

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT IN AND
FOR ORANGE COUNTY, FLORIDA

CONCERNED CITIZENS FOR
HISTORIC PRESERVATION, INC.,
a non-profit corporation,

CASE NO.:

Plaintiff,

vs.

CITY OF WINTER PARK, FLORIDA,
a municipal corporation

Defendant.

_____ /

COMPLAINT

COMES NOW, Plaintiff, CONCERNED CITIZENS FOR HISTORIC PRESERVATION, INC. (hereinafter referred to as "Plaintiff"), by and through its undersigned counsel, and sues Defendant, CITY OF WINTER PARK, FLORIDA (hereinafter referred to as "Defendant City" and/or "Defendant Winter Park"), and alleges as follows:

PARTIES

1. Plaintiff is a Florida non-profit corporation that does business and operates in Winter Park, Orange County, Florida.
2. Members, officers, and directors of Plaintiff are residents and taxpayers of Defendant City in Orange County, Florida at all material times.
3. Defendant Winter Park is a municipal corporation which is situated in Orange County, Florida and has the authority to be sued in its municipal capacity.

VENUE AND JURISDICTION

4. This Court has the authority to enter a declaratory judgment, permanent injunction, and award attorney's fees pursuant to Article 5, section 5(b) of the Florida Constitution and Chapters 26, 86, and 286 of the Florida Statutes.

5. Venue lies in the territorial jurisdiction of this Court pursuant to Section 47.011, Florida Statutes, and the causes of action accrued and the property in litigation is located in Orange County, Florida.

6. All parties are situated in Orange County, Florida and/or do business in Orange County, Florida.

7. All conditions precedent to filing this action have occurred, accrued, or have been waived as a matter of law.

STANDING

8. Plaintiff in this matter has standing to bring these claims pursuant to, but not limited to, Section 86.021, Florida Statutes. Plaintiff is an aggrieved party made up of members that are adversely affected by the actions of Defendant City and have suffered and will suffer an adverse effect to their interests protected or furthered by Chapter 58, Article III, Winter Park, Florida, Ordinances (2013) (hereinafter referred to as "Historic Preservation Ordinance") and Plaintiff is in doubt as to the validity of actions taken by Defendant City in connection with its Historic Preservation Ordinance.

9. Plaintiff's members, officers, and directors own properties and operate businesses adjacent to and nearby the property in litigation, which was removed from the Winter Park Register of Historic Places (hereinafter referred to as the "Winter Park Register"), and which action is being challenged as inconsistent with the Defendant City's Historic Preservation Ordinance.

10. The stated purpose for which Plaintiff was organized is “to support and encourage historic preservation in the City of Winter Park, Florida and beyond.” As a result, Plaintiff’s interests will be materially and adversely affected even greater than the general interest in the community, which will also suffer as a result of the actions of Defendant City.

11. Plaintiff also has standing through the Sunshine Law, Section 281.011, Florida Statutes (2013). Godheim v. City of Tampa, 426 So. 2d 1084, 1088 (Fla. 4th DCA 1983).

GENERAL ALLEGATIONS

12. The subject property is located at 520 N. Interlachen Avenue on the very attractive and historic lakefront on the Southeast side of Lake Osceola in Winter Park, Florida. The property is known as the James Capen House and is associated with the very early development of Winter Park.

13. In 1885, Oliver Chapman and Loring Chase, founders of Winter Park, sold the land for the Capen House to James Capen’s mother, Mrs. L. W. Capen. The Capen House was originally constructed for James S. Capen’s family, and it was built by Royal Rollin Thayer, a prominent carpenter, contractor, and founding father of Winter Park. The original construction was a Folk Victorian style two story wood frame building. A photo of the original design is attached at **Exhibit “A.”**

14. James S. Capen was a leading real estate investor and owner of orange groves in Winter Park. He also served as one of the original aldermen of Winter Park along with Royal Rollin Thayer. James Capen was also instrumental in the formation of the Orlando and Winter Park Railroad Company.

15. Royal Rollin Thayer is also credited as the builder of the Comstock-Harris House, the most prominent home in Winter Park, Florida, which is listed on the National Register of Historic Places.

16. The Capen House was sold to Amelia Hopkins, a Winter Park socialite, in 1898. She sold it to Frank Snow in 1904, who sold it to J.F. Jennings in 1910. Howard Showalter, a wealthy business-owner and investor from West Virginia, purchased the Capen House in 1923.

