



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

Staff Report  
October 12, 2016

**HDA 16-007 Request by Carlos Posada, Future Owner, to designate the home currently located at 511 Melrose Avenue, Winter Park, Florida as a Historic Building on the Winter Park Register of Historic Places. This 1910 California Bungalow is proposed to be moved to 536 Garfield Avenue, Winter Park within the next few weeks, to preserve this historic structure.**

**536 Garfield Avenue is:**

**Zoned R-1A.**

**Parcel #05-22-30-9400-24-110.**

**Owned by: Carlos E. Posada and Jeanne C. Posada**

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**Background.** The new property is located at 536 Garfield Avenue in Hannibal Square. The home was built in 1910. It was one of several bungalows written about in Professor Jack C. Lane's piece, entitled "In Praise of the Humble Bungalow", in *Preservation Winter Park*, September 19, 2014. Jack Lane is the Wendell Professor of American History, Emeritus and College Historian of Rollins College.

In this essay, Professor Lane writes:

*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."*

## 511 Melrose Avenue (536 Garfield Avenue), Winter Park, Florida

*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. Although much of the boom resulted 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 became permanent communities within the cities and towns. In the early 1920s, developers platted three Winter Park “subdivisions” within walking distance of city center. They named them College Quarter, Virginia Heights and Ellno Willo.*

*The Bungalow style arrived in the United States at the turn of the century from India via Great Britain. American architects then made alterations that included many regional variations. By the time the bungalow appeared in Winter Park, several well-defined characteristics of the America-style bungalow had been established: low sloping roofs either gabled (front or side) or hipped, often with side overhangs; exposed roof beams and rafters; exterior proportions both balanced and asymmetrical; large front porches; open, informal floor plans; prominent hearths; built-ins, and 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.*

**Description.** Built in 1910, 511 Melrose Avenue was designed in the California Bungalow Style. It appears to be a one-story wood frame residence in a rectilinear footprint.

The roof is a broad hip on all four sides with a front hip dormer and three shed dormers on each side and the rear. The home appears to be a one-story with dormers, when seen from the front and sides.

It is Carlos Posada’s intent to restore the house, preserving its original character, scale and distinctive features.



## 511 Melrose Avenue (536 Garfield Avenue), Winter Park, Florida

**Architecture.** The California Bungalow Style is ably described in Professor Lane’s essay above. In addition, Professor Lane further defines the specifics of this particular home as follows:

*“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.”*

**Significance.** 511 Melrose Avenue is significant for its association with the early days, prior to the Florida Land Boom period of development in Winter Park. It is an uncommon good example of the California Bungalow Style in Winter Park.

**511 Melrose Avenue, the *Stone House*,** is listed in these accepted resources as follows:

- Page 46, *Winter Park Architectural Survey*, May 7, 2001
- Page 12, *City of Winter Park Historic Resources*, 2013
- *Florida Master Site File*, Number OR00721

**Historic Designation Application Request.** The Applicant is requesting the following:

1. Moving the home from 511 Melrose Avenue to 536 Garfield Avenue
2. Placing the home on to new structural piers, at the front of the property. (536 Garfield).
3. Building a new two-car garage apartment at the rear of the property (536 Garfield Ave.)  
Garage/Garage Apartment- to build a new 1,120 sf two car garage with second floor apartment. The HP Ordinance No. 3024-15, Section 58-469 *Guidelines for review* states “Garage apartments or accessory cottages shall not exceed 1,000 square feet in size”.  
Second Floor living space is approximately 560 sf as shown on Site Plan.

### **Variations Requested:**

1. Left (east) Side Setback Variance- 5’ in lieu of 7.5’ (for Main House).
2. Rear (south) Setback Variance- 5’ in lieu of 35’ for the New Garage.
3. FAR (Floor Area Ratio) Variance- 55% (max.) in lieu of 43%
  - a. Existing home-
    - i. 1,681 nsf Living Area (per Orange County Tax Appraiser)
    - ii. 2,800 gsf, including Porches and Second Floor- be it known that the Second Floor of this existing home is rough space and the actual useable floor area is to be determined, thus, the Second Floor Area is negotiable.
  - b. New Garage Apartment- 560 gsf; New Garage- 560 sf.
  - c. Total Combined Old and New- 2,800 gsf = FAR of 44.8%
  - d. FAR allowed by Green Sheet- 2,730.5 gsf = FAR of 43% (FAR does not include the Porch. It would include the area of second floor if converted to living space, although, the exterior of the home would still appear the same.

## 511 Melrose Avenue (536 Garfield Avenue), Winter Park, Florida

### STAFF RECOMMENDATIONS:

1. **Recommend approval** for listing as a Historic Resource on the Winter Park Register of Historic Places.
2. **Recommend approval of Variance 1** for Left (east) Side Setback.
3. **Recommend approval of Variance 2** for Rear (south) Setback.
4. **Recommend approval of Variance 3** for proposed New FAR of 55%.
5. **Recommend approval** of New Garage and Garage Apartment (Historic Preservation incentive).

### NOTE:

This is an unusual application, in that this move is dependent on a number of elements, including:

- Cost of moving the building
- Costs of dropping utility lines and moving traffic signals, etc. in path of the move
- Loss of tree canopy along the path of the move
- The eminent Move v. Demolition of this 1910 historic home.

Therefore, we have chosen to present this home for Historic Designation and requests for Variances in order to gain the required approvals in conjunction with the mechanics of orchestrating the move.

It would be a shame to lose the structure to either demolition or any one of the above named elements. However, there are constraints that may be unsurmountable here and thus, for all of our combined efforts, we still may not be able to save this building.

This effort is typical of what we may expect in the future, should other such historic buildings be preserved by relocation. At the end of the day, we all need to determine what the balance is and how much effort is requisite in order to save our historic resources.





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. 511 MELROSE MOVING TO 536 GARFIELD  
 Building address  
CARLOS BOADA 240 N. PENNSYLVANIA 407.947.922  
 Owner's name(s) Address Telephone  
SAME  
 Applicant's name (if different from above) Address Telephone

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

[Signature] 9.16.16  
 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.

536 GARFIELD AVE., WP. 1910  
 Legal description Year built

STONE  
 Historic name of building (if any) Historic district name (if any)

