



# Historic Preservation Board Regular Meeting

## Agenda

**May 11, 2022 @ 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/bpm](http://cityofwinterpark.org/bpm) 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. [Approval of the April 13, 2022 Meeting Minutes.](#) 1 minute
  3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  4. **Public Hearings**
    - a. [Request to designate 1475 Berkshire Avenue to the Winter Park Register of Historic Places.](#) 15 minutes
  5. **Action Items**
  6. **Non-Action Items**
  7. **Staff Updates**
    - a. [Staff Updates](#) 15 minutes
  8. **Board Comments**
  9. **Upcoming Agenda Items**
  10. **Adjournment**



# Historic Preservation Board **agenda item**

|                     |                |              |              |
|---------------------|----------------|--------------|--------------|
| item type           | Consent Agenda | meeting date | May 11, 2022 |
| prepared by         | Aaron Hull     | approved by  |              |
| board approval      | Completed      |              |              |
| strategic objective |                |              |              |

## subject

Approval of the April 13, 2022 Meeting Minutes.

## motion / recommendation

## background

## alternatives / other considerations

## fiscal impact

## ATTACHMENTS:

[April 13 HPB Draft Minutes.pdf](#)



# Historic Preservation Board Minutes

April 13, 2022, at 9:00 a.m.

Hybrid Meeting  
401 S. Park Avenue | Winter Park, Florida

## Call to Order

Chairman John Skolfield called the meeting to order at 9:00 a.m. Present In-Person: Anne Saltee, John Skolfield, Karen James, Drew Henner, and N. Lee Rambeau. Present via Phone: Wade Miller Absent Board Members: Aimee Spencer Staff: Director of Planning and Transportation, Jeffrey Briggs; Planner I, Nicholas Lewis; Planning Technician, Aaron Hull; and Recording Secretary, Mary Bush. Guests: Archivist from Winter Park Library, Rachel Simmons; Executive Director of Casa Feliz, Susan Omoto; and Executive Director of Winter Park History Museum, Christy Grieger.

## Consent Agenda

Motion made by Drew Henner, seconded by Karen James to approve the March 9, 2022 meeting minutes.

**Motion carried unanimously with a 5-0 vote (Aimee Spencer was not present for the meeting, and Wade Miller was not present for approval of the March 9, 2022 meeting minutes.)**

## Staff Updates

Jeffrey Briggs updated the Board about an upcoming item on next month's agenda regarding a lot split at 1475 Berkshire Avenue that has a house built in 1925 on the property but is not historically designated. Mr. Briggs explained that the item went to the Planning and Zoning Board for the lot split but had many neighbors come to the meeting in opposition, and the item eventually was denied at the meeting. The Applicant will come before the Historic Preservation Board to designate the house and before the Planning and Zoning Board to do the lot split. Staff planned to meet with the Applicant on April 20, 2022, and will bring the item to the Historic Preservation Board for designation and the Planning and Zoning Board for the lot split approval subject to designation.

Rachel Simmons asked if the historical information file about the house from the Winter Park Library was sent.

## Public Comments (for items not on the Agenda)

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

## Non-Action Items

No non-action items.

## Action Items

- Discussion with Casa Feliz, the Winter Park Historical Association, and Winter Park Library on coordination of activities to promote and enhance historic preservation.

Jeffrey Briggs introduced Susan Omoto from Casa Feliz, Rachel Simmons from the Winter Park Library, Christy Grieger from the Winter Park History Museum, and the Historic Preservation Board. Mr. Briggs introduced the topic at the meeting, which discussed promoting and enhancing historic preservation within the city.

Susan Omoto explained to the Board that Casa Feliz will be hosting an open house event that will be hosting the Historic Preservation Board and promote the work done by the Board. Mr. Briggs explained the idea behind having the open house event. Mr. Briggs explained that the previous designees and the mayor would be invited to the event, and the mayor would give a speech at the event. Mrs. Omoto stated that Casa Feliz would send out the invites and track RSVPs. Mr. Briggs explained he could help Casa Feliz and Mrs. Omoto emphasized Board members inviting neighbors to come to the event. N. Lee Rambeau asked if this would be an annual event, and Mrs. Omoto responded that Casa Feliz plans for the event to become annual.

