

HISTORIC PRESERVATION BOARD

STAFF UPDATES AND INFORMATION

18 August 2016: for HPB Meeting on 24 August 2016

1. **1421 Highland Road**, Mr. Mathew McKeever, Owner sale to Mr. Fred Schaub, Developer
 - a. Kay + Orman Kimbrough, neighbors' input on Schaub's new replacement home
 - b. Meeting with Schaub + Neighbors to mediate differences, prior to HPB Meeting- 12 August 2016
 - c. FG Schaub Custom Homes has decided to withdraw from this property and is working with the Owner to extricate himself from the deal.
 - d. Item Withdrawn from Agenda.

2. **331 West Lyman Avenue**, Ms. Martha Bryant-Hall, Owner
 - a. Research into historic background of home + Reverend Jerry Hall
 - b. Meetings with Ms. Hall and her Daughter, Maria
 - c. Ms. Hall wants to appear to state her case for Historic Resource Designation.
 - d. Please see attached information.

3. **425 Alberta Drive**, Ms. Emilee Carleton, Owner
 - a. Proactive approach to Ms. Carleton about saving her James Gamble Rogers II home, built in 1935 on Lake Osceola
 - b. Research into possible use of City Park land as expansion of 425 Alberta Drive to make a new addition possible
 - c. Meeting with Randy, Dori + John Holland to discuss use of City land. (Development Agreement with City, suggested by Dori Stone and Randy Knight)
 - d. Please see attached information.

4. **1234 Lakeview Drive**, John Pinel, Realtor
 - a. 1922 Historic Home on Lake Virginia for sale + likely demolition
 - b. Call to John to learn what might be done to save historic home
 - c. John feels that not much can be done, as property in under contract and home has not been maintained.
 - d. Ideas on how to save this historic home are encouraged.

5. **1167 Lakeview Drive**, Ms. Alexis Magargee, Owner
 - a. Meeting to discuss Owner designating home as historic in order to gain incentive benefits- Hal George and David Runnels
 - b. Owner plans to apply for Historic Designation for upcoming September 14 HPB meeting.

HISTORIC PRESERVATION BOARD: STAFF UPDATES AND INFORMATION

18 August 2016: for HPB Meeting on 24 August 2016

6. **511 Melrose Avenue**, Mr. Bernard Martin, Owner, Fred Schaub, Developer
 - a. Proactive approach to saving historic 1910 California Bungalow from demolition
 - b. Possible relocation to Mead Gardens- meeting with Jeffrey Blydenburgh + discussions with Dori and Lindsey- 9 August 2016
 - c. Meeting with Fred Schaub + Lance Earl- urging Fred to keep historic front home on site and building new 4000+ SF home on rear of R-2 zoned lot (see diagram attached)
 - d. Research of other locations to which historic home might be relocated- WP City land (Blake Yard, etc.) and private lots (Hannibal Square, etc.)
 - e. This home is worth saving and we need your support and ideas on how this can be accomplished.

7. **Temple House** at 1700 Alabama Drive, Ms. Lori Knight, Owner
 - a. Meeting with Lisa at the home- 4 August 2016
 - b. Meetings with Zane Williams to review new plans and discuss what demolition and modifications can be made to historic home
 - c. Early discussions with Lisa Knight on getting Alabama property designated as historic
 - d. All things point to the Temple House becoming one of Winter Park's premier examples of Private Owners' totally restoring possibly the town's oldest home!

8. **521 N. Capen Avenue**, Trevor Bartley, Developer
 - a. Meeting at Front Desk to discuss ways to preserve architectural character of existing non-listed 1940 home
 - b. Discussions with Kris and George on methodologies to provide incentives to Builder to maintain or recreate Front Façade (new)
 - c. Developer seems very willing to recreate the Front Façade of this home in order to keep character and scale of the Neighborhood.
 - d. Meeting to be scheduled for next week.

Respectfully submitted,

Brooks Weiss, AIA

City Architect

**CITY OF WINTER PARK
HISTORIC PRESERVATION COMMISSION**

**Staff Report
August 24, 2016**

HDA 16-005 Request of Ms. Martha Bryant-Hall, Owner (Ms. Hall is also the Agent for H-Mob Properties, LLC, listed by Orange County as Owner) to designate her home at 331 West Lyman Avenue, Winter Park, Florida as an Historic Resource Property on the City of Winter Park Register of Historic Places.

The residence at 331 Lyman Avenue was built in 1958 by the Reverend Jerry Hall, as a result of his being displaced through eminent domain from his original home on Denning Drive (formerly Maitland Avenue). His displacement was a direct result of the City of Winter Park's 1950's Maurice Rotival Master Plan, resulting in the building of what is now known as Martin Luther King, Jr. Park.

Ms. Hall submitted her Historic Designation Application on 8 June 2016. Mrs. Hall based her application for designation based on the age of the house and the contributions of her husband, Reverend Hall and his historical significance in Winter Park. The house is now 58 years old and is of no remarkable historical architectural style other than a representation of the post-WWII development style that is still prevalent throughout Winter Park. It is a one story concrete block residence with two-car carport, on the corner of W. Lyman Avenue and South Virginia Avenue.

Staff has received three letters of support for Mrs. Hall's application from Reverend Dr. Vivian Carrington and Rebecca Talbert, AIA, and Michael Spencer (attached).

Staff also contacted the Hannibal Square Heritage Center and emailed Ms. Mary Daniels and Ms. Fairolyn Livingston, historians for the Center. Their report is attached and states that Ms. Hall's deceased husband, the Reverend Jerry Hall was a prominent figure in Winter Park and active in representing the Hannibal Square Neighborhood. He was a street preacher and later founded the Prayer Mission Church, which is still located at 827 Lyman Avenue.

In evaluating this application, staff considered several factors. First, the home located at 311 Lyman Avenue has no real architectural significance other than representing a post-war pattern of development that is still very prevalent city-wide. Second, while Reverend Hall was an important figure to the community, he passed away in 2008. It is still too early to know how his legacy and contributions to the city, especially in the Hannibal Square area will be determined. In reviewing the classification of "significance" with the staff at the Florida Department of Historic Resources, state staff recommended that "significance" be determined by the same threshold as a historic resource which is 50 years. Staff is hopeful that Reverend Hall's legacy will stand the test of time, but at this point it is too recent to

determine that. While both the Historic Preservation Board and the City Commission have made it clear that they wish to encourage voluntary designations of resources, staff feels that designating this property may be premature.

Staff would recommend not designating this property on the Winter Park Register of Historic Places at this time.



received
6/8/16

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. 331 West Lyman Ave. W.P., FL.
Building address
- Martha Hall 331 W. Lyman Ave. 407-463-7963
Owner's name(s) Address Telephone
- Martha Bryant-Hall 407-463-7963
Applicant's name (if different from above) Address Telephone

2. I, Martha Bryant-Hall, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

Martha Bryant-Hall June 8, 2016
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.

Legal description

Year built

1958

Historic name of building (if any)

Historic district name (if any)

Date received:

6/8/2016

HPC Meeting:

Case File No.:

Florida Master Site File No.: OR-

θ Local Historic Landmark

θ Local Historic Resource





331 W Lyman Ave

© 2016 Google

Google earth

Google earth

feet
meters

200
60



REV. & MRS. JERRY HALL'S RESIDENT LOCATED 331 LYMAN AVE.
HISTORICAL SIGNIFICANCE

Rev. Jerry Hall was born in Bonds Mississippi and moved to Winter Park in 1937, where he remained until his death in 2008. Over the decades Reverend Hall served as a caddy at the Winter Park Country Club and provided lawn service to the City of Winter Park. In addition he worked as a chauffeur, and undertaker. A street preacher, he later founded Prayer Mission Church which is still located at 827 Lyman Ave.

His original residence was located on Denning Drive (formally Maitland Ave) and his family was displaced through eminent domain to build a swimming pool for Westside residents who had no access to Cady Way pool. His former homestead is now home the home of MLK Park.

As a result of being displaced, Reverend Hall built his new resident at 331 Lyman Avenue where he lived until his death. He was a pastor who was very involved in civic and community activities, a strong advocate for education and equality for Westside residents. He served on Interracial and Human Relations Councils alongside African American and Caucasian Winter Park citizens to bridge the racial gap in the city.

He stood shoulder to shoulder with Westside residents including Reverend Scott of Ward Chapel African Methodist Episcopal Church, Mrs. Pearl Thomas Reed a principal at the former Hannibal Square Elementary School, and Mrs. Ruby Ball a highly respected community educator.

Reverend Hall served in numerous leadership roles in the Ministerial Alliance, a faith based group of christian leaders, who were instrumental in the integration of workers at Publix and the Winter Park Post Office. Reverend Hall was frequently invited to give the invocation at Winter Park City Commission Meetings and civic organization throughout the community. He was still a strong advocate for the Hannibal Square community until his death.

Years after his wife Leila death, he married Martha Bryant Hall. Reverend Hall passed in October 2008, his wife, Martha now resides at 331 Lyman Avenue and wishes to have her home registered as Historical because it qualifies and is the right thing to do.

Mr. Jeffery Briggs, Planner
City of Winter Park
401 South Park Avenue
Winter Park, Fl. 32789

Re: NDA 16-005/331 West Lyman Avenue, Winter Park
Parcel No. 05 22 30 9400 56 112;
Request by Martha Bryant-Hall

Dear Mr. Briggs:

I am privileged to write you concerning my longtime friendship with Reverend Jerry Hall. I knew him as Pastor, friend, and community worker for over fifty years.

First, as a Pastor I can truly say that his character was exemplified as honesty, righteous, and respect.

Secondly, as a friend, I would often confided in him to advise me when I was in trouble. His encouraging words guided me along the way.

Thirdly, as a community worker I watched Reverend Jerry Hall go from door to door trying to help those who were in need. I severed with him on various committees to change things for the people in the community.

I trust that the City will honor Reverend Jerry Hall's property for qualification under Ordinance 58-456 and the historical significance of structure.

Sincerely,



Reverend Dr. Vivian Carrington

cc. Winter Park Redevelopment Agency, Ltd.
cc. jbriggs@cityofwinterpark.org

Brooks Weiss

From: Rebecca Talbert <rtalbert7@gmail.com>
Sent: Wednesday, July 27, 2016 9:09 AM
To: Brooks Weiss
Subject: HPB HDA 16-005 Request by Mrs. Martha Hall to designate her home at 331 West Lyman Avenue

Mr. Weiss,

Please share this letter of support with the HPB. Thank you.

Dear Mr. Weiss and members of the HPB,

I am writing to express my support of the designation of the home of Mrs. Martha Hall at 331 West Lyman Avenue as a historic resource. While the structure itself may not possess a unique architectural character or be the work of a master architect, it is a symbol of the contributions of Reverend Hall. He was a significant figure in the history of Winter Park and of the Hannibal Square neighborhood.

The HPB and City Commission has made it clear that they want to encourage voluntary designation so I urge you to support homeowners who bring forth their homes when they meet the requirements set forth by the Secretary of the Interiors guidelines as stated in our City's Land Development Code section 58-456.

I feel it is indisputable that Reverend Hall's contribution to Winter Park and Hannibal Square meet the definition outlined in 58-456 (1)b.

"(1) The National Register criteria for evaluation requires that the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and associations and:

b. That are associated with the lives of persons significant in our past;"

The intent and purpose of the Historic Ordinance per 58-433(b)(2)

It shall be the policy of the city to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures, sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the city, state, or nation

Please support this nomination.

Sincerely,

Rebecca Talbert, AIA
3024 Northwood Blvd, Winter Park

1509 Orange Avenue
Winter Park, Florida 32789

August 8, 2016

City of Winter Park Planning Department, Historic Preservation Office
401 Park Avenue, South
Winter Park, Florida 32789

RE: 331 West Lyman Ave – Historic Preservation

Dear Mr. Weiss and Historic Preservation Board:

Please allow this letter to serve as support for approving 331 West Lyman Avenue with an individual Historic Designation. As referenced in the current historic ordinance:

(2) It is the policy of the city to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures, sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the city, state, or nation to achieve the following objectives including by encouraging voluntary participation:

- a. Safeguard the heritage of the city by encouraging the preservation of historic resources representing significant elements of its history;
- b. Enhance the visual character of the city by encouraging the preservation of these buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;
- c. Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;
- d. Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;
- e. Promote the private and public use of historic resources for the education, prosperity and general welfare of the people; and
- f. Stabilize and improve property values within the city.

This property has significance to the history of Winter Park with regards to Reverend Halls service to the Hannibal Square Community as evidenced by the narrative provided by the historians of the Hannibal Square Heritage Center.

As a winner of the 2013 Florida Trust Award for Rehabilitation and Renovation for the restoration of our 1920's home in Orwin Manor and supporter of Historic Preservation we have a vested interest ensuring that historical home sites are preserved for our community. Historic Preservation is not only about buildings but significant heritage.

Thank you to the City of Winter Park staff and its Historic Board for its time and effort to approve this designation.

Sincerely,


Michael Spencer

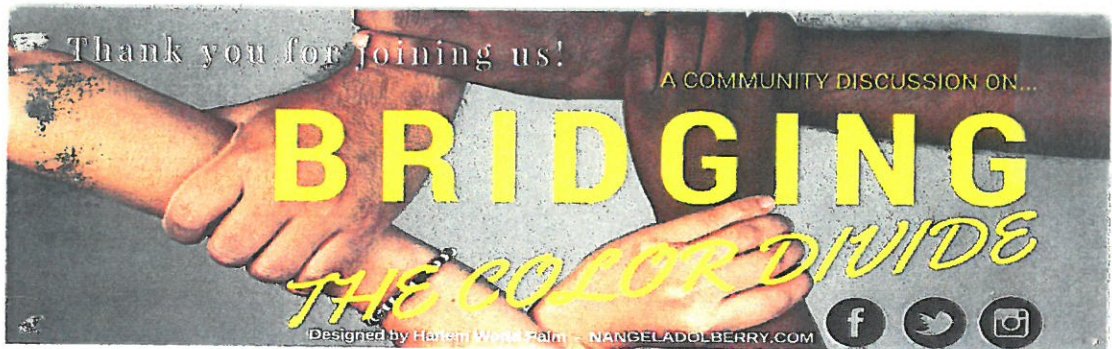
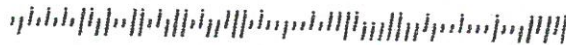
RECEIVED: 2 AUGUST 2016

ORLANDO
Bridging the Color Divide Committee
P.O. Box 536492
Orlando, FL 32853

29 JUL '16
PM 7 L



Historical Preservation Board
City of Winter Park
401 South Park Avenue
Winter Park, FL 32789-4388



25 July 2016

Dear Historical Preservation Board,
Maintaining the west side of Winter Park as an historical African American neighborhood is important to our city's story. - Please add the Bryant-Hall home on West Lyman Avenue to the Historic Register - Thank you. Kristin Congdon (1526 Donnie Burn Circle)

KRISTIN CONGDON

**When Tomorrow Starts
Without Me**

By David Romano

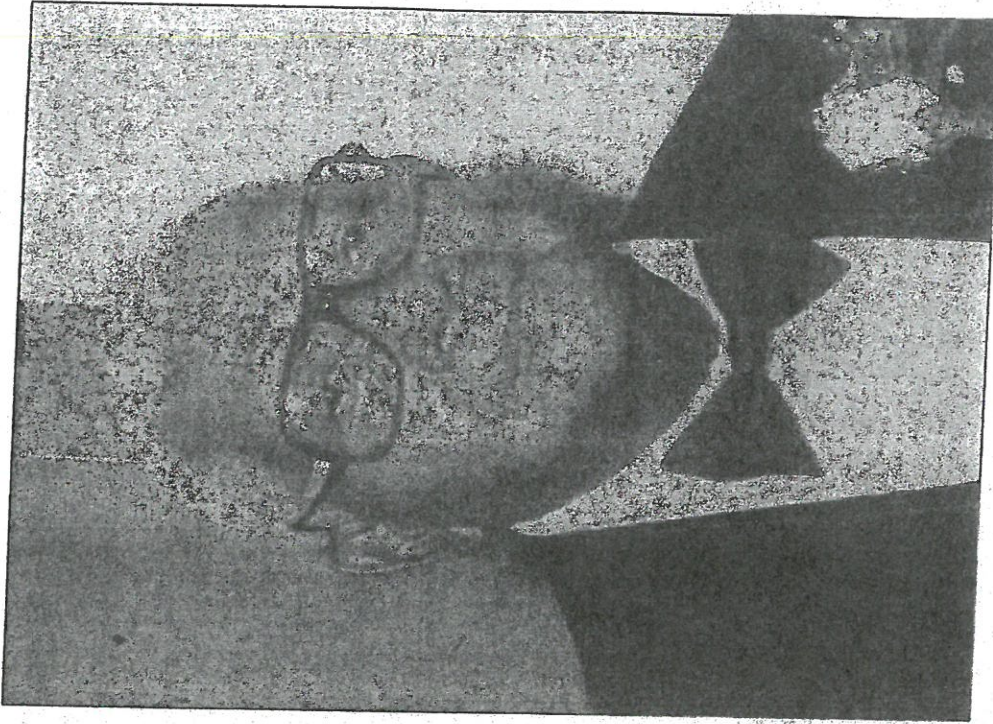
When tomorrow starts without me
and I'm not here to see...
If the sun should rise and find your
eyes filled with tears for me,
I wish so much you wouldn't cry
the way you did today...
While thinking of the many things
we didn't get to say.

I know how much you love me,
as much as I love you...
And each time you think of me,
I know you'll miss me, too.
But when tomorrow starts without me,
please try to understand...
That Jesus came and called my name
and took me by the hand,
And said my place was ready
in heaven far above...
And that I'd have to leave behind
all those I dearly love.

So when tomorrow starts without me,
don't think we're far apart...
For every time you think of me,
I'm right here in your heart.



COGIC



Elder Jerry Leain Hall

Episcopal Church of the Good Shepherd

October 31, 2008

**Re: Historic Preservation of 331 W. Lyman Ave, Winter Park Florida -
HDA 16-005**

The Late Reverend Jerry Leain Hall:

Born: July 5, 1914

Deceased: October 22, 2008

Relocated to Winter Park 1934

Retired Winter Park Telephone/Sprint 1979

August 17, 2016

Historical Preservation Board
Planning Department
401 Park Avenue South
Winter Park, Florida 32789

Dear: Historical Preservation Board:

It is with great pleasure that I submit the enclosed application for preservation "A Piece of Untold History" as it pertains to the City of Winter Park, Florida and all of residence. As outlined in the application package the property located at parcel# 05-22-30-9400-56-112. Is over 50 years Offers to the community a rich history and a story of the late Reverend Jerry L. Hall be told and recognized as a person of significance to Winter Park, Florida.

