

Historic Preservation Board



July 13, 2016 at 9:00 a.m.

Commission Chambers • City Hall Second Floor
401 South Park Avenue • Winter Park, Florida

1 administrative

Call to order.

Approval of the minutes from June 8, 2016 meeting.

Public comments on any business not appearing under action.

2 action

1) HDA 16-005 Request by Mrs. Martha Hall to designate her home at 331 West Lyman Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A.

THIS ITEM HAS BEEN CONTINUED AND WILL NOT BE HEARD AT THIS MEETING

2) Recommendation on Historic Preservation Incentives.

3 non-action

1) Staff updates.

4 adjourn

The next regular HPB meeting will be 9:00 a.m. Wednesday, August 10, 2016.

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

9:00 a.m.
June 8, 2016
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:10 a.m.

Present: Present: Chairman Bill Segal, Genean McKinnon, Laura Armstrong, Phil Kean, Ed Sabori, Bob Schwetje, and Chuck Bell. Absent: Phil Wood. Staff: Planning Manager Jeffrey Briggs, City Architect Brooks Weiss and Recording Secretary Lisa Smith.

1) Approval of Minutes: April 13, 2016 and May 11, 2016

Motion made by Laura Armstrong, seconded by Phil Kean to approve the April 13, 2016 meeting minutes. Motion carried unanimously.

Motion made by Laura Armstrong, seconded by Phil Kean to approve the May 11, 2016 meeting minutes. Motion carried unanimously.

Chairman Segal welcomed new Board members Ed Sabori, Chuck Bell and Bob Schwetje.

Public Comments on any item not appearing under action: No one wished to speak. Public comment closed.

2. Action Items.

1) COR 16-004 Continuation of the request by Jeff and Tracey Currey for a Certificate of Review for alterations including one and two additions and to replace the existing swimming pool at the residence at 1015 Greentree Drive. Zoned R-1AA.

Mr. Briggs noted that the applicant's architect is participating in today's meeting via conference call.

Planning Manager Jeffrey Briggs explained that today's public hearing is a continuation from the April 13th meeting. He stated that action was taken on most items, but there were three items that still required a resolution. He said that two of those were resolved prior to today's meeting. The swimming pool plans have been changed and no longer require a variance and the applicants have agreed to the arched French doors on the street side of the main body of the house. He stated that the applicants are requesting to revisit the issue of a metal roof versus a shingle roof. Mr. Briggs stated that staff has held off on a recommendation to allow the applicants the opportunity to present to the Board on the specifics of the roof materials and color.

City Architect Brooks Weiss stated that staff is supportive of the project and since the April meeting have communicated extensively with the applicant's architect in an effort to resolve the outstanding issues. He discussed in detail his findings concerning the roof materials. He said the information has been provided to the applicant's architect and he has in turn relayed it onto M/M Currey.

Jeff and Tracey Currey, 1015 Greentree Drive, explained that they are committed to maintaining the integrity and current color composition on the house. They expressed that metal is the most appropriate roof material for their home since it has been in use there for nearly 100 years. M/M Currey explained that the fragile nature of the existing tin panels makes them extremely difficult to maintain and replace. They proposed a completely new roof which they felt would be a compliment there and would contribute to the preservation of the character of their home. They stated that they were in agreement with the city architect's recommendations.

No one wished to speak concerning the request. Public Hearing closed.

The Board members expressed support of the applicant's request. The Board members expressed that they were pleased to see that he applicant had worked with the city architect, Brooks Weiss to resolve the design issues and come to agreement on the materials and colors. Thus, they were in support of the design, materials and colors presented by the applicant.

Motion made by Ed Sabori, seconded by Genean McKinnon to approve request with the materials and colors presented by the applicants, as approved by the city architect, at the public hearing.

3. Staff updates.

Mr. Briggs announced to Board members that there will need to be work session prior to the July 13th meeting and staff will reach out to Board members with suggested dates and times.

4. New Business. There were no items of new business.

5. Adjournment. There was no further business. The meeting adjourned at 9:45 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

**CITY OF WINTER PARK
HISTORIC PRESERVATION COMMISSION**

**Staff Report
July 13, 2016**

HDA 16-005 Request of Ms. Martha Bryant-Hall, Owner (Ms. Hall is also the Agent for H-Mob Properties, LLC, listed by Orange County as Owner) to designate her home at 331 West Lyman Avenue, Winter Park, Florida as an Historic Resource Property on the City of Winter Park Register of Historic Places.

