



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

9:00 a.m.  
March 11, 2015  
Commission Chambers  
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:05 a.m.

Present: Chairman Randall Glidden, Vice-Chair Rebecca Talbert, Louise Sprimont, Genean MacKinnon, and Phil Wood. Absent: Candace Chemtob, Barbara De Vane and Michael Miller. Also Present: City Attorney Robin McKinney. Staff: Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

Motion made by Ms. Talbert, seconded by Mr. Wood to approve the January 14<sup>th</sup> and February 11<sup>th</sup> meeting minutes. Motion carried unanimously.

Public Comments:

No one wished to speak. Public comment was closed.

Action Items:

COR 15-002 Certificate of review request from Peter and Jordon Celeste to replace the windows and to replace a rear door with a window at their property at 368 Vitoria Avenue. Contributing historic building in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-03-080.

Senior Planner Lindsey Hayes presented the staff report. She noted that the subject property is a contributing historic resource in the College Quarter Historic District. She used a power point presentation to discuss the history and the architecture of the home. She stated that the applicants are requesting a certificate of review to replace the non-original windows, and to replace a non-original rear double French door with a double window. The existing window openings would be preserved. The proposed windows will be a clad wood type and an upgrade to the previously replaced windows. The proposed window selection's style and opening mechanism (sash etc.) must be shown to be appropriate for the Craftsman style. The narrow lots and organization of the buildings on Vitoria Avenue provides little view of side elevations thus there would be minimal impact to the character of the house and street. Staff recommended approval subject to final manufacturer and specification selection. Ms. Hayes responded to Board member questions and concerns.

The applicant Mrs. Celeste and her contractor John Schofield were present to respond to any questions and concerns of Board members. No one wished to speak concerning the item. Public Hearing closed.

**Motion made by Ms. Talbert, seconded by Mrs. Sprimont to approve the certificate of review request to replace a rear door with a window at 368 Vitoria Avenue. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.**

**COR 15-003 Certificate of review request for final exterior elevations and materials for COR 13-004; April 10, 2013 request of Stephen and Pamela Coutant for additions and alterations to their property located at 905 Lakeview Drive including front and rear additions totaling 977 square feet, a 30 square foot side entry porch addition and a 114 square feet rear lanai. Variance requested to allow a front setback of 47 feet in lieu of the average 55 feet. The property is a contributing resource in the College Quarter Historic District; Zoned R-1AA. Parcel ID #07-22-30-1490-01-170.**

Senior Planner Lindsey Hayes presented the staff report. She explained that the subject property at 905 Lakeview Drive was built around 1925 and was one of the first homes in the College Place subdivision which is part of the College Quarter Historic District. She explained that on April 10, 2013, the HPB approved the applicants' request for front and rear additions totaling 977 square feet, a 30 square foot open entry porch addition, and a 114 square foot rear lanai. She reviewed the details and concerns of the 2013 certificate of review request. She noted that this was a preliminary request to determine if the additions will be approved subject to final plans and materials. She discussed the issues relating to the Secretary of the Interior's Standards. Ms. Hayes stated that the HPB granted preliminary approval to the plans and to the front setback variances subject to the following conditions: that the applicant must return with all final elevations and materials information, and that there must be a development agreement to preserve the existing interior courtyard. The applicants are now returning with the complete elevations, and they have no objection to a development agreement to retain the open courtyard. Staff recommended approval subject to HPB architectural review with the condition that building permits would not be released until a development agreement to preserve the open courtyard and keep the portico open as shown is signed. She responded to Board member questions and concerns.

Stephen Coutant, 905 Lakeview Drive, stated that they have been working on identifying materials (i.e., windows and roofing materials). He brought in sample windows and roof tiles. He discussed the difficulties that they have encountered in trying to match the roof tiles. He responded to Board member questions and concerns.

No one else wished to speak concerning the request. Public Hearing closed.

**Motion made by Mrs. McKinnon, seconded by Mrs. Sprimont to approve the request for final exterior elevations and materials and the requested variance to allow a front setback of 47 feet in lieu of the average 55 feet for 905 Lakeview Avenue. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.**

- Betsy Owens, Executive Director, Friends of Casa Feliz, JGR II Colloquium award program

Mrs. Owens presented the Board members with background information regarding the award program proposed for the JGR II Colloquium. She explained that it is the desire of Casa Feliz to partner with the Historic Preservation Board to present these awards at this well attended community event. She stated that the award(s) would fall under the umbrella of community service awards suggested for Excellence for Commercial

Restoration, Excellence for Residential Restoration, and a lifetime achievement award or adaptive reuse. Mrs. Owens noted that the 2015 Colloquium is scheduled for May 16<sup>th</sup> at Rollins College, and further the event is typically attended by at least 300 people. She responded to Board member questions and concerns.

A discussion ensued among the Board members concerning the pros and cons of an award program. Ms. Hayes discussed City policies with regard to awards. She suggested a workshop so that Board members can discuss this issue at length and fine tune the suggested program. She stated that for purposes of today, action is needed by the Board in order to move forward with this endeavor.

Stephen Coutant, 905 Lakeview Drive, suggested that the Board members develop a name for the award prior to sending forward to the City Commission to vote on due to the timing involved. No one else wished to speak concerning this item. Public hearing closed.

**Motion made by Mrs. Sprimont, seconded by Mrs. McKinnon to establish the Winter Park Historic Preservation Board award with the categories of Excellence in Commercial Renovation, Excellence in Residential Renovation, Lifetime Achievement and Adaptive Reuse. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.**

### 3. New Business.

Ms. Hayes announced that public workshops for the Historic Preservation Ordinance re-write will held at the Welcome Center in the month of April, no dates provided. The purpose is to receive public comment.

Mr. Wood introduced his idea of a proclamation honoring Mr. John Spang. He distributed copies to the Board members for consideration. He also discussed his idea of a four tier ranking system for historic properties. He also distributed copies of this information to Board members for consideration. Ms. Hayes suggested that these items be placed on the April 8<sup>th</sup> agenda.

4. Adjournment. There was no further business. The meeting adjourned at 10:30 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
April 8, 2015**

**COR 15-004** Certificate of review request from Nancy Fay Dallas to remove a carport and add an attached garage on the rear of her property at 440 Holt Avenue with a variance to allow a side setback of 5 feet in lieu of 7 feet. Non-contributing building in the College Quarter Historic District. Zoned R-2. Parcel ID #07-22-30-8760-00-031.

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**Description.** The property at 440 Holt Avenue was built around 1957 just outside of what was considered the historic period of development of the Trotter's Replat which is part of the College Quarter Historic District. It is a single family Minimal Traditional style masonry residence. The main body of the house has a moderate pitch side-gabled roof and front facing gable extension. The entry is under a recessed open extension of the front gable. Oriented toward Holt Avenue, the house is on the southwest corner of Maryland Avenue and Holt. There is a semicircular driveway on the Holt Avenue side and a driveway to the rear of the property from Maryland Avenue

**Certificate of Review Request.** Owner Nancy Fay Dallas is requesting approval to add an attached rear masonry garage which be accessed from Maryland Avenue. The request includes a variance to allow a five foot setback on the interior (west) side lot line. The proposed garage could utilize the existing 6 foot 4 inch setback without a variance; however experience has shown that offsetting new additions to older homes is practical, and also that (6 foot 4 inch) setback would not allow 20 feet between the garage door and the right of way. Shallow side setbacks for garages and accessory structures are fairly typical in the historic district. The garage would have a single vehicle and a walk doors facing Maryland Avenue and a second walk door facing west. The overall design of the proposed garage is compatible with the Minimal Traditional style house and has insignificant impact on the Maryland Avenue streetscape. The owner has been updating the house and has added new windows and a backyard fence.

**RECOMMENDATION:** Staff recommends approval.



PLANNING DEPARTMENT

City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3498

Certificate of Review Application

1. 440 Holt Avenue, Winter Park, FL 32789
Building address

Nancy Fay Dallas 440 Holt Avenue, Winter Park, FL 32789 407-644-6240
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. Please indicate the work your propose to undertake:

Minor alteration New construction X Addition Demolition Rehabilitation

Variance request (additional information required) Other:

3. Proposed project narrative: (attach additional page if necessary)
Add an attached backyard garage.

4. The following supplementary information shall be provided as applicable to describe the proposal:

Site plan Floor plan(s) X Elevations(s) Photo(s) Survey

Material and product information X Setback/Coverage worksheet REQUIRED

Other:

5. I, Nancy Fay Dallas, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Nancy Fay Dallas
Owner's Signature

March 13, 2015
Date

Historic Preservation Commission Office Use

Date received: 3-13-15 HPC Meeting: 4-8-15 Case File No 15-004

Historic name of building (if any) COLLEGE QUARTER Historic district name (if any)

07-22-30-8760-00-031 1957
Parcel Identification Number Year built

historic landmark historic building/structure

district contributing element X district non-contributing element

# Setback/Coverage Calculations

(Lots 65' or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 440 HOLT AVE Lot Width: 60'

Submitted by: L.H. Lot Area: 4657.08 SF

Principal Dwelling \_\_\_\_\_ Cottage Dwelling \_\_\_\_\_ Single Family Residence  Duplex \_\_\_\_\_  
 \*\*\*\*\*

	Existing Area	+	Proposed Area	=	Total Area	Permitted Area
<b>Minimum Living Area (sq.ft.)</b>						
Principal Dwelling	1,000					
Cottage Dwelling	500					
Single Family	1,000					
Duplex	1,000		<u>1563 SF</u>		<u>400 SF</u>	<u>1971 SF</u>

**Impervious Lot Coverage**

(include all areas from above at grade level plus all driveways, sidewalks, patios, swimming pools, etc)

Principal Dwelling - 65%						
Cottage Dwelling - 65%						
Single Family - 65%						
Duplex - 60%	<u>2,715 SF</u>		<u>408 SF</u>		<u>3,123 SF</u>	<u>4327.1 SF</u>

**Maximum Building Coverage**

Principal/Cottage dwelling 35%	(GROSS) <u>1683 SF</u>		<u>408 SF</u>		<u>2091 SF</u>	<u>2662.8 SF</u>
Single Family - 40%						
Duplex - 35%						

**Floor Area Ratio (FAR)\***

For 2-Story Buildings only (include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure)

Principal Dwelling - 30%						
Cottage Dwelling - 20%						
Single Family - 55%						
Duplex - 50%	<u>23%</u>		<u>6%</u>		<u>29%</u>	<u>55%</u>

(Note 1)

**Excludable Area of Porches (sq.ft.) from FAR**

Principal Dwelling	400					
Cottage Dwelling	300					
Single Family	700					
Duplex	600		<u>0</u>		<u>120 SF</u>	<u>700 SF</u>

(Note 2)

**Building Height** Maximum Permitted: 30'  
 Maximum Building Stories - 2

Proposed Height: 15.5' (above existing grade)

Two parking spaces per unit required behind front setback line, except only 1 space for a cottage dwelling.

Stormwater retention required per the Land Development Code.

\*Applies to two-story building only; FAR is the total gross building area divided by the total lot area. Common driveways are permitted between two adjoining lots.

**Setbacks R-2**  
(Lots 65' or less in width)

	EXISTING	PROPOSED
<b><u>FRONT SETBACKS</u></b>		
To first floor wall – 25'	_____	_____
To second floor wall – 30'	_____	_____
<b><u>SIDE SETBACKS</u></b> (Principal/cottage, dwelling or duplex)		
To first floor wall (note 3) – 7'	<u>6.4'</u>	<u>5'</u>
Driveway side first floor wall (note 4) – 11'	_____	_____
To second floor wall – 10'	_____	_____
<b><u>Rear setbacks</u></b>		
One Story Building - 10'	<u>37.8</u>	<u>19.5'</u>
Two Story Building - 25' (note 6)	_____	_____
<b><u>Corner Lot Setbacks**</u></b>		
Lot width 65' or less – 14'	_____	_____

Open Front Porch & Entryway allowance: An additional projection of up to 7' into the required front setback is permitted on any R-2 property.  
All setbacks given are minimum allowed

\*Required if garage is located in rear of lot, otherwise garage must be set back 35' from front lot line and at least 4' behind front of building, and one story garage is permitted a setback of 7'.

\*\*Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

**Notes:**

1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55%. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50% with the principal dwelling having a larger gross floor area than the cottage dwelling.
2. Only open porches in the front and screened or open porches in the rear and side of the principal and cottage dwelling may be excluded from the floor area ratio up to a total area of 700 square feet.
3. The 7-foot side setback shall only be permitted on one side of the lot, and a 5-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8 feet and limiting the building wall length to 22 feet.
4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be 10 feet.
5. For duplexes, side building walls over 20 feet in length and over 17 feet in height above the existing grade must be set back an additional 5 feet from the lot line at the second floor wall and continue at the additional 5 foot setback for at least 10 feet along the side of the building before returning to the 10 foot side setback. Alternate methods to accomplish this relief from having long two story boxlike buildings along the side lot line may be approved by staff.
6. For lots that have rear lot lines adjoining non-residential zoning, the second floor setback may be 10 feet.

**SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS**

## Attachments to R-2 Setback/Coverage Worksheets

### Other provisions and allowances for R-2 District Developments: (Excerpts from Ordinance)

#### **(3) Additional Development standards (lots 65 feet or less in width):**

1. Parking shall be provided behind the front dwelling with only one driveway entering the property.
2. The driveway and parking surface setback is permitted to be one foot from the rear or side lot line subject to providing a design which will not cause additional drainage onto a neighboring property.
3. The required off-street parking shall be two spaces for the principal building, one space for the cottage dwelling, and two spaces per unit for a duplex.
4. Circular driveways and parking in front shall be prohibited.
5. No front entry garages are permitted, except when provided in the rear half of the lot or on a corner lot.
6. Open front porches or covered entryways must be provided or a similar alternate front entryway must be provided.
7. The principal dwelling may be placed in either the front or the rear of the lot.
8. For corner lots the street side setback shall be 14 feet and the interior side setback shall be 7 feet to the first floor wall only. Other site development requirements remain the same as established for lots 65 feet or less in width.
9. The area between the building and the street shall be landscaped with grass, plantings or both, and any unusual designs shall be subject to the approval of the Parks Director.
10. Screen pool enclosures may also be permitted an additional eight (8%) percent of the lot area in addition to the permitted building area.
11. Minor deviations of the floor area ratio for a principal dwelling and a cottage dwelling may be considered up to plus or minus one percent (1%).
12. When utilizing one common driveway between two properties, the required side setback of eleven (11) feet may be reduced to seven (7) feet to the first floor wall and ten (10) feet to the second floor wall.

#### **(4) Additional Development standards for development of a single-family residence only:**

































1. Front entry garages are permitted if set back at least 35 feet from the front property line, and placed behind the front building line of the dwelling by at least four (4) feet.
2. The eleven (11) foot side setback shall be required if the garage is at the rear of the lot. If no driveway around the home is provided, then a seven (7) foot side setback shall be observed to the first floor wall, and the second floor setback shall be ten (10) feet to the second floor wall from the side lot line.
3. All other provisions of the development standards for lots 65 feet in width or less shall apply where applicable.