Date received: 9.16.16 HPC Meeting: 10.12.16

Case File No.: HDA 16-007 Florida Master Site File No.: OR- 0721

Local Historic Landmark

Local Historic Resource

## HISTORICAL PRESERVATION OF 511 MELROSE AVENUE

23 September 2016

### TIME TABLE OF MEETINGS AND EVENTS

#### DRAFT: FOR REVIEW + COMMENT

16 September 2016	<b>Carlos Posada applies for Historic Designation</b>
19 September 2016 Monday	<p>Carlos to contact <b>Miguel Torres, Sun Rail RR + House Modern Movers</b></p> <p>Brooks emailed Moving Route 2 to <b>Dan D'Alessandro, Electric Utility</b></p> <p><b>Brooks writes Public Notice for 511 Melrose move; Sept. 21- Public Notice is published in WP Observer- 15 days prior to any public meeting</b></p> <p><b>Carlos calls Fred Tibbs to discuss time certain for demolition of 511 Melrose-</b> Learns of any delay possible on demo to facilitate the time required to gain City of Winter Park approvals- see below.</p> <p>Brooks sets up Coordination Meeting with all required City Dept.s</p>
23 September 2016	<p>Brooks meets with <b>Dan D'Alessandro and Todd Hemphill, Electric Utility-</b> Dan confirms the 27' height limit should work, warns Bright House may be a problem, as their overhead lines are lower, other big conflict is traffic lights (Butch Margraf, Public Works) and tree canopy. Dan thinks that they will be able to do the work required for no charge, unless there is an inordinate amount of overtime for his Staff. Two people for the task @ \$70/hour.</p> <p>Brooks talked with <b>Marvin Usry, Bright House</b>, about clearing their lines. Marvin states their line heights vary from 15'-6" to 22' high. He relies on Modern Movers to identify the points of conflict along the path of travel, then Bright House will investigate those further. I asked Marvin for any suggestions on path alternatives. 407.448.5506 <a href="mailto:marvin.usryjr@charter.com">marvin.usryjr@charter.com</a></p> <p>Brooks talked with <b>Don Marcotte, Public Works</b>, and he will try to send <b>Jim Struckmeyer, Sr.</b> Engineer and maybe <b>Jack Hartley</b> (traffic signals) to today's Coordination Meeting.</p>
23 September 2016	<b>City Staff Coordination Meeting-</b> Commission Chambers- 1:30 – 3:00 pm.
26 September 2016	<b>Carlos Posada submits Site Plan</b> and other information- 536 Garland Site and FAR and other site information for <b>Building Moving Permit</b> .

Carlos Posada: Moving 1910 Historic House from 511 Melrose Ave. to 536 Garfield Ave., Winter Park  
 Winter Park City Staff input and scheduling procedure.







CITY OF WINTER PARK, FLORIDA  
BUILDING & PERMITTING SERVICES DEPARTMENT

Permits@cityofwinterpark.org 407-599-3237

APPLICATION FOR BUILDING MOVING PERMIT

Contractor POSADA CUSTOM HOMES  
Address 940 N. PENNSYLVANIA AVE  
State Contractor License # CBC 036375  
Telephone No. 407-740-7707  
Email address \_\_\_\_\_

Application is made for a building moving permit as follows:

\$5,000 Bond on file with the City

Move - Within City YES Into City \_\_\_\_\_

Out of City \_\_\_\_\_ In Transit \_\_\_\_\_

Present site-address 511 MELROSE  
(If applicable)

**APPLICANT NOTE:** NOTIFICATION SHALL BE GIVEN BY THE CONTRACTOR TO THE OPERATIONS DIVISION, POLICE DEPARTMENT (599-3281) AT LEAST FORTY EIGHT (48) HOURS PRIOR TO THE SCHEDULED MOVE, IF FOR ANY REASON THE BUILDING CANNOT BE MOVED AS SCHEDULED. FAILURE TO ADVISE THE POLICE DEPARTMENT AND THE BUILDING OFFICIAL SHALL RESULT IN FORFEITURE OF THE PERMIT FEE AND PAYMENTS ADVANCED FOR SERVICES AND EQUIPMENT FURNISHED BY THE CITY.

**APPLICATIONS FOR APPROVAL TO RELOCATE ANY BUILDING WITHIN THE CITY OF WINTER PARK SHALL BE APPROVED BY THE CITY COMMISSION. SUBMIT APPLICATION AT LEAST 3 WEEKS PRIOR TO CITY COMMISSION WORK SESSION.**

ALL BUILDING MOVING AND NECESSARY IMPROVEMENTS REQUIRED TO COMPLY WITH THE CITY BUILDING CODE MUST BE ACCOMPLISHED WITHIN NINETY (90) DAYS FROM THE DATE OF ISSUANCE OF THE MOVING PERMIT.

**INSTRUCTIONS TO APPLICANT:**

Submit the following items: (For moving within or into the City)

- 1) Photographs showing all elevations of structure
- 2) Proposed relocation site plan showing all setbacks to building(s), parking, & trees
- 3) Remodeling and foundation plans (Engineered per Code)
- 4) Engineer/Architect sealed plans for any temporary buildings.
- 5) CONTACT THE BUILDING DEPT. TO ARRANGE INSPECTION OF OFFSITE BUILDINGS



Present site-legal description (If applicable) 511 MELROSE

Proposed site-address 536 GARFIELD AV.

Proposed site-legal description \_\_\_\_\_

Building: Occupancy classification & type \_\_\_\_\_

Length 44.5 ft., Width 36 ft., Loaded Height 30 ft.

Owner of property CARLOS ROSADO

Address of Owner 240 N. PENNSYLVANIA AVE

Building shall be moved on: Date \_\_\_\_\_ Time \_\_\_\_\_ a.m. or p.m.

Route: \_\_\_\_\_

The offices listed below shall review and sign this application to signify approval in the issuance of a Building Moving Permit by the Building Official.

Additional approvals may be required by other government agencies and utilities companies. The applicant is responsible for obtaining all necessary permits and approvals where applicable; i.e.: Department of Transportation or utility companies that may be concerned and are not listed below.

CLEARANCES TO BE OBTAINED:

Winter Park Utilities

Clearance by \_\_\_\_\_  
Name Title Date

Century Link Telephone Co.

Clearance by \_\_\_\_\_  
Name Title Date

Peoples Gas Co.

Clearance by \_\_\_\_\_  
Name Title Date

SRX/DOT R.R.

Clearance by Name Title Date

WP Electric Utilities

Clearance by Name Title Date

Brighthouse Cable  
Clearance by Name \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

Parks Department  
Move not to be made before \_\_\_\_\_ (date) Estimated Cost \$ \_\_\_\_\_  
Approved by \_\_\_\_\_

Public Works Dept \_\_\_\_\_ (date) Estimated Cost \$ \_\_\_\_\_  
Approved by \_\_\_\_\_

Fire Marshal \_\_\_\_\_ (date) Estimated Cost \$ \_\_\_\_\_  
Approved by \_\_\_\_\_

Police Dept. (Operations Division) \_\_\_\_\_ (date) Estimated Cost \$ \_\_\_\_\_  
PROVIDE MINIMUM OF 48 HOUR NOTICE  
Approved by \_\_\_\_\_