The residence at 331 Lyman Avenue was built in 1958 by the Reverend Jerry Hall, as a result of his being displaced from his original home on Denning Drive (formerly Maitland Avenue) due to the assemblage what is now known as Martin Luther King Jr. Park. The original specific location was the site of the Lake Island Park swimming pool that was lost to the sinkhole. Thus, his former homestead is now part of the Martin Luther King Jr. Park.

Ms. Hall submitted her Historic Designation application on June 8, 2016. Her house is now 58 years old and is of no remarkable historical architectural style. It is a one story concrete block residence with two-car carport, on the corner of W. Lyman Avenue and South Virginia Avenue.

What architectural significant the structure may have is only that it is part of the pattern of the post-WWII development of West Winter Park and thus is part of the history of the Hannibal Square neighborhood. However, this property may be deemed worthy of the designation as an Historic Resource Property, based on its age and the additional contributions of Reverend Hall and his significance in Winter Park.

Information from the Hannibal Square Heritage Center and from Ms. Mary Daniels and Ms. Fairolyn Livingston, indicates that Ms. Hall's deceased husband, the Reverend Jerry Hall was a prominent figure in Winter Park and active in representing the West Side of Winter Park. Like many youths of his time, he was a caddy at the Winter Park Country Club and provided lawn service to the City of Winter Park. He was a street preacher and later founded the Prayer Mission Church, which is still located at 827 Lyman Avenue.

Planning staff determinations are:

- The home has no distinctive architectural significance but it is being part of the post-war development of West Winter Park is significant.
- The designation would be based upon the importance of Reverend Hall and his contributions to the Hannibal square neighborhood.
- In such cases, if a future demolition to HPB were requested, the HPB could approve provided the replacement structure was architecturally compatible with the traditional neighborhood styles.

STAFF RECOMMENDATION IS FOR LISTING IN THE WINTER PARK REGISTER OF HISTORIC PLACES AS A HISTORIC RESOURCE PROPERTY.

REV. & MRS. JERRY HALL'S RESIDENT LOCATED 331 LYMAN AVE.
HISTORICAL SIGNIFICANCE

Rev. Jerry Hall was born in Bonds Mississippi and moved to Winter Park in 1937, where he remained until his death in 2008. Over the decades Reverend Hall served as a caddy at the Winter Park Country Club and provided lawn service to the City of Winter Park. In addition he worked as a chauffeur, and undertaker. A street preacher, he later founded Prayer Mission Church which is still located at 827 Lyman Ave.

His original residence was located on Denning Drive (formally Maitland Ave) and his family was displaced through eminent domain to build a swimming pool for Westside residents who had no access to Cady Way pool. His former homestead is now home the home of MLK Park.

