



Historic Preservation Board Minutes

February 9, 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 Sallee, Wade Miller, John Skolfield, Aimee Spencer, Karen James, and Drew Henner. Present Virtually: N. Lee Rambeau. Staff: Principal Planner, Jeff Briggs; Planner I, Nicholas Lewis; Planning Technician, Aaron Hull; and Recording Secretary, Mary Bush.

Consent Agenda

Motion made by Anne Sallee, seconded by Karen James to approve the January 19, 2022 meeting minutes.

Motion carried unanimously with a 6-0 vote (N. Lee Rambeau was not present for the approval of the January 19, 2022 meeting minutes.)

Motion made by Karen James, seconded by Anne Sallee to amend to the January 19, 2022 meeting minutes to reflect in the Call to Order that Karen James was present virtually and not in-person.

Motion carried unanimously with a 6-0 vote. (N. Lee Rambeau was not present to approve the January 19, 2022 meeting minutes.)

Staff Updates

No staff updates.

Public Comments (for items not on Agenda)

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

Non-Action Items

No non-action items.

Action Items

No action items.

Public Hearings

- COR 22-02. Request of Michael and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built-in 1946.

Jeff Briggs gave a brief presentation of the item. Mr. Briggs provided the Board photos, site plans, and aerial views of the current property. Mr. Briggs informed the Board that due to this property being on a lakefront it received previous approval from the Planning and Zoning Board for all of the renovations and additions planned by the applicant. Mr. Briggs reminded the Board that their role for this item is to review the architectural styling of the house due to it being a historically designated property. Mr. Briggs stated that the home's current architectural style is a minimal traditional style. Mr. Briggs explained that there are two options with historically designated properties when renovating a property: to either preserve the exterior architectural image of the

home by only doing interior renovations or by replicating an authentic version of another architectural style from the same era. Mr. Briggs presented examples of historic homes that have been renovated by copying different original architectural styles of the home's time period. Mr. Briggs noted that the applicants want to renovate the current historically designated home by replicating Cape Cod architecture and building a new home that fits the criteria required. Mr. Briggs presented authentic Cape Cod architectural elements and explained the different characteristics of authentic Cape Cod styling. Mr. Briggs showed elevations of the proposed renovations to the property.

Staff recommendation was for approval.

Chairman Skolfield asked if the revision of the historic designation was considered when it was initially designated. Mr. Briggs explained that when designating a house, it only preserves the style of the home at that moment but does not prevent the owner of the house from making renovations with approval from the Board.

Mrs. James asked if any other conversions of previously designated properties had happened before. Mr. Briggs explained that the homes not shown in his presentation were examples of less than successful remodels of historic homes. Mrs. James also asked if any potential conversions were denied, and Mr. Briggs proclaimed that there were none to his knowledge.

Ms. Rambeau asked about the guidelines between nonconforming and conforming homes when it reflects the demolition of a historically designated home and specifically to this item. Mr. Briggs responded that with any contributing or appointed home, the homeowners could pursue either option presented early and ask for approval from the Board for their plans. Discussion ensued on how the Board determines the approval of remodeling an existing designated home.

Chairman Skolfield pointed out that modern traditional architectural styling does not always necessarily represent the same contemporary architectural styling of previous times.

Ms. Spencer questioned why the Board was allowing individuals to designate their homes as historical if the original architectural styling of the house could be changed and not preserved. Discussion ensued on what historic preservation means and the importance of historic designation.

The applicant, Michael and Linda Cegelis at 1200 Lakeview Drive, addressed the Board and spoke on their history in living in Winter Park, the process in choosing an architect, the background of purchasing the home, the reasons for wanting to renovate, the renovations needed, the existing minimal traditional style, and how the applicants see the historical context of the property. Mr. Cegelis spoke on the defining architectural aspects of the current house and the reason for choosing Cape Cod architectural styling for the conversion. Mr. Cegelis provided photos of the property, surrounding areas, and the plans for the conversion.

Mr. Miller thanked the applicant for the presentation and wanted to hear from the architect about their chosen process for the conversion. The architect, Mark Straight, spoke on the firm's credibility, the procedure for coming up with the idea of the conversion, the history of the home, and the reasons for the Cape Cod conversion.

Mr. Henner spoke on the effect of real estate values on historical homes and being cautious about what is designated and considered remarkable. Mr. Henner mentioned he thought this conversion could positively impact the house and the aesthetic of the neighborhood.

Vice-Chair Saltee explained the context is equally important and feels it has value, but the history of the home needs to be shown, and it should be noted somewhere that the home's original style was minimal traditional.

Mrs. Spencer suggested that the designation of the property should be removed if the new plan is approved. Mrs. Spencer explained that the Board should think and discuss the weight of the historical designation tag given to homes if there is the potential for conversions of historically designated homes.

Mrs. Rambeau stated that the decision is difficult for approving a conversion and renovation of an already historically designated home.

Discussion ensued on the house's designation, the process of designating a historic home, the precedent set from previous conversions, the precedent set by this conversion, the subjectivity of architectural styling, the context of the proposed conversion, and the proposed conversion itself.

Motion made by Aimee Spencer, seconded by Drew Henner, for approval of the request of Michael and Linda Cegelis for renovations and additions to the existing home at 1200 Lakeview Drive, built-in 1946.

Motion carried with a 6-1 vote. (In Favor: Anne Sallee, Wade Miller, John Skolfield, Aimee Spencer, Karen James, and Drew Henner. Opposed: N. Lee Rambeau.)

Board Comments

No board comments.

Meeting adjourned at 10:38 a.m.

/s/ Aaron Hull.

Approved by Board on March 9, 2022.