

**Windermere Historic Preservation Board
4 December 2019 Meeting Agenda
6:30 pm**

Call to Order

Open forum/Public comments

Approval of minutes

Old Business

Change in scope of Eagle Scout project

New Business

School house decisions

Non-agenda items

Liaison report

Windermere Historic Preservation Board
Meeting Minutes
October 30, 2019

IN ATTENDANCE

Amanda Black
George Poelker
Hannah Ammar
~~Jackie Rapport~~
Mary Fran Howard
~~Theresa Myers~~
Andy Williams

Call to Order – 6:34 pm

Open Forum / Public Comments - None

Approval of Minutes – Amanda makes motion to approve minutes. Unanimous approval.

Old Business – No one has showed up to Oral History meetings, therefore no discussion at this time.

New Business

1. Proposal presentations by Charles and Janine Matteson, Eagle Scout and Gold Award Candidates.
 - A. Janine would like to make an online museum and digitize all of the files and old photos currently held in community room. Members discuss project questions with her. Refer to handout for questions.
 - **Scanners** – George suggests Janine talk to Robert regarding available scanners.
 - **Relocate files** - George makes a recommendation to allow Janine to take one or two boxes home at a time to scan with a sign out system. Hannah recommends acid free gloves while working/scanning and a supervisor for the first session.
 - **Social media** – George approves of social media use.
 - **Website** – New town website should have enough storage capacity.

Amanda makes a motion to accept proposal as discussed. Hannah second. Approved unanimously.

- B. Charles would like to repair stairs, paint, install historical sign and add flowers/landscaping to the Cal Palmer Building. Members discuss project questions with Charles. Refer to handout for questions.

- **Paint** – Members recommend painting walls, soffits, doors & trim white to match Town Hall. Amanda will obtain color specifications from Town Admin and provide to Charles.
- **Shutters** – Members recommend removing shutters which are not original.
- **Stairs** – Will be replaced with pressure treated wood and left natural. George will supervise and assist.
- **Powerwash** – Members do not approve powerwashing. George recommends cleaning with a hand brush instead.
- **Back screen door** – Members recommend removing damaged screen door since it is not original.
- **American Flag** – Replace the old flag.
- **Historic Plaque** – Members suggest that this would be out of scope due to the cost.
- **Landscaping** – Charles has a contact at Leu Gardens that can help with landscape suggestions. George recommends that Charles contact the Garden Club.
- **Funding** – George will coordinate with Town Manager & CT.

Hannah makes a motion to approve proposal with the changes as discussed. Amanda seconds. Approved unanimously.

Contact information:

Janine Matteson: Janinematteson555@gmail.com / 407.795.0916

Charles Matteson: Cmatteson7@gmail.com / 407.795.5649

Charlene Matteson : Cmatteson6@gmail.com (mother)

C. Schoolhouse decisions to be made.

Table discussion until next meeting. Approved unanimously.

Non-Agenda Items - None

Liaison Report - None

Adjourn – 8:00pm

Windermere Historic 1887 Schoolhouse

RENOVATION PLAN

For discussion: It is clear from the photographic evidence that the 1887 schoolhouse was unpainted. It was still unpainted when the building was sold and changed to a residential use in 1920. Therefore, the building was never painted during its use as a schoolhouse. The building needs significant renovations. Many of the repairs made over the years were made with inappropriate or substandard materials. With that said, a difficult decision must be made.

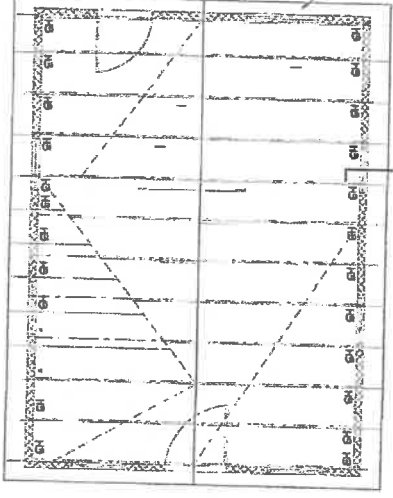
Replace all exterior elements with unpainted materials to return the building to its original state.

Or repair and replace damaged elements and repaint.