I look forward to working with the City of Winter Park, a city that I have lived and worked in for over 40 years to achieve my goal of having the property outlined listed on the Historic registry.

Thank you for your time and consideration.

Best Regards,


Martha Bryant-Hall

Cc: Departments:

Planning, Historic Preservation

Hall-HDA-16-005

Rev. Jerry L. Hall's Historic Preservation of 331 W. Lyman Ave

HDA 16-005

The Rev. Jerry Leain Hall was born to the late Jerry M, and Catherine C, Hall in Bond, Miss. He was a twin of eight children. He was drafted into the Army; was rejected because he was injured from a miniature rattle snake bite. He relocated to Jacksonville, Florida, Cocoa and finally Winter Park, Florida. At the age of 20 he began his life as Visionary and Pioneer. He worked as a fruit picker, chauffeur, butler, gardener for The Galloways the founder of Winter Park Telephone. Mrs. Lee Galloway loved the Halls so much that she helped to send his daughter, Catherine to college. Rev. Hall retired from Winter Park Telephone Company as a custodian. He continued working for wealthy residents in Winter Park and continued getting education in theology, small engines, welding, painting, plumbing and construction etc. Jerry's mother asked him to drop out of school to help the family when his father became ill. He replied with tears in his eyes mommy "I'll never stop learning and studying". He was fascinated with education and learning new things to broadening his mind.

He married Lela and they became home builders in their community. Home Ownership was the great American Dream that they were proud of living. In addition to 331 W. Lyman they owned three lots on Lake Island Estates (lots 1, 14 & 15), presently Martin Luther King Jr. Park located on Maitland Ave., currently Denning Dr. This property was taken through Eminent domain; that displaced, removed the family to build a swimming pool for Westside residents due to segregation.

African American heritage is an integral part of American heritage/Winter Park experience. The sound of American voices along with other Americans of color, women and poor have too often been silenced, buried, disguised, disqualified and marginalized. This is so with the contributions of heritage story. Inclusion of people voices in the representation of their own past and life ways is empowering. (Bond & Gillian 1955).

Preserving African American Historic places recognized and serves as a permanent reminder about Rev. Hall. He was a pioneer, preacher, builder, civil rights leader, community leader. He used his home, church and the streets as a meeting place to calm the city when it was out of control, racial tension, encourage youth to get an education, jobs, home ownership and save souls as well as serve people. He was called upon day or night for those in need of service.

Rev. Hall joined the Holiness church as a young man. He was a devoted man of God. He rebuilt and established many churches in Florida. On weekends he would drive 75 – 100 miles to preach in Apopka, Sanford, Tampa, and St. Petersburg. He assisted troubled churches helping them solve problems. He was the assistant to Bishop C. Mason, founder of the Church of God In Christ. Was Statistician of his district he knew every man, woman, child and church; Superintendent of the Florida District, Sunday school teacher, Secretary and Director Public Relations. Bishop Mason often visited Rev. Hall during the civil rights movement. A particular instance in the City of Winter Park where both men were extremely instrumental in establishing peace and order throughout the city was a former Vietnam Veteran returned home to Winter Park. The Veteran and a friend were asked to visit their former classmates at Rollins College. They were arrested, left in jail; the jail cell ironically burned causing the death of the Vietnam Veteran. His friend survived the fire but is scarred emotionally and physically even today.

Rev. Hall and his family became increasingly tired of traveling weekends so he founded Prayer Mission Church of God In Christ, in Winter Park 1981. For seventy years he was a drum major for the Lord in Winter Park. He was a very influential man in Winter Park. He worked with many organizations with all races and groups of people. He was one of the founders of the Ministerial Alliance a faith based group of African American ministers that integrated Publix and Winter Park Post Office and other establishments during the Civil Rights Movement. He became a member of the Winter Park Interdenominational Ministerial Alliance, Human Relations, NAACP, COGIC, Federation of Congregations United to Serve, Bridge Builders, Westside African American Homeowners and Homesteads Ass., Inc., Winter Park Library, Voters Registration, Nursing Homes Minister and Community Food Bank. Rev. Hall was a Consensus Builder in Winter Park; he worked with the Police Department helped calm the community on many occasions, Invocation for Commission meetings, other civic organizations and cut grass for Code violators. He gained the respect of Saints and Sinners.

The Act of Congress declared that "the historical and cultural foundation of the nation should be preserved as a living part of our community life and development in order to give sense of orientation to the American people". Rev. Hall was a pioneer in Winter Park. He worked with pioneers like Rev. Scott, Rev. Wilson, Rev. Lias, Rev. Cloy, Mrs. Ruby Ball, Mrs. Reed, Atty. K. Murrah, and Lee Galloway. "It is important to see the community through the eyes of those who live in the community. It is dangerous to look at part rather than the whole". {Holistically – Peter Golden}.

African American has long advocated preservation of our heritage cultural history in Winter Park. The Community was self-maintained by leaders, warriors, drum majors like Rev. Hall that was instrumental in getting The Ideal Women's Club on the Historic Register, Captain Neighborhood Watch, Help raise money to build the Westside pool, involved with CRA – Winter Park Community Center Shady Park, Hannibal Square Heritage Center – Invocation and ribbon cutting, he was still vibrant in the community as he became aged. He believed in the principles of Winter Park, and was dedicated in supporting his community. The home of Rev Jerry L. Hall has been voluntarily designated because of age of home (58yrs), his dedication, labor of Faith and Love for God, family and community. He was community builder, built several churches to save souls, fed, clothed and housed those in need, community leader that worked and encouraged people to improve their lot in life through education and work, visionary who owned property in Lake Island estate now MLK Park, Capen Ave, Lyman Ave. and S. Virginia Ave. affordable housing for working people (300 S. Virginia Ave. built home for daughter and grandchildren).

Rev. Hall built his home at 331 W. Lyman Ave., single floor, concrete cinder block, flat roof, terrazzo floors runs through the central living area, awning windows, rod iron post and sliding glass door which are consider as Historical Richard N. Champen, Winter Park Portrait, the story of Winter Park & Rollins, August 1, 1987 said "the majority of the homes were built in the Post World War II yr. The multiple dwellings of Winter Park none of high rise in the true sense could be almost counted on the fingers of both hands."

Vision Winter Park, draft June 9, 2016 "Support our diverse population with a mix of housing types while respecting our traditional neighborhood character and scale". As a Mortician assistant Rev. Hall would tell people his duties as an assistant one favorable one was to "draw a vein". Let's draw the vein (the people) inclusion, respect and recreate a city of Homes. The home is within the guidelines of Code section 58-456 and Historic Ordinance per 58-433(b) (2). Historical resources survey pg. 1. Properties may be significant for their local association with a pattern or period of development, for their architectural style or type, or their association with a person with important in history. Historic Districts, The Hannibal Square area has lost a significant number of historic resources since 2001. Westside/Hannibal Square Historic District. The general location is bounded by CSX tracks, Canton Ave, Denning and Comstock Ave. The Criterion A and Period of Significance 1890-1950.

In conclusion according to Thomas Reuters Westlaw Ordinance 58-456 and historical significance:

Property Protected; Designation and Listing

Historic preservation board reasonably interpreted "Over-fifty" rule of **historic preservation ordinance** to be applicable where site achieved **significance** over 50 years earlier, even if additional structures were added within past 50 years, so long as more recent structures were consistent with, and contributed to, overall **historic character of historic site.**, **Historic Preservation Ordinance § 16A-10(I, II).**

Under

Sec.16A-10. Designation process and procedure

(a) Are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric and architectural history that have contributed to the pattern of history in the community, [{"pageset": "Se7

(b) Are associated with the lives of persons **significant** in our past Ordinance 58-456 (1) b.

(1) The National Register criteria for evaluation requires that the quality of significance in American history, architecture, archeology, engineering, and culture is present in district, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and associations

(b) Are associated with the lives of persons **significant** in our past

The **intent and purpose** of the **Historic Ordinance** per 58-433(b) (2)

It shall be the policy of the city to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures, sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the city, state, or nation

Faithfully,

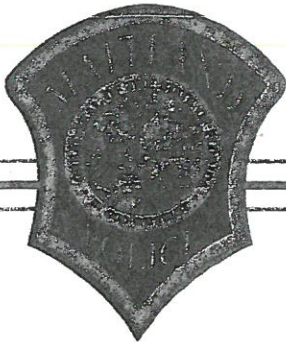
Martha Hall

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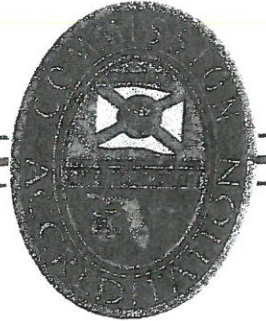
HALL-HDA-16-005



26 Exhibits



Maitland Police Department



Douglas M. Ball, Chief of Police
N.A. 179

1837 Fennell Street Maitland FL 32751 407-539-6242 / 407-539-2712 (Fax)

August 2, 2016

To whom it may concern

I was employed by the City of Winter Park from 1976 until 2009. I served as Chief of Police until I retired in 2009. During my tenure with the City of Winter Park I came to know and respect Reverend Hall. He was a man of character, sincere dedication and support of the community he served.

He served on the Westside Ministerial Alliance and was an avid supporter of the police department. He believed in the principles of Community Oriented Policing and worked in partnership with the police department for the betterment of the city. He was truly an asset and has been missed by all those who he touched during his lifetime.

Sincerely,

A handwritten signature in cursive script that reads "Douglas M. Ball".

Douglas M. Ball, N.A.179
Chief of Police
Maitland Police Department

WESH.com

Winter Park Couple Battles Developer

Developer Buys Half Of Couple's Property

POSTED: 10:38 a.m. EDT June 24, 2004
UPDATED: 11:52 a.m. EDT June 24, 2004

WINTER PARK, Fla. -- Imagine answering your door one day and a man is standing there, saying he now owns half your house.



Couple Battle Winter
Park Developer Over
Home



That is what happened to the Rev. Jerry Hall, 89, who lives in west Winter Park, a neighborhood that is morphing from an old black community to a trendy office, shopping and dining area.

The man at the door was a developer who has been credited or blamed for bringing about the changes -- controversial businessman Dan Bellows.

Hall built the house at 300 S. Virginia for his daughter, Catherine. After she died, Hall moved in, and said he planned to leave the house to Catherine's kids, his grandchildren.

This May, however, Bellows came knocking.

"He came over with papers for me to sign, and he said that you and I are not in this together. I just bought half of your property," described Hall.

* Catherine's estate is listed as half-owner of 300 Virginia. When she died, her husband, Clifford, and their two kids became the estate. They sold their interest to Bellows for \$134,000.

"I asked them, 'Why did you sign this?'" explained Hall. "The boy told me, 'Papa, I didn't know what it was.'"

Bellows gave Hall a letter demanding that he either sell him his half-interest for \$75,000, that he pay Bellows \$400 a month rent, or that they go to court to have the house auctioned off and split the profit.

The Halls said this is one more example of Bellows trying to take advantage of people on the west side.

"He goes to senior citizens and just weighs them down," said Hall's wife, Martha.

Bellows declined an on-camera interview but stated his position by phone.

* "I don't believe this story is bad at all. This is America. This is capitalism. Rev. Hall could have bought it out from his grandchildren any time he wanted," said Bellows.

Hall and his wife said they will fight to keep the house.

* "Clearly, the sole purpose for obtaining an interest in this piece of property was not to benefit the homeowner," explained attorney Hal Downing. "It was to get rid of them."

Downing looked over the Hall's paperwork and said everything Bellows is doing in this case is legal.

* "Everything he says in his letters, everything he says he's going to do, it's legal. But just because you can do something doesn't mean that you should do something," shared Downing. "It comes down to what are your principles?"

Bellows said he has worked hard to improve Winter Park; Hall and his wife agreed but said it is at the expense of longtime residents.

When asked if Bellows would ever get the house, Hall defiantly rejected the concept.

"Not as long as I live. If he gets it, I'm dead," said Hall.

Hall owns four more properties in west Winter Park, which Bellows has offered to buy, as well. If and when Bellows gets 300 S. Virginia, he said he will probably turn it commercial so it is in line with the rest of his properties on the block.

✉ *To comment on this story, send an e-mail to [Wendy Chioji](mailto:Wendy.Chioji).*

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Sent: Tue 9/16/08 2:54 AM
To: Janie Baker (Janieebaker@aol.com)

Bridgebuilders of Winter Park, Inc.

Elder Jerry Hall will be honored at the Rachel Murrah Civic Center, which is located on Morse Boulevard in Winter Park on September 16, 2008 at 7:00 PM. Elder Hall is a long time resident of Winter Park who has been committed to trying to help preserve the residential character of Winter Park. Elder Hall is now in his young nineties and everyone is invited to come out to honor him.

College and university scholarship recipients will also be recognized and appreciated at this program because the program to honor them was cancelled because of Tropical Storm Fay.

**Keynote Speaker: Mrs. Beverly Colson Neal
Florida Coordinator of the NAACP**

Carolyn Cooper
407-222-7766

Note that I have a new email address.
1carolyncooper@gmail.com
Please add me to your address book.

<http://bl117w.bl117.mail.live.com/mail/PrintShell.aspx?type=message&cpids=22327bca-c071-4eb7-aa3...> 9/18/2008
HALL-HDA-16-005

THANKSGIVING SERVICE

November 25, 1981

7:30 P.M.

Mt. Moriah Baptist Church
Winter Park, Fla.

Rev. A. Cobb, Presiding

OPENING SONG "Blessed Assurance"

CHOIR AND CONGREGATION

INVOCATION

Rev. H. Cleveland

SCRIPTURE

Ps. 107:1-5

Rev. L. H. Hendrix

SELECTION

Mass Choir

REFLECTIONS ON THANKSGIVING

Rev. John P. Phillips

ANNOUNCEMENTS

OFFERTORY PRAYER

Rev. J. Clark

OFFERTORY

INTRODUCTION AND PRESENTATION OF SPEAKER

Rev. A. Morrison

CONSECRATION HYMN

Rev. J. L. Denmark

SERMON

Rev. Jerry Hall

INVITATION

Rev. Willie Cameron

REMARKS

BENEDICTION

This Service was sponsored by the Interdenominational
Ministerial Alliance of Winter Park, Florida

HALL-HDA-16-00



PRAYER MISSION CHURCH OF GOD IN CHRIST

827 LYMAN AVENUE
WINTER PARK, FLORIDA

J. L. HALL, PASTOR

First Anniversary

YOU ARE CORDIALLY INVITED TO JOIN US IN THE FOLLOWING
WORSHIP SERVICES LISTED BELOW:

MONDAY, JULY 12, 1982
7:30 p.m.

MT. CARMEL MISSIONARY BAPTIST CHURCH
Reverend Ronald F. Kimble, Pastor

TUESDAY, JULY 13, 1982
7:30 p.m.

FULL GOSPEL DELIVERANCE CHURCH OF GOD
BY FAITH
Elder M. Williams

WEDNESDAY, JULY 14, 1982
7:30 p.m.

BAY STREET CHURCH OF GOD IN CHRIST
Superintendent David Thompson, Pastor

THURSDAY, JULY 15, 1982
7:30 p.m.

EIGHTH STREET CHURCH OF GOD IN CHRIST
Elder Charlie Pollard, Pastor

FRIDAY, JULY 16, 1982
7:30 p.m.

MALONE MEMORIAL CHURCH OF GOD IN CHRIST
Elder M. L. Sconlers, Pastor

HOLY TRINITY CHURCH OF GOD IN CHRIST
Elder Alto Sconlers, Pastor

SUNDAY, JULY 18, 1982

NEW HOPE BAPTIST CHURCH
Reverend John Phillips, Pastor

PRAYER MISSION CHURCH OF GOD IN CHRIST
11:00 a.m.

MT. MORIAH MISSIONARY BAPTIST CHURCH
3:00 p.m.
Reverend C. R. Teyler, Pastor

"PRAY FOR THE PEACE OF JERUSALEM: THEY SHALL PROSPER THAT LOVE THEE"

--Psalms 122:6

HALL - HDA - 16 - 005

ORANGE COUNTY

ORLANDO, FLORIDA

FLORIDA

SUPERVISOR OF ELECTIONS / DIXIE BARBER
ONE NORTH ORANGE AVENUE
ORLANDO, FLORIDA 32801
TELEPHONE (305) 420-3451

CERTIFICATION OF REGISTRATION

Office

Supervisor of Elections

Orange County, Florida

I, DIXIE BARBER Supervisor of Elections of Orange County, Florida, do hereby certify that according to the registration records of this office, JERRY HALL was properly registered, and the following information was recorded at that time.

Date of Registration APRIL 1, 1950
Address 331 W LYMAN AVE, WINTER PARK, FL 32789
Precinct No. 67 Age _____ Sex MALE Race BLACK
Date of Birth 07-05-14 Place of Birth MISSISSIPPI

I hereby set my hand and official seal at Orlando, Florida, this 29TH day of MAY 19 79.

Dixie Barber
Supervisor of Elections
Orange County, Florida

SECOND HARVEST FOOD BANK
 OF CENTRAL FLORIDA
 2515 SHADER ROAD
 ORLANDO, FLORIDA 32804
 (407) 295-1066

statement

SECOND HARVEST FOOD BANK
 OF CENTRAL FLORIDA

STATEMENT DATE	ACCOUNT NO.
10/05/89	OR-E-409

STATEMENT DATE	ACCOUNT NO.
10/05/89	OR-E-409

TO: PRAYER MISSION EMERGENCY
 FEEDING PROGRAM
 331 W. LYMAN AVE.
 WINTER PARK, FL 32789-

To insure proper credit
 please check those items
 being paid in the "✓"
 column and return that
 portion of the statement
 with your payment.

\$ _____
 AMOUNT REMITTED

DATE PAID	CHECK NO.	AMOUNT PD.	DATE	INVOICE NO.	DESCRIPTION	AMOUNT	BALANCE
			09/14/89	7748	Inv: NET 30 Beginning Balance:	22.44	22.44
INVOICE MAY NOT REFLECT ACTUAL DATE. PLEASE VERIFY WITH TICKET. THANK-YOU							
<i>paid 10/12/89 RJS</i>							
Current	1-30	31-60	61-90	Over 90	TOTAL DUE		
22.44	.00	.00	.00	.00	22.44		

INVOICE NO.	AMOUNT DUE
7748	22.44
TOTAL	22.44

PLEASE PAY THIS AMOUNT

CITY OF WINTER PARK
CITY COMMISSION WORK SESSION
February 24, 1997

COMMISSION CHAMBER

4:00 p.m.

