ITEM 2.A

HISTORIC PRESERVATION INCENTIVES

1. Reduced or Waived Building Permit Fees

The city has the ability to reduce or waive permit fees. Currently, the permit fees are calculated at 9/10% of the value of the overall construction. The reduction or loss of building fees as permitted by law are relatively insignificant to the overall new construction taking place in the city. This incentive would only apply to designated properties. The City commission could also set an annual limit on fee waivers or reductions.

2. Undergrounding of Electric Services

Electric Utility currently charges customers up to $3,000 to run the electricity from the street into the house. This program would waive the cost of that connection. This incentive could be applied to individual resources.

3. Rehabilitation Grants

The concept of the rehabilitation grant program is based on the housing rehabilitation and business façade programs currently operating within the city’s CRA district. This program would be for resources valued under $400,000 based on the Orange County Property Appraisers office. The program would provide a 50% match to a property owner for exterior improvements. The maximum city matching grant it is $25,000 per property. The property-owners would be required to own the property for an additional five years or pay back a pro-rata share of the grant to the city. A resource receiving this incentive would be require to first list their property on the city’s Register of Historic Places and, if appropriate, apply for the National Register of Historic Places.

The following conditions apply to this grant:

a. The Owner shall pay the first 50% (up to $25,000) to the Contractor, then the City will pay the final 50% (up to $25,000) upon completion of the work.

b. This grant is available to the same Owner only once every two (2) years.

c. Of the total amount of the Contract (up to $50,000.00 total) only ten percent, or up to $5,000.00 (Five Thousand Dollars), can be attributed to the landscaping and irrigation of the property.
4. Preparation of National Register Applications

As a means to encourage that the most historically significant properties receive National recognition, the City would assist with the staff effort and expense of preparing and submitting National Register of Historic Places applications should a property owner desire to seek this national recognition.
CATAGORIES:

1. EXCELLENCE IN RESIDENTIAL RENOVATION/PRESERVATION
   a. Temple-Knight House, 1700 Alabama Drive- Z Properties, General Contractors
   b. 411 Garfield, Evelyn Kelly, Owner/Designer; Jason Sellers (SEI Custom), General Contractor
   c. Casa Colina, 863 N. Park Avenue, Greg Engelman, Owner, Frank Roark, General Contractor, Steve Feller, Architect (just now nearing completion)
   d. 1023 Lakeview Drive, Elizabeth and Jim Faiella, Owners, renovation to Victorian style in late 1980's. Nominated by Bob Schwetje, HPB.
   e. 

2. EXCELLENCE IN COMMERCIAL RENOVATION
   a. Buttermilk Bakery, 1198 Orange Avenue 1925, Taissa Rebroff, Owner
   b. Marlowe's Tavern, 1990/2003 at 1008 S. Orlando Avenue- renovation from a McDonalds- Architect/Partner, Tom DiGiorgio
   c. Prato's Restaurant, 1922- 124 N. Park Avenue, Luma on Park, Parent Company- Windfall Properties, LLP
   d. 
   e. 

3. EXCELLENCE IN ADAPTIVE REUSE
   a. State Auto, 1946- 2016 at 1280 Orange Avenue- Multi-use Building, Lamont Garber, Owner, Michael Wenrich, Architects
   b. Architects Design Group, 1901 at 333 N. Knowles Ave., ISK Reeves, Owner, Architect
   c. The Lumber Yard, 2016 at 784 Orange Avenue, Lumber Yard, LLC, Owner
   d. 
   e. 

4. EXCEPTIONAL INDIVIDUAL- Making notable contribution/achievement to Historical Preservation in Winter Park
   a. Scott Austin Sidler, President/Owner of AUSTIN Historical, Preservationist and Restoration Builder for the Geer/Van den Berg/Panepinto House
   b. Zane Williams, Z Development for the Temple House + 774 Maryland Ave.
   c. Dr. Jack Lane, Wendell Professor of American History, Emeritus and College Historian of Rollins College, Author of “In Praise of the Humble Bungalow” and “ROLLINS COLLEGE Centennial History, A Story of Perseverance 1885-1985"
2018 HISTORIC PRESERVATION AWARDS

