Historic Preservation Board

July 11, 2018 at 9:00 a.m.

Commission Chambers • City Hall Second Floor
401 South Park Avenue • Winter Park, Florida

---

1 administrative

a) Call to order.
b) Approval of the April 11, 2018 meeting minutes.
c) Public comments on any business not appearing under action.

2 action

a) 1635 Dale Avenue- Demolition Permit Application by F G Schaub Custom Homes
b) 126 Hampden Place- Demolition Permit Application by Shannon and Mark Schellhammer
c) 2018 Election of new Chairperson and Vice Chairperson

3 non-action

a. Introduction of Randall Slocum- New HPB Member, 2018-2021
b. 420 Melrose Avenue- Individual Historic Designation Application, awaiting Site Visit with Owner, Sim Seckbach
c. 479 Holt Avenue- COR 18-002 for minor exterior renovations (siding replacement), William Bearden and Emily Keene, Owners; College Quarter Historic District
d. 520 Holt Avenue- COR 18-003 for minor exterior renovations (windows, paint, and columns), Elliott Whitton, Owner; College Quarter Historic District
e. 785 Maryland Avenue- COR 18-004 for minor exterior renovations (siding Replacement), Rollins College; College Quarter Historic District
f. Staff Report on this month's activities.
g. 2018 Historic Preservation Awards- ordering of Awards and setting a time and place for the Awards Ceremony is in progress.

4 adjourn

The next regular HPB meeting will be 9:00 a.m. Wednesday, August 8, 2018.

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.” (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting.”
1. Call to order. The meeting was called to order at 9:00 a.m.

Present: John Skolfield, Ed Sabori, Laura Armstrong, Chuck Bell and Bob Schwetje. Absent: Bill Segal, Jason Taft and Phil Wood. Staff: Planning and Community Director, Dori Stone; City Architect, Brooks Weiss and Recording Secretary Kim Breland.

Approval of Minutes:
Motion made by Laura Armstrong, seconded by Bob Schwetje, to approve the April 11, 2018 meeting minutes. Motion carried unanimously with a 5-0 vote.

2. Action Items
   a) Incentive 3. Rehabilitation Grants – Updated verbiage and discussion of possible action on the proposed changes to the grant.

   The Board discussed and approved the verbiage changes to the rehabilitation grant.

   Motion made by Bob Schwetje, seconded by Laura Armstrong to approve the verbiage changes to the Rehabilitation Grant as discussed. Motion carried unanimously 5-0

   b) 2018 Historic Preservation Awards – Voting on winners from list of nominees presented at the April 11, 2018 HPB meeting.

   Mr. Weiss gave the award nominee presentation, which included the award nominees for each category and supporting background information. The Board discussed and voted on each category. The winners for each category are:


   2. Excellence in Commercial Renovation – Buttermilk Bakery, 1198 Orange Avenue – 1925, Taissa Rebroff, Owner.

   3. Excellence in Adaptive Reuse – Architects Design Group, 1901 at 333 N. Knowles Avenue, ISK Reeves, Owner/Architect.

   4. Exceptional Individual (Making notable contribution/achievement to Historical Preservation in Winter Park) – Zane Williams, Z Development for the Temple House and 774 Maryland Avenue.
5. Centurian Award for Homes over 100 Years Old – “It’s Not Good Because It’s Old, it’s Old Because It’s Good” Award – Homes individually designated at this time.

<table>
<thead>
<tr>
<th>Eastbank – Comstock – Harris</th>
<th>1901</th>
<th>724 Bonita Drive</th>
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<tbody>
<tr>
<td>Kummer-Kilbourne House</td>
<td>1915</td>
<td>121 Garfield Avenue</td>
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<td>Waddell House</td>
<td>1901</td>
<td>1331 Aloma Avenue</td>
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<tr>
<td>Currey House</td>
<td>1910</td>
<td>1015 Greentree Drive</td>
</tr>
<tr>
<td>Grover House</td>
<td>1916</td>
<td>567 Osceola Avenue</td>
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<tr>
<td>WP Country Club House</td>
<td>1914</td>
<td>761 N. Interlachen Avenue</td>
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<tr>
<td>Capen-Showalter House</td>
<td>1885</td>
<td>633 Osceola Avenue, A. Polasek</td>
</tr>
<tr>
<td>Partin Family Cemetery</td>
<td>1850s</td>
<td>2500 Modac Trail</td>
</tr>
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</table>

3. Non-Action

a) 1015 Greentree Drive – The Currey residence reconstruction

Mr. Weiss gave the staff report. He explained that the 1920 home was individually historically designated in July of 2005. He explained that while this house is historically designated, natural forces have not allowed for long-term preservation of this home in its original structure. Mr. Weiss stated that he met with Contractor, Victor Farina, after Mr. Farina went out to the home in February and assessed the damage, which includes termite infestation and structural and foundation deterioration, among other damage. Thus, it was determined that the home was unsafe to be occupied as it stands today.

Mr. Weiss explained that the contractor attempted to restore the home wall by wall, however in April the decision was made to demolish the building, but to reconstruct it in exactly the same form, footprint and variances granted to the current homeowners (The Currey Family) back in 2016. Mr. Weiss informed the Board that the Currey family has consistently been dedicated to the preservation of this home and their intent is to replicate the home to its original look.

Homeowner, Tracey Currey addressed the Board. She reiterated that she and her family intend to replicate the home at 1015 Greentree Drive, using every piece of the property that is salvageable. She expressed her family’s love for the home and its original design adding that it was a very difficult decision to demolish the original structure. She stated that the same care and preservation was being used to salvage the tree on the property “Mee-taw”. Mrs. Curry provided the Board with the history surrounding the tree and former occupants of the home. Discussion ensued.

b) Mr. Weiss provided an update of this month’s activities for the Board to review.

c) Casa Feliz hosts “The Winter Park Historic Homeowners Celebration”, Thursday, May 10, 6:30pm-8:30pm in honor of Designated Historic Homes in Winter Park.

