

**Minutes  
Town of Windermere  
Historical Preservation Board  
January 11, 2012**

Windermere Historical Preservation Board Meeting was called to order at 7:00 p.m. by Chairman Hannah Ammar in the Community Building Meeting Room, 118 W. 5<sup>th</sup> Street, Windermere, Florida.

Historical Preservation Board Members Present at the meeting were: John Armstrong, Hannah Ammar, Theresa Schretzmann-Myers, Joan Foglia, John Fisher, Mary Francis Howard and prospective member Amy Dubois.

Guests present at the meeting were Town Manager Robert Smith and Town Liaison Jim O'Brien.

December Minutes were approved as corrected.

**Recommendation of Amy Dubois for Historical Board**

Theresa Schretzmann-Myers recommended Amy Dubois be approved for service on the Historical Board, seconded by Joan Foglia. Recommendation passed unanimously.

**Windermere Historical Documents**

Town Manager Robert Smith reported that Town Council approved Orange County Regional History Center to catalog, index and scan the historical documents from Town of Windermere to determine which documents would qualify as a donation to the History Center. Negotiating the terms of what would be gifted to the Orange County Regional History Center. Orange County Regional History Center Archivist Garret Kremer-Wright will be indexing and reviewing the Town of Windermere historical documents stored in the Community Building filing cabinets.

**Way Finding Signage**

Town Manager Robert Smith reported that Way Finding Signage request has been processed by County Commissioner Scott Boyd and Mayor Teresa Jacobs office. We are awaiting word of approval.

**Rental of Cal Palmer Building**

Town Manager Robert Smith has received two Letters of Intent to rent the Cal Palmer Building from John Ashley Interiors and Marcellino Hoyo of Planet Clonies.

Discussion of pros and cons of both renters ensued with emphasis on following Secretary of the Interior Standards for no alternations to the interior or exterior of Cal Palmer building without prior approval of Secretary of the Interior and Town of Windermere. It was the recommendation of the Historical Board that authorization be given to Town Manager Robert Smith to negotiate the best price between the two options, John Ashley Interior and Marcellino Hoyo based on the

town historical ordinance, monthly rental and length of term and that Historical Board approve Mr. Smith taking his recommendation as ours directly to the Town Council. It was the recommendation of Historical Board that the town ordinance be researched to find out if there are restrictions on historical buildings being rented to commercial enterprises that do retail sales. Mr. Smith will review the historical ordinances. If both prospects negotiate the same terms and best offers, the Historical Board recommends the Town Council go with John Ashley interiors. Motion made by John Fisher, seconded by John Armstrong. John Fisher suggested legal language be added to the lease so that if the lease is broken and the town has to collect outstanding lease fees that the renter bear attorney's fees and costs for breaking the lease. Seconded by John Armstrong.

It was the recommendation of the Historical Board that income streams from rental of historic buildings such as Cal Palmer Building be put into an itemized account so that income from historical buildings could be tracked and utilized for expenses, maintenance, upkeep and matching grant funds for the Town of Windermere historical buildings. Motion by Theresa Schretzmann-Myers, seconded by Joan Foglia.

### **1890's Schoolhouse Referendum for Town Charter Amendment**

Town Manager Robert Smith announced the 1890's Schoolhouse petition referendum to amend the Town Charter to keep the 1890's Schoolhouse at its original historic location where it was originally built on the block bounded by 6<sup>th</sup> Avenue on the north, 7<sup>th</sup> Avenue on the south, Forest Street on the west and Main Street on the east (113 West Seventh Avenue) passed with 71% of Windermere voters voting yes for preservation amendment at the January 31, 2011, Presidential preference primary. The Town Charter Amendment Petitions were drafted, collected and filed in 2011 by Theresa Schretzmann-Myers with help from Joan Foglia, Hannah Ammar and John Armstrong during town residents efforts to preserve the 1890's Schoolhouse National Register Historic Site and prevent the 1890's Schoolhouse relocation next to the Community Building by former Town Manager Bernier, previous Town Council Members, and former historic board members. Town Manager Robert Smith announced that planning would now move forward with the 1890's Schoolhouse National Register Historic Site based on the town charter amendment.

### **Multi Committee Meeting for 1890's Schoolhouse Site Plan**

Town Manager Robert Smith announced a scheduled, multi committee meeting on February 1, 2012, 6: 30 p.m. of the Windermere Historical Board, Tree Board, Parks and Recreation, Downtown Development Review Board and Garden Club for creating a site plan for the 1890's Windermere Schoolhouse National Register Historic Site and property on February 1, 2012. All committee members are encouraged to attend to help in the future planning of the National Register Historic site property for the 1890's schoolhouse.

### **Florida Historical Marker Grant**

Theresa Schretzmann Myers and John Armstrong brought more research from the Armstrong Family files and Master Site File from Florida Division of Historical Resources Department for the Florida Historical Marker Grant. Grant application cycle is October 1-December 15 each year. Ms. Schretzmann-Myers is researching and writing the grant with assistance from historian Dr. Green and John Armstrong. It was the recommendation of the board the historical

marker be the immediate area west of the handicapped parking. Exact location to be approved based on actual measurements and conceptual landscape architect plan drafted by Stephen Withers and being approved at Multi Committee 1890's Schoolhouse workshop meeting on Wednesday, February 1, 2012 at Town Hall which includes members of Windermere Historical Board, Tree Board, Parks and Recreation, Development Review Board, and Windermere Garden Club who is providing a \$1,000 lead grant for landscaping.

**Update Town Website**

Robert Smith announced the staff is trying to get the website updated as soon as possible to reflect meeting times on the fourth Wednesday at 7:30 p.m.

Next Meeting was scheduled Wednesday, February 22, 7:30 p.m.

Meeting adjourned at 8:15 p.m.

I hereby certify these are the Minutes of the Windermere Historic Preservation Board.

Dated this 11th day of January 2012.

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Theresa Schretzmann-Myers  
Secretary, Windermere Historical Preservation Board