April 2018

5. AWARD FOR

a. **Centurion Award for Homes over 100 Years Old**: The "It's Not Good Because It's Old, It's Old because It's Good" Award- Homes individually designated at this time:

   i. Eastbank-Comstock-Harris House 1901 724 Bonita Drive
   ii. Kummer-Kilbourne House 1915 121 Garfield Avenue Award
   iii. Waddell House 1901 1331 Aloma Avenue
   iv. Currey House 1910 1015 Greentree Drive
   v. Grover House 1916 567 Osceola Avenue Award
   vi. WP Country Club House 1914 761 N. Interlachen Avenue
   vii. Capen-Showalter House 1885 633 Osceola Avenue, A. Polasek
   viii. Partin Family Cemetery 1850's 2500 Modac Trail

b. ____________________________

c. ____________________________

d. ____________________________

e. ____________________________

6. OTHER AWARDS

a. ____________________________

b. ____________________________

c. ____________________________

d. ____________________________

e. ____________________________
3.b 2018 HPB AWARDS NOMINEES

1. EXCELLENCE IN RESIDENTIAL RENOVATION/PRESERVATION

- 1.a TEMPLE/KNIGHT HOUSE 1878/1904/1922/2017
  1700 Alabama Drive- Jim and Lisa Knight, Owners; Z Properties, General Contractors
3.b 2018 HPB AWARDS NOMINEES

1. EXCELLENCE IN RESIDENTIAL RENOVATION/PRESERVATION

- 1.a TEMPLE/KNIGHT HOUSE 1878/1904/1922/2017

This historic structure was fully restored to a modernization of its original form. Earlier inappropriate modifications were removed, the exterior porches were restored and the interior was totally updated with period materials to make this one of Winter Park’s best restorations.
3.b 2018 HPB AWARDS NOMINEES

1. EXCELLENCE IN RESIDENTIAL RENOVATION/PRESERVATION

- 1.b 411 Garfield Avenue, 1925 Evelyn Kelly, Owner and Jason Sellers (SEI), General Contractor

The Owner has restored similar small residences in other cities in the US and wanted a residence in Winter Park. She completely renovated the exterior and interior of this historic home to a showplace benchmark for all of Winter Park.
3.b 2018 HPB AWARDS NOMINEES

1. EXCELLENCE IN RESIDENTIAL RENOVATION/PRESERVATION

- 1.c CASA COLINA, 1925-2018 Gregory Engleman, Owner; Frank Roark, General Contractor; Steve Feller, Architect (just now nearing completion).
3.b 2018 HPB AWARDS NOMINEES

1. EXCELLENCE IN RESIDENTIAL RENOVATION/PRESERVATION

- 1.c CASA COLINA  The Owners and Architect spent many months reaching a design solution to enlarge the original historic home and succeeded in fully retaining the character, scale and details of the original. Great work.
2.a **BUTTERMILK BAKERY, 1925**

1198 N. Orange Avenue, Ralph Kuhn, Owner

An historic structure lending to the scale and heritage to Orange Avenue Corridor.
2. EXCELLENCE IN COMMERCIAL RENOVATION

- 2.b MARLOWE’S TAVERN, 1990/2003

1008 South Orlando Avenue, Tom DiGiorgio, Partner/Architect

A former McDonalds, transformed into a contemporary, well-scaled good architectural solution- great example of a sustainable renovation.
2. EXCELLENCE IN COMMERCIAL RENOVATION

2.c PRATO WINTER PARK 1922/2012

214 N. Park Avenue
Owner: LUMA on Park,
Windfall Properties,
LLP
3. EXCELLENCE IN ADAPTIVE REUSE

3.a STATE AUTO BODY, 1946/2015
1280 Orange Avenue, Garber Capitol, LLC, Owner; Michael Wenrich Architects; LAMM & Company Partners, General Contractors
3.b 2018 HPB AWARDS NOMINEES

3. EXCELLENCE IN ADAPTIVE REUSE

• 3.b ARCHITECTS DESIGN GROUP (ADG)

1901- 333 N. Knowles Avenue
3. EXCELLENCE IN ADAPTIVE REUSE

- 3.c THE LUMBER YARD, 1947/2016

784 Orange Avenue, Lumber Yard, LLC, Owner

This adaptive reuse of the Thomas Lumber building is great for the renaissance of Orange Avenue. The simplicity and bold use of graphics adds a fresh new look.
3.b 2018 HPB AWARDS NOMINEES

4. EXCEPTIONAL INDIVIDUAL

- 4.a Scott Austin Sidler, President/Owner of AUSTIN Historical, Preservationist + Restoration Builder

- Scott has been doing the restoration work on the Geer/Van den Berg House (1876), one of the oldest homes in Winter Park since the Panepinto family purchased it.
3.b 2018 HPB AWARDS NOMINEES

4. EXCEPTIONAL INDIVIDUAL

4.a Scott Austin Sidler, AUSTIN Historical

Scott is also very active in the community, speaking out for Historic Preservation and has published a book “Old House Basics” that provides encouragement and guidance to Home Owners as they understand the basics of restoring an older home.