Mr. Weiss reminded the Board of the he Winter Park Historic Homeowners Celebration at Casa Feliz and invited the board members to attend.
d) Board Appreciation Event: “IT’S PAR-TEE TIME” – Wednesday, May 23, 2018 from 5:30pm – 7:00pm at the Winter Park Country Club at 761 Old England Avenue.

Mr. Weiss reminded the board of the Board Appreciation Event: “IT’S PAR-TEE TIME” and invited the board members to attend.

4. Adjournment

There was no further business. The meeting adjourned at 11:46 a.m.

The next Historic Preservation Board meeting will be held Wednesday, June 13, 2018 at 9:00 a.m.

Respectfully submitted,
Kim Breland
Recording Secretary
CITY OF WINTER PARK
BUILDING & PERMITTING SERVICES DEPARTMENT
407-599-3237 / permits@cityofwinterpark.org

DEMOLITION PERMIT APPLICATION

<table>
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<th>Permit Number</th>
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<tr>
<td></td>
<td>06/06/18</td>
</tr>
<tr>
<td>Date Posted</td>
<td>06/06/18</td>
</tr>
<tr>
<td>Location ID</td>
<td>1635</td>
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</table>

ALL BUILDINGS (EXCEPT ACCESSORY BLDGS; AND OTHER COMMERCIAL AND MULTIFAMILY BLDGS AS DETERMINED BY THE BUILDING OFFICIAL) SHALL BE POSTED WITH A NOTICE OF INTENT TO DEMOLISH FOR 30 DAYS PRIOR TO RECEIVING A DEMOLITION PERMIT.

ANY NON-COMFORMING STRUCTURE THAT IS DEMOLISHED TO AN EXTENT OF MORE THAN 50% OF ITS REPLACEMENT COST SHALL NOT BE RECONSTRUCTED OR RESTORED EXCEPT IN CONFORMITY WITH THE PROVISIONS OF THE CURRENT LAND DEVELOPMENT CODE (SECTION 58-64(d)(2)).

PRIOR TO ISSUANCE OF PARTIAL DEMOLITION PERMIT, THE NEW CONSTRUCTION SITE PLAN MUST BE REVIEWED TO VERIFY THAT IT MEETS CURRENT SETBACKS. A PARTIAL DEMOLITION PERMIT MAY BE DENIED OR REVOKED DUE TO SAFETY REASONS.

1635 Date Ave

Site Address: 1635 Date Avenue, Winter Park, FL 32789

Contact Information: 407-310-6860

Address: 1635 Date Avenue

Contractor License Info: CRC157416

Building/Structure to be Demolished: Dwelling

Verify below service disconnects and approvals:

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<th>Service</th>
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<th>Fax/Call</th>
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<td>Telephone</td>
<td>Century Link - Call 321-279-7027</td>
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<td>WP Utilities</td>
<td>Water-fax# 407-599-3280/Call 407-599-3220</td>
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<td>Urban Forestry</td>
<td>Arborist - Call 407-599-3325</td>
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<td>Non-historic Verification</td>
<td>Planning - fax# 407-599-3459/Call 407-599-3233</td>
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LISTED, Page 6 WP HIST. RESOURCES
Parcel Photos - 1635 Dale Ave

1635 DALE AVE, WINTER PARK, FL 32789  5/15/2017 10:29 AM
June 15, 2018

Brooks Weiss
City of Winter Park Architect
401 Park Ave South
Winter Park, FL 32789

To whom it may concern,

FG Schaub Custom Homes, LLC has been an active builder in Winter Park area since 2012 demolishing 32 homes to date. When choosing these homes to demolish many factors come into play including the worthiness of the structure. The existing structures on 1635 Dale Ave in my evaluation are in poor quality and the additions and maintenance of the structures are poor. There are two homes on this property and a 3 car carport haphazardly placed on the property. The main house on the property has a severely sagging ridgeline and the body of the house has had a synthetic coating applied to the stucco. In the time I have been actively building in Winter Park I have demolished approximately 32 homes that fell into the following criteria; 9 vacant, 4 distress sales, 5 rentals, 10 estate sales, 4 owner occupied.

I have been a good steward of Winter Park only demolishing homes with little to no value. Therefore I request an approval to my demolition permit.

Sincerely,

Frederic G Schaub

Cc: file
Request by F G Schaub Custom Homes to demolish the two homes at 1635 Dale Avenue, Winter Park. Front home is listed on Page 6 of the City of Winter Park Historic Resources List, 2013 as Florida Master Site File (FMSF) No. OR00598. With this listing, the homes must be approved for demolition by the HPB.

Zoned: R-1A  Parcel ID # 05-22-30-1592-03-320
Original Home Built: 1950

Description. One-story home is stucco with tile gable roof over main home and flat roofs over front and rear porches. Home is not in good condition. The observed abilities to update it into a marketable livable home in the Winter Park market is questionable. The second home, to the rear of the property is similar and too small to be incorporated into a viable new living arrangement without extensive investment.

Staff has spoken with F G Schaub and visited the site. Staff has photo-documented the exterior and interior of the site and two homes and will submit these images to the Florida Division of Historical Resources for adding to the FMSF on this property.

The Applicant has also applied for a lot split of this property, to be heard by the Planning + Zoning Board on July 10, 2018 and then before the City Commission on July 23, 2018. This application for demolition is concurrent. The two new home designs shown are proposed to be built on this property. These two designs are acceptable within this gentrifying eclectic neighborhood.

