



HISTORIC PRESERVATION BOARD

Chair: Kim Head

Co-Chair: Hannah Ammar

Jangi Borhi

Mary Frances Howard

Joan Foglia

Liz Andert

Town Council Liaison: Tony Davit

Agenda

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May 22, 2024

9:00 AM

WORKSHOP

**COMMUNITY CONFERENCE ROOM
614 MAIN STREET, BUILDING 100
WINDERMERE, FL 34786**

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceedings should contact the Office of the Clerk at least 48 hours beforehand at (407) 876-2563.

Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all proceedings before the Town of Windermere Historic Preservation Board:

1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced.
2. Prolonged conversation shall be conducted outside Council meeting hall.
3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited.
4. Only those individuals who have signed the speaker list and/or/who have been recognized by the Mayor (or Chair) may address comments to the Council.
5. Comments at public hearings shall be limited to the subject being considered by the Council
6. Comments at Open Forums shall be directed to Town issues.
7. All public comments shall avoid personal attacks and abusive language
8. No person attending a Historic Preservation Board meeting is to harass, annoy, or otherwise disturb any other person in the room.

Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Historic Preservation Board meeting by an officer and such other actions as may be appropriate. PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the

AGENDA

- 1. CALL TO ORDER**
- 2. WORKSHOP**
 - a. Draft Strategic Report from Session #1**
- 3. ADJOURN**

