



City of Sanibel

Planning Commission

COMMUNITY SERVICES DEPARTMENT SUPPLEMENTAL STAFF REPORT

Planning Commission Meeting: February 23, 2021
Planning Commission Agenda Item No.: 7 a.
Application No.: 19-11711CA
Applicant: Sanibel Community Church, Inc.

RE: Consideration of an (after-the-fact) request to amend a **Certificate of Appropriateness** (Development Permit), as previously approved by Historical Preservation Committee Resolution 19-03 and Planning Commission Resolution 20-01, to allow for replacement of exterior siding at the Sanibel Community Church's historic chapel building, a building listed on the City's Local Register of Historical Sites and Structures, located at 1740 Periwinkle Way (Tax Parcel No. 25-46-22-T2-00006.0010). The (amended) application for the Certificate of Appropriateness is submitted by the Sanibel Community Church, Inc. Application No. 19-11711CA

BACKGROUND

On September 5, 2019, the Historical Preservation Committee recommended, by resolution, approval of a Certificate of Appropriateness to allow for elevating the Sanibel Community Church's historic chapel building, including modifying and removing non-historic components and modifying and adding new access ways to the historic landmarks to the historic chapel. On January 14, 2021, Planning Commission passed a resolution formally authorizing those improvements. A copy of Historic Preservation Committee Resolution 19-03 and Planning Commission Resolution 20-01 is provided with this report as **Attachment D**. The proposed replacement of siding was not included in the original proposal for Certificate of Appropriateness.

PROPOSAL

The applicant seeks to obtain approval for a Certificate of Appropriateness, a Development Permit that is required for alterations to buildings or sites listed on the City's Local Register of Historic landmarks, in accordance with the

requirements of Land Development Code Sections 98-91 and 98-92. Sites and Structures. The applicant is seeking authorization for the replacement of siding; Specifically, to complete installation of cypress 8-inch lap siding and actual cedar shake shingles to replace (and match) existing creosote 8-inch lap siding and faux shake shingles, respectively. The brown color selected by the applicant was done to restore its historic nickname, "the little brown church."

A copy of the application for the proposed development is provided with this report as **Attachment A**. A pre-construction image of the historic chapel from the applicant is provided with this report as **Attachment B**. Photographs of the existing site conditions and structure (at partial build) from the applicant is provided as **Attachment C**.

ANALYSIS

Pursuant to Land Development Code Section 98-91, a Certificate of Appropriateness must be obtained before making any alterations or repairs to any structures, buildings, sites or objects listed on the local register. If the work is not ordinary maintenance or minor exterior work, a Certificate of Appropriateness must be obtained from the Planning Commission in the manner of a long-form development permit.

A copy of staff's historic preservation profile of Sanibel Community Church (1917) and historic image (circa 1950-60) submitted via email by Historical Preservation Committee Chair Deborah Gleason is provided with this report as **Attachment E**. Specifically, the profile states the following relative to siding (under notable characteristics and qualities):

The current exterior surrounds the original core and exhibits a narrow horizontal siding with a broad plank type siding in the gable end areas. Current color is an olive green. Original color is under investigation. It appears that for some time it was brown, hence the historic title, "The Little Brown Church".

Visual compatibility standards and criteria required for any Certificate of Appropriateness are provided in Land Development Code Section 98-151. These standards are included with Sanibel Code Chapter 98, Historical Preservation, and are being provided with this report as **Attachment F**.

Staff concurs with the applicant that Land Development Code Section 98-151, Standards for certificate of appropriateness, 1 through 6 and 8 through 11 are not applicable to the proposed scope of work. Staff finds that the pre-construction condition of the historic chapel's siding is not original in presentation. The applicant has provided information supporting their decision

on materials and color. Based on the information available to staff at the time of this staff report, staff finds the proposed work generally consistent with standard 7 – Relationship of materials, texture and color, in Land Development Code Section 98-151.

On February 4, 2021, City of Sanibel Historical Preservation Committee passed, by resolution, its recommendation to approve a Certificate of Appropriateness, as compliant with the provisions of Land Development Code Section 98-151.

PUBLIC COMMENT

There was no public comment provided regarding the subject application at the time of this staff report.

CONCLUSION

Planning Staff supports a recommendation for Certificate of Appropriateness from the Historical Preservation Committee should it also find that the proposed plans are consistent with the visual compatibility standards of *Sanibel Code* Section 98-151, Standards for Certificate of Appropriateness.