Staff recommends that F G Schaub consider allowing an architectural salvage company to salvage anything of reusable value from the home, prior to demolition.

STAFF RECOMMENDATION:
Due to the condition and spatial layout of the existing home, and the attempts to look at other alternatives, such as relocation or adaptive re-use of this home, the Staff concurs that demolition is the only reasonable solution. The Staff’s recommendation is for approval of this application for a Demolition Permit.
Parcel Search - Rick Singh, CFA - Orange County Property Appraiser

View 2017 Property Record Card

2018 values will be available in August of 2018.

Property Description
COMSTOCK PARK X/87 LOT 32 (LESS W 20 FT) & ALL OF LOTS 33 & 34 & W 20 FT OF LOT 35 BK C
Total Land Area: 23,653 sqft (+/-) | 0.54 acres (+/-) GIS Calculated Notice

Land

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<th>Land Value</th>
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<td>Building Value: working...</td>
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<td>Estimated New Cost: working...</td>
<td>Baths: 2.0</td>
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<td>Type Code: 0102 - Single Fam Class II</td>
<td>Floors: 1</td>
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<table>
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<tr>
<th>Extra Features</th>
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<th>Units</th>
<th>XFGS Value</th>
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<td>FPL - Good Fireplace</td>
<td>09/05/1990</td>
<td>1 Unit(s)</td>
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<td>PT2 - Patio 2</td>
<td>01/05/1970</td>
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<td>SCQ - Scrn Enc 1</td>
<td>01/01/1970</td>
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<td>working...</td>
</tr>
<tr>
<td>CPT2 - Carport 2</td>
<td>05/01/1977</td>
<td>1 Unit(s)</td>
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</tr>
<tr>
<td>PT1 - Patio 1</td>
<td>01/01/1990</td>
<td>1 Unit(s)</td>
<td>working...</td>
</tr>
<tr>
<td>FPL2 - Average Fireplace</td>
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</tr>
<tr>
<td>SHAV - Shed No Value</td>
<td>01/01/2010</td>
<td>1 Unit(s)</td>
<td>working...</td>
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</table>

This Data Printed on 06/07/2018 and System Data Last Refreshed on 06/06/2018
8 June 2018

Mr. Fred Schaub and Mr. Lance Earl
FG Schaub Custom Homes
1971 High Street
Longwood, Florida 32750

RE: DEMOLITION PERMIT APPLICATION for 1635 Dale Avenue, Winter Park, FL.

Dear Mr. Schaub and Mr. Earl:

We are in receipt of your Demolition Permit Application, Permit Number 18-2339, dated 6/6/18. After this originally came in, I emailed and called you to inquire as to your plans for this address. At that time you expressed the desire to demolish this 1925 home, listed on the Florida Master Site File (FMSF) as Number OR 0598, and build two new homes on that site.

As we discussed, the existing home is listed on our Winter Park Historic Resources Survey, 2013. As such, the current City Ordinance No. 3024-15 states that the City has a sixty (60) day period to issue a demolition permit, so that we may consider appropriate alternatives to demolition. By previous email, we enclosed the cogent pages of this Ordinance for your review- Section 58-481, Pages 18 and 19 for specific information on this procedure.

This letter is, as directed by the Ordinance, to advise you that the next meeting of the Historic Preservation Board (HPB) will take place at 9:00am on Wednesday, July 11, 2018 in the City Commission Chambers, second floor of City Hall, 401 South Park Avenue, Winter Park, FL. Submission of your letter defining your intentions to demolish the existing home and the Architectural Design Plans for the new home, including Site Plan, Floor Plans, Elevations and any narrative explaining your thought process in determining to demolish this home are due to my attention by June 15, 2018. This should correspond to the schedule for your other business with the City.

At that time we will be discussing appropriate alternatives to the demolition of the historic home at 1635 Dale Avenue. These alternatives may include, but are not limited to the following options:

1. Incorporation of the historic home into a new site configuration with a new larger residential designed home.
2. Use of the historic home as a cottage, as allowed in the current incentives, such as an Accessory Dwelling Unit (see Incentives List)
3. Use of other incentives that may allow greater latitude on site development and/or financial grants to assist you in the preservation of the historic home’s building envelope.
4. Relocation of the historic home, preferably within Hannibal Square, to maintain the historic character of this district within Winter Park.
5. Other alternatives you may deem appropriate.

I visited the property this morning and would like to gain access to the interior of this house to photo-document it for our records at a convenient time before July 4. Please feel free to contact us with any questions you may have.