#20 It’s Not Good Because It’s Old, It’s Old Because It’s Good.
4. EXCEPTIONAL INDIVIDUAL

4.b Zane Williams, Owner of Z|PROPERTIES

- Zane brought the design drawings for the restoration of the Temple House in for review, even though it is not a designated property, he wanted to make sure it was done correctly in accordance with HPB.
4. EXCEPTIONAL INDIVIDUAL

- 4.b Zane Williams, Z|PROPERTIES @ 774 Maryland

Zane also brought a “basket case” of a 1925 College Quarter rental home to us in 2016. The case was made for demolition, but creative architecture saved the spirit of the original and transformed it into an exemplary new citizen of the historic district.
3.b 2018 HPB AWARDS NOMINEES

4. EXCEPTIONAL INDIVIDUAL

• 4.c Dr. JACK C. LANE, Wendell Professor of American History, Emeritus + College Historian of Rollins College, and Author of “ROLLINS COLLEGE Centennial History, A Story of Preservation 1885-1985”
4. EXCEPTIONAL INDIVIDUAL

- 4.c Dr. JACK C. LANE, Wendell Professor of American History, Emeritus + College Historian of Rollins College, and Author of Preservation Winter Park "In Praise of the Humble Bungalow".

- Dr. Lane has been a strong voice of preservation in Winter Park since he joined ROLLINS COLLEGE more than 30 years ago. His writings and knowledge form an informational base that is critical to the historic preservation in Winter Park.
5. AWARD for Homes Over 100 Years Old

- 5. the CENTURIAN AWARD Awarded this year to individually designated homes of Winter Park in the spirit of: "It’s Not Good Because It’s Old, It’s Old Because It’s Good!"

- Winter Park Country Club House
  761 N. Interlachen Ave.
  1914
  Resolution date: 3/26/2002
  Owner: City of Winter Park
2018 HPB AWARDS NOMINEES

5. AWARD for Homes Over 100 Years Old

- 5.a CENTURIAN AWARD
  "It's Not Good Because It's Old, It's Old Because It's Good!"

- *Kummer-Kilbourne House*  121 Garfield Avenue
  1915  Resolution date: 1/26/2004

Owner:
Windsong Properties, LLC
2018 HPB AWARDS NOMINEES

5. AWARD for Homes Over 100 Years Old

- 5.a CENTURIAN AWARD

"It’s Not Good Because It’s Old, It’s Old Because It’s Good!"

- The WADDELL HOUSE 1331 Aloma Avenue

1901 Resolution date: 5/11/2005

Owners: Lurinda Smith

Melissa Marlow

This home is currently on the market for sale.
3.b 2018 HPB AWARDS NOMINEES

5. AWARD for Homes Over 100 Years Old

- 5.a CENTURIAN AWARD

"It’s Not Good Because It’s Old, It’s Old Because It’s Good!"

- The CURREY HOUSE 1910

1015 Greentree Drive
Resolution date: 7/13/2005
Owners: Jeffrey + Tracey Currey
Architect: Bill Childs
Contractor: Farina + Sons
5. AWARD for Homes Over 100 Years Old

- 5.a CENTURIAN AWARD
  “It’s Not Good Because It’s Old, It’s Old Because It’s Good!”