17. Howard Showalter's children grew up in the home and graduated from Winter Park High School and Rollins College. Both Howard Showalter Jr. and Joseph Showalter formed the Showalter Corporation, which was later renamed Showalter Flying Service, Inc. The Showalter Flying Service was instrumental in revitalizing the Orlando Municipal Airport in the late 1940s. The company is currently Florida's oldest and largest family-owned fixed-based operator, and has been operating for over 68 years.

18. The Showalter Family redesigned the Capen House during the Tudor Revival in 1923. This redesign has achieved significance in its own right as a representation of the Florida Land Boom period of the 1920s. A photo of the current design is attached at **Exhibit "B."**

19. The Capen House was added to the Florida Master Site Files during the first survey of Winter Park historic resources and was included in the *Historic Winter Park: A Driving Tour* guidebook in 1976.

20. The Capen House was purchased by Wilbur Jennings in the late 1940s, who owned it until 1995. It was then sold to James Taylor and Susan Stanley. They sold it to Patrick and Marisol Jackson in 2004. Finally, Clardy Malugen purchased the Capen House in 2006.

21. The Capen House's most recent owner, Clardy Malugen, spent over \$650,000 restoring floors and woodwork, adding new plumbing, wiring, air conditioning, and appliances. To do this, she hired an expert in restoration of historic properties as architect. Furthermore, Clardy Malugen, prior to purchasing the Capen House, and throughout the restoration, consulted with and received advice from the Defendant City's Historic Preservation Department

concerning the restoration. She was repeatedly assured that placing the home on the Winter Park Register would protect the home from future developers who might seek to demolish it due to its valuable location. Consistent with the Historic Preservation Ordinance, Clardy Malugen was told that such designation could only be removed if the home were in a state of disrepair and unsafe.

22. The Capen House is a notable and historic landmark along its section of Interlachen Avenue, which is recommended as a potential historic district in Winter Park historic resource surveys. It is this very attractiveness of the Interlachen Avenue lakefront that leaves historic properties, such as the Capen House, threatened by redevelopment.

23. The Capen House has been kept in good condition and was recommended by the Defendant City Historic Preservation Commission (hereinafter referred to as the “Preservation Commission”) for listing as a historical landmark on both December 13, 2006 and July 13, 2011.

24. Proud of the restoration, on December 12, 2006, Clardy Malugen applied for designation to the Defendant City Register of Historic Places along with a Certificate of Review for a new garage addition.

25. The Winter Park Register is a listing of historic landmarks and properties created under the authority of the Defendant City’s Historic Preservation Ordinance.

26. The Defendant City’s Historic Preservation Ordinance was created under the authority of Chapter 267, Florida Statutes, as part of Defendant City’s Land Development Code. Section 267.061, Florida Statutes (2013), requires that rules and ordinances created under its authority comply with the requirements of the National Register of Historic Places.

27. The Preservation Commission is the board that was both created by and that administers the Defendant City’s Historic Preservation Ordinance. The Preservation Commission uses the National Register of Historic Places criteria in making its determinations.

28. The Preservation Commission receives funding from, *inter alia*, both the Florida Historic Preservation Grant Program and the National Trust for Historic Preservation.

29. Though the Preservation Commission unanimously voted to designate the Capen House to the Winter Park Register on December 13, 2006, concerns about the garage addition led to a postponement of the finalization of the designation by vote of the Defendant City Commission. The garage was later approved and completed in 2007.

30. Clardy Malugen, still as the owner of title to the Capen House, followed up on the designation request on June 22, 2011.

31. Once again, the Preservation Commission unanimously voted to designate the Capen House to the Winter Park Register on July 13, 2011.

32. On August 8, 2011, after notice and a hearing in front of the Defendant City Commission, Resolution 2091-11, entitled

A RESOLUTION OF THE CITY COMMISSION OF WINTER PARK
DESIGNATING THE PROPERTY LOCATED AT 520 NORTH
INTERLACHEN AVENUE, WINTER PARK, FLORIDA AS A HISTORIC
LANDMARK IN THE WINTER PARK REGISTER OF HISTORIC PLACES

passed unanimously. It was adopted by signature of Mayor Kenneth Bradley on the same day. Resolution 2091-11 is attached at **Exhibit "C."**

33. The Defendant City Preservation Commission created a placard and delivered it to the owner, Clardy Malugen, to be placed on the Capen House to indicate its designation as a historical landmark.

