



# Historic Preservation Board Regular Meeting Minutes

**January 14, 2026 at 9:00 AM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

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

## **Absent**

John Skolfield

## **Staff Present**

Assistant Director of Planning and Zoning/Zoning Official John Harbilas, Planner II Nicholas Lewis, Administrative Coordinator Mary Bush

### **1. Call to Order**

Vice Chair Wolfe called the meeting to order at 9:00 a.m.

### **2. Consent Agenda**

- a. Approve the minutes of the December 10, 2025, regular meeting.

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

Motion made by Kelsey Wolfe, seconded by Rhett Delaney, to approve the December 10, 2025 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.)**

### **5. Action Items**

- a. Determine next steps regarding construction issues at 814 Antonette Ave

Mr. Harbilas provided a summary of the item. He reviewed the original survey of the property and the applicant's proposed front elevations. He noted that the applicant had come before the Board in 2023. He also noted that with the intent of preserving the front facade of the home, the applicant had been approved for additions to the property, an added second floor, as well as a garage in the rear of the property. Mr. Harbilas indicated that after the applicant started some of the demolition part of the approved project, they discovered complications with the integrity of the front wall of the home. He explained that the applicant wanted to discuss a solution that would keep the intended appearance of the home while maintaining better integrity of the wall.

The applicant, Jack Brennan of 814 Antonette Avenue, Winter Park, FL 32789, addressed the Board. Mr. Brennan indicated that construction for the project had started much later than originally planned. He added that he had spent a lot of time respecting the Historic Preservation Board's previous approval and trying to determine the best way to implement it. He explained that he was ultimately able to come up with a plan to preserve the front façade of the home as much as physically possible with the new construction to occur behind it. He then explained that once the facade was opened, he found substantial structural damage. This included water damage, wood rot, and low-quality craftsmanship. He noted that he was very concerned about the condition and the ability to waterproof the facade for proper drainage, and the likelihood of a successful rehabilitation of the facade. He then indicated that his request was to totally remodel and reconstruct the facade, while keeping the design and appearance consistent with the existing look of the home.

Discussion ensued about what the applicant would do to address any termite damage, what actions the applicant has taken toward recreating the style of the existing stucco, and whether the applicant's intent was to replicate the existing front facade. Mr. Brennan indicated that they would be replicating the decorative items of the home and replacing the windows. Discussion then continued about the applicant keeping the proportions, scale, and mass of the existing home, and the changes that had been made to the original plans since the approval in 2023.

The applicant's architect, David Pillsbury of 1977 Japonica Road, Winter Park, FL 32792, addressed the Board. Mr. Pillsbury noted he does proportion studies before drawing up any plans. He also indicated that every effort and possibility of recreating the small placards and parapet embellishments of the existing home had been studied. He added that the windows would have the same mutton patterns and look just like the original windows.

The Board expressed appreciation for the steps that the applicant has taken to thoughtfully replicate the existing facade of the home.

## **6. Non-Action Items**

**7. Staff Updates**

**8. Board Comments**

**9. Upcoming Agenda Items**

**10. Adjournment**

The meeting adjourned at 9:28 a.m.

Minutes approved by the Board on February 11, 2026.

ATTEST:

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/s/ Mary Jean, Recording Secretary