Thank you for your kind attention.
Sincerely,

Brooks Weiss, AIA
City Architect + Liaison to the Historic Preservation Board
<table>
<thead>
<tr>
<th>FMSF NO.</th>
<th>SITE ADDRESS/NAME</th>
</tr>
</thead>
<tbody>
<tr>
<td>OR00596</td>
<td>260 Cortland Avenue, 1929, Edward Donnelly House (was 1206 Aloma Avenue)</td>
</tr>
<tr>
<td>OR00598</td>
<td>320 Cortland Avenue, 1937, Frederick Smith House, arch. Harold Hair, bldr. Frank Heigel</td>
</tr>
<tr>
<td>OR00599</td>
<td>1635 Dale Avenue</td>
</tr>
<tr>
<td>OR00378</td>
<td>1600 Dale Avenue</td>
</tr>
<tr>
<td>OR00253</td>
<td>234 Detmar Drive, 1910 &quot;The Palms&quot; Caretaker's House</td>
</tr>
<tr>
<td>OR00601</td>
<td>1355 Devon Road, 1926</td>
</tr>
<tr>
<td>OR00602</td>
<td>1400 Devon Road</td>
</tr>
<tr>
<td>OR00603</td>
<td>755 Douglas Avenue, Sarah Prince House</td>
</tr>
<tr>
<td>OR00604</td>
<td>1430 Elizabeth Drive, 1937, 1941, George Holt House, arch. James Gamble Rogers II</td>
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<tr>
<td>OR00606</td>
<td>1221 Essex Road, A. H. Knight House</td>
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<td>OR00607</td>
<td>1235 Essex Road, Mrs. L. B. Fisher House</td>
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<tr>
<td>OR00608</td>
<td>1259 Essex Road, S. H. Edes House</td>
</tr>
<tr>
<td>OR00610</td>
<td>1349 Essex Road, L. A. Wood House</td>
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<tr>
<td>OR00611</td>
<td>1353 Essex Road, c. 1925</td>
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<tr>
<td>OR00612</td>
<td>1399 Essex Road, C. G. Weston House</td>
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<tr>
<td>OR00613</td>
<td>377 E. Fairbanks Avenue, 1922, Dr. C. E. Coffin House, builder William Waterman</td>
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<td>OR00614</td>
<td>401 E. Fairbanks Avenue, Hiram Powers Real Estate Office</td>
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<td>OR00615</td>
<td>407 W. Fairbanks Avenue</td>
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<td>OR00616</td>
<td>421 W. Fairbanks Avenue, c. 1925, J. E. Trotter Triangle Building</td>
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<tr>
<td>OR00620</td>
<td>470 Fairfax Avenue</td>
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<tr>
<td>OR00621</td>
<td>1567 Forrest Road, D. A. Ahlgrim House</td>
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<td>OR00622</td>
<td>1645 Forrest Road, E. L. Spencer House</td>
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<td>OR00241</td>
<td>2400 Forrest Road, 1923, &quot;The Ripples&quot;, architectural advisor J.G. Rogers I</td>
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<td>OR00623</td>
<td>695 French Avenue, c. 1925</td>
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<td>OR00624</td>
<td>719 French Avenue, c. 1925 L.A. Detwiler House</td>
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<td>731 French Avenue, c. 1925 G. C. Dieterly House</td>
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<td>757 French Avenue, c. 1925 Hulda Forbes House</td>
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<td>OR09297</td>
<td>767 French Avenue, 1942</td>
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<td>121 Garfield Avenue West, 1916, Kummer-Kilbourne House</td>
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<td>OR09298</td>
<td>411 Garfield Avenue West</td>
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<tr>
<td>OR09299</td>
<td>421 Garfield Avenue West</td>
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</table>
DESTRUCTION PERMIT APPLICATION

ALL BUILDINGS (EXCEPT ACCESSORY BLDGS; AND OTHER COMMERCIAL AND MULTIFAMILY BLDGS AS DETERMINED BY THE BUILDING OFFICIAL) SHALL BE POSTED WITH A NOTICE OF INTENT TO DEMOLISH FOR 30 DAYS PRIOR TO RECEIVING A DEMOLITION PERMIT.

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166 Hampden Ave., Place
Virginia Heights G/107 The W 60 FT OF LOT 4 BLK P

Sharon Scott and Scott Schellhammer

Greg Clarkson

1427 Philadelphia Ave., Orlando, Fl, 32803

Contractor License Info: CEC 1255739

Building/Structure to be Demolished: X Dwelling □ Duplex □ Multi-family □ Commercial □ Other

Verify below service disconnects and approvals:

1. Electric Utilities
   Certified By ___________________________
   Date ___________________________

2. Gas Company
   TECO-Peoples Gas fax# 407-839-0768/Call 407-420-6503
   Certified By ___________________________
   Date ___________________________

3. Telephone Company
   Century Link - Call 407-830-3235 Bonnie.Crooks@centurylink.com
   Certified By ___________________________
   Date ___________________________

4. WP Utilities Dept.
   Water-fax# 407-599-3280/Call 407-599-3220
   Certified By ___________________________
   Date ___________________________

5. WP Engineering Dept.
   Sr. Engr. Inspector - fax# 407-599-3417/Call 407-599-3350
   Certified By ___________________________
   Date ___________________________

6. Urban Forestry
   Arborist - Call 407-599-3325
   Certified By ___________________________
   Date ___________________________

7. Non-historic Verification
   Plumbing - fax# 407-692-5742/Call 407-599-3323
   Certified By ___________________________
   Date ___________________________
**126 Hampden Pl**  
**Scott Shannon L**  
**Schellhammer Mark D ii**  
**126 Hampden Pl**  
**Winter Park, FL 32789-5738**

**Property Features**

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<td>2015</td>
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**2017 Taxable Value and Certified Taxes**

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<td>$402,736</td>
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<td>Public Schools, By Local Board</td>
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<td>$402,736</td>
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<td>Orange County (General)</td>
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2017 Gross Tax Total: $6,759.01

