



Historic Preservation Board Regular Meeting

Agenda

May 12, 2021 @ 9:00 am

City Hall

401 South Park Avenue

[Access the Live Virtual Meeting](#)

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

assistance & appeals

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

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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).

please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - a. Election of Chair and Vice Chair 5 minutes
 - 2. Consent Agenda**
 - a. Approval of the April 14, 2021 Meeting Minutes 1 minute
 - 3. Staff Updates**
 - 4. Citizen Comments: Three minutes allowed for each speaker**
 - 5. Public Hearings**
 - a. COR 21-05 Request of Ron Scarpa to restore the 1941 existing cottage at 767 McIntyre Avenue and build a new two-story, residence to the rear.
ITEM POSTPONED AT THE REQUEST OF THE APPLICANT 30 minutes
 - b. HDA 21-04. Request of Martha Bryant Hall to designate the property and building at 827 W. Lyman Avenue to the Winter Park Register of Historic Places. 30 minutes
 - c. Request of the City of Winter Park for: An Ordinance amending the Historic Preservation Code to change the notice requirements for voluntary designations. 10 minutes
 - 6. Discussion Item**
 - a. Introduction to the proposed revisions to the College Quarter Design Guideline Standards and application as well to the Virginia Heights historic district. 20 minutes
 - 7. Board Comments**
 - 8. Adjournment**



Historic Preservation Board **agenda item** Regular Meeting

item type	Call to Order	meeting date	May 12, 2021
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Election of Chair and Vice Chair

motion / recommendation

background

alternatives / other considerations

fiscal impact



Historic Preservation Board **agenda item** Regular Meeting

item type	Consent Agenda	meeting date	May 12, 2021
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the April 14, 2021 Meeting Minutes

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[April 14 HPB Draft Minutes.pdf](#)



Historic Preservation Board Minutes

April 14, 2021 at 9:00 a.m.

401 S. Park Avenue | In-Person and Virtual | Winter Park, Florida

1. Call to Order

Chairman John Skolfield called the hybrid, in-person and virtual, meeting to order at 9:07 a.m. Present In-Person: Bob Schwetje, Anne Sallee, Drew Henner, Aimee Spencer, N. Lee Rambeau, and John Skolfield. Present Virtually: Wade Miller. Staff: Principal Planner, Jeff Briggs and Recording Secretary, Mary Bush.

2. Approval of Minutes

Motion made by Anne Sallee, seconded by Aimee Spencer to approve the February 10, 2021 meeting minutes.

Motion carried unanimously with a 7-0 vote.

3. Public Hearing Action Items

- COR 21-03 Request by Paul Bryan for APPROVAL to renovate and expand the existing one-story home at 807 Maryland Avenue located in the College Quarter Historic District. A variance is requested for a rear setback of 5 feet in lieu of the required 10 feet. Zoned: R-2. Parcel ID# 07-22-30-8760-00-172.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs reviewed the project site plans with the Board. He noted that the existing home is in very poor condition and was previously deemed as a contributing property based mainly on the age of the home. He also noted that the front façade on the proposed home will be redone to create an open porch and a new two car garage will be created on the west side. The proposed home will mimic the minimal traditional style of the existing home. Mr. Briggs indicated that the front setbacks will be exceeded while the side setbacks will be met, only 32% Floor Area Ratio (FAR) will be used of the maximum 55% that is allowed, and there will only be 43% impervious coverage of the maximum 65% that is allowed. The only variance requested was a five-foot rear setback to the garage that faces the western adjacent property, which has the same setback as requested.

Staff recommendation was for approval.

Chairman Skolfield asked if the applicant intends to have a landscape screen or wall blocking the public's view of the front porch. The applicant, Paul Bryan of 807 Maryland Avenue, addressed the Board and explained that a landscape screen or wall was not his current intention and that a landscape plan had not yet been created for the project.

The Board complimented the project design and expressed their appreciation for the applicant revising their plans.

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

Motion made by Anne Sallee, seconded by N. Lee Rambeau, to approve the request by Paul Bryan to renovate and expand the existing one-story home at 807 Maryland Avenue located in the College Quarter Historic District and for a variance for a rear setback of 5 feet in lieu of the required 10 feet.

Motion carried unanimously with a 7-0 vote.

- COR 21-04 Request of Zane Enterprises for APPROVAL to renovate and expand the one-story home at 1530 Wilbar Circle, individually designated on the Winter Park List of Historic Places. Zoned R-1A. Parcel ID# 32-21-30-4536-03-071.

Mr. Briggs provided a brief overview of the request and led discussion of the item. He reviewed photos and site plans of the property with the Board. Mr. Briggs reminded the Board that the applicant had previously requested to split the lot and was approved with a historic designation of the original home in exchange for a needed variance. The historic designation requires the applicant to obtain approval from the Historic Preservation Board for any changes to the exterior of the original home. Mr. Briggs noted that the applicant will be installing a new roof, swapping out the existing windows with those of the same fenestration of three over one, and maintaining the roof braces and architectural elements of the vents for the attic. One of the main changes will be the removal of the porch screen to allow for an open concept porch. Mr. Briggs also noted that the dimensions on the garage doors are too small for modern vehicles, so the applicant would like to remove the existing garage and build something that is compatible with the 1920's bungalow style.

Mr. Briggs explained that the applicant proposed to rebuild the garage with a roof that would have gable ends on all four sides of the structure. Staff advised not to place a gable end on the side where the lot backs up against the adjacent side property line. This is because the new garage will need a seven-foot setback, which will cause the view of the neighbor to be impacted. Mr. Briggs noted that staff recommends maintaining the existing one-story wall with the roof sloping away from the side wall as it is currently.