INVOCATION: Rev. Jerry Hall, Prayer Mission Church of God In Christ

1. Discussion of request from Youth Enterprises Connections of Florida to hold a (youth) Arts and Craft Fair in Lake Island Park complex.
2. Discussion of request from the Bridgebuilders Committee to *July 29* hold a community-wide Easter Sunrise Service in Lake Island Park, March 30, 1997.
3. Presentation by Glatting, Jackson, Kercher, Anglin, Lopez & Rinehart concerning the proposed program and policy options for the comprehensive mobility study.
4. Discussion of College Quarter Neighborhood Association's proposed Master Development Plan.
5. Presentation by Urban Revival concerning its proposed developmental plans in the Community Redevelopment Area.
6. Presentation by Mr. Chris Brown concerning a proposed golf course beautification plan.
7. Discussion of request from Christian HELP for the "Bring the Light to Orlando" Walk along Highway 17-92, enroute to Sea World, March 28, 1997.
8. ~~Discussion of request from the Winter Park High School Crew Boosters to use Lake Killarney as the site for the First Annual Central Florida Rowing Championships, March 22, 1997.~~
(WITHDRAWN BY APPLICANT)
9. Discussion of the Women's Professional Fast Pitch Softball League at Rollins College's Harper Shepard Field/Alfond Stadium and approval to sell beer and wine at their games.
10. Discussion of request to purchase city-owned property on Galloway Drive.
11. Discussion of request to purchase city-owned property on Balmoral Road.
12. Update concerning the proposed Community Center Improvements.
13. ~~Discussion of request to purchase city-owned property on [redacted]~~
14. Monthly Financial Report.

HALL-HDA-16-005



CITY OF WINTER PARK POLICE DEPARTMENT

OFFICE OF THE
CHIEF OF POLICE

Dear Pastor or Church Administrator,

While I don't need to tell you Winter Park is a special place, I want to thank you for the role your church plays in maintaining the sense of community that we enjoy here in Winter Park.

The Winter Park Police Department is constantly looking for ways to engage with those we serve so that we can better serve the needs of our community. To that end, we are currently establishing a group of leaders in our "Faith Based" community with a goal of determining what unique needs and opportunities might exist that would allow the police department and members of the twenty-six churches within our city to partner and help each other.

For years we have worked to bring our community together through our Neighborhood Watch, Business Watch, and most recently our Neighborhood Advisory Council but would now like to expand our efforts to organize the churches in our city into a more formal group to act as a conduit for information sharing, training and cooperative discussion.

If you are interested in knowing more about how we can help each other, please join us on June 30 at 9 a.m. for our initial meeting at the First Baptist Church of Winter Park located at 1021 North New York Avenue. Pastor Walter Jackson has graciously committed to host this first meeting.

If you will be able to attend, please confirm your attendance with my Administrative Assistant Kathy Reed by calling 407-599-3272.

We look forward to seeing you and please feel free to contact my office should you have questions.

Thank you for everything you do,



Chief Brett Railey

500 NORTH VIRGINIA AVENUE
TEL (407) 599-3272



WINTER PARK, FLORIDA 32789
FAX (407) 599-3661

brailey@cityofwinterpark.org • www.wppd.org

HALL-HDA-16

Mayor Bill Frederick

P.O. Box 3146 • Orlando, Florida 32802 • Phone 841-CITY

February 15, 1988

Reverend Jerry Hall
827 Lyman Avenue
Winter Park, FL 32789

Dear Reverend Hall:


We are getting ready to put out a campaign piece which will include an endorsement list of my friends. I would very much like to have your name included among the prominent citizens who are supporting my re-election. I hope you will fill out, sign and return the enclosed card so that I may do so.

Thank you for your friendship and all your efforts to make this truly "One Orlando" in which everyone shares.

Sincerely,



Bill Frederick



1601 Legion Drive
Winter Park, FL 32789
February 12, 2010

Greetings:

Ann and I are voting for Tom McMacken for Seat 4 on the Winter Park City Commission, the position being vacated by Margie Bridges. I'm writing today to tell you why we have made this decision and to encourage you to vote for Tom, too. •

The McMackens have lived in Winter Park for over eighteen years. A brief bio, enclosed with this letter, tells of Tom's volunteer service on four city boards and commissions. He was appointed by four different mayors, each recognizing the value of his experience and his quiet leadership style.

Most importantly, Tom has the ability to work constructively with the current mayor and commissioners to build consensus as they address the important matters that face our city. Critical issues range from difficult financial challenges to how to preserve the best qualities of our small community while encouraging favorable change for the future.

Please vote for Tom on your absentee ballot or at the polls on March 9 (there will be no voting at the Library this time). We need his talent, his knowledge of our city, and his ability to be a positive member of our City Commission.

Sincerely,



Kenneth F. Murrah

Winter Park

BRIDGEBUILDERS

July 24, 1998

Dear Bridgebuilding cohort,

First — before anything else — draw a circle around Tuesday evening, September 15, 7:00 p.m., Mt. Moriah Missionary Baptist Church. Right now reserve that time and date. We need you!

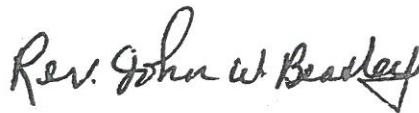
In some respects our July 14 meeting was the best yet. There were new participants. Mayor Terranova was on vacation and a couple of other mainstays were necessarily absent, but the spirit and obvious commitment could not have been better.

The minutes are enclosed. Nancy Ellis is preparing another ten "Love Comes in All Colors" posters using a bold gray background. We can have them for \$5. If you want some please let us know.

Have a great summer — and do reserve September 15. **RESERVE THE DATE, TIME AND PLACE.**



Dr. Jim Armstrong
Co-chair



Rev. John Beasley
Co-chair

Enclosure



FOUNDER'S DAY CELEBRATION

Church Of God In Christ Temple

338 Chelsea Street · Jacksonville, Florida 32204 · Telephone 904 356-5464

Rev. Samuel P. Nesbitt
PASTOR

December 5, 1984

Elder J. L. Hall
331 W. Lyman Avenue
Winter Park, Florida 32789

Dear Elder Hall:

Because of your dedicated service in the interest of mankind, through and by means of your chosen field, the Founders Day Awards Committee has selected you to receive special recognition during our Awards Day Celebration, Sunday, December 9, 1984, at 4:00 P.M.

I congratulate you and look forward to greeting you when you share this honor with those other persons whose name appear on the attached list.

We thank God for you and pray for your continued success.

Yours in the interest of Human Betterment,

A handwritten signature in cursive script that reads "Samuel P. Nesbitt".

Elder Samuel P. Nesbitt, Pastor

SPN:cs

ATTACHMENT

Bethune-Cookman College

DAYTONA BEACH, FLORIDA 32015

MARY MCLEOD BETHUNE
FOUNDER PRESIDENT-EMERITUS

M. LAFAYETTE HARRIS
CHAIRMAN, TRUSTEE BOARD

RICHARD V. MOORE, PRESIDENT



JAMES W. HENLEY
CHAIRMAN, EXECUTIVE COMMITTEE
OF THE TRUSTEE BOARD

LEROY E. NORTHRUP
SECRETARY-TREASURER

OFFICE OF THE PRESIDENT

January 28, 1966

Mrs. Lee Galloway
461 East Webster Avenue
Winter Park, Florida 32789

Dear Mrs. Galloway:

✓ Thank you for your letter of January 26, 1966. We were delighted to know that Miss Catherine Hall received her application blanks.

✓ We trust that she will execute them and return them to me. Our facilities are limited and the Admission Committee gives first consideration to the first qualified students applying. Therefore, it will be wise to have Miss Hall return her completed application blanks at an early date.

✓ I had the opportunity several years ago of meeting your late husband. Moreover, we shall be most happy to have you visit with us and observe us in our work, in the event you are in this section. I note with interest that the College Choir will be appearing in Winter Park in the near future, and I trust you will hear them.

Our work is moving along splendidly and the outlooks for 1966 are most encouraging.

With kindest personal regards,

Very cordially yours,

Richard V. Moore
President

RVM/w

HALL-HDA-16-00.

WILLIAM H. LINDSAY

Licensed Real Estate Broker
EVERYTHING IN REAL ESTATE

OHIO HOUSE
PHONE 9104

ASSOCIATE
W. HAROLD FORD

EXCLUSIVE BROKER
INDIAN RIVER CATTLE RANCHES, Inc.
FARM AND GROVE PROPERTIES

COCOA, FLORIDA

November 12, 1938

TO WHOM IT MAY CONCERN

The bearer, Jerry Hall, was employed by me in a general capacity as chauffeur, housework, and in taking care of the grounds. In all of these accomplishments he was very satisfactory.

He is an excellent chauffeur, a very careful driver, and it is a pleasure to me to recommend him to anyone desiring his services.

Very truly yours,



William H. Lindsay

WHL/me

HALL-HDA-16005

This is to Certify

THAT

Sylvester Southland Jr. OF _____
AND *Marjorie Bobian* OF _____

WERE UNITED BY ME IN

Marriage

ON THE *seventh* _____

DAY OF *July* _____

IN THE YEAR OF OUR LORD 1981

AT *Prayer Mission Church of God*
in Christ, 827 Lyman Ave., Winter Park, Fla.

Elder Jerry L. Hall _____
Minister

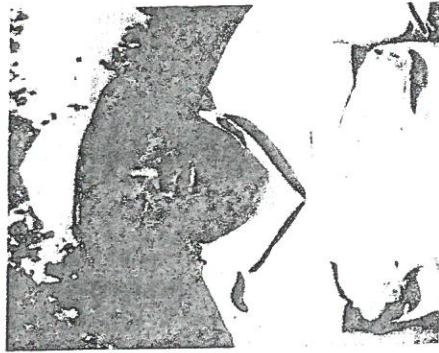
Catherine C. Hall _____
Witness

Witness



HALL-HDA-16-00

In Memory Of
Mr. Ernest Leon Gaines



Friday, November 22, 1991
3:00 P. M.

PRAYER MISSION CHURCH OF GOD IN CHRIST
Winter Park, Florida

REVEREND J. L. HALL, PASTOR

Interment:

PINEY WOOD CEMETERY
WINTER PARK, FLORIDA

The Homegoing Celebration
for
Mrs. Pearl J. Reed



Surely goodness and mercy shall
follow me all the days of my life.
And I shall dwell in the house of the Lord
forever.

(Psalms 23:6)

Saturday, December 10, 1988
12:00 Noon

Graveside Service and Interment
Piney Wood Cemetery
Winter Park, Florida

Rev. F. C. Griffen, Presiding

500-16-005 HALL-HOK-16-005

Historical

Order of Service 98

400

CATHERINE
HALL

SIDE



Involvement Is Answer



Involvement with the individual is the approach Catherine Hall takes in her counseling of high school students. Miss Hall has returned to Winter Park after spending years getting her education in Psychology and Counseling Education.

She is the daughter of the Rev. and Mrs. J. L. Hall. Her father is pastor of the Church of God and Christ in Tampa where he goes every weekend to preach to his flock.

Miss Hall is a graduate of Hungerford High School and Bethune-Cookman College. She received her Masters Degree from the University of Pittsburgh. In her work in the Pennsylvania city she was convinced that students need a sounding board, someone they can talk to about their troubles who will not become emotionally involved.

When she started her work as guidance counselor at Ly-

man High School this winter Miss Hall was prepared to deal with juveniles with problems. "Every one has problems," she says.

It was while she was a student at Bethune Cookman College that her career took direction. As an intern she worked for the Juvenile Judge and court at DeLand. She felt she could help the young people and spend four more years working toward this goal.

Miss Hall has many other interests. She has a talent for voice and does concert work in classical music. She sings with choral groups and can sing soul music. She plays the piano and makes most of her own clothes. While in school she played basketball and is now learning to play tennis.

But with all of these extracurricular activities, her devotion to the young people comes first.

Annual Banquet Honors Patrolmen

An annual banquet was given by the Hannibal Elementary P.T.A. to honor the patrolmen who worked throughout the year. Seated at

the head of the table is Capt. Emmitte Williams.

20 HALL-HDA-16-005



The Rev. J. L. Hall and Ben Raymond

Eatonville Citizen To Be 102

How do you live to be almost 102 years old with few, if any, physical infirmities? According to Ben Raymond, Eatonville, it is simple. Don't pity yourself.

Raymond who will celebrate his birthday in September walks with no cane, uses no hearing aids and only wears glasses because he lost one eye when he was a youth.

Raymond's parents were slaves who had been freed after the Emancipation Proclamation of 1863. However, it took some time for both the former slaves and their owners to get the hang of freedom so his parents who belonged to different owners, and Ben were separated for several years. Young Ben stayed on

the plantation where he was born until the death of his father.

Raymond's mother was left with five young children and he became the head of the house. He says he would not let his mother go out to work, she had enough to do raising the children. So he worked for the sum of eight to \$10 a month. He eked out his salary by "patch gardening".

He was born in Bulluck County in Georgia in the year 1870 and came to Florida in 1914. He came to Orange County in 1942 and has been a resident ever since.

He is a staunch supporter of the Church of God in Christ which means much to him. He

state convention of the church

and is an ordained elder of the church. The Rev. J. L. Hall, pastor, recently presented Raymond with a Senior Citizen's award.

Raymond said that of all the inventions and modern miracles he has seen develop in his lifetime, he feels the machine has been the most beneficial to man.

He remembers when men used to have to load railroad ties and rails by hand. Raymond also worked in truck gardens and orange groves and adds, "People today don't know how hard a man had to work in those days. I developed muscles -- you had to get tough to



NEW CHURCH IS DEDICATED — Elder John Mathis, standing at right center, pastor of the Church of God in Christ, B & B Sub-division, Zephyrhills, is pictured Sunday afternoon as he formally presented a key to the front door of the new sanctuary to Bishop J. E. Williams of Jacksonville, leader of Churches of God in Christ for all of Florida. Looking on at the left are the Rev. Jerry Hall of Thonotosassa, superintendent of the

Tampa district, and the Rev. A. Hines, superintendent of the Ocala district for the church. At the center in the white hat is Mrs. Mathis while looking on at the right are members of the Zephyrhills congregation. Offering during the week-long series of dedicatory services totaled \$275, according to the pastor, Mathis, who said most of that amount was used toward completion of the sanctuary's interior and front entrance.

HALL-HDA-16-005

State of Florida



Department of State

I certify from the records of this office that WESTSIDE AFRICAN AMERICAN HOMEOWNERS AND HOMESTEADERS ASSOCIATION, INC. is a corporation organized under the laws of the State of Florida, filed on June 3, 1996.

The document number of this corporation is N96000003015.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1996, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

GIVEN under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Sixth day of June, 1996



CR2EO22 (1-95)

Sandra B. Northam
Secretary of State

MEMBERSHIP FOR TEN YEARS
IN BUREAU OF RESEARCH

This certifies that Rev & Mrs J. L. Hall
and immediate family have full privilege for ten years of consulting, at no extra cost, our Bureau of Research
and Service regarding any practical question whose answer does not appear in

THE VOLUME LIBRARY

Excepting legal, medical and contest questions. Please address correspondence as follows:

EDUCATORS ASSOCIATION

307 Fifth Avenue, New York 16, N. Y.

The only requirement is that a self-addressed envelope with 4¢ stamp attached be enclosed with the inquiry.
This service starts on the date when the person named above has paid in full for The Volume Library.

EDUCATORS ASSOCIATION, INC.
Commercial Publishers of The Volume Library

Signed, this... 13 ...day of... April ...1966 Per... P. W. Dorosky

HALL-HDA-16-005

The Church of God in Christ Western Florida, Inc.



SERVICE AWARD

HEREBY COMMEND

ELDER J. L. HALL

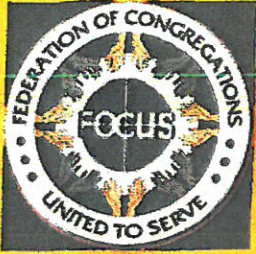
for outstanding service in

PASTORAL MINISTRY & PUBLIC RELATIONS

Awarded at JACKSONVILLE this 9TH day of DECEMBER 1984

Amul Beal
PRESIDENT

Carnell W. Anollia
SECRETARY



FOCUS

Unlocking the Power of People in Orange County

406 E. Amelia Street
Orlando, Florida 32803
Phone: 407-849-5031
Fax: 407-849-5033

www.focusorlando.org



FOCUS is a grassroots, multicultural, interdenominational community organization that empowers low-and-moderate income families with leadership training and skill that build relationships for community change. Our 14 member congregations represent 30,000 families working together to improve neighborhoods. The mission of FOCUS is to develop grassroots leaders and empower people to take action to improve the quality of life for families in Orange County.

In Orange County, FOCUS has generated more than \$35 million in community improvements, including:

- **After-school programs** in every middle school in Orange County
- \$25 million for **new parks** in underserved areas of the County
- \$5 million for **new recreation programs**, with over 14,000 youth enrolled
- \$1.5 million for award-winning Orange County **Head Start**
- \$1 million to improve pedestrian and **student safety** on Oak Ridge Road

Across Florida, FOCUS worked closely with health care ally organizations to expand children's health insurance access by passing state legislation improving Florida's KidCare Program. As a result, 45,000 more Florida kids have access to health care.

As a member of the PICO National Network, FOCUS helped win expansion of the State Children's Health Insurance Program to cover an additional 4 million children nationwide.

What Makes FOCUS Different

FOCUS is unique because it has the ability to work at the local, state and national level. FOCUS develops leaders from communities throughout the county to speak for themselves and solve their own problems. Whether the solution is found at the local community level, the state level or in Washington, D.C., FOCUS leaders have the training and expertise to make real change.

HALL-HDA-16-001

FOCUS is making our schools better, our neighborhoods safer, our children healthier, creating a more livable community for everyone.



"Many people like me do not know where to go to ask for help. But with FOCUS, parents can now study, learn, and participate more in the school and in our kids' education. Now I am expressing myself, and I am even speaking at large meetings. I could not do that before.

Rosa, parent leader, Sadler Elementary School



FOCUS leaders visit Washington, D.C. with PICO.