2017 Tax Savings: $6,759.01

This Data Printed on 06/04/2018 and System Data Last Refreshed on 06/03/2018

http://www.ocpaf1.org/searches/ParcelSearch.aspx

6/4/2018
To the members of the Historic Virginia Heights Preservation Board,

We are presenting to you our plans for demolition of 126 Hampden Place. After exhausting all possible options besides demolition, we have come to the conclusion that this difficult decision is the best option for our family moving forward. We purchased the home about 3 years ago due to its charm and location. I was fortunate enough to be raised in this community by parents who still live in the same home, and have for the past 35 years on College Point. My dream was to always come back and raise a family with my husband (History Teacher at WPHS) in this same wonderful community. Lake Virginia, the charm of the homes, and general disposition of the people who make up this community make it one of, if not, the best communities in the surrounding area. While the location and neighborhood make this house almost perfect, our original hope was that we could maintain this house’s wonderful character and old style while also renovating portions to accommodate the family we hoped to raise. Built in 1939, the house was originally a 2 Bedroom/1 Bathroom and has since seen other extensive renovations (including most notably a Master Bedroom/Bathroom added in 2006). There are elements of the house that we love including a portion of the interior tile that is original, and the vaulted ceilings that are characteristics of this Historical style of building. However, there are portions of this house that are difficult to improve upon due to the Historical Structure of the house. After meeting with various architects, builders, and contractors, many difficulties were presented to us including some that find the cost and time to complete these projects inefficient and not economical. For example, our kitchen only has a water line on the one side of the room, our chimney (that was the main selling point of the house) has been determined to be in a state of unrepair and serves as the stability of the home, and our future plans for a pool would be extremely difficult to build (bringing in equipment needed for this job) due to the narrow nature of our property.

After long conversations and various opinions discussed, we came to the conclusion that demolition would be the best option. When we met with various architects, our primary concern was to retain some of the historic feel of this neighborhood while also providing us with a space that would accommodate our plans for a family. Currently we have plans in place for a home that is considered to be in the Craftsman/Bungalow style of homes found throughout this neighborhood and other neighborhoods built at the same time in Architectural History (1920s/1930s). This is all in an effort to retain some, if not all, of the
stylistic features found in our home. For example, we have asked for interior tile to be in the same Sausalito Style Tile that is currently found in our home, an authentic wood burning fireplace to be built in our library that incorporates original tiles from the previous fireplace, and a ceiling that has the same tongue and groove elements of our current ceiling. We also aim to bring in other elements of our neighborhood that are parts of what make these homes in the same district unique. Our front porch will include elements of the notable front porch found on Glencoe Road, while our 2nd Story Balcony will reflect elements of the beautiful front porch balcony found on College Point. We have characterized our efforts to rebuild much in the same manner as Rollins College when they build upon a new property. We do not want to do anything to take away from the charm and history of what makes this neighborhood great.

Thank you for your consideration in this matter. We hope that our presentation relays the love and reverence we have for Virginia Heights.

With Regards,
Shannon and Mark Schellhammer
Request by Mark and Shannon Schellhammer to demolish their home and cottage at 126 Hampden Place, Winter Park. Front home is listed on Page 8 of the City of Winter Park Historic Resources List, 2013. There is no Florida Master Site File (FMSF) number listed for this home.

It is within the Virginia Heights East Historic District and therefore must be approved for demolition by the HPB.

Zoned: R-1A  Parcel ID # 07-22-30-8908-16-042
Original Home Built: 1939

Description. One-story main (front) home is painted 4” masonry units with a shingled gable roof over main home and a flat roof over the front porch. Home is in good condition. The observed abilities to update it into a marketable livable home in the Winter Park market is questionable. The cottage, to the rear of the property is similar and too small to be incorporated into a viable new living arrangement without extensive investment.

Staff has met with the Schellhammer’s and visited the site. Staff has photo-documented the exterior and interior of the site and homes and will submit these images to the Florida Division of Historical Resources for adding to the FMSF on this property.

The Owners have shared their new Architectural Design Drawings with Staff, as required within this historic district. We have discussed how some of the exterior and interior materials and design components may be reused or recreated in the new home. They have already done this, as they have expressed their love for the existing home and their desire to replicate as much of it as possible.

Staff recommends that the Owners consider reusing some of the interior materials in the new home or allow an architectural salvage company to salvage anything of reusable value from the home, prior to demolition.
STAFF RECOMMENDATION:

Due to the condition and spatial layout of the existing home and cottage, and the Owners' attempts to look at other alternatives, such as relocation or adaptive re-use of this home, the Staff concurs that demolition is the only reasonable solution.

Allow demolition of the main home and cottage to make way for a well-scaled new design incorporating some of the original homes materials and forms.

The Staff's recommendation is for approval of this application for a Demolition Permit.
6 June 2018

Ms. Shannon Scott
126 Hampden Place
Winter Park, Florida 32789

RE: HISTORIC DESIGNATION and DEMOLITION PERMIT APPLICATION of YOUR 1939 HOME at 126 Hampden Place, Winter Park, Florida

Dear Ms. Scott and Mr. Schellhammer:

We are in receipt of your Demolition Permit Application, Permit Number 18-2303, dated 6/4/18. After this originally came in, I called you to inquire as to your plans for this address. At that time you expressed the desire to demolish this home within the Virginia Heights East Historic District and build a new home on that site.

As we discussed, the existing home is listed on our Winter Park Historic Resources Survey, 2013. As such, the current City Ordinance No. 3024-15 states that the City has a sixty (60) day period to issue a demolition permit, so that we may consider appropriate alternatives to demolition. We enclose the cogent pages of this Ordinance for your review- Section 58-481, Pages 18 and 19 for specific information on this procedure.

This letter is, as directed by the Ordinance, to advise you that the next meeting of the Historic Preservation Board (HPB) will take place at 9:00am on Wednesday, July 11, 2018 in the City Commission Chambers, second floor of City Hall, 401 South Park Avenue, Winter Park, FL. Submission of your letter defining your intentions to demolish the existing home and the Architectural Design Plans for the new home, including Site Plan, Floor Plans, Elevations and any narrative explaining your thought process in determining to demolish this home are due to my attention by June 15, 2018. My office is also on the second floor of City Hall.

