



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 Sallee 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.

Approved by Board on May 11, 2022.

/s/ Aaron Hull.