34. The Capen House remained on the Winter Park Register for over a year, without protest, until August 17, 2012. On that date, the Mortgagee Bank (hereinafter referred to as the "Bank"), which had obtained title from Clardy Malugen to the Capen House after a foreclosure sale on July 17, 2012, through its attorney, sent a letter to the Defendant City Planning

Department demanding removal of the Capen House from the Winter Park Register. It is important to note that an appeal of the foreclosure action was still pending at this time, and a reversal on appeal would have reverted title back to Clardy Malugen. However, Clardy Malugen was not notified of this demand.

35. In its letter, the Bank wrongfully accused Clardy Malugen of requesting designation on the Winter Park Register for the Capen House “for bad faith, tactical reasons.” Interestingly, the Bank, in the same letter, admits that they knew Clardy Malugen applied for such designation in 2006.

36. As part of its demand, the Bank also claimed that the Defendant City failed to give notice to the Bank before the hearing on the request for designation. However, the Bank admits, in the same paragraph, that no such notice is required by the Defendant City Historic Preservation Ordinance. The Bank misrepresented the facts and law.

37. Florida is a lien theory state, and has been since 1853. Martyn v. First Fed. Sav. & Loan Ass’n of West Palm Beach, 257 So. 2d 576, 577 (Fla. 4th DCA 1971). Until transfer of possession and title by foreclosure sale, a mortgagee has only bare title with only the right to enforce its claim—this title can *only* be divested by sale under decree. Id. at 577-78. See also Holliday v. Wade, 117 F. 2d 154 (5th Cir. 1941) (in Florida, mortgagee has neither title to nor right to possession of mortgaged realty); Hemphill v. Nelson, 95 Fla. 498 (1928) (a mortgage is specific lien on property, not conveyance of title or right of possession and where title remains in mortgagor, mortgagee has only the right to enforce claim); Evins v. Gainesville Nat’l Bank, 80 Fla. 84 (1920) (under this section a mortgagee, either before or after default in payment, has no title by virtue of his mortgage to the mortgaged real estate, his interest being simply a specific lien for the security of the debt mentioned in the mortgage, and he can acquire the legal title as

against the mortgagor or his grantees only by outbidding every other person at the foreclosure sale); Coe v. Finlayson, 41 Fla. 196 (1899) (mortgage is only a lien and mortgagee can maintain no action relative to mortgaged premises until he becomes owner at foreclosure sale); McMahon v. Russell, 17 Fla. 698 (1880) (title to mortgaged land is divested only by sale under decree).

38. The Defendant City Historic Preservation Ordinance only provides for removal of historic designation when a historical landmark is too deteriorated, difficult, or expensive to renovate. This is consistent with the requirements of the National Register, which only allows removal from the register for specific grounds.¹

39. Upon information and belief, the Defendant City Commissioners engaged in unauthorized private communications between one another and with third parties interested in removing the designation.

40. Namely, one of the Defendant City Commissioners inappropriately and wrongfully received confidential details from the mortgage foreclosure action between the Bank and Clardy Malugen prior to voting on the matter. Interestingly, the same Commissioner's husband acted as the mediator in the underlying foreclosure action.

¹ (a) Grounds for removing properties from the National Register are as follows:

(1) The property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing;

(2) Additional information shows that the property does not meet the National Register criteria for evaluation;

(3) Error in professional judgment as to whether the property meets the criteria for evaluation; or

(4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the Federal Register.

(b) Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a) (1) of this section.

36 C.F.R. § 60.15 (2013).

41. Furthermore, another Defendant City Commissioner has proclaimed that he is a friend of the current owners of the Capen House, and the same Commissioner knew to whom the Bank had planned to transfer the Capen House prior to voting on the matter.

42. The hearing on September 24, 2012, concerning Resolution 2112-12 entitled

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, RESCINDING RESOLUTION 2091-11 DESIGNATING 520 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA AS A HISTORIC LANDMARK ON THE WINTER PARK REGISTER OF HISTORIC PLACES

lasted for only six minutes and provided no opportunity for public comment in opposition before a final vote. Resolution 2112-12 is attached at **Exhibit "D."**

43. Neither before nor during the hearing did the Defendant City Commissioners solicit input from the Preservation Commission, as required by the Historical Preservation Ordinance.