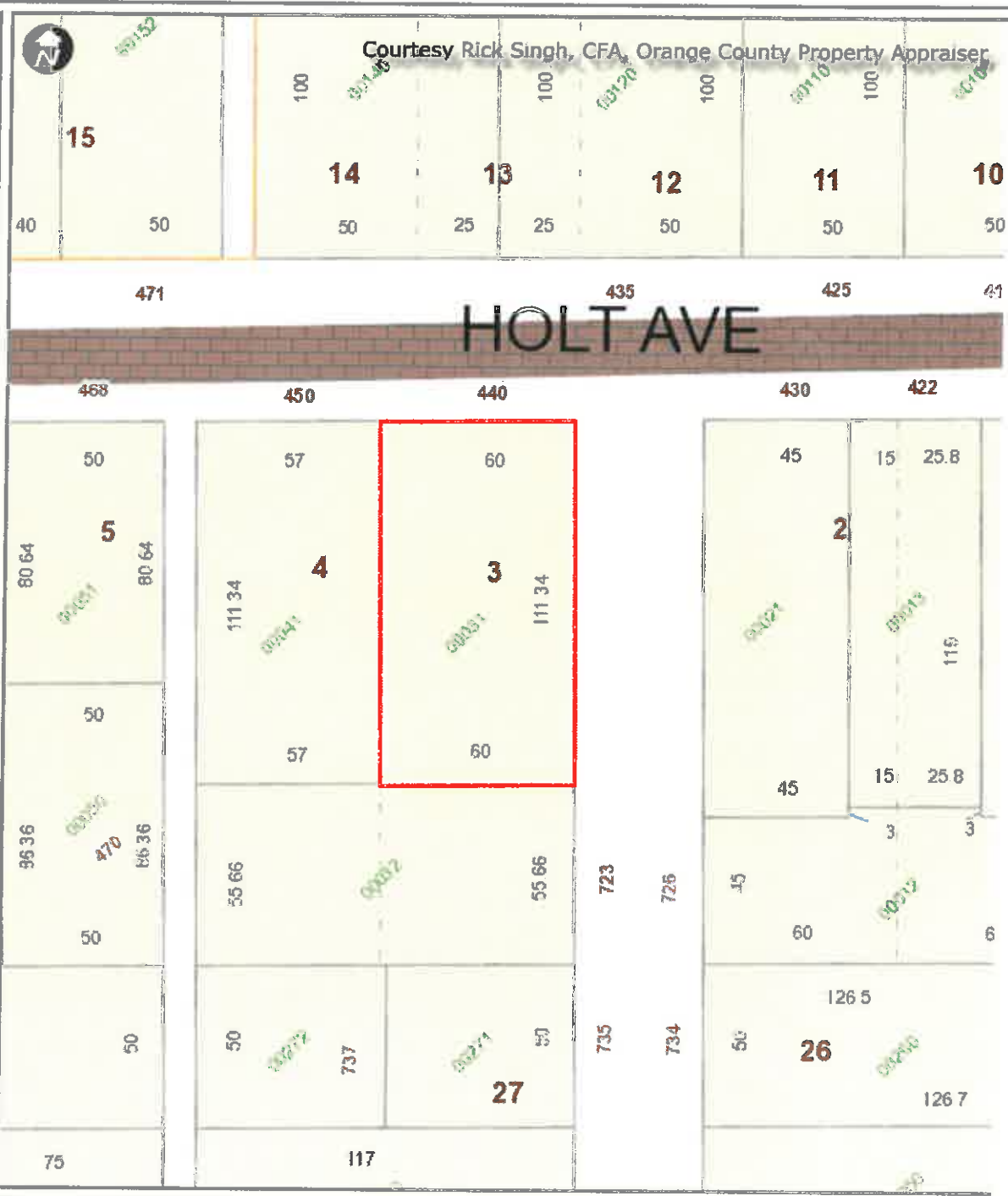
#### **(5) Development Standards for all properties in the R-2 District:**

1. A minimum distance of 22 feet shall be provided in front of garages and carports for parking turn around space, except on corner lots a minimum distance of twenty (20) feet may be permitted in front of a garage.
2. One common drive may serve two abutting properties without meeting the driveway setback requirement.
3. The architecture of the front of the building shall not include two story high features such as entry areas, porches or columns unless set back at least thirty (30) feet from the front lot line.



Courtesy Rick Singh, CFA, Orange County Property Appraiser

-  Florida turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
-  Proposed Road
-  US Road
-  State Road
-  County Road
-  One Way
-  Brick Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/Institutional/Governmental/Institutional/Misc
-  Commercial/Industrial Vacant Land
-  Hydro
-  Waste Land
-  Agricultural Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension



**NOTES:**

1. THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN.
3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY.
4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
5. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
6. PROPERTY HEREON LOCATED IN ZONE "X" PER F.I.R.M. MAP PANEL NO. 12095C 0255 F DATED 09-25-09.
7. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS, EAVES, IF ANY, NOT LOCATED OR SHOWN.

LAND SURVEYORS  
LB 4565

**Boundary  
And  
Mapping  
Associates, Inc.**

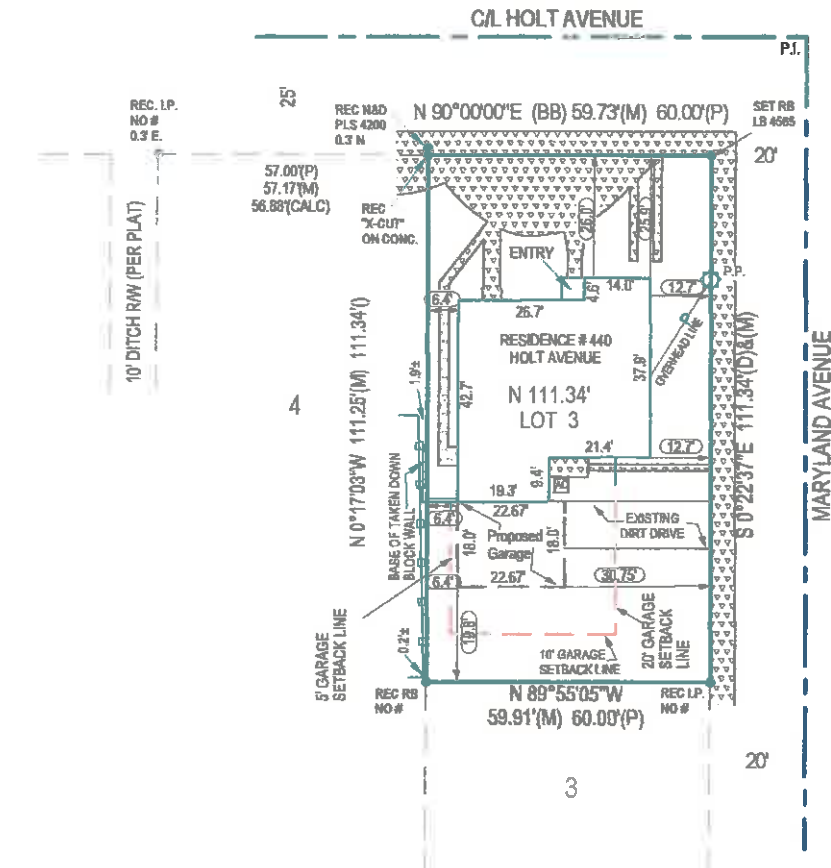
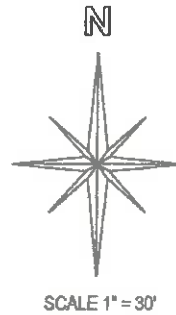
109 WEST ORANGE STREET  
ALAMONTE SPRINGS, FL.  
32714  
PH. (407) 696-1155

TOTAL LOT AREA: 6657.08 SQ. FT.  
MEASURED IMPERVIOUS LOT COVERAGE: 2715.3 SQ. FEET (40.8%)

NOTE:  
65% OF IMPERVIOUS LOT COVERAGE WOULD = 4327.1 SQ. FEET

NOTE:  
GARAGE SETBACKS SHOWN AS PROVIDED TO THIS SURVEYOR.  
SETBACKS SHOULD BE VERIFIED BEFORE CONSTRUCTION.

NOTE:  
EXISTING CARPORT (NOT SHOWN)  
AT PROPOSED GARAGE TO BE REMOVED.



CERTIFIED TO:  
HAZEL M. DALLAS  
NANCY FAY DALLAS

DESCRIPTION: THE NORTH 111.34 FEET OF LOT 3, TROTTER'S REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK J, PAGE 58, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

REVISED 02-13-15: ADD IMPERVIOUS SURFACE AREA  
ADD GARAGE SETBACK LINES (AS PROVIDED)  
ADD PROPOSED GARAGE AS FURNISHED; 03-11-15

JOB NO.: 12-824  
DATE:  
FIELD: 07-12-12  
SIGNED: 07-13-12  
DRAWN BY: RWJ  
P.C.: SM  
CHECKED BY: RWJ

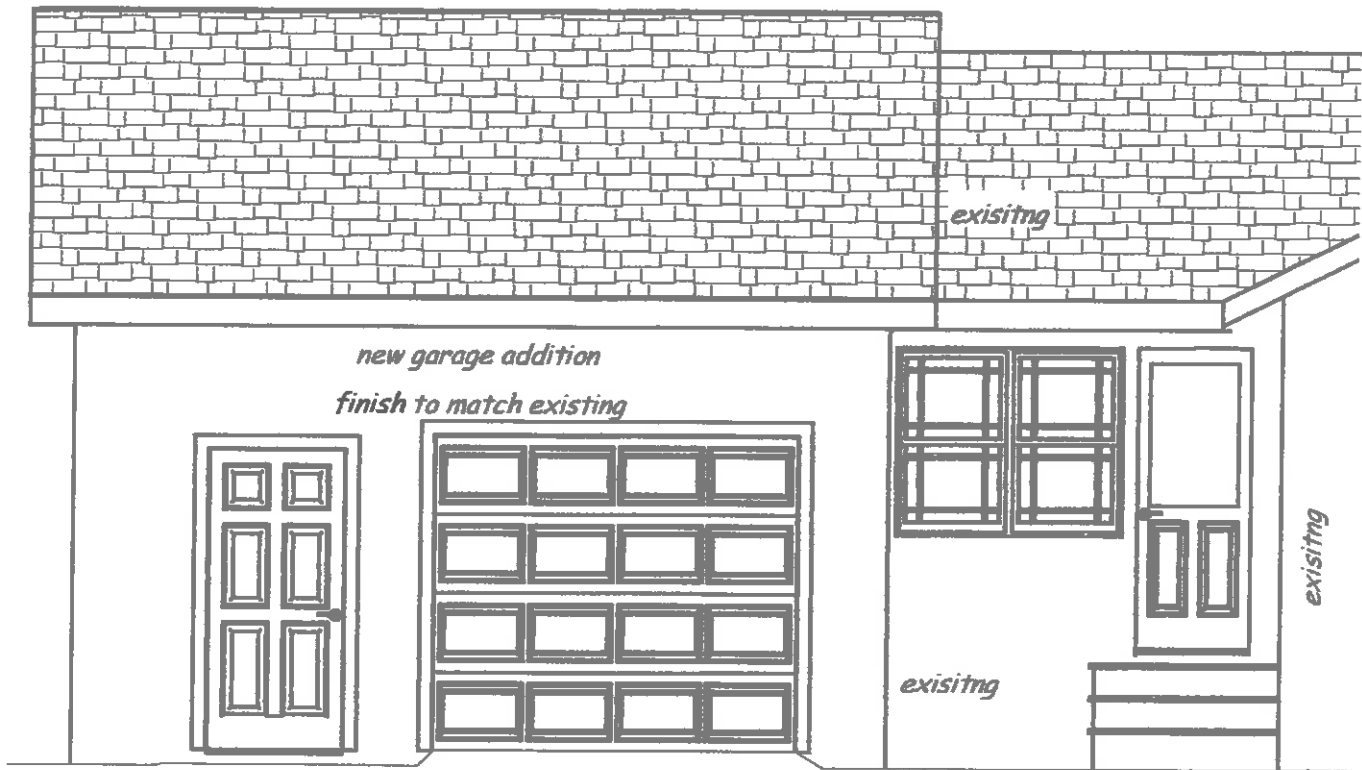
LEGEND	
REC - RECOVERED	CONCRETE
I.P. - IRON PIPE	PAVERS
I.C. - ILLIGIBLE CAP #	REC. POINT OF REVERSE CURVE
C.M. - CONCRETE MONUMENT	R.P. - RADIUS POINT
RB - REBAR	R - RADIUS
RAD - RADIAL	L - LENGTH OF ARC
N.R. - NOT RADIAL	CA - CENTRAL ANGLE
N&D - NAIL & DISC	U.E. - UTILITY EASEMENT
(P) - PER PLAT	D.E. - DRAINAGE EASEMENT
(M) - AS MEASURED	L.E. - LANDSCAPE EASEMENT
(D) - PER DESCRIPTION	SQ. FT. - SQUARE FEET
O.L. - ON LINE	P.P. - POWER POLE
P.C. - POINT OF CURVATURE	X - CHAIN LINK FENCE
CONC. - CONCRETE	□ - WOODEN OR ORNAMENTAL FENCE

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey reflected on or about the date of this survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida Statute.

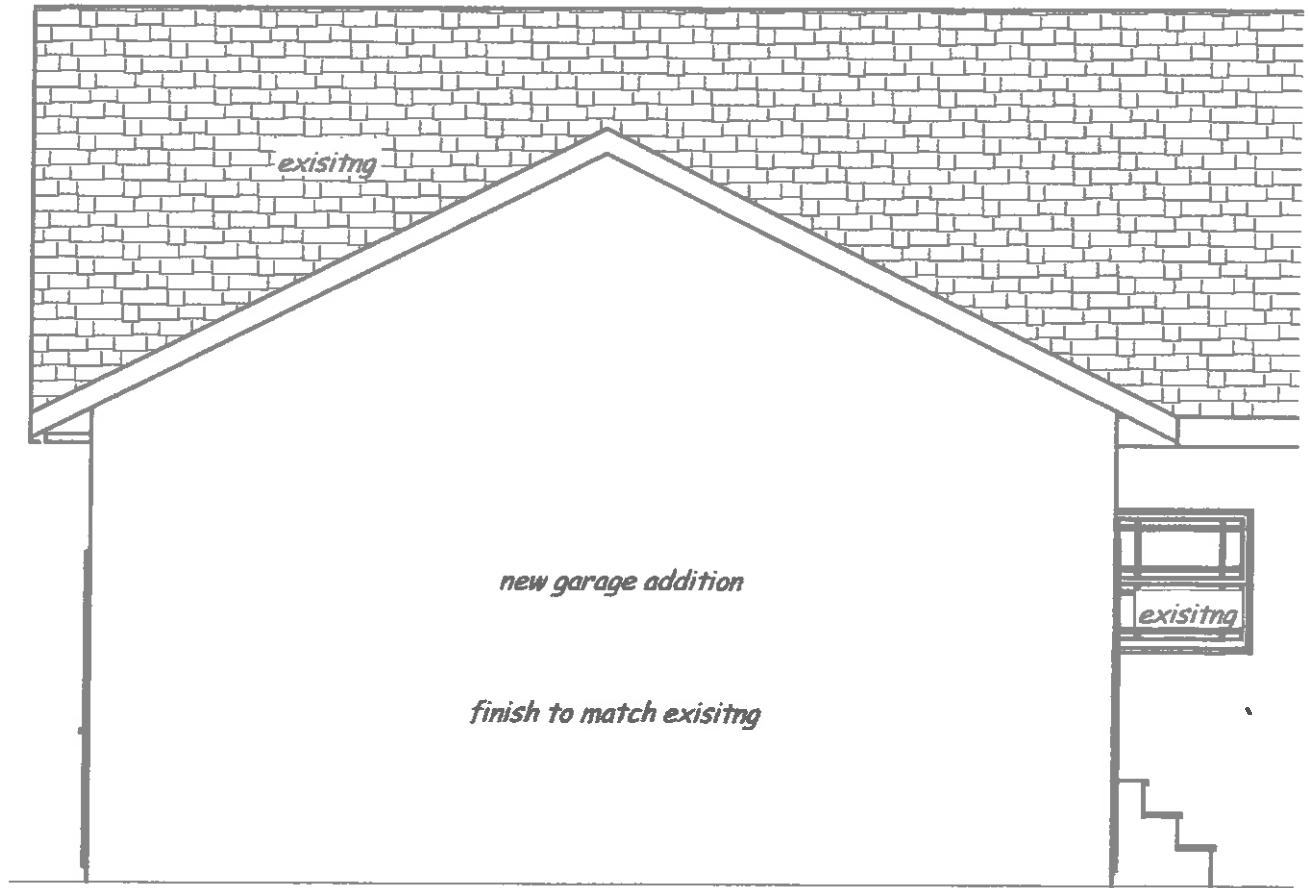
*Rodney W. Jackson*  
RODNEY W. JACKSON, PSM 6281