- The GROVER HOUSE
  567 Osceola Avenue
  1916
  Resolution date: 10/12/2005
  Owner: Kerry Sean Mcloughlin
3.b 2018 HPB AWARDS NOMINEES

5. AWARD for Homes Over 100 Years Old

- 5.a CENTURIAN AWARD
- "It's Not Good Because It's Old, It's Old Because It's Good!"
- "EASTBANK" Comstock-Harris House 724 Bonitia Drive 1901
  Resolution date: 4/24/2006
  Owners: Hutchison Beck Twachtman
3.b 2018 HPB AWARDS NOMINEES

5. AWARD for Homes Over 100 Years Old

- 5.a CENTURIAN AWARD
  - The Capen-Showalter House 633 Osceola Avenue
  - 1885
  - Resolution date: 1/25/2016
  - Owner: Albin Polasek Foundation Inc.
3.b 2018 HPB AWARDS NOMINEES

5. AWARD for Properties Over 100 Years Old

- 5.a CENTURIAN AWARD
  - *The Partin Family Cemetery* 2500 Modac Trail
  - 1850’s Resolution date: 2/12/2018
  - Owners Representative: Ms. Diana Niedermann
MAY is Historic Preservation Month!

AWARDS Selection

- Selection of Award Winners
- Announcement of Award Winners
- Letters out to Recipients
- Posting Awards on City Web Site
- Order Bronze Plaques
- Set Date and Place of Presentation
1015 GREENTREE DRIVE, WINTER PARK  

THE CURREY RESIDENCE, a 1920 individually historically designated home.

OWNERS: Jeffrey W. and Tracey M. Currey, 1015 Greentree Drive, Winter Park 32789


440.247.4122 bchilds@childsarchitects.com

GENERAL CONTRACTOR: Victor Farina & Sons, Custom Construction, 3432 Edgewater Drive, Orlando

407.509.5216, victor@farinaandsons.com

HISTORY:

- The home was individually historically designated on July 13, 2005.
- The Owners came in with the Childs drawings, showing dates from 19 July, 2017 through 9 February, 2018 (this date marked “Filed for Approval”)
- Brooks met Victor on site on February 9, 2018 and Victor walked him through the home, after the interior wall materials had been removed, to show Brooks the condition of the framing, quality of materials, methods used to fasten materials together and general condition of the building.
- At that time, Victor said that he would like to just tear the house down and totally rebuild it to replicate the original 1910 home and its original historic appearance.
- Brooks and Victor talked and because of the historic designation, it was agreed at that time, by Victor and Brooks that Farina & Sons would rebuild the house, wall by wall, thus restoring it to its former look and enhanced built condition. It was also discussed and agreed upon that the original horizontal wood siding would be reused, to the extent that it could be saved and effectively reused.
- Brooks also had multiple occasions to speak with Bill Childs and members of his senior staff, regarding the proposed changes to the external look of the house and the materials they were proposing to use, in place of the original wood siding. It was agreed that:
  - The roof over the north side of the second story would be modified to get rid of the twin gables that allowed a major leak condition- the result was a bit taller single gable that did not noticeably change the look of the street front of the home.
  - The use of BORAL wood-like horizontal siding to emulate the original wood siding. This was presented and also agreed to as part of an earlier presentation to the Historic Preservation Board and approved at that time.
  - Other minor modifications were also discussed and the Childs' drawings were approved by Brooks after these discussions and agreed changes to the Childs' modifications- none of which negatively impacted the Greentree Drive Elevation look of the home.
- 13 April 2018- Sean Woodard, Building Inspector, had questioned the extent of the new construction to the point where Victor called Brooks to see what was at question. Brooks then talked with Sean and decided to visit the site again that day to see for himself what the question was.
1015 GREEN TREE DRIVE, WINTER PARK

- Brooks visited the home on 13 April 2018, and observed what appeared to be a completely new build of the original home. As Sean had noted, Brooks too questioned the process in getting to the “new” condition of the construction, framing, etc.
- Brooks called Victor from the site and they discussed what had happened since February 2018.
- Victor explained that about two weeks earlier, approximately the week of March 26, 2018, the decision had been made to demolish the old walls, floors (where required) and rebuild the frame in new conventional wood construction on the same footprint so the look of the original home could be replicated, as previously agreed upon, and as the Architects’ plans had shown.
- Brooks advised Victor that he should have advised Brooks and the Building Department of such a markedly different approach to building the home. Victor apologized for not making the City aware of the approach some weeks ago.

