

**ORDER AND PROCEDURE OF HISTORICAL PRESERVATION COMMISSION MEETING**

**THURSDAY  
May 9, 2024  
5:00 p.m.**

1. CALL TO ORDER.....Owens
2. INVOCATION & PLEDGE OF ALLEGIANCE.....Owens
3. ROLL CALL.....Haley
4. OLD BUSINESS:
  - A. Acceptance of minutes.....Owens
5. NEW BUSINESS:
  - A. Certificate of Appropriateness Application-2171 Lakeview Drive.....Metzger/Kaighn
6. BUSINESS FROM AUDIENCE.....Owens
7. OTHER BUSINESS.....Owens
8. ADJOURN.....Owens

**Any person who might wish to appeal any decision made by the City Council of Sebring, Florida, in public hearing or meeting is hereby advised that he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. The City Council of Sebring, Florida does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Council's functions, including one's access to, participation employment or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act should contact Mrs. Kathy Haley, CMC, City Clerk, at 471- 5100.**

**HISTORICAL PRESERVATION COMMISSION**

**AGENDA ITEM SUMMARY**

MEETING DATE: May 9, 2024

PRESENTOR: Owens

AGENDA ITEM#: 4A – Acceptance of minutes

BACKGROUND: Attached please find the minutes from your March 14, 2024 meeting.

REQUESTED MOTION: Accept minutes as presented.

COUNCIL ACTION:

\_\_\_\_\_ APPROVED

\_\_\_\_\_ DENIED

\_\_\_\_\_ DEFERRED

Moved by: \_\_\_\_\_; Seconded by: \_\_\_\_\_

Andrews \_\_\_ Boley \_\_\_ Lee \_\_\_ Pollard \_\_\_ Owens \_\_\_

CITY HALL, SEBRING, FLORIDA, MARCH 14, 2024

Minutes of Historic Preservation Commission held this date at 5:00 p.m.

PRESENT: Annette Owens, Chair; Jim Pollard, Dan Andrews, Marie Boley, Robert Lee, Commissioners; Scott Noethlich, City Administrator and Kathy Haley, City Clerk

The invocation was given by Mr. Dan Andrews followed by the Pledge of Allegiance.

The minutes from the February 8, 2024 meeting were presented and there were no corrections.

Mr. Jerson Salazar and Mrs. Shannon Moistner, owner of 201 Circle Park Drive, presented their Certificate of Appropriateness to seek permission to pressure wash the exterior of the building and apply a brick sealer along with two coats of paint. The paint palettes have been shown and approved by City officials. Mrs. Moistner stated this is part of the HGTV project. Mrs. Moistner asked what color was chosen and she stated a pastel blue. Mrs. Moistner stated this will help maintain the deterioration of the brick. Mr. Salazar stated they have been cleaning inside and this will help them be able to afford to restore the building. Mr. Andrews stated he spoke with the building official about the water intrusion and this would be expensive and this will help this issue. Mrs. Moistner explained the process. Mr. Andrews explained in more detail his conversation with the building official. Mr. Lee discussed the bleeding in the paint and this will have to be repainted in a few years. Mr. Lee asked about pressure cleaning the brick. Mr. Andrews discussed the type of paint that is being used and that it also deals with the seepage. Mr. Salazar stated they cannot afford to pressure wash and seal the building and this is why they would like to take advantage of HGTV doing this. Mr. Andrews stated he feels that painting the building is within their guidelines to approve this and maintain the brick as virgin brick. Mr. Pollard stated when a building is put on the national register you agree to keep it as it is. Mr. Pollard stated he feels that a professional needs to come in

and see where the moisture is coming in at and agrees with Mr. Lee about pressure washing the brick. Mr. Andrews stated the owners cannot afford to dry in the building and paint it and HGTV is giving them this this opportunity. Mr. Pollard stated that maybe HGTV can pressure wash and seal it and not paint it. Mr. Salazar stated he does not feel that HGTV will agree to do this unless they paint it also. Mr. Andrews asked what is the difference between this building and the Chamber building. Mr. Pollard stated that the Chamber building has been changed so many times the contract is broken.

Moved by Andrews to approve the Certificate of Appropriateness as presented. The motion died for lack of second. Mr. Salazar and Mrs. Moistner were told they can appeal this decision to the Sebring City Council. Mr. Lee asked what the timeline after they seal it before painting and they could have an emergency meeting to decide. Ms. Owens stated that per contract they may have to do it all or nothing. Mrs. Moistner stated that she could try to call and find out.

