



HISTORIC PRESERVATION BOARD

Minutes

December 11, 2019 at 9:00 a.m.

City of Winter Park Commission Chambers

Call to order.

Call to order. The meeting was called to order at 9:00 a.m.

Present: Laura Armstrong, Bob Schwejte, John Skolfield, Tracey Curry, Wade Miller, Drew Henner, and Ed Sabori. Staff: Planning Manager, Jeff Briggs and Planning Technician, John Nico. Absent: Jason Taft.

Action Items: (ONE)

- Historic Preservation Incentives: Subdivision Code amendment to allow the preservation of historic homes as an incentive for lot split variances.
- Proposed Subdivision Code Incentives: Subdivision Code amendment would permit that the designation and preservation of the existing home to be such a “special condition and circumstance”. It would require there be recommendations by HPB that the building is a worthy candidate for preservation.

Planning Manager, Jeff Briggs opened the meeting with an action item on a recommendation for an ordinance to go before Planning and Zoning and City Commission amending the code and establish a dedication for homes on the list of registered historic places to be incentivized by granting a lot split variance and lot dimensions to be less than what zoning currently allows.

This topic has been in discussions for the last two meeting where three examples were provided for potential lot splits and variance for historical designations. In particular, 1554 Harris Circle is already designated historic, and has a separate cottage on the property. As discussed before, the elderly couple are ready to sell and move into an assisted living arrangement. Mr. Briggs recommends moving forward with this ordinance request in conjunction with the variance for a lot split request because this property is already designated historic.

Mr. Briggs indicated that the Board’s primary role will be too determine if the building or property in question is in fact, worthy of being designated historic and/or preserved. This is their sole role. The variances and lot splits would be considered by P&Z and determined by City Commission.

John Skolfield asked what qualifies as a historic designation. Mr. Briggs replied with two stipulations: an historic designation would be appropriate if a significant historic figure or event occurred at this site and/or if the structure after 50 years old has maintained the integrity its architectural design and worthy of designation.

The Board agreed that there could be many good examples where HPB this new Ordinance could be used to encourage historic designations and the Board would have to decide these situations case by case, and that their only role is to determine if the structure in question is worthy of historic preservation. Not trees.

A motion to recommend approve of the Ordinance encouraging historic designations as part of lot split reviews was made by Chair Armstrong, and seconded by Vice-Chair Schwetje.

The motion carried unanimously with a 6-0 vote.

Promotion of Historic Preservation:

The Board moved onto another topic of discussion; a marketing plan and incentives to be presented to realtors which would help them understand more the role of historic preservation and the HPB and to dispel some of the myths about CWP historic preservation. This brochure would help realtors educate their clients about some of the advantages and incentives of historic preservation within the City and assist in the steps of becoming an historic designation.

John Skolfield agreed to put together a draft of the information for the brochure by Wednesday, December 18, 2019 and send it to Jeff Briggs. By February 1, 2020 a deadline was decided to have a digital draft prepared for CWP Communications to finalize.

Ed Sabori remarked that with this brochure, the messaging or [communication] should convey a compromise and understanding that the intent of this Board is to advance the community, incentivize and preserve. Not to move back in time or to stop progress.

Tracey Curry offered to be the face for the Board and canvas the community to understand more about what the needs are from this community, what have been their experiences with historic preservation so far, and their testimonies; "What does historic preservation mean to you?"

Wade Miller recommended that in addition to the marketing brochure, to have a Q & A / formal forum and presentation for the realtors to help broaden the HPB message. There is a tentative end of March deadline for this event.

Upcoming items:

Jeff Briggs then discussed the upcoming agenda items for the HPB meetings. A map was provided and referenced showing two (2) R-3 properties on Minnesota Avenue. There is an enthusiastic buyer interested in maintaining the existing historic structures, but will present plans to HPB to build two additional units on this property. Both buyer and architect are excited to present.

A future new home in the College Quarter is likely on our February agenda and there may some issue in regards to specifics and architectural elements that may or may not meet the standards set forth by the district.

Lastly, an update on the property at 1331 Aloma Avenue. It has been determined by the Code Enforcement Board that the owners [Dunaway's] have exhibited purposeful neglect and found them to be in violation for tearing off the front porch without a permit. They have been given (7) seven days to submit plans that are sufficient enough to show their intent is to restore this structure including details that are consistent to its historic architecture. They will be fined daily until they meet these requirements.

Susan Omoto, Director of Casa Feliz spoke about a small group they have started as an educational resource for both the community and hopefully, the Historic Preservation Board. This organization is not an advocacy group, but rather a peer to peer resource. They are in the infancy stages of forming this group, but have been working on a brochure and website already.

Susan hopes to align with their group with HPB and double efforts rather than duplicating the same message. Her timeline is in sync with HPB and hopes to launch this group by the beginning of May, for National Preservation Month. They've applied for the non-profit status already and their overarching goal is to set up a trust for historical preservation. This group hopes to model communities like Savannah, Georgia where the people invest in a public trust and the organizer of the trust helps the community in identifying and assisting historical preservation projects.

The Board expressed support of this organization forming and hopes to collaborate together on identifying projects in most need financially, designation of historical preservation and education. John Skolfield will act as the liaison between the Historical Preservation Board and this new organization, Preservation Winter Park.

Chair Armstrong adjourned the meeting at 10:16 AM.

Non- Action Items: N/A

a. Planning Director's Report: N/A

Submitted by Recording Secretary, John Nico