Staff recommendation was for approval with the following condition:

- **That the applicant maintains the existing one-story wall of the garage facing the adjacent side property line with the roof sloping away from the side wall.**

The Board briefly discussed the item and inquired about the following:

- neighbor comments regarding the impact to their view;
- the intended maintenance of the brick mold and window sill detail;
- clarification of the applicant's intended plans for the garage;
- refloating the exterior of the home;
- and the type of exterior finish intended for the home.

Chairman Skolfield mentioned that he recently drove by the applicant's property and the neighbors were inside their opened garage. He stopped and briefly spoke to the neighbor about the project and found out that they were in support of it and the proposed changes to the garage. He advised the neighbors that whether or not they had any objections to the project, they should voice their opinion at the Historic Preservation Board (HPB) public hearing covering the project or directly to the HPB.

Mr. Miller noted that he was okay with the garage and the gables as drawn in the plans for the project and suggested that the City not force a redesign of the gabled garage.

Further discussion ensued between the Board and the applicant about the plans for the garage, the windows, and the exterior of the home. Chairman Skolfield noted that offering flexibility when possible helps point out to builders and professionals that the community has various options to make projects work. He encouraged allowing the applicant's creative desires without hindering anything of the neighbors.

The applicant, Zane Williams of 1530 Wilbar Circle, addressed the Board. Mr. Williams reviewed four renderings with the Board, two were of a shed dormer and the other two were of a gabled garage, which he preferred either option. He noted that a rendering of the gabled garage with only three gables was not used because the resulting structure did not look desirable.

Ms. Spencer noted that she preferred the shed because it looks more in scale with the home. She also noted that she would like the applicant to keep a distinction of brick mold and a traditional kind of sill detail.

Mr. Miller noted that a shed would not dominate over the main home and that the Board should be flexible with the applicant's preference for using a light sand finish for the home.

Mr. Williams expressed that he would choose to build the shed since the Board provided positive input regarding that option.

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

Motion made by Aimee Spencer, seconded by, Anne Sallee to approve the request by Zane Enterprises to renovate and expand the one-story home at 1530 Wilbar Circle, individually designated on the Winter Park List of Historic Places with the following conditions:

- Applicant is to maintain the existing roof braces and architectural elements of the vents for the attic with three vents on the front elevation;
- Applicant is to keep a distinction of brick mold and a traditional kind of window sill detail;
- Applicant is to rebuild the existing garage as a shed dormer.

Motion carried unanimously with a 7-0 vote.

4. Planning Report

Mr. Briggs reminded the Board of Historic Preservation Month in May. He noted that Casa Feliz was busy printing over 200 yard signs for distribution and that an informational letter would go out on Friday, April 16, 2021 to all of the individually designated and contributing homes within the College Quarter and Virginia Heights East districts. He also noted that he was working on a brief presentation for the City Commission for their first meeting in May to be held on May 12, 2021. The presentation will cover the various items the HPB is working on, including the resolution asking for funding for plaques and the continued Rehabilitation Grant Program. Mr. Briggs also overviewed the upcoming projects and goals of the HPB, which include updating the design guidelines with the addition of the Virginia Heights East District, discussing development of design guidelines for Hannibal Square, and completing outreach for new historic designations.

The Board continued discussion on the creation and implementation of design guidelines for districts in the City. The Board's discussion included inquiries into the following:

- when the items for discussion regarding the ordinances for College Quarter and Virginia Heights East would be placed on the HPB agenda;
- the possibility of implementing a quid pro quo regarding requested variances in the design guidelines for Hannibal Square;
- how design guidelines are enforced for Park Avenue and other similar areas;
- the authority of the HPB to suggest design guidelines for different areas of the City;
- the singling out of Hannibal Square in implementing design guidelines;
- and the current process and any consideration by a group in Hannibal Square for a Main Street designation.

Mr. Briggs noted that the district ordinances have been completed and will be on the next meeting agenda for HPB's May regular meeting. Mr. Briggs also noted that historic districts are connected to the HPB by their historic designation. Other districts are connected due to the HPB being better suited to oversee objections to staff's recommendations since it routinely reviews architectural styles and materials and their appropriateness.

The Board agreed to have informational discussion on Main Street designations added to the next HPB regular meeting agenda.

5. Board Updates and Comments:

No Board updates and comments.

6. Upcoming Meeting Schedule

Next HPB Regular Meeting: Wednesday, May 12, 2021 at 9:00 a.m.

Meeting adjourned at 10:23 a.m.

Respectfully Submitted,

Mary Bush

Recording Secretary



Historic Preservation Board **agenda item** Regular Meeting

item type Public Hearings	meeting date May 12, 2021
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

COR 21-05 Request of Ron Scarpa to restore the 1941 existing cottage at 767 McIntyre Avenue and build a new two-story, residence to the rear.

ITEM POSTPONED AT THE REQUEST OF THE APPLICANT

motion / recommendation

Staff recommendation is for approval of the site and building plans as submitted inclusive of the variances requested.

background

Ron Scarpa (contract purchaser) is requesting approval to restore the original cottage dwelling at 767 McIntyre Avenue, built in 1941 and to add a new two-story residence in the rear subject to several variances. This property is within the College Quarter historic district and the existing Minimal traditional cottage is deemed a “contributing” structure.

This property at 767 McIntyre Avenue is zoned R-2. That zoning allows for the development of two residential units. If this property were not in the College Quarter historic district, then the small 906 square foot cottage would be demolished and two modern townhouses would be built on this property just as what exists immediately adjacent to the south, immediately adjacent behind the property to the west and across the street that were all built in the 1986-1991 time period. The transition of this neighborhood to more contemporary townhouse development was part of the impetus for the neighborhood to vote to establish the College Quarter historic district in order that new construction replicate the architectural heritage of the area dominated with buildings from the 1920's-1940's.