TOWN OF WINDERMERE – HISTORIC PRESERVATION BOARD WORKSHOP

March 2024 | Facilitated by GAI Consultants

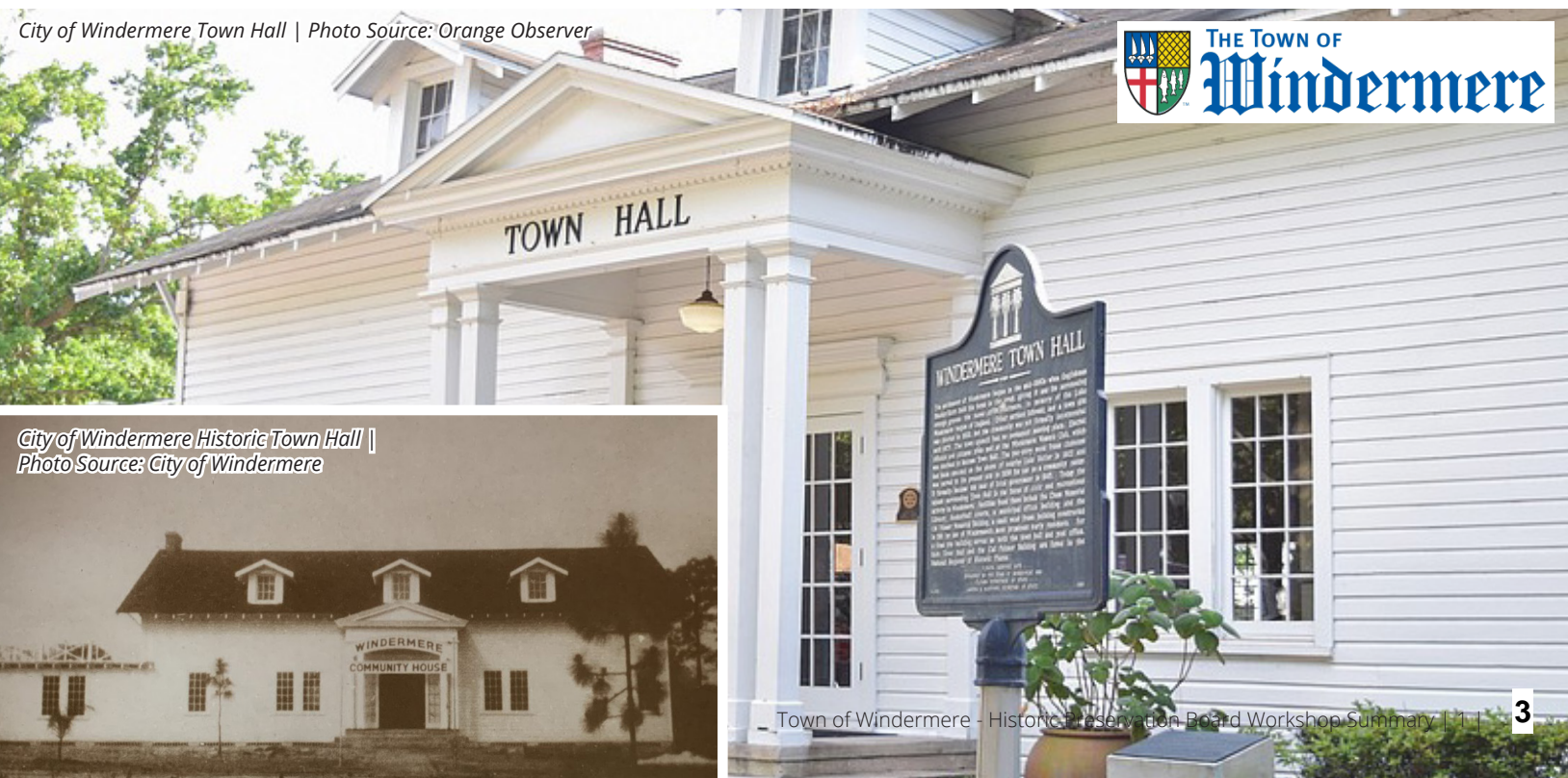
Our Vision

We believe preserving Windermere’s history is vital as it maintains our cultural identity and continuity of place. It connects current and future generations with their roots, teaches valuable lessons from the past, and fosters pride and a sense of belonging. By safeguarding historical landmarks, stories, and traditions, Windermere can ensure that our unique heritage remains a living, enriching part of everyday life.

Our Mission

As advisors to the Town Council, the Historic Preservation Board heightens awareness and safeguards our historic buildings, natural, and cultural resources. We strengthen the historic bond between the resident community and our Town’s heritage. Through a multi-faceted approach we:

- 1 Heighten Awareness of Historic Assets:** We provide identification of historic structures, assessment of conditions and historic relationship to Town’s development. Also identified are natural resources of significant importance and location of cultural documents.
- 2 Ensure the Preservation, Maintenance, and Restoration of Historic Structures:** We assess the condition of existing physical assets as the primary role, as well as providing resource guidance on how best to maintain and/or restore the various facilities.
- 3 Educate Our Constituents on the History of Town:** We engage the community by providing knowledge and awareness of Town’s heritage through workshops, outreach programs, community events, school volunteer teaching, to foster a deeper understanding of the community’s legacy and staying connected to its heritage.



City of Windermere Town Hall | Photo Source: Orange Observer

City of Windermere Historic Town Hall | Photo Source: City of Windermere

Goals & Objectives



GOAL 1 DEVELOP ADDITIONAL EDUCATION INITIATIVES

Objective

Broaden the types of forums for education and information dissemination.

Strategies

- Community Workshops: Organize regular workshops and seminars on the Town's history.
- Community Events: Build on 100th Anniversary event to include participation in other community-wide festivals and public activities as part of advocacy program for Historic Preservation Board initiatives.
- School Programs: Collaborate with schools to integrate Windermere history education with volunteer teaching. Create engaging materials for students, such as historic identification guides and interactive activities at Town Hall and School House.
- Online Resources: Develop a comprehensive website or online portal with resources like location guides, videos, and FAQs. Ensure accessibility to all community members.
- Historic Walks: Conduct guided walks to educate participants about specific historic significance of buildings, what it takes to maintain them, their roles in building the community.
- Partnerships: Partner with other organizations (i.e., Garden Club, Boys & Girls Scouts, Friends of the Library, etc.) and other community groups. Leverage their expertise and networks to expand educational outreach.



GOAL 2 MAINTAIN HISTORIC STRUCTURES

Objective

Identifying and establishing criteria for well-maintained buildings and assets.

Strategies

- Developing a Maintenance Plan for current facilities.
- Identification, cataloging, preserving existing historic documents.
- Seeking assistance from Orange County Library System and/or Orange County Regional History Center for climate-controlled storage space.