If the Planning Commission finds that the proposed plans are in conformance with all applicable Sanibel Code requirements for a Certificate of Appropriateness, then staff recommends that approval be subject to the following conditions:

1. All improvements shall be in conformance with the scope of work and visually consistent with the historic image dated February 18, 1920, as provided in **Attachment A** of this Staff Report.
2. The applicant shall obtain all applicable Building permits prior to commencement of construction.
3. The applicant shall maintain adherence to the City of Sanibel's visual compatibility standards for historic structures included in Sanibel Code Section 98-151 and with the Secretary of Interior's Standards for Rehabilitation.
4. No increase in the developed area or impermeable coverage on the parcel is authorized by this Certificate of Appropriateness.
5. Comply with applicable flood and storm-proofing requirements of Sanibel Code Chapter 94, Floods.
6. Maintenance of existing site drainage patterns and stormwater management is required.
7. The removal of native vegetation is not authorized by this permit.

8. Exotic species of plants which out compete or otherwise displace native plants, including Brazilian pepper *Schinus terebinthifolius*, the Cajeput or Punk tree *Melaleuca quinquenervia*, Earleaf Acacia *Acacia auriculiformis*, Lead tree *Leucaena leucocephala*, Java Plum *Syzygium cumini*, Air Potato *Dioscorea bulbifera*, Exotic Inkberry *Scaevola frutescens*, *Scaevola sericea* and Mother-in-law's Tongue/Bowstring Hemp *Sansevieria hyacinthoides* shall be removed from within the boundaries of the parcel proposed for development or site alteration. The parcel shall be kept permanently free of such exotics.
9. All exterior lighting shall be designed and installed to prevent glare and light trespass. Light shall not be allowed to cause glare affecting motorists, bicyclists, or other users of roads, driveways, and bicycle paths. Full cutoff fixtures must be used. Uplighting is prohibited. All outdoor lighting, including building, parking and aesthetic lighting, must use full cutoff fixtures. Lights that are properly installed in an architectural space (such as under a porch roof or roof overhang) which provides the functional equivalent of a full cutoff fixture, need not use full cutoff fixtures. Full cutoff fixtures are luminaires that do not emit any light, either directly or by reflection or diffusion, above a horizontal plane running through the lowest part of the fixture. Mercury vapor lighting is prohibited. High pressure sodium lighting is permitted and encouraged. Motion detector security lighting is permitted and encouraged in order to maximize safety, minimize overall illumination, and conserve energy.
10. Many of the conditions contained herein are for information purposes to assist the applicant and are requirements of the Land Development Code. The applicant is required to comply with all regulations of the City of Sanibel. Some conditions stated herein reflect the current code requirements applicable at the time of approval of this permit. After the issuance of the completion certificate for this development or upon expiration of the development permit, any subsequent development or change of use for the parcel must comply with the regulations in effect at that time.

INDEX TO STAFF REPORT ATTACHMENTS

Attachment	A	-	Permit Application
Attachment	B	-	Pre-construction Image of Historic Chapel
Attachment	C	-	Photographs of Existing Site Conditions
Attachment	D	-	HPC Resolution No. 19-03; PC Resolution 20-01
Attachment	E	-	Staff Historic Preservation Profile of Sanibel Community Church
Attachment	F	-	Historic Preservation LDC Standards, Sanibel Code Chapter 98

MATTHEW ALAN KIRCHNER

January 29, 2021

Sanibel Community Development
800 Dunlop Rd.
Sanibel, FL 33957

ATTACHMENT A
App 19-11711CA Amendment
Sanibel Community Church
1740 Periwinkle Way

Ref: Development Permit No. 19-1171
Building Permit No.20-58175
Sanibel Community Church
1740 Periwinkle Way
Sanibel, FL 33957

To Whom It May Concern:

I am the General Contractor for the above referenced permits actively working. Knowing I had stated siding work on my permit I continued to replace all the siding not realizing I was working beyond the scope of the permit.

This was brought to my attention by the Planning Department, also that the choice of siding, and it being approved by the Historic Preservation Committee and the Planning Commission.

There for please except this letter as a request for a revision to The Certificate of Appropriateness No. 19-11711CA

In response to the eleven standards in Sec.98-151 in the Sanibel LDC.

Standards 1,2,3,4,5,6,8,9,10,11

The above standards are not affected nor apply to the replacement of or color of the siding.

Standard 7

Relationship of materials, texture and color. The relationship of materials, texture and color of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related.