Our Model

Our leadership development model includes the following activities:

- **One-to-one visits:** personal interviews with hundreds of community residents to build relationships, hear concerns, and identify issues
- **Research:** leaders meet with public officials, key decision-makers, and diverse stakeholders to learn about the issue and possible solutions
- **Action:** leaders organize large public meetings that bring community residents, officials, and others together to make solutions public
- **Reflection:** leaders evaluate and reflect on how their faith has grown, giving people the spiritual fuel to start next listening campaign.

Issues

FOCUS leaders are addressing a wide array of local community issues, such as:

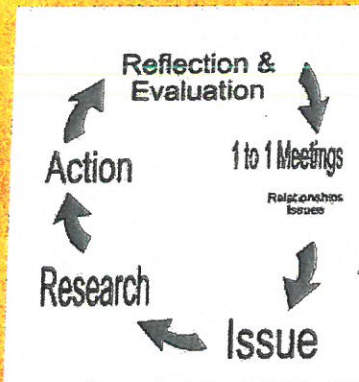
- Increasing access to **children's health** insurance through Florida KidCare program
- Improving **public schools** by increasing parent engagement and community involvement
- Improving **public safety** with traffic improvements, fire hydrant inspections, and reducing crime and violence
- Increasing opportunities for **affordable housing**, home preservation and home ownership
- Improving opportunities for **youth recreation** by working with County on Curry Ford Community Park and "The Club"



State Level Change. FOCUS leaders hold a press conference outside the State Capitol.



Local Level Change. FOCUS leader celebrates new pedestrian islands on Oak Ridge Ave.



"FOCUS is a unique organization that is truly building healthier communities and improving the quality of life for families in Orange County"

Mayor Richard T. Crotty



"A lot of us don't pay much attention to people in our neighborhood and to what is happening with them, but FOCUS helps us pay more attention and participate more."

Lula, leader with St. Margaret Mary Church & Community Organization

Our Supporters

Include the Edyth Bush Charitable Foundation, C.S. Mott Foundation, Darden Restaurants, Bank of America, Public Welfare Foundation, Embarq, Publix Super Markets Charities, Massey Services, Bright House Networks, Magruder Foundation, Chatlos Foundation, Evangelical Lutheran Church of America, and over 1,000 individual donors and our 14 member congregations:

Azalea Park United Methodist
Broadway United Methodist
First AME of Rosemont
First United Methodist of Pine Hills
Good Shepherd Catholic
Holy Family Episcopal
John Calvin Presbyterian

Mt. Zion Missionary Baptist
St. Andrew Catholic
St. Isaac Jogues Catholic
St. James Cathedral
St. John Vianney Catholic
St. Margaret Mary Catholic
Trinity United Methodist

"FOCUS is one of the most organized and effective community groups that I've seen in Orange County. I gladly give my full endorsement of support to FOCUS."

Daryl Flynn, District 2, Orange County School Board

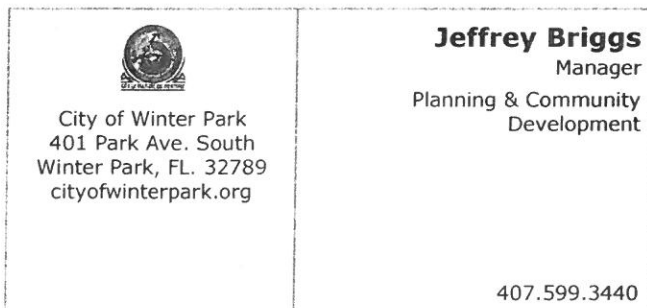
Brooks Weiss

From: Jeffrey Briggs
Sent: Monday, July 11, 2016 9:51 AM
To: 'Mary Murphy'
Cc: Brooks Weiss; Dori Stone
Subject: RE: HDA 16-005/331 West Lyman Avenue, Winter Park, Florida;
Attachments: 7.13.16 HPB agenda.docx; 331 West Lyman staff report.pdf

Mary/Kim:

Your two letters have been forwarded to the Historic Preservation Board members concerning the designation of 331 West Lyman, as a historic resource.

Attached is the staff report and agenda. The staff report agrees that the existing structure does not have historical significance and does not claim that the existing structure is historically significant. The question for the Board is whether the structure is "associated with lives of persons significant in our past", which is one of the criteria that may be used for designation.



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Mary Murphy [mailto:marymurphy@bookerandassoc.com]
Sent: Friday, July 08, 2016 4:04 PM
To: Jeffrey Briggs
Subject: HDA 16-005/331 West Lyman Avenue, Winter Park, Florida;

Dear Mr. Briggs,

Please see attached correspondence regarding Winter Park Redevelopment Agency, Ltd. and correspondence regarding Morney Partnership, Ltd.

Sincerely,

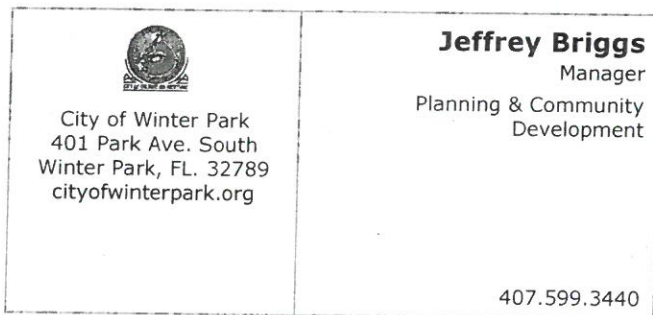
Mary Murphy, Paralegal to
Kim C. Booker, Attorney at Law

Brooks Weiss

From: Jeffrey Briggs
Sent: Monday, July 11, 2016 9:51 AM
To: Allison McGillis; Bill Segal; Brooks Weiss; Chuck Bell; Dori Stone; Ed Sabori; Genean McKinnon; Jeffrey Briggs; Laura Armstrong; Lisa Smith; Phil Kean; Phil Wood; Robert Schwetje
Cc: Brooks Weiss; Dori Stone
Subject: HDA 16-005/331 West Lyman Avenue, Winter Park, Florida;
Attachments: Jeffrey Briggs letter regarding Winter Park Redevelopment Agency Ltd..pdf; Jeffrey Briggs letter regarding Morney Partnership Ltd..pdf

HPB Members:

Attached are two letters received that are in opposition to the designation of 331 West Lyman, as a historic resource. The letters cite that the existing structure does not have historical significance. The staff report does not claim that the existing structure is historically significant. The question for the Board is whether the structure is "associated with lives of persons significant in our past".



Under Florida law, email addresses and written correspondence with the city become public record and must be made available to the public and media upon request (unless otherwise exempt). If you do not want your email address to be public record, please contact our office by phone.

From: Mary Murphy [mailto:marymurphy@bookerandassoc.com]
Sent: Friday, July 08, 2016 4:04 PM
To: Jeffrey Briggs
Subject: HDA 16-005/331 West Lyman Avenue, Winter Park, Florida;

Dear Mr. Briggs,

Please see attached correspondence regarding Winter Park Redevelopment Agency, Ltd. and correspondence regarding Morney Partnership, Ltd.

Sincerely,

Mary Murphy, Paralegal to
Kim C. Booker, Attorney at Law

Historic Preservation Board



July 13, 2016 at 9:00 a.m.

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

1 administrative

Call to order.

Approval of the minutes from June 8, 2016 meeting.

Public comments on any business not appearing under action.

2 action

- 1) HDA 16-005 Request by Mrs. Martha Hall to designate her home at 331 West Lyman Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A.
- 2) Recommendation on Historic Preservation Incentives.

3 non-action

- 1) Staff updates.

4 adjourn

The next regular HPB meeting will be 9:00 a.m. Wednesday, August 10, 2016.

appeals & assistance

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

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."

BOOKER & ASSOCIATES, P.A.
ATTORNEYS AT LAW

KIM C. BOOKER
kbooker@bookerandassoc.com

1019 TOWN CENTER DRIVE, SUITE 201
ORANGE CITY, FLORIDA 32763
PHONE (386) 774-6552
FAX (386) 774-5997

jbriggs@cityofwinterpark.org



July 8, 2016

Mr. Jeffrey Briggs, Planner
City of Winter Park
401 South Park Avenue
Winter Park, FL 32789

Re: HDA 16-005/331 West Lyman Avenue, Winter Park, Florida;
Parcel No. 05 22 30 9400 56 112;
Request by Martha Bryant-Hall

Dear Mr. Briggs:

I represent Morney Partnership, Ltd. which owns property located at 216 West Lyman Avenue, Winter Park, Florida and 335 West Comstock Avenue, Winter Park, Florida. It has come to my client's attention that a request has been made to designate the above referenced structure as an "historic resource." Please provide me with the City's report as to the property's qualifications under Ordinance 58-456 and the historical significance of this structure. These structures are concrete cinder block homes and do not appear to have any historic significance within the guidelines or criteria established by the applicable ordinance.

I look forward to your response regarding this matter. The public hearing is scheduled for July 13th, so I appreciate your prompt response to this information.

Sincerely,

Booker & Associates, P.A.

By: _____

Kim C. Booker, Attorney at Law

cc: Morney Partnership, Ltd.

BOOKER & ASSOCIATES, P.A.
ATTORNEYS AT LAW

KIM C. BOOKER
kbooker@bookerandassoc.com

1019 TOWN CENTER DRIVE, SUITE 201
ORANGE CITY, FLORIDA 32763
PHONE (386) 774-6552
FAX (386) 774-5997



jbriggs@cityofwinterpark.org

July 8, 2016

Mr. Jeffrey Briggs, Planner
City of Winter Park
401 South Park Avenue
Winter Park, FL 32789

Re: HDA 16-005/ 331 West Lyman Avenue, Winter Park, Florida;
Parcel No. 05 22 30 9400 56 112;
Request by Martha Bryant-Hall

Dear Mr. Briggs:

I represent Winter Park Redevelopment Agency, Ltd. which owns property located at 400 W. Comstock Avenue, 411 and 425 W. New England Avenue and 248 S. Pennsylvania Avenue. It has come to my client's attention that a request has been made to designate the above referenced structure as an "historic resource." Please provide me with the City's report as to the property's qualifications under Ordinance 58-456 and the historical significance of this structure. These structures are concrete cinder block homes and do not appear to have any historic significance within the guidelines or criteria established by the applicable ordinance.

I look forward to your response regarding this matter. The public hearing is scheduled for July 13th, so I appreciate your prompt response to this information.

Sincerely,

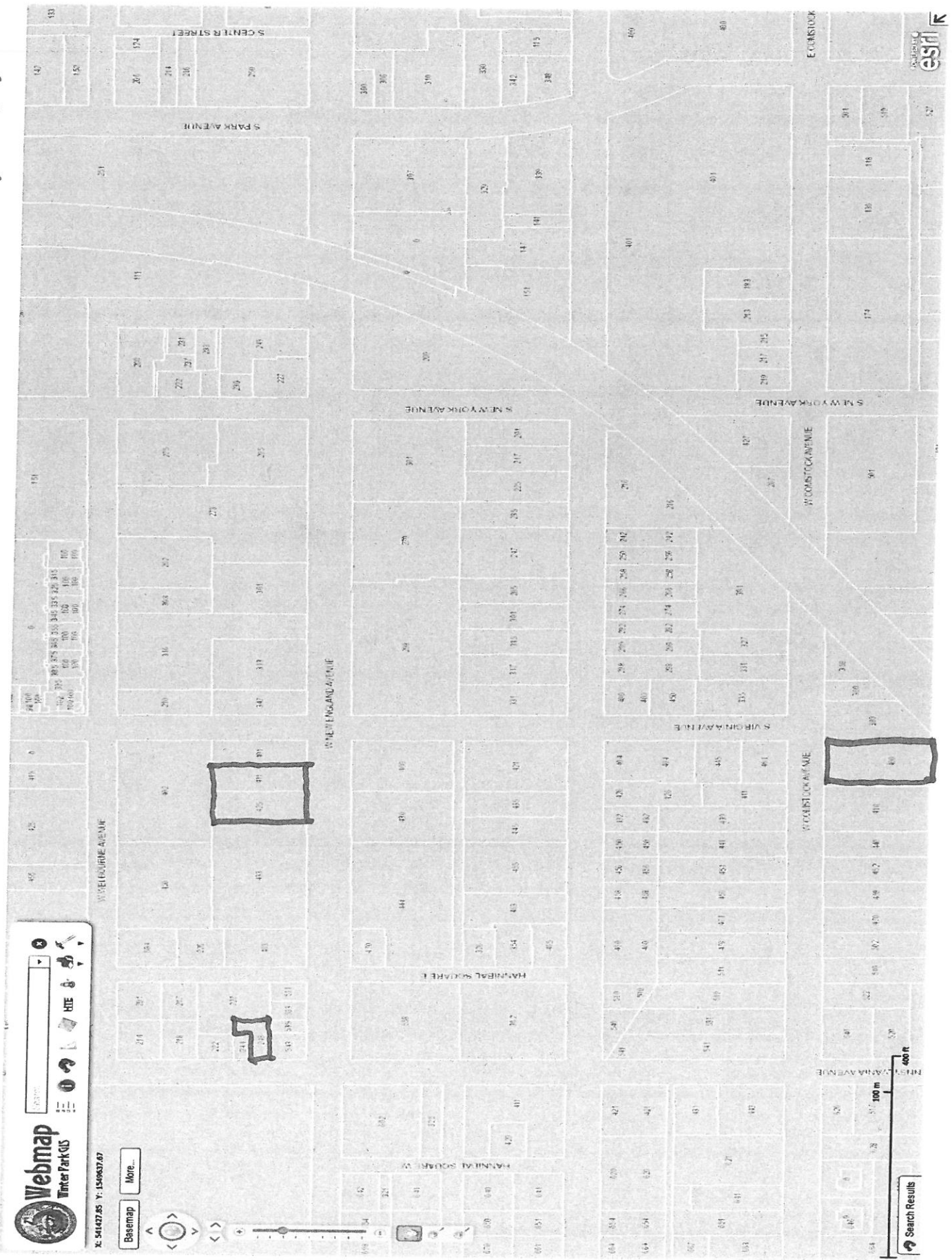
Booker & Associates, P.A.

By: _____

Kim C. Booker, Attorney at Law

cc: Winter Park Redevelopment Agency, Ltd.

BOOKER & ASSOC.: W.P. REDEVELOPMENT AGENCY, LTD.



TEMPLE HOUSE: 1700 ALABAMA DRIVE

OWNER: Ms. LISA KNIGHT

AGENT/HOME BUILDER: ZANE WILLIAMS, Z DEVELOPMENT

12 JULY 2016

CITY ARCHITECT'S REVIEW OF OWNER'S HISTORICAL RESEARCH, 11 JULY 2016

We greatly appreciate the Owners sharing with us the extensive research that they have done on the Temple House. We would be grateful if all Owners were so dedicated to the preservation on the history of Winter Park!

"Front door and steps into the house are the original"

"The roof line appears to be unaltered and the front porch remains the same..."

"The interior hardware is typical Victorian..." "The bannister appears to be the original".

"For the last fifty years it has remained the same..."

"The Temple Residence is possibly the oldest house in Winter Park".

These statements within the body of the text seem to suggest that the house is largely intact, albeit "extensively remodeled" by the Temples in 1904 (this date to be confirmed). As documented by the Owner and the Builder, the City of Winter Park would like to see these details remain as true as possible to the original construction.

Other bits of information, from the State of Florida Division of Archives, History and Records Management's ARCHITECTURAL SITE DATA SUPPLEMENT and elsewhere are:

- Wood Shingle Roof
- Original continuous porch remains
- Original railings- historic photos show multiple types of railings and lap siding knee wall (second story porch) have been in evidence at different times

The undated photos of the Main House and the one-story Refectory (to the right side of the photos) seem to show the following:

- Wood shingle roofing- Owner and Builder are considering this type of new roof
- A single gable in the front elevation- to be kept
- A three-part division of the Second Floor Porch- the original photo shows each of the three sections further divided into two parts, probably screening panels(?)
- The First and Second Floor Porch railings appear to be a 2x wood pattern, not found there now.
- A valance of wood gridded panels at the top of the First Floor Porch- no longer in existence.
- Horizontal wood siding- as exists today.



12. TEMPLE HOUSE (1878) **Alabama Drive**

Moved in the 1920's to make way for the hotel and long associated with Winter Park history, the house was owned by the Packwoods, the Palmers, and in 1904 purchased by Carrie Temple, wife of W. C. Temple. Mr. Temple, a steel industrialist, owned the forerunner of the Pittsburgh Pirates baseball team and formulated the idea and rules for the World Series. He was active in Winter Park society and helped form the Florida Citrus Exchange. The Temple orange was named for him. The house is typical Florida Victorian and was converted into a boarding house in the 1920's for use by the hotel staff.





WINTER PARK

HISTORIC LANDMARK

1700 Alabama Drive

Designated 1987

Built 1878

425 ALBERTA DRIVE, WINTER PARK, FLORIDA 32789
SUMMARY OF RECENT MEETINGS AND COMMUNICATIONS
22 JULY 2016

It has come to my attention that Ms. Emilee Carleton, Trustee/Owner, of is in process of preparing to sell her home at 425 Alberta Drive. As this home is on the Winter Park Historic Resources Survey, 2013 and was designed by James Gamble Rogers II as the *Grace O. Edwards House* in 1935, it is of high interest to me and the Historic Preservation Board of Winter Park, FL.

I visited with Ms. Carleton on July 18, 2016 to see the home first hand and to learn her intentions and time table for the near future. It is a charming home with a great scale and located with a wonderful view of Lake Osceola to the northwest. It is certainly a home worth preserving, which is Ms. Carleton's intention to memorialize her late husband, Mr. Charles C. Carleton.

With this in mind, Ms. Carleton contacted Betsy Owens, Historian of Casa Feliz. Betsy advised Ms. Carleton to contact a number of Realtors who deal specifically with the sale of historic homes. Ms. Carleton selected and is now using Jan Walker of Parkland Realtors. Jan reports that she plans to list the home and place it on the market on/about August 1, 2016. Jan is also intent on finding a Buyer that is interested in buying and preserving the historic home. Jan reports that she has assigned a purchase price of \$1,450,000 for the home on 14,333 SF of lakefront lot.

However, it must be acknowledged that once the property goes on the market, all forms of offers will be forthcoming to Ms. Carleton. This includes those from speculative developers who may have no interest in preserving this historic James Gamble Rogers II home and it may well be lost to Winter Park forever. In fact, I know of one such Custom Home Builder that has already been in the home and may yet make an offer on it.

