



Historic Preservation Board Regular Meeting Minutes

May 11, 2022 at 9:00 a.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Chair John Skolfield, Vice Chair Anne Sallee, and remaining members: Wade Miller, Aimee Spencer, Karen James, Drew Henner, and N. Lee Rambeau. Staff: Director of Planning and Transportation Jeffrey Briggs; Planning Technician Aaron Hull; and Recording Secretary Mary Bush.

(1) Call to Order

Chairman John Skolfield called the meeting to order at 9:00 a.m.

(2) Consent Agenda

Motion made by Anne Sallee, seconded by N. Lee Rambeau to approve the April 13, 2022 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(3) Staff Updates

Jeffrey Briggs thanked the Board for coming to the Casa Feliz event. Mr. Briggs informed the Board that the historic clock is under construction and will be ready by June. Mr. Briggs told the Board that the City has issues ordering the historical landmark signs and is working on getting them.

Aimee Spencer asked if we needed to find a new contractor and knew someone who could help.

Mr. Briggs stated that the historical plaques are being ordered and budgeted for October. Mr. Briggs explained that Allison McGillis is back with the city and has returned as the Assistant Director of Planning and Transportation.

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

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

(5) Non-Action Items

1. No non-action items.

(6) Action Items

1. No action items.

(6) Public Hearings

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

Jeffrey Briggs presented the property and gave a brief history of the property. Mr. Briggs showed aerials, pictures of the surrounding neighborhood, and pictures of the property. Mr. Briggs described the property's original owner as an old school board commissioner. Mr. Briggs explained that the homeowner had requested a lot split previously at the May 3rd Planning & Zoning Board. However, Mr. Briggs clarified that the property has an older home that can be considered historical. The Planning & Zoning Board heard the outcry from nearby

residents about not approving the lot split over proposed plans to remove the older home. Mr. Briggs stated that the Planning & Zoning Board denied the lot split but gave the option to the applicant to designate the older house on the property. Mr. Briggs explained that the Planning & Zoning Board would approve the lot split with the historical designation of the house on the property and allow the applicant the possibility to build on the vacant eastern lot without the older home on it. Mr. Briggs stated that the applicant would renovate the historic house's interior and create a newer home on the east vacant lot. Mr. Briggs exclaimed that city code allowed lot splits if a historic home is protected and variances to be given in return. Mr. Briggs clarified that the Planning & Zoning Board would decide on the lot split, and the Historic Preservation would decide if the current residence should be designated.

Staff recommendation was for Approval.

Chairman John Skolfield asked if the house is not designated, is there the possibility that it could be demolished. Mr. Briggs stated that the house could be. Chairman Skolfield explained that the surrounding neighborhood is historic and that it would be sad if the house were demolished.

Wade Miller stated that building a new smaller home next to the historic home will help diversify property types and affordability in Winter Park. Mr. Miller exclaimed that that house should be designated.

Aimee Spencer stated that she thought the new house would not be small.

Chairman Skolfield asked if the Board could determine the style of the new house. Mr. Briggs stated that the Board does not have that ability.

Aimee Spencer asked where the driveway would go, and Mr. Briggs explained that the location of the driveway was not the Historic Preservation Board's decision. Mrs. Spencer proclaimed that the site plan did not show the driveway and did not want a shared driveway to be built.

No one from the public wished to speak.

Rick Jennings, the applicant's representative, stated that they would be able to answer any questions and talk about the proposed plan. Mr. Jennings proclaimed that the new house would be a Mediterranean-style house with a driveway on the right side of the property. Aimee Spencer asked if the steeps on the original house had been changed, and Mr. Jennings answered that the steeps had not, and only sidewalk work had been completed so far. Mr. Jennings explained that the house would be brought up to code to be move-in ready. Mrs. Spencer suggested that the house should be refurbished.

Chairman Skolfield asked if the Board is designating the house, then why can't the Board decide the character of the new home. Jeffrey Briggs explained that it is the Planning & Zoning Board's role and that the Planning & Zoning Board wanted the Historic Preservation Board to designate this house. Chairman Skolfield stated he doesn't want front-load garages to be part of the design. Aimee Spencer explained that many homes in the neighborhood have older front-load garages.

Drew Henning asked if the applicant had previously done any work on historic homes. Rick Jennings responded that he had done plenty of work on homes in central Florida but not on a historic home.

Anne Sallee stated that the question is about the house's designation.

Vice-Chair Karen James stated she's excited about the designation and knows the family who used to own the property. Discussion ensued on the history of the home.

Motion made by Anne Sallee, seconded by Aimee Spencer, to approve the request to designate 1475 Berkshire Avenue to the Winter Park Register of Historic Places.

Motion carried unanimously with a 7-0 vote.

(7) Board Comments

Chairman John Skolfield thanked Staff for their hard work.

Aimee Spencer stated this is the new year's session and asked about Board elections for Chair and Vice-Chair. Jeffrey Briggs said it would be on next month's agenda.

(8) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for June 8, 2022.

(9) Adjournment

Chairman John Skolfield adjourned the meeting at 9:27 a.m.

Approved by the Board on July 13, 2022.

/s/ Recording Secretary Aaron Hull