded by Lee Rambeau, for approval to modify the existing structure by reopening the enclosed front porch of their home located at 835 Antonette Avenue within the College Quarter Historic District, zoned R-1A.

The motion carried unanimously by a 6-0 vote. (John Skolfield was absent from the meeting.)

b.

COR #26-07. Request by Dennis and Kellie Welsh for approval of a variance to revise previously approved plans for a fence enclosing the pool area, specifically to permit modifications to the fence height and location, for their home located at 151 Stirling Avenue within the Virginia Heights East Historic District, zoned R-1AA.

Mrs. McGillis provided a summary of the request. She noted that the applicant was requesting the variance for privacy and pool safety reasons. She then explained that the code requires a street-facing fence to be set back 10 feet from the property line. She indicated that the code requirement would put the fence within the pool, so the applicant was requesting to allow a six-foot fence versus the four-foot fence required by the building code for pool safety purposes. She added that the applicant was also proposing hedges within the right-of-way to soften the view of the fence from the street.

Staff recommendation was for approval.

A brief discussion ensued on whether the proposed fence would only enclose the pool

area.

Motion made by Kelsey Wolfe, seconded by Lee Rambeau, for approval of a variance to revise previously approved plans for a fence enclosing the pool area, specifically to permit modifications to the fence height and location, for their home located at 151 Stirling Avenue within the Virginia Heights East Historic District, zoned R-1AA.

The motion carried unanimously by a 6-0 vote. (John Skolfield was absent from the meeting.)

5. Action Items

6. Non-Action Items

- a. Demolition permit for 250 Virginia Drive - Florida Master Site File property

The Board discussed a demolition permit application for the home at 250 Virginia Drive, a 1939 Colonial Revival residence designed by James Gamble Rogers and listed on the Florida Master Site File. Mrs. McGillis explained that because the property has historic significance, the demolition permit automatically triggered a 90-day delay and notification to the Board. While the Board does not have authority to approve or deny demolition, the purpose of the delay is to explore alternatives such as relocating the structure, purchasing it for preservation, or documenting and salvaging historic elements before demolition.

Board members expressed strong concern about the potential loss of the home, with several noting its architectural significance and apparent good condition. One member stated that they had personally visited the house and questioned claims that it suffered from structural problems, noting that previous owners had carefully maintained it for decades. Others remarked that homes in much worse condition have successfully been restored and that the property's recent purchase for approximately \$2.6 million suggested redevelopment of the lot may have been the primary motivation rather than preservation.

Throughout the discussion, frustration with the Board's limited authority was expressed. The Board indicated that, because the property is neither individually designated nor located within a historic district, they have little power beyond raising awareness and encouraging alternatives. It was expressed that Winter Park lacks meaningful tools to preserve historic homes outside designated districts and that a simple 90-day waiting period is often ineffective when owners are committed to demolition.

The Board heard public comment from the following residents:

In Favor:

Orman Kimbrough of 1451 Highland Road, Winter Park, FL 32789.

Opposed:

Sally Flynn of 1400 Highland Road, Winter Park, FL 32789; and Wade Miller of 1520 Glencoe Road, Winter Park, FL 32789.

Did not confirm their favor of or opposition to the request:

Betsy Owens of 656 Park Avenue, Winter Park, FL 32789.

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

In depth discussion then ensued about preservation policy. It was expressed that historic preservation needs stronger city-level support through incentives such as tax benefits, grants, insurance assistance, or other financial programs that would make preserving historic homes economically attractive. The need for public education about the value of historic neighborhoods was also stressed, and a concern was raised that many newcomers appreciate Winter Park's character while simultaneously contributing to the loss of the very homes that create that character.

By the end of the discussion, a viable path to preventing the demolition of 250 Virginia Drive could not be determined. While relocation and purchase of the house were mentioned as theoretical options, the practicality and desirability of moving historic homes was questioned. The Board's consensus was that the situation highlighted a broader systemic problem requiring policy changes by the City Commission. Board members encouraged residents and preservation advocates to attend the City Commission meeting that evening, voice support for stronger preservation measures, and push for new policies and incentives that could help protect significant historic homes like 250 Virginia Drive in the future. The Board ultimately focused on using the case as an example to advocate for stronger preservation policies and incentives at the city level.

7. Staff Updates

- a. Historic Preservation Month Proclamation - May 13th City Commission meeting at 3:30pm

Mrs. McGillis noted that May was Historic Preservation Month. She also hoped that the Board would be able to attend that day's City Commission meeting where the mayor

would be giving a proclamation for Historic Preservation Month.

Mrs. McGillis also noted that the meeting was the last one for Board member Lee Rambeau. Mrs. McGillis expressed gratitude for Ms. Rambeau's insight and years of service on the Board. Mrs. McGillis then introduced the Board's new member, Anne Mooney, who attended the meeting and would be starting on the Board at the June regular meeting.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 9:56 a.m.

ATTEST:

/s/ Mary Jean, Recording Secretary