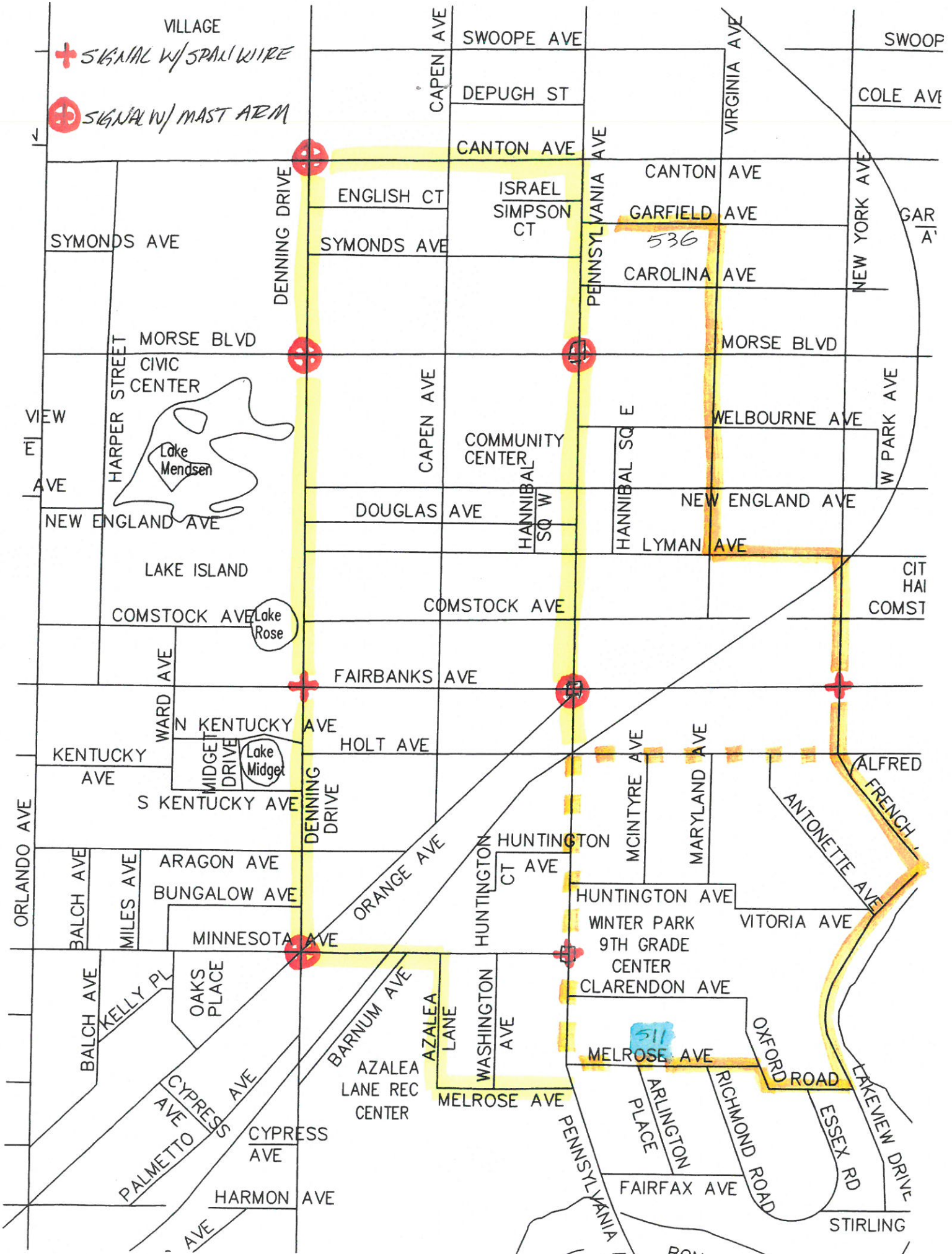
Building Department  
Total Estimated Cost of Services \_\_\_\_\_

MOVER, NOTE:

The cost of services noted at right is an estimate. Should actual costs for the move exceed your deposit, you will be billed for the balance. A refund will be made if actual costs are less than your deposit.

Permit Granted \_\_\_\_\_ Date \_\_\_\_\_  
George J. Wiggins, Building Official





 **RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER**

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

Name(s)  
**Rex-Tibbs Development And Construction LLC**  
 Mailing Address On File  
 181 Circle Dr  
 Maitland, FL 32751-6491  
 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**



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**Property Description**

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

[View Plat](#)



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

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

**Buildings**

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	<b>Actual Year Built:</b>	1910	<b>Gross Area:</b>	2489 sqft
	Type Code:	0103 - Single Fam Class III	<b>Beds:</b>	3	<b>Living Area:</b>	1681 sqft
	Building Value:	working...	<b>Baths:</b>	2.0	<b>Exterior Wall:</b>	Cement & Fiber Shingle
	Estimated New Cost:	working...	<b>Floors:</b>	2	<b>Interior Wall:</b>	Inexpensive, Minimal Materials
	Model Code:	01 - Single Fam Residence	<b>Actual Year Built:</b>	1930	<b>Gross Area:</b>	1148 sqft
	Type Code:	0103 - Single Fam Class III	<b>Beds:</b>	1	<b>Living Area:</b>	860 sqft
	Building Value:	working...	<b>Baths:</b>	1.0	<b>Exterior Wall:</b>	Wood On Sheathing
	Estimated New Cost:	working...	<b>Floors:</b>	2	<b>Interior Wall:</b>	Wall Board, Wood

Page 1 of 1 (2 total records)

**Extra Features**

Description	Date Built	Units	XFOB Value
FPL1 - Basic Fireplace	01/01/1910	1 Unit(s)	working...
PT1 - Patio 1	01/01/2005	1 Unit(s)	working...

Page 1 of 1 (2 total records)

This Data Printed on 10/06/2016 and System Data Last Refreshed on 10/05/2016

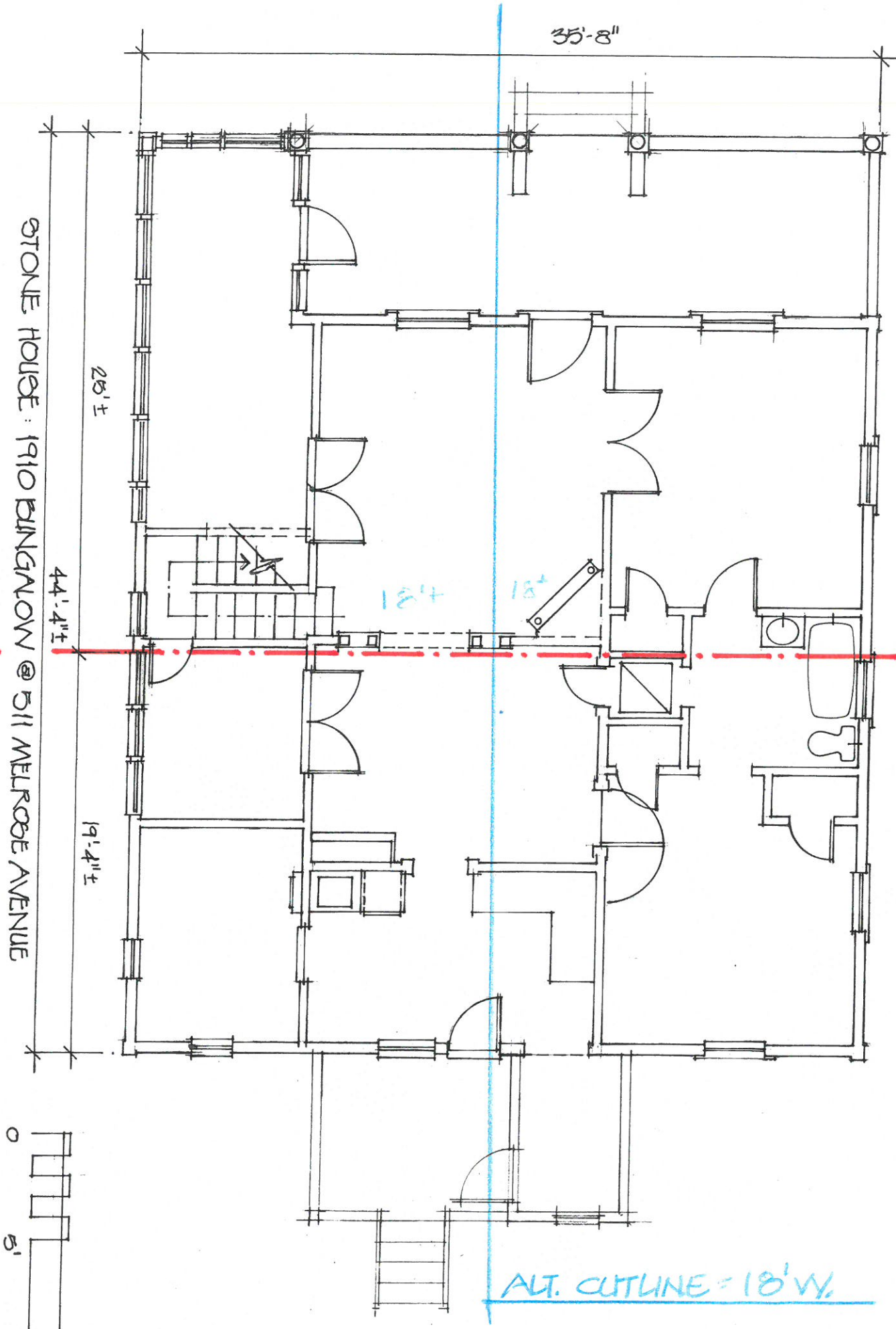












35'-8"

STONE HOUSE: 1910 BINGAOW @ 511 MELROBE AVENUE

PROPOSED CUTLINE FOR MOVE 25' W.