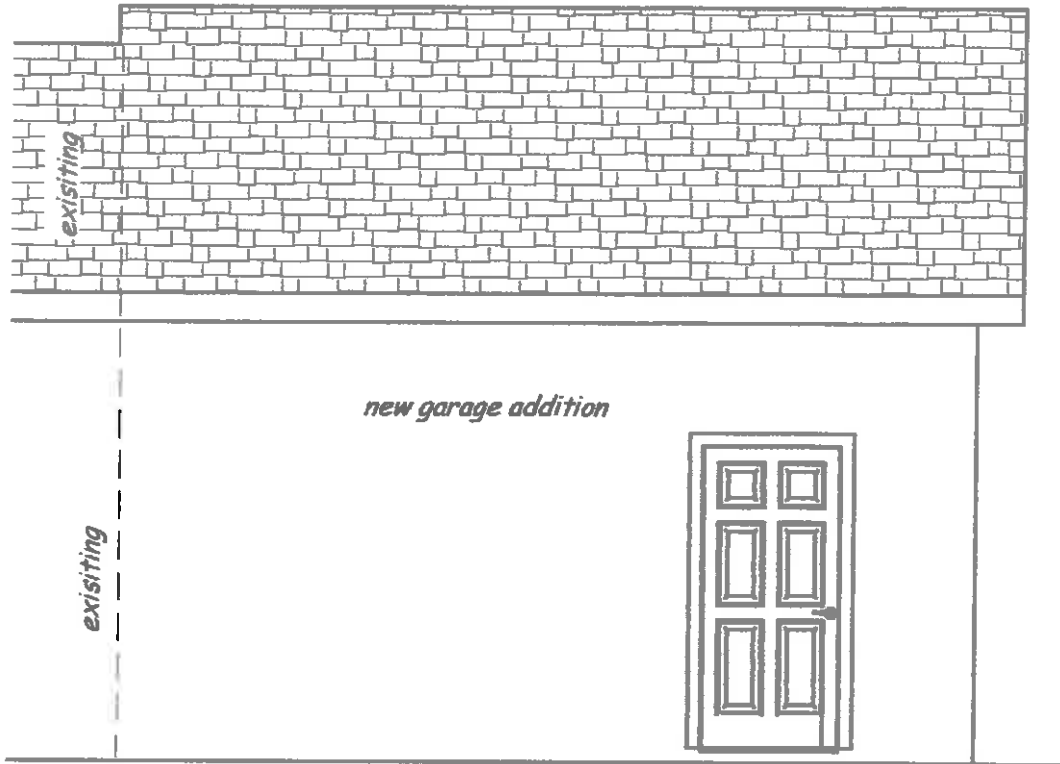
*Fay Dallas  
Garage at 440 Holt*



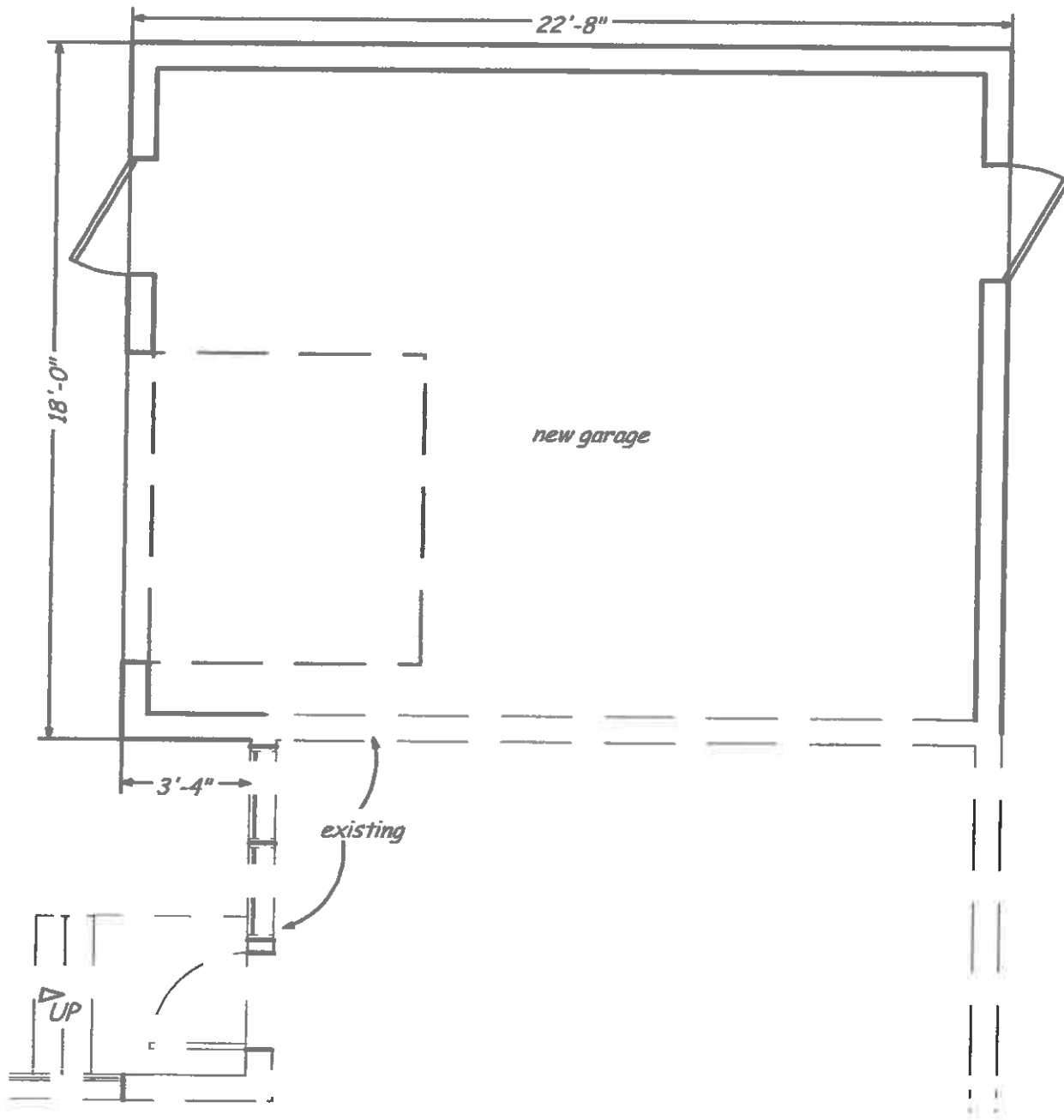
*East elevation...1/4"=1'0"*



*South elevation...1/4"=1'0"*



*West elevation...1/4"=1'0"*







FRONT (NORTH) ELEVATION ↓

↑ EAST SIDE ELEVATION (FROM MARILANO AVE)







REAR ELEVATION





↑ CAMERA FACING WEST

↓ WEST SIDE ELEVATION





↑ CAMERA FACING WEST





CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

Staff Report  
April 8, 2015

HDA 15-002 Request by Katherine and Valmore Ward Jr. to designate their property at 500 North Interlachen Avenue as a historic landmark and add it to the Winter Park Register of Historic Places. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.

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**History.** The residential property at 500 North Interlachen was designed by architect Harold Hair and built for General and Mrs. Andrew D. Avery in 1934. Born in New York in 1864, Avery Delano Andrews was commissioned 1886. He retired from the Army in 1900 with the rank of Brigadier General after a distinguished career. He would later return to service with the American Expeditionary Force in World War I. Going on to a business and legal career, he practiced law in New York from 1891 and was the Vice President and Director of the General Asphalt Company, Vice President of the Uintah Railway Company. General Andrews was the Police Commissioner of New York from 1895-98.

General Avery and his wife Mary first wintered in Winter Park in 1932 at the Lincoln Apartments on Morse Boulevard. In 1934, they purchased the property on Interlachen Avenue and hired Harold Hair to design the Spanish Eclectic style house. They were very active in the city's social and charitable effort scene. General Avery was a founding member of the University Club. The Avery's were active in All Saints Church and after her death in 1945; three chancel windows were dedicated in her memory. General Avery lived in Winter Park until his death in 1959.

**Description.** The two story Spanish Eclectic style residence was designed by D. Harold Hair and built by contractor Frank Hiegel. The house was the subject of a February 16, 1935 article in the Winter Park Topics shortly after its completion. The lot slopes down to Lake Osceola. The cross-gabled two story main body of the house is flanked by one story wings. The exterior is stucco and the roof in tile. There is little overhang at the roof line. There are bands of decorative brickwork below the eave and tile vents in the gables. The house is on a continuous foundation and there is a basement. The house is approached through a sunken courtyard with a stuccoed wall and iron gates. The entry surround features Spanish style cast stone detailing and an elaborate ironwork sconce to the left. The windows are divided light casement type. Some windows have wood shutters with ironwork hardware. There is a tall oblong stair window with a decorative ironwork grill and spiral cast stone trim to the left of the entry, and a window with a cast stone grill above the entry. The wing to the right features a double French door with sidelights and a transom. The wing to the left slants away from the main body of the house. Originally the garage on this wing had two single bay doors. They have since been

replaced with a double garage door. There is decorative stuccowork over the garage door and an ocular window with grillwork. There are two windows with cast stone grills on the courtyard side of the garage. There is a walk gate through an arch to the left of the garage. The two chimneys have arched tops and decorative stucco bands. The rear of the house overlooks a swimming pool and Lake Osceola. There is a shed roofed loggia on the left. The right features a shallow iron balcony accessed from the second floor by two French doors. Below the balcony on the ground floor is an expanse of divided light and a divided light French door set into a triple arch stucco detail. There is a pool house that incorporates the architecture of the main house connected to the house by an enclosed breezeway on the south side of the rear yard.

The property includes a non-contributing semicircular driveway at the front swimming pool and pool house, on the rear lake facing side of the site and a boathouse. The property is in excellent condition and possesses its original character and architecture.

**Architecture.** D. Harold Hair graduated from the Clemson School of Architecture in 1924. He opened a practice on the second floor of 222 North Park Avenue. In his very active career, he would design a number of notable local buildings including the Louis McKinney home to the south of the Andrews home on Interlachen Avenue, the Beal-Maltbie Shell Museum at Rollins College and the original 1937 high style Mediterranean Revival auditorium at the 1927 Winter Park High School.

Popularized after the Panama-California Exposition in 1915 in San Diego, Spanish styles became especially popular in Florida. The Spanish Eclectic style borrows freely from the history of Spanish architecture with details from Moorish, Byzantine, Gothic and Renaissance influences. Wall surfaces are stuccoed and roofs are tiled. Carved doors are typical and doorways are accented with adjacent columns, spirals, pilasters, carved or cast stonework or patterned tiles. Door leading to exterior gardens, patios and courtyards are usually paired and include a number of multi-paned glazed openings. Many Spanish style examples will have one large focal window. Decorative grills of wood spindles or ironwork are common. Other details include vent tiles, decorative chimney tops, fountains, arcades and towers.

**RECOMMENDATION:** Staff recommends listing as a historic landmark on the Winter Park Register of Historic Places.



City of Winter Park  
 Planning Department  
 401 Park Avenue, South  
 Winter Park, Florida 32789  
 407-599-3498

**City of Winter Park Historic Designation Application**

1. 500 N. Interlachen Ave. W.P. 32789  
 Building address

Valmore L. Ward, Jr 500 N. Interlachen Ave 407-637-2881  
 Owner's name(s) Address Telephone

Valmore L. Ward, Jr C- 825-964-2937  
 Applicant's name (if different from above) Address Telephone

2. I, Valmore L. Ward, Jr., as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Valmore L. Ward, Jr 3/4/2015  
 Owner's Signature Date

**Historic Preservation Board Office Use**

**Criteria for Designation**

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- B. Association with the lives of a person or persons significant in our past; or that
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or are likely to yield information important in prehistory or history.

Parcel ID # 05-22-30-9398-00-200 c. 1934  
 Legal description Year built

GENERAL AVERY D. ANDREWS HOUSE  
 Historic name of building (if any) Historic district name (if any)

Date received: 3-9-15 HPC Meeting: 4-8-15

Case File No.: HPA 15-002 Florida Master Site File No.: OR- 4339

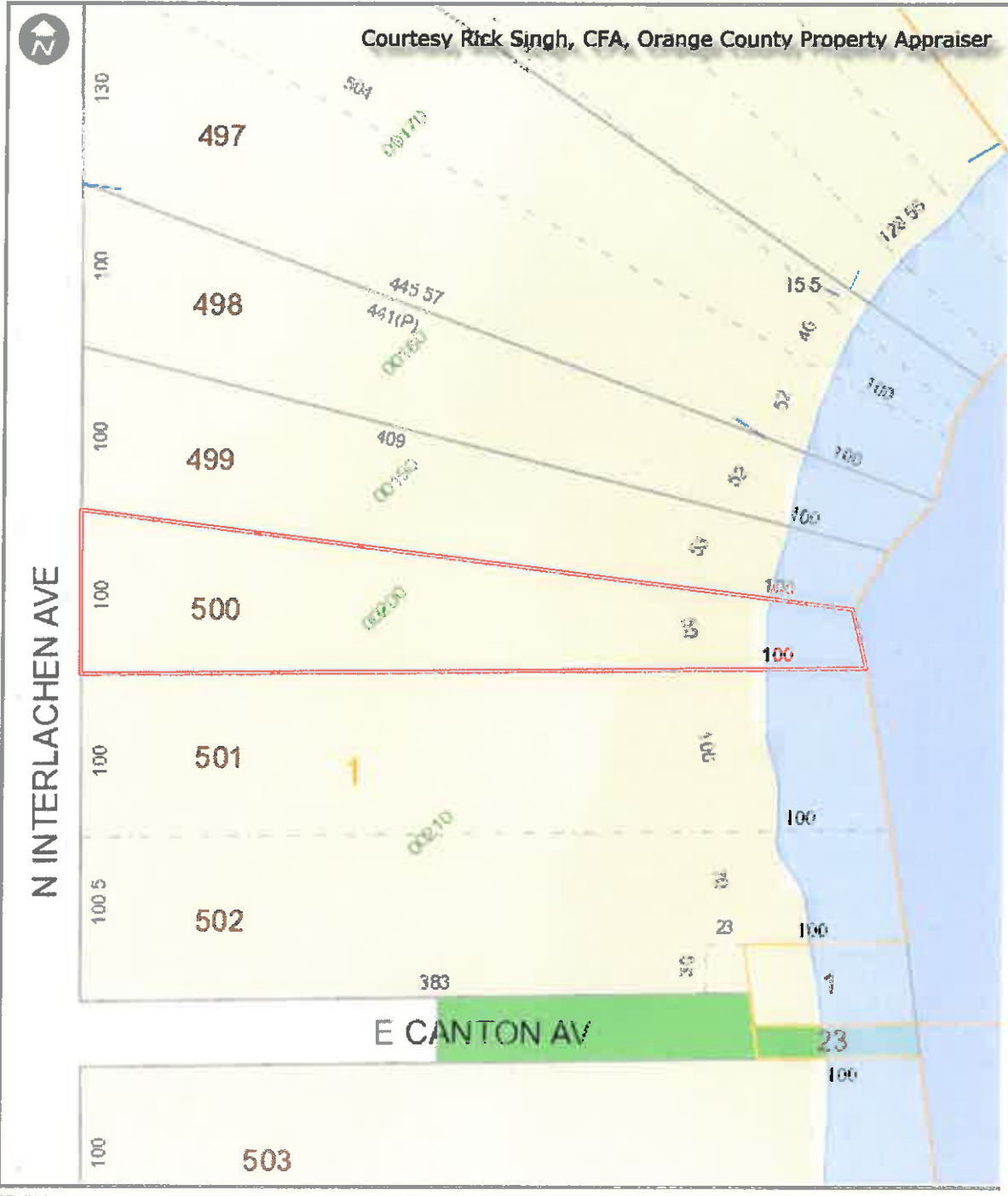
Local Historic Landmark

Local Historic Resource

Courtesy Rick Singh, CFA, Orange County Property Appraiser



































- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser



-  Florida turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
-  Proposed Road
-  US Road 441
-  State Road 436
-  County Road 551
-  One Way
-  Brick Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/Institutional/Governmental/Institutional/Misc
-  Commercial/Industrial Vacant Land
-  Hydro
-  Waste Land
-  Agricultural Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension

06060

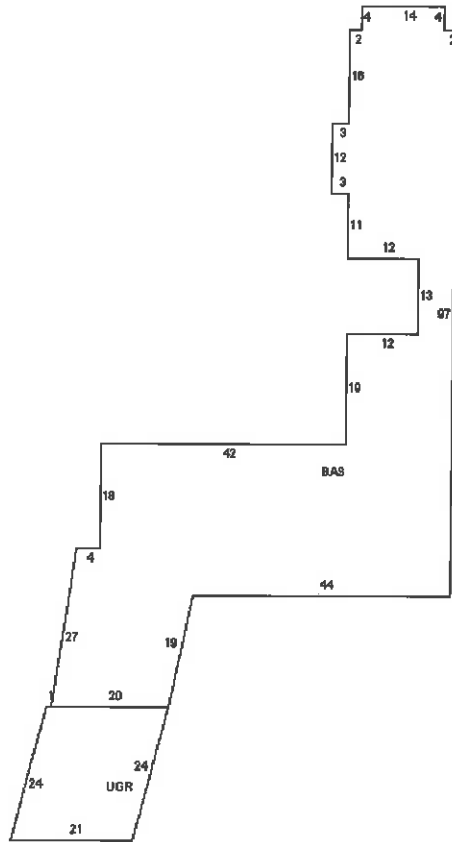
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# Building Details - 500 N Interlachen Ave - Building #1