When we started the renovations there were 3 profiles of siding on the building. Pattern 105, German Shiplap and an 8-inch Lap Siding. While removing the two classrooms behind drywall one layer of newer German Shiplap was a layer of creosote 8-inch Lap Siding. This was in the 10-to-12-foot wall area (marked A & B) of the historic structure. The wall areas (marked D) behind the drywall were newer German Shiplap with furring strips to pad out the studs to form a flat wall. All three profiles were showing a 5 ½ inch face.

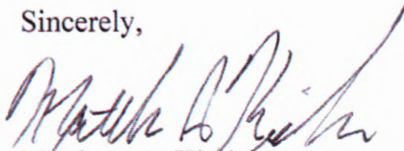
With this knowledge and the attached picture dated Feb 18, 1920, I choose to use cypress 8-inch lap siding for the replacement wood siding. The brown color was chosen to separate the Historic Chapel form the rest of the buildings to restore it to its nickname The Little Brown Church

Matthew Alan Kirchner - P.O. Box 143 - Sanibel, FL 33957 - CG-C059097
Office: (239) 472-2601 - Fax: (239) 472-6506 - Cell: (239) 410-6932 - kcincswfl@gmail.com

The peak areas of the transepts and the front porch now are fake shake shingles. We have purchased true wood cedar shake shingles. The color is matched to the siding. Another noted finding was the attic area of the transept additions there is cedar shake roofing that was left on when the transepts were added after the 1920 storm.

If you have any questions or need additional information, please contact me at 239-410-6932. Thank you!

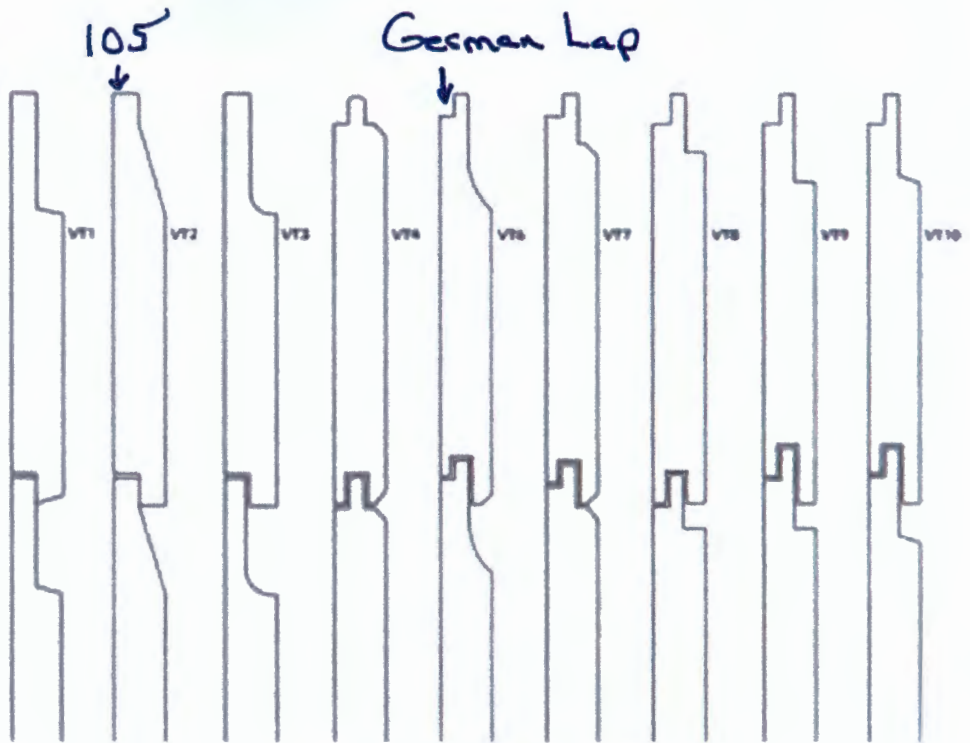
Sincerely,



Matthew A. Kirchner
CG-C059097

Standard profiles

- VT1** 40x40x1.5mm
40x40x1.5mm (1200mm long)
- VT2** 40x40x1.5mm
40x40x1.5mm (1200mm long)
- VT3** 40x40x1.5mm
40x40x1.5mm (1200mm long)
- VT4 Vertical**
40x40x1.5mm (1200mm long)
- VT6** 40x40x1.5mm
40x40x1.5mm (1200mm long)
- VT7 Vertical**
40x40x1.5mm (1200mm long)
- VT8 Vertical**
40x40x1.5mm (1200mm long)
- VT9 Vertical**
40x40x1.5mm (1200mm long)
- VT10** 40x40x1.5mm
40x40x1.5mm (1200mm long)