Mr. Scarpa's vision is generally consistent with the Zoning Code allowances for a property zoned R-2 with preservation of the existing cottage home and a new second residence to be built in a complimentary architectural style utilizing most of the zoning entitlements on

the new second residence.

The plans are to preserve the existing 1941 Minimal Traditional cottage of 935 square feet in size while adding a new open front entry porch to increase the street appeal of the structure plus a front circular driveway. Gary Hancock of Winter Park Design has provided preliminary plans and elevations. If HPB is comfortable with the exterior materials discussed this can be a final approval or if not then a preliminary approval with further material details to be provided to the HPB based upon concurrence of this preliminary design.

Mr. Scarpa then intends to build a freestanding second two-story home to the rear of the 1941 cottage. That new residence would be 3,595 sq. ft. in size, inclusive of a new two car garage in the rear. A preliminary design is also provided with the intent of compatibility of the look between the two structures.

There are four variances requested, that relate primarily to the setbacks for the new two-story home. The required side setback (South) is 7 feet to the one-story component of the structure and 10 feet to the two-story component of the structure. The plans request a 7-foot setback for both floors. The staff is comfortable with this variance provided that the affected neighbor is not in opposition.

The second variance is for the rear setback (West) which is shown at 3-5 feet given the bump-out for articulation in lieu of the 10-foot setback required for this one-story component of the structure. The third variance is the same scenario on the side setback for the garage which again is shown at 3-5 feet with the articulation bump-out in lieu of the required 7-foot setback. Again, staff is comfortable with this variance provided that the affected neighbor is not in opposition.

The fourth variance is to provide one of the required parking spaces for the front existing cottage in a new circular driveway within the front setback area. There is another parking space located behind that cottage and then the two required parking spaces for the new residence within the new two car garage.

Allowable Floor Area Ratio (FAR) and Impervious Coverage

The Zoning Code provides an incentive for “single family dwellings” versus “duplex dwellings” by allowing 55% FAR and 65% impervious coverage for “single family dwellings” versus 50% FAR and 60% impervious coverage for “duplex dwellings”. While there would be two dwelling units on this property due to their separation into two “single family dwellings”, this plan utilizes the “single family dwelling” permissions with a 53.9% FAR and 65% impervious coverage. Similarly, the building lot coverage proposed (footprint) is at 36.3% which is less than the permitted 40%.

Summary and Recommendation

One goal of our historic preservation district designations for contributing properties should be to allow for the owners to develop them to their permitted entitlements just as one can do for properties outside of a historic district. In that way a property owner is not penalized by having a contributing property within a historic district. This plan preserves and restores the existing cottage on the street front while allowing the owner to maximize the entitlements in a new residence in the rear.

With respect to the side setback variance for the home, this result from the design accommodation for the existing oak tree. However, the burden is upon the applicant for those setback variances requested that the affected neighbors are in concurrence.

The staff has full confidence that the applicant and architect will complete the design to fully complement each individual structure. As such staff supports the application as qualified for listing on the Winter Park Register of Historic Places.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Picture of Existing Cottage.jpg](#)

ATTACHMENTS:

[Location map.pdf](#)

ATTACHMENTS:

[Development Plans and Elevations.pdf](#)

ATTACHMENTS:

[Emails Received.pdf](#)

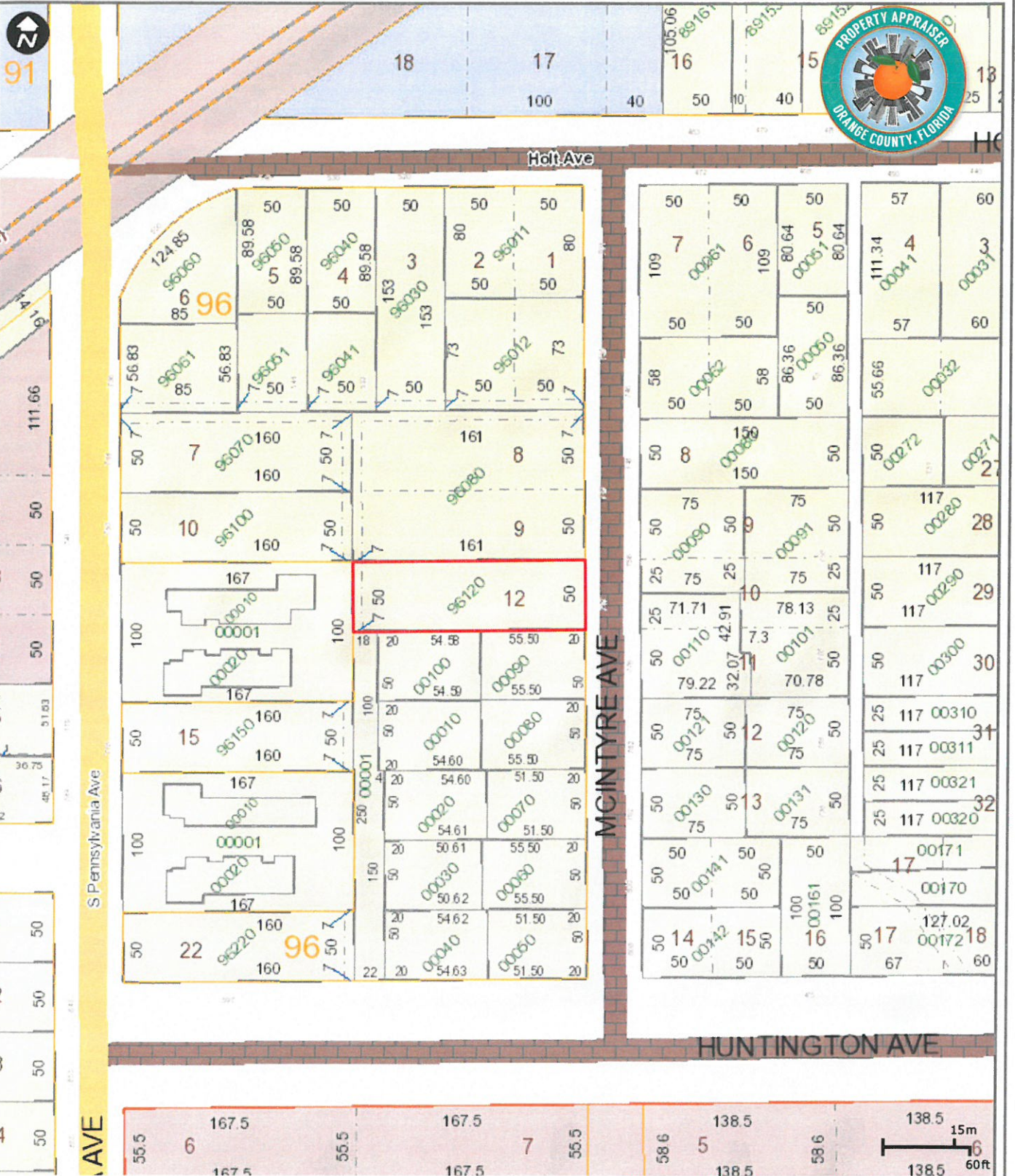
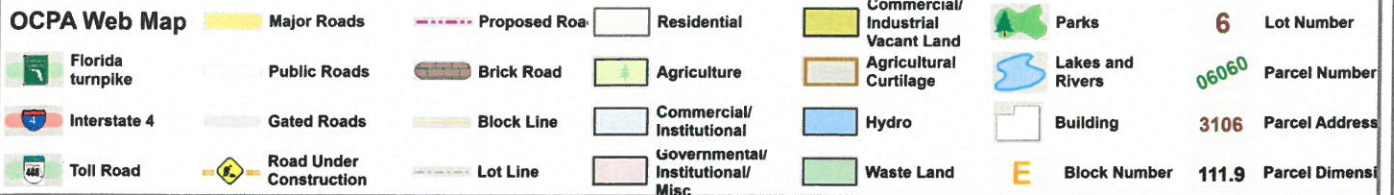