Mrs. Omoto asked if the letters about historic home lawn signs had been sent out yet, and Mr. Briggs responded that the letters had not been sent out yet. Mr. Briggs explained that the letters would be sent out shortly.

Mrs. Omoto thanked the Board and Rachel Simmons for the calendars sent out. Discussion ensued on continuing to do the calendars yearly, how to improve the calendars, and how successful the calendars were for promoting historic preservation.

Mrs. Omoto explained that Casa Feliz is working on a permanent James Gamble Roger II installation and will be partnering with the Winter Park Library to create a presentation about Casa Feliz and its history. Mrs. Omoto stated that Casa Feliz would reach out to all homes built by James Gamble Rogers II in Winter Park to get them designated historically on the local and federal levels. Mrs. Omoto explained that Casa Feliz would also ask homeowners of James Gamble Rogers designed houses to tell them before listing them for sale so Casa Feliz can help sell them to prevent the demolition of one of these homes.

Chairman John Skolfield emphasized his lack of marketing skills and explained his understanding of the need to promote historic preservation. Chairman Skolfield talked about the influx of out-of-state people moving into Winter Park and how a neighbor reached out to him about designating their property to be able to get a variance for an addition. Chairman Skolfield emphasized the popularity of designating a home but how expensive it can be to refurbish an older home.

Mrs. Omoto explained that Casa Feliz created the Winter Park Historic Group, the reason for establishing the group, and the establishment of the Board for the Winter Park Historical Group. Mrs. Omoto stated that Casa Felix could hold seminars as part of the Winter Park Historic Group to inform people of the benefits of designating their house as historical. Mrs. Omoto detailed that Casa Feliz can hold a "Welcome to Winter Park" event to help welcome new residents to the city, including members from the Historic Preservation Board, the Winter Park library, and other groups in Winter Park. Mrs. Simmons explained the Stag Society used to do welcome events at one point. Chairman Skolfield presented the Stag Society and other inclusionary men's groups in the city. Mrs. Omoto explained that Casa Feliz could use public records to look at who has recently moved into the city.

Christy Grieger asked how the Winter Park Historical Association could try to get more people to visit the history museum and stated that the museum could host a "Welcoming" event. Anne Saltee explained that the Women's Club had created brochures to hand out that marked benefits of the city in city hall. Mrs. Grieger stated that recently most visitors to the museum had been walk-ins or from word of mouth to visit.

Drew Renner stated at the moment that he was still thinking of ideas for promotion. Mrs. Rambeau explained that the ideas presented were good, and Karen James agreed. Mrs. Omoto stated that Casa Feliz could look into hosting the "Welcome" event. Mr. Renner asked how Casa Feliz could determine who had recently moved into the city. Mrs. Omoto explained that Casa Feliz uses public records from the county. Mr. Briggs explained that using USPS and utility records can be difficult as those can encompass more than the city limits, making looking at that information difficult. Mrs. Rambeau asked for Mr. Renner's thoughts on reaching out to newcomers to the city. Mr. Renner stated that people moving into the city now do everything virtually. Mrs. Omoto explained that the "Welcome" event would help people meet in person and could use the library as a neutral spot. Chairman Skolfield emphasized that the Casa Feliz house has the recognition, though. Mrs. Simmons stated that both Casa Feliz and the library could be used.