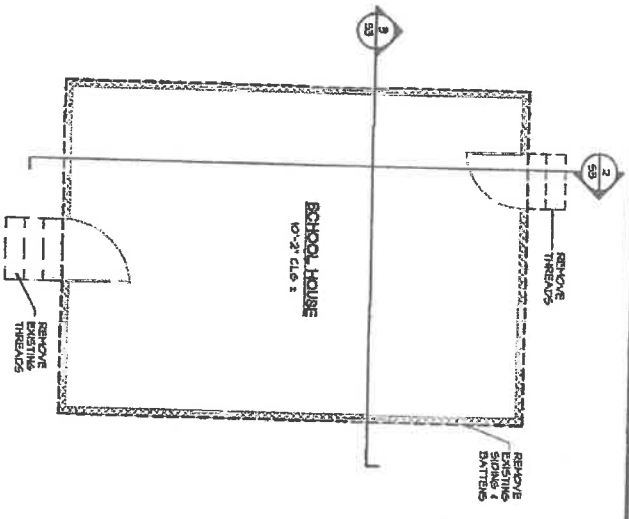
OBSERVATIONS

- Repair metal roof ridge
- Repair/replace roof rafter ends
- Repair/replace missing roof rafters
- Repair/replace gable ends – add plywood and weather wrap behind vertical siding
- Repair/replace gable soffits
- Replace all siding and battens
- Choose new structural siding material – suggest cypress
- Replace and flash all exterior window/door trim
- Replace front /rear stairs -
- Repair interior floor
- Replace all interior window/door trim
- Remove and replace beadboard ceiling – will allow access to roof structure above
- Add interior studs
- Add horizontal nailers (problematic structural siding spans)
- Add hurricane clips
- Re-design sidewalks causing water damage of structure
- Remove HC parking
- SPECIFY:
 - Wood type and sizes
 - Flashings and caulk
 - Nails
 - Connectors
 - Paint / Other

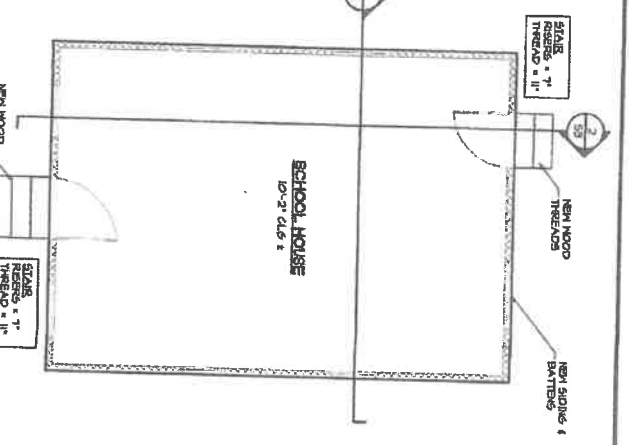
3 ROOF PLAN (PROPOSED)
SCALE: 3/8"=1'-0"



1 FLOOR PLAN (DEMO.)
SCALE: 3/8"=1'-0"



2 FLOOR PLAN (PROPOSED)
SCALE: 3/8"=1'-0"



NOTE:
ATTACH EXISTING PLASTER TO EXISTING TOP PLATE IN NEW CONNECTOR. SEE PLAN FOR LOCATION.

STRUCTURAL NOTES

- GENERAL**
- PLANS ARE SIGNED AND SEALED BY THE STRUCTURAL ENGINEER OF THE FIRM IN COMPLIANCE WITH ONE (1) CHAPTER 5, SECTION 5001 OF THE FLORIDA BUILDING CODE, 2018 EDITION. PROFESSIONAL WATER PROOFING DETAILS, ETC., ARE BY OTHERS.
 - MAKE IT AVAILABLE FOR STRUCTURAL ASSESSMENT OF EXISTING BUILDINGS
 - DESIGN & SEISMIC LOADS**
DESIGN DEAD LOAD 5 PSF
DESIGN LIVE LOAD 20 PSF
 - WIND LOADS**
WIND SPEED 95 MPH REGION II
WIND CATEGORY II
ENCLOSURE 5
- CONNECTORS**
- ALL PRE-FABRICATED FIRE RESISTANT TIE-BACK CONNECTORS ARE AS SPECIFIED WITHIN SIMPSON STRONG-TIE CONNECTORS CATALOG.
 - CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN IN THE ABOVE REFERENCED CATALOG.
 - ALL STEEL MANUFACTURERS' CONNECTORS MAY BE SUBSTITUTED FOR THOSE SPECIFIED PROVIDED THEY MEET OR EXCEED THE CAPACITY OF THE SPECIFIED CONNECTOR IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER'S PRODUCT.
- MISCELLANEOUS**
- CONTRACTOR SHALL BRACE ALL CONSTRUCTION AGAINST GRAVITY, PULL AND LATERAL LOADS DURING CONSTRUCTION.
 - CALCULATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

DATE: 08/20/2024
PROJECT: WINDERMERE 1887 SCHOOLHOUSE
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 08-21-24
SCALE: AS NOTED
SHEET NO: 14-05