Courtesy Orange County Property Appraiser



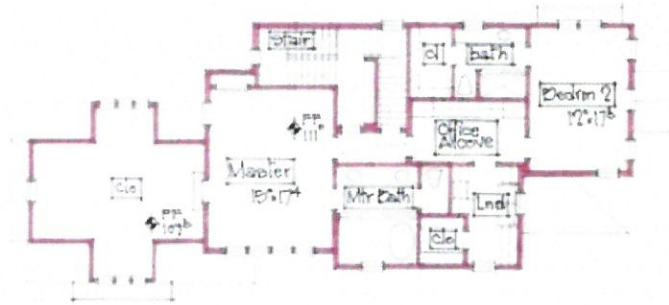
767 MCINTYRE AVE, WINTER PARK, FL 32789 1/10/2017 8:39 AM

OCA Web Map

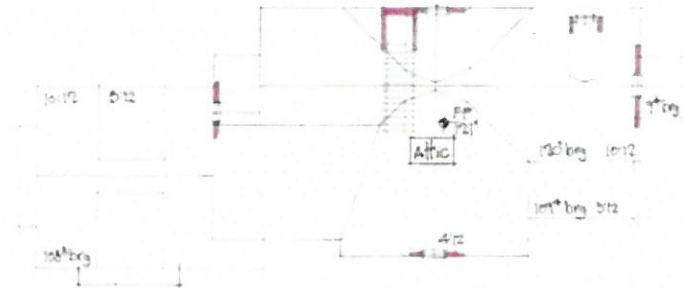


Created: 5/5/2021

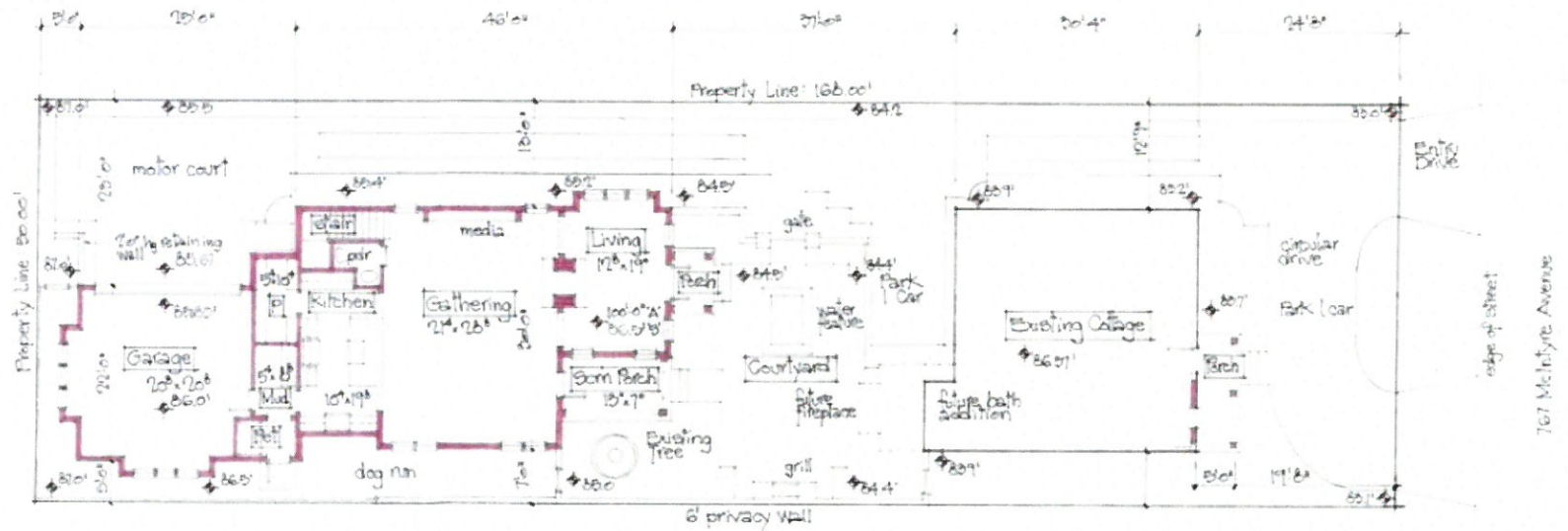
This map is for reference only and is not a survey.