44. During the hearing, the commissioners and Bank representatives repeatedly referred to the baseless claim and misrepresentation that Clardy Malugen applied for historic designation for tactical reasons to gain leverage in her foreclosure negotiations with the Bank as actual unrefuted evidence of fraud. It was based on this purported evidence that the Defendant City Commissioners voted to rescind the designation in violation of the Historical Preservation Ordinance.

45. Resolution 2112-12 passed after Commissioners Leary, Sprinkel, Cooper, and McMacken, along with Mayor Kenneth Bradley voted unanimously in favor of the resolution. Mayor Bradley signed the resolution on the same day, September 24, 2012.

46. Since the inception of the Winter Park Register in 2001, almost 80 properties have been designated as historic places in Winter Park by the Preservation Commission. The Capen

House is the only property to have ever been removed, and it was done so without a vote by the Preservation Commission itself. See **Exhibit “E.”**

47. One City Commissioner has indicated, in an e-mail dated June 9, 2013, that one of the primary reasons for the vote was to “ensure the city was not sued.”

48. On May 13, 2013, following purchase of the Capen House on March 15, 2013, the current owners applied for a demolition permit in an effort to raze the property to make way for more modern accommodations.

49. The Defendant City Commission held a hearing on June 10, 2013 in which it admitted, on record, that the rescission of the historic designation was based on representations by the Bank that Clardy Malugen did not have authority to request such designation and that she made the request for fraudulent purposes.

50. In the same hearing, the Defendant City Commission admitted that the property did not belong to the Bank until July 17, 2012, when they acquired title. Again, this was almost a full year after the property was designated as a historic place.

51. Notwithstanding the inappropriate removal of the Capen House from the Winter Park Register, the Defendant City Commission continued to discuss the demolition of the Capen House in reference to the Historical Preservation Ordinance.

52. At this hearing, a large public outcry of concerned citizens failed to convince the Defendant City Commissioners to delay approval of the demolition permit until a review of the demolition process and historic preservation ordinance could take place.

53. On June 24, 2013, the Defendant City Commissioners held another hearing and were told that several private parties were interested in relocating the Capen House. No further debate or comment was solicited at that meeting.

COUNT I – DECLARATORY RELIEF

COMES NOW, Plaintiff, CONCERNED CITIZENS FOR HISTORIC PRESERVATION, INC. (hereinafter referred to as “Plaintiff”), by and through its undersigned counsel, and sues Defendant, CITY OF WINTER PARK, FLORIDA (hereinafter referred to as “Defendant City” and/or “Defendant Winter Park”), and states as follows:

54. Plaintiff realleges and reincorporates its allegations contained in paragraphs 1 through 53 above as if fully set forth herein.

55. This is an action for declaratory relief seeking to determine the parties’ rights pursuant to section 86.021, Florida Statutes.

56. There is a bona fide dispute between the parties as to the Defendant City’s authority to rescind a designation on the Winter Park Register absent destruction, significant deterioration, or extreme difficulty or expense to renovate and absent a recommendation by the Preservation Commission.

57. Plaintiff believes the Defendant City lacked authority to rescind the designation, or in the alternative, acted arbitrarily and capriciously in doing so.

58. Plaintiff further believes that the Defendant City Commissioners acted in violation of their own rules and regulations making their actions void ab initio. At least two Commissioners, in particular, both acted on confidential information not publically disclosed and improperly considered when each voted for rescission. Further, it is believed that the information was wrongfully shared and discussed with other Commissioners outside any public setting.

59. Defendant City, on the other hand, has taken the position that the City Commission’s vote to rescind the Capen House’s historic designation was appropriate and that it has violated none of its ordinances in doing so.

60. The parties are in doubt as to their status and rights under Florida Law.

61. The parties are entitled to have their doubts removed and all parties with an interest in this action are presently before this Court.

WHEREFORE, for the foregoing reasons, Plaintiff, CONCERNED CITIZENS FOR HISTORIC PRESERVATION, INC., respectfully requests this Court enter an Order declaring that the Defendant City's rescission of the Capen House's designation on the Winter Park Register as a historic landmark is a nullity, rescinding Resolution 2112-12, and that Plaintiff is entitled to have the Capen House re-designated as a historic landmark on the Winter Park Register, awarding Plaintiff its reasonable attorney's fees and costs, and such other and further relief as this Court deems just and proper.