CURRENT RESOLUTION

- Brooks met with George Wiggins, Director of Building and Permitting Services, Kris Stenger, Assistant Director, and Dori Stone, Director of Planning and Community Development.
- George suggested that a “Stop Work” be issued by Sean Woodard, until such time as the City can get updated architectural and engineering drawings delineating the construction work to date.
- George also wants the Builder and Owner to show how they have complied with the previous approvals of the Historic Preservation Board, confirming that the new construction does indeed meet the intent of all involved.
- George Wiggins will communicate with Victor Farina.
- Week of April 16- Meetings with Victor Farina, Brian Beach (Project Supervisor on-site) and Craig Brown, FDS Engineering Associates (Structural Engineers) to review all activities and plan forward; phone calls to Bill Childs, Architect, to discuss latest plans and get his input on reconstruction of original home.
- 23 April 2018- Meeting with Jeff and Tracey Currey, Owners, to discuss the process and how we will move forward; advising them that with the allowance to proceed, they do so at their own risk, until the HPB has heard the story.
- 24 April 2018- Brooks confirmed new architectural plans match the original plans submitted and approved by the HPB in April and June of 2016 and advises George Wiggins to release the “Stop Work” on the job. Victor Farina resumes construction.
- 9 May 2018- HPB to hear this.

Respectfully submitted,

[Signature]

Brooks Weiss, AIA
City Architect and Liaison to the Historic Preservation Board of Winter Park

END.
Sec. 58-48482. - Reconstruction of destroyed historic landmarks.

The loss less of local historic landmarks, resources or contributing structures within a historic district that have been destroyed by fire or other natural disaster may be ameliorated by efforts to reconstruct the resource. Reconstruction means the process of reproducing by new construction the exact form and detail of a demolished building structure or object as it appeared at a certain point in time. The HPCB shall encourage reconstruction when deemed appropriate and when such reconstruction is based upon evidence of the size, form, architectural style and detail of the demolished building. The reconstruction will be recognized as such in the Winter Park Register of Historic Places.

(Ord. No. 2688-06, § 1, Exh. A(58-457), 10-9-06)

Sec. 58-48483—58-489. - Reserved.

DIVISION 5. - ADMINISTRATION AND ENFORCEMENT

Sec. 58-490. - Incentives.

The City may adopt additional incentives applicable to designated historic landmarks, historic resources and/or properties in a historic district, including but not limited to fee discounts or grant programs, at its discretion.

Sec. 58-491. - National Register of Historic Places nominations.

The HPCB shall review local nominations to the National Register of Historic Places and shall forward a record of their actions and recommendations to the Florida State Historic Preservation Officer.

1. The city commission, City Manager, Planning and Community Redevelopment department director, chief-planner, owners of record and applicants shall be given a minimum of 30 and not more than 75 days prior to the HPCB meeting in which to comment on or object to the listing of a property in the National Register of Historic Places.

2. Objections by property owners must be submitted in writing and their signature notarized to prevent nomination to the National Register of Historic Places.

(Ord. No. 2688-06, § 1, Exh. A (58-458), 10-9-06)

Sec. 58-492. - Certified local government performance.

The HPCB shall apply to participate in the certified local government program through the Florida Division of Historical Resources. As part of the program requirements the HPCB shall:

1. Provide 30 days prior notice of all meetings to the state historic preservation officer.

2. Submit minutes of each meeting to the state historic preservation officer within 30 days of each meeting.

Ordinance No. 3024-15
April 23, 2018

Mr. Brooks Weiss 
City Architect 
Planning & Community Development 
City of Winter Park 
401 Park Ave. South 
Winter Park, FL 32789

Dear Mr. Weiss:

As you recall, William H. Childs, Jr. & Associates, Inc. is the architect of record for the [historic renovation] project at 1015 Greentree Drive, Winter Park, Florida (the “Project”). From the beginning of the Project, Victor Farina and Sons Construction Company, [the general contractor], has continually apprised both my firm and FDS Engineering, the [structural engineer], of numerous unanticipated existing conditions, including insect infestations, deficient structural members and foundations, extensive water damage and other noncompliant code issues which compromise the integrity of the existing home. These are some of the worst conditions I have experienced in 22 years of private practice and 10 years with a high-end residential historic architectural firms. Similarly, Ted Wolf, who has over 40 years’ experience in historical residential architecture, has never seen a case so severe.

I believe that many of these conditions constitute life safety issues that absolutely must be addressed during the construction process. In my professional opinion, failure to remedy such issues would constitute negligence on the part of all parties involved. Accordingly, we urge the [historical commission, ARB] to allow the Project to proceed in accordance with the approved plans and specifications, subject to remediation of these deficient and potentially dangerous conditions.

Please feel free to contact me at your convenience should you or any other parties involved wish to further discuss this matter.