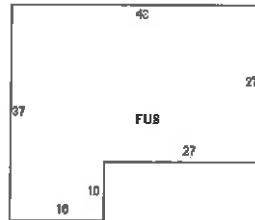


Courtesy Rick Singh, Orange County Property Appraiser



Unsketched SubAreas:  
FBM: 414,

Sum Area By Label :  
UGR = 483  
FUS = 1321  
BAS = 3202



Sub Area	Sqft	Value
BAS - Base Area	3202	\$1,406,959
FBM - Fin Basmt	414	\$63,713
FUS - F/Up Story	1321	\$493,446
UGR - Unf Garage	483	\$84,804

**Model Code:** 01 - Single Fam Residence  
**Type Code:** 0106 - Single Fam Class Vi  
**Building Value:** \$1,905,497  
**Estimated New Cost:** \$2,048,922  
**Actual Year Built:** 1934  
**Beds:** 4  
**Baths:** 5.5  
**Floors:** 2  
**Gross Area:** 5420 sqft  
**Living Area:** 4523 sqft  
**Exterior Wall:** Cb.Stucco  
**Interior Wall:** Plastered



# Property Record - 05-22-30-9398-00-200

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary

---

**Property Name**  
500 N Interlachen Ave

**Names**  
Ward Valmore L Jr  
Ward Katherine M

**Municipality**  
WP - Winter Park

**Property Use**  
0106 - Single Fam Class Vi

**Mailing Address**  
500 N Interlachen Ave  
Winter Park, FL 32789-3205

**Physical Address**  
500 N Interlachen Ave  
Winter Park, FL 32789



QR Code For Mobile Phone



500 N INTERLACHEN AVE 05/20/2014



302205939800200 03/29/2006



## Property Features

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**Property Description**

TOWN OF WINTER PARK (OLD TOWN) MISC BOOK 3/220 LOT 500 BLK 1

**Total Land Area**

32,263 sqft (+/-)      0.74 acres (+/-)      GIS Calculated

**Land (includes working values)**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0130 - Sfr - Lake Front	R-1AAA	1 LOT(S)	\$941,000.00	\$941,000	\$0.00		\$941,000

**Buildings (includes working values)**

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
<b>Type Code</b>	0106 - Single Fam Class Vi	BAS - Base Area	3202	\$1,406,959
<b>Building Value</b>	\$1,905,497	FBM - Fin Basmt	414	\$63,713
<b>Estimated New Cost</b>	\$2,048,922	FUS - F/Up Story	1321	\$493,446
<b>Actual Year Built</b>	1934	UGR - Unf Garage	483	\$84,804
<b>Beds</b>	4			
<b>Baths</b>	5.5			
<b>Floors</b>	2			
<b>Gross Area</b>	5420 sqft			
<b>Living Area</b>	4523 sqft			
<b>Exterior Wall</b>	Cb.Stucco			
<b>Interior Wall</b>	Plastered			



**Extra Features (includes working values)**

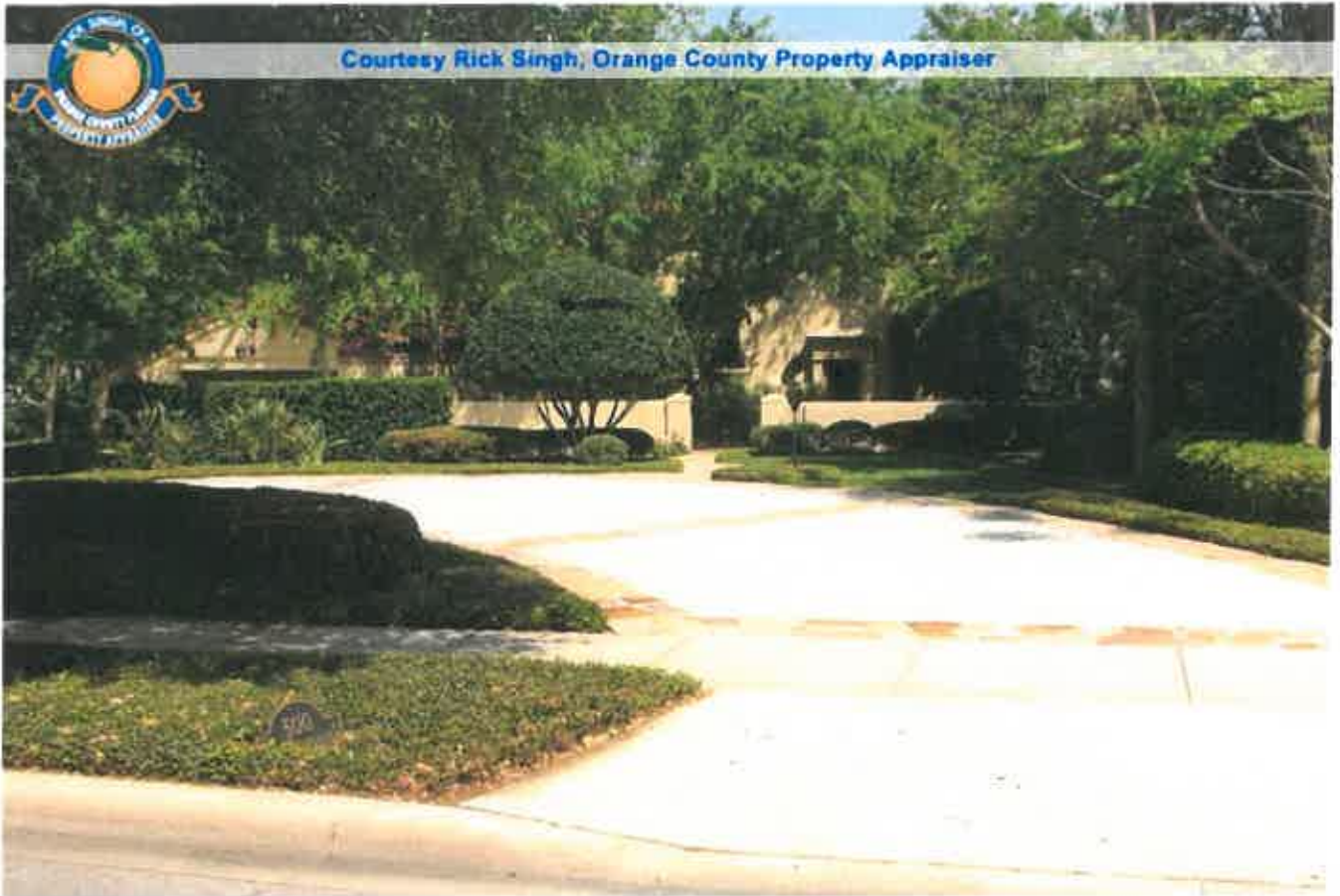
Description	Date Built	Units	Unit Price	XFOB Value
PT2 - Patio 2	01/01/1934	1 Unit(s)	\$2,000.00	\$2,000
FPL3 - Good Fireplace	01/01/1934	2 Unit(s)	\$6,000.00	\$12,000
BD2 - Boat Dock 2	01/01/1990	1 Unit(s)	\$4,000.00	\$4,000
PT3 - Patio 3	12/31/1998	1 Unit(s)	\$4,000.00	\$4,000
WLDC - Wall Dec	12/31/1998	48 Unit(s)	\$20.00	\$960
PL1 - Typical 0100 Pool	01/01/1999	1 Unit(s)	\$17,000.00	\$17,850
BC3 - Boat Cover 3	10/07/2002	1 Unit(s)	\$6,000.00	\$6,000

SKT1 - Summer Kitchen 1	01/01/1999	1 Unit(s)	\$3,000.00	\$3,000
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## **Services for Location**

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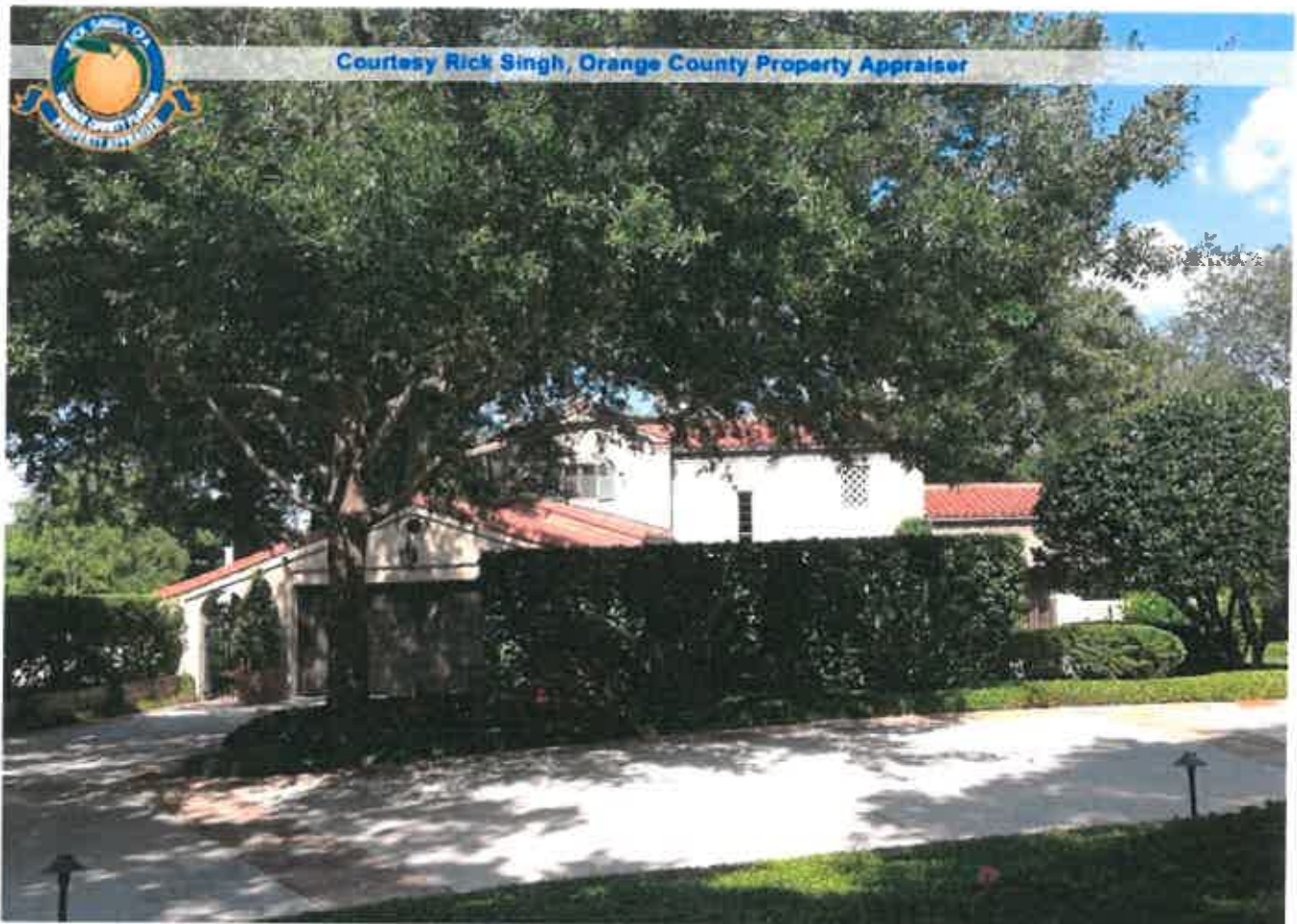
### **Nearby Amenities**



**302205939800200 03/29/2006**



# Parcel Photos - 500 N Interlachen Ave



**500 N INTERLACHEN AVE      05/20/2014**

# WINTER PARK TOPICS

A Weekly Review of Social and Cultural Activities  
During the Winter Resort Season

Vol. 2—No. 6

Winter Park, Fla., Saturday, February 16, 1935

Price 10 Cents



Residence of General and Mrs. Avery D. Andrews, of New York, on Interlachen Avenue which was built since last season. Mr. D. Harold Hair, of Winter Park, was the architect. —Photo by Page.

## SUPERB CONCERT BY LUBOSHUTZ-GOLDOVSKY

The concert given last night by Mme. Luboshutz, violinist, and Boris Goldovsky, pianist, both of the Curtis Institute of Music, further established both favorites with Winter Park audiences.

Felix Salmond, the cellist, was unable to fill his engagement because of two successive attacks of the grippe.

Mme. Luboshutz and Mr. Goldovsky gave a masterly performance of a varied and interesting program.

## "HAMLET" FEATURED FOR FOUNDERS' WEEK

The production of "Hamlet" next Thursday and Friday nights, February 21 and 22, will be a notable feature of Founders' Week.

For years this great play has been identified with one great actor after another. It has been Booth's "Hamlet", or Barrymore's "Hamlet" or Mansfield's "Hamlet." The actual story of "Hamlet", the atmosphere of the eleventh century court of Denmark, the melodramatic situation into which Hamlet

(Continued on page 5)

## BIRTHDAY SURPRISE PARTY FOR MR. HANNA

Mrs. A. E. Dick entertained Dr. and Mrs. Holt, Mr. Hanna and his mother, Mrs. Hanna, and Mrs. La Venture at dinner at her home last Saturday evening. Later they went over to the Whistling Kettle, where a group of friends numbering about twenty-five had gathered to surprise Mr. Hanna on his birthday. Being carefully planned the party was a complete and successful surprise, Mr. Hanna being the object of many a clever jest. We present with pleasure the following poem written for the occasion by Dr. Holt and read antiphonally by him and Dean Enyart.

Dr. Holt: Who is the Rollins graduate  
Who works for Rollins early—late  
And while he often has a date  
No woman yet can make him mate?

Dean Enyart: Since none else answers, may I say  
His first name begins with A.

Dr. Holt: Good Rollins Dean, above all men  
You wisely speak by voice and pen  
You know a rooster from a hen  
I thank you for the hint you gave.  
Who is this man who won't behave  
Pray tell us, is he fool or knave?  
(Continued on page 4)

The guests were served a buffet supper near midnight, with Mrs. Dick as hostess. Those present: Mr. Hanna, Mrs. Hanna, Dr. and Mrs. Holt, Mr. and Mrs. Bacheller, Mr. and Mrs. John Martin, Mrs. Scollard, Dr. Newman, Miss Le Boutillier, Mr. and Mrs. Guiterman, Mrs. Sprague-Smith, Miss Sprague-Smith, Dean Enyart, Mrs. La Venture, Miss Helen Moore, Miss Katherine Lewis, Mr. Hugh McKean, Mr. and Mrs. Trowbridge, Baron and Baroness d'Estournelles, Mrs. Mendson, Mrs. Marian Wilcox, Mrs. Lewis Lorwen.

## ANIMATED MAGAZINE COMES NEXT SUNDAY

More than 5,000 "subscribers" are expected to attend the production of the Animated Magazine here on Sunday, February 24. Hamilton Holt, president of Rollins College, and former editor of "The Independent," originated the Animated Magazine nine years ago and its fame and popularity draw from all over Florida.

Contributors who have accepted invitations from Editor Holt to appear "in person" to read manuscripts for this year's "table of contents" include U. S. Secretary of State Cordell Hull, Walter B. Pitkin, author of several best sellers, including "Life Begins at Forty" and "More Power to You"; M. Andre de Laboulaye, French Ambassador to the United States; Rex Beach, the author, an alumnus of Rollins College; Arthur Guiterman,

(Continued on page 5)

Due to his illness, Dr. Holt will be unable to speak at the Chapel Sunday. Dr. Henry A. Atkinson will substitute.

## FAITH JONES SHOWS RED CHALK PORTRAITS

Among the many exhibitions before the appraising Winter Parkers' eye this season will be a "one-girl" show of the work of Miss Faith Jones of Boston, daughter of Mr. and Mrs. A. Marshall Jones. Her medium is red chalk, and those who have seen her work give her high tributes. Her show will open February 19th at the Orchestra Tea Room and last until the 28th.

Miss Jones attended Smith College, the Cambridge School of Landscape Architecture, and Walker-Child School of Fine Arts in Boston. She also studied with Giovanni Troccoli, the portrait painter, and has been painting with Mr. George Noyes in Winter Park.

Miss Jones is a member of the Junior League and Boston Art Club and has had exhibitions in these places and elsewhere.

She has already done several red chalk portraits of Winter Park people, some of which will be in the exhibition. Probably one of the most interesting features is a portrait of Mr. Ralph Adams Cram, done in Boston. This is of special interest

## SOCIAL NOTES

The many friends of Dr. Burton are delighted to hear of his steady progress toward recovery. He was able to be brought to his home much sooner than expected from the sanitarium and is comfortable and cheerful.