25'±

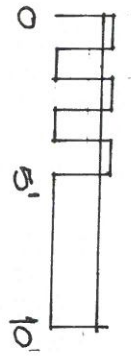
44'-4"±

19'-4"±

12'4"

18'

ALT. CUTLINE = 18' W.



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**536 Garfield Ave** < 05-22-30-9400-24-110 >

Name(s)

Posada Jeanne Christensen Tr  
Posada Carlos Eduardo Tr

Physical Street Address

536 Garfield Ave

Postal City and Zipcode

Winter Park, FL 32789

Property Name

N/A. Click information icon to contribute.

Property Use

0001 - Vacant Residential

Mailing Address On File

240 N Pennsylvania Ave Ste 201  
Winter Park, FL 32789-3766

Municipality

Winter Park

[Incorrect Mailing Address?](#)



- [Values, Exemptions and Taxes](#)
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**Property Description**

[View Plat](#)

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 11 & N1/2 OF VAC ALLEY ON S PER OR 5320/492 BLK 24 SEE 2689/91 2695/1909 & 1910

**Total Land Area** 6,412 sqft (+/-) | 0.15 acres (+/-) [GIS Calculated](#) [Notice](#)

**Land (includes working values)**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	R-1A	1 LOT(S)	\$135,000.00	\$135,000	\$0.00	\$135,000

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 09/09/2016 and System Data Last Refreshed on 09/08/2016



534 GARFIELD AV.: NEW SITE





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Green Apple  
Architecture .com

PO BOX 1401  
WINTER PARK, FLORIDA 32790  
PHONE: 407.647.9894  
AA26000707

536 GARFIELD AVE  
WINTER PARK, FL 32789

SEAL

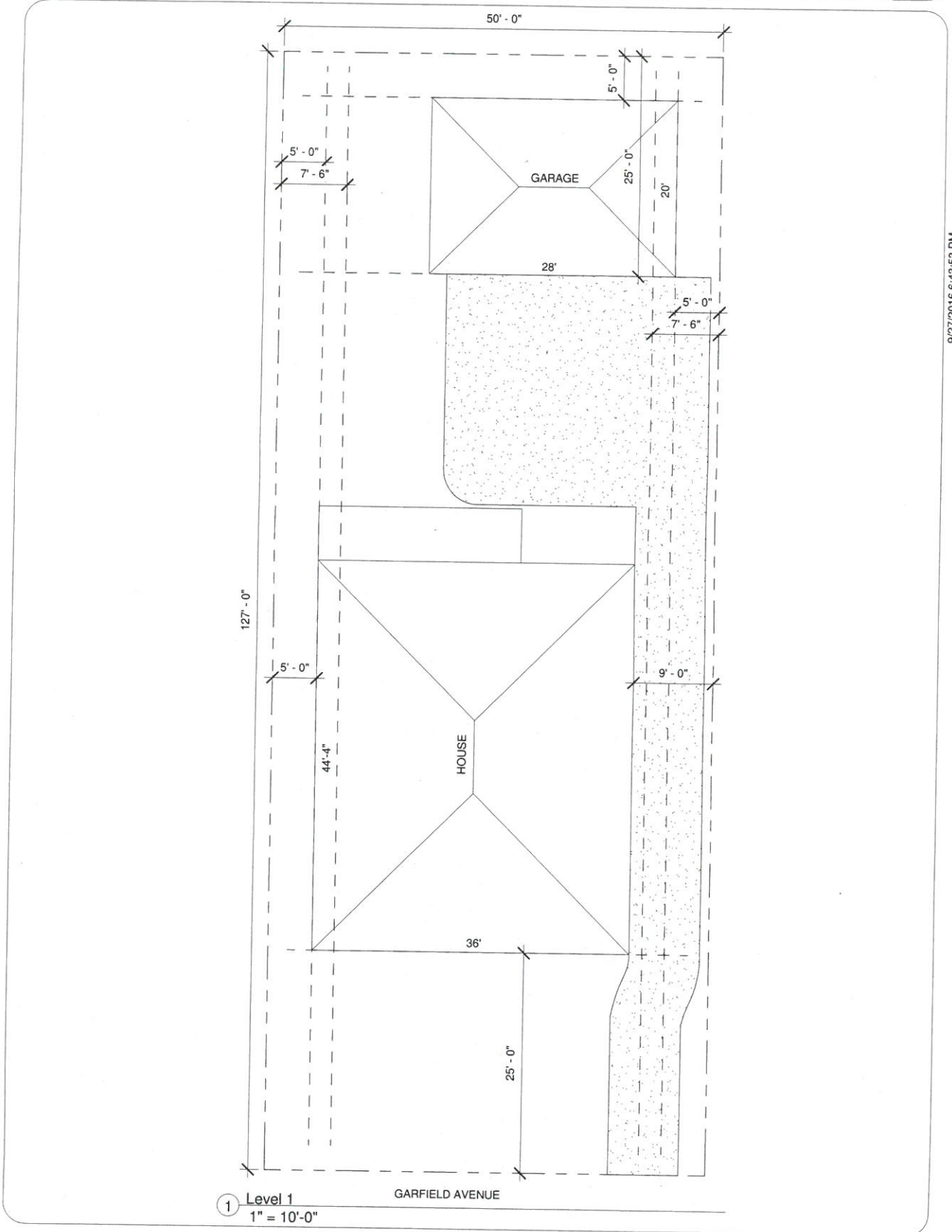
JOHN P. DRAKE A091551

ISSUE DATE	09/27/16

SHEET INFORMATION  
**OPTION - 2**

Scale 1" = 10'-0"

**A102**



1 Level 1  
1" = 10'-0"



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
October 12, 2016**

COR 16-009 Request by Matthew McKeever, Owner and Applicant, for a Certificate of Review for: Window Replacement of all windows in the existing home  
Non-contributing resource in the Virginia Heights East Historic District.  
Date of original construction: 1947.  
Zoned R-1AA. Parcel ID #07-22-30-8908-14-190.

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**Description.** The property at 1421 Highland Road was built in 1947 as part of the Virginia Heights East Historic District. The existing home is some 69 years old and noted as Minimal Traditional on the Virginia Heights East Historic District Property Table. 1421 Highland Road is on a rectangular shaped lot of 91' x 150' and contains 13,628 SF of area. It is currently a one-story masonry residence with a one-story single car garage.

**Certificate of Review Request.**

**NEW RENOVATION WORK.** The Applicant is requesting to replace all exterior windows within the existing openings of the existing home. Per the Historic Preservation Ordinance, the Applicant has submitted new replacement window data sheets and photos of the existing windows and front of the home for approval by the HPB. That information has been reviewed by the City Architect and will also be reviewed by the Building Department at time of application for a permit to do the work (wind load, etc.).