Chairman Skolfield asked Mr. Renner if it is easier for realtors to sell new homes than historic homes, and Mr. Renner answered that realtors prefer new homes to sell. Mr. Renner explained historic preservation in real estate, and Chairman Skolfield commented that people seek money over preservation nowadays. Mr. Renner

further discussed preservation in real estate. Chairman Skolfield asked if having the realtors on the side of historic preservation would help, and Mr. Renner stated that the Brokers are the best way to get help. Mrs. Omoto explained that the market matters as well. Chairman Skolfield emphasized that promoting historic preservation has seemed to help. Mrs. Omoto discussed the issue of getting people to sell historic homes smarter and the fear some people have of selling their older property. Chairman Skolfield emphasized the need for an honorable realtor. Mrs. Rambeau explained the importance of having this conversation and how the Board votes can affect people's perceptions of historic preservation. Mr. Renner agreed with Mrs. Rambeau and how there is a misconception of fear of the Historic Preservation Board. Discussion ensued about selling historic homes, real estate issues, benefits of moving to Winter Park, grassroots events, and having a booth to inquire why people are moving to Winter Park. Mrs. Simmons explained that most people are moving into the Winter Park area due to the schools being ranked high, and Chairman Skolfield explained why the schools are ranked so high. Mr. Renner suggested working with the Winter Park Boat Tour would be a helpful way to promote historic preservation. Discussion ensued on the Winter Park Boat Tour and the presentation they do.

Wade Miller thanked everyone for allowing him to call in to participate and wants to be able to collaborate with all groups involved. Mr. Miller discussed needing to tell the story of Winter Park. Mr. Miller talked about investing in more brick roads, banners, and lamp posts to help promote historic areas of the city. Mr. Miller suggested collaborating with Casa Feliz, Winter Park Historical Association, and the library to create a phone app to highlight the historic districts and educate people about the city. Chairman Skolfield had to leave the meeting, and left at 9:51 am. Mrs. Grieger talked about how the Winter Park Historical Association looked into creating an app before and how big of a project it is. Discussion ensued on how the Winter Park Historical Association updates the trails and guides they have. Mrs. Sallee explained that they could work with Full Sail to have a student help create the phone app. Discussion ensued on getting a Full Sail student to help and a QR code associated with historical information. Mr. Miller asked Mr. Renner if Rollins College has a historic preservation program. Mr. Renner explained he does not think Rollins College has a historic preservation program but could talk to someone in the history department at Rollins College. Discussion ensued on working with Rollins College. Mrs. Simmons explained that the Winter Park Cemetery has apps for tours and suggested doing vocal recordings about the history of Winter Park.

### Public Hearings

No Public Hearings.

### Board Comments

No Board Comments.

Meeting adjourned at 9:59 a.m.

/s/ Aaron Hull.



# Historic Preservation Board agenda item

|                            |                            |
|----------------------------|----------------------------|
| item type Public Hearings  | meeting date May 11, 2022  |
| prepared by Jeffrey Briggs | approved by Jeffrey Briggs |
| board approval Completed   |                            |
| strategic objective        |                            |

## subject

Request to designate 1475 Berkshire Avenue to the Winter Park Register of Historic Places.

## motion / recommendation

Staff recommendation is for approval.

## background

The property owner has voluntarily agreed to designate the home at 1475 Berkshire Avenue, cited as the P.J. Ness house, built in 1925, to the Winter Park Register of Historic Places. This is in conjunction with a subdivision request to split off the east 52.5 feet as a vacant buildable lot.

This one-story home is an example of the Mediterranean Mission style of architecture that was popular in the 1920's. The owners would plan to renovate the interior but leave the exterior as it looks today except for any minor repairs needed.

In these situations where a lot split variance is being granted (52.5 feet in lieu of 75 feet of lot width) the role of Historic Preservation Board is only to make a recommendation as to whether the home is worthy of a historic designation. The decision on the lot split itself, is in the jurisdiction of the Planning and Zoning Board and City Commission. Given the 1925 age of the home and the architectural style being largely unchanged, the recommendation for such designation would seem to be a very positive answer. Staff recommendation is for approval as this home is highly qualified for listing on the Winter Park Register of Historic Places. It is qualified not just by the age of the home (1925) but also by the preservation of the architectural integrity of the home.