Drawn	DT
Checked	HO
Date	08-21-24
Scale	AS NOTED
Sheet No.	14-05

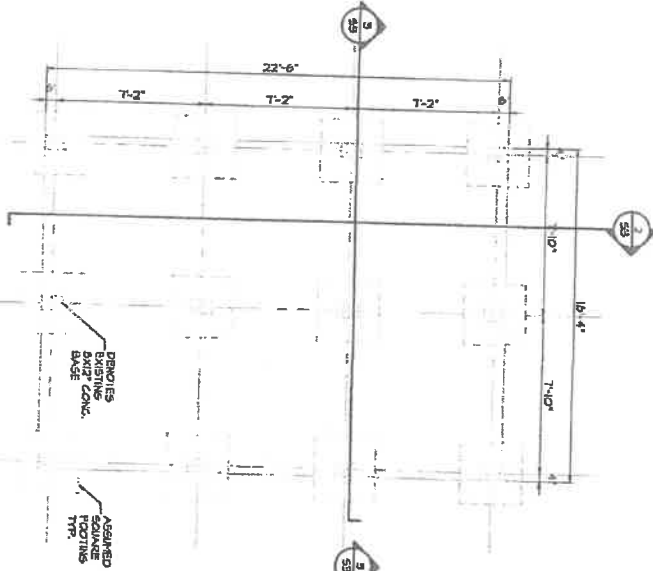
WINDERMERE 1887 SCHOOLHOUSE
113 W 7TH AVE.
ORANGE COUNTY, FL

DEMO & RENOVATION PLANS

HS ASSOCIATES, LLC
STRUCTURAL ENGINEERING
127 HUNTERS AVENUE, SUITE 200 • 32077 • (407) 740-8444
ATLANTIC SHORES, FL 32710-1447

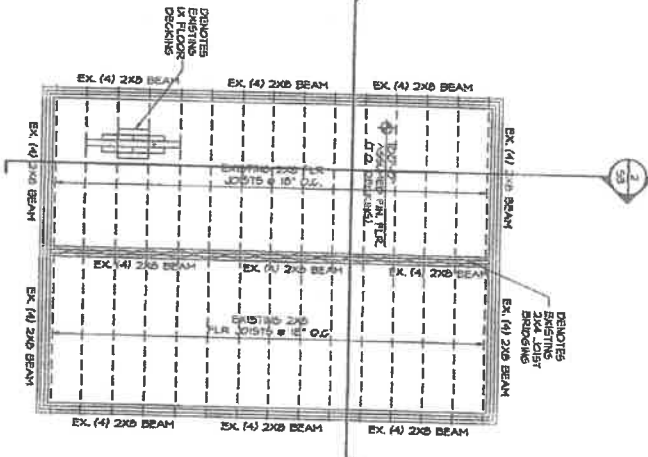
Revisions

1 FOUNDATION PLAN
SCALE 3/8" = 1'-0"



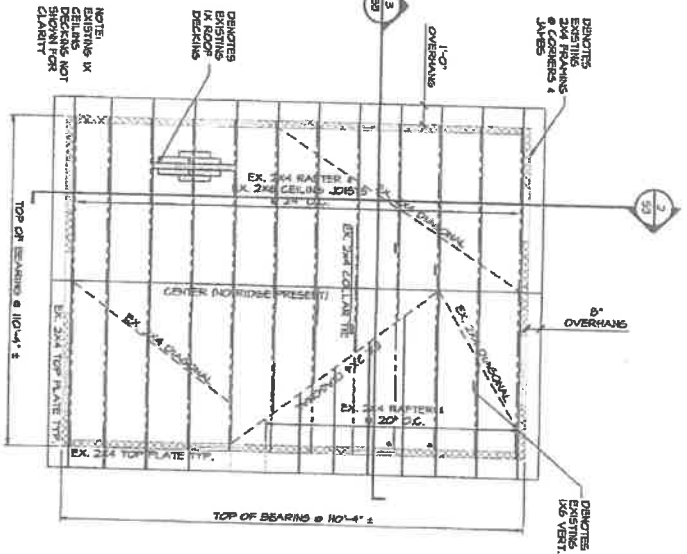
2 FLOOR FRAMING PLAN
SCALE 3/8" = 1'-0"

EXISTING CONNECTIONS.
SINGLE-SPAN HULLING & CORN BEAM TO BEAM SHEARON HULLING & BEAM TO BEAM SHEARON HULLING & F.L.R. JOIST TO BEAM



3 ROOF FRAMING PLAN
SCALE 3/8" = 1'-0"

EXISTING CONNECTIONS.
SHEARON HULLING & CLS 5x7 TO TOP PLATE



THESE PLANS ARE THE PROPERTY OF HB ASSOCIATES, LLC. NO PART OF THESE PLANS ARE TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HB ASSOCIATES, LLC. HB ASSOCIATES, LLC IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THESE PLANS.

DRAWN: BT
 CHECKED: MB
 DATE: 9-27-14
 SHEET: AS NOTED
 JOB NO.: 14-25

SHEET 1 of 3
 91

WINDERMERE 1887 SCHOOLHOUSE
 113 W 7TH AVE.
 ORANGE COUNTY, FL
 EXISTING STRUCTURAL PLAN VIEWS

HB ASSOCIATES, LLC
 STRUCTURAL/CIVIL ENGINEERING
 LICENSE NO. F 60796-B
 377 MATLINS AVENUE, SUITE # 2027 14071-0400-0444
 ALTAMONTE SPRINGS, FL 32701-0443

Revisions