COUNT II – SUNSHINE LAW VIOLATION

COMES NOW, Plaintiff, CONCERNED CITIZENS FOR HISTORIC PRESERVATION, INC. (hereinafter referred to as "Plaintiff"), by and through its undersigned counsel, and sues Defendant, CITY OF WINTER PARK, FLORIDA (hereinafter referred to as "Defendant City" and/or "Defendant Winter Park"), and states as follows:

62. This is an action pursuant to Section 286.011, Florida Statutes.

63. Plaintiff realleges and reincorporates its allegations contained in 1 through 53 and 57 through 59 above as if fully set forth herein.

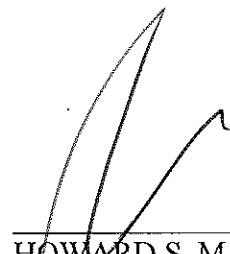
64. On information and belief, several members of the Defendant City Commission violated Section 286.011, Florida Statutes, relating to the vote on the rescission of designation on the Winter Park Register for the Capen House.

65. On information and belief, at least some of the Commissioners received written or oral communications that were not made part of the record before the final action on this matter and wrongfully discussed the issues in private meetings.

66. On information and belief, at least one (1) member of the Defendant City Commission wrongfully received confidential information from the mediator of the foreclosure dispute between the Bank and Clardy Malugen that was relied upon for that Defendant City Commissioner's vote. The information was not disclosed at a public hearing and the Commissioner did not disqualify herself.

WHEREFORE, for the foregoing reasons, Plaintiff, CONCERNED CITIZENS FOR HISTORIC PRESERVATION, INC., respectfully requests this court to enter declaratory and injunctive relief to rescind Resolution 2112-12 and for such other and further relief as this Court deems just and proper.