## alternatives / other considerations

## fiscal impact

## ATTACHMENTS:

[1475 Berkshire Aerial Map.pdf](#)

ATTACHMENTS:

[Picture of 1475 Berkshire.pdf](#)

ATTACHMENTS:

[Proposed Lot Layout\\_April 2022.pdf](#)

ATTACHMENTS:

[Historic-Designation-Application.pdf](#)

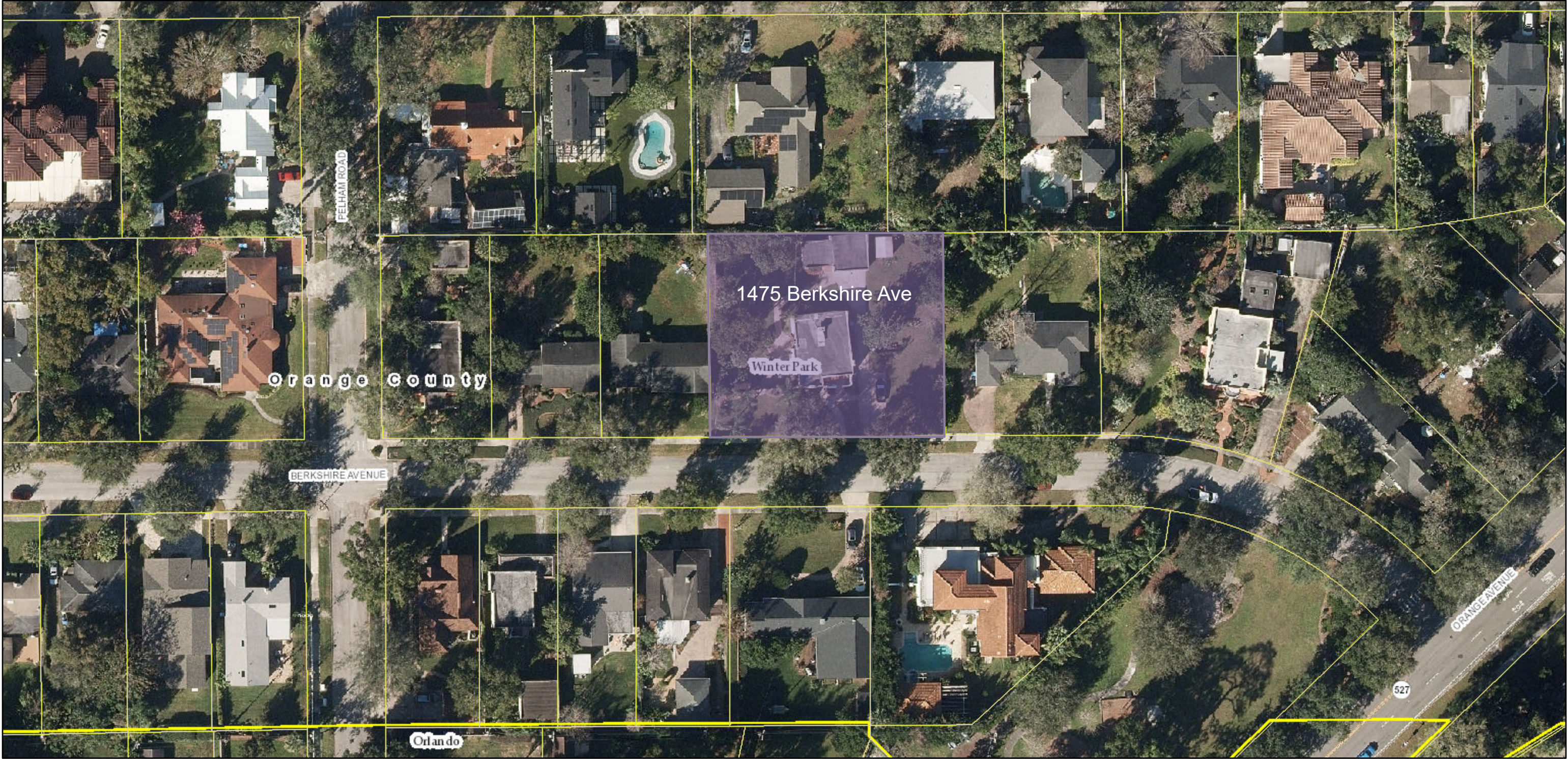
ATTACHMENTS:

[FL. Master Site file for 1475 Berkshire.pdf](#)

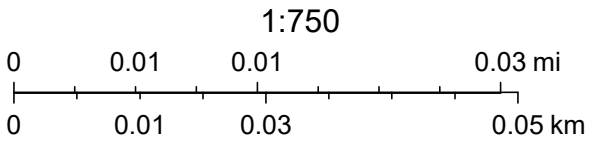
ATTACHMENTS:

[Resolution\\_1475 Berkshire Ave..doc](#)

Sub #22-04 - 1475 Berkshire Ave

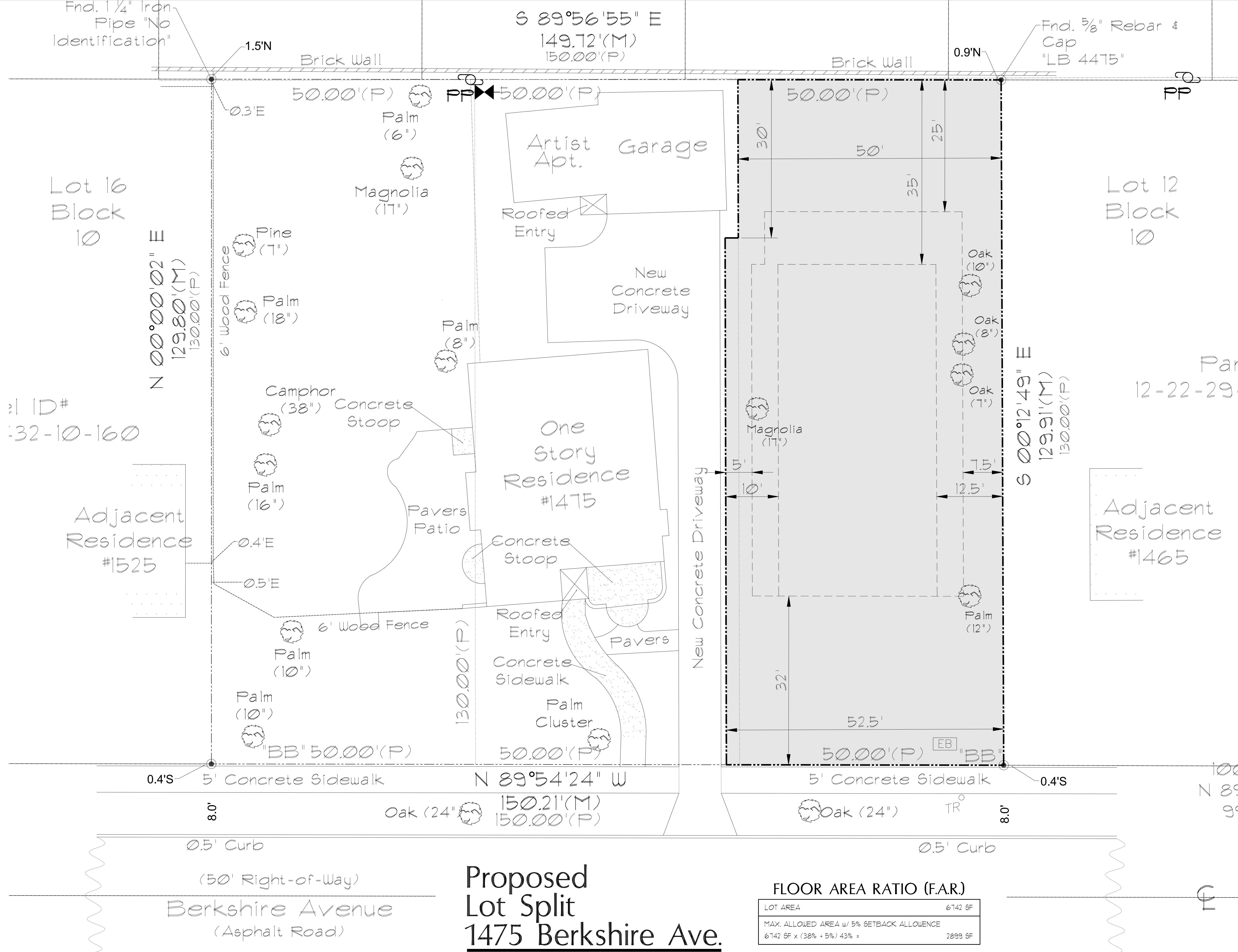


2/21/2022, 3:50:19 PM





1475 BERKSHIRE AVE, WINTER PARK, FL 32789 6/19/2019 10:13 AM



Proposed  
Lot Split  
1475 Berkshire Ave.

SCALE: 1/8" = 1'-0"

FLOOR AREA RATIO (F.A.R.)

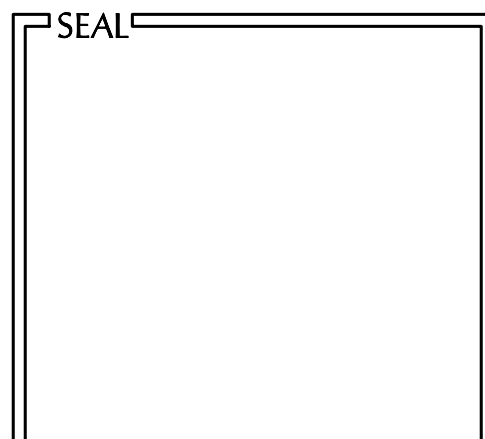
|                                           |         |
|-------------------------------------------|---------|
| LOT AREA                                  | 6742 SF |
| MAX. ALLOWED AREA w/ 5% SETBACK ALLOWANCE |         |
| 6742 SF x (38% + 5%) 43% =                | 2899 SF |

| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |



111 OAK STREET  
ALTAMONTE SPRINGS  
FLORIDA, 32714  
PH (407) 421-5878

ENGINEERING  
William F. Stuhke, PhD  
Florida Professional Engineer #22150  
12215 Rebecca's Run Drive  
Winter Garden, FL 34787  
(407) 920-3119



PROJECT  
Proposed Lot Split to:  
1475 Berkshire Ave.  
Winter Park, Florida

DRAWN BY: KTB  
CHECKED BY: KTB  
SCALE: AS NOTED

DATE ISSUED: April 18, 2022  
FOR PRICING:  
FOR PERMIT:  
FOR CONSTRUCTION:

SHEET NO.  
**SP1**

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# City of Winter Park Historic Designation Application

 *Sourikone Soukhavong* 04/21/22  
Owner's Signature Sourikone Soukhavong Date

*θ Local Historic Resource*

FLORIDA MASTER SITE FILE  
SITE INVENTORY FORM

Site No. WP109

Site Name NESS, P. J. HOUSE

Survey Date 0685

Address of Site 1475 BERKSHIRE AVENUE

WINTER PARK, FLORIDA

Instructions for locating \_\_\_\_\_

Location ORWIN MANOR

10

12 13 & 14

Subdivision name

block no.

lot no.

County ORANGE

District name if applicable \_\_\_\_\_

Owner of Site: Name \_\_\_\_\_

Address \_\_\_\_\_

Type of ownership private

Recording date \_\_\_\_\_

Recorder: Name & Title Werndli, Phillip A.