**RECOMMENDATION:**

- Staff recommends approval of the use of new Casement Windows, or other similar windows as similar in appearance as possible to those now existing at the existing home at 1421 Highland Road.



## Brooks Weiss

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**From:** Scott Varga <scott.varga@faswd.com>  
**Sent:** Wednesday, October 5, 2016 3:06 PM  
**To:** Brooks Weiss  
**Cc:** Matthew.McKeever@cushwake.com  
**Subject:** RE: 1421 Highland Road, Winter Park, FL  
**Attachments:** 1421 Highland Elevations.pdf; Picture WIndows, Mull with Grilles in Glass.JPG; Mulled Picture WIndows.JPG

Brooks,

Per our conversation today, I have listed and attached several window data sheets for your consideration on behalf of Matthew McKeever, property located at 1421 Highland Rd in Winter Park.

I have changed to the Simonton Window Brand due to the availability of the data you are looking for. As I mentioned to you, the cost of using the 'Casement' type windows is cost prohibitive for Mr. McKeever. So he would like to have us install fixed windows (Only on the front elevation as shown in our line drawings) which will achieve a similar look and have a thinner profile than that of a vinyl casement window. Please see attached line drawings and Photos. These will NOT affect the egress in the one bedroom.....there is a side window for that.

Picture Gallery:

<https://www.simonton.com/products/picture-windows/>

Brochure:

[https://www.simonton.com/wp-content/uploads/2015/09/Simonton Reflections 5050 Brochure.pdf](https://www.simonton.com/wp-content/uploads/2015/09/Simonton_Reflections_5050_Brochure.pdf)

Thank you for your help and consideration.

Sincerely,  
Scott Varga

### Scott Varga

Assistant Sales Manager  
[Scott.Varga@faswd.com](mailto:Scott.Varga@faswd.com)



3020 Mercy Dr, Orlando, FL 32808 | P: 407-347-4319 | F: 407-770-0187  
CGC-1518212

FAS Windows  
3020 Mercy dr  
Orlando, FL 32808  
Phone: 407-770-0184  
Fax:

Sim#: 001460  
Emp:  
Ordered: 9/12/2016  
Xmitted:  
PO #:

Customer #: MCKEEVER  
McKeever (1421 Highland)

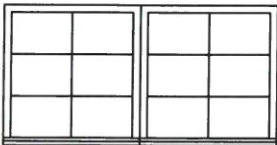
Job Name: McKeever (1421)  
Project ID:  
Location:  
Lot #:  
Model:  
Contact:  
Cust PO#:

Home Owner:

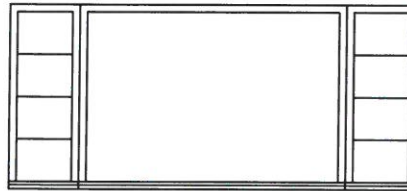
Phone:  
Fax:

All drawings are from the OUTSIDE looking in.

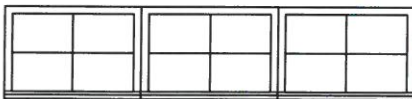
T = Tip to Tip Measurement  
O = Rough Opening Measurement



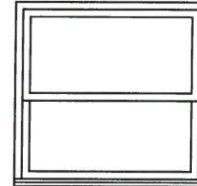
1 Picture (2 Mull)  
0000178/01  
74(T) X 38(T)  
Kitchen - Front



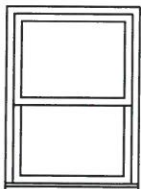
1 Combination  
0000178/02-  
111(T) X 50(T)  
Living Room



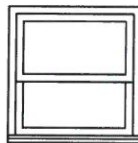
1 Picture (3 Mull)  
0000178/03  
111(T) X 25(T)  
Bedroom - Front



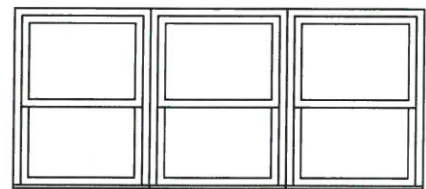
2 Double Hung  
0000178/04  
52(T) X 50(T)  
Side Bedrooms