At that time we will be discussing appropriate alternatives to the demolition of the historic home at 126 Hampden Place. These alternatives may include, but are not limited to the following options:

1. Incorporation of the historic home into a new site configuration with a new larger residential designed home.
2. Use of the historic home as a cottage, as allowed in the current incentives, such as an Accessory Dwelling Unit (see Incentives List)
3. Use of other incentives that may allow greater latitude on site development and/or financial grants to assist you in the preservation of the historic home’s building envelope.
4. Relocation of the historic home, preferably within Hamibal Square, to maintain the historic character of this district within Winter Park.
5. Other alternatives you may deem appropriate.

Please feel free to contact us with any questions you may have. We are open to your thoughts and will work with you in any way we can.

Thank you for your kind attention.
Sincerely,

[Signature]

Books Weiss, AIA
City Architect + Liaison to the Historic Preservation Board
There are definite plans for reuse of the property if the proposed demolition is carried out, and there is an explanation of what the effect of those plans will be on the character of the surrounding area.

Noncontributing elements are exempt from the provisions of subsections (1) through (5) above.

Sec. 58-480. – Identified interred archaeological site.
(b) In cases where new construction, excavation, tree removal or any other activity may disturb or reveal an identified interred archaeological site, the HPGB may issue a certificate of review with a delayed effective date up to 60 days. During the delay period, the applicant shall permit the subject site to be examined under the supervision of an archaeologist approved by the HPGB. A certificate of review may be denied if the site were of exceptional importance and such denial would not unreasonably restrict the primary use of the property.

Sect. 58-481. – Procedure for demolition of properties identified in the Florida Master Site File or the Historic Survey.

Applications requesting the demolition of properties that are identified in the Florida Master Site File or the Historic Survey as potential candidates for the National Register of Historic Places but are not designated properties or properties within historic districts, shall comply with the procedures of this section.

(1) Upon receipt of a complete application for a demolition permit, for properties found in the Historic Survey as potential candidates for the National Register of Historic Places, the city shall have sixty (60) days thereafter to issue a demolition permit provided the applicable demolition permit requirements have been met. The purpose of this 60 day period is to facilitate and encourage the consideration of appropriate alternatives to protect the historic character of the property sought to be demolished before a demolition permit is issued. Upon receipt of the application for demolition, the property owner or their designee will receive a letter from the HPB staff notifying them of the 60 day period and the purpose of such and the next HPB meeting where the application for demolition will be reviewed and potential alternatives to demolition discussed. During this 60 day period, staff shall consider appropriate alternatives to demolition and is authorized to make proposals to the property owner or their designee as to any specific alternatives to demolition.

(2) Upon the city's receipt of a complete application for a demolition permit of properties that are identified in the Florida Master Site File, the city shall have sixty (60) days thereafter to issue a demolition permit provided the applicable demolition permit requirements have been met. The purpose of this 60 day period is to facilitate and encourage the consideration of appropriate alternatives to protect the historic character of the property sought to be demolished before a demolition permit is issued. Upon receipt of the application for demolition, the property owner or their designee will receive a letter from staff regarding the 60 day period and the purpose of such. During this 60 day period, staff shall consider appropriate alternatives to demolition and is authorized to make proposals to the property owner or their designee to protect the historic character of the property in lieu of demolition. HPB staff shall notify the HPB of any applications for
Sec. 58-477. - Appeals.

(a) Any substantially affected party may appeal any decision of the HPCB to the city commission by filing within 15 days after the date of the decision a written notice of appeal and an appeal fee as established by the city's schedule of fees. The notice shall set forth concisely the decision appealed from and the reasons or grounds for the appeal.

(b) The appeal shall be heard by the city commission, which shall hear and consider all facts material to the appeal and render a decision promptly. The appeal shall be a de novo appeal. The city commission may affirm, modify or reverse the HPCB's decision based upon the standards in section 58-469 and guidelines in section 58-479. The decision of the city commission shall constitute final administrative review. Appeals from decisions of the city commission may be made to the courts having jurisdiction over the matter, as provided by the Florida Rules of Appellate Procedure.

(Ord. No. 2688-06, § 1, Exh. A (58-454), 10-9-06)

Sec. 58-478. - Change in approved work.

The HPCB's staff shall review any change in work proposed subsequent to the issuance of a certificate of review. If the HPCB's staff finds that the proposed change does not materially affect the historic character or the proposed change is in accord with approved guidelines, it may issue a supplementary standard certificate of review for such change. If the proposed change is not in accordance with guidelines, standards, or certificate of review previously approved by the HPCB, a new application for a special certificate of review shall be required.

(Ord. No. 2688-06, § 1, Exh. A (58-455), 10-9-06)

Sec. 58-479. - Guidelines for issuance—Demolition of designated properties or properties within historic districts, and construction, excavation or other disturbance in archaeological zones.

(a) In addition to all other provisions of this article, in determining whether to approve or deny an application involving the demolition of designated properties or properties located within designated historic districts, the HPCB shall consider the following criteria in evaluating applications for a special certificate of review for demolition of designated properties:

1. The structure is of such interest or quality that it would reasonably meet national, state or local criteria for designation as a historic landmark.

2. The structure is of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or expense.

3. The structure is one of the last remaining examples of its kind in the city, the county, or the region.

4. The structure contributes to the historic character of a designated district.

5. Retention of the structure promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage.

Ordinance No. 3024-15
demolition that qualify under this category at the next scheduled meeting of the HPB subsequent to the receipt of a complete application for demolition permit.

(3) During the consideration period set forth under subsection (1) and (2), the following alternatives to demolition should be considered:

(i) The feasibility of moving or relocating the structure;

(ii) The feasibility of purchasing the structure, either privately or through the use of public funds;

(iii) Preservation of historic elements of the structure prior to demolition through photographic documentation of the structure, removal and relocation of historic elements, or otherwise archiving the historic nature of the structure.

