



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

9:00 a.m.  
February 11, 2015  
Commission Chambers  
401 Park Avenue South

**MINUTES**

1. Call to order. The meeting was called to order at 9:05 a.m.

Present: Chairman Randall Glidden, Vice-Chair Rebecca Talbert, Candace Chemtob, Barbara De Vane, Genean McKinnon. Absent: Louise Sprimont, Phil Wood and Michael Miller. Also Present: City Attorney Robin McKinney. Staff: Planning & Community Development Director Dori Stone, Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

Action on the minutes was deferred until the March 11, 2015 meeting.

Public Comments:

No one wished to speak. Public comment was closed.

3. Action Item.

- 1) HDA 15-001 Request to designate the First Congregational Church of Winter Park and the Fellowship Hall at 225 South Interlachen Avenue, Winter Park, Florida as a historic landmark and add it to the Winter Park Register of Historic Places. Religious use, Zoned R-4. Parcel ID #05-22-30-9400-38-010.

Senior Planner Lindsey Hayes presented the staff report. Ms. Hayes used a Power Point presentation to provide details of the applicant's request. She explained that the First Congregational Church of Winter Park and the Fellowship Hall are located on the church's property at 225 South Interlachen Avenue. She stated that the Church is requesting to designate both buildings to the Winter Park Register of Historic Places. She noted that the buildings were identified as contributing historic properties in the Interlachen Avenue Historic District, and as eligible for individual listing in the National Register of Historic Places. She provided Board members with insight concerning the history of the church and its architecture. She noted that staff finds that the First Congregational Church of Winter Park sanctuary and Fellowship Hall meets the criteria for designation in section 58-456(1) (c), and recommends approval to list as a landmark in the Winter Park Register of Historic Places. Ms. Hayes responded to questions and concerns of Board members.

Dr. Jack Lane, Professor Emeritus Rollins College and Church Historian, agreed with the contents of the staff report. He provided more insight into the Church's history. Dr. Lane responded to Board questions posed by Board members.

Mr. Glidden asked staff was aware of whether church members were on board with the request. Ms. Hayes responded that the Church Pastor provided a portion of the Church's Council meeting minutes from January 6,

2015, in response to earlier concerns. Mr. Glidden expressed concern about land use regulations with regard to religious institutions. City Attorney McKinney and Ms. Hayes responded to Mr. Glidden's concerns. City Attorney McKinney stated that she would do further research concerning this topic.

Sean Garvey, Senior Minister of the First Congregational Church, addressed the Board. He provided insight into the theological and architectural history of the church and Congregationalist philosophy. He stated that if there are any future improvements or repairs, it is extremely important to the church to restore to the original look. He responded to questions and concerns of Board members.

No one else wished to speak concerning this issue. Public Hearing closed.

**Motion made by Mrs. De Vane, seconded by Mrs. Chemtob to designate the First Congregational Church of Winter Park and the Fellowship Hall at 225 South Interlachen Avenue, Winter Park, Florida as historic landmarks and to add them to the Winter Park Register of Historic Places. A roll call vote was taken and all board members voted yes. Motion carried with a vote of 5-0.**

Mrs. Chemtob restated that she feels that when the plans for the cupola/belfry are ready for restoration, those should come back to the Board for review and approval and not be something that is done administratively. Ms. McKinney stated that the requirements for what can be approved administratively will have to be re-evaluated. She stated that there is not enough information available today to make that determination.

2) AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE VIII, "HISTORIC PRESERVATION" SO AS TO PROVIDE CLARITY, IMPROVE FUNCTIONALITY, INCLUDE ADDITIONAL MEMBERSHIP QUALIFICATIONS, REVISE THE PROCESS AND PROCEDURES FOR THE CREATION OF HISTORIC DISTRICTS, CREATE ADDITIONAL INCENTIVES FOR HISTORIC PROPERTIES, REVISE THE CERTIFICATE OF REVIEW PROCESS, AND TO ALLOW THE CITY TO MEET THE STANDARDS FOR PARTICIPATION IN THE FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE.

Senior Planner Lindsey Hayes presented the staff report. She reviewed the progress that has transpired with the proposed draft to date. She noted that the draft amendments include the board's "housekeeping" amendments for clarity, improved function in order to meet the requirements for Certified Local Government (CLG) status, and legal language has been updated throughout. She stated that staff is seeking a document that once approved by the HPB, the amendments can be introduced at public open houses and proceed through the process to the City Commission. She reviewed the proposed amendments that are included:

- 1) Intent and purpose restated.
- 2) Board members qualifications amended to meet CLG requirements.
- 3) Historic districts with an unsuccessful vote must wait at least six months before reapplication.
- 4) The historic district public notice, outreach and informational process improved.
- 5) The historic district voting process improved.
- 6) Districts that are not approved by the Commission receive notice.
- 7) Guidelines for review and for variance requests clarified.
- 8) Accessory dwelling units should not exceed 750 square feet unless the HPB determines the lot size or configuration may allow a larger unit.
- 9) "Standard Certificate of Review" changed to "Administrative Review" with a streamlined process reflective of the actual process.

10) "Special certificate of review" changed to "Certification of Review" throughout.

11) Additional incentives referenced in "Administration and Enforcement".

12) An additional tax incentive as allowed by Florida Statute 196.1961 added.

Staff recommended approval of the draft ordinance. Attorney McKinney and Ms. Hayes responded to questions posed by Board members.

**10:00 a.m. – Mrs. McKinnon exited the meeting.**

No one wished to speak on this item. Public hearing closed.

**Motion made by Mrs. De Vane, seconded by Mrs. Chemtob to approve the draft as presented by staff at today's meeting including the suggested Board modifications and further Board review of policies. A roll call vote was taken and all board members voted yes. Motion carried unanimously with a 4-0 vote.**

**10:10 a.m. – Mrs. De Vane exited the meeting. A quorum was no longer present.**

- Staff Updates

Mrs. Hayes noted that Rollins College has officially appealed the HPB decision. The hearing is scheduled for City Commission on March 23<sup>rd</sup>.

4. New Business.

- Betsy Owens, Executive Director, Friends of Casa Feliz, JGR II Colloquium award program

Ms. Owens informed Board members that the Casa Feliz Historic Preservation Colloquim is scheduled for May 16<sup>th</sup>. She gave background information concerning the event. She proposed the idea to the Board that the HPB consider presenting an annual award for a local historic property that has been restored, or to an individual that has made significant contributions to historic preservation throughout the year or over their lifetime. Ms. Owens responded to Board member questions and concerns.

The Board members present expressed their support, and requested that this come back at the next meeting as an action item on the agenda.

Dr. Jack Lane, Professor Emeritus Rollins College, asked if he could come back at a later date and address the Board concerning its mission and vision. Mrs. Stone responded that staff would welcome this, and this could be an opportunity to orient and educate new board members.

Aimee Spencer, 1509 Orange Avenue, spoke concerning sunshine requirements.

5. Adjournment. There was no further business. The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary