



Historic Preservation Board Minutes

May 12, 2021 at 9:00 a.m.

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

1. Call to Order

Principal Planner, Jeff Briggs called the hybrid, in-person and virtual, meeting to order at 9:00 a.m. Present In-Person: John Skolfield, Anne Sallee, Drew Henner, Aimee Spencer, N. Lee Rambeau, and Karen James. Present Virtually: Wade Miller. Staff: Director of Planning & Transportation, Bronce Stephenson; Principal Planner, Jeff Briggs; and Recording Secretary, Mary Bush.

1. Election of Chairman and Vice-Chairman

Motion made by Aimee Spencer to nominate Anne Sallee as Chairman of the Board. Ms. Sallee accepted the nomination. By a roll call vote the motion failed 3-4. (In Favor: Karen James, N. Lee Rambeau, and Aimee Spencer. Opposed: Drew Henner, Wade Miller, John Skolfield, and Anne Sallee.)

Motion made by Anne Sallee to nominate John Skolfield as Chairman of the Board. Mr. Skolfield accepted the nomination. By a roll call vote, the motion carried unanimously 7-0.

Motion made by Aimee Spencer and Drew Henner to nominate Anne Sallee as Vice-Chair for the Board. Ms. Sallee accepted the nomination. By a roll call vote, the motion carried unanimously 7-0.

2. Approval of Minutes

Motion made by Anne Sallee, seconded by N. Lee Rambeau to approve the April 14, 2021 meeting minutes.

Motion carried unanimously with a 7-0 vote.

3. Staff Updates

Mr. Briggs advised the Board that a presentation by Staff and Chairman Skolfield would be made to the City Commission that afternoon regarding Historic Preservation month, which occurs in May. All Board members were invited to attend. Mr. Briggs also noted that the City Commission adopted a new format for all Board meetings, which includes a citizen comment period regarding items that are not on the meeting agenda.

4. Citizen Comments

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

5. Public Hearings

- COR 21-05 Request by Ron Scarpa for APPROVAL to renovate the existing one-story home at 767 McIntyre Avenue and add a new two-story residence in the rear yard subject to certain variance requests, located in the College Quarter Historic District. Parcel ID# 05-22-30-9400-96-120.

Mr. Briggs informed the Board that the applicant had requested the item to be continued to the next month's regular Board meeting. The applicant also asked to have a work session on the project to

discuss design options and any issues involved. Mr. Briggs suggested meeting on May 26, 2021 for the work session.

The applicant, Ron Scarpa of 2034 East End Avenue, Winter Park, FL 32789 addressed the Board. Mr. Scarpa advised the Board that he requested to table the item to have time to address the concerns of neighbors and put the plans in written form. He noted that he wanted to create a home that fulfills the design criteria and for him to live in.

Motion made by John Skolfield, seconded by Anne Sallee, to table to the next scheduled regular meeting of the Historic Preservation Board on June 9, 2021.

Motion carried unanimously with a 7-0 vote.

- HDA 21-04 Request by Martha Bryant Hall for APPROVAL to individually designate on the Winter Park List of Historic Places, the Property and Church building at 827 W. Lyman Avenue. Zoned R-1A. Parcel ID# 05-22-30-9400-47-111.

Mr. Briggs briefly introduced the item and applicant to the Board. He indicated that Ms. Hall desired to designate this Church in honor of the legacy of her late husband, Reverend Jerry Hall. While the building itself is not of any special architectural merit, the Church itself is an important part of the history and heritage of Hannibal square neighborhood which once boasted 20+ churches within the 1/3 square mile area.

Staff recommendation was for approval.

The applicant, Martha Bryant Hall of 331 West Lyman Avenue, Winter Park, FL 32789 addressed the Board and provided them a detailed synopsis of the history of the church, Reverend Hall, and his ministry to support the request. Mrs. Hall expressed that her reason for designating the church was for it to be a symbol of a landmark in honor of her husband's service and dedication to the community.

The Board heard public comment from the following residents in favor of the request:

Richard Allen Butts, 944 Morse St, Altamonte Springs, FL; Daisy Chaffers, No Address Provided; Mary Daniels, 650 West Canton Avenue, Winter Park, FL; Forest Michael, 358 West Comstock Avenue, Winter Park, FL; and Angie Randolph, 834 West Lyman Avenue, Winter Park, FL 32789.

The daughter of the applicant, Maria Bryant of 450 South Virginia Drive, Winter Park, FL addressed the Board. Ms. Bryant provided an in-depth presentation of the history and significance of Reverend Hall and his many accomplishments within the community, City, and surrounding areas. She expressed that it would be an honor to have the church designated as historic.

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

The Board expressed their appreciation for the presentation and the desire of the applicant and those in support to designate the church in honor of Reverend Hall.

Motion made by Anne Sallee, seconded by Aimee Spencer, to approve the request by Martha Bryant Hall for approval to individually designate on the Winter Park List of Historic Places, the Property and Church building at 827 W. Lyman Avenue.

Motion carried unanimously with a 7-0 vote.

- Request of the City of Winter Park for APPROVAL of an Ordinance amending Chapter 58, Article VIII, Historic Preservation so as to amend the notice provisions for voluntary designations of historic properties.

Mr. Briggs provided a brief overview of the request and led discussion of the item. Mr. Briggs noted to the Board that applicants must still go through the City code process of public notice and hearing for voluntary designations even if they only want to designate their home and are not requesting anything additional. This item was brought to the Board to see if changing the notice provisions would be desired.

The Board briefly discussed the item and noted that historic preservation has been upheld to be a form of zoning and the applicant could possibly ask for a variance in the future. The Board also noted that it should be on record that everyone was properly notified of any designations.

Staff withdrew the item based on Board comments.

6. Discussion Item

Mr. Briggs briefly discussed updating the 2003 College Quarter design guidelines, which he suggested to be used for reference in creating the Virginia Heights East historic district guidelines as well. He explained that the guidelines would be reviewed and discussed in depth at the May 26, 2021 work session. Mr. Briggs noted certain contradictory phrases that exist in the College Quarter guidelines that will need to be addressed. He also noted that the Minimal Traditional architectural style will be discussed and, if the Board desires, possibly tweaked or removed from the guidelines.

The Board continued discussion on the revision, creation, and implementation of design guidelines for College Quarter and Virginia Heights East. The Board's discussion included comments and inquiries regarding the following:

- using other styles in place of the Minimal Traditional style for rebuild projects;
- reviewing the list of contributing structures;
- creating a map of the contributing homes;
- automatically designating homes that are at least 50 years old as contributing;
- defining contributing and non-contributing according to Winter Park;
- adding legally defensible text within the guidelines for enforcement;
- considering the scale of the neighborhood when creating guidelines for contributing structures;
- using a consultant for application for the Certified Local Government application;
- and grant opportunities and incentives for historic preservation.

Mr. Stephenson inquired with the Board about their interest in doing a walkshop to walk through the College Quarter and re-evaluate what homes are and are not contributing. He noted that there are specific definitions of contributing structures and minimal traditional style currently within the College Quarter design guidelines.

Mr. Briggs briefly reviewed with the Board the presentation regarding the Historic Preservation Board and the historic preservation awareness campaign that would be provided that afternoon for the City Commission meeting. Brief discussion ensued with the Board about the upcoming projects and goals.

7. Board Updates and Comments:

No Board updates and comments.

8. Upcoming Meeting Schedule

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

Next HPB Work Session: Wednesday, May 26, 2021 at 9:00 a.m.

Meeting adjourned at 10:39 a.m.

Respectfully Submitted,

Mary Bush

Recording Secretary

Approved by Board on June 9, 2021.