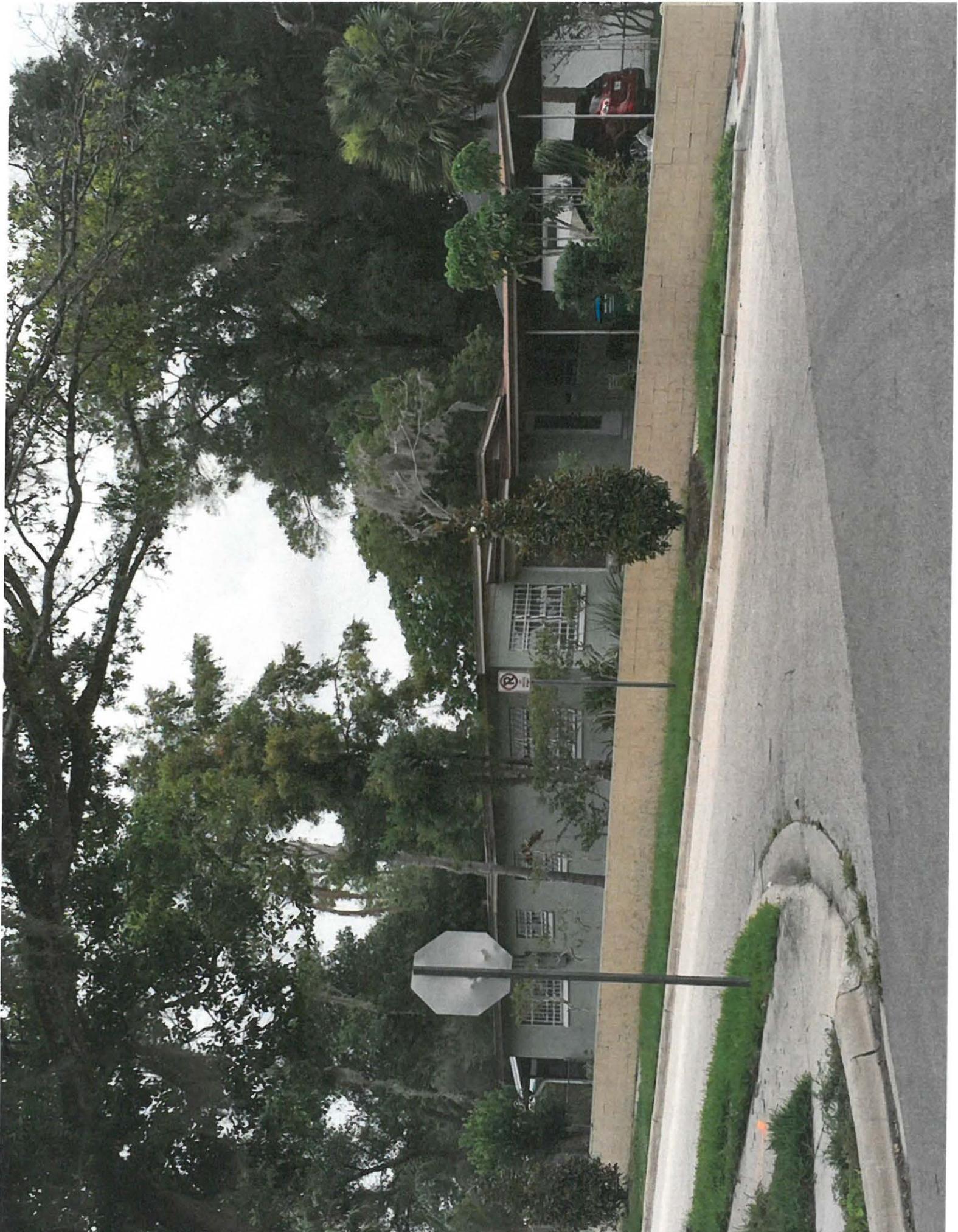
As a result of being displaced, Reverend Hall built his new resident at 331 Lyman Avenue where he lived until his death. He was a pastor who was very involved in civic and community activities, a strong advocate for education and equality for Westside residents. He served on Interracial and Human Relations Councils alongside African American and Caucasian Winter Park citizens to bridge the racial gap in the city.

He stood shoulder to shoulder with Westside residents including Reverend Scott of Ward Chapel African Methodist Episcopal Church, Mrs. Pearl Thomas Reed a principal at the former Hannibal Square Elementary School, and Mrs. Ruby Ball a highly respected community educator.

Reverend Hall served in numerous leadership roles in the Ministerial Alliance, a faith based group of christian leaders, who were instrumental in the integration of workers at Publix and the Winter Park Post Office. Reverend Hall was frequently invited to give the invocation at Winter Park City Commission Meetings and civic organization throughout the community. He was still a strong advocate for the Hannibal Square community until his death.

Years after his wife Leila death, he married Martha Bryant Hall. Reverend Hall passed in October 2008, his wife, Martha now resides at 331 Lyman Avenue and wishes to have her home registered as Historical because it qualifies and is the right thing to do.











City of Winter Park
Planning Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3498

City of Winter Park Historic Designation Application

1. 331 West Lyman Ave. W.P., Fl.
Building address

Martha O'Fall 331 W. Lyman Ave. 407-463-7
Owner's name(s) Address Telephone 7963

Martha Bryant-Hall 407-463-7963
Applicant's name (if different from above) Address Telephone

2. I, Martha Bryant-Hall, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Martha Bryant-Hall June 8, 2016
Owner's Signature Date

Historic Preservation Board Office Use

Criteria for Designation

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
B. Association with the lives of a person or persons significant in our past; or that
C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
D. Has yielded or are likely to yield information important in prehistory or history.

Legal description Year built

Historic name of building (if any) Historic district name (if any)

Date received: HPC Meeting:

Case File No.: Florida Master Site File No.: OR-

Local Historic Landmark

Local Historic Resource



CITY OF WINTER PARK
401 Park Avenue, South
Winter Park, Florida 32789

NOTICE is hereby given that a public hearing will be held by the **Historic Preservation Board** of the City of Winter Park, Florida on Wednesday, July 13, 2016 at 9:00 a.m. in the Commission Chambers, 401 Park Avenue, South, Winter Park, Florida, to consider the following **PUBLIC HEARINGS**:

HDA 16-005 Request by Ms. Martha Bryant-Hall, Owner (Ms. Hall is also the Agent for H-Mob Properties LLC, listed by Orange County as Owner) to designate her home at 331 West Lyman Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A. Parcel ID. #05-22-30-9400-56-112.