Standard profiles

- VT342**
40x40x1.5mm (1200mm long)
- VT309**
40x40x1.5mm
(1200mm long)
- VT410**
40x40x1.5mm
(1200mm long)



Profile Note

All profiles are made from 100% recycled aluminium. They are all anodised in accordance with the requirements of the British Standard BS 2782. The profiles are all made from 100% recycled aluminium. They are all anodised in accordance with the requirements of the British Standard BS 2782. The profiles are all made from 100% recycled aluminium. They are all anodised in accordance with the requirements of the British Standard BS 2782.

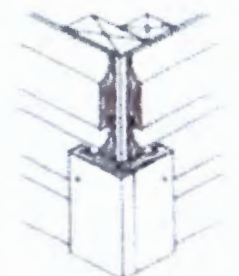
Corner Details

Please call (0208) 700 0000 for more information on our corner details. We can provide you with a list of our corner details and a list of our corner details. All corner details are made from 100% recycled aluminium. They are all anodised in accordance with the requirements of the British Standard BS 2782.

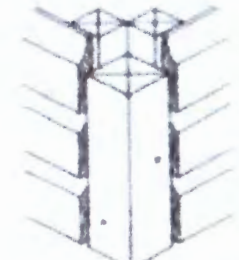
2-piece Flush External



2-piece Proud External



1-piece External



Fixings

We offer a range of fixings for our profiles. We can provide you with a list of our fixings and a list of our fixings. All fixings are made from 100% recycled aluminium. They are all anodised in accordance with the requirements of the British Standard BS 2782.

<https://1stdirectory.co.uk>

8 Lap Siding



Storm Feb. 18, 1920



ATTACHMENT B
App 19-11711CA Amendment
Sanibel Community Church
1740 Periwinkle Way



ATTACHMENT C
App 19-11711CA Amendment
Sanibel Community Church
1740 Periwinkle Way









RESOLUTION NO 19-03

**CITY OF SANIBEL
HISTORICAL PRESERVATION COMMITTEE**

A RESOLUTION RECOMMENDING THAT THE CITY OF SANIBEL PLANNING COMMISSION APPROVE A **CERTIFICATE OF APPROPRIATENESS** TO ALLOW FOR ELEVATING THE SANIBEL COMMUNITY CHURCH'S HISTORIC CHAPEL BUILDING, INCLUDING MODIFYING AND REMOVING NON-HISTORIC COMPONENTS AND MODIFYING AND ADDING NEW ACCESS WAYS TO THE HISTORIC CHAPEL, A BUILDING LISTED ON THE CITY'S LOCAL REGISTER OF HISTORIC LANDMARKS LOCATED AT 1740 PERIWINKLE WAY (TAX PARCEL NO. 25-46-22-T2-00006.0010). THE APPLICATION IS SUBMITTED BY THE SANIBEL COMMUNITY CHURCH, INC.

IN THE MATTER OF: Elevating the Sanibel Community Church's Historic Chapel

APPLICANT: Sanibel Community Church, Inc.

APPLICATION NO.: 19-11711CA

CONCLUSION OF DISCUSSION: September 5, 2019

ADOPTION OF RESOLUTION: September 5, 2019

WHEREAS, the September 5, 2019 meeting of the Historical Preservation Committee was called to order by Chairwoman Deborah Gleason; and

WHEREAS, in addition to Chairwoman Gleason, the following Committee members were present: Leslie Adams, Michael Cohn, Sheila Fortney, James Goodwin, Yvonne Hill, Jim Pickens, and Chelle Walton; Vice Chair Susan Cassell and Committee member Ty Symroski were excused; and

WHEREAS, the Historical Preservation Committee, after full and complete consideration of the discussion and evidence presented on November 6, 2014 by the applicant and the Planning Department, at which written minutes were taken and it was considered whether the requirements of the Land Development Code, Chapter 98, Historic Preservation, Article III. – Administration, Division 2, Certificate of Appropriateness, Subdivision II. Alterations or Repairs, Sec. 98-91, Certificate of appropriateness required, was met; and Sec. 98-92. Activities requiring certificate of appropriateness, were followed; and