Address Florida Preservation Services

PO Box 13892 Tallahassee, FL 32317

Condition of Site:

Integrity of Site:

Original Use PRIVATE RESIDENCE

Check One

Check One or More

☐ Excellent

☐ Altered

Present Use PRIVATE RESIDENCE

☒ Good

☒ Unaltered

Dates +1925-26

☐ Fair

☒ Original Use

Cutural/Phase American

☐ Deteriorated

☐ Restored/Date

Period \_\_\_\_\_

☐ Moved/Date

NR Classification Category Building

Date Listed on NR \_\_\_\_\_

Threats to Site:

Check one or more

☐ Zoning

☐ Transportation

☒ Development

☐ Fill

☐ Deterioration

☐ Dredge

☐ Borrowing

☐ Other (See Remarks Below)

Areas of Significance: Architecture

Significance:

In the 1920s, the Mission Style began to appear in Central Florida. Most were modest homes about the size of the average bungalow and similar in plan. This house is an example of such houses which were usually stucco with a parapet, flat roofs, and very little if any decorative treatments except for decorative stucco, decorative bands and maybe a few tiles. This house was occupied in 1926 by P. J. Ness. Ness was a school board member in 1939.

Architect \_\_\_\_\_  
Builder \_\_\_\_\_  
Style and/or Period Mission Style  
Plan Type RECTANGULAR  
Exterior Fabric STUCCO  
Structural System(s) WOOD FRAME  
Porches S OPEN TERRACE WITH RECESSED ROUND ARCH PORCH

Orientation \_\_\_\_\_  
Foundation CONTINUOUS  
Roof Type FLAT,BUILT UP WITH PARAPET  
Secondary Roof Structure(s) PENT#SHAPED PARAPET  
Roof Surfacing BARREL TILE#BUILT UP  
Window Type CASEMENT,10 LIGHT,WOOD,PAIRED SET IN ROUND ARCHES  
Ornament Exterior \_\_\_\_\_  
Chimney STUCCO  
Chimney Location E END EXTERIOR PARAPET  
No. of Chimneys 1  
No. of Dormers \_\_\_\_\_  
Surroundings Urban,residential  
Map Reference (inc. scale & date) USGS, WINTER PARK, FLA, 7.5 MIN, 1964,PR 1982

No. of Stories 1  
Outbuildings 1

Latitude and Longitude: \_\_\_\_\_  
Site Size (Approx. Acreage of Property) LT 1