Sincerely,

[Signature]

William H. Childs, Jr. AIA
President
Dear Mr. Weiss,

I have provided you with a USB loaded with photos and videos of the home that will give you a great perspective on our issues. Some are in sequence. One thing is certain: after removing drywall/plaster and insulation, it was the most revealing I have ever seen.

These videos/photos will clearly depict that we did demo and reframing in a sequence of attempting to save the home core structure as much as possible. Also, you will see many of the repairs or remodeling throughout the years made it virtually impossible to save because that area was so deficient. As I have mentioned and also shown you, samples of lumber pulled from the home in no uncertain terms this is the most challenging project in the sense of attempting to salvage walls.

We found out sooner or later there was not one single area more than two to three feet that was not affected by termites, beetle bores, water intrusion damage, and previous deficiencies from substandard remodeling to home. All windows were caulked shut as to divert water from entering the home. The water rot below many of the windows was extensive. Even the original structure of the exterior, interior walls with original framing was deficient - code or not. We found this home to be in an unsafe condition with all mentioned above. I am providing you samples of the upgrading siding that was agreed to use in this home, which is a minimum of a $35,000 increase to the owner from the original selection. Every effort is being made to save/reuse/repurpose as much of the original materials that we can. For example, pine flooring, pine beams, interior French doors, etc.

Lastly, as we all know there is a 300-400 old camphor tree on this property, I am told it is the #2 or #3 largest in the state. Since the start of construction, this tree has been getting monthly health inspections. I myself have met with 4 different tree arborists, including the city of Winter Parks representative. All with the same common goal of protecting the tree. It was of the highest importance to the owners that this tree was not harmed during our construction. Between our company, Engineering and Architect we have worked tirelessly to do all we can to protect this tree.

As you know my family has been in the residential construction business since 1950, I am a second-generation builder. I was selected and recently completed the International Building Show Remodel Home in Rose Isle, and it was a 1937 home. Those interior walls were all saved, as we added additions and etc. to the home.
Our company has completed several historical projects in City of Orlando, Polk County etc. Just a few years ago we were selected the Big 50 in remodeling magazine on the front cover. I stake my reputation on being thorough and honest and approach each project with professional integrity.

Thank you,
Victor Farina, President
April 24, 2018

City of Winter Park Building Department
401 South Park Ave
Winter Park, FL

Ref: Currey Residence
1015 Greentree Drive
Winter Park, FL

FDS job#: 16-1063

To Whom It May Concern,

This report provides a summary of the findings, observations, and recommendations to the referenced building. The structural design submittal dated October 4, 2017 was based on several exploratory visits during the earlier stages of design, with intent to modify only the necessary structural items and maintain the existing footprint and site location.

On December 6, 2017 it was brought to our attention that the interior finishes demolish has been completed. Therefore, FDS and the contractor Farina & Sons performed an assessment of the structural load carrying components.

1. The existing load carrying components: bearing walls, beams, floor framing and columns were not compatible or consistent with general construction practices to meet the current standards. The 2x wood components range in size, species, existing repairs and appear to be products from other modifications.
2. Evidence of previous Wood Destroying Organisms (WDO) was observed as well as water damage (Decay) throughout the area’s inspected.
3. Exterior walls were found out of plane and not square
4. The floor system had visual slope and depression throughout, having an unsafe condition.
5. Visual observation of non-structural material used to support walls, floor and roof.

On December 27, 2017, we met on site to discuss the existing floor sloping concerns. Review and design was provided to reinforce with new floor framing, beams and masonry pier supports. The existing foundation would remain as is.

On January 3, 2018, with these design changes and deficiencies in the roof framing. The architect of record William Childs JR. & Associates presented elevation designs with the Historical Preservation Board and City Architect Brooks Weiss to replicate the existing elevations as closely as possible with Pre-Engineered trusses.

On March 15, 2018, additional site meeting to review interior foundations and damaged supports.

On April 2, 2018, it was brought to our attention to review the existing front portion. The existing front portion at first floors and second floor consisted of over-stressed beams and headers with inconsistent materials.

"Doing Business with a Service Mindset and an Eye for Detail"
Page 1 of 4
Upon conclusion of our meeting, the building as a whole based on the Florida Building Code, it is our opinion that the extent of the observed damages is considered "Substantial Structural Damage". The intent was to try and maintain portions of the as-builds along with the new structural components. However, the extent of the load carrying components observed are consistent throughout. Therefore, as Engineer of Record we must be dedicated to the protection of the public health, safety and welfare.