WHEREAS, the Historical Preservation Committee discussed Application No. 19-11711 including the plans for the requested elevation of the Sanibel Community Church's Historic Chapel, a building listed on the City's local register of historic landmarks located at 1740 Periwinkle Way; and

WHEREAS, the Historical Preservation Committee recommends to the Planning Commission that a Certificate of Appropriateness be approved for the requested

elevation of the historic chapel at Sanibel Community Church, located at 1740 Periwinkle Way,

MOTION: Committee Member Fortney moved, seconded by Committee Member Pickens, that the Historical Preservation Committee finds that this application meets the criteria for a Certificate of Appropriateness and recommends, to the Planning Commission, approval of Application No. 19-11711CA as submitted. The motion carried.

NOW, THEREFORE, BE IT RESOLVED, by the Historical Preservation Committee of the City of Sanibel that it recommends that the Planning Commission finds all criteria for a Certificate of Appropriateness have been met and recommends that the Planning Commission approve Application No. 19-11711CA.

DULY ADOPTED by the Historical Preservation Committee this 5th day of September, 2019.


Deborah Gleason, Chair

SEP 26 2019

Date Signed

RESOLUTION 20-01

CITY OF SANIBEL PLANNING COMMISSION

IN THE MATTER OF: Consideration of a request for a **Certificate of Appropriateness** (Development Permit) to allow for elevating the Sanibel Community Church's historic chapel building, including modifying and removing non-historic components and modifying and adding new accessways to the historic chapel, a building listed on the City's Local Register of Historical Sites and Structures, located at 1740 Periwinkle Way (Tax Parcel No. 25-46-22-T2-00006.0010). The application for the Certificate of Appropriateness is submitted by the Sanibel Community Church, Inc. **Application No. 19-11711CA**

APPLICANT: Matt Kirchner on behalf of the Sanibel Community Church (the property owner)

APPLICATION NO: Application 19-11711CA

DATE OF HEARING: January 14, 2020

ADOPTION OF RESOLUTION: January 14, 2020

WHEREAS, the Planning Commission heard Application No. 19-11711CA submitted for Consideration of a request for a **Certificate of Appropriateness** (Development Permit) to allow for elevating the Sanibel Community Church's historic chapel building, including modifying and removing non-historic components and modifying and adding new accessways to the historic chapel, a building listed on the City's Local Register of Historical Sites and Structures, located at 1740 Periwinkle Way (Tax Parcel No. 25-46-22-T2-00006.0010). The application for the Certificate of Appropriateness is submitted by the Sanibel Community Church, Inc.; and

WHEREAS, the Sanibel Historical Preservation Committee has recommended that a Certificate of Appropriateness be approved by the Planning Commission for the requested elevation of the Sanibel Community Church Historic Chapel, located at 1740 Periwinkle Way; and

WHEREAS, a public hearing was legally and properly noticed and held on January 14, 2020 before the Sanibel Planning Commission; and

WHEREAS, the proposed improvements are consistent with the policies of the *Sanibel Plan* and applicable standards of the Land Development Code; and

WHEREAS, the Planning Commission reviewed the proposed site improvements as submitted by the Planning Department and the Historical Preservation Committee; and

WHEREAS, the Sanibel Planning Commission, after full and complete consideration of the evidence presented at the hearing on January 14, 2020 at which written minutes were taken, makes the finding that the Record (without exhibits) is substantially as follows:

Director Williams read into record the description of Application 19-11711CA.

By motion and second the absences of Commissioners Hulihan and Pfeifer were excused.

The Commissioners were polled for site visits, ex-parte Communications, and conflict:

- Chair Ketteyman	Site Visit	No Ex-parte	No Conflict
- Vice Chair Grogman	Site Visit	No Ex-parte	No Conflict
- Commissioner Kirchner			Conflict
- Commissioner Nichols	Site Visit	No Ex-parte	No Conflict
- Commissioner Storjohann	Site Visit	No Ex-parte	No Conflict

Commissioner Kirchner read into record a Memorandum of Voting Conflict, indicating he was conflicted out of participating in the hearing, because he is the contractor who would be performing much of the work on behalf of the Sanibel Community Church, should the application be approved. The voting conflict form was submitted into the record. Mr. Kirchner recused himself and stepped down from the dais.