DATED: October 3, 2013



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EXHIBIT A

EXHIBIT B

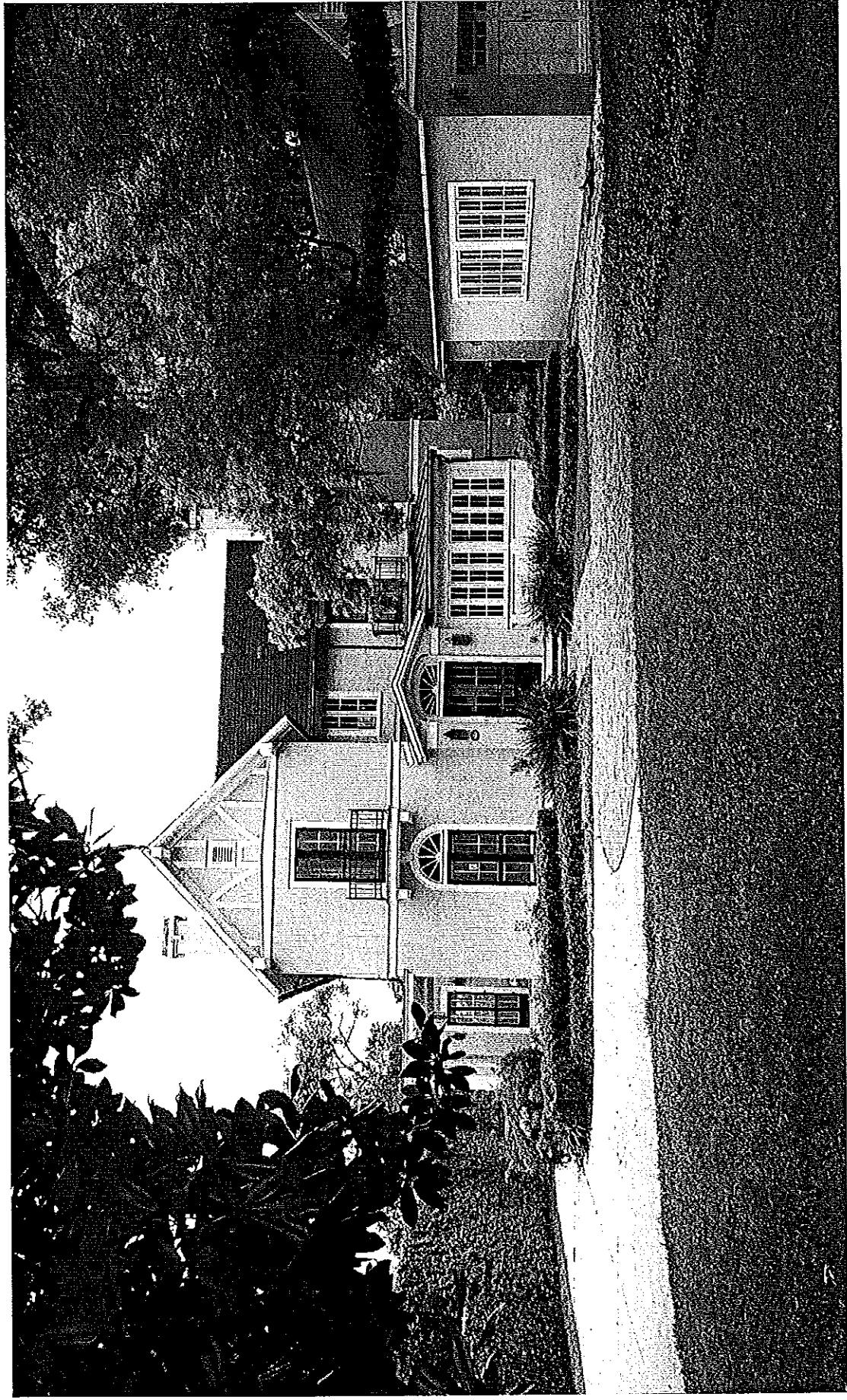


EXHIBIT C

RESOLUTION NO. 2091-11

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 520 NORTH INTERLACHEN AVENUE, WINTER PARK, FLORIDA, AS A HISTORIC LANDMARK IN THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

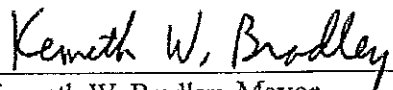
WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the property located at 520 North Interlachen Avenue, Winter Park, Florida meets the criterion for historic resource status through its association with the James S. Capen Family and as an example of Tudor Revival style architecture,

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that: The City Commission of the City of Winter Park hereby supports and endorses the designation of the property located at 520 North Interlachen Avenue as a historic landmark on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 8th day of August 2011.


Kenneth W. Bradley, Mayor

ATTEST:

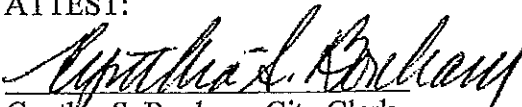

Cynthia S. Bonham, City Clerk

EXHIBIT D

RESOLUTION NO. 2112-12

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, RESCINDING RESOLUTION 2091-11 DESIGNATING 520 N. INTERLACHEN AVENUE, WINTER PARK, FLORIDA AS A HISTORIC LANDMARK ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, Resolution 2091-11 determined that the property at 520 North Interlachen Avenue meets the criterion for historic landmark status on August 8, 2011.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

The City Commission of the City of Winter Park hereby rescinds Resolution 2091-11 designating 520 N. Interlachen Avenue as a historic landmark on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 24th day of September, 2012.

Kenneth W. Bradley
Mayor, Kenneth W. Bradley

ATTEST:

Cynthia S. Bonham
For City Clerk, Cynthia S. Bonham, MMC

EXHIBIT E

Winter Park Register of Historic Places

Individual designations not in a district are shaded yellow. Properties individually designated and later included in the College Quarter are shaded blue. Properties individually designated and later included in Virginia Heights East are shaded pink.

<i>Designation Number</i>	<i>Street Address</i>	<i>Resolution Date</i>	<i>Resolution Number</i>
01-001	2400 Forrest Road, The Ripples	9-25-01	1765-01
01-002	1554 Harris Circle, The Harris-Edison House	9-25-01	1764-01
01-003	1243 Alberta Drive	11-13-01	1768-01
01-004	1264 Richmond Road	11-27-01	1769-01
01-005	1412 Canterbury Road	11-27-01	1770-01
01-006	863 North Park Avenue, Casa Colina	1-8-02	1774-02
02-001	450 Clarendon Avenue	2-26-02	1775-02
02-002	1537 Hillcrest Avenue	2-26-02	1776-02
02-003	189 East Morse Boulevard Lincoln Apartments (façade)	7-28-03	1838-03
02-004	1375 Buckingham Road	3-26-02	1779-02
02-005	781 Antonette Avenue	3-26-02	1780-02
02-006	761 Old England Avenue W. P. Country Club and Golf Course	3-26-02	1778-02
02-007	734 Maryland Avenue	3-26-02	1777-02
02-008	695 French Avenue	4-23-02	1782-02
02-009	1400 Highland Road	4-23-02	1783-02
02-010	201 North Phelps Avenue The Granberry House	4-23-02	1784-02