1 Double Hung  
0000178/05  
36(T) X 50(T)  
Back Bedroom

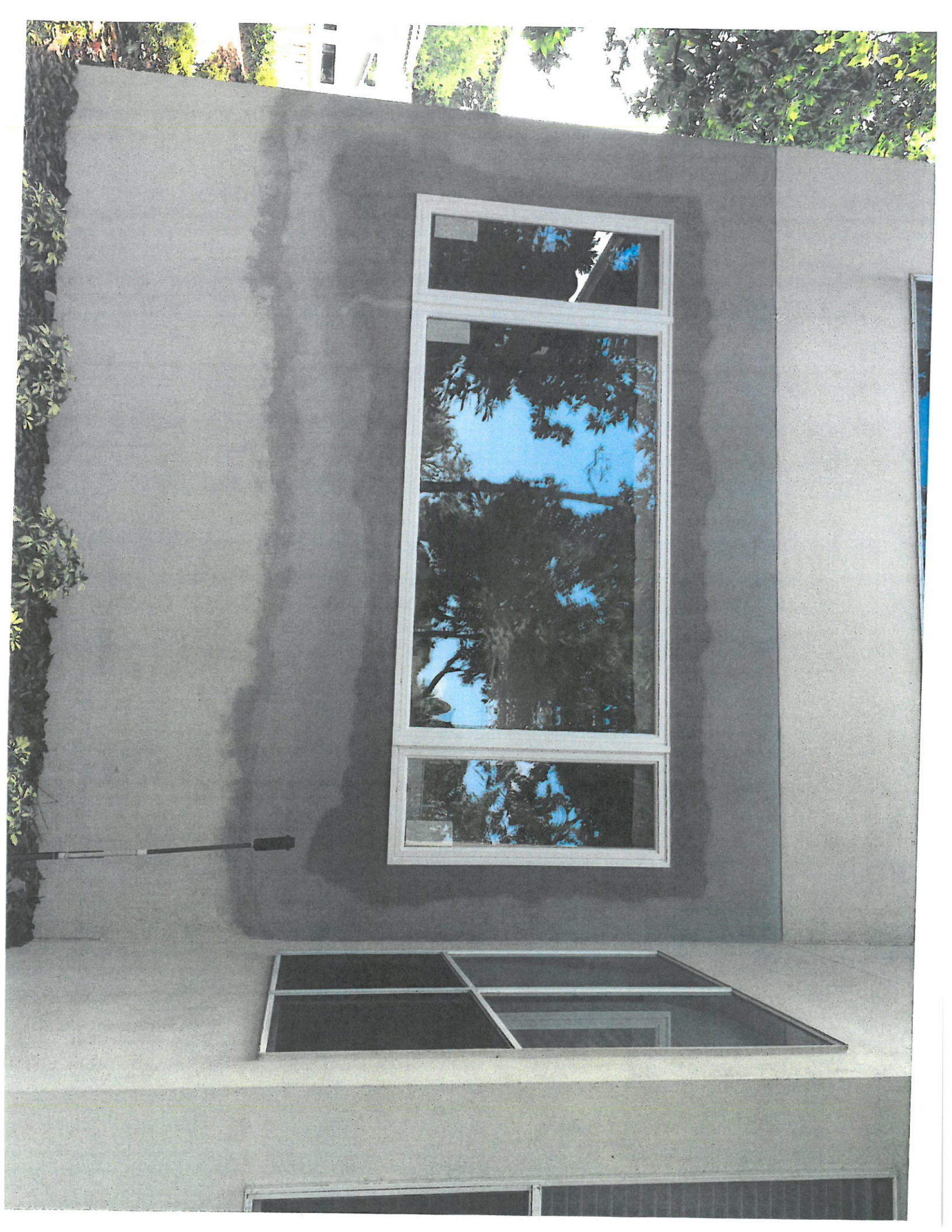


1 Double Hung  
0000178/06  
36(T) X 37 3/8(T)  
Back Bath



1 Double Hung (3 Mull)  
0000178/07  
111(T) X 50(T)  
Back Family Room









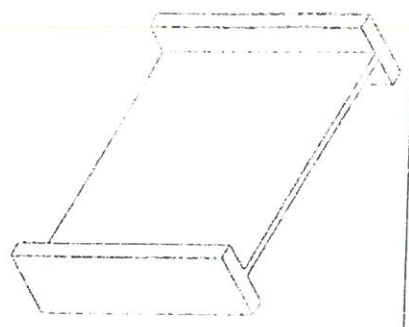


**SIMONTON**  
 A DIVISION OF BEAVERBROS. INC.  
 10000 W. 11TH AVENUE, SUITE 100  
 DENVER, CO 80233  
 EXTENDED NON-IMPACT VINYL MULLIONS  
 WITH ALUMINUM REINFORCEMENT  
 ALL NON-IMPACT WINDOW SERIES

MULLIONS MEET THE REQUIREMENTS OF THE  
 FLORIDA BUILDING CODE.

REVISIONS

REV.	DESCRIPTION	DATE	BY
2	Revised per 2007 Florida Building Code, Access Sheet 7	12/15/2008	TDD
3	Revised per 2007 Florida Building Code, Access Sheet B	04/15/2011	JRV
4	Revised per 2010 Florida Building Code, updated general notes sheet 10/20/2012	06/20/2012	CAP
5	Updated of ratings chart and added new mullion covers.	06/20/2012	T.D.D.
6	Revised per 5th Ed. (2012) FBC	04/25/2019	LAT

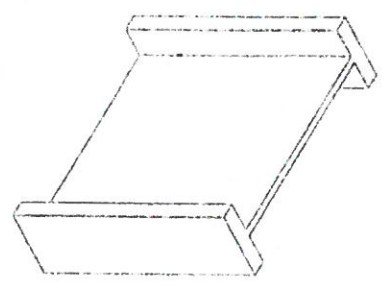


LARGE MULLION  
 REINFORCEMENT #CWO146  
 ALUMINUM: 6063-T6



5000 FIN & J FRAME VINYL  
 H-MULLION COVER #VPI-573  
 EXTRUDED VINYL 0.071" MIN.

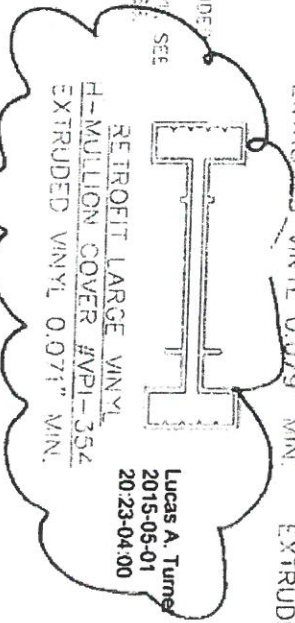
PRODUCT DESCRIPTION:  
 1. ALL MULLION REINFORCEMENTS ARE EXTRUDED ALUMINUM 6063-T6.  
 2. ALL MULLION COVERS ARE EXTRUDED VINYL ABOVE FOR INDIVIDUAL MULLION THICKNESS. SEE



LARGE MULLION  
 REINFORCEMENT #16991  
 ALUMINUM 6063-T6

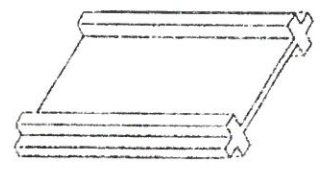


PROFINISH LARGE VINYL  
 H-MULLION COVER #VPI-560  
 EXTRUDED VINYL 0.079" MIN.

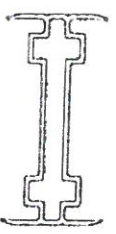


RETROFIT LARGE VINYL  
 H-MULLION COVER #VPI-354  
 EXTRUDED VINYL 0.071" MIN.

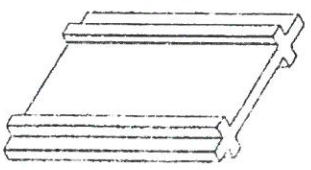
Lucas A. Turner  
 2015-06-01  
 20-23-04-00



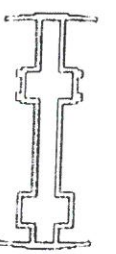
MEDIUM MULLION  
 REINFORCEMENT #16990  
 ALUMINUM 6063-T6



PROFINISH MEDIUM VINYL  
 H-MULLION COVER #VPI-346A  
 EXTRUDED VINYL 0.071" MIN.



MEDIUM MULLION  
 REINFORCEMENT #20634  
 ALUMINUM 6063-T6



RETROFIT MEDIUM VINYL  
 H-MULLION COVER #VPI-436  
 EXTRUDED VINYL 0.070" MIN.



4000 SERIES MEDIUM VINYL  
 H-MULLION COVER #MPO347  
 EXTRUDED VINYL 0.070" MIN.

GENERAL NOTES:

1. THE FOUR (4) MULLION PRODUCTS MEET THE 5TH ED. (2012) FLORIDA BUILDING CODE SECTION 1710.5.3, INCLUDING L/175 DEFLECTION LIMIT, LOAD TRANSFER, AND FIBERSTRESS ANALYSES IN THE DESIGN. PRESSURES SHOWN IN THE TABLES IN THIS DRAWING. THE ANALYSES DID NOT ADDRESS AIR OR WATER INFILTRATION LOWER OF THE MULLION PER THIS APPROVAL OR THE SIMONTON WINDOWS PER SEPARATE PRODUCT APPROVAL.  
 2. PRODUCT ANCHORS SHALL BE AS LISTED AND SPACED AS SHOWN HEREIN.