Scotty Lynn Kelly, Recording Secretary, swore in the following:

- Roy Gibson, City of Sanibel, Senior Planner
- Shelton Gwaltney, on behalf of Sanibel Community Church
- Matt Kirchner, Contractor for Sanibel Community Church
- Keith Williams, City of Sanibel, Director of Community Services
- Holly Milbrandt, City of Sanibel, Deputy Director of Natural Resources

Senior Planner Roy Gibson entered the Staff Report dated January 14, 2020, including its attachments, as City Exhibit C1. Attachments include: A) Permit Application; B) Applicant's Scope of Work; C) Building Plans; D) Historic Preservation Standards - Sanibel Code Chapter 98; and E) Historical Preservation Committee Resolution No. 19-03.

The subject request is required because the building is on the City's list of historic buildings with consideration to approve a certificate of appropriateness. The church presented and provided plans that detail the proposed improvements. The original request for a Certificate of Appropriateness was heard by the Historical Preservation Committee in September 2019, at which time the request was forwarded to the Planning Commission with the recommendation of approval.

If the Planning Commission determines the plans meet the standards for a Certificate of Appropriateness, Staff would recommend approval subject to the ten conditions listed in the staff report.

Discussion ensued regarding renderings of the structure in relation to the rest of the buildings on the property. There is a site plan that demonstrates the buildings in relation to each other. The site is compliant with the conditions of the last remodel project. This project would remove the non-historic portions of the chapel building and would reduce some developed area on the property. The Church will continue to maintain conditional use approval, and Mr. Kirchner showed a rendering of the property with the proposed changes. Representatives of the church will be back before the Planning Commission at a later date to seek approval for the addition of classrooms. The air conditioning units will be relocated to the attic space of the structure during the removal of the non-historic portions of the building. It is not expected to be a high-risk project to raise the structure. Flint & Doyle, the company that relocated all the structures for the Historic Museum and Village, has been contracted to raise the chapel.

There were no public comments.

MOTION: Commissioner Grogman moved, seconded by Commissioner Storjohann to approve Application 19-11711CA, with the ten conditions listed in the staff report, to direct staff to prepare a Resolution in conformance with this motion, to close the public hearing in this matter, and to authorize the Chair to execute the Resolution without bringing it back for further consideration. The motion carried 4-0 with Commissioner Kirchner recused and Commissioners Hulihan and Pfeifer excused.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds, based on the totality of the testimony, documentation presented, and recommendations from the Historical Preservation Committee and the Planning Department staff, that the application is consistent with the policies of the Sanibel Plan and the standards of the Land Development Code and that Application 19-11711CA is APPROVED subject to the following ten conditions:

1. The proposed improvements shall be in conformance with the scope of work provided in Attachment B on the Staff Report and the plans included with Attachment C of the Staff Report (both of which are attached hereto).
2. The applicant shall obtain all applicable Development and Building permits prior to commencement of construction.
3. The applicant shall maintain adherence to the City of Sanibel's visual compatibility standards for historic structures included in Sanibel Code Section 98-151 and with the Secretary of Interior's Standards for Rehabilitation.
4. No increase in the developed area or impermeable coverage on the parcel is authorized.
5. Comply with applicable flood and storm-proofing requirements of Sanibel Code Chapter 94, Floods.
6. Maintenance of existing site drainage patterns and stormwater management is required.
7. The removal of native vegetation is not authorized by this permit.
8. Exotic species of plants which out compete or otherwise displace native plants, including Brazilian pepper *Schinus terebinthifolius*, the Cajeput or Punk tree *Melaleuca quinquenervia*, Earleaf Acacia *Acacia auriculiformis*, Lead tree *Leucaena leucocephala*, Java Plum *Syzygium cumini*, Air Potato *Dioscorea bulbifera*, Exotic Inkberry *Scaevola frutescens*, *Scaevola sericea* and Mother-in-law's Tongue/Bowstring Hemp *Sansevieria hyacinthoides* shall be removed from within the boundaries of the parcel proposed for development or site alteration. The parcel shall be kept permanently free of such exotics.
9. All exterior lighting shall be designed and installed to prevent glare and light trespass. Light shall not be allowed to cause glare affecting motorists, bicyclists, or other users of roads, driveways, and bicycle paths. Full cutoff fixtures must be used. Uplighting is prohibited. All outdoor lighting, including building, parking and aesthetic lighting, must use full cutoff fixtures. Lights that are properly installed in an architectural space (such as under a porch roof or roof overhang) which provides the functional equivalent of a full cutoff fixture, need not use full cutoff fixtures. Full cutoff fixtures are luminaires that do not emit any light, either directly or by reflection or diffusion, above a horizontal plane running through

the lowest part of the fixture. Mercury vapor lighting is prohibited. High pressure sodium lighting is permitted and encouraged. Motion detector security lighting is permitted and encouraged in order to maximize safety, minimize overall illumination, and conserve energy.