02-011	656 North Park Avenue, Casa Feliz	4-23-02	1785-02
02-012	200 South Knowles Avenue	5-28-02	1788-02
02-013	200 West New England Avenue A.C.L. Freight Depot – Farmers' Market	5-28-02	1789-02
02-014	430 Henkel Circle	6-25-02	1794-02
02-015	1482 Westchester Avenue	6-25-02	1793-02
02-016	260 Cortland Avenue	7-23-02	1797-02
02-017	1200 Kenwood Avenue	7-23-02	1796-02
02-018	1350 College Point	9-24-02	1800-02
02-019	1599 Highland Road	9-24-02	1799-02
02-020	407 Melrose Avenue	9-24-02	1802-02
02-021	1411 Via Tuscany	9-24-02	1801-02
02-022	772 Maryland Avenue	11-26-02	1807-02
02-023	1531 Berkshire Avenue	1-14-03	1808-03
03-001	843 Palmer Avenue	1-14-03	1809-03
03-003	255 Osceola Court	2-25-03	1811-03
03-004	762 Antonette Avenue	3-25-03	1820-03
03-005	1273 Richmond Road	3-25-03	1818-03
03-006	557 Osceola Avenue	3-25-03	1819-03
03-007	876 Old England Avenue	5-27-03	1823-03
03-008	841 North Park Avenue University Club	5-27-03	1824-03

03-009	546 Holt Avenue	5-27-03	1825-03
03-010	College Quarter Historic District	7-28-03	1838-03
03-011	1881 Alabama Drive	8-25-03	1841-03
03-012	1510 Glencoe Road	8-25-03	1840-03
03-013	1041 Osceola Avenue	8-25-03	1842-03
03-014	1034 Aloma Avenue	11-24-03	1847-03
03-015	1353 Essex Road	1-12-03	1849-04
03-016	1425 Berkshire Avenue	1-12-04	1850-04
04-001	111 East Webster Avenue The Hotard House	2-9-04	1854-04
04-002	121 Garfield Avenue	1-26-04	1868-04
04-003	1645 Berkshire Avenue	2-23-04	1855-04
04-004	451 Garfield Avenue	2-23-04	1856-04
04-005	1400 Pelham Road	3-22-04	1859-04
04-006	1285 Richmond Road	8-23-04	1880-04
05-001	1000 South Kentucky Avenue	1-12-05	1893-05
05-002	2414 East Winter Park Road	2-8-05	1897-05
05-003	1331 Aloma Avenue The Waddell House	5-11-05	1910-05
05-004	419 South Interlachen Avenue The Woman's Club of Winter Park	7-13-05	1918-05
05-005	1345 Clay Street	7-13-05	1921-05
05-006	925 Aragon Avenue	7-13-05	1919-05

05-007	1015 Greentree Drive	7-13-05	1920-05
05-008	1532 Berkshire Avenue	10-12-05	1930-05
05-009	567 Osceola Avenue	10-12-05	1929-05
05-010	1355 Pelham Road	11-9-05	1937-06
06-001	1771 Glencoe Road	3-27-06	1945-06
06-002	724 Bonita Drive	4-24-06	1947-06
06-003	"Eastbank" The Comstock-Harris House	4-24-06	1946-06
	1405 Pelham Road		
07-001	2600 East Winter Park Road	3-23-07	1969-07
07-002	1355 Devon Road	3-23-07	1968-07
07-003	150 Cortland Avenue	3-23-07	1967-07
07-004	512 West Canton Avenue	4-23-07	1970-07
07-005	1360 Canterbury Road	5-29-07	1972-07
08-001	433 Broadview Avenue	5-12-08	1994-08
08-002	220 Overlook Road	5-12-08	1995-08
08-003	1470 Glencoe Road	5-12-08	1993-08
08-004	544 N. Knowles Avenue	6-9-08	1996-08
09-003	The Barbour Apartments	2-22-10	2045-10
	Virginia Heights East		
10-001	320 Cortland Avenue	8-9-10	2063-10
10-002	1710 Westchester Avenue	8-23-10	2066-10
11-001	520 North Interlachen Avenue Rescinded in 2012	8-8-11	2091-11

12-001	1301 Pelham Road	2-27-12	2102-12
12-002	1509 North Orange Avenue	3-26-12	2106-12
12-003	1500 Berkshire Avenue	4-11-12	2108-12