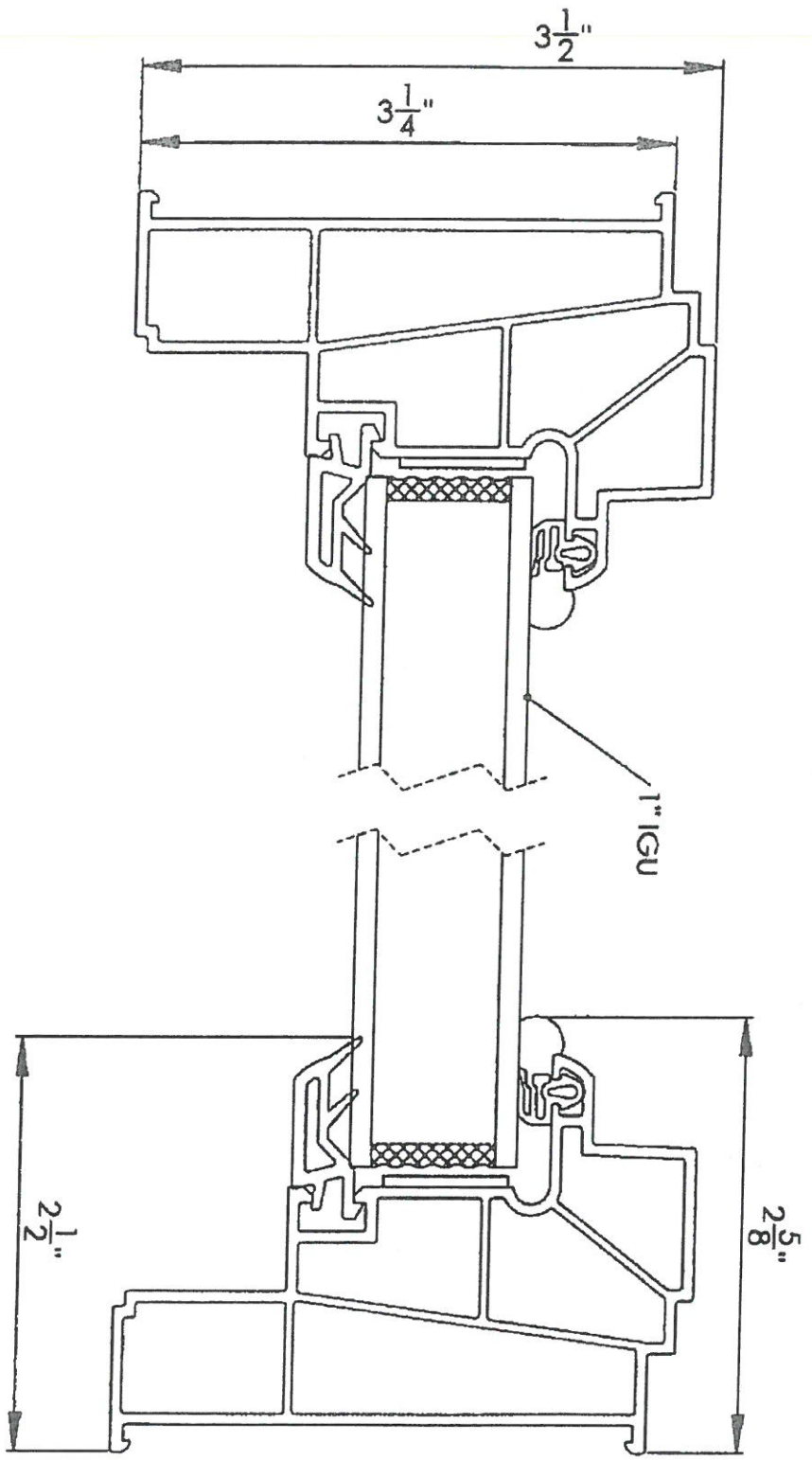
TABLE OF CONTENTS

SET	DESCRIPTION
1	INDIVIDUAL MULLION APPLICATIONS
2	DESIGN PRESSURES FOR REINFORCEMENT CWO146
3	DESIGN PRESSURES FOR REINFORCEMENT 16991
4	DESIGN PRESSURES FOR REINFORCEMENT 16990
5	DESIGN PRESSURES FOR REINFORCEMENT 20634
6	MULLION ATTACHMENT AND ANCHORING
7	MULLION CROSS SECTIONS - WOOD FRAME SUBSTRATE
8	MULLION CROSS SECTIONS - MASONRY/CONC. SUBSTRATE

22

JM/MPD  
 SIMONTON  
 10000 W. 11TH AVENUE, SUITE 100  
 DENVER, CO 80233  
 TEL: 303.751.1000 FAX: 303.751.1001  
 WWW.SIMONTON.COM





Simonton Asure		Min/Max Summary	
Picture	Width	13	Height
Minimum:	13	72	
Maximum:	96	168	
Max UI			

5050

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FILE: C:\VPL\workspace\1

MATERIAL	Dimensions / Tolerances
FRONCH TREATMENT	Unless Otherwise Specified
MODULOR OR HEIGHT PER 4 FT	± 1/32
SURFACE AREA (sq ft)	± 1/16
VOLUME (cu ft)	± 1/16
WEIGHT LBS PER SQ FT	± 1/16

REV.	DATE	BY	CHKD BY	DATE
1+	10/14/11	TOSI		

SCALE: 1:1  
 SHEET: 3 OF 3  
 APPR'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DESK: ASURE  
 TITLE: HORIZONTAL & VERTICAL ASSEMBLY



Existing  
Cement  
Walkways





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Planning & Zoning Board  
Historic Preservation Board

... on the property described below:  
[Address]  
[Address]  
[Address]  
[Address]  
[Address]

ALL PUBLIC HEARINGS ARE HELD IN  
CITY HALL COMMISSION CHAMBERS













Access ProZone:

Username

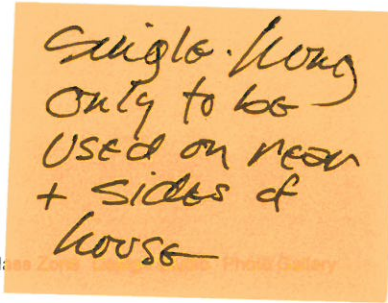
Login

No Login? Click Here

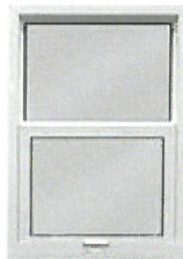
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Windows Doors Eze-Breeze® Condo Zone Glass ZONE™ Storm Shutters



EnergyVue® Single Hung SH5400



3 Review(s)

EnergyVue® is PGT®'s all-new line of vinyl-non-impact resistant products that feature clean profiles and modern frames surrounding insulating glass. Beautiful, yet strong, EnergyVue products are engineered to provide large sizes that achieve high design pressures and meet some of the most stringent energy-saving requirements. This line allows you to go big and enjoy expansive views, along with smaller heating and cooling bills. With EnergyVue, you can have the same great look and same robust construction throughout your home, in every frame small to large. For style, size, strength and energy efficiency—without compromise—the smart choice is EnergyVue.



EnergyVue® windows and doors:

- Feature a refined profile combined with robust construction
- Achieve large sizes and high design pressures
- Include insulating glass which reduces outside noise
- Offer ENERGY STAR® qualified configurations
- Are customizable with frame colors, hardware finishes, glass tints, grid styles and patterns

#### **Movable bottom sash that slides open vertically**

##### **Constant force balance system**

- Provides smooth, easy opening and closing

##### **Spiral balance system**

- Standard feature on larger window sizes ensures ease of sash operation
- Optional upgrade on any window size

##### **SecureConnect integrated corner keys**

- For added sash strength

##### **SnapLock auto lock**

- Proprietary design includes multiple locking points and prevents intruders from unlocking window from exterior
- Provides peace-of-mind that lock is engaged when window is closed
- Low-profile design for minimal visual interruption

##### **Tilt sash design**

- For easy exterior cleaning

##### **Embedded tilt latch**

- For added strength in holding sash into frame
- Presents cleaner sight lines

##### **Stylish ComfortLift handles**

- Allows ease of operation and option to add style by selecting hardware finish
- Optional lift rail for alternative opening method