Mrs. William Blackman, widow of the late president of Rollins College, is the guest of Mrs. H. E. Oesterling for a few weeks.

Judge A. B. Anderson, a winter guest at the Alabama, motored to Jacksonville on Sunday to meet his sister-in-law, Mrs. Cune, and her daughter, Miss Anna Carolyn Crane, arriving from Crawfordsville, Ind., to spend the rest of the season in Winter Park.

Mrs. Reinhard Siedenbergh is arriving Tuesday from New York with four guests, at her estate, Hiawatha Grove, in Maitland. Mrs. Siedenbergh's daughter and son-in-law, Mr. and Mrs. Starr, and Mr. and Mrs. Mackey, of Greenwich,

(Continued on page 4)



Portrait of Mrs. John Washburn Coolidge, executed in Red Chalk by Faith F. Jones, daughter of Mr. and Mrs. A. Marshall Jones of Boston and Winter Park.

to Winter Park people as Mr. Cram is the architect of Knowles Memorial Chapel and is well known for his national and international reputation.



**GEN. ANDREWS' NEW WINTER PARK HOME**

The new home of Gen. and Mrs. Avery D. Andrews on Interlachen avenue is ideally planned for its site. It rests on an odd shaped lot sloping from the street to the lake. The approach from the street to the house is made over a generous sweep of lawn and through a sunken garden which makes the house seem to grow out of its site.

The exterior is beautiful because of wall arranged massing and has little or no detail. In color, texture and feeling, it is reminiscent of the most beautiful old places found on the Riviera and yet is original and modern.

The interior is perfectly arranged for a Florida home. Each room has cross-ventilation and large windows, and every room is so arranged that it has sunlight some time during the day. The arrangement proves that a Spanish home can be so designed that all the Spanish traditions can be maintained and still have all the light and ventilation that a Florida climate requires. The interior decoration is very soft in line and color and very simple in detail. The woodwork is the best grade cypress and is hand rubbed to a very smooth, dull finish. It resembles the soft worn surface of an old piece of furniture. It looks old as woodwork should. The doors have the same smooth, dull finish and feel like satin to the touch. This interior is in sharp contrast to those interiors of a few years ago,

wherein they used pecky cypress and hand hewn timbers so decorated to resemble spider webs, mold and decay. Mr. D. Harold Hair was the architect and F. A. Hiegel the contractor.

**WINTER PARK ENJOYS FRANCK SYMPHONY**

A representative audience heard an impressive performance of Cesar Franck's great Symphony in D Minor played by the Symphony Orchestra under the capable direction of Harve Clemens last Sunday. This great work is a task for only the largest and best trained orchestras, and the fine performance given here was a high tribute to the skill of Mr. Clemens and his players.

**Benefit Bridge Games At Orchestra Tea Room**

A successful series of bridge games held every Friday morning at 10 o'clock brings all players, good and bad, to the Orchestra Tea Room. The beginners are put together at special tables, having one expert to play and teach. The game lasts two hours for which each player pays twenty-five cents, for the Orchestra fund.

Mrs. J. Edward Spurr manages the bridge class, assisted by Miss Meigs and Miss Grannia. Mrs. E. S. Fownes and her guest, Miss Edith Spear, of Pittsburgh, look after the beginners. Several guests of the Virginia Inn play at the Inn, but send money to the Orchestra party.

**CHAPEL CHOIR CONCERT**

In response to popular demand the Rollins College A Capella Choir will present its first home concert of the season in Knowles Memorial Chapel Sunday evening, February 17, at 8:15 o'clock. The choir is composed of over fifty trained voices, under the direction of Choirmaster Christopher O. Kossas, and has been gaining widespread attention for its fine choral work at the regular Sunday morning services in the Chapel.

**VIRGINIA INN NEWS**

New arrivals at the Virginia Inn are: Mrs. G. W. H. Ritchie, Mr. and Mrs. L. W. Rathbun, Mr. Chas. Merriman, Providence, E. I.; Mr. and Mrs. Allen Rose Hite, Louisville, Ky.; Mr. and Mrs. E. S. Brooks, Ardsley-on-Hudson, N. Y.; E. C. Alley, Kansas City, Mo.; Mrs. Edgar Dickson, New York; Mrs. W. S. Fyer, London; Mr. and Mrs. J. S. Morse, J. S. Morse, Jr., Lake Forest, Ill.; C. N. Cook, Mr. and Mrs. E. S. Dunn, Woonsocket, R. I.

**HOTEL ALABAMA NEWS**

Superior Court Judge Martin M. Gridley and Mrs. Gridley, of Evanston, Illinois, arrived Thursday for a lengthy sojourn.

The rapidly increasing New York colony at the Alabama was joined this week by Miss E. W. Frothingham, of Tarrytown, N. Y., Miss Helen Hunter, Edwin H. Sayre, Miss F. E. White and Miss H. H. White, Mrs. W. L. Douglas, Mrs. Edward Meyer of Brooklyn, Dr. and Mrs. Edmund B. Wilson, Mrs. K. A. Hooker and Miss Betty Hook-

er, Mr. and Mrs. H. D. Weiser and Miss M. Taber and Miss S. E. Anderson, F. S. Fisher, Sr., of New York City.

**STEVENS MOTOR CO.**

121 Lyman Ave.



Now prepared to deliver all models on the New Ford V-8.

Call 9173 for demonstration.

**Queens of the Grove!**

Indian River Temple Oranges

We are Shippers of Indian River Fruits — But — Even an "Indian River" Must Tce The Mark to Get in a Box of Fruit



— Going North from — **POINSETTIA GROVES** Titusville - Florida

Order Temples Today from **The Woman's Exchange** Cor Park Ave. & Morse Blvd.

Shop for Quality and Get It!

**A Gentleman's Home at a Bargain**  
*IN WINTER PARK'S FINEST DISTRICT*

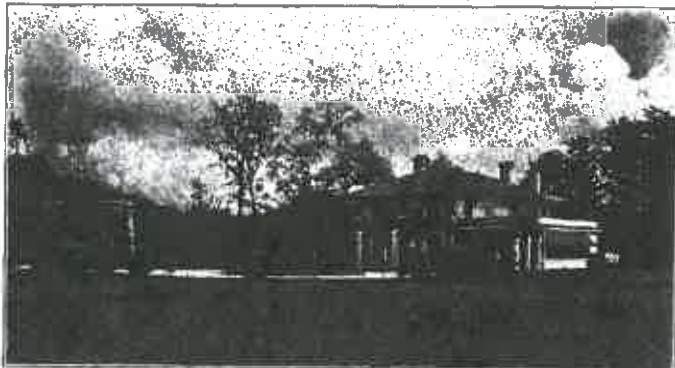
Large residence has 5 bedrooms, tiled baths, splendid sleeping porch, sun decks, screened veranda, music room, study, dining room, large living room, four fireplaces.

Grounds of great depth, 100 feet frontage on lakeshore and avenue.

Double garage with 2 bedrooms and bath.

Boathouse.

Larger grounds available if desired.



The angle from which this view has been taken shows the south and west elevations of the residence, the arched sleeping porch, the sun deck, the loggia, the screened veranda or living porch, and a portion of the lawn. There is a gradual slope from the crest of the ridge upon which the buildings stand to the shore of Lake Osceola and the boat house. This property commands one of the finest views in Winter Park and is itself almost a landmark. It is located in the heart of the "North Side", the finest residential section of Winter Park, a quiet region of dignified valuable estates and homes. Inspection and detailed information cheerfully furnished upon request.

Telephone 362 **HIRAM POWERS, Realtor, 133 E. Morse Blvd.** Established 1915



# WINTER PARK TOPICS

A Weekly Review of Social and Cultural Activities  
During the Winter Resort Season

Vol. 2—No. 9

Winter Park, Florida, Saturday, March 9, 1935

Price 10 Cents

## SOCIAL NOTES

Mrs. Sanford Bissell gave a luncheon Tuesday at her Knowles avenue home for Mrs. R. F. Howard, Mrs. Moncure Robinson, Mrs. Rose Powers Van Cleve, Miss Sprague-Smith and Mrs. Gamble Rogers. On Thursday Mrs. Bissell entertained several of her friends at a small informal tea.

Gen. and Mrs. Avery D. Andrews gave a delightful house warming tea on Saturday afternoon from 4 until 7. It was just a year ago on that day that the Andrews purchased the lake front lot on Interlachen avenue and their host of friends expressed their surprise that so much could have been accomplished in that short time. A view of the house was printed in Winter Park Topics in February. Those assisting Mrs. Andrews at the tea table were Mrs. Twachtman, Mrs. Showalter, Mrs. Oesterling, Mrs. Davis, Mrs. Scott and Mrs. Hair.

President Holt gave a luncheon Wednesday in honor of Dr. Guillaume Fatio, the distinguished internationalist from Geneva, Switzerland, the guests being: Maurice Fatio of Palm Beach, son of Dr. Fatio, Dr. Henry A. Atkinson of New York, W. L. Barnett of Mt. Dora, D. E. R. A. Seligman of Columbia University, Dr. Albert Shaw, editor of the Review of Reviews Magazine, Professors John Martin, A. J. Hanns and Buell Towbridge of Rollins.

Mr. and Mrs. Robert Bruce Barbour have their daughter, Mrs. W. H. Howison, of Bronxville, with them for a month's stay. Also a guest at the Barbours' is Mrs. Fletcher Fyle, of Lowell, Mass., daughter of Mr. and Mrs. Herbert E. Fletcher, of Westford, Mass., and Altamonte, Fla.

Mr. Reed Haviland has joined his wife here after a ten days' stay in New York. Mr. Haviland brought with him Mr. Otto Froelicher, of Wilson Point, Conn., and the two men will visit Mr. Maurice Fatio, Jr., in Palm Beach next week. Mr. Fatio is the son of Mr. Fatio who was the distinguished guest of Dr. Holt last week and who spoke at the College Wednesday evening. Mr. Fatio, Jr., is a prominent architect in Palm Beach, having designed many of the most beautiful homes there.

(Continued on page 2)



Annie Russell Theatre and Knowles Memorial Chapel, Winter Park

## ROLLINS MUSICIANS GIVE CONCERT TODAY

Three musical organizations of Rollins College will present the program to be given at the matinee musicale today, March 9, at 8:30 at the home of President and Mrs. Hamilton Holt. The musicale, the second of a series of two, is being held as a benefit in order to raise funds to build a new entrance driveway to the Holt residence which is owned by the College.

The program follows:  
The Heavens Are Telling "The Creation" (Haydn); The Word of God (Grieg); Ave Verum (Byrd); O Bone Jesu (Palestrina)—Rollins A Capella Choir, Christopher Honnass, director.

Terzetto for two violins and viola, Op. 74 (Dvorak)—Gretchen Cox, Harve Clemens, and Dante Bergonzi.

Kye Song of St. Bride (Clokey); O Peaceful Night (E. German); Song of the Peddler (Williams)—Mixed Octette.

Father Most Holy (Christianson); Cherebic Hymn (Gretchanoff); Listen to the Lambs (Dett); Hallelujah—"Mount of Olives" (Beethoven)—Rollins A Capella Choir.

## CAPACITY AUDIENCE SANG "AMERICA" TO CLOSE MARTIN LECTURE SERIES

In the closing lecture of his series Dr. Martin spoke on "Democracy of the United States"; having already told how democracy succeeded in Great Britain and France. Our democracy and its foreign policy had their foundation in the words of Thomas Jefferson who declared that we should have peace, commerce, and friendly relations with all nations; entangling alliances with none. During the years preceding the Civil War, American clipper ships, graceful as a seagull, swift as an eagle, were first in many harbours of the world. Consuls and ambassadors were sent

## UNIVERSITY WOMEN BRIDGE AND ART SHOW

The Orlando-Winter Park branch of the American Association of University Women will hold a benefit bridge and exhibition of paintings at the Alabama Hotel, Monday, March 18th, at 2:30.

Mrs. Willard Wattles is president of the association and the affair is in charge of the Scholarship Fellowship Committee, assisted by Mrs. Harry Schenk and Miss Ethel Crane.

Cordelia C. de Schweinitz will have an exhibition of some of her pictures of Vermont hills.

## MRS. ELDRIDGE ON "GANDHI'S INDIA"

The Tuesday evening lecture this week at the Congregational Church will be by Helen Woodmell Eldredge on "Gandhi's India." Mrs. Eldredge has lived in India for ten years, and knows the people, the country and the government intimately. She will speak in a native Indian costume, and illustrate her lecture with more than 100 beautiful colored slides.

for the purpose of stimulating commerce.

Later, tariff walls were raised, in order to change the United States from an agricultural to an industrial country, as deliberately as the five-year plan in Russia was deliberate. During that period industry was operated by free workers in the North, agriculture in the South by slaves. Many differences of opinion were raised over the question of slavery as a profitable method, before any feeling of humanity or religion entered the dispute. The Civil War was fought to settle these differences.

(Continued on page 4)

## ANNIE RUSSELL TO PLAY MRS. MALAPROP

Miss Annie Russell as Mrs. Malaprop in "The Rivals" is an attraction that will provide capital entertainment for Winter Park next Thursday and Friday evenings when the famous old British comedy by Richard Brinsley Sheridan will be performed as the fourth of the professional artists series at the Annie Russell Theatre.

Supported by the Annie Russell Company, Miss Russell herself will direct the production and play the role of the tongue-tangling Mrs. Malaprop whose liberties with the English language have amused and delighted theatre audiences for

(Continued on page 5)

## TABLET TO MARK FORT MAITLAND SITE

The site of the old Maitland from which the town of Maitland received its name, will be marked with a large coquina block supporting a bronze tablet, next Thursday, March 14, at four p. m., according to an announcement by Mrs. Reinhard Siedenbug, winter resident of Maitland, New York socialite, and trustee of Rollins College. Mrs. Siedenbug will be in charge of the exercises which are open to the public.

Mrs. Siedenbug announces that the ceremonies, which will also include the dedication of the fourth

(Continued from page 4)

## TO OPEN ESTATE FOR AUDUBON SOCIETY

Hiswatha Grove, the beautiful Dommerich estate in Maitland, is to be opened to the public next Thursday, March 14th, throughout the afternoon for the benefit of the Florida Audubon Society, according to an announcement made by Miss Loreta Salmon, who is chairman of the committee in charge of the garden party.

Mrs. Reinhard Siedenbug, who is now occupying the winter home of the Dommerich family and who is greatly interested in the cause of conservation in Florida, has graciously opened the grounds which cover an extensive acreage. A feature of the grounds is the magnificent azalea garden. Recently a bronze fountain was dedicated to commemorate the founding of the Florida Audubon Society thirty-five years ago. A small charge will be made for admission, and Miss Salmon hopes to secure a large number of new members for the Audubon Society.



# WINTER PARK TOPICS

A Weekly Review of Social and Cultural Activities  
During the Winter Resort Season

Vol. 5—No. 15

Winter Park, Florida, Saturday, April 16, 1938

Price 10 Cents

## SOCIAL NOTES

Mrs. Roma Jones Shermack arrived on Wednesday to make an extended visit with her mother, Mrs. Gordon Jones of Cortland Avenue. Mrs. Shermack's home is in Denver, Colo. and she has been visiting in New York and Washington before coming to Winter Park.

Mr. George Woodbury and sisters, Mrs. Margaret Miller and Miss Alice Woodbury, will depart for their summer home in Gloucester, Mass., toward the end of May. Mr. Woodbury's daughter Mrs. Lawrence Stewart, with Mr. Stewart, is leaving shortly for Combeaut, Ohio after spending the season in Winter Park on Elna Wille Avenue.

Mr. and Mrs. Joshua A. Chase close their Palmer Avenue estate sometime in May and after a stay in Philadelphia will go to Camden, Mo. as usual.