Mr. Noethlich presented the Certificate of Appropriateness for 202 Circle Park Drive. Mr. Pollard stated he is not opposing this building because the color is not offensive. Mr. Noethlich stated he is not sure of the color they have chosen. Mr. Pollard stated that so many of the buildings have been stuccoed before going on the national register and the exterior has been changed so much it doesn't matter and there is limited brick on this building. There was discussion about this building should not be painted either.

Moved by Andrews to approve the Certificate of Appropriateness as presented. The motion died for lack of second and was announced that they can appeal this decision to the Sebring City Council.

Mrs. Moistner stated she was able to reach someone with HGTV and was told it is 10 days from start to finish and they start on their block next week.

There being no further business, the meeting was adjourned.

---

Annette Owens, Chair

ATTEST:

---

Kathy Haley, CMC, City Clerk

**HISTORIC PRESERVATION COMMISSION**

**AGENDA ITEM SUMMARY**

MEETING DATE: May 9, 2024

PRESENTOR: Cameron Metzger/  
Cynthia Kaighn

AGENDA ITEM#: 5A – Certificate of Appropriateness for 2171 Lakeview Drive  
(Paul Vinson House)

BACKGROUND: Attached please find two Certificate of Appropriateness applications for 2171 Lakeview Dr. The owners would like to paint the exterior of the house, add a rear deck and replace the dining room windows. Applicant will bring actual paint samples to the meeting as they did not scan well.

REQUESTED MOTION: If acceptable to the Board, approve request as presented.

COUNCIL ACTION:

       APPROVED  
       DENIED      Moved by: \_\_\_\_\_; Seconded by: \_\_\_\_\_  
       DEFERRED    Andrews\_\_ Boley\_\_ Lee\_\_ Pollard\_\_ Owens\_\_

The City of Sebring  
HISTORIC PRESERVATION COMMISSION

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commissioners review. Please print legibly in ink.

1. Historic Name of Property or Historic District: (if known)

Paul L. Vinson House (Historical Registry 1989)

Address of Property:

271 Lakeview Drive

2. Name and Address of Owner:

Name(s): Cameron Metzger

Address: 271 Lakeview Drive

City: Sebring State: FL Zip: 33870

Telephone Number(s):

Email Address:

3. Applicant, Agent or Contractor: (if different than owner)

Name(s): Cynthia Kalkuhl Contact Person Cynthia Kalkuhl

Address: 271 Lakeview Drive

City: Sebring State: FL Zip: 33870

Telephone Number(s):

Email Address:

4. Attachments:

A. Required for all projects:

Photographs of affected areas (unnoted photos recommended)

Sketches and Elevation Drawings (Minimum size 8 1/2" x 11")  
(Building owners signature required for murals)

Material and Design Specifications

B. New Construction/Demolition also required:

Floor Plans (Minimum size 8 1/2" x 11")

Site Plan showing locations of project and adjoining structures and fences

N/A Other (explain)

PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED WITHOUT THE INFORMATION REQUIRED ABOVE AND A COMPLETED MAJOR/MINOR WORK CHECKLIST

5. Description of Project:

A. Describe all existing features that will be affected by the proposed work. Please specify the condition of materials, design and dimensions of each feature. (Additional pages may be attached).

① Exterior Paint / Trim  
Main: Behr Sustainable  
Trim: Behr: Night Blooming Jasmine  
DOOR: Behr: Faber Sunset  
Accent: Behr: Behr:  
Windows Trim: Behr: Blooming Jasmine  
(Submitted)  
(House has not been painted since previous owners)

Photo No. ① Drawing No. 1

B. Describe all proposed work, materials, design, dimensions and construction techniques to be used. (Additional pages may be attached).

No Existing Features to be significantly affected. Scope of work subject to but not limited to Repairs of existing features & Replacement of Non-Vintage original components along with existing part Repairs  
② Addition of Rear Deck  
③ Replacement of Dining Room Window to rear with <sup>North</sup> French doors <sup>Atrium</sup> with side lights. Keeping existing opening to access rear deck  
④ Dining Room window - (side facing Apts - on Right) Existing aluminum grade poorly installed by previous owners causing interior leakage & damage

Photo No. Drawing No. 1 & 2

6. Signature of Applicant: G Cynthia Kauf Date: \_\_\_\_\_  
Print Name: CYNTHIA KAUF  
Building Owner signature if different than applicant: Car Metzger

Any information not reviewed by staff will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver, Mail or Email Form to:  
Scott Noethlich, City Administrator  
368 S. Commerce Ave.  
Sebring, FL 33870  
Phone: 863-471-5100  
EMAIL: [scottnoethlich@mysebring.com](mailto:scottnoethlich@mysebring.com)

5. Description of Project:

A. Describe all existing features that will be affected by the proposed work. Please specify the condition of materials, design and dimensions of each feature. (Additional pages may be attached).

