



Historic Preservation Board Minutes

January 19, 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 9:02 a.m. Present In-Person: Anne Sallee, Wade Miller, John Skolfield, and Aimee Spencer. Present Virtually: Karen James. Absent Board Members: Drew Henner and N. Lee Rambeau Staff: Principal Planner, Jeff Briggs; Planner III, John Harbilas; Planner I, Nicholas Lewis; Planning Technician, Aaron Hull; Director of Communications, Clarissa Howard; and Recording Secretary, Mary Bush.

Consent Agenda

Motion made by Anne Sallee, seconded by Wade Miller to approve the December 8, 2021 meeting minutes.

Motion carried unanimously with a 5-0 vote. (Drew Henner and N. Lee Rambeau were not present for the meeting.)

Staff Updates

Mr. Briggs updated the Board on the historic plaque responses from the mailers sent out the last two months. Board Member Wade Miller commented that he received a letter in the mail. Mr. Miller recommended that staff cross-check houses that already have a plaque with whom mailers were sent out. Mr. Briggs informed the Board he was getting permission from the City Commission for the historic preservation city signs. Mr. Briggs presented preliminary designs for the historic preservation signs going around downtown. Wade Miller asked Mr. Briggs, who designed Winter Park's Central Park and Park Avenue.

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

- Discussion regarding the HPB 2022 public relations efforts.

Clarissa Howard from the Department of Communications spoke on the different options for promoting historic preservation for 2022. Mrs. Howard talked about the signs being an excellent relation to outreach and communication media. Mrs. Howard explained that she is drafting articles for the next Winter Park Update and wanted the Board's feedback about what stories they would wish to present. Mrs. Howard communicated that the yard signs during historic preservation month were a success for promoting historic preservation and wanted to hear comments from the Board members on how they would like to advertise for the upcoming year. Chairman Skolfield spoke on what Clarissa thought was great work, and Mr. Miller commented that he appreciated her successful work throughout the last year. Discussion ensued on the marketing of historic preservation the previous year. Anne Salle suggested doing stories on specific houses to use digital media to help promote designated homes and discussed that they could celebrate those houses in May during historic preservation month. Mrs. Howard asked the Board to suggest four different homes to spotlight. Aimee Spencer

suggested doing a piece on the Donovan Family, and discussion ensued among the Board about what other types of houses they could promote.

Public Hearings

- COR 22-01. Request of Michael and Beth Sheerin for additions to the existing home at 2400 Forrest Road, built in 1925.

Mr. Briggs gave a brief overview of the item. Mr. Briggs expressed the Staff's excitement for the Sheerin Family for purchasing the house as many potential buyers called about buying the house that were not interested in its historic character. Mr. Briggs then explained that the Sheerin family has had to put much maintenance into the house due to the lack of upkeep over the years. Mr. Briggs showed the aerial views of the house to show a bird's eye view of the property. Mr. Briggs displayed the site plans of the existing house explaining the different aspects of the property. Mr. Briggs spoke on the original site of the property and how the unique private roads connected to the house. Mr. Briggs presented pictures of the existing home and carport present at the house. Mr. Briggs spoke on the additional cabana and the two-car garage location. Mr. Briggs explained that the additions to the property were well within the lot's impervious coverages and FAR. Mr. Briggs presented the roof plans to show the new additions that will be added to the house. Mr. Briggs explained the difference in the code on detached garages as opposed to attached garages and the setbacks that are allowed for each.

Staff recommendation was for approval.

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

The applicant, Michael Sheerin, spoke to the Board about restoring this property and why his family is doing it. Mr. Sheerin talked about the process of restoring the house and the support from Staff his family has received. Mr. Sheerin discussed the benefits of the house and its beauty of it. Mr. Sheerin explained that the roof had to be replaced entirely, and components of the house were restored. Mr. Sheerin described that during the reservation process, they were trying to reuse pieces of the old house for different aspects of the restoration.

Gary Hancock, the applicant's architect, spoke on the unique architecture of the house and the restoration process that is being done.

The Board had questions for the applicant about the restoration of the house. Wade Miller had a question about who the building contractor was, and the applicant explained that Ted McCray was the contractor. Aimee Spencer asked if the applicant could reuse any roof tiles, and the applicant explained that the condition of the roof tiles prevented them from reusing them. Discussion among the Board and the applicant on the roof material for the addition ensued. The Board discussed the appreciation for the project and the house in general.

Motion made by Aimee Spencer, seconded by Wade Miller, for approval of the request of Michael and Beth Sheerin for additions to the existing home at 2400 Forrest Road, built in 1925.

Motion carried unanimously with a 5-0 vote.

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

THIS ITEM WAS CONTINUED TO THE FEBRUARY 9 HISTORIC PRESERVATION BOARD REGULAR MEETING BY STAFF.

Board Comments

No board comments.

Meeting adjourned at 10:08 a.m.

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/s/ Aaron Hull.

Approved by Board on February 9, 2022.