##### **Beveled meeting rail**

- Enhances visual appeal of profile

##### **Configuration Options**

- Radius and Arch Tops
- Proview/Oriel, cottage, and custom sashes

## **Warranties**



All PGT Residential Products Warranty



New WinGuard Vinyl and EnergyVue Glass Breakage Warranty

10

0

Google +

0

3

0



Options & Accessories

Performance

Benefits

Product Reviews

Styles

**Exterior Frame Colors:**

Beige

Bronze

Anodized\*

Hunter Green\*

Brick Red\*

Pebble Khaki\*

\*Only available with white or woodgrain interior colors

**Interior Frame Colors:**

Beige

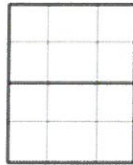
Bronze

Dark Oak

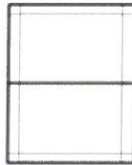
Natural Cherry

Natural Oak

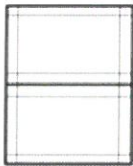
**Grid Patterns:**



Colonial



Brittany/Prairie  
6 Lite



Brittany/Prairie  
9 Lite



Custom

**Grid Options:**

13/16" flat grid between the glass

1" contour grid between the glass

9/16" flat grids between glass

Traditional simulated divided lite (7/8" raised ogee grid on interior and exterior with bronze shadow bar grid between the glass)

**Glass Options:**



- Popular glass tints
- EnergyShield Max: Hi-performance Low-E
- EnergyShield: Hi-performance Low-E
- Argon gas
- Tempered glass
- Privacy glass: Obscure (textured)

**Screen Types:**

Roll-formed half screen with 1816 charcoal screen mesh

**Windows**

- WinGuard® Aluminum
- New WinGuard® Vinyl
- EnergyVue™
- ClassicVue™
- ClassicVue Max™
- Architectural Systems

**Eze-Breeze®**

- Learn about Eze-Breeze®
- Porch Enclosure
- Cabana Door
- Garage Door Screens

**Product Info**

- Approvals & Certifications
- Building Codes - Information & Updates
- Care & Maintenance and Condensation
- Warranty Registration

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- Hurricane Protection
- Sea Turtle Lighting Ordinance
- Become a PGT Dealer

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- New WinGuard® Vinyl
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- ClassicVue Max™
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- Careers
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- Value Proposition

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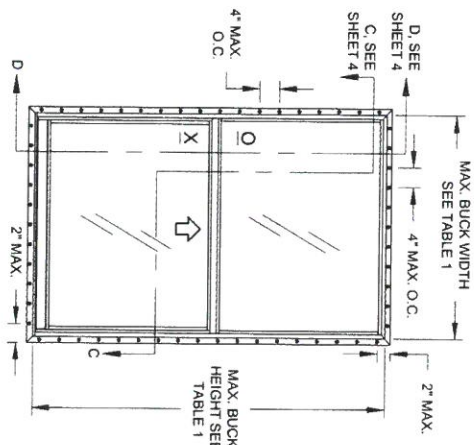
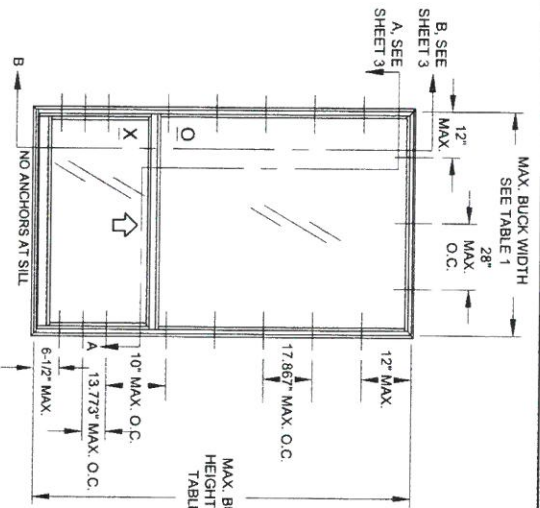
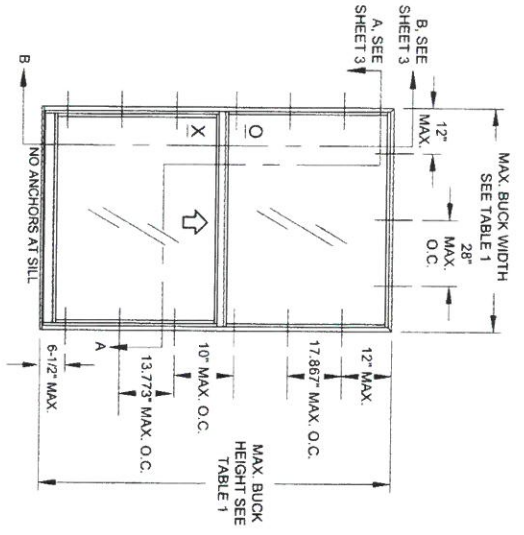


7PVCCAP64

+ 50.0		50.0	
0.29	0.19		
0.43	5.3		







ELEVATION FOR TYP. EQUAL LEG FRAME.  
EQUAL-LITE CONFIGURATION

ELEVATION FOR TYP. FLANGE FRAME.  
PROVIEW/ORIEL CONFIGURATION  
(COTTAGE SIMILAR)

ELEVATION FOR TYP. FIN OR J-CANNEL FRAME.  
EQUAL-LITE CONFIGURATION  
(SIMILAR ANCHOR DIMENSIONS FOR OTHER CONFIGURATIONS)

**GENERAL NOTES: SERIES 5400 NON-IMPACT RESISTANT,  
VINYL SINGLE HUNG WINDOW**

- 1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2) ALL WOOD BUCKS LESS THAN 1-1/2" THICK ARE TO BE CONSIDERED 1X INSTALLATIONS. 1X WOOD BUCKS ARE OPTIONAL IF UNIT IS INSTALLED DIRECTLY TO SUBSTRATE. WOOD BUCKS DEPICTED AS 2X ARE 1-1/2" THICK OR GREATER. 1X AND 2X BUCKS (WHEN USED) SHALL BE DESIGNED TO PROPERLY TRANSFER LOADS TO THE STRUCTURE. WOOD BUCK DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE ENGINEER, (EOR) OR ARCHITECT OF RECORD, (AOR).
- 3) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT. INSTALLATION ANCHORS SHOULD BE SEALED OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- 4) MAX. 1/4" SHIMS ARE REQUIRED AT EACH ANCHOR LOCATION WHERE THE PRODUCT IS NOT FLUSH TO THE SUBSTRATE. USE SHIMS CAPABLE OF TRANSFERRING APPLIED LOADS. WOOD BUCKS, BY OTHERS, MUST BE SUFFICIENTLY ANCHORED TO RESIST LOADS IMPOSED ON THEM BY THE WINDOW.
- 5) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WIND LOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

TABLE 1:

Window Buck Size	Configuration	Reinf. Level	Design Pressure (+) psf	Design Pressure (-) psf	Certification (CAR) Number
40"	Equal-Lite	R4	50.0	70.0	190-1022
36"	Equal-Lite				
36"	Std. Proview	R4	50.0	50.0	190-1027
36"	Custom Sash				
52-1/8"	Equal-Lite				
52-1/8"	Std. Proview	R1	50.0	50.0	190-1021
52-1/8"	Custom Sash				
52-1/8"	Equal-Lite				
52-1/8"	Std. Proview	R2	65.0	70.0	190-1026
52-1/8"	Custom Sash				

SHAPES MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES FOR THAT BLOCK SIZE FROM THE TABLE ON THIS SHEET.

Series	Rev 1	Rev 2	Desc.	Title
SH-5400			NTS	VINYL SH WINDOW FPA (NON-IMPACT)
			1 OF 4	GENERAL NOTES & ELEVATIONS
				Drawn By: J ROSOWSKI
				Date: 12/31/14

TABLE 2: ANCHORS INSTALLED THROUGH FRAME