SECOND FLOOR PLAN
18'0" x 28'0"

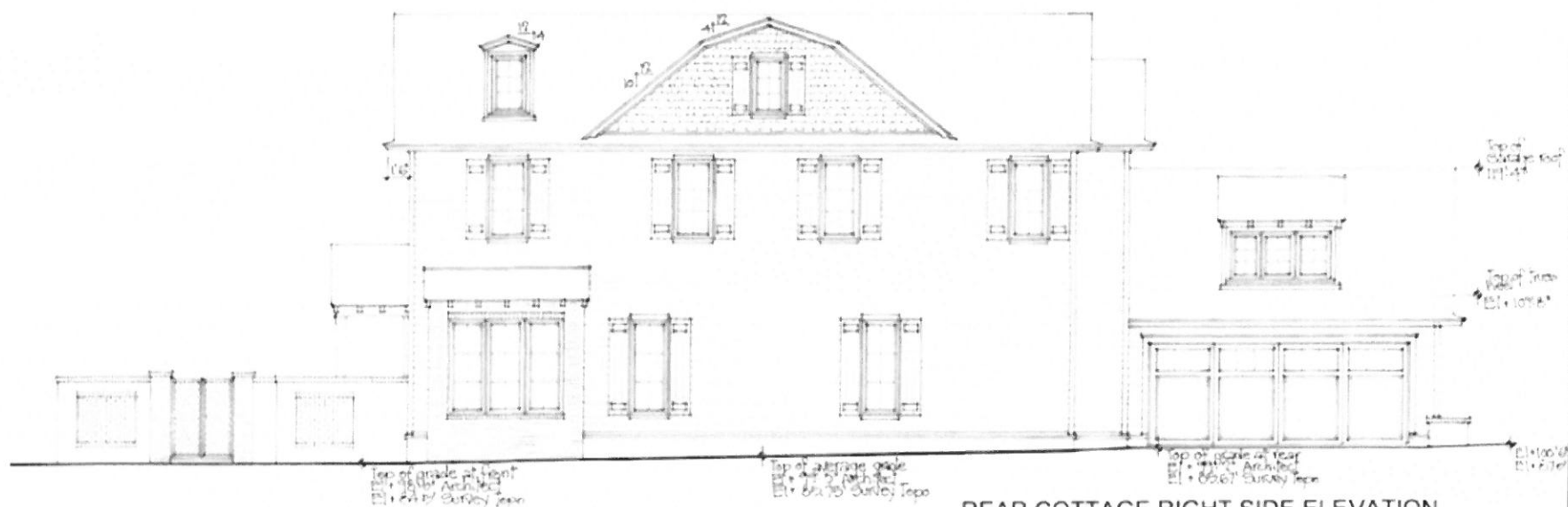


ROOF PLAN
18'0" x 28'0"

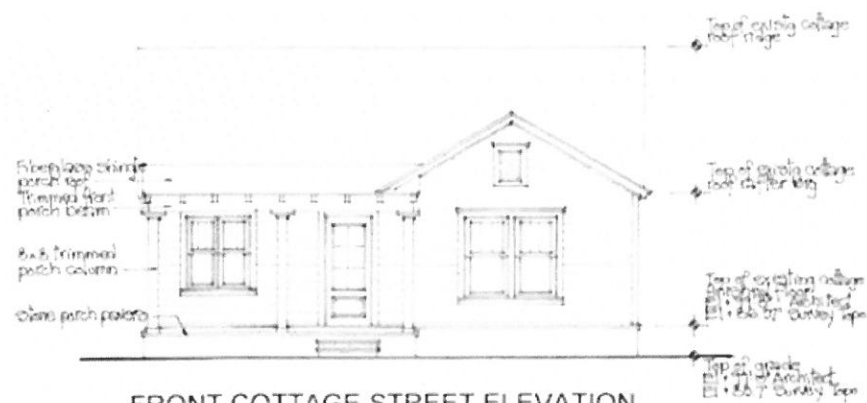


FIRST FLOOR PLAN
18'0" x 28'0"

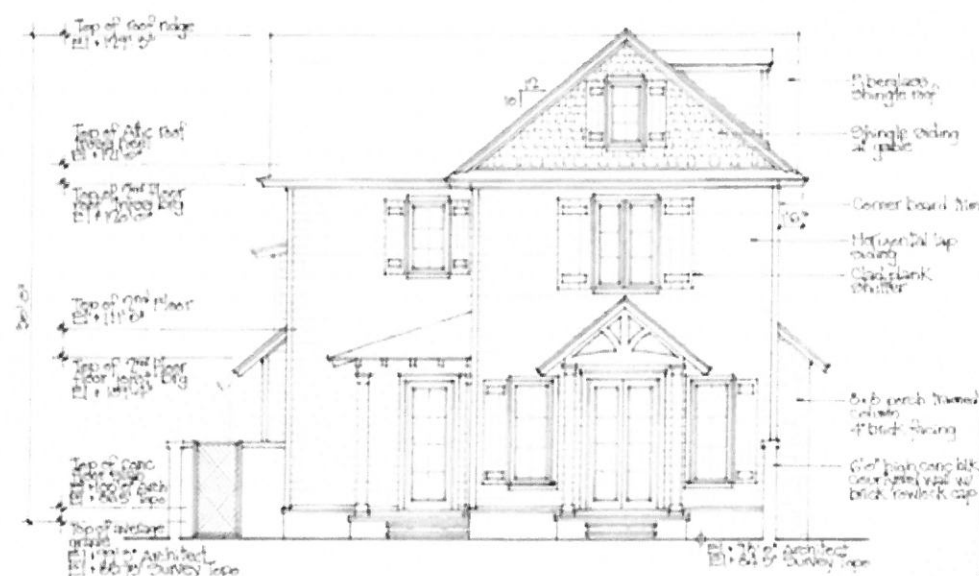
SITE PLAN
18'0" x 28'0"