GOAL 3 PROVIDING RESOURCES TO MEET MAINTENANCE AND RESTORATION NEEDS

Objective

Identify funding priorities to meet maintenance requirements for existing facilities and future capital needs.

Strategies

- Develop annual capital maintenance budget as well as identifying long-term capital needs for future historic restorations.
- Develop capital needs for Town Hall restoration and maintenance.
- Develop maintenance needs and resources for School House.
- Develop a capital needs assessment for the adaptive reuse of the Cal Palmer Building.
- Build off of "Band Shell/Gazebo" assessment for future grant application opportunities.
- Develop a long-range capital program for the restoration of the Boat Houses.

 **GOAL 4
ACTIVATE FACILITIES TO
ENGAGE BROADER
COMMUNITY USE**

Objective

Provide more opportunities for public use of historic buildings to strengthen connection to residents.

Strategies

- Assess the opportunity uses for Town Hall, School House, and Cal Palmer Building.
- Develop criteria for participatory uses.
- Identify fun/cool/attractive uses for facilities.

 **GOAL 5
DEVELOP GREATER INTERNAL
CAPACITY TO CARRY OUT BOARD
INITIATIVES**

Objective

Strengthen recruitment process to identify and recruit engaged board members.

Strategies

- Develop solicitation forms to identify interested residents.
- Personally reach out to individuals with diverse backgrounds to broaden experience profiles on Board (real estate, retailers, designers, developers, etc.).
- Develop a “recruitment flyer” to highlight Board priorities and initiatives.

Next Steps/Priorities

1. Maintenance Plan Completion | (1 year) *Liz*
2. Realtor Engagement | (1 year) *Hannah*
3. Board Member Recruitment | (1year) *Kim/Tonya*
4. Analysis for Funding Strategies/Priority (Town Hall, School House, Cal Palmer Building) | (1–2 years) *Full Board*
5. Preservation of Documents | (1year) *Tonya*
6. Participation in Upcoming Community Events | (1year) *Jangi & Kim*
7. Identification of Education/Training Seminars & Conferences and Schedules | *Tonya/Kim*
8. Boat House Ownership Status | (3–5 years) *Town Attorney*
9. Assessment of Additional Uses to Facilities | (1–2 years) *Jangi/Liz*

Winderemere School House | Photo Source: City of Winderemere, FL



APPENDIX: SWOTT Analysis



Strengths – *internal resources or capabilities that help those responsible for carrying out the mandate or mission of the department:*

- People with passion, who care and diversity of backgrounds.
- Small geography limits growth- small town feel.
- Strong political and staff support.
- Attractive physical environment.
- Documented history.
- Available resources.
- Easy access to historic structures (no red tape).
- Interested private partnership support: Garden Club, Boys Scouts, etc.



Weaknesses – *internal deficiencies in resources or capabilities that hinder the ability of those responsible for accomplishing the mandate or mission of the department:*

- Lack of internal capacity for particular needed skill sets.
- Attracting quality board members.
- Not many cultural assets (+ & -).
- Organizational focus.
- Lack of Board training.
- Need a “Board Charter”.
- Volunteer time required to carry out activities.
- “Small town gossip” that hinders effective communication.



Opportunities – *external factors or situations that can affect the department in a favorable way:*

- Board members are engaged.
- Have resources/future Town budget allocation.
- Have broader means of communicating Board activities.
- Can broaden participation in community events.
- Groundwork established for the grant application related to bandshell/gazebo a good basis for future submission for improvements.
- Town Hall improvements are now more broadly understood.



Threats – *external factors or situations that can affect the department in a negative way:*

- 2 year Town Council terms.
- Misinformation.
- Internal disagreements on priorities.
- Annexation issues that change voter characteristics.
- Meeting attendance/technological communication shortfalls.
- Climate impact on buildings and documents.



Trends – *may address legal/political, socio-cultural, economic, technological, & competitive environment:*

- Conferences/organization education & training sessions for board members.
- Septic tanks–impact of eventual hookups to main wastewater system.
- “Knock down syndrome” changing housing stock characteristics.
- Younger population moving in.
- Accommodating multi-generational families.

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