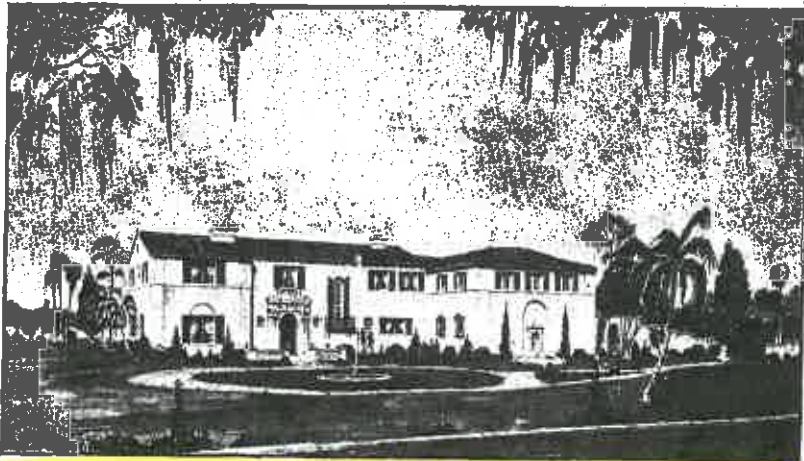
Mr. and Mrs. James Burns Taylor and son, Mr. Osborne Taylor who is visiting them, have returned from a trip to Miami, Palm Beach and Fort Lauderdale. They were accompanied on the trip by their cousins Mr. and Mrs. Rockwell C. Osborne. The Taylors will return to Minneapolis for the summer.

Mr. and Mrs. William E. Stark, who have passed the season at the Alabama Apartments will remain until the middle of May before going to their home in Lovell, Me., for the summer.

(Continued on Page 2)



**MARY E. LEONARD**  
Indefatigable promoter of the Symphony Orchestra who is now conducting a campaign for next season's subscribers.



The new home for Mr. and Mrs. Louis C. McKinney on Interlachen Avenue, adjoining the residence of General Andrews, on which work was started this week. From the architect's drawing by Harold Hair, Frank A. Biegel, is the contractor.

ADJACENT  
PROPERTY  
DESIGNED  
BY  
HAROLD  
HAIR.

## CREATIVE VENTURES AT ANDRE SMITH'S

At the Research Studio, in Maitland, the experiments in "plastic arrangements" have been attracting so much interest that the TOPICS sent forth its art-scout to check up on this "creative adventure".

In the long Laboratory Gallery with its unique arrangement of sky-lighted compartments, the evidence of inventive activity was at once evident. These cubicles which on an earlier visit contained the sober tryout paintings done by the Research Studio's "imported" artists, have now become small, gay stages each containing a separate "performance", and exciting ones at that.

Our scout found Andre Smith in front of one of these small prosceniums, adding a final flourishing string of eye-catching banners to one of his compositions, a most convincing three dimensional representation of a country fair, crowded with people and whirling devices.

"You may remember" he said, "that I once told you that the idea of this Lab-Gallery with its separate lighted stalls was inspired by our zoos; now you see how it works; and you can even detect the overtone of entertainment that the logical use of these compartments has stimulated. Here are twelve exhibits, which instead of restricting you to the narrow and compressed planes of the conventional picture, are instead twelve windows through which one can look into twelve wide as well as deep vistas. What we have done is to put the third-dimension into the usual two-dimensional picture. Any one of these can, in turn, be transferred

(Continued on Page 2)

## EASTER, 1938

Winged words  
Of praise and prayer  
To Him uplifted  
The world around  
On Easter Day  
War and strife,  
Curses and death,  
His peace denied  
The world around  
On Easter Day

—Irma C. Wisand

## ANDALUSIAN EVENING AT BARBOUR ESTATE

The annual Cervantes Celebration to be held next Saturday and Sunday will include a number of interesting events. The affair is under the auspices of the Spanish Institute of Florida.

"An Andalusian Evening" to be held on Saturday afternoon from 5 to 7 at the beautiful Barbour estate on Interlachen Avenue will open the celebration. It will include a program featuring the Spanish Symphonette, directed by Enrico Tamburini of Rollins College which will play the gay music of Spain out on the spacious lawn and terrace. On the program will be Spanish songs sung by Aroxie Haggopian, Lucia Hammond and Virginia Shaw.

Dancers in colorful costume will perform on the program to the music of the Symphonette. At 7 o'clock a Spanish supper of chicken and rice, prepared by a Spanish chef, will be served *al fresco*. General admission will be twenty-five cents and the supper is fifty cents extra.

## "THE PERFECT ALIBI" BY STUDENT PLAYERS

Is there a "Perfect Alibi"? The Rollins Student Players will present A. A. Milne's argument when they produce his popular mystery drama, "The Perfect Alibi" in the Annie Russell Theatre next Thursday and Friday evenings, April 21 and 22.

The competent student cast selected by Director Donald S. Allen is concentrating on characterization and perfect interpretations of their respective roles. A fast moving comedy, "The Perfect Alibi" promises to reach a peak in student dramatic accomplishment.

The cast includes Cathie Bailey, Carl Howland, Jack Buckwalter, Walter Royall, Richard Rodda, Joe Knowles, Matguerite Smith, Mary Peters, Pentress Gardner, Robin Rae, and Biley Vario.

## FIRST MAY-DAY PARTY PROMISES GOOD TIME

With a gay and colorful program, to be presented on the evening of May 3 at 8:15 on the shore of Lake Virginia—Rollins College will inaugurate an Annual May Day—another worth while, rare entertainment to bring together members of the Faculty and their families, students, alumni and friends of all.

Helen Rae will direct the program and Alexander Bloch will conduct a string orchestra. With Mr. Bloch's able leadership and Mrs. Rae's competent direction of this especially unique group of dances, the evening will be most enjoyable and well worth travelling far to see.

Admission to the Rollins College May Day program is free and all are cordially invited.

# WINTER PARK TOPICS

A Weekly Review of Social and Cultural Activities  
During the Winter Resort Season

Vol. 2—No. 6

Winter Park, Florida, Saturday, February 8, 1936

Price 10 Cents

## SOCIAL NOTES

The Rt. Rev. William Lawrence, D. D., and Mrs. Lawrence are here for a short stay at the Seminole. Dr. Lawrence is the former Bishop of Massachusetts, now retired. With them is their daughter, Mrs. Harold Peabody.

Mrs. B. E. Coleman entertained a group of Chicago friends at a delightful tea on Tuesday to honor Miss Herma Clark, well-known columnist of the Chicago Tribune, who was a house guest for a few days of Mrs. Coleman's mother-in-law, Mrs. A. E. Coleman, of Osceola avenue.

Mr. and Mrs. Harry Wheeler Stone are on a short trip to St. Petersburg and Belleair, stopping at the Bellevue Biltmore.

Mr. and Mrs. A. M. Harris are entertaining at a small dinner party tonight at their Seminole avenue home.

Mrs. John J. Carty returned Wednesday from a few days spent with friends in Pass-a-Grille, Fla.

Miss Anna Elaine, of Cincinnati, has come over from Daytona where she is staying for the winter, to be the guest of Mr. and Mrs. L. J. Hackney for a brief time.

Mr. and Mrs. William E. Aubrey, of Jackson, Mich., are visiting his brother-in-law and sister, Mr. and Mrs. Charles E. Pratt. Mr. Aubrey is an attorney in Jackson.

Mrs. Arthur S. Tompkins and Mrs. Anna L. Stearns, of Nyack-on-Hudson, N. Y., have been guests of Mrs. John J. Bell, who gave a small dinner for them Saturday night. The guests included Mr. and Mrs. Arthur M. Harris, Mr. and Mrs. B. E. Coleman, Mr. William Moir McMillan.

Mr. and Mrs. Harold H. Elliott and son Harold, Jr., arrived from Glencoe, Ill., last week. Mr. Elliott has returned North but his wife and son will remain for the winter at the guest house of her mother, Mrs. Sam G. Goss, Sr. Mr. and Mrs. S. G. Goss, Jr., arrived by motor this week for a month's visit with his mother.

Miss Julie Raymond, of Laguna Beach, Cal., a guest for the winter of Mrs. Harry Hale, of Hankel Drive, is visiting friends in Mount Dora.

(Continued on page 2)

## Rollins Marches On

A Review by the Trustees of Progress in a Decade Under Hamilton Holt

This year Rollins College enters its second half century. The trustees take this opportunity to give the citizens and winter residents of Winter Park a brief review of the progress of the College, particularly the advance of the last decade.

When Hamilton Holt accepted our invitation ten years ago to become the president of Rollins, he asked the citizens of Orange County to give him a vote of confidence in his plans and ambitions for the future development of the College. He promised Orange County that he would devote his utmost energy toward the attainment of the ideal, to make Rollins College "the finest small liberal arts college in America."

Rollins College Ten Years Ago

In 1925, Rollins was just passing the fortieth anniversary of its founding. Into the first four decades of its history had gone heroic sacrifice, devoted service and generous gifts. But the struggle had left scars. The student body still numbered less than 250. Faculty and staff were much underpaid. The financial resources were altogether inadequate for the far-reaching work to which the institution had set its hands.

## RECEPTION ROYAL

The Winter Park railroad station has many times been the scene of impressive arrivals, but perhaps the most exceptional and colorful took place last week when a throng of Winterparkians and Rollins students crowded the station platform to welcome the great Capt. Adhawa Ahrdalls, the reputed cousin or something of King Haile Selassie.

To give this gathering the stamp of authoritative importance that it deserved there was present none other than our own Dr. Hamilton Holt, in cap and gown, or at least in gown, while the shovel-shaped head covering of pale lavender, so strangely becoming, might have been snatched the last moment from any one of a dozen fair and fashionable welcomers. Onlookers who marveled at this new combination and might have questioned the ethical correctness of Dr. Holt's attire had little time for speculation inasmuch as the south-bound train made its tooting arrival at that moment and discharged two vastly decorative passengers, both glitteringly clad in flowing robes and impressive head coverings. It

(Continued on page 8)

But the real factors in the life of a college are neither brick nor mortar nor bank balances. What is vital is spirit.

With unwavering loyalty to high academic standards, Rollins had, in fact, achieved noteworthy progress. It was rapidly emerging from the missionary stage of its development and was ready to extend its influence beyond the local field. The sound foundations presented an unusual opportunity for real educational pioneering.

For Rollins, President Holt envisioned a great future:

He would never allow the student body to increase beyond 500. He would stress the quality of the students rather than the quantity. He would assemble a faculty of great teachers whose presence would draw exceptional students from the East, North and West as well as the South. He would affiliate Rollins with the great educational foundations, societies and associations, extending its fame and reputation throughout the educational world. He would create on the campus an harmoniously complete architectural unit whose sheer beauty would make it a Florida shrine to be visited by every

(Continued from page 5)

## ROLLINS COUNTRY FAIR

The Fair was born in 1924 under the auspices of President Holt and Mrs. Rhea Smith, in aid of the Rollins Library. Rising like the College in spite of the depression, the Fair cleared over \$200 this year through the cooperation of the College staff and students with the residents and visitors to Winter Park.

Chairman of the Organizing Committee was Mrs. Rotival, aided by Mr. and Mrs. Trowbridge, Mr. and Mrs. Rhea Smith, Mrs. Kilroe, Mrs. John Rae and Mr. George Holt.

Although rain and cold curtailed the varied program the Recreation Hall provided space and shelter for a multifarious display which would have been impossible without the willing assistance of Mrs. Campbell, Mrs. Holt, Miss Leonard, Mrs. Gordon Jones, Mrs. Stemm, Miss Green, Miss Colman, Dr. Fleischman, Mr. Foley, Mr. Hennessey, Mr. Schenck and Mr. Reg. Clough.

The merchants of Winter Park donated prizes for the Lotto competition, and the Watson Louis of Orlando donated a parade exhibit.

(Continued on page 8)

## NEW CELEBRITIES FOR ANIMATED MAGAZINE

Vol. X, No. 1, of The Rollins Animated Magazine is scheduled for publication Sunday afternoon at 2:30 of February 23rd! This highly original and entertaining magazine climaxes the many cultural affairs of the Winter Park season. It is a living magazine with contributors appearing in person to read their manuscripts to an audience of voluntary subscribers. Published by Edwin O. Grover, professor of books, and edited by Hamilton Holt, one time editor of The Independent, this year's edition will be "set-up" and composed by Sir Wilmont Lewis, Washington correspondent of The London Times; H. V. Kaitanborn, dean of American Radio Speakers and famed news editor of the air; the Reverend Karl Relland; Michael Pym, noted author and authority on India and its people's problems; Anny Rutz of Oberammergau, talented young German who has twice taken roles in the Passion Play; Theda Canyon, poet and novelist and for several years secretary of The Poetry Society of America, will contribute; and Owen D. Young, statesman and financier and mentioned at present as a possible candidate of the democratic party for the presidency. Other contributors will be announced in the near future.

## ARCHITECTS DISCUSS COMMUNITY BEAUTY

"What can be done to make Winter Park more beautiful?" was a question discussed by the architects, D. Harold Hair and J. Gamble Rogers, at the Woman's Club. In a beauty contest there is little doubt that Winter Park would be crowned "Miss Florida," but there are many things still to be done that would improve its appearance. "This could be accomplished," said Mr. Rogers, "by the various women."

(Continued on page 4)

## SANFORD'S FOUNDERS TO BE HONORED

Members and friends of the Florida Historical Society, of which Mr. Joshua C. Chase, of Winter Park, is president, will gather for a dinner meeting at the Mayfair Hotel in Sanford, Florida, this evening to commemorate establishment of the early settlements on the shores of Lake Munroe and honor the memory of Captain Charles Mellon and General Henry S. Sanford.

The Sanford family will be represented.

(Continued on page 4)

## ARCHITECTS DISCUSS COMMUNITY BEAUTY

(Continued from page 1)

en's clubs in cooperation with a building committee of the city."

The impression of a person motoring into the town on Route 17, or East Park avenue, is determined by the fronts of business buildings that are littered with signs and awnings of all sizes and degrees of ugliness. Merchants should be glad to get rid of these projecting signs, for their interference with each other defeats their purpose. Another improvement would be the planting of trees on all new streets, a project that the Garden Club might carry out effectively.

The special contribution of Mr. Hair to this work is the writing of an excellent zoning law, the enforcement of which would require a building inspector, but the city

has not seen its way clear to employ such an official.

The particular enthusiasm of Mr. Rogers is his response to the demand for small dwellings. Their planning in both "rows" and groups is a matter to which he has given much study. The "row," which is beautifully exemplified in Cotswold, England, is desirable for an individual who does not wish to live in an isolated house. The group has the special advantage of gardens and walks planned in relation to the whole. The realization of Mr. Rogers' dream of a small house is the residence of G. L. Noyes on Interlachen avenue, but less expense in building does not necessarily preclude beauty of design. If all persons intending to build could be brought to realize this, the erection of structures that only deface the landscape might be brought to an end. Concerted action on the part of property owners in Lake Forest, Pasadena, and Santa Barbara has resulted in making these towns three of the most beautiful in the country.

## The GARDEN TEA SHOP

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64 No. Orange Ave.

ORLANDO

## SANFORD'S FOUNDERS

(Continued from page 1)

resented by Irving Bacheller, the famous writer of Winter Park, whose grandmother was a Sanford. Thomas A. Mellon, of Pittsburgh, nephew of former Secretary of the Treasury, Andrew W. Mellon, will represent the Mellon family. Old Fort Mellon and later Mellonville were named in honor of Captain Charles Mellon, who was killed by the Seminole Indians near the present site of the city of Sanford almost a hundred years ago.

A feature of the program will be a paper by Sydney O. Chase, of Sanford, giving the history of General Sanford's notable citrus grove and experimental nursery which was a contributing factor to the development of the citrus industry in Florida.

Among the members and friends of the Florida Historical Society who have made reservations are: Mr. and Mrs. Joanna C. Chase, Mr. and Mrs. Irving Bacheller, Mr. and Mrs. T. A. Mellon, Dr. and Mrs. Hamilton Holt, Mr. John E. Woods, Mrs. Frederick W. Taylor, Dr. and Mrs. William H. Fox, Miss Elizabeth Rand, Miss Anna Rand, Mrs. J. C. Hanna and A. J. Hanna, Dr. W. S. Beard, Miss Elizabeth Wells and Mrs. L. K. Shipman.

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Mrs. Emily Lippincott Webster, Miss Sylvia Guthrie, Mrs. Charles F. Hammond and Mrs. George English represented the different periods in Persian dress.



General by Governor Roosevelt in January 1899. He served on the Police Board of this city when Governor Roosevelt was President of the Board.

**MRS. AVERY D. ANDREWS**

**Wife of Brigadier General is Dead in Winter Park, Florida**

WINTER PARK, Florida, January 17, 1945 - Mrs. Mary Schofield Andrews, wife of Brigadier General Avery D. Andrews, who was Assistant Chief of Staff to General Pershing in France in 1918, died at her home heretoday after a brief illness at the age of 79. She was a daughter of Lieutenant General John M. Schofield of the Civil War.

Besides her husband, Mrs. Andrews leaves two sons, Delano Andrews of New York and Schofield Andrews of Philadelphia; a sister, Mrs. Walter Branson of Philadelphia, and seven grandchildren: Lieutenant Schofield Andrews, now in France. Lieutenant Stuart B. Andrews of the Army Air Forces, Private Stockton A. Andrews of the Marines, Avery D. Andrews 2nd, Adeline L., Mary and Denison Andrews.