- ⑤ Current Porch / Laundry Rm. (Back entry to Kitchen)  
Exposed to elements damaging elect. / Washer / Dryer / HWHT  
Plan to enclosed & add door to opening  
Enclosed open areas to protect modern appliances - Elect. HWHT  
Damage caused by exposure to elements
  - ⑥ Repair Rotted Wood & Damaged Tiles of 1st Roof Overhangs
  - ⑦ Rails @ Roof & Perimeter of house Repair damaged Rails / Replace
  - ⑧ Privacy fence / Landscape for Privacy
- Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

B. Describe all proposed work, materials, design, dimensions and construction techniques to be used. (Additional pages may be attached).

---

---

---

---

---

---

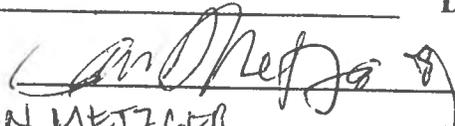
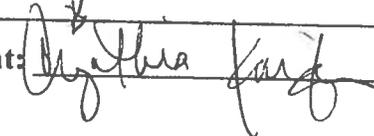
---

---

---

---

Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

6. Signature of Applicant:  Date: April 25, 2012  
Print Name: CAMERON METZGER  
Building Owner signature if different than applicant: 

Any information not reviewed by staff will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Hand Deliver, Mail or Email Form to:  
Scott Noethlich, City Administrator  
368 S. Commerce Ave.  
Sebring, FL 33870  
Phone: 863-471-5100  
EMAIL: [scottnoethlich@mysebring.com](mailto:scottnoethlich@mysebring.com)