Ms. Carleton shared with me in our meeting that she is ready to relocate to Daytona Beach to be near her Daughter and Grandchildren. She is feeling that the maintenance of the home is becoming too much for her. She has taken good care of the house. It is a wood frame cottage of some 2,000+ SF and its exterior is of wood cedar shingles, a very remarkable home indeed. She has Massey's *SentraCon* termite system in place, and one would assume that the house is solid, as its appearance demonstrates.

Ms. Carleton also contacted Bob Poynter, Property Appraiser, to appraise her home and property in preparation for sale. Bob reports that he values the 14,333 SF property at some \$60-\$70/SF or \$859,980-\$1,003,310. Bob observed while he was with Ms. Carleton that the property next door, to the west, is a Park owned by the City of Winter Park at 413 Alberta Drive. And that there may be a way to work with the City to gain access to a portion or all of 413 to expand her property and thus aide her in her quest to preserve her historic home at 425 Alberta Drive.

The existence of this park was also noted by City Staff and has been discussed as to the very unique possibilities of how the home at 425 Alberta might benefit from the acquisition of some or all of 413 Alberta Drive. Such an acquisition by Ms. Carleton or a perspective new Buyer is now of great interest to Ms. Carleton and Jan Walker, her Realtor. We have met with Randy Knight, John Holland and Dori Stone to further discuss the opportunities to preserve this historic home. Dori has suggested that a Development Agreement from the City may be the best way to secure the use of City land in this matter. I feel this is an opportunity to save an historic home for Winter Park, and should not be lost. Time is of the essence!

OCT 25 2004

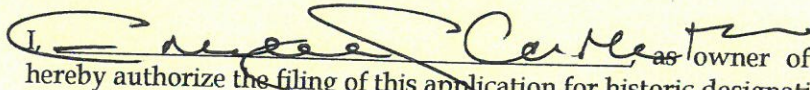


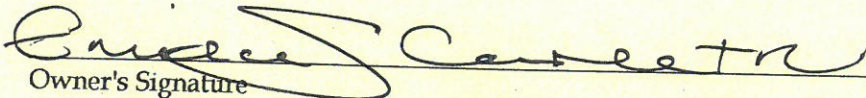
RECEIVED

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

City of Winter Park Historic Designation Application

1. 425 ALBERTA DRIVE
Building address
- CHARLES C CARLETON 407 645-5448
Owner's name(s) Address Telephone
- EMILIE S. CARLETON 407 645-5448
Applicant's name (if different from above) Address Telephone

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

 10-25-04
Owner's Signature Date

Historic Preservation Commission 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 # 05-22-30-6484-03-122 1935/
Legal description Year built

GRACE O. EDWARDS HOUSE
Historic name of building (if any) Historic district name (if any)

Date received: 10-25-04

HPC Meeting: 11-10-04

Case File No.: HDA 04-007

Florida Master Site File No.: OR- 9225

Local Historic Landmark

Local Historic Resource

**CITY OF WINTER PARK
HISTORIC PRESERVATION COMMISSION**

**Staff Report
November 10, 2004**

HDA 04-007 Request of Emilee S. Carleton to designate her property located at 425 Alberta Drive, Winter Park, Florida, Parcel ID. 05-22-30-6484-03-122, to the Winter Park Register of Historic Places.

The residential dwelling at 425 Alberta Drive was designed by James Gamble Rogers II and built for Miss Grace O. Edwards in 1935. The house possesses the attention to materials, textures, additive nature and craftsmanship typical of the architect's work.

The two-story wood frame house has an irregular form. Its stylistic influences are eclectic; drawn from Cape Cod cottage types in the Colonial Revival Family. The primary body of the house has a low-pitched side-gabled roof with a front-facing gable roof wing on the southern side. A one-story section with front-facing gable roof with a cat-slide extension is on the northern side of the façade. A shed roof extension on the second story covers an open balcony over the entrance. The balcony has simple square columns and open balcony railings. The minimal eaves are detailed with simple moldings. A one-story garage is attached to the house by a one-story wing on the north side. The cladding material on the house is distinctive hand split wood shakes which were applied with varied degrees of exposed surfaces. This lends a particularly hand crafted appearance to the house. The fenestration is irregular. The windows are divided light casements and double hung type. The paneled entry door has an integral fan light. A one-story sun porch is located on the rear elevation. The site slopes down from the street towards Lake Osceola and the house is well-integrated into the land. The property includes a boathouse and dock, and a gazebo.

The Colonial Revival style traces its origins to the 1876 Philadelphia Centennial Exposition where many of the exhibit buildings sought to revive and interpret historical "Colonial" types. The Colonial Revival style became popular at the turn of the century. In Florida, it exerted a strong influence on vernacular architecture. Colonial style buildings, generally residences, were usually two to two-and one-half stories in height. They typically display symmetrical massing, exhibit a tall hip roof and might have hip dormers. It was the most popular middle and upper class house style during the early twentieth century. Cape Cod cottage variations are modeled after early wooden folk houses of eastern Massachusetts. Built throughout the Colonial Revival era, they were most common during the 1920s and 1940s.

Architect James Gable Rogers II (1901-1990) was one of the first architects in Winter Park during the period in which the city has achieved its present distinctive character. Rogers' architecture set local and regional standards for design. The son of architect John Arthur Rogers and nephew of architect James Gamble Rogers I, the younger Rogers trained at his father's Daytona Beach architectural firm until 1925 when he opened a practice in Winter Park. Rogers would become a founding member and first president of the Mid-Florida Chapter of the American Institute of Architects and a four-term president of Florida's State Board of Architecture. He was the recipient of the 1984 Hamilton Holt Medal presented by Rollins College in recognition of, "A neighbor and friend, whose talents have given shape and character to our campus for nearly four decades." He was granted honorary alumnus status by both Rollins College (1986) and the University of Central Florida (1976). Rogers was given the Winter Park Chamber of Commerce's Outstanding Citizen Award in 1986. He practiced in central Florida until his death in 1990.

James Gamble Rogers II is examined in two published works: Richard Campen's *Winter Park Portrait: The Story of Winter Park and Rollins College* (1987) and in Patrick W. MacLane and Debra Alderson's *James Gamble Rogers: Residential Architecture in Winter Park* (1995). An additional book about Rogers will be published shortly. His surviving historic Winter Park residential designs are recorded in the 2001 GAI architectural survey of Winter Park commissioned by the City. Most of those privately owned buildings are eligible for individual listing in the National Register of Historic Places and they are recommended for designation as local landmarks. Many of these homes are key contributing elements in several potential historic districts.

With rare exceptions, Rogers designed in historical architectural styles and is best known locally for his Spanish Colonial or Mediterranean Revival Styles although he was also adept in French Provincial, Tudor Revival, Colonial Revival and International Modern styles. As his firm grew, Rogers' work focused on commercial and government projects. Rogers was an associate architect on the design for the Florida State Supreme Court Building (1949) in Tallahassee. He worked everyday at his Winter Park office well into his eighties. Rogers was an associate architect for the Mills Library at Rollins College, and his designs for Rollins included the Olin Library in 1986. This building received the American Institute of Architects State Craftsmanship Award for that year. One of his sons, John Rogers, continues the family tradition as an architect with the Winter Park firm Rogers, Lovelock and Fritz.

James Gamble Rogers II work set high standards for excellence in design and authentic detail and materials in his interpretations of romantic Revival styles. MacLane and Alderson described him as an image-maker for the town of Winter Park, contributing to a well planned, aesthetically pleasing character for the

then young city, which is now known nationwide. His surviving Winter Park buildings are valuable resources for Winter Park.

The house at 425 Alberta Drive is a fine example of the work of James Gamble Rogers II and it is in excellent condition. It retains its historic appearance and materials and is eligible for listing as a historic resource.

STAFF RECOMMENDATION IS FOR LISTING ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

- [🔍 Searches](#)
- [🔍 Sales Search](#)
- [📄 Results](#)
- [📄 Property Record Card](#)
- [📌 My Favorites](#)

[Sign up for e-Notify...](#)

425 Alberta Dr < 05-22-30-6484-03-122 >

Name(s)	Physical Street Address
Emilee S Carleton Trust	425 Alberta Dr
Mailing Address On File	Postal City and Zipcode
C/O Emilee S Carleton Trustee	Winter Park, FL 32789
425 Alberta Dr	Property Use
Winter Park, FL 32789-3905	0130 - Sfr - Lake Front
Incorrect Mailing Address?	Municipality
	Winter Park



- [Values, Exemptions and Taxes](#)
- [Property Features](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [🔄 Update Information](#)

Property Description

[View Plat](#)

OSCEOLA SUMMIT L/34 S1/2 LOT 13 & S1/2 OF LOT 12 BLK C


Total Land Area 14,333 sqft (+/-) | 0.33 acres (+/-) [GIS Calculated](#) [Notice](#)

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)	\$910,800.00	\$910,800	\$0.00	\$910,800

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1938	Gross Area:	2866 sqft
	Type Code:	0104 - Single Fam Class IV	Beds:	3	Living Area:	2310 sqft
	Building Value:	\$243,866	Baths:	2.0	Exterior Wall:	Wood Shingle
	Estimated New Cost:	\$331,340	Floors:	2	Interior Wall:	Plastered

Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
BD1 - Boat Dock 1	01/01/1987	1 Unit(s)	\$1,000
FPL2 - Average Fireplace	01/01/1987	1 Unit(s)	\$2,500
GZB1 - Gazebo 1	01/01/1993	1 Unit(s)	\$1,000
PT2 - Patio 2	02/01/1992	2 Unit(s)	\$4,000
FNT1 - Decorative Fountain	01/01/2003	1 Unit(s)	\$1,000
BH1 - Boat House 1	01/01/2003	1 Unit(s)	\$5,000
PTNV - Patio No Value	01/01/2005	1 Unit(s)	\$0

Page 1 of 1 (7 total records)

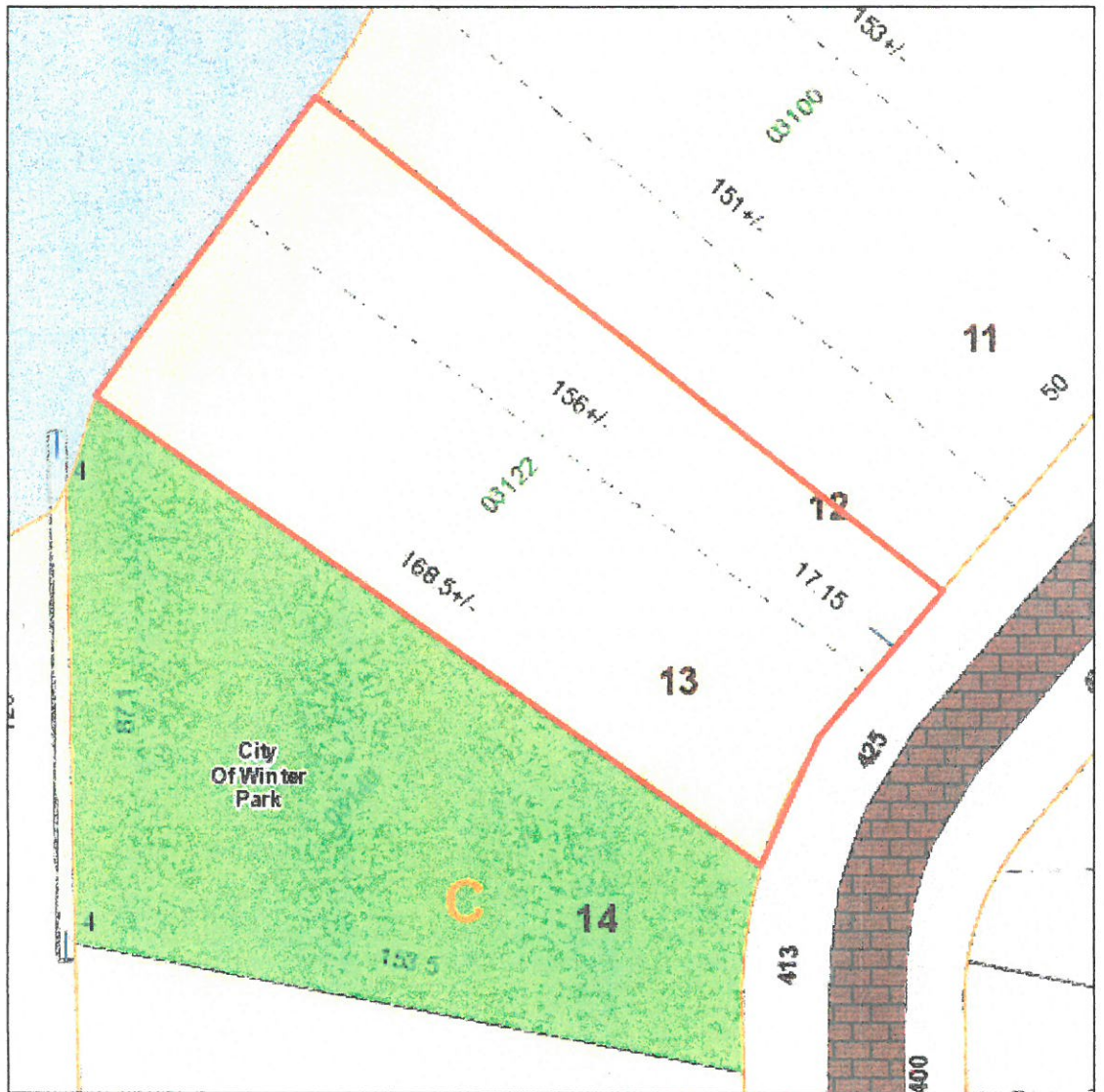
AERIAL PROPERTY APPRAISER MAP

Borrower/Client				
Property Address 425 Alberta Dr				
City	Winter Park	County	Orange	State FL Zip Code 32789
Lender Emilee Carleton				



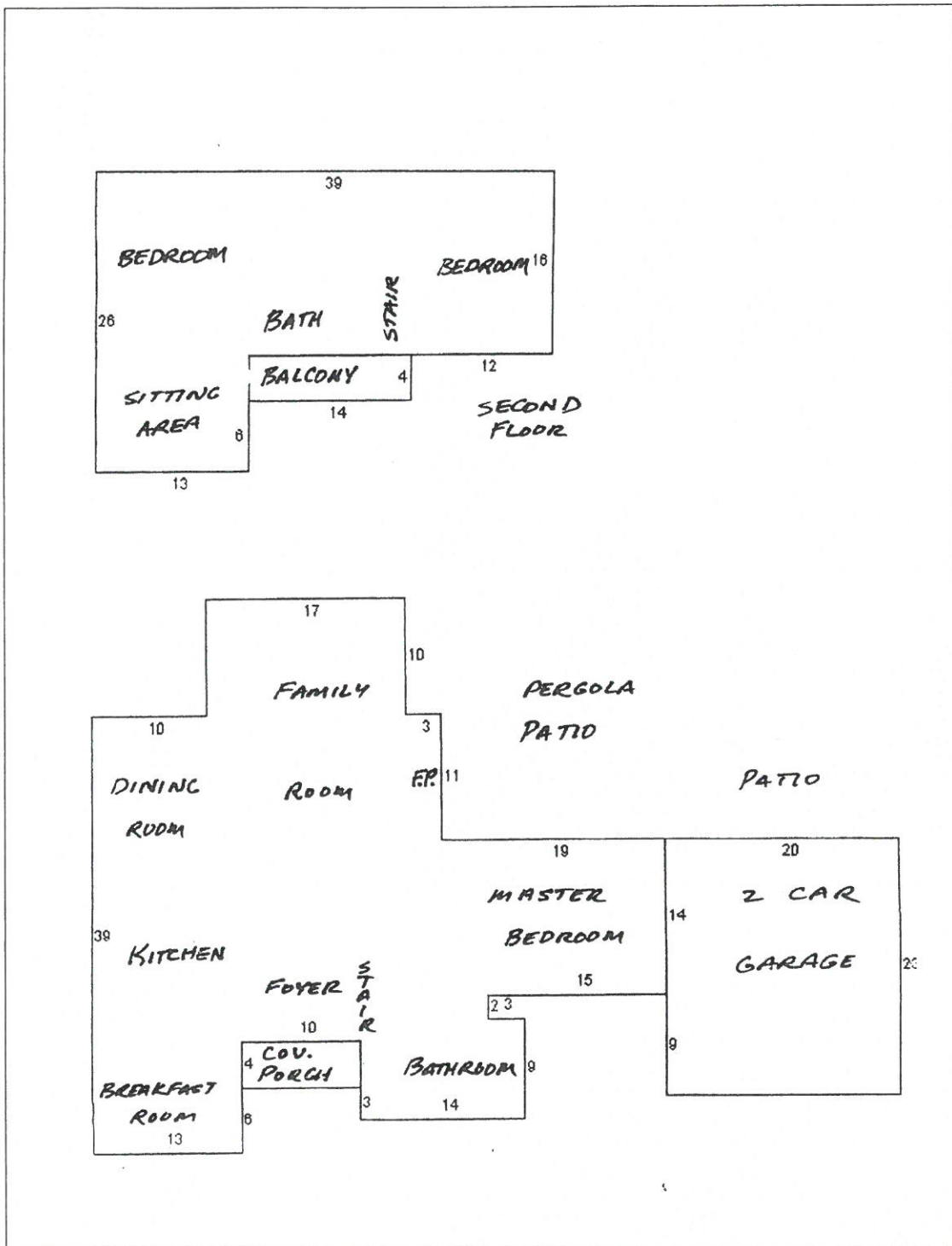
PROPERTY APPRAISER MAP

Borrower/Client				
Property Address	425 Alberta Dr			
City	Winter Park	County	Orange	State FL Zip Code 32789
Lender	Emilee Carleton			



FLOOR PLAN SKETCH

Borrower/Client			
Property Address 425 Alberta Dr			
City Winter Park	County Orange	State FL	Zip Code 32789
Lender Emilee Carleton			













- [Searches](#)
- [Sales Search](#)
- [Property Record Card](#)
- [My Favorites](#)

[Sign up for e-Notify...](#)

413 Alberta Dr < 05-22-30-6484-03-140 >

Name(s)	Physical Street Address
City Of Winter Park	413 Alberta Dr
Property Name	Postal City and Zipcode
N/A. Click information icon to contribute.	Winter Park, FL 32789
Mailing Address On File	Property Use
401 Park Ave S	8900 - Municipal
Winter Park, FL 32789-4319	Municipality
Incorrect Mailing Address?	Winter Park