10. Many of the conditions contained herein are for information purposes to assist the applicant and are requirements of the Land Development Code. The applicant is required to comply with all regulations of the City of Sanibel. Some conditions stated herein reflect the current code requirements applicable at the time of approval of this permit. After the issuance of the completion certificate for this development or upon expiration of the development permit, any subsequent development or change of use for the parcel must comply with the regulations in effect at that time.

EXPIRATION OF PLANNING COMMISSION ACTION: In accordance with Land Development Code Section 82-424(f) Action on Application. When a Development Permit is approved by the Planning Commission with conditions imposed thereon, such conditions shall be satisfied within the time limit specified in the resolution issued by the Planning Commission. When such conditions specify requirements to be completed before a development permit is issued, and no particular time limit is specified for satisfaction of the conditions, such conditions must be satisfied within six (6) months after issuance of the development order.

EFFECTIVE DATE OF PLANNING COMMISSION ACTION: In accordance with Land Development Code Section 82-97. All actions of the Planning Commission, including those which constitute final decisions, shall be effective upon the date of filing of the adopted resolution with the City Manager, or at a later date if provided in the Resolution. However, permits authorized by final decisions shall not be issued until one of the following has occurred: 1) The time for filing an appeal to City Council has elapsed; 2) the applicant and all other persons having appeal rights have filed a written waiver of appeal rights; 3) if an appeal has been timely filed, the City Council has finally disposed of the matter.

RIGHT TO APPEAL PLANNING COMMISSION ACTION: In accordance with Land Development Code Section 82-98. Appeals. The applicant is hereby advised that the following persons have the right to appeal a final decision of the Planning Commission adverse to their interests: 1) The applicant; 2) The owner of the property proposed for development; 3) The developer of the property proposed for development; 4) Any other person residing upon, or owning property within the City, or owning or operating a business within the City, who participated by written comment before or at the Planning Commission hearing or who participated in person or through an authorized agent at the Planning Commission hearing.


FIFTEEN DAY TIME LIMIT FOR FILING APPEALS OF PLANNING COMMISSION ACTION: In accordance with Land Development Code Section 82-98. Appeals. The appeal shall be filed within 15 days after the date that the Planning Commission decision was filed. The appeal shall be filed with the City Manager, and the filing fee shall be paid as a prerequisite to filing.

The foregoing Resolution was adopted by the Planning Commission upon a motion by Commissioner Grogman and seconded by Commissioner Storjohann, and the vote was as follows:

Chuck Kettelman	<u>Yes</u>	Roger Grogman	<u>Yes</u>
Michael Hulihan	<u>Excused</u>	Matthew Kirchner	<u>Recused</u>
Paul Nichols	<u>Yes</u>	Eric Pfeifer	<u>Excused</u>
Karen Storjohann	<u>Yes</u>		

DULY PASSED AND ADOPTED this 14th day of January 2020.

SANIBEL PLANNING COMMISSION

Signed 
Chuck Kettelman, Commission Chair

6/2/20
Date Signed

Approved as to Form: 
John Agnew, City Attorney

6/2/20
Date Signed

Date Filed with City Manager: June 2, 2020

Sanibel Community Church. The original church structure was completed on June 30, 1917. Land and all labor was donated and building materials were hauled in mule-drawn wagons from the Wulfert boat landing. The original congregation were Sanibel farmers and the denomination was Methodist. The destructive 1927 hurricane forced most of these farmers off the island and services were intermittent with ministers from the mainland. In 1938 Reverend Alexander Linn, a Presbyterian, reopened the church and services were held year-round. In 1959 the national Methodist Church agreed to sell the property. Since then a series of Building Programs have added a manse and several ancillary structures and additions.