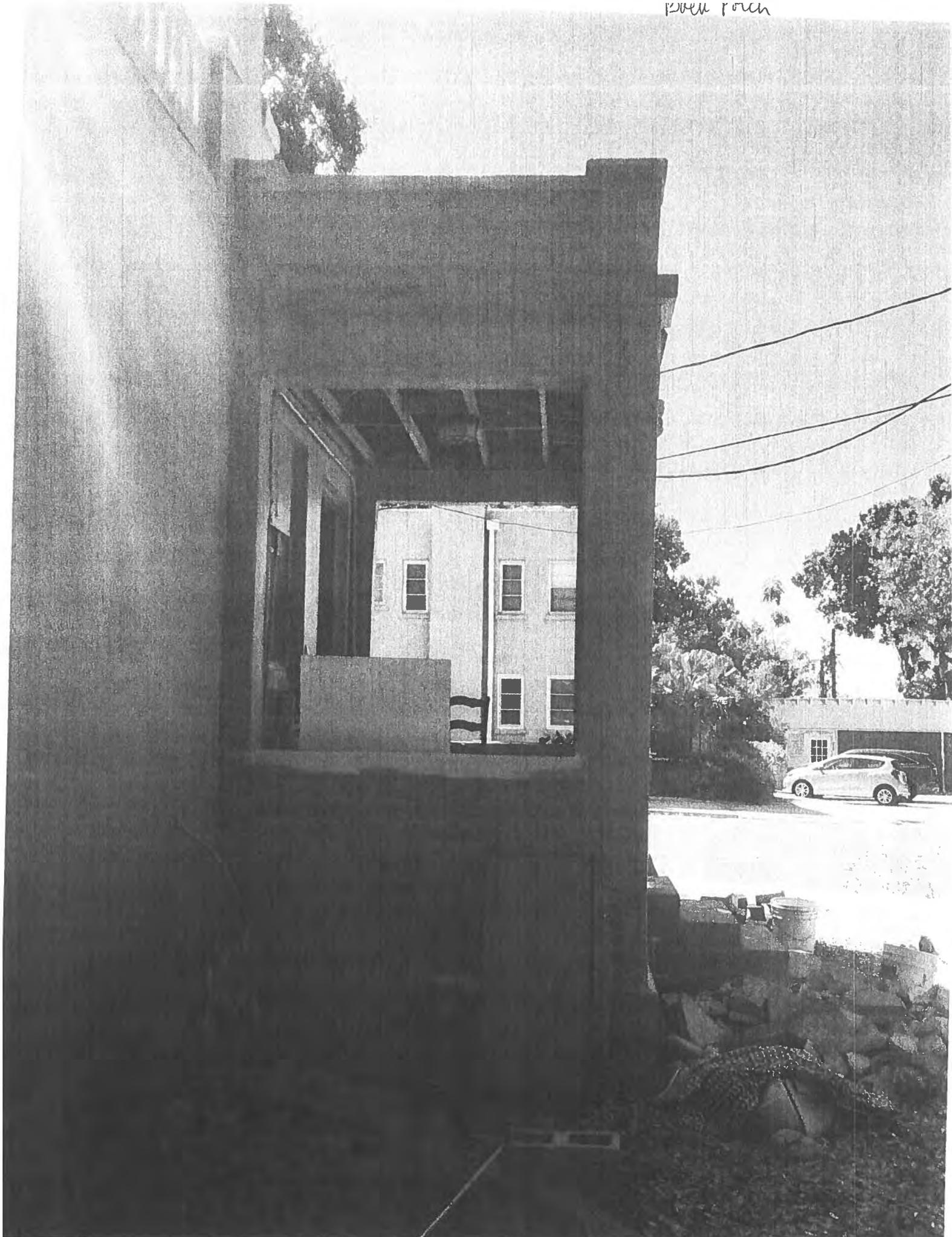
Back porch



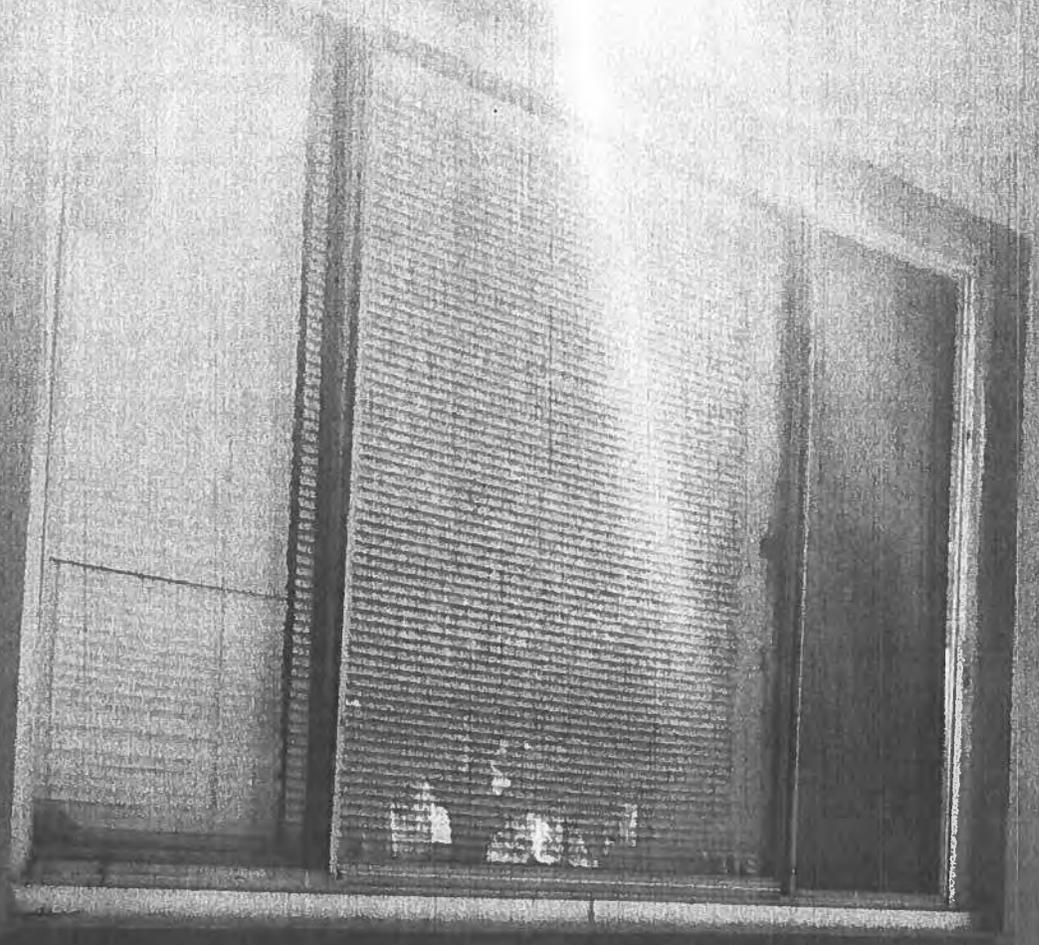
150cm porch

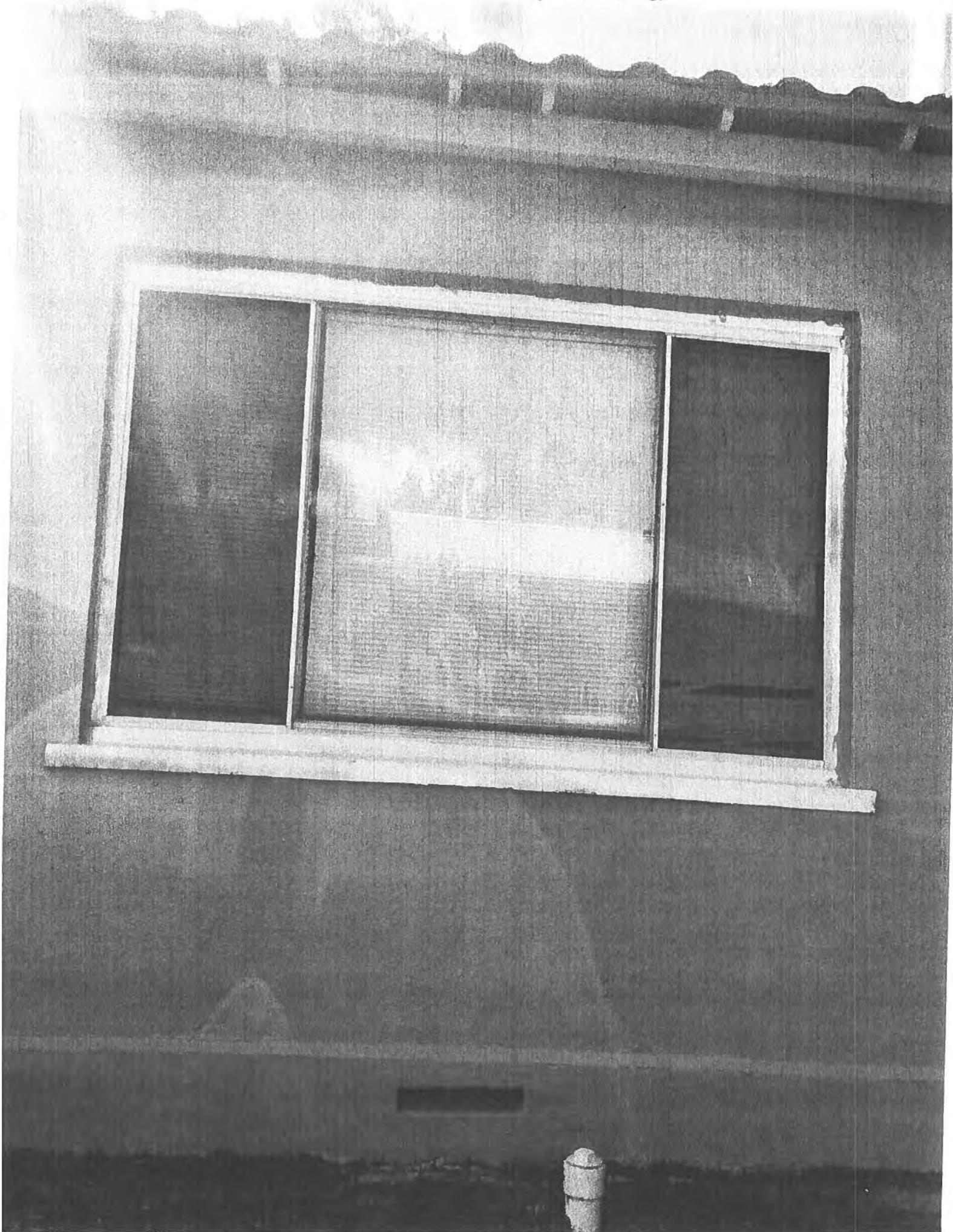


Even porch



Handwritten text at the top of the page, possibly a title or header, which is mostly illegible due to blurring and low contrast.





Q

PROPOSED 500 SQ FT DECK  
FOR 2171 LAKEVIEW DRIVE

116" WINDOW LOCATION

116"

2'-6"

7'-6"

20'-0"

NS

13'-3"