- [Values, Exemptions and Taxes](#)
- [Property Features](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [Update Information](#)

Property Description

OSCEOLA SUMMIT L/34 LOT 14 BLK C

[View Plat](#)

Total Land Area 13,454 sqft (+/-) | 0.31 acres (+/-) [GIS Calculated](#) [Notice](#)

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
8900 - Municipal	PR	1 UNIT(S)	\$120.00	\$120	\$0.00	\$120

Page 1 of 1 (1 total records)

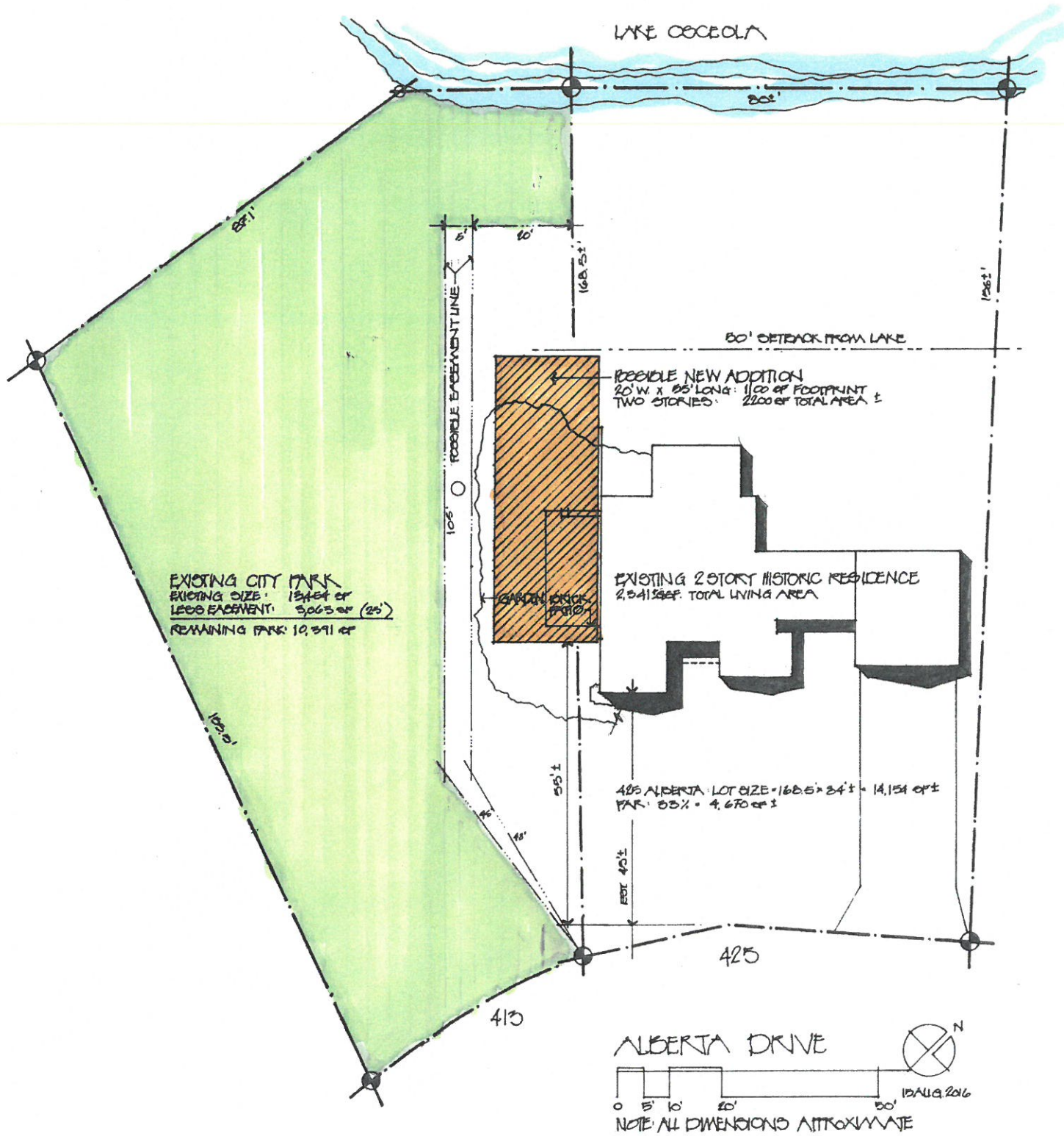
Buildings (includes working values)

Important Information	Structure
There are no buildings associated with this parcel.	

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel			

This Data Printed on 08/19/2016 and System Data Last Refreshed on 08/18/2016



425 ALBERTA DRIVE: CARLETON HOME- 1935 HISTORIC JAMES GAMBLE ROGERS II, Architect, built for GRACE O. EDWARDS

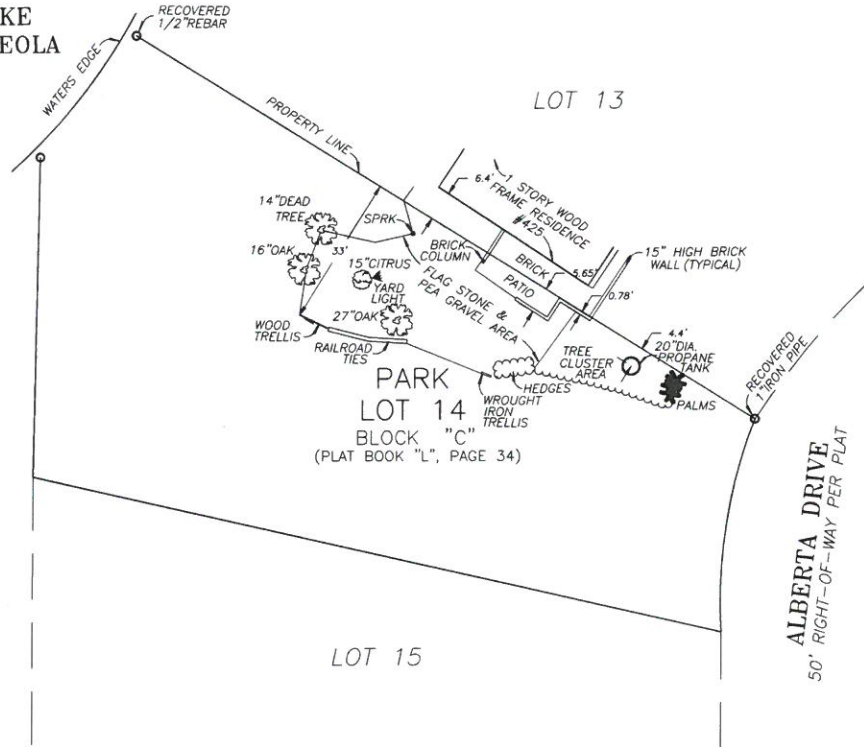
413 ALBERTA DRIVE: NEIGHBORHOOD PARK, CITY OF WINTER PARK



425 ALBERTA DRIVE: CARLETON HOME- 1935 HISTORIC JAMES GAMBLE ROGERS II,
Architect, built for GRACE O. EDWARDS

413 ALBERTA DRIVE: NEIGHBORHOOD PARK, CITY OF WINTER PARK

LAKE OSCEOLA



NOTE: NO OTHER IMPROVEMENTS WERE LOCATED, EXCEPT AS SHOWN.

LEGAL DESCRIPTION: (PARK)

Lot 14, Block "C", of OSCEOLA SUMMIT, according to the plat thereof, as recorded in Plat Book "L", Page 34, of the Public Records of Orange County, Florida.

For: PARK ENCROACHMENT
Scale: 1" = 20'
Date: 08-18-16



CITY OF WINTER PARK
ENGINEERING DEPARTMENT
600 N. Virginia Avenue
Winter Park, Florida 32789
Phone: (407) 599-3528
SHEET 1 OF 1

SAVING HISTORIC BUILDINGS IN WINTER PARK
RELOCATION OPPORTUNITIES + WHAT MAY BE REQUIRED TO KEEP PIECES OF OUR
HISTORY
5 August 2016

As City Architect, on August 4, 2016, I became aware of a 1910 California Bungalow at 511 Melrose Avenue that is in danger of demolition. This 106 year old home is on the 2013 City of Winter Park Historic Resources and registered on the Florida Master Site File.

The application, dated June 10, 2016 is in for approvals. This home has prompted me to analyze the application submittal process and start a methodology to proactively find alternative solutions to prevent the loss of historic Winter Park buildings without exerting every effort.

In this specific case, we are talking with the folks from Mead Gardens about their interest in possibly relocating the 1910 bungalow to their property. This would be the best possible quick solution to saving this small but historically significant home. They seem very interested and enthusiastic about this opportunity and we will stay with them to make this happen, if at all possible.

We need to be cognizant of the historic homes in Winter Park and be notified when one is in play, at the earliest possible date. One possible solution is the relocation of some of these buildings to other sites, as was done for *Casa Feliz* and the *Capen House*.

There are several new home developers who are now very active in Winter Park. We would ask them to let us know when they may be interested in an historic property, or know of ones that may be in play. We will be happy to check out these properties and confirm them with our Historic Survey Lists and aide developers' efforts in any way we can to save historic buildings from demolition. I would like to define what the City and the HPB is prepared to do to facilitate relocation of existing historic homes.

If a property is on these lists, we would then like the opportunity to explore what options exist, so that we can hopefully make alternate plans. As you know, the loss of an historic home or building is NOT what we want to see happen! We are proactively approaching these opportunities and will continue to do so.

I request that the Historic Preservation Board consider this option and move to make the community aware of this initiative. The Board's instructions to Staff is invited and appreciated.

Thank you,
Brooks Weiss, AIA
City Architect for Winter Park

RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER

- Searches
- Sales Search
- Property Record Card**
- My Favorites

Sign up for e-Notify...

511 Melrose Ave < 07-22-30-8910-02-310 >

Name(s)
 Martin Bernard J
 Martin Mary M
 Mailing Address On File
 1230 Richmond Rd
 Winter Park, FL 32789-5059
 Incorrect Mailing Address?
 Physical Street Address
 511 Melrose Ave
 Postal City and Zipcode
 Winter Park, FL 32789
 Property Use
 0100 - Single Family
 Municipality
 Winter Park



- Values, Exemptions and Taxes**
- Property Features
- Sales Analysis
- Location Info
- Market Stats
- Update Information

Property Description

[View Plat](#)

VIRGINIA HEIGHTS REPLAT J/28 LOT 31 & E 1/2 OF LOT 32 BLK 2

Total Land Area 11,250 sqft (+/-) | 0.26 acres (+/-) [GIS Calculated](#) [Notice](#)

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	\$280,000.00	\$280,000	\$0.00	\$280,000

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1910	Gross Area:	2489 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	3	Living Area:	1681 sqft
	Building Value:	\$5,144	Baths:	2.0	Exterior Wall:	Cement & Fiber Shingle
	Estimated New Cost:	\$102,888	Floors:	2	Interior Wall:	Inexpensive, Minimal Materials
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1930	Gross Area:	1148 sqft
	Type Code:	0103 - Single Fam Class III	Beds:	1	Living Area:	860 sqft
	Building Value:	\$25,499	Baths:	1.0	Exterior Wall:	Wood On Sheathing
	Estimated New Cost:	\$52,859	Floors:	2	Interior Wall:	Wall Board, Wood

Page 1 of 1 (2 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
FPL1 - Basic Fireplace	01/01/1910	1 Unit(s)	\$1,500
PT1 - Patio 1	01/01/2005	1 Unit(s)	\$1,000

Page 1 of 1 (2 total records)

This Data Printed on 08/19/2016 and System Data Last Refreshed on 08/18/2016



CITY OF WINTER PARK
BUILDING & PERMITTING SERVICES DEPARTMENT
 407-599-3237 / permits@cityofwinterpark.org
DEMOLITION PERMIT APPLICATION

Permit Number : 16-2341
 Application Date: 06-10-16

Date Posted : 6/17/16
 Location ID : 7581

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

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

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

511 MELROSE AVE

Site Address

VIRGINIA HEIGHTS REPLAT J/78 LOT 31 & E 1/2 OF LOT 32 BLK 2

Legal Description or Parcel ID (www.ocpafl.org)

FREDRICK SCHAUB

Owner

179 HIGH ST LONGWOOD FL 32750

Address

Contractor: ANDREW SWANSON SWANSON DEVELOPMENT

Contact Information: 407 622 0011 407 622 0021 rene@signaturelandscape

Address: 216 S. PARK AVE #2 WINTER PARK FL 32789

Contractor License Info: CRC 1329501 FL 08/31/18

Building/Structure to be Demolished: Dwelling Duplex Multi-family Commercial Other
 (check as applicable)

Verify below service disconnects and approvals:

- | | |
|--|--|
| <p>1. Electric Utilities
 Progress Energy 407-629-1010 or
 OUC - 407-420-2668 or
 WP Electric - fax# 407-599-3280/Call 407-599-3220
 Certified By _____
 Date _____</p> | <p>5. WP Engineering Dept.
 Sr. Engr. Inspector - fax# 407-599-3417/Call 407-599-3329
 Certified By _____
 Date _____</p> |
| <p>2. Gas Company
 TECO - Peoples Gas fax# 407-839 0768/Call 407-420-6609
 Certified By _____
 Date _____</p> | <p>6. Urban Forestry
 Arborist - fax# 407-599-3554/Call 407-599-3325
 Certified By _____
 Date _____</p> |
| <p>3. Telephone Company
 Century Link - fax# 866-689-5582/Call 321-279-7027
 Certified By _____
 Date _____</p> | <p>7. Non-historic Verification
 Planning - fax# 407-599-3499/Call 407-599-3498
 Certified By _____
 Date _____</p> |
| <p>4. WP Utilities Dept.
 Water-fax# 407-599-3280/Call 407-599-3220
 Certified By _____
 Date _____</p> | |









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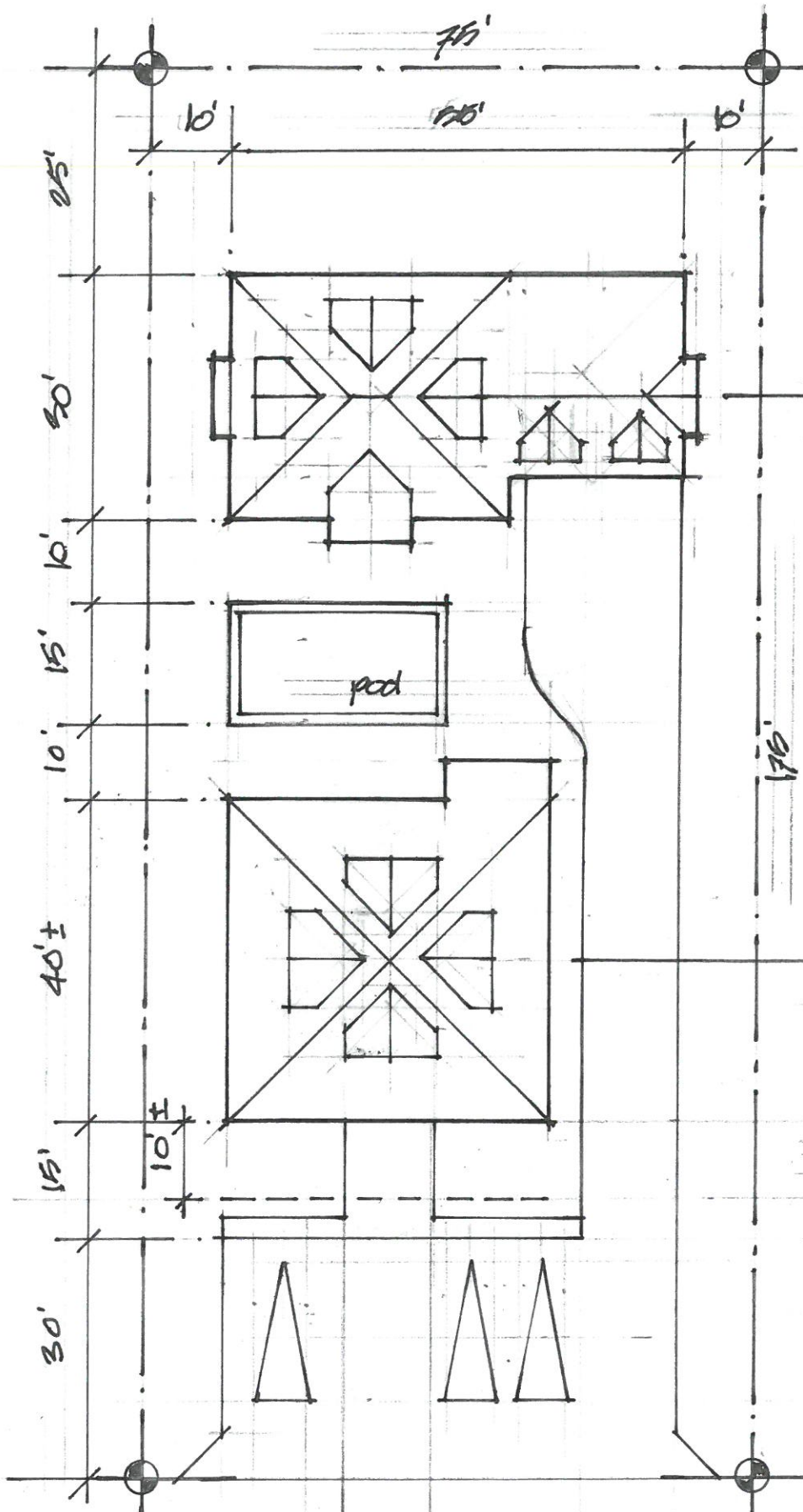
Google earth

Google earth

feet
meters

200
70





MAIN HOUSE 505
 2,000 - 2,500 GSF ±

COTTAGE 511
 1,500 GSF ±

75' x 175' LOT DIMEN.
 13,125 SF
 135% FAR = 7,218.75 SF

505 & 511 MELROSE AVENUE



511 Melrose

The Bungalow located at 511 Melrose has clapboard siding similar to the house on Pennsylvania, and is the lone local California bungalow with a hip roof and hip dormer. The open porch, supported by five slender columns with small Greek capitals (a familiar bungalow motif) covers a symmetrical fenestration. With minimal decoration, the house is perhaps the most basic of all California designs in Winter Park.