(4) If agreement is reached with the property owner to allow preservation of aspects of the structure pursuant to subsection (3)(iii) above, the demolition shall be allowed immediately upon completion of the preservation or at the end of the consideration period, whichever may come first, provided all other criteria for demolition have been met. As further consideration for allowing the preservation of the structure pursuant to this section, any person or entity undertaking the preservation effort shall provide the property owner a waiver of liability for any personal injury or property damage incurred by the preserving party.

(5) If after the expiration of the applicable consideration period under subsection (1) and (2), the property owner notifies the HPB staff in writing that no alternatives to demolition that are acceptable to the property owner have been presented, provided that all other requirements and conditions of its application for a demolition permit have been met, the city shall proceed to issue a demolition permit in accordance with its standard procedures. At any time after a complete application for demolition permit is received, the HPB staff may waive the remaining time under the applicable consideration period under subsection (1) and (2) if the HPB or the HPB staff determines that no meaningful alternatives to demolition exist or will be proposed to the property owner.

(6) For good cause shown, and with the agreement of the property owner, the consideration periods under subsection (1) and (2) may be extended for an additional sixty day (60) day period. The time limit under sec. 58-475 does not apply to demolition permits under this section.

(7) The criteria set forth in Sec. 58-479 do not apply to applications for demolition permits under this section. The HPB does not have the authority to approve or deny an application for demolition permit under this section.

(8) The provisions of this section shall be supplemental to any other requirements and conditions applicable to applications for and permits issued concerning the demolition of properties.

(9) Any property that has received, prior to the effective date of this section, an approved and valid development order or permit from the City that authorizes the redevelopment of the property is exempt from the provisions of subsection (1) and (2) in regards to the redevelopment approved by such development orders and permits.

19
Ordinance No. 3024-15
Parcel Search - Rick Singh, CFA - Orange County Property Appraiser

126 Hampden Pl < 07-22-30-8908-16-042 >

Name(s):
Scott Shannon L
Schellhammer Mark D II

Mailing Address On File:
126 Hampden Pl
Winter Park, Fl 32789

Incorrect Mailing Address?
Winter Park

126 Hampden Pl
126 Hampden Pl
Property Use
0100 - Single Family

View 2017 Property Record Card

2018 values will be available in August of 2018.

Property Description

Total Land Area: 4,968 sq ft (+/-) 0.21 acres (+/-) GIS Calculated Notice

Land Use Code: 0100 - Single Family
Zoning: R 1AA
Lot(s): 1

Land Value: working...

Class Unit Price: working...

Class Value: working...

Building Details

Model Code: 01 - Single Fam Residence
Type Code: 0102 - Single Fam Class II
Building Value: working...
Estimated New Cost: working...

Actual Year Built: 1939
Gross Area: 1727 sq ft

Beds: 2
Living Area: 1507 sq ft

Baths: 1.0
Exterior Wall: Cement Brick

Floors: 1
Interior Wall: Plastered

Model Code: 01 - Single Fam Residence
Type Code: 0102 - Single Fam Class II
Building Value: working...
Estimated New Cost: working...

Actual Year Built: 1939
Gross Area: 294 sq ft

Beds: 1
Living Area: 294 sq ft

Baths: 1.0
Exterior Wall: Cement Brick

Floors: 1
Interior Wall: Drywall

Extra Features

Description
FPL1 - Basic Fireplace
FNT2 - Better Quality Fountain
P72 - Patio 2

Date Built
01/01/1939
01/01/2005
01/01/2005

Units
1 Unit(s)
1 Unit(s)
1 Unit(s)

XTIB Value
working...
working...
working...

This Data Printed on 06/06/2018 and System Data Last Refreshed on 06/05/2018
Parcel Photos - 126 Hampden Pl

302207890816042 03/09/2006

2018 HISTORIC PRESERVATION BOARD

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

11 JULY 2018

ITEM 2.c

Attached is the updated Historic Preservation Board Member List for 2018.

Our thanks to Bill Segal for his important contributions to the Historic Preservation Board over the last several years. He is on to other efforts.

In his stead, Randall Slocum, Architect, is joining the HPB and meets our need for a Registered Architect to be on the Board, by the City Ordinance, 2015.

Please review this list and be prepared to nominate and vote on:

- Chairperson

- Vice Chairperson

Please think about your interest level in serving in one of these positions and who you favor to lead the HPB for the next term.

We will entertain nominations from the Board and be voting on these two positions, provided we have a quorum for this coming meeting, 11 July 2018.

Thank you all for serving and your continued support of historic preservation in Winter Park.

Brooks Weiss, AIA
City Architect, Winter Park
CITY OF WINTER PARK

HISTORIC PRESERVATION BOARD 2018-2019

MEETING TIME AND PLACE
Second Wednesday of the month, 9:00 a.m., Commission Chambers

TERM OF OFFICE
Three years – appointed first Commission meeting in May

STAFF LIAISON
Dori Stone, AICP, Director – Phone: 407-599-3365 Email: dstone@cityofwinterpark.org
Brooks Weiss, City Architect – Phone: 407.5993323 Email: bweiss@cityofwinterpark.org
Kim Breland, Recording Secretary – Phone: 407-599-3324 Email: kbreland@cityofwinterpark.org