NOTE: 2-2x8" PT  
PERIMETER+ SUPPORT BEAM

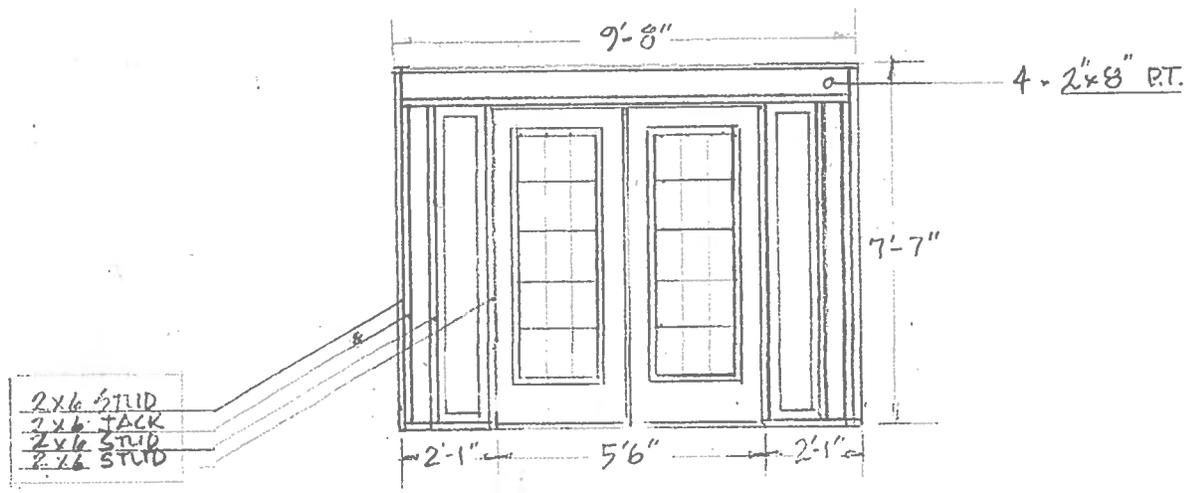
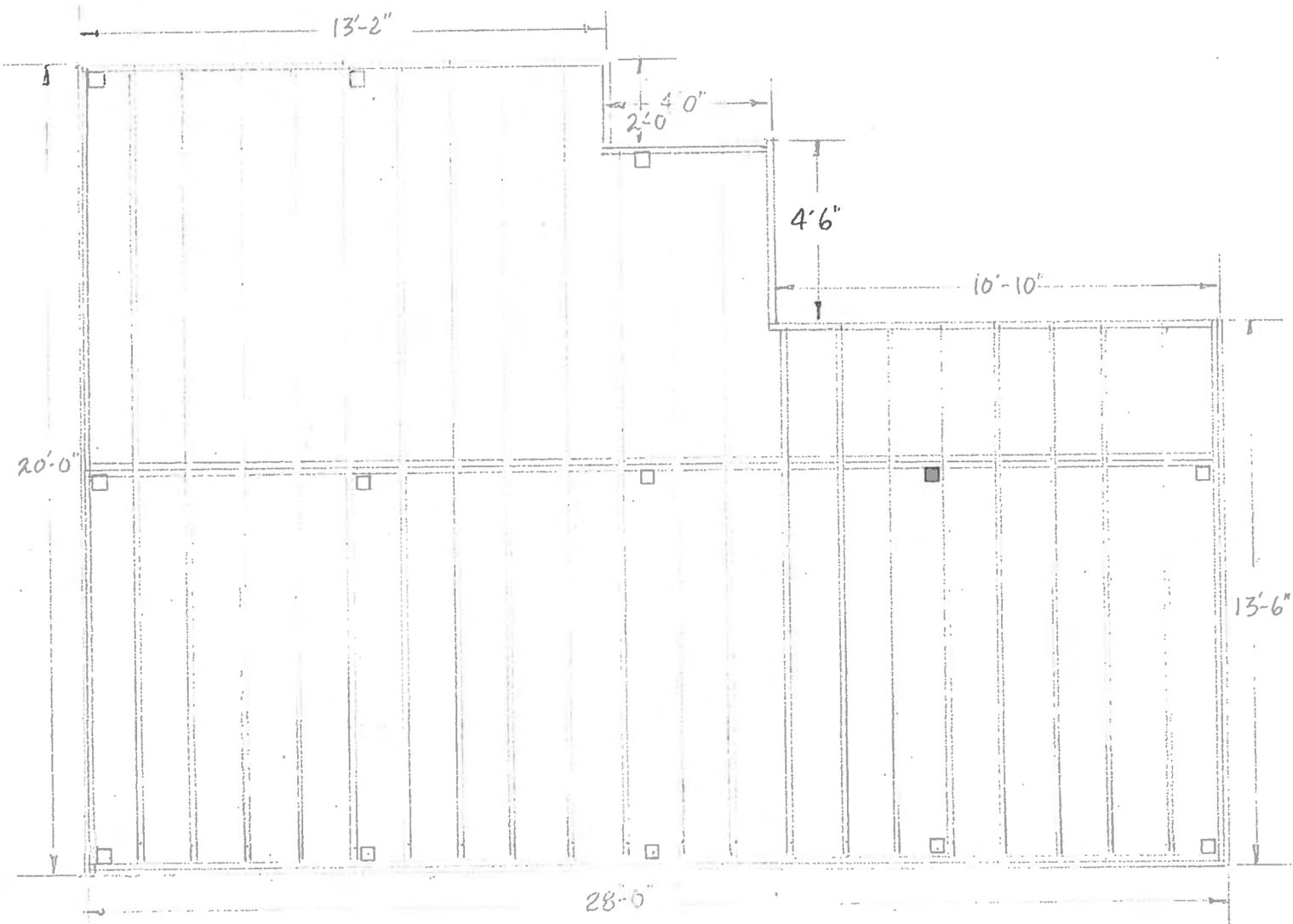
16" SPAN JOISTS  
5/4 S.Y. P. DECKING  
4x4 SET IN CONCRETE