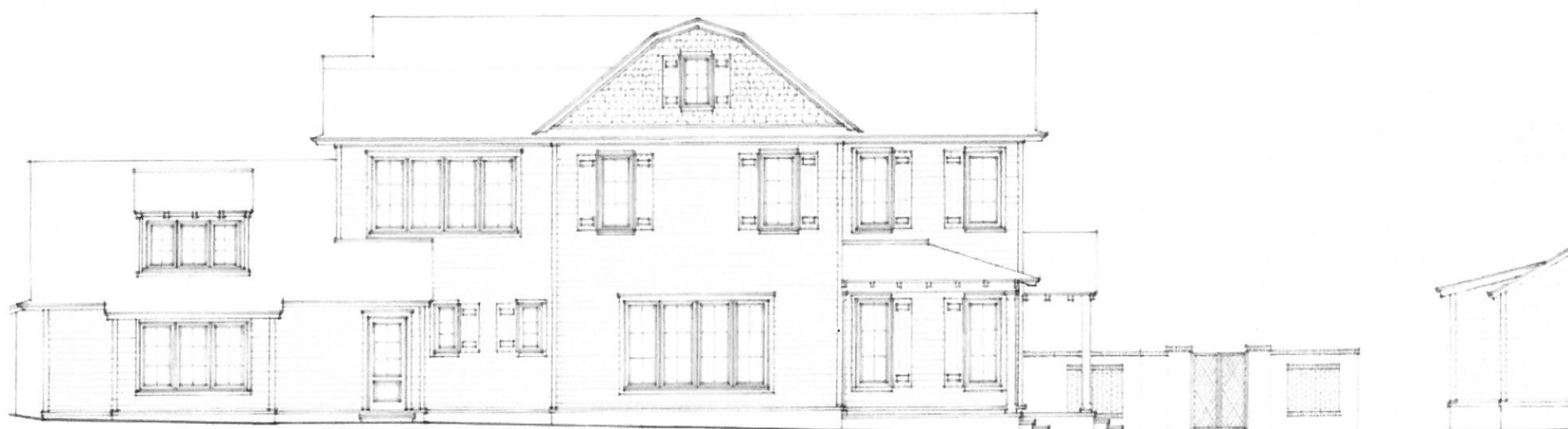
REAR COTTAGE RIGHT SIDE ELEVATION



FRONT COTTAGE STREET ELEVATION



REAR COTTAGE COURTYARD ELEVATION



REAR COTTAGE LEFT SIDE ELEVATION



REAR COTTAGE REAR ELEVATION

AREA CALCULATION

Address : 767 McIntyre Ave.
Lot Area : 8,400 SF
Lot Width : 50'-0"
Existing Zoning (S.F. Dwelling) : R-2
Average Grade Topo at Cottage : 85.75'

767 McIntyre Ave.
May 4, 2021

BUILDING AREA

Allowed : 3,360 (40%)
Existing Cottage : 1,005
Proposed Rear Cottage : 2,055
Total Building : 3,060 (36.4%)

FLOOR AREA RATIO

Allowed : 4,200 (55%)
Existing Cottage : 935
Proposed Rear Cottage : 3,610
Total FAR : 4,545 (54%)

IMPERVIOUS LOT COVERAGE

Allowed : 5,040 (65%)
Existing Cottage : 1,005
Proposed Rear Cottage : 2,055
Hardscaping : 2,400
Total FAR : 5,460 (65%)

PROPOSED COTTAGE AREA

1st Floor Living : 1,410
2nd Floor Living : 1,355
Garage Attic : 330
Total Living : 3,095 SF
Garage : 515
Porches : 130
Total Building : 3,740 SF

Jeffrey Briggs

From: Marcia Marks <greensfee@aol.com>
Sent: Thursday, May 6, 2021 2:53 PM
To: Jeffrey Briggs
Subject: [External] 767 McIntyre Ave

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Unfortunately we will be unable to attend the May 12th hearing to voice our objection for the expansion of this property. From the proposed expansion it's much to large for this property and the neighborhood. If possible we will be on the virtual meeting but please note that Mr. and Mrs. Robert Marks strongly object to this project. Our home is on the private side of Huntington Ave and we would be looking at this oversized home. Thank for your consideration to this matter.

Thank You,

Marcia Marks
585 Huntington Ave

Jeffrey Briggs

From: Angeteach2 <angeteach2@yahoo.com>
Sent: Thursday, May 6, 2021 12:05 PM
To: Jeffrey Briggs
Subject: [External] 767 McIntyre Ave, proposed expansion

[Caution: This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Dear Mr. Briggs,

It's puzzling to walk in my neighborhood and note that a little cottage at the above address has been designated an historic home while another sign at this same cottage declares a proposal to renovate the cottage but expand the back area to build an addition that doubles or even triples the size of the structure.