Preservation Winter Park

SEPTEMBER 19, 2014 · 4:49 PM

In Praise of the Humble Bungalow

BY JACK C. LANE

Winter Park is justly celebrated for its over one hundred years of eclectic architectural styles, ranging from Queen Anne to Spanish-Revival to Modern. One of the city's most interesting and charmingly designed styles is the Bungalow, an architectural form that dominated American housing in the first two decades of the twentieth century. Thousands of bungalows, constructed mostly between 1900 and 1930, can be found throughout American cities in historic districts designated as Bungalow Villages. Although no such designation exists in Winter Park, a large collection of bungalows, built between 1920 and 1926, have been preserved in three neighborhoods southeast of city center. In this brief essay, I want to identify a select few that I consider some of the most architecturally attractive.

The convergence of three historic trends in the 1920s made the concentration of the Bungalow style in southeast Winter Park no coincidence. For several decades after 1900 American cities and towns had been expanding haphazardly from the town center, causing serious service problems for city governments. Many saw the need for a more comprehensive, orderly approach to this expansion. Responding to these national concerns, the Calvin Coolidge administration issued a Standard State Zoning and Planning publication in the early 1920s which led city and town governments to pass ordinances regulating what were now called "subdivisions." The publication defined this new approach to land development as "the division of a parcel of land into lots for the purpose of sale." Subdivision developers were required to apply to the city for a permit, to conform to certain regulations and to provide a name for each subdivision.

This new national land development practice coincided with the real estate boom that engulfed Florida in the period between 1920 and 1926. It was not until the late 1920s, when, led from greedy, unscrupulous speculators (creating illusionary housing developments that were nothing more than elaborate gates), many of the subdivisions were designed to meet genuine housing needs and

Follow

became permanent communities within the three Winter Park “subdivisions” within the Quarter, Virginia Heights and Ellno Willo.

The Bungalow style arrived in the United States from Britain. American architects then made alterations. At the time the bungalow appeared in Winter Park, the style bungalow had been established: low profile with side overhangs; exposed roof beams and rafters; asymmetrical; large front porches; open, in part; interior wood details.

The bungalows discussed in this essay are perhaps best described as “California Bungalows,” but this classification is somewhat arbitrary because identifying the various bungalow styles is a mystifying endeavor. This style originated in California (hence its designation) in the first decade of the 20th century and spread rapidly to the Midwest, particularly Chicago, and then to the South and the East. The distinguishing exterior characteristics of the California bungalow include one, one-and-one-half or two stories, and a low-pitched roof with deep over-hanging eaves, supported by substantial brackets. They include dormers and a wide front porch anchored by slender or solidly placed pillars. Buyers were drawn to the California style because even the two-story design had the low appearance of one story and therefore appeared to settle pleasingly into the landscape. The first floor interior of the California style differed little from the open access and convenience of other bungalow designs. Three of this design are located in the College Quarter, two in Virginia Heights and two in Ellno Willo. Although only a few were built in Winter Park, by 1920 this California design was nationally the most popular of all bungalow styles.

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Enter your email address

Sign me up

Build a website with WordPress.com

...s, developers platted and named them College

...India via Great
...al variations. By the
...s of the America-
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...balanced and
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- [Sales Search](#)
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- [My Favorites](#)

[Sign up for e-Notify...](#)

1234 Lakeview Dr < 07-22-30-8908-08-030 >

Name(s)	Physical Street Address
Fluno Ruth J Estate	1234 Lakeview Dr
Mailing Address On File	Postal City and Zipcode
1234 Lakeview Dr	Winter Park, FL 32789
Winter Park, FL 32789-5038	Property Use
Incorrect Mailing Address?	0130 - Sfr - Lake Front
	Municipality
	Winter Park



- [Values, Exemptions and Taxes](#)
- [Property Features](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [Update Information](#)

Property Description

VIRGINIA HEIGHTS G/107 LOT 3 & THE N 6 FT OF LOT 4 BLK H & BEG SW COR OF LOT 2 RUN NLY 10 FT TH NELY TO A POINT 5 FT N OF THE SE COR OF LOT 2 TH S 5 FT TO THE SE COR OF SAID LOT TH SWLY ALONG THE NLY LINE OF SAID LOT TO THE POB


Total Land Area 32,757 sqft (+/-) | 0.75 acres (+/-) [GIS Calculated](#) [Notice](#)

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)	\$1,038,000.00	\$1,038,000	\$0.00	\$1,038,000

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure	
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1922	Gross Area: 1991 sqft
	Type Code: 0103 - Single Fam Class III	Beds: 3	Living Area: 1679 sqft
	Building Value: \$53,175	Baths: 1.5	Exterior Wall: Cedar/Redwood
	Estimated New Cost: \$177,251	Floors: 1	Interior Wall: Drywall

Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
PT1 - Patio 1	06/16/1993	2 Unit(s)	\$2,000

Page 1 of 1 (1 total records)

This Data Printed on 08/16/2016 and System Data Last Refreshed on 08/15/2016

Parcel Photos - 1234 Lakeview Dr



302207890808030 03/22/2006



- [Searches](#)
- [Sales Search](#)
- [Property Record Card](#)
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1167 Lakeview Dr < 07-22-30-8908-01-220 >

Name(s)	Physical Street Address
1167 Lakeview Drive LLC	1167 Lakeview Dr
Mailing Address On File	Postal City and Zipcode
1169 Lakeview Dr	Winter Park, FL 32789
Winter Park, FL 32789-5036	Property Use
Incorrect Mailing Address?	0130 - Sfr - Lake Front
	Municipality
	Winter Park



- [Values, Exemptions and Taxes](#)
- [Property Features](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [Update Information](#)

Property Description

[View Plat](#)

VIRGINIA HEIGHTS G/107 LOT 22 BLK A & THAT PT OF LOT 2 BLK S LYING E OF LOT 22 & PT OF VAC RR R/W E OF LAKEVIEW DR & W OF BLK S BEING 15 FT WIDE & LYING WITHIN THE ENTENDED N & S LINES OF LOT 22 BLK A


Total Land Area 85,275 sqft (+/-) | 1.96 acres (+/-) [GIS Calculated](#) [Notice](#)

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-1AA	1 LOT(S)	\$954,000.00	\$954,000	\$0.00	\$954,000

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure	
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1927	Gross Area: 4388 sqft
	Type Code: 0104 - Single Fam Class IV	Beds: 4	Living Area: 3400 sqft
	Building Value: \$359,112	Baths: 3.5	Exterior Wall: Wood Frame Stucco
	Estimated New Cost: \$475,645	Floors: 2	Interior Wall: Plastered

Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
PL2 - Above Average Pool	05/19/1993	1 Unit(s)	\$14,000
FPL2 - Average Fireplace	05/19/1993	2 Unit(s)	\$5,000
BD1 - Boat Dock 1	01/01/1996	1 Unit(s)	\$1,000
BC2 - Boat Cover 2	01/01/1996	1 Unit(s)	\$4,000

Page 1 of 1 (4 total records)

This Data Printed on 08/02/2016 and System Data Last Refreshed on 08/01/2016



1167 Lakeview

The bungalow at 1167 Lakeview (1927) was the most popular early bungalow design in Florida. Its gambrel roof variation gives the bungalow its most distinctive and attractive quality. The symmetrical two-sided roof, with two slopes on each side, was popular not only for its artistic qualities but also for the additional head room it provided on the second floor. The dormer, double the size of traditional California bungalows, gives the house its other distinctive quality. The large glassed porch, supported by four substantial rock pillars, was originally screened or open.

OCA Web Map		Major Roads	Proposed Road	Residential	Commercial/Industrial/Vacant Land	Parks	6	Lot Number
Florida Turnpike	Public Roads	Brick Road	Agriculture	Commercial/Industrial	Agricultural Curtilage	Lakes and Rivers	06060	Parcel Number
Interstate 4	Gated Roads	Block Line	Commercial/Institutional/Misc.	Hydro	Building	3106	Parcel Address	
Toll Road	Road Under Construction	Lot Line	Waste Land	E	Block Number	111.9	Parcel Dimension	



Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 8/4/2016

This map is for reference only and is not a survey.

AMAGAREE@gmail.com

LOT AREA:
+/- 12,963

COULGE QUARTER?
PAC
ISR

Boundary Survey

Legal Description:

Lot 22, Block A, and the North 75 feet of the South 300 feet of Lot 2, Block S, Virginia Heights, according to the plat thereof as recorded in Plat Book G, Page 107, Public Records of Orange County, Florida; together with the Easterly 15 feet of the Orlando-Aloma main track right of way, being 75 feet, more or less, in length, in the Northwest 1/4 of the Southeast 1/4 of Section 7, of Township 22 South, Range 30 East, Orange County, Florida, abutting the North 75 feet of the South 300 feet of Lot 2, Block S, Virginia Heights, according to the plat thereof as recorded in Plat Book G, Page 107, Public Records of Orange County, Florida, lying between the Westerly extension of the North and South lines of the North 75 feet of the South 300 feet of said Lot 2, and being shown outlined in YELLOW on print of plat of survey dated June 15, 1965, prepared by Jones & Wood, Incorporated, which print is attached to that certain deed from Seaboard Coast Line Railroad Company, a Virginia corporation, to Robert S. Withersell, said deed being recorded July 21, 1971 in Official Records Book 2092, Page 698, Public Records of Orange County, Florida.

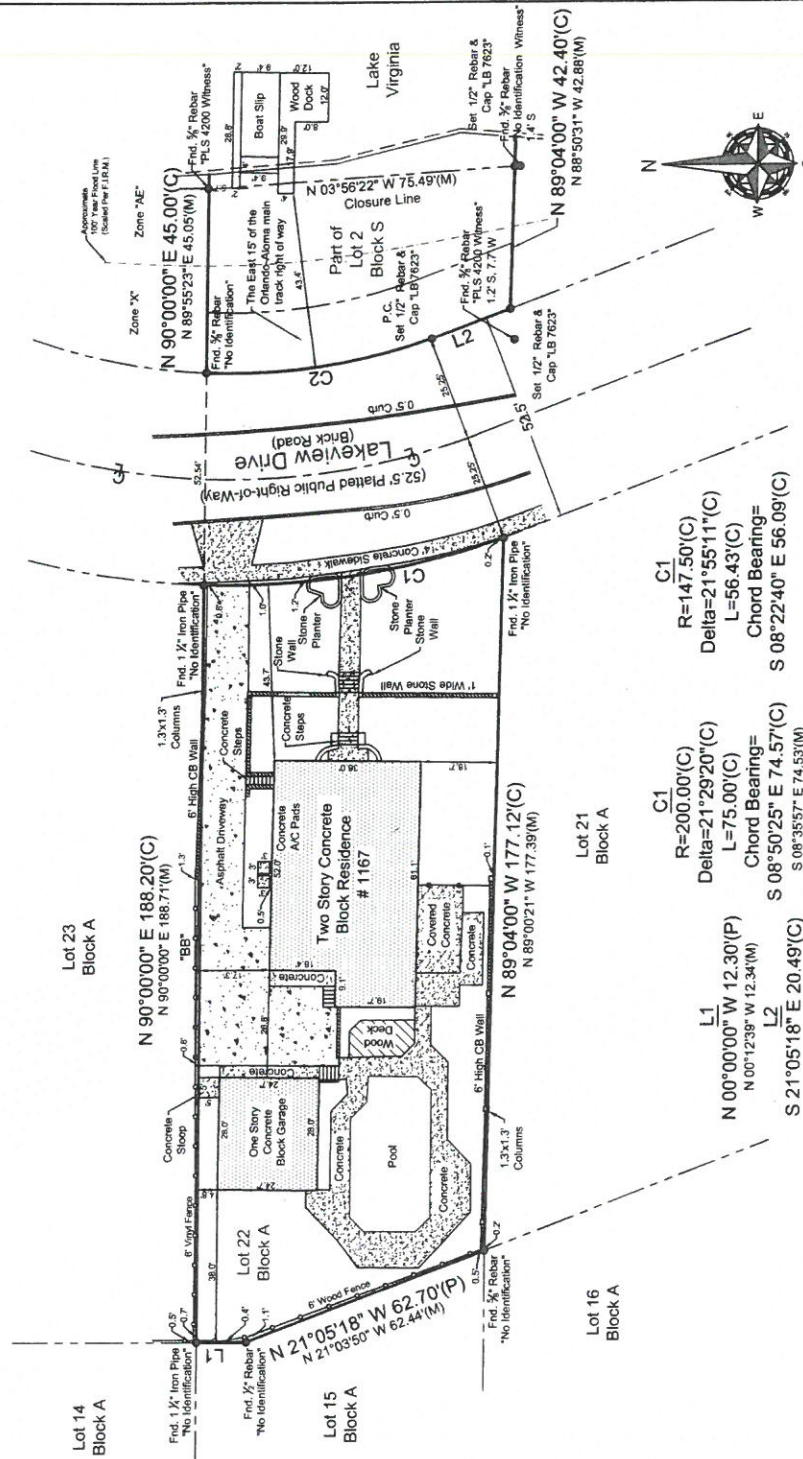
CERTIFIED TO:

Paul S. Mears, III
Maria Victoria Mears

Jere Daniels
Winderweede, Haines & Woodward, P.A.

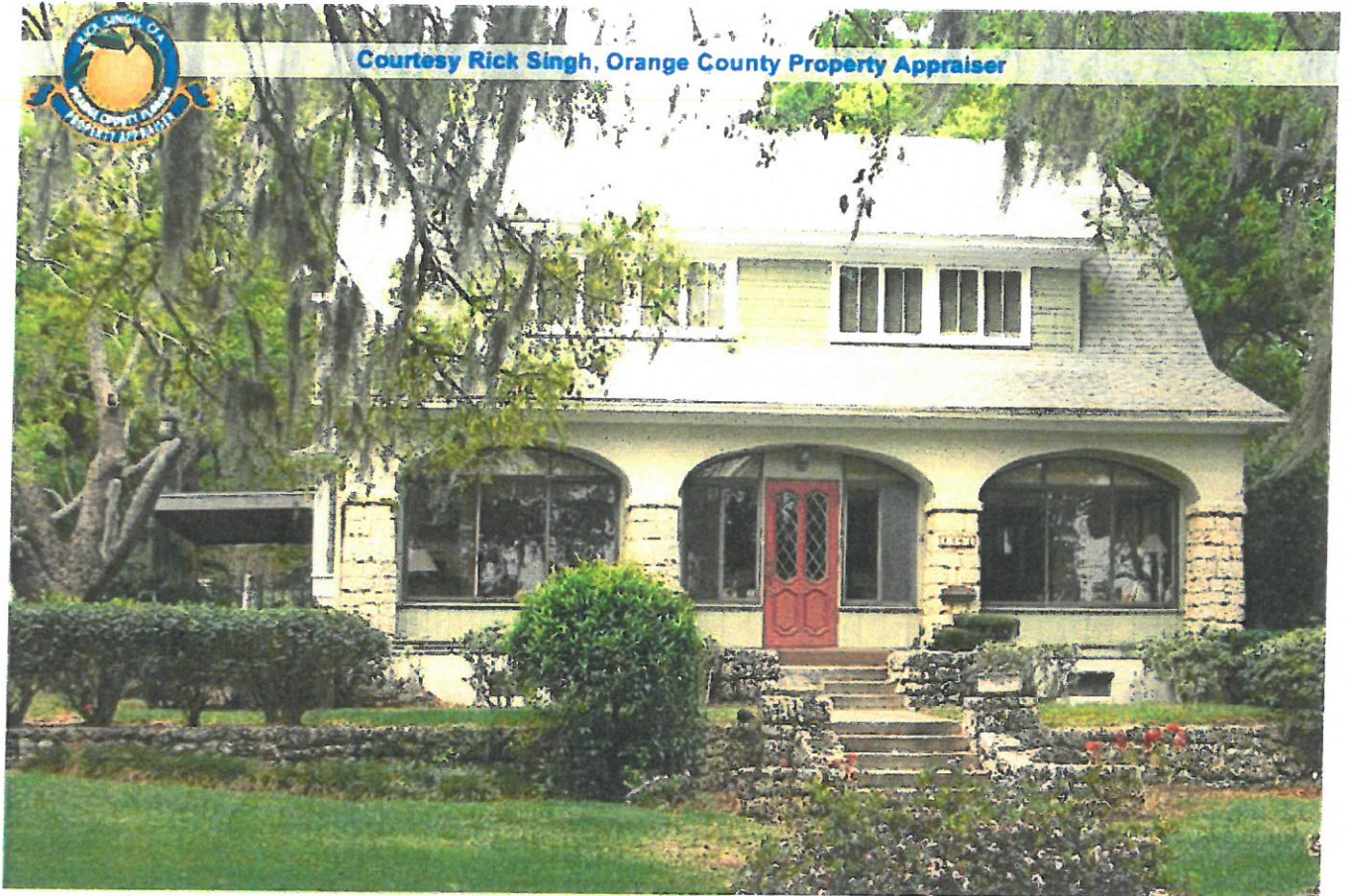
Flood Zone: X/AE Panel: 0255F
Community Number: 12095C Date: 9/25/2009

Field Date: 12-17-15	Date Completed: 12-21-15
Drawn By: DJC	File Number: IS-25534
Legend: C - Calculated CB - Concrete Block Conc. - Concrete Conc. - Concrete D - Delineation E - Easement F - Fence F.I.R.A. - Flood Insurance Risk Assessment F.F. - Finished Floor Elevation F.P. - Iron Pipe G - Ground H - Hatched M - Masonry M.D. - Masonry Ditch N.R. - Non-Residential P.B. - Plat Book P.F. - Plat Footing R - Road S - Setback T - Chain Link Fence	
Notes: > Survey is Based upon the Legal Description Supplied by Client. > Abutting Property Owners have NOT been Researched for Easements, Encroachments and/or Fillets. > Subject to any Easements and/or Right-of-Ways. > Bearing Basis shown herein, is Assumed and Based upon the Line Denoted with a "B". > Building Ties are NOT to be used to reconstruct Property Lines. > Fence Ownership is NOT determined. > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. > Septic Tanks and/or Drained Field Locations are approximate and MUST be verified by appropriate Utility Location Companies. > When Verifying, the Surveyor will be held responsible for the accuracy of the information furnished to the Surveyor. Nothing herein shall be construed to give liability to the Surveyor for any errors or omissions. > Flood Zone Determination Survey Method is as shown on these Certified. > Subject to Final Approval by F.E.M.A. This Determination may be used for Flood Insurance Purposes only and does not constitute a Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM) as required by the National Flood Insurance Act of 1968, as amended. > This Survey was prepared by Ireland & Associates Surveying, Inc. and the signing surveyor assumes NO liability for the accuracy of this Determination. > True and Correct to the best of my Knowledge and Belief, and I am a duly Licensed Professional Surveyor in the State of Florida in accordance with Chapter 463, F.S. and Chapter 12, F.A.C. Florida Administrative Code, Pursuant to Florida Statutes.	