6'-0"

JOIST HANGERS

28'-0"

SCALE: 1/8" = 1'-0"



**AFFIDAVIT OF OWNERSHIP**

I, Cameron Metzger am the owner of the following addressed property:

2171 Lakeview Drive Sebring FL 33870

and as such am authorized to apply for CRA grant funding, and enter into a rebate agreement with the City of Sebring  
Community Redevelopment Agency.

Owner Signature: [Signature]

Date: April 25th 2024

Owner Printed Name: Cameron Metzger

Signed and sealed in the presence of:

Witness Signature: [Signature]

Witness Printed Name: Tanisia Bowers

Witness Signature: Brian Patrick Michalzen

Witness Printed Name: Brian Patrick Michalzen

STATE OF FLORIDA  
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of April, 2024, by  
Cameron Metzger who is personally known to me, OR who has produced  
Florida drivers license as identification.

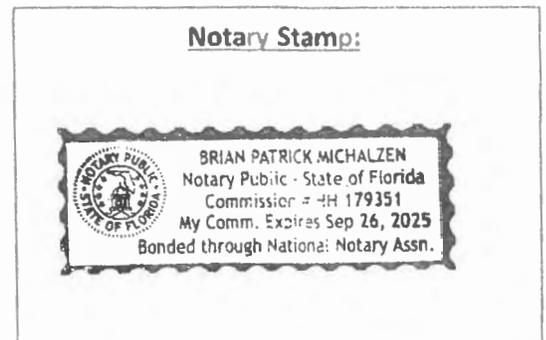
**Notary Public**

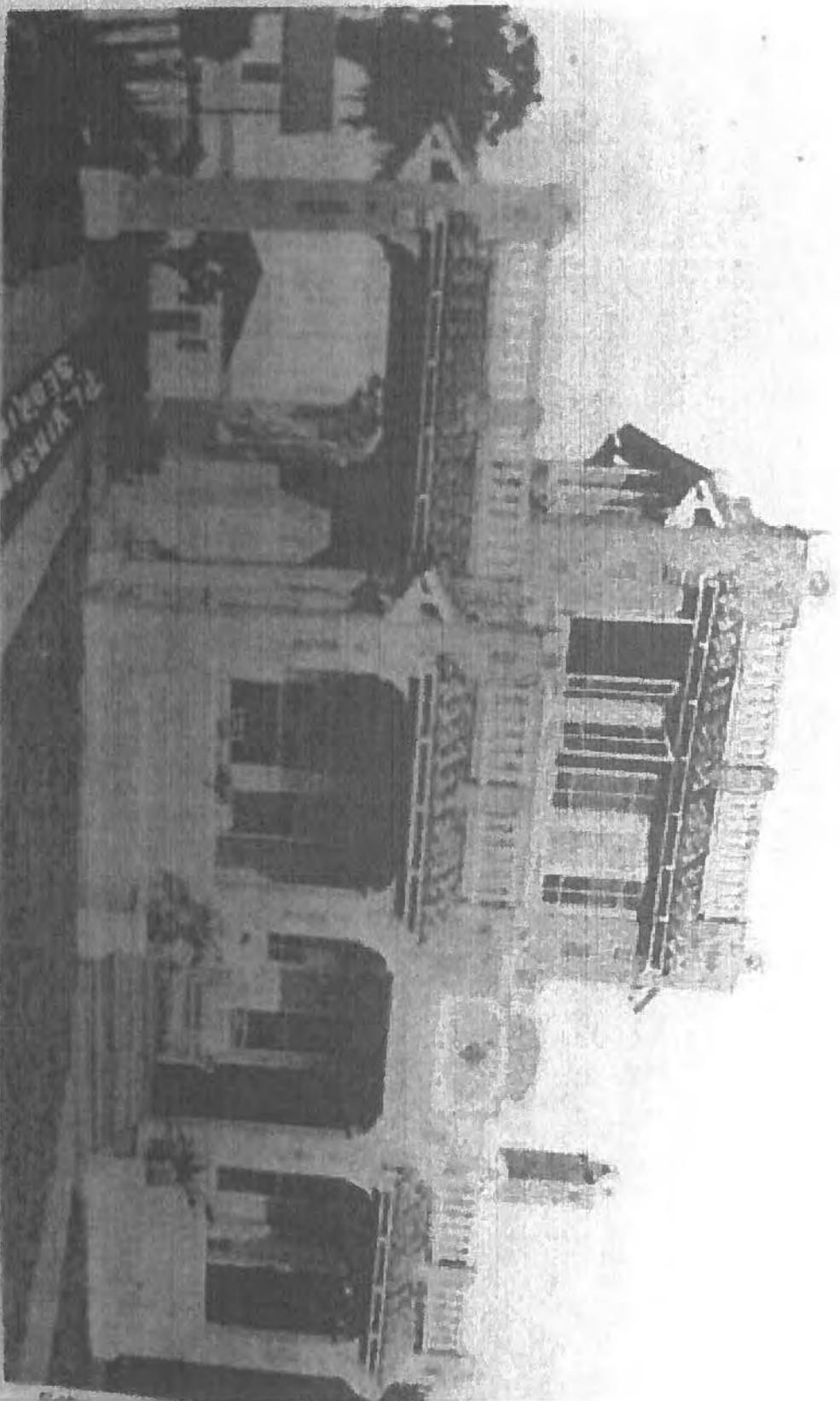
Name: Brian Patrick Michalzen

Signature: Brian Patrick Michalzen

Commission Number: HH179351

Commission Expiration Date: 09/26/2025





**The P. L. Vinson House has undergone few exterior changes since this 1920s photo was taken. It was listed in the National Register in 1989.**

**The City of Sebring  
HISTORIC PRESERVATION COMMISSION**

**CERTIFICATE OF APPROPRIATENESS APPLICATION FORM**

Incomplete applications will not be processed for Commissioners review. Please print legibly in ink.

**1. Historic Name of Property or Historic District: (if known)**

Vinson House

**Address of Property:**

271 Lakeview Drive

**2. Name and Address of Owner:**

**Name(s):** Cameron Metzger

**Address:** 271 Lakeview Drive

**City:** Sebring **State:** FL **Zip:** 33870

**Telephone Number(s):** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**3. Applicant, Agent or Contractor: (if different than owner)**

**Name(s):** GYNTHIA KALLOU **Contact Person** GYNTHIA KALLOU

**Address:** 271 Lakeview Drive

**City:** Sebring **State:** FL **Zip:** 33870

**Telephone Number(s):** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**4. Attachments:**

**A. Required for all projects:**

\_\_\_\_\_ **Photographs of affected areas (unnoted photos recommended)**