It is our opinion, that the structural damages and the attempt to reconstruct the load carrying components and double roof system within the current state of these components would affect the building as a whole therefore, would not be recommended. It was a collective recommendation that the existing building be removed in portions and new structural building components be constructed following the current Florida Building Code 5th Edition 2014 -Residential, without modifying the footprint or location as approved. Final documents dated April 13, 2018 has been submitted for approval.

If you have any questions, please do not hesitate to call.

Sincerely,
FDS Engineering Associates

Site Inspection and Report has been prepared by;
FDS Engineering Associates Representative Craig A. Brown, CBC1251910 | HI690
Senior Construction Engineering Manager

Carl A. Brown, P.E.
FLPE# 56126
4/24/18

"Doing Business with a Service Mindset and an Eye for Detail"
“Doing Business with a Service Mindset and an Eye for Detail”
Page 4 of 4
EXISTING ORIGINAL FRAMING - JOISTS NOT TOUCHING / UNDER - 31260
EXISTING ORIGINAL 2ND FLOOR FRAMING - "SISTERED" FLOOR JOISTS
ATTEMPTS TO REBUILD EXISTING WALLS
NEW WOOD FRAMING (FRONT) - USING EXISTING BRICK FLOOR
1015 Green Tree Drive: 13 April 2018 "Stop Work"

Interior: New Wood Framing & Connectors
RECONSTRUCTION IN PROGRESS
HISTORIC PRESERVATION BOARD: STAFF REPORT for Month of April 11 – May 9, 2018

9 May 2018

During the last month, we have given attention to the following matters, not included in Agenda for the May 9th meeting:

1. **1565 Orange Avenue, Howard A. Gross House, 1926**, Frederic Wallace, Owner
   a. Letter of Invitation written to Mr. Wallace
   b. Individual Designation Application, Incentives and Q+A Brochure sent to Owner, in response to phone inquiry.

2. **751 Antonette Avenue**, 1924 Garage Apartment and Duplex in College Quarter, Sunni Witmer, prospective new owner
   a. Site Visit with Ms. Witmer to discuss what possibilities may exist for an addition to the 2-story Garage Apartment.
   b. She wants to keep the existing buildings and scale of the existing property
   c. Provided her with College Quarter Design Guidelines, Application and COR forms and names of other City Staff she should contact.

3. **635 Berkshire Avenue, 1950**, Julie Kwon, Owner
   a. Phone inquiry about process to apply for historic designation
   b. Sent her Application for Individual Historic Designation, Incentives Lists and Historic Preservation Q+A Brochure

4. **146 Virginia Drive, 1930**, Patricia Pattillo, Owner
   a. Phone inquiry from Pat Estes on behalf of her friend, Patricia Pattillo as to her interest in designating her home.
   b. Awaiting contact from Ms. Pattillo.

5. **1349 Essex Road, 1925**, inquiry by Trevor Freeman
   a. Historic listing of this property?
   b. Ability to make modifications to it?
   c. Ability to demolish the detached rear garage, or modify/make additions to it?
   d. Replies to all questions and information regarding Individual Historic Designation and the benefits and incentives attached to that designation.

END.

Respectfully submitted,

[Signature]
Brooks Weiss, AIA
City Architect and Liaison to the Historic Preservation Board
Please join us for

THE WINTER PARK
HISTORIC HOMEOWNERS CELEBRATION

in Honor and Appreciation of Homeowners
of Designated Historic Homes

Wine and Cheese Reception
Thursday, May 10, 2018
6:30 – 8:30 p.m.

Casa Feliz Historic Home Museum
656 Park Avenue North

Please RSVP by May 1, 2018 to
RSVP@CasaFeliz.us • 407-628-8196
IT'S PAR-TEE TIME

Sling by fore the annual
Board appreciation
Triple crown event

WEDS 05.23
2018

Please join City Commission & Staff
For Grand Slam ‘Tizers, Sweet Spots
& Double Bogey Adult Beverages

5:30 PM START TIME
7 PM SCRAMBLE HOME

Winter Park Country Club
761 Old England Ave. | Winter Park, FL 32789

Special prizes for
Best Dressed Golfers (Mens & Ladies)
Longest Drive & Best Putting Contests

In recognition of

your hole-in-one service to the
City of Winter Park