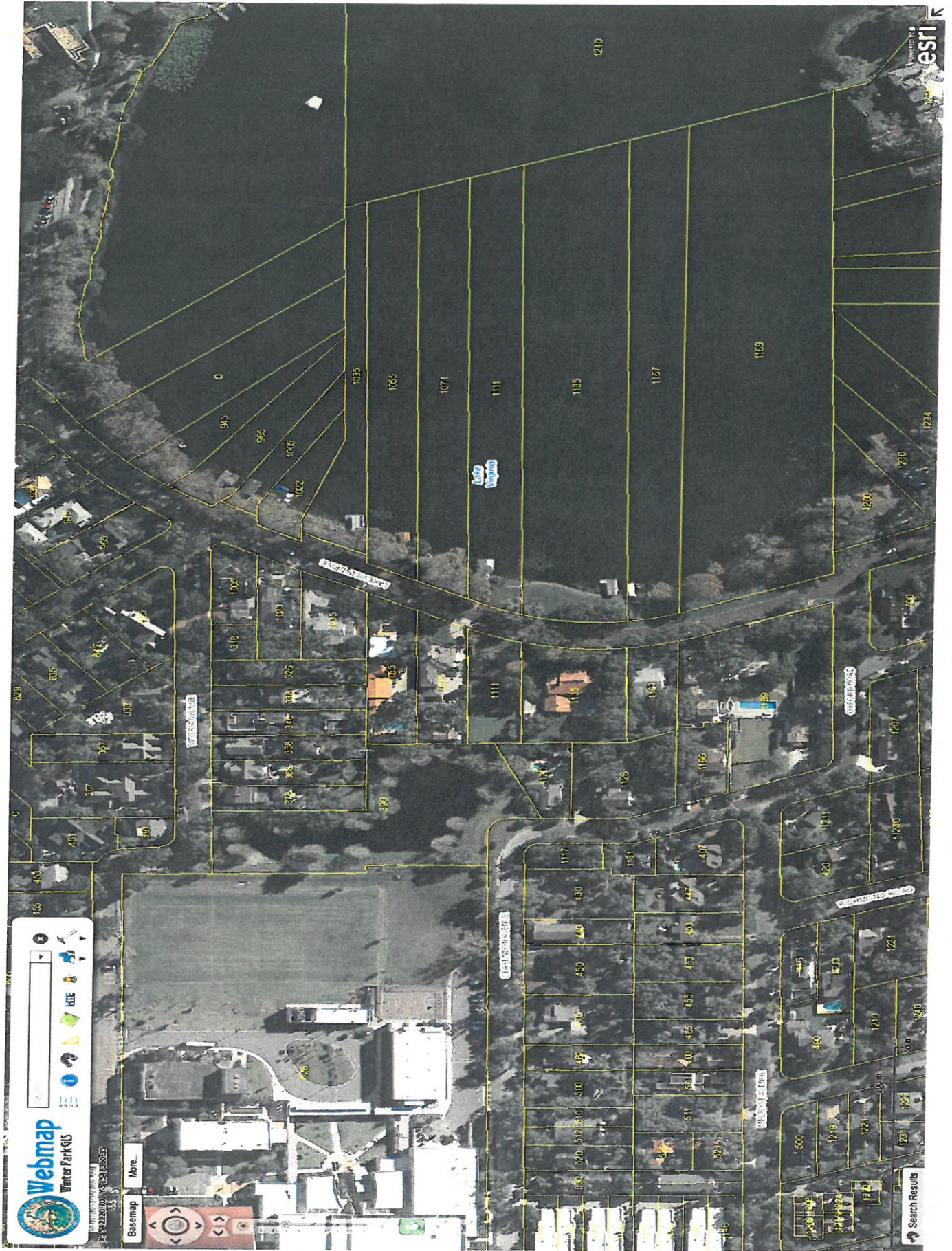


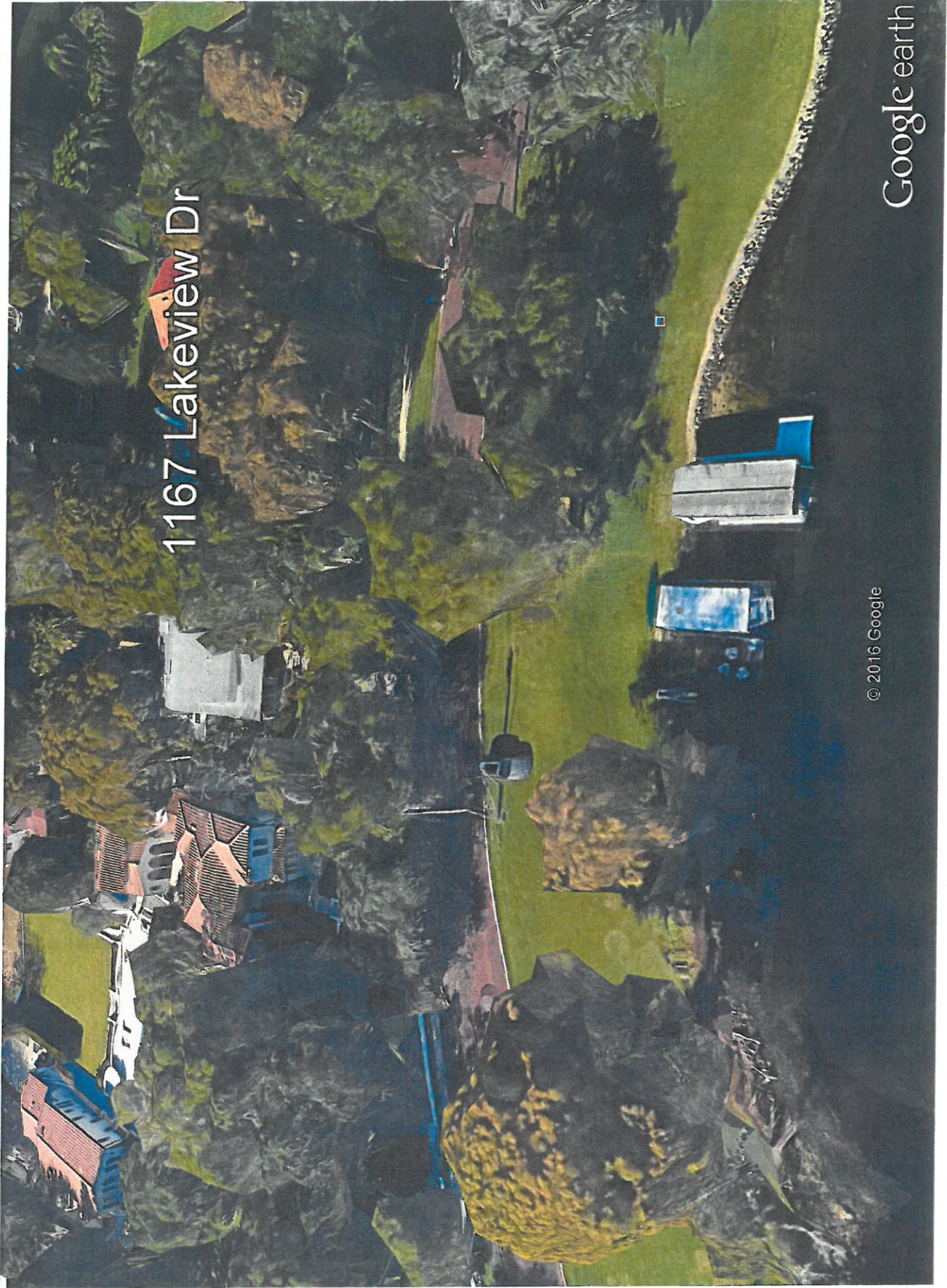
Ireland & Associates Surveying, Inc.
 1301 S. International Parkway, Suite 2001
 Lakeland, Florida, 32746
 www.irelandsurveying.com
 Office-407.678.3366 Fax-407.320.8165

Patrick K. Ireland
 Patrick K. Ireland, P.S., F.S., F.C.S.
 The Survey NOT VALID UNLESS SIGNED AND EMBOSSED WITH SURVEYOR SEAL



302207890801220 03/23/2006





1167 Lakeview Dr

© 2016 Google

Google earth

Google earth

feet
meters

100

50



Office 407-644-3788
Fax 407-644-5914
hal@parklandhomesWP.com

Hal George

ParkLand Homes

233 West Park Avenue, Winter Park, Florida 32789

David E. Runnels, AIA, P.A. Architect

**233 West Park Avenue
Winter Park, Florida 32789
(407) 644-6610
Fax: 644-5914
Email: derunn@aol.com
State License No. AR0011659**

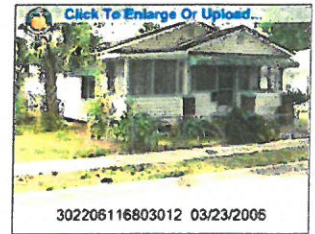


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- Property Record Card**
- My Favorites

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521 N Capen Ave < 06-22-30-1168-03-012 >

Name(s) **Blue Star Home Solutions Inc**
 Physical Street Address **521 N Capen Ave**
 Mailing Address On File **931 N State Road 434 Ste 1201-103**
Altamonte Springs, FL 32714-7022
 Incorrect Mailing Address?
 Postal City and Zipcode **Winter Park, FL 32789**
 Property Use **0100 - Single Family**
 Municipality **Winter Park**



- Values, Exemptions and Taxes**
- Property Features
- Sales Analysis
- Location Info
- Market Stats
- Update Information

Property Description

[View Plat](#)

CAPENS ADDITION TO WINTER PARK A/95 THE S 50 FT OF N 150 FT OF E 120 FT OF LOTS 1 & 2 BLK C


Total Land Area 6,001 sqft (+/-) | 0.14 acres (+/-) GIS Calculated Notice

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	\$72,000.00	\$72,000	\$0.00	\$72,000

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure	
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1940	Gross Area: 1170 sqft
	Type Code: 0102 - Single Fam Class II	Beds: 2	Living Area: 1026 sqft
	Building Value: \$29,829	Baths: 1.0	Exterior Wall: Aluminum Or Vinyl Siding
	Estimated New Cost: \$51,430	Floors: 1	Interior Wall: Wall Board, Wood

Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
SHED - Shed	01/01/1940	1 Unit(s)	\$500

Page 1 of 1 (1 total records)

This Data Printed on 08/16/2016 and System Data Last Refreshed on 08/15/2016

*\$212,000 sales 6000 SF LOT 750x45±
 6200 SF LIVING FAR 120x49*

TREVOR BARTLEY

BARTLEY CONSTRUCTION

Parcel Photos - 521 N Capen Ave



302206116803012 03/23/2006

SWERDLOFF & FERRY

370 Waymont Court • Lake Mary, FL 32746 • Voice 407.688.7631 • Fax 407.688.7691 • sandpsurveying@gmail.com

Legal Description

The South 50 feet of the North 150 feet of the East 120 feet of Lots 1 and 2, Block C, CAPEN'S ADDITION TO WINTER PARK, according to the plat thereof, as recorded in Plat Book A, Page(s) 95, of the Public Records of Orange County, FL.

Community number: 120188 Panel: 0255
Suffix: F F.I.R.M. Date: 9/25/2009 Flood Zone: X
Date of field work: 8/9/2016 Completion Date: 8/9/2016

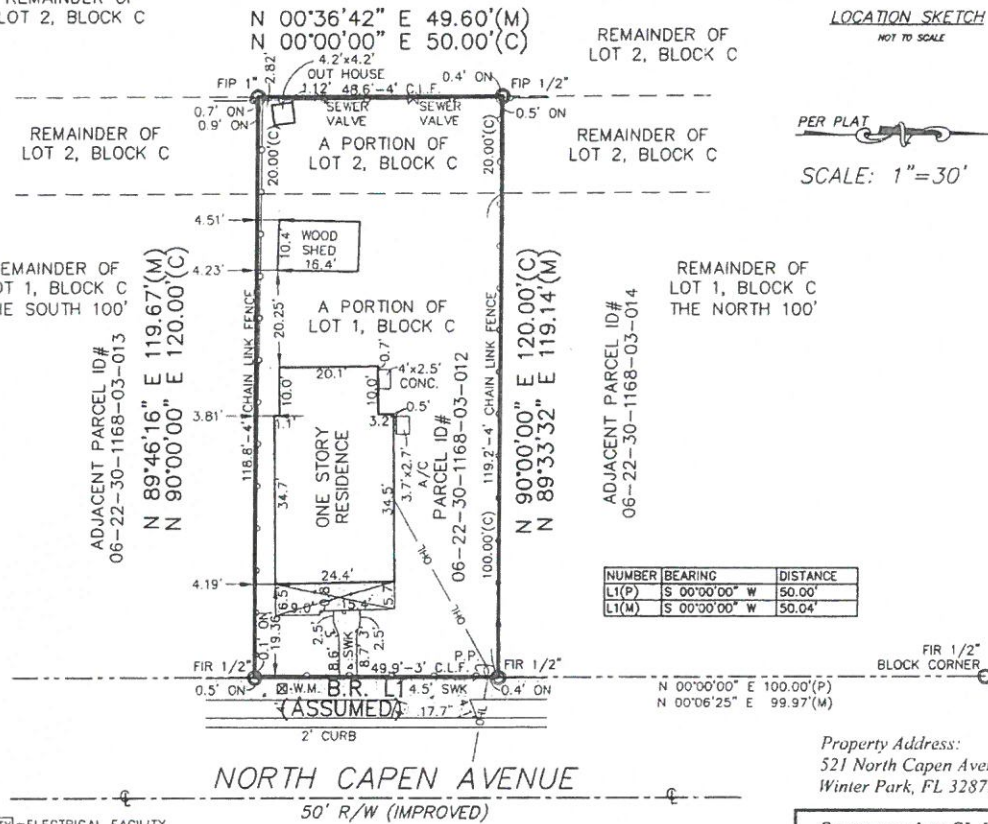
Certified to:
 Marc Feuerman; Clear Title Solutions, Inc.; WFG National Title Insurance Company.

ADJACENT PARCEL ID#
 06-22-30-2040-01-000

REMAINDER OF
 LOT 2, BLOCK C

REMAINDER OF
 LOT 2, BLOCK C

LOCATION SKETCH
 NOT TO SCALE



PER PLAT

SCALE: 1"=30'

NUMBER	BEARING	DISTANCE
L1(P)	S 00°00'00" W	50.00'
L1(M)	S 00°00'00" W	50.04'

Property Address:
 521 North Capen Avenue
 Winter Park, FL 32879

Survey number: SL 169493


LEGEND

- | | | |
|--------------------------|-------------------------------------|-----------------------------------|
| -0-0- Wire Fence | D.U.E. Drainage & Utility Easement | P.E. Pool Equipment |
| -0-0- Wood Fence | D/W Driveway | P.O.B. Point of Beginning |
| -0-0- Overhead Utilities | ESMT Easement | P.O.C. Point of Commencement |
| ⊕ P.P. Power Pole | E.O.P. Edge of Pavement | P.C.C. Point of Compound Curve |
| ⊕ W.M. Water Meter | E.O.W. Edge of Water | P.C. Point of Curvature |
| Asphalt | ENCR Encroachment | P.I. Point of Intersection |
| Block Wall | F Field | P.R.C. Point of Reverse Curvature |
| Brick/Pavers | FD Found | P.T. Point of Tangency |
| Concrete | FD N&D Found Nail & Disk | P.O.L. Point on Line |
| Covered Area | F.C.M. Found Concrete Monument | P.L. Property Line |
| Centerline | F.I.P. Found Iron Pipe | R. Record |
| Central Angle/Delta | F.I.R. Found Iron Rod | R/W Right of Way |
| Line Break Not to Scale | L Length | S.I.R. Set Iron Rod & Cap |
| A/C Air Conditioning | L.B. Licensed Business | SWK Sidewalk |
| B.R. Bearing Reference | M Field Measured | TEL Telephone Facilities |
| B.M. Bench Mark | M.H. Marsh | T.O.B. Top of Bank |
| CATV Cable Riser | N&D Nail & Disk | TYP. Typical |
| C Calculated | O.R.B. Official Records Book | U.E. Utility Easement |
| C.L.F. Chain Link Fence | ONPL On Property Line | W.F. Wood Fence |
| CH Chord | PG Page | W.C. Witness Corner |
| C.H. Chord Bearing | P.V.C. Vinyl Fence | |
| CONC. Concrete | P.V.M.T. Pavement | |
| C.M. Concrete Monument | P.C.P. Permanent Control Point | |
| COV. Covered | P.R.M. Permanent Reference Monument | |
| D. Description or Deed | P Plat | |
| D.E. Drainage Easement | P.B. Plat Book | |

GENERAL NOTES

- Legal description provided by others.
- There may be additional easements and/or restriction either recorded or unrecorded not shown hereon that may affect this property.
- Underground portions of footings, foundations or other improvements were not located.
- Building ties are to the face of the wall.
- Only visible encroachments located.
- No identification found on property corners unless noted.
- Dimensions shown are plat and measured unless otherwise noted.
- This is a BOUNDARY SURVEY unless otherwise noted.
- Not valid unless sealed with the signing surveyors embossed seal.
- No title commitment used in the preparation of this document unless noted otherwise.
- All lines are not radial unless otherwise noted.
- This survey is not to be used as a site plan for construction of any kind.
- Recertification does not indicate an update.
- Unless otherwise noted, flood zone information provided by others.
- Septic tank and drainfields shown hereon are approximate only and are based upon visual location only. No attempt has been made to verify their location. Client must consult with the appropriate utility location company to confirm the actual location.
- The closure of structures may not be precise due to building imperfections and decorative finishes.
- Pools and/or patios may be drawn as an approximation and not fully dimensioned due to irregular shape.
- Fence locations along property line may be exaggerated for clarity.
- The nature, extent or existence of riparian rights is not addressed hereon.
- This survey meets all applicable accuracy requirements. This survey meets or exceeds the Minimum Technical Standards promulgated by the Florida Board of Professional Land Surveyors, §17-17, of the Florida Administrative Code, Section 173.027, FL Statutes.

I hereby certify that this survey is a true and correct representation of my best knowledge and belief.


 Ralph Swerdloff
 Raymond Paul Sutherland
 Registered Land Surveyor No. 3411
 Registered Surveyor and Mapper No. 6477
 L.B. 7132