



Historic Preservation Board Regular Meeting Minutes

November 09, 2022, at 9:00 a.m.

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

Present

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

(1) Call to Order

Chair Anne Sallee called the meeting to order at 9:00 a.m.

(2) Consent Agenda

Motion made by John Skolfield, seconded by Karen James, to approve the August 10, 2022, meeting minutes. **Motion carried unanimously with a 6-0 vote (Absent from voting was Vice-Chair Wade Miller).**

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

Michael Perelman, 1010 Greentree Drive, made a public comment about 1200 Lakeview Drive being designated as historical but being allowed to change the house's appearance. Mr. Perelman mentioned that the interpretation of being able to rebuild a home and still keep it as designated is not fair. Mr. Perelman stated he is glad that the property owners want to enhance the house, but he says if they keep changing the aesthetic, it needs to be undesignated, in his opinion.

The public hearing was closed.

(4) Public Hearings

- a. Request by Monica Taffinder/Taffinder Tyedmers Trust to designate the property at 1379 Canterbury Road, built in 1935, to the Winter Park Register of Historic Places.

Jeffrey Briggs showed a presentation on the requested item. Mr. Briggs described the property and showed pictures of the house at 1379 Canterbury Road. Mr. Briggs stated that the house's architecture meets the requirements for historic designation. Mr. Briggs explained that the family renovated the garage, but the renovation does not take away from the historical aesthetic. Mr. Briggs stated that the house is in the Orwin Manor area, and the family would renovate the windows using grant money from the City.

Staff recommended approval.

Aimee Spencer asked if the City would require weather stripping, and Mr. Briggs explained that Staff does not want to dictate the internal materials. Mrs. Spencer asked if the Board could dictate the materials per code, and Mr. Briggs clarified that the Board could ask that. Discussion ensued on the use of the grant money for the windows materials of the windows. Drew Henner asked if the applicant must come back for the Board to replace windows, and Mr. Briggs said a change for a like-for-like would not be brought to the Board. John Skolfield talked about the maintenance and refurbishment of the old windows and what could be done to try and refurbish them. Mr. Briggs clarified that an item would be discussed later in the meeting about the code needing to be more definitive on the rules of materials and enforcement of refurbishing-like materials. Mr. Briggs asked about the example code the Board had suggested at a previous meeting, and Mrs. Spencer mentioned that the City of West Palm Beach has good historical design guidelines. Mr. Henner stated that in

the past, with historic designations that, like material changes, have been previously approved, this could become an issue.

Motion made by John Skolfield and seconded by Karen James to approve the request by Monica Taffinder/Taffinder Tyedmers Trust to designate the property at 1379 Canterbury Road, built in 1935, to the Winter Park Register of Historic Places.

Motion carried unanimously with a 6-0 vote (Absent from voting was Vice-Chair Wade Miller.)

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

- a. Discussion of construction issues at 1200 Lakeview Drive.

Jeffrey Briggs explained that the homeowners need guidance on the construction for the rebuild at 1200 Lakeview Drive. Mr. Briggs showed pictures of the house and described the previously voted-on item from the February Historic Preservation Board meeting. Mr. Briggs explained what the Board had voted on and the conditions that were part of the previous item. Mr. Briggs explained the new issues that the applicants have been facing with the rebuild due to flooding of the lake in the rear that has led to the flooding within the home and needs advice from the Board.

Michael Cegelis, 1200 Lakeview Drive, introduced his team and showed his presentation about the house at Lakeview Drive to the Board. Mr. Cegelis described that they have been dealing with issues with the house, and the appearance of the proposed site plan won't change even with the problems. Mr. Cegelis described the issues that they have been dealing with in detail. Mr. Cegelis showed an engineering report describing the difficulties with muck and the sandy overburden in the rear that led to flooding in the basement from the recent hurricanes. Mr. Cegelis showed pictures of the problems and the current house flooding. Mr. Cegelis described that they need to look at the load-bearing issues of the house and that they will need to do helical testing to look at the proper soil that will be required to replace the muck and sand. Mr. Cegelis mentioned that the engineer gave them two options to do an underpinning to the base of the house to keep the existing plan or do a new construction and not change the look of the proposed home but will provide better support. Mr. Cegelis mentioned that the new building would be cost-effective and more efficient for load-bearing, but they still want to keep the existing plan. Mr. Cegelis described the significant findings and issues they have been dealing with by looking at the two options. Mr. Cegelis described the processes for both options and showed pictures. Mr. Cegelis stated that they would not be able to do option one financially and explained how option two allows them to build a better and safer load-bearing base and is the option the applicants prefer. Mr. Cegelis then requested if the Board could provide insight into the two options and what would be the applicant's best way to proceed. Mr. Cegelis said he would keep the previously voted-on design from February with option two while providing better load-bearing support for safety and decreasing the risk of flooding.