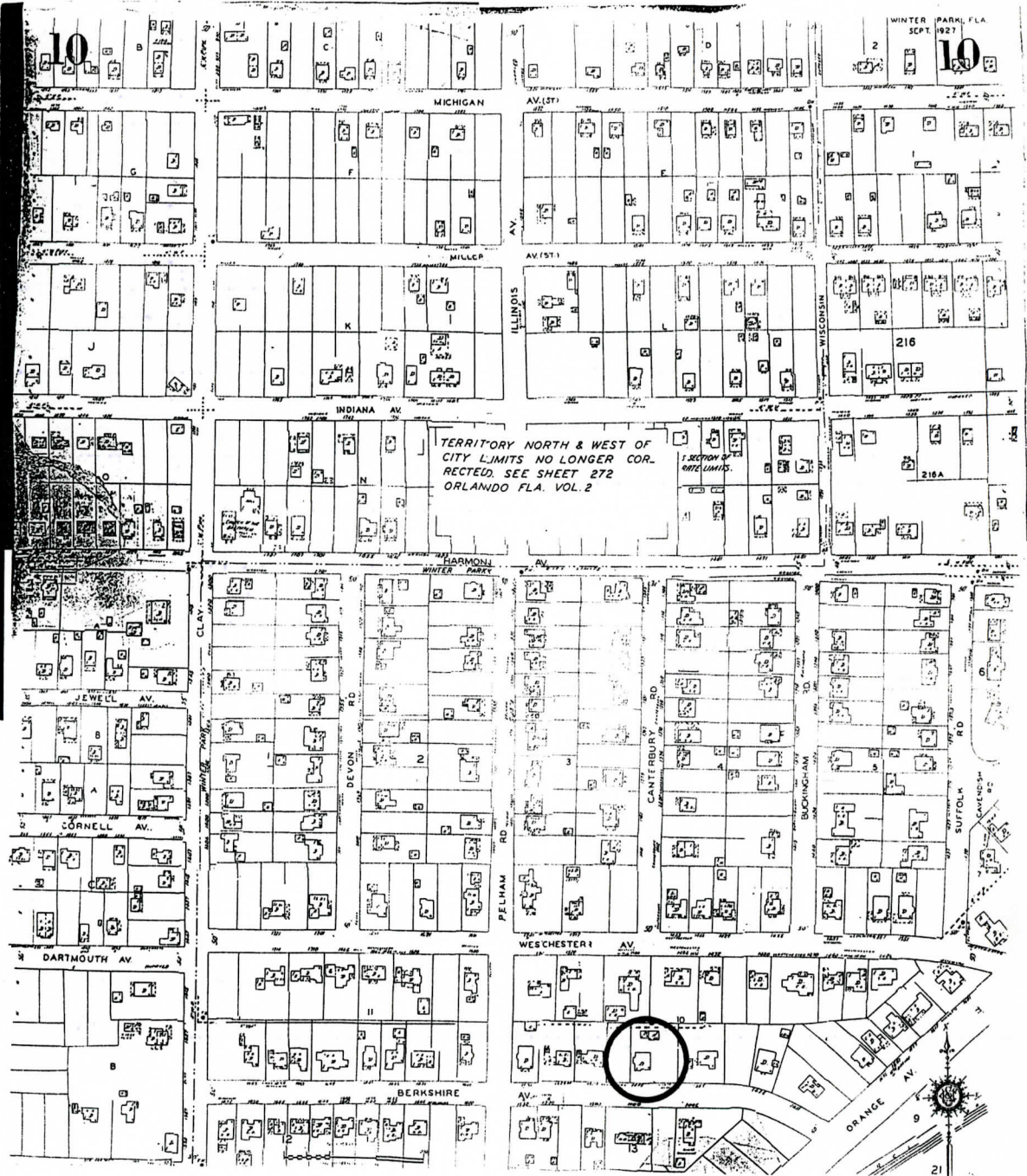
Location Sketch or Map

| Township | Range | Section |
|----------|-------|---------|
| 22S      | 29E   | 12      |

UTM Coordinates:

| Zone | Easting | Northing |
|------|---------|----------|
|------|---------|----------|

Photographic Records Number \_\_\_\_\_  
Please attach Photographic Print



## RESOLUTION \_\_\_\_\_

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1475 BERKSHIRE AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1475 Berkshire Avenue with the existing home built in 1925 is an example of the architecture popular during that period.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1475 Berkshire Avenue as a historic resource on the Winter Park Register of Historic Places, which shall be limited to Lots 15 and 14 (less the east 2.5 feet of Lot 14), Block 10, Orwin Manor, Westminster Section per Plat Book "J", Page 118 Public Records of Orange County.

SECTION 2. That the City Commission of the City of Winter Park in consideration of this voluntary request for historic designation of this property has approved the lot split of the east 52.5 feet of this property (Lot 15 and the east 2.5 feet of Lot 14) as a separate buildable single family lot for the purpose of building a new single family home and has also granted the variances necessary for the lot dimensions and setback variances to allow the new home on that 52.5 foot wide lot to have side setbacks on the west side of the new lot at 5 feet for one-story and 10 feet for two-story construction together with the any variances necessary for the proximity of the new lot line to the existing structures on the 1475 Berkshire Avenue property. Such new lot shall also be entitled to the full Floor area ratio for that property.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 8th day of December 2022.

\_\_\_\_\_  
Phillip Anderson, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



# Historic Preservation Board agenda item

|                            |                            |
|----------------------------|----------------------------|
| item type Staff Updates    | meeting date May 11, 2022  |
| prepared by Jeffrey Briggs | approved by Jeffrey Briggs |
| board approval Completed   |                            |
| strategic objective        |                            |

## subject

Staff Updates

## motion / recommendation

## background

Staff will provide updates on:

1. Historic clock on Park Avenue
2. Historic Landmark signs
3. Historic designation plaques
4. Proclamation for Historic Preservation Month
5. Yard signs for historic preservation month
6. Historic Rehabilitation grants

## alternatives / other considerations

## fiscal impact