SANIBEL COMMUNITY CHURCH

1917



(2) (3)

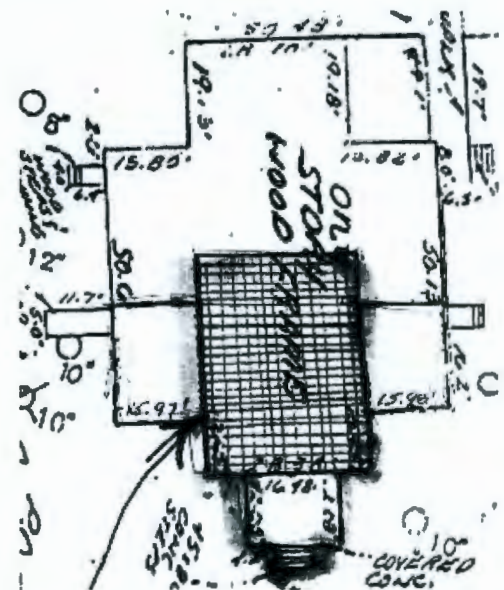
Front View

Notable Characteristics and Qualities:

1. Style. The original structure was at the core of the current central complex. The original size had approximate dimensions of 30 feet [width] by 50 feet [length]. A front porch, wings, and a rear extension now surround this core location

2. Siding. The current exterior surrounds the original core and exhibits a narrow horizontal siding with a broad plank type siding in the gable end areas. Current color is an olive green. Original color is under investigation. It appears that for some time it was brown hence the historic title "The Little Brown Church"

3. Roof. The current central roof is a gable type of relatively steep pitch with limited overhang and sloped eave soffits. It seems likely that this was the configuration of the original structure.



(1)

Floor Plan

Applicable Historic Criteria:

- * association with historic persons and events
- * embodies the architecture of the period
- * 85 years of age
- * exemplifies the history of southwest Florida

[draft for
mark-up]

Current Status

The Sanibel Community Church, 1740 Periwinkle still functions as a church and is a major venue for community events.



Detail

ATTACHMENT E

App 19-11711CA Amendment
Sanibel Community Church
1740 Periwinkle Way

Craig J. Chandler

From: Deborah Gleason <sanibelinfo@yahoo.com>
Sent: Monday, January 25, 2021 7:51 PM
To: Craig J. Chandler
Subject: Sanibel Community Church

Follow Up Flag: Follow up
Flag Status: Completed

This picture isn't from 1917 but likely from 1950-60.
Taken from The Unknown Story of World Famous Sanibel & Captiva. By Florence Fritz, copyright 1975.
I think Matt Kirchner may have it right.



The Sanibel Commu



The Sanibel Community Church, known as *The Little Brown Church*. Building began in 1914 and was completed June 20, 1917. It was the first permanent church on the islands. George E. Day, an elderly Englishman, was the first minister.

Sec. 98-151. - Standards for certificate of appropriateness.

The decision on all certificates of appropriateness, except those for demolition, shall be guided by the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the following visual compatibility standards:

- (1) *Height.* Height shall be visually compatible with adjacent buildings.
- (2) *Proportion of building, structure or object's front facade.* The width of building, structure or object to the height of the front elevation shall be visually compatible to buildings and places to which it is visually related.
- (3) *Proportion of openings within the facility.* The relationship of the width of the windows in a building, structure, or object shall be visually compatible with buildings and places to which the building, structure or object is visually related.
- (4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front facade of a building, structure or object shall be visually compatible with buildings and places to which it is visually related.
- (5) *Rhythm of buildings, structures, or objects on streets.* The relationship of the buildings, structures, or objects to open space between it and adjoining buildings and places shall be visually compatible to the buildings and places to which it is visually related.
- (6) *Rhythm of entrance and/or porch projection.* The relationship of entrances and projections to sidewalks of a building, structure, or object shall be visually compatible to the buildings and places to which it is visually related.
- (7) *Relationship of materials, texture and color.* The relationship of materials, texture and color of the facade of a building, structure or object shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
- (8) *Roof shapes.* The roof shape of the building, structure, or object shall be visually compatible with the buildings to which it is visually related.
- (9) *Walls of continuity.* Appurtenances of a building, structure, or object such as walls, fences, landscape masses shall, if necessary, form cohesive walls of enclosure along a street, to insure visual compatibility of the building, structure, or object to the building and places to which it is visually related.
- (10) *Scale of a building.* The size of the building, structure or object, the building mass of the building, structure or object in relation to open space, the windows, door openings, porches, and balconies shall be visually compatible with the buildings and places to which it is visually related.
- (11) *Directional expression of front elevation.* A building, structure, or object shall be visually compatible with the buildings and places to which it is visually related in its directional character.

(Ord. No. 85-26, § 1(I.K.3(b)(4)(a)), 11-27-1985; Ord. No. 89-23, § 32, 8-15-1989)