\_\_\_\_\_ **Sketches and Elevation Drawings (Minimum size 8 1/2" x 11")  
(Building owners signature required for murals)**

\_\_\_\_\_ **Material and Design Specifications**

**B. New Construction/Demolition also required:**

\_\_\_\_\_ **Floor Plans (Minimum size 8 1/2" x 11")**

\_\_\_\_\_ **Site Plan showing locations of project and adjoining structures and fences**

\_\_\_\_\_ **Other (explain)** \_\_\_\_\_

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED WITHOUT THE INFORMATION REQUIRED ABOVE AND A COMPLETED MAJOR/MINOR WORK CHECKLIST**

**5. Description of Project:**

**A. Describe all existing features that will be affected by the proposed work. Please specify the condition of materials, design and dimensions of each feature. (Additional pages may be attached).**

Exterior Paint / Trim

Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

**B. Describe all proposed work, materials, design, dimensions and construction techniques to be used. (Additional pages may be attached).**

Photo No. \_\_\_\_\_ Drawing No. \_\_\_\_\_

6. Signature of Applicant: G Cynthia Kain Date: \_\_\_\_\_

Print Name: CYNTHIA KAIN

Building Owner signature if different than applicant: Chris Metzger

**Any information not reviewed by staff will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.**

**Hand Deliver, Mail or Email Form to:**

**Scott Noethlich, City Administrator  
368 S. Commerce Ave.  
Sebring, FL 33870  
Phone: 863-471-5100  
EMAIL: [scottnoethlich@mysebring.com](mailto:scottnoethlich@mysebring.com)**



- Color # 1 Body & Accent Railing - Behr - Mediterranean Time
- Color # 2 Accent Trim - Behr - Kohlerhai Sunset
- Color # 3 Window Trim / Porch Ceiling - Behr - Lookin' Glass
- Color # 4 Porch Floor & Steps. Behr - Cypress Vibe
- Color # 5 Front Door. - Behr - Kohlerhai Sunset