All interested parties are invited to attend and be heard. Additional information is available by calling 407-599-3498 or visiting the Planning Department located on the 2nd floor in City Hall at 401 Park Avenue South so that citizens may acquaint themselves with the issue and receive answers to any questions they may have prior to the meeting.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

Persons with disabilities needing assistance to participate in any of these proceedings should contact the Planning Department at 407-599-3324 at least 48 hours in advance of the meeting.

/s/ Cynthia S. Bonham, MMC
City Clerk

Potential Historic Preservation Incentives

1. Reduced or Waived Building Permit Fees

The city has the ability to reduce or waive permit fees. Currently, the permit fees are calculated at 9/10% of the value of the overall construction. The reduction or loss of building fees as permitted by law are relatively insignificant to the overall new construction taking place in the city. This incentive would only apply to designated properties. The City commission could also set an annual limit on fee waivers or reductions.

2. Undergrounding of Electric Services

Electric Utility currently charges customers up to \$3,000 to run the electricity from the street into the house. This program would waive the cost of that connection. This incentive could be applied to individual resources or districts.

3. Rehabilitation Grants

The concept of the rehabilitation grant program is based on the housing rehabilitation and business façade programs currently operating within the city's CRA district. This program would be for resources valued under \$400,000 based on the Orange County Property Appraisers office. The program would provide a 50% match to a property owner for exterior improvements. The maximum city matching grant it is \$25,000 per property. The property-owners would be required to own the property for an additional five years or pay back a pro-rata share of the grant to the city. A resource receiving this incentive would be required to list their property on the city's Register of Historic Places and, if appropriate apply for the National Register of Historic Places.

4. Streetlights for Districts

Currently the city charges the homeowners in a neighborhood to install period street lighting. As part of the district incentives, the city would fund and install the streetlights for the entire district if the district desires or needs street lighting. This has the potential to be a significant incentive to a district based on the district boundaries.

5. Transfer of Development Rights

To counter the proposition that designation of a property as historic devalues one's property value, a transfer of development (TOD) program would allow an owner to sell the unused density. So if a property were zoned R-2, for example, which would permit a duplex or two unit townhouse building but preserving the existing home limits the value to a single residential unit, then the TOD program would allow that second residential

unit to be transferred to another location in the City where that buyer could compensate the seller. Each transaction would be a case by case approval.

6. Preparation of National Register Applications

As a means to encourage that the most historically significant properties receive National recognition, the City would assist with the staff effort and expense of preparing and submitting National Register of Historic Places applications should a property owner desire to seek this national recognition.

Historic Preservation Incentive Discussion Guide – June 2016

Status	Incentive	Type	Cost	Comments
Existing	Plaque program	Promotion/Educational	Budget	Offered to owners of designated properties
Existing	Accessory dwelling unit	Development	No cost	Single Family residential bonus ADU
Existing	Ad valorem tax residential rehabilitation	Financial	Property specific	Offered for major rehabilitation projects for 10 year period
Existing	HPB variance review	Development	No cost	No owner cost or hardship requirement for appropriate design
Existing	FL Building Code flexibility	Development	No cost	Flexibility allowed by the FBC for designated properties
Existing	No fee for designation or Certificate of Review	Financial	Staff time	No application fees charges to owners
Existing	Preservation easement donation	Financial	Project specific	City can receive preservation easements that may give owners tax benefits
Proposed	HP resource library	Educational/Technical	Budget	Located at WPPL and/or City Hall
Proposed	HP newsletter	Educational/Promotional	Staff time and printing costs if in print	Highlights properties and provides technical information
Proposed	Walking tours	Educational/Promotional	Staff time and printing costs if in print	Could be in partnership with HP organizations
Proposed	Illustrated design guidelines	Educational/Development	Budget	Provides illustrated guidelines for appropriate rehabilitation and infill development
Proposed	Building assessment	Technical	Staff time	Assist owners in preservation planning to a greater and more technical degree
Proposed	Reduced permit fees	Financial *	Rehabilitation specific	Amend fee schedule to rebate city portion of permitting fees

Proposed	Transfer of density (TOD) for commercial properties	Development	No cost	Requires a policy and receiving area to accept additional density/intensity from downtown
Proposed	Rehabilitation grants	Financial *	Project and budget specific cost	Establish Commission policy and program
Proposed	Undergrounding electric building to main line	Financial *	Budget	Estimated to be about a \$3,000 benefit
Proposed	Prepare and Submit National Register Applications	Financial *	Property specific	Establish Commission policy for unique and threatened properties
Proposed	Install street lighting	Financial *	Neighborhood specific	City to fund and install ornamental streetlights for entire district

*These incentives would require establishing policies and the appropriation of funding.