**AVERY D. ANDREWS, 95, IS DEAD;  
ONCE CITY POLICE COMMISSIONER**

WINTER PARK, Florida, April 19, 1959 - Brigadier General Avery Delano Andrews, U.S.A., retired, died here today at his home. He was 95 years old.

In addition to his Army service, General Andrews was a lawyer, oil company executive and a former Police Commissioner of New York City.

He was head of the Police Department from 1895 to 1898, when Theodore Roosevelt was President of the Police Board. When Mr. Roosevelt became Governor of New York, General Andrews was his Chief of Staff and Adjutant General of the State.

As Police Commissioner, General Andrews organized the force's first bicycle squad. He picked four men, all athletes, and stationed them on wheels in parts of the city where runaway horses were frequent. In less than a month the squad stopped so many runaways that it was increased to 100 men.

General Andrews practices law herein the firm of Wells & Andrews. In 1919 he became the representative in the United States of the Royal Dutch Petroleum Company of Holland and the Shell Transport and Trading Company of London. He retired in 1930.

General Andrews was born in Massena, New York. He was graduated from the United States Military Academy in 1886. He served in the Spanish-American War and was Assistant Chief of Staff to General John J. Pershing in World War I.

In 1892 General Andrews received a Bachelor of Laws degree from the New York Law School.

He was formerly a director of the Irving Trust Company of New York, the Central-Penn National Bank of Philadelphia and the Shell Union Oil Corporation.

FRONT  
ELEVATION







FACADE DETAILS FROM COURTYARD





SOUTH SIDE  
ELEVATION



FACADE DETAILS











CABANA AT LEFT ↑

↓ REAR ELEVATION





**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
April 8, 2015**

**COR 15-005 Certificate of request by Katherine and Valmore Ward Jr. to add an attached garage to their property at 500 North Interlachen Avenue with a variance request to allow a front setback of 51.5 feet in lieu of 87 feet. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.**

---

The applicants have come forward for “back to back” hearings; first for designation and then for a Certificate of Review; a process the HPB has undertaken before. The Certificate of Review and variance request will become effective if the designation process is finalized by resolution of the City Commission. Please refer to the historic designation application for the property description and history.

The applicants are requesting a Certificate of Review to add an attached two car garage to their property at 500 North Interlachen Avenue, including a variance to allow a front setback of 51.5 feet in lieu of 87 feet. The original garage is too small for two modern day vehicles. It would remain and two single doors as shown on the original design would replace the double door. The proposed design places the new garage offset from the southwest corner of the existing garage by the sunken courtyard. From the interior, the new garage would provide access to the house through the original garage. The new garage would slant away from the original garage at the same angle. The garage would be accessed through a north facing vehicle door from the existing driveway. There would be two casement windows on the west side of the new garage facing the street, and an archway under the front facing gable roof extension to the right would balance the original archway on the left.

The lakefront setting and narrow side setback of this property along make other garage placement less feasible. The HPB has observed similar situations with lakeside properties. The proposed placement preserves the exposure of the original house yet meets modern garage size needs. The architecture of the new garage blends with the original house without being so over detailed as to distract from the façade. The surrounding properties include the large historic McKinney estate to the south and new residential construction to the north.

**RECOMMENDATION:** Staff recommends approval.



**PLANNING DEPARTMENT**

City of Winter Park  
Planning Department  
Historic Preservation Board  
401 Park Avenue, South  
Winter Park, Florida 32789  
407-599-3498

### Certificate of Review Application

1. 500 N. Interlachen Ave.  
Building address

Valmore L. Ward, Jr. 500 N. Interlachen Ave. 407-637-2881  
Owner's name(s) Address Telephone

Applicant's name (if different from above) Address Telephone

2. Please indicate the work your propose to undertake:

Minor alteration  New construction  Addition  Demolition  Rehabilitation  
 Variance request (additional information required)  Other: \_\_\_\_\_

3. Proposed project narrative: (attach additional page if necessary)

THE ADDITION OF AN ATTACHED GARAGE/STORAGE STRUCTURE

4. The following supplementary information shall be provided as applicable to describe the proposal:

Site plan  Floor plan(s)  Elevations(s)  Photo(s)  Survey  
 Material and product information  Setback/Coverage worksheet REQUIRED  
Other: \_\_\_\_\_

5. I, Valmore L. Ward, Jr., as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Valmore L. Ward, Jr.  
Owner's Signature

March 9, 2015  
Date

**Historic Preservation Commission Office Use**

Date received: 3-9-15 HPC Meeting: 4-8-15 Case File No. COR 15-005

GENERAL AVERY ANDREWS HOUSE  
Historic name of building (if any) Historic district name (if any)

05-22-30-9398-00-200 1934  
Parcel Identification Number Year built

historic landmark  historic building/structure  
 district contributing element  district non-contributing element

**Historic Preservation Board**  
**Certificate of Review**  
Supplemental Application for Variance Request

1. Describe variance request:

- The variance request is for an addition of an attached garage which would encroach into the Front Setback. According to the City of Winter Park Building Division the Front Setback for this property is 87'. We are requesting a Front Setback of 51.5'.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s) involved, especially as they are established by the historic character of the afore mentioned?

- The existing garage was built in 1934 and is undersized according to today's vehicle specifications, making it impossible to house two vehicles. We want to add a modest sized garage with covered access to the home while limiting the disruption of the existing entry courtyard to the home.

3. Describe the requirements, from the Land Development Code upon which this request is based.

- In the Land Development Code, Section 58-71. General provisions for residential zoning districts; (3)Garages and carports for single-family dwellings on any lot and two-family dwellings on lots over 65 feet wide:
  - a. Front-facing garages must meet one of the following design standards:
    3. The garage must have a side entry or be located at the rear of the property behind the main dwelling.

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

- The added garage is designed with a larger garage door to meet standard vehicle sizes of today, which faces the side property line. This ensures ease of access to the addition without calling attention to a modern size door on an older home. The front of the added garage has been designed to compliment the existing garage, utilizing the same unique details and a similar footprint and building height.





## SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 500 N. INTERLACHEN AVE.  
 Submitted by: VALMORE WARD

Lot width<sup>2</sup>: 81'  
 Lot area<sup>3</sup>: 28,160 sf

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>10</sup>	Additional Proposed Area <sup>10</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> <small>Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.</small>	2 story - 50%				
	1 story - 60%	12,202 <del>sf</del>	581 <del>sf</del>	12,783	14,080 <del>sf</del>
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6</sup></b> <small>For one and two story bldgs (include 1st &amp; 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor<sup>7</sup>, and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side &amp; rear porches<sup>8</sup>.</small>	<b>Lots &lt; 11,600 sf:</b> Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
	<b>Lots 11,600 sf to 13,600 sf</b> Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	<b>Lots &gt; 13,600 sf</b> Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	5,221 <del>sf</del>	581 <del>sf</del>	5,802	9,293 <del>sf</del>
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>9</sup>				
	Minimum % Required	Existing Area <sup>10</sup>	Landscape Area Reduced <sup>10</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> <small>Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious &amp; impervious). <b>Front Lot Area:</b></small>	50%				

**NOTES:**

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setbacks described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof domers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 45% of roof area within the same roof plane.
6. See page 3 on how to achieve maximum F.A.R.
7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
10. These columns only apply to existing homes.



**SETBACKS (complete boxes A and B first)**

	Minimum Allowable Dimensions		Existing	Proposed	
<b>FRONT</b>	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		* 87'	51.5'	
<b>SIDES<sup>1,2</sup></b> (see other side setback options on pg 4)	1st Floor	See pages 3&4	11' <del>Left</del> Right	25' <del>Left</del> Right	
	2nd Floor	A B			
<b>REAR<sup>1,3,4</sup></b>	1st Floor	25 ft			
	2nd Floor	35 ft <sup>5</sup>	N/A		
	Lakefront	see note 6			
<b>CORNER LOT</b>	1st Floor	Lot width ≤ 65 ft	15 ft		
		Lot width > 65 ft <sup>7</sup>	20 ft		
	2nd Floor	Lot width ≤ 65 ft	15 ft		
		Lot width > 65 ft <sup>7</sup>	22.5 ft		
<b>BUILDING HEIGHT<sup>6,9,10,11,12</sup></b>	30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)		N/A		

**Notes:**

- Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
- Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 800 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft in width may be 10 ft.
- Accessory buildings: garage/carport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- The rear setback may be reduced to 25 ft for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
- Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft or 50 ft, whichever is greater, measured from ordinary high water line.
- Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft with 1st and 2nd floor setbacks of 25 ft may reduce the rear setback by 5 ft on each floor.
- Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
- No building or portion thereof shall exceed 30 ft in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft additional building height.
- Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
- Properties or lots with at least 80 ft of width at the building line are permitted to have a building height of 35 ft if the side setbacks are increased to 20 ft at 30 ft above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft of additional building height.
- Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.

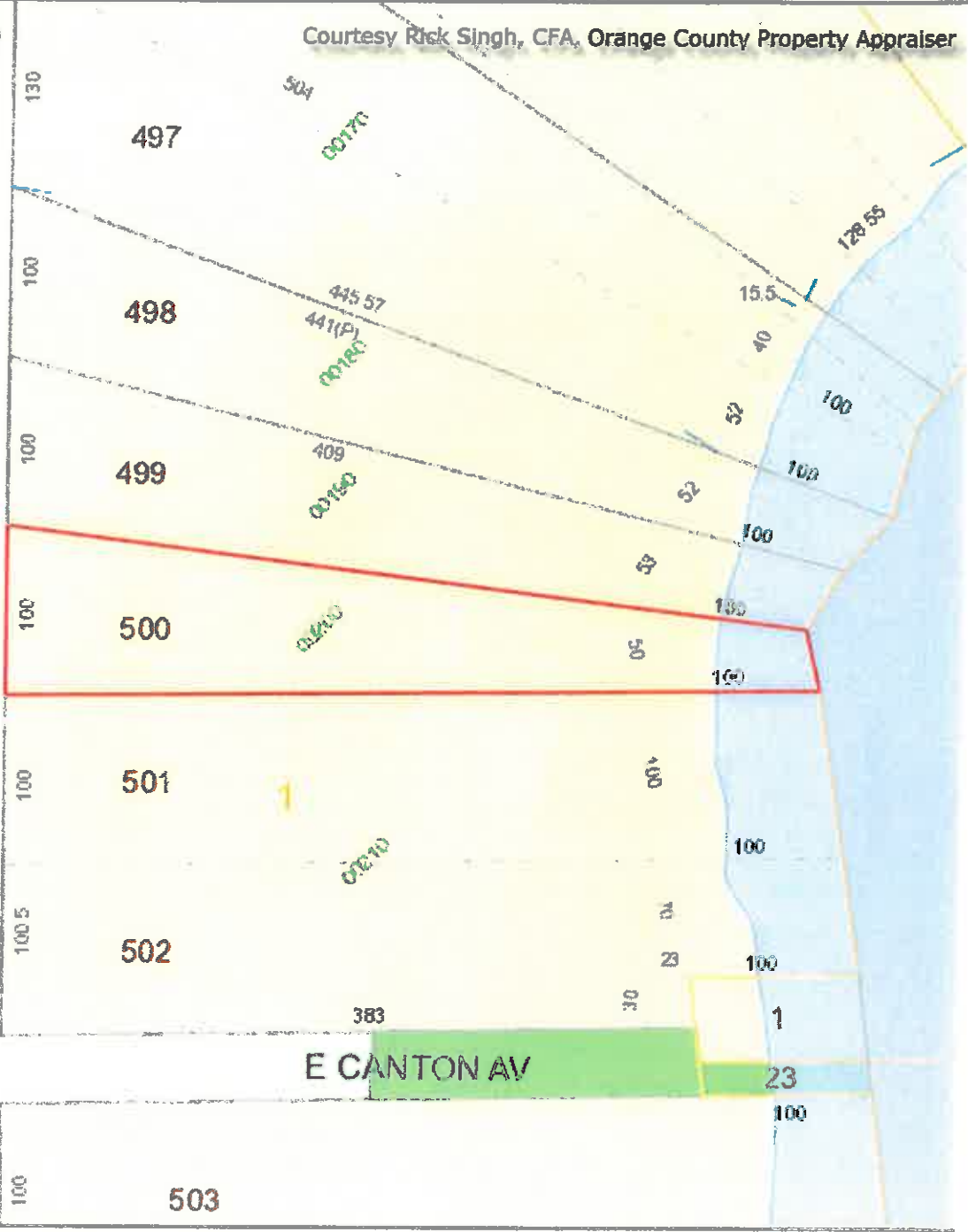
\* FRONT SETBACK IS 87' ACCORDING TO WINTER PARK BUILDING DIVISION (Feb 2013) PAGE 2 HOWEVER EXISTING HOME SITS AT 71.83' FROM FRONT PROPERTY LINE



N INTERLACHEN AVE

E CANTON AV

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser

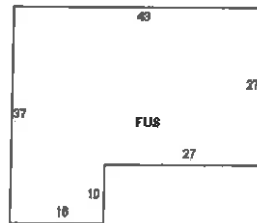
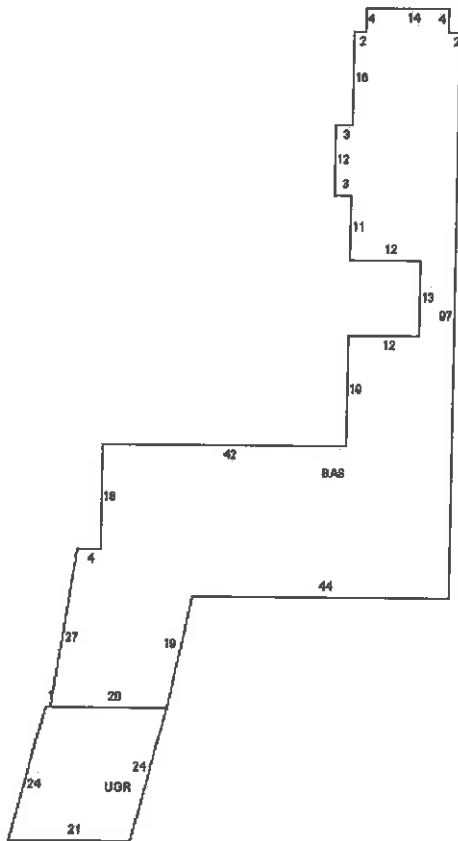
- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
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- Commercial/Industrial Vacant Land
- Hydro
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- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



# Building Details - 500 N Interlachen Ave - Building #1



Courtesy Rick Singh, Orange County Property Appraiser



UnSitched SubAreas:  
FBM: 414,

Sum Area By Label :  
UGR = 483  
FUS = 1321  
BAS = 3202

Sub Area	Sqft	Value
BAS - Base Area	3202	\$1,406,959
FBM - Fin Basmt	414	\$63,713
FUS - F/Up Story	1321	\$493,446
UGR - Unf Garage	483	\$84,804

**Model Code:** 01 - Single Fam Residence  
**Type Code:** 0106 - Single Fam Class Vi  
**Building Value:** \$1,905,497  
**Estimated New Cost:** \$2,048,922  
**Actual Year Built:** 1934  
**Beds:** 4  
**Baths:** 5.5  
**Floors:** 2  
**Gross Area:** 5420 sqft  
**Living Area:** 4523 sqft  
**Exterior Wall:** Ch.Stucco  
**Interior Wall:** Plastered



# Property Record - 05-22-30-9398-00-200

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary

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**Property Name**  
500 N Interlachen Ave

