



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

4:30 p.m.
September 15, 2015
Chapman Room, City Hall
401 Park Avenue South

MINUTES

1. Call to order. The Chairman called the meeting to order at 4:30 p.m.

Present: Chair Bill Segal, Vice-Chair, Candace Chemtob (participated via conference call until she arrived at 5:15 p.m.), Rebecca Talbert, Louise Sprimont, and Laura Armstrong, Genean Mc Kinnon and Phil Kean Phil Wood. Staff: Planning & Community Development Director Dori Stone, Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

No action was taken on minutes at today's meeting.

Public Comments on items not appearing on the agenda

No one wished to address the Board under this item.

Action Items:

- Review the proposed demolition language for Chapter 58, Article VIII, "Historic Preservation", in preparation for public input.

Director Stone explained that the purpose of today's meeting is to discuss new demolition language proposed by the Citizen's Committee. She stated that Mr. Hamner is not able to be present for today's meeting. Director Stone provided an overview of the proposed language as understood by staff. She said that from staff's perspective, the premise of the proposed language is to look at properties that are at least 65 years old or older would have to go through this process and meet certain criteria of the ordinance. She noted that the proposed language does not specify who grants the additional 60 days to applicant. She reviewed the alternatives that are proposed for reconsideration of a demolition and read those into the record. If the proposal is approved this takes the permit review process up to 150 days and staff is concerned this could be interpreted that the City is creating an involuntary designation of these homes that requires special consideration. She stated that staff understands the community desire in asking for language for the special landmark homes. Also, she stated that feels that there are some good alternatives proposed in the language offered by the Committee but the concern of is who will oversee them. In addition, Mrs. Stone noted that staff is unsure of the intent of the "granting a limited variance" language.

For consideration, Director Sone distributed language offered as a counter proposal for consideration by the Board. She explained that rather than using the 65 year old criteria instead to use properties identified on the

historic survey as potential candidates for listing in the national register of historic places, which is information that staff already has. She explained that the survey information will be updated with every survey. The list currently has 130 properties which are already in a national district or part of a district and already individually designated. She stressed that this will apply to homes that are not designated in an effort for the City to capture as much information as possible before it is demolished. She explained that what this offers is a standardized list that staff can use in order to establish non-arbitrary criteria. Mrs. Stone added that if the Board chooses to approve the staff proposal, and the ordinance language is approved by the city commission, every property owner on the list will be notified that they have the potential of being on the national register of historic homes. She said that staff would put together a proposal for city commission approval to hire a consultant that can be used for these reviews.

The Board members entered into a discussion concerning the staff proposal, the establishment of criteria and the appropriate list to use to establish those criteria, if there should be different tiers of consideration (a landmark list), and how to calm community fears should the proposed regulations be approved. Ms. Talbert and Mrs. Chemtob were not in support of the proposed language. They wanted to see longer time imposed. Mrs. McKinnon entered the meeting at 5 p.m. Mrs. Armstrong exited the meeting at 5:15 p.m. The Board members entered into a discussion concerning which list is appropriate to use. Mrs. Chemtob entered the meeting at 5:20 p.m. Mr. Kean stated that he feels that if a home is on the landmark list there should be a requirement that more time is required for review prior to demolition as the homes on that list have fulfilled all of the criteria to be a "landmark". Mrs. Sprimont would like to see what other cities do with regard to demolition. She acknowledged the time and effort put into this effort by the citizen group, stated that she feels the language proposed is too ambiguous. She still has concerns if the levels discussed should be the two levels that are set in place. She was appreciative that that staff has proposed to simplify the process and feels that would go a long way to calm community fears, but would like to come to a middle ground. Mrs. Stone summarized the discussion so that staff proceeds as desired by the Board as giving consideration of two levels with the first level being those properties that are considered landmark and that could qualify as a national historic landmark. The landmark houses would follow the criteria proposed by the citizen group having a required period of 60 days. Mrs. Stone continued with the summarization for use the landmark list that would require the 60 day review process; recommend to the commission to bring in an outside party to meet with those property owners to review alternatives; remove the 65 year old criteria; looking at the two tier approach subject to approval by the HPB; bring in an outside party to review the feasibility of the alternatives offered by the citizens committee; tier 2 homes would have the incentives proposed by staff. Mrs. McKinnon stated that she feels that the incentives should go forward together with draft ordinance. She expressed her opposition to imposing the additional time requirement for the landmark homes. Mrs. Stone staff will bring back to the next meeting for the HPB's consideration a complete draft of the ordinance and a draft resolution with the proposed incentives.

Public comments were received from the following:

Jeffrey Blydenburg, 204 Genius Drive, stated that he feels that the HPB should fight harder for the demolition process to take longer.

Mr. Sullivan, the City can offer an expedited variance process.

Betsy Owens, 656 Park Avenue North, Mr. Hamner's intent was that staff would be the first filter and the Historic Preservation Board would be the granting authority that reviews the request.

3. Adjournment. There was no further business. The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

DRAFT