John Skolfield stated that they initially should have done soil testing, and the applicant agreed. Mr. Cegelis's architect asked about soil conditions from the previous testing done on the house when Mr. Skolfield had done work on the property, and Mr. Skolfield stated they found muck and sand. Discussion ensued on the soil conditions of the property. Mr. Skolfield noted that he is skeptical of load changes due to materials and other concerns which Mr. Cegelis's architect responded that the dormers are adding more weight. Mr. Skolfield reassured the applicant that he was still skeptical of weight increase from just the dormers. Mr. Cegelis said he could send the load test to the Board, and a discussion ensued on the load bearing of the house. Mr. Cegelis discussed the property's foundation and structure with Mr. Skolfield. Mr. Cegelis stated that the house was structurally fine, and the previously done addition might cause the issues. Mr. Skolfield noted that the previous owner should have put a deed restriction on the house if they didn't want the house to change and that the Board should go along with their last decision from February.

Aimee Spencer stated she would not recommend the first option and that the second option makes more sense structurally and financially. N. Lee Rambeau asked Mr. Briggs if they are building a whole new structure, then

how does this request go with this Board, or how does the house keep its designation? Mr. Briggs explained that they were re-doing the house's aesthetic on the old foundation and that the Board does not need to vote on a decision because it is a re-do of an aesthetic. Mr. Briggs clarified that he brought this discussion up so that when the applicants start construction, the Board will know what the applicant is doing. Mrs. Rambeau stated that no old structure would be left after the rebuild and that the house should not stay designated. Discussion ensued on the removal of the designation. Chair Saltee stated that this shows the issues with the city's historical preservation and balancing what is realistic. Mr. Cegelis noted that this was done previously with homes owned by Rollins. Chair Saltee stated that if it stays designated, conditions should be put on it to track the property's history due to it not meeting the designation standards. Chair Saltee said she understands wanting to make the structure safe for habitation. Mr. Henner asked if the applicant wanted to keep the designation, and the applicant answered yes. Mr. Skolfield stated he understands the issues with keeping the designation but understands wanting to keep the designation from the homeowner's perspective. Mr. Cegelis discussed the house's history, and a discussion ensued on the next steps of the non-action items.

(7) Staff Updates

Jeffrey Briggs updated the Board on an event at Casa Feliz that the Board has been invited to regarding historical homes in Winter Park. Mr. Briggs also updated the Board that the historic clock will be delivered soon and installed when it is delivered. Mr. Briggs mentioned that the four historical signs are being made and hopefully shipped out shortly. Mr. Briggs explained that it was a new budget year and would order four more signs and that Mr. Briggs would be bringing recommendations to the Board soon to help with placing these new signs. Chair Anne Saltee asked about the plaques for homes, and Mr. Briggs explained what Staff has been doing with the historical plaques. Chair Saltee mentioned that Hannibal Square needs to be looked at, and Mr. Briggs stated that Staff could look at Hannibal Square. Aimee Spencer asked if the Board could ask themselves, and Mr. Briggs explained that the list of homes without plaques could be sent to the Board. Drew Henner mentioned that 1420 Highland would be going on the market soon. Mr. Briggs stated that the issue recently has been people wanting to change minimal traditional homes and that recently homes being put on the market with this style are being demolished and rebuilt. Mr. Briggs clarified that if rebuilt, they must be built in an architecturally significant style.

Mr. Henner mentioned that these lots are 1/3 of an acre and that builders want to buy these homes for tear-down rebuilds. Aimee Spencer asked if this neighborhood has design standards, and Mr. Briggs explained that they never created them when the area was designated. Mrs. Spencer mentioned that she feels the two designated neighborhoods in Winter Park were made for two different goals, and the city needs to tighten the standards to prevent rebuilding. Mr. Henner stated that there is no way to guide applicants on building materials without set guidelines. Discussion ensued on the Board and City needing to create code and design guidelines to help guide rebuilds.

(8) Board Comments

Chair Anne Saltee asked about doing a work session to create guidance for designating homes, making new code, and having legal at the meeting to help with any code written. Discussion ensued among the Board about the work session, and Jeff Briggs stated that a work session could be held in the new year to discuss these topics.

(9) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for September 14, 2022.

(10) Adjournment

Chair Anne Saltee adjourned the meeting at 10:14 a.m.

Approved by the Historic Preservation Board on December 14, 2022.
/s/ Recording Secretary Aaron Hull