Having lived in Winter Park for nearly 30 years I'm happy to see many historic home designations in the College Quarter. But how can you maintain a house's historic integrity if it incorporates such a change?

As a concerned citizen and neighbor I'd like to take part in the meeting regarding the Historic Preservation Board's decision on this matter at 9 am on Wednesday, May 12th. Please let me know how to participate. Thank you Angele Casey
575 Huntington Ave
Winter Park 32789



Historic Preservation Board **agenda item** Regular Meeting

item type Public Hearings	meeting date May 12, 2021
prepared by Jeffrey Briggs	approved by
board approval	
strategic objective	

subject

HDA 21-04. Request of Martha Bryant Hall to designate the property and building at 827 W. Lyman Avenue to the Winter Park Register of Historic Places.

motion / recommendation

Staff Recommendation is for Approval in The Winter Park Register of Historic Places.

background

Martha Bryant Hall has voluntarily agreed to designate the existing Prayer Mission of God in Christ Church at 827 W. Lyman Avenue to the Winter Park Register of Historic Places.

This Church was the calling of Ms. Hall's late husband, Jerry Hall, as pastor of the congregation. Ms. Hall wishes to preserve this building as a tribute to the legacy of her late husband.

The 962 square foot building itself, built in 1945 is not representative of an architectural style with special merit. The historic designation is deserving because the Prayer Mission of God in Christ Church represents history and heritage of the Hannibal Square neighborhood that once had 20+ Churches within this one-third square mile neighborhood. The tradition and heritage of the Hannibal Square neighborhood was one with a Church on almost every block, some with large congregations and many with very modest congregations. In recent years some of those Churches have been lost and been redeveloped. Preservation of the Church building will allow the new residents to continue to visualize a piece of the heritage of the neighborhood.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[827 W. Lyman front picture.jpg](#)

ATTACHMENTS:

[827 W. Lyman side picture.jpg](#)

ATTACHMENTS:

[Location Map.pdf](#)

ATTACHMENTS:

[Designation Application.pdf](#)

ATTACHMENTS:

[May 3 Letter of Support for 827 W Lyman.pdf](#)

ATTACHMENTS:

[Sally Flynn email in support.pdf](#)

ATTACHMENTS:

[Resolution_827 W. Lyman Avenue.pdf](#)









City of Winter Park
Planning & Transportation Department
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3440

City of Winter Park Historic Designation Application

1. 827 West Lyman Ave. - Prayer Mission Church of God
Building address 407-463-7963
Martha Bryant Hall 331 W. Lyman Avenue
Owner's name(s) 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
Owner's Signature

March 25, 2021
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

May 3, 2021

Historic Preservation Board

Staff: Principal Planner, Jeff Briggs

Director of Communications, Clarissa Howard

Recording Secretary, Mary Bush

Chairman John Skolfield

Anne Sallee

Drew Henner

Wade Miller

N. Lee Rambeau

Karen James

Aimee Spencer

Dear Mr. Briggs,

Because I do not have email addressed for each board member, please copy each Historic Preservation Board member with a copy of my letter in support of:

Reference: I am in Support of - HDA 21-04 - To voluntarily designate Rev. Hall's Church, Prayer Mission Church of God In Christ, at 827 W. Lyman Ave. as an individual historic landmark on the Winter Park Register of Historic Places. The church was built in 1945 and is Zoned R-1A, Parcel ID #05-22-30-9400-47-111.

I am writing in support of this historic landmark in the Hannibal Square community that has been a beacon and outreach to the community for 76 years and Rev. Jerry Hall the founder of Prayer Mission in the early 1980's which currently still serves as a religious and community place of worship and a place open to its neighbors and community residents.

Prayer Mission Church has hosted meetings such as Neighborhood Watch, Afro American Homeowners which Rev. Hall and I also served. Mrs. Martha Hall continues that mission of outreach to the community to be actively involved and to participate within your perspective community of resident.

I encourage you to support and approve Prayer Mission Church as a Historic Landmark deserving of being on the Winter Park Register of Historic Places.

Respectfully Submitted by:

Mary R. Daniels

Mary Raglin Daniels, resident

650 W. Canton Ave.

Winter Park, FL 32789

ellragmrd@gmail.com

Jeffrey Briggs

From: John Skolfield <John@skohomes.com>
Sent: Tuesday, May 4, 2021 12:15 PM
To: Sally Flynn
Cc: mbhall555@hotmail.com; Jeffrey Briggs
Subject: [External] RE: Sally Flynn RE: DESIGNATION OF REV. HALL'S CHURCH

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Will do Sally,

Jeff, would you kindly share this with the board?



Full Service Remodeling Company
SKOLFIELD HOMES, LLC 407/647 7730
www.skohomes.com

We're now a licensed Electrical company
Fielding some great techs! Let us know if
We can help with any electrical needs
<https://winterparkelectrical.com/>

John T. Skolfield III
Managing Member
Skolfield Homes LLC
office 407-647-7730
mobile 321-228-3990

From: Sally Flynn <flynnlinks@aol.com>
Sent: Tuesday, May 4, 2021 11:54 AM
To: John Skolfield <John@skohomes.com>
Cc: mbhall555@hotmail.com
Subject: Sally Flynn RE: DESIGNATION OF REV. HALL'S CHURCH

Good Morning, John,

Would you please share this email with The HP Board. I cannot be there at your meeting when Rev. Hall's Church comes up for designation. It is so wonderful that finally one of these historic churches is wanting to be designated. I wish more of them would follow suit.

Please support this request. What a wonderful addition to Historic Preservation.

Sally Flynn

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PRAYER MISSION OF GOD IN CHRIST CHURCH BUILDING AND PROPERTY LOCATED AT 827 W. LYMAN AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the Prayer Mission of God in Christ Church building and property at 827 W. Lyman Avenue built in 1945 is an example of the religious heritage of the Hannibal Square neighborhood.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates the Prayer Mission of God in Christ Church building and property at 827 W. Lyman Avenue as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2021.

