



Legislation Text

File #: 17-0849, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

FROM: Jonathan R. Lewis, ICMA-CM, City Manager

TITLE: GEN 17-029, Resolution 2017-R-07 Nomination and Inclusion of Warm Mineral Springs Spa and Cyclorama Structures to the City of North Port Local Register of Historic Sites and Structures

Recommended Action

Approve Resolution 2017-R-07, Nomination and Inclusion of Warm Mineral Springs Spa and Cyclorama Structures to the City of North Port Local Register of Historic Sites and Structures

Background Information

According to Section 58-5 of the Unified Land Development Code, the City Commission (based on a recommendation by the City Manager or designee) can consider the approval of specific sites and structures within the City for inclusion on a Local Register of Historic Sites and Structures. As part of the City's assessment of the Warm Mineral Springs site, two reports were prepared by DMK Associates, dated May 20, 2016 (Historic and Architectural Evaluation Report), presented to City Commission at its workshop on July 29, 2016; and September 30, 2016 (Structural Assessment), presented to the City Commission at its October 21, 2016 workshop. The reports concluded that all three buildings on the Warm Mineral Springs are eligible for inclusion onto the National Register of Historic Places, based on their historic value related to the architect Jack West of the Sarasota School of Architecture and the utilization of the facilities as part of the Quadricentennial celebration in the early 1960s. On October 7, 2016, Marion Almy from Archaeological Consultants, the consultant working with DMK Associates as part of its team, received a letter from the Florida Department of State's State Historic Preservation Office stating that the Warm Mineral Springs structures would be potentially eligible for listing on the National Register. At the workshop, Commission recommended Staff look at the steps required for historic property designation in order to enable Commission to determine the next steps required in assessing the buildings at Warm Mineral Springs.

Based on this analysis, and in accordance with language included in the Florida Building Code (FBC) Section 508, the Warm Mineral Springs structures would be defined as historic buildings. Under this definition, according to Section 1205.1 of the FBC, "Historic structures or portions of such structures that do not strictly comply with this code shall be considered to be in compliance if it can be shown to the satisfaction of the building code official that equivalent protection has been provided or that no hazard will be created or continued through noncompliance." Based on this definition, as long as the existing buildings (or any renovations to the building that retain the historic character) do not create or continue any hazard for users of the Warm Mineral Springs structures, the buildings would be considered to be in compliance, as stated on Page 7 of the Phase 2 Report (Attachment 1).

The approval of this resolution would provide assistance to the City in assessing the future viability of the existing buildings and identifying potential funding sources for the revitalization of the City-owned Warm Mineral Springs complex. This is related to the Phase 3 of the Warm Mineral Springs Existing Buildings Evaluation that will be before you today.

At its regular meeting on February 16, 2017, the Planning and Zoning Advisory Board unanimously recommended denial of Resolution 2017-R-07 in a 7-0 vote. The PZAB came to this recommendation based on the recommended denial of

Resolution 2017-R-04 that would have established a Local Register of Historic Sites and Structures. The PZAB discussed the need to protect the Spa Building and Cyclorama and whether these buildings and Cyclorama were worthy of preservation.

Strategic Plan

Protection of Historic and Environmental Resources
Alive Activity Centers
Quality of Life Opportunities

Financial Impact

While the inclusion of the Warm Mineral Springs Structures on a local register would not create a direct financial impact, according to the Phase 2 Structural Assessment it is estimated that it would cost approximately \$2.731 Million to renovate the three Warm Mineral Springs structures identified in the Resolution and a similar amount to rebuild one or more structures while preserving the Cyclorama building.

Procurement

N/A

Attachments:

1. Resolution 2017-R-07
2. Phase 1, Historic and Architectural Evaluation Report
3. Phase 2, Structural Assessment
4. Letter from State Historic Preservation Office
5. October 21, 2016 Commission Workshop Minutes

Prepared by: Christopher Whittaker, AICP, Planner

Department Director: Scott Williams