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<th>Member</th>
<th>Address</th>
<th>Telephone</th>
<th>Email</th>
<th>Term</th>
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</thead>
<tbody>
<tr>
<td>Phil Wood, Vice Chair</td>
<td>380 Virginia Drive</td>
<td>407.647.0800 (O)</td>
<td><a href="mailto:pwood@realestateconsortium.com">pwood@realestateconsortium.com</a></td>
<td>2016-19</td>
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<tr>
<td>John T. Skofield</td>
<td>358 Vitoria Avenue</td>
<td>321.228.3993</td>
<td><a href="mailto:john@skohomes.com">john@skohomes.com</a></td>
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<tr>
<td>Ed Sabori</td>
<td>446 Melrose</td>
<td>407.694.4173</td>
<td><a href="mailto:esabori@gmail.com">esabori@gmail.com</a></td>
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<td>Rober Schwetje</td>
<td>1005 Lakeview Drive</td>
<td>407.415.6540</td>
<td><a href="mailto:bob.schwetje@gmail.com">bob.schwetje@gmail.com</a></td>
<td>2016-19</td>
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<tr>
<td>Laura Armstrong</td>
<td>2262 Banchory Road</td>
<td>407.620.5232</td>
<td><a href="mailto:Laura.peters.armstrong@gmail.com">Laura.peters.armstrong@gmail.com</a></td>
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<tr>
<td>Chuck Bell</td>
<td>659 Penn Place</td>
<td>407.729.8134 (H)</td>
<td><a href="mailto:Cbell659@gmail.com">Cbell659@gmail.com</a></td>
<td>2015-19</td>
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<tr>
<td>Randall Slocum</td>
<td>1162 N. New York Ave.</td>
<td>407.645.3019</td>
<td><a href="mailto:rslocum@slocumplatts.com">rslocum@slocumplatts.com</a></td>
<td>2018-21</td>
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<tr>
<td>Jason Taft, Alternate</td>
<td>171 Oakwood Way</td>
<td>321.662.1368</td>
<td><a href="mailto:jason@benchmarkbuildinggroup.com">jason@benchmarkbuildinggroup.com</a></td>
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NON-ACTION ITEMS

3.a Introduction of Randall Slocum, Architect, as our newest HPB Board Member- Randall’s photo and resume are attached. Randall will not be able to attend this month’s meeting.

3.b 420 Melrose Avenue
- Individual Historic Designation Application, awaiting Site Visit with Sim Seckbach, Owner. Not in an historic district.

3.c 479 Holt Avenue
- COR 18-002 for minor exterior renovations (siding replacement)
- William Bearden and Emily Keene, Owners; College Quarter Historic District

3.d 520 Holt Avenue
- COR 18-003 for minor exterior renovations (windows, paint, and columns)
- Elliott Whitton, Owner; College Quarter Historic District

3.e 785 Maryland Avenue
- COR 18-004 for minor exterior renovations (siding Replacement)
- Rollins College, Owner; College Quarter Historic District

3.f Staff Report
- 1331 Aloma Avenue- The WADDELL House, 1897, is for sale by the Waddell Family, original Owners. It has been photo-documented and I have met with their Realtor and have made myself available to meet with any prospective Buyers. Thanks to an earlier lot split, the house is now Individually Historically Designated and cannot be torn down.
- 146 Virginia Drive- The PATTILLO House, 1930, is for sale by Patricia Pattillo, Daughter representing the family. I met with Pat and have talked with their Realtor and provided a list of early first thoughts as to what opportunities may be possible in keeping the original 1930’s home intact.
- 1000 Holt Avenue- The FRED STONE THEATER. Rollins College has submitted an Application for a Demolition Permit. June 5, 2018. Demolition is scheduled for later this year. I am looking into what alternatives may be possible with Scott Bitikofler, Facilities Director for Rollins College.

3.g 2018 HPB Awards- ordering of Awards and setting a time and place for the Awards Ceremony is in progress.

END.
Slocum Platts Architects, P.A. is an Architecture firm specializing in innovative design, located in Maitland, Florida. Partners Randall J. Slocum and William P. Platts blend diversified portfolios in custom residential, multi-family, commercial, restaurant, resort hospitality, historic preservation, religious/education facilities and independent/assisted living facilities. The firm provides detail oriented service to their clients, stemming from combined talents in conceptual programming, planning, architectural design, documentation, construction administration and rendering presentations.

Randall J. Slocum / Principal

Education:
- Montana State University, Bozeman, MT
- 5 Year Bachelor of Arts in Architecture, 1983
- Master’s Degree in Architecture, 2008

Registration:
- May 1990 / State of Florida / AR0013350
- August 1990 / NCARB
- April 2001 / State of North Carolina / 8856
- September 2001 / State of Montana / 2382
- March 2003 / State of Michigan / 1301050271
- October 2014 / State of New York / 037387

Professional:
- Atlantic Architects Group, Melbourne, FL (1983-1984)
- Studio One Architects, Winter Park, FL (1984-1986)
- Brown, Cleary Smith, Maitland, FL (1986-1987)
- Slocum Platts Architects, Maitland, FL (1994 to present)
- Kelly Price & Company, Real Estate License (2004 to present)
- Winter Park Planning and Zoning Board

Experience:
- Responsible for Design and Construction of over 100,000 Apartment Units
- Responsible for Design of Hotels and Time Shares in Virgin Islands and USA
- Responsible for Design and Construction of over 300 Custom Homes
- Responsible for Design and Construction of 60,500 s.f. Church in Sanford, FL
RANDALL SLOCUM, Architect
1231 ALOMA AVE. - THE WADDELL HOUSE - as it is today.
1000 Holt Ave

302205940063010 04/02/2006

1000 Holt Avenue: Fred Stone Theater

http://www.ocpafl.org/Searches/ParcelPhotoPrinterFriendly.aspx/PDF/False/PID/30220594... 6/6/2018