Phil Anderson, Mayor

ATTEST:

City Clerk



Historic Preservation Board **agenda item** Regular Meeting

item type Public Hearings	meeting date May 12, 2021
prepared by Jeffrey Briggs	approved by
board approval	
strategic objective	

subject

Request of the City of Winter Park for: An Ordinance amending the Historic Preservation Code to change the notice requirements for voluntary designations.

motion / recommendation

Staff recommendation is for approval of the ordinance change.

background

The current Historic Preservation Ordinance requires public notice when a property owner decides to make a voluntary historic designation for their property. That notice consists of a legal advertisement published in the newspaper, notices mailed to all property owners within 500 feet and a poster yard sign placed in the yard on each street frontage. All of these notice requirements must be done at least 15 days prior to the public hearing by the Historic Preservation Board.

The planning staff has heard negative comments from the owners of two of the recent voluntary historic designations about this notice requirement. The comments basically are "What business is it of my neighbors, if I want to designate my home ?" Or, "You mean my neighbors can complain about my historic designation because they would prefer to see my home torn down ?"

Typically, public notice is done to alert nearby property owners that there will be some change to a property such as a rezoning or lot split for P&Z or in case of the HPB, that some building program is contemplated, potentially with variances. As a result, one wonders why the City needs the neighbors to know that a home is being preserved and is staying exactly as it is now.

Proposed Ordinance Change

The proposed ordinance change would eliminate the public notice for voluntary

designations. It would NOT change the notice requirements for building activities on historic designated properties or when the designation is contingent or based upon the approval of a building program. If there is a building program then notice is sent. If it is just a designation to preserve the home, then no notice would be required.

Summary and Recommendation

The current notice requirements create unnecessary work for the staff when all that is happening is a voluntary designation. It is nice to know, in terms of neighborhood awareness, that a neighbor is choosing to designate, but the notice invites and encourages neighbors to weigh in on that personal voluntary decision to designate a property as historic either in-person, via virtual participation or via email/letters.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Ord. for Voluntary Designation Notice.pdf](#)

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
AMENDING ARTICLE VIII, HISTORIC PRESERVATION
REGULATIONS OF CHAPTER 58 OF THE LAND DEVELOPMENT CODE
SO AS TO AMEND THE NOTICE PROVISIONS FOR VOLUNTARY
DESIGNATIONS OF HISTORIC PROPERTIES, PROVIDING FOR
CONFLICTS, CODIFICATION. SEVERABILITY AND AN EFFECTIVE
DATE**

WHEREAS, the City Commission of the City of Winter Park recognizes that the preservation and protection of historic homes individually designated, preserves the City's architectural heritage and preserves the historic scale and character of the City; and

WHEREAS, the City recognizes that public notice requirements are not necessary for the voluntary designations of properties when no building activity is proposed.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION I: RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Winter Park.

SECTION II: Chapter 58, Land Development Code, Article VIII, Historic Preservation, Section 58-457 "Designation Procedures" is hereby amended to read as shown below, and words with single underlined type shall constitute additions to the original text and ~~strike through~~ shall constitute deletions to the original text.

Sec. 58-457. - Designation procedures.

Winter Park historic landmarks, resources and districts shall be designated only as provided in this section. Properties, which meet the criteria for designation as set forth in section 58-456, shall be designated according to the following procedures:

(1) Designation of local historic landmarks and resources.

a. Recommendations for nomination for designation of individual local historic landmarks and resources may be submitted to the city planning and community development department by the property owner(s), who believe(s) that the property meets the criteria for listing as set forth in section 58-456. The property owner shall provide to the city proof of current fee simple ownership of the property being nominated. The proposal shall include a legal description or address of the property, a brief statement regarding its historic, cultural, aesthetic or architectural significance, and must include written authorization by the property owner(s).

b. Prior to consideration of designation, the city shall first determine if the property sought to be designated meets the criteria for designation. If so, the city shall prepare a historic designation report that shall be presented to the HPB at a regularly scheduled meeting.

c. For each proposed voluntary designation which includes any request(s) for approval of any building activities either inclusive of variance or use requests or in compliance with all applicable codes of a historic landmark or resource, the city is responsible for mailing a notice of public hearing to all property owners of record on the latest Orange County tax roll within a 500-foot radius of the proposed landmark or resource at least 15 days prior to the public hearing held pursuant to this section, however, failure to receive such notice shall not invalidate the same as such notice shall also be given by publishing a copy thereof in a newspaper of general circulation at least 15 days prior to the hearing.

SECTION III: INCONSISTENCY. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

SECTION IV: SEVERABILITY. If any section, subsection, sentence, clause, phrase, provision, or word of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then such invalidity or unconstitutionality shall not be held to invalidate or impair the validity, force, or effect of any other remaining provisions of this Ordinance.

SECTION V: CODIFICATION. Sections III of this Ordinance shall be codified and made a part of the City of Winter Park Land Development Code, and the sections of this Ordinance may be renumbered or re-lettered to accomplish this intention. The word "Ordinance" may be changed to "Section," "Article," or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION VI: This Ordinance shall become effective immediately following approval by the City Commission at its second reading.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2021.

City of Winter Park

Phil Anderson, Mayor

Attest: _____
City Clerk



Historic Preservation Board **agenda item** Regular Meeting

item type Discussion Item	meeting date May 12, 2021
prepared by Jeffrey Briggs	approved by
board approval	
strategic objective	

subject

Introduction to the proposed revisions to the College Quarter Design Guideline Standards and application as well to the Virginia Heights historic district.

motion / recommendation

background

alternatives / other considerations

fiscal impact