**Names**  
Ward Valmore L Jr  
Ward Katherine M

**Municipality**  
WP - Winter Park

**Property Use**  
0106 - Single Fam Class Vi

**Mailing Address**  
500 N Interlachen Ave  
Winter Park, FL 32789-3205

**Physical Address**  
500 N Interlachen Ave  
Winter Park, FL 32789



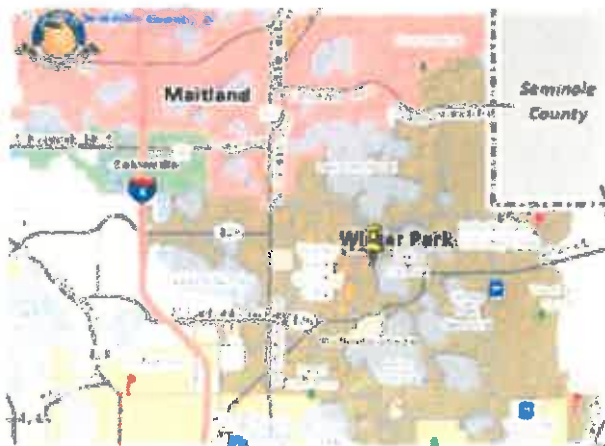
QR Code For Mobile Phone



500 N INTERLACHEN AVE 05/20/2014



302205939800200 03/29/2006



## Property Features

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**Property Description**

TOWN OF WINTER PARK (OLD TOWN) MISC BOOK 3/220 LOT 500 BLK 1

**Total Land Area**

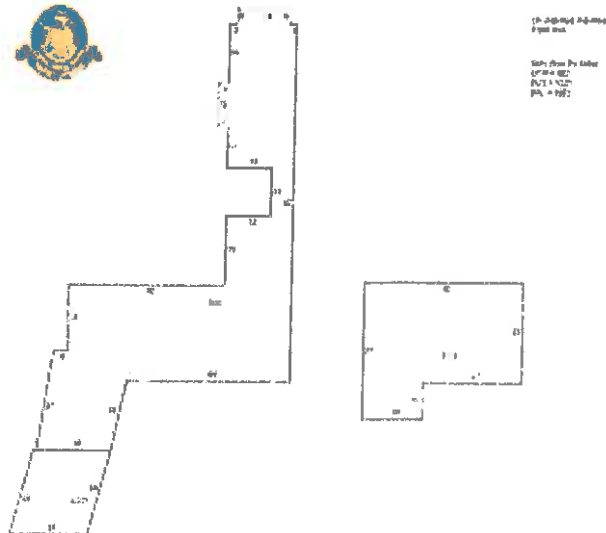
32,263 sqft (+/-) | 0.74 acres (+/-) GIS Calculated

**Land (includes working values)**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0130 - Sfr - Lake Front	R-1AAA	1 LOT(S)	\$941,000.00	\$941,000	\$0.00		\$941,000

**Buildings (includes working values)**

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0106 - Single Fam Class Vi	BAS - Base Area	3202	\$1,406,959
Building Value	\$1,905,497	FBM - Fin Basmt	414	\$63,713
Estimated New Cost	\$2,048,922	FUS - F/Up Story	1321	\$493,446
Actual Year Built	1934	UGR - Unf Garage	483	\$84,804
Beds	4			
Baths	5.5			
Floors	2			
Gross Area	5420 sqft			
Living Area	4523 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Plastered			

**Extra Features (includes working values)**

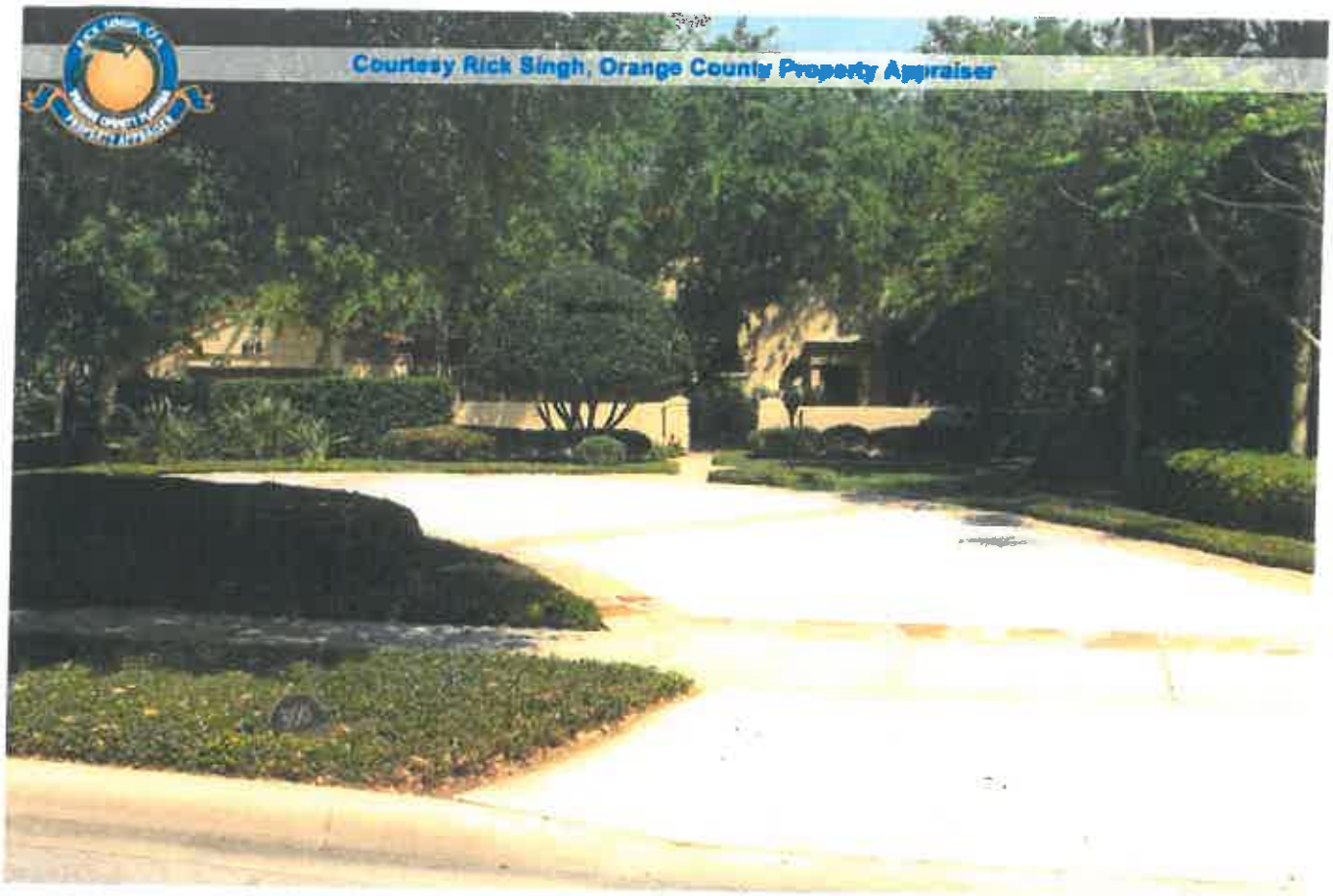
Description	Date Built	Units	Unit Price	XFOB Value
PT2 - Patio 2	01/01/1934	1 Unit(s)	\$2,000.00	\$2,000
FPL3 - Good Fireplace	01/01/1934	2 Unit(s)	\$6,000.00	\$12,000
BD2 - Boat Dock 2	01/01/1990	1 Unit(s)	\$4,000.00	\$4,000
PT3 - Patio 3	12/31/1998	1 Unit(s)	\$4,000.00	\$4,000
WLDC - Wall Dec	12/31/1998	48 Unit(s)	\$20.00	\$960
PL1 - Typical 0100 Pool	01/01/1999	1 Unit(s)	\$17,000.00	\$17,850
BC3 - Boat Cover 3	10/07/2002	1 Unit(s)	\$6,000.00	\$6,000

SKT1 - Summer Kitchen 1	01/01/1999	1 Unit(s)	\$3,000.00	\$3,000
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## **Services for Location**

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### **Nearby Amenities**



**302205939800200 03/29/2006**

# Parcel Photos - 500 N Interlachen Ave



**500 N INTERLACHEN AVE      05/20/2014**





FRONT ELEVATION











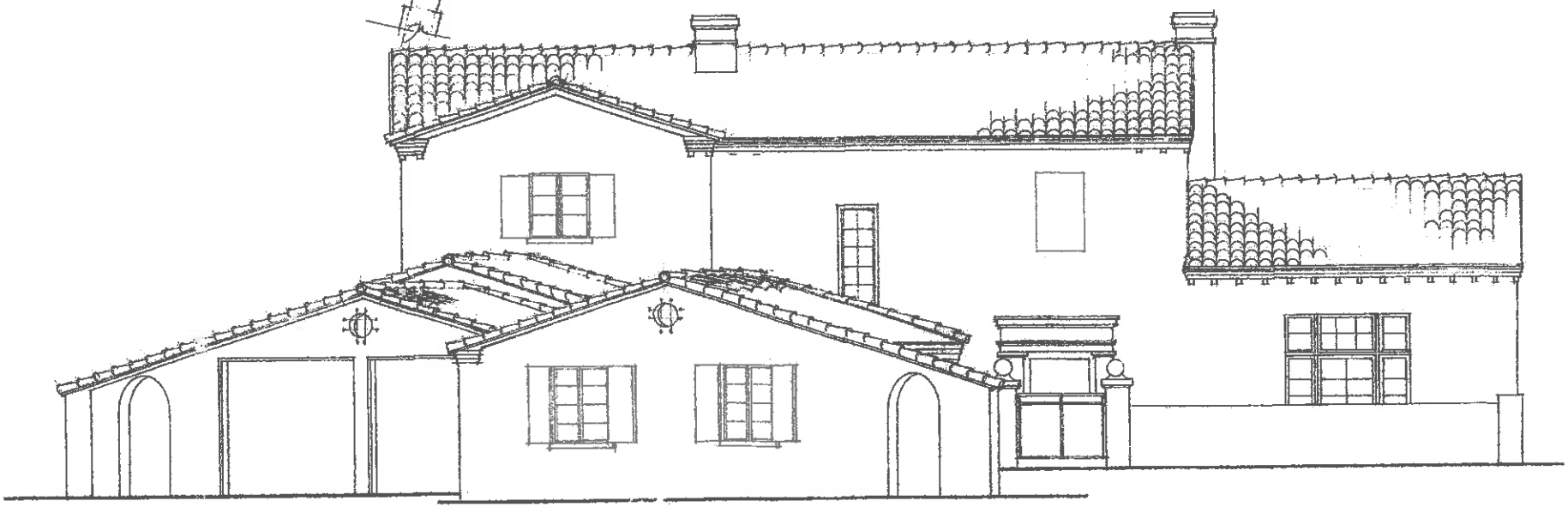
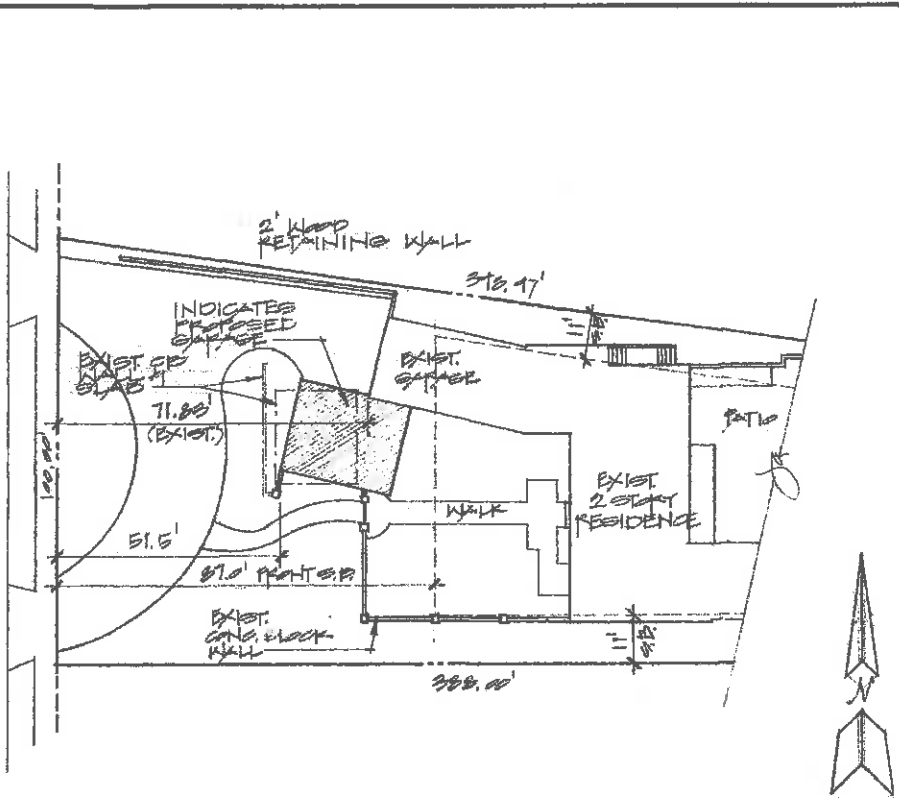
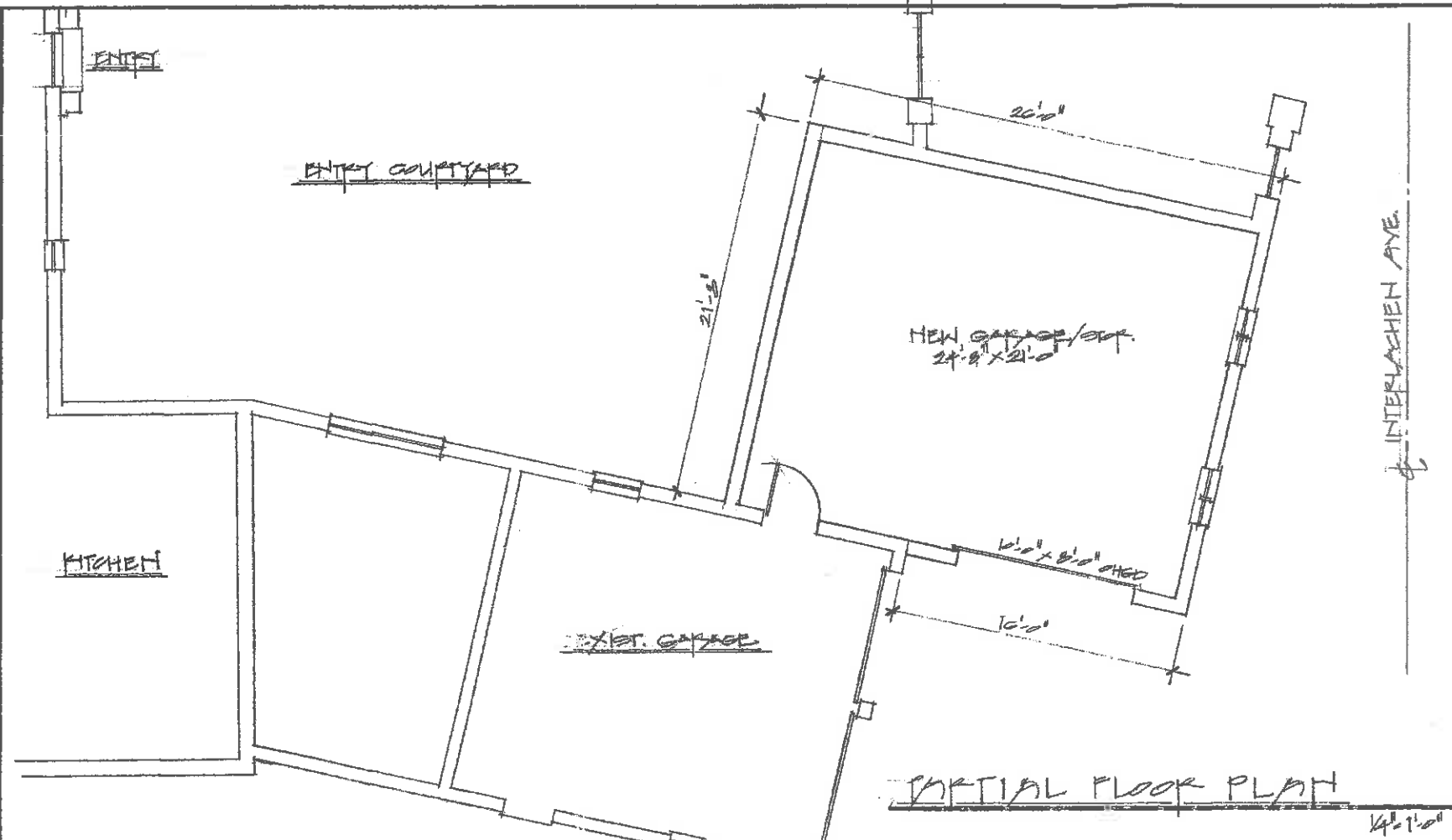


GARAGE AT RIGHT





REVISIONS	BY



**FRONT ELEVATION**  
 Scale: 1/4" = 1'-0"

GARAGE ADDITION  
 WARD RESIDENCE  
 801 INTERLACHEN AVE • NINTEN • PARK • FL

SITE PLAN  
 FLOOR PLAN  
 ELEVATION

Date: 10/20/10  
 Scale: AS NOTED  
 Drawn: JAH  
 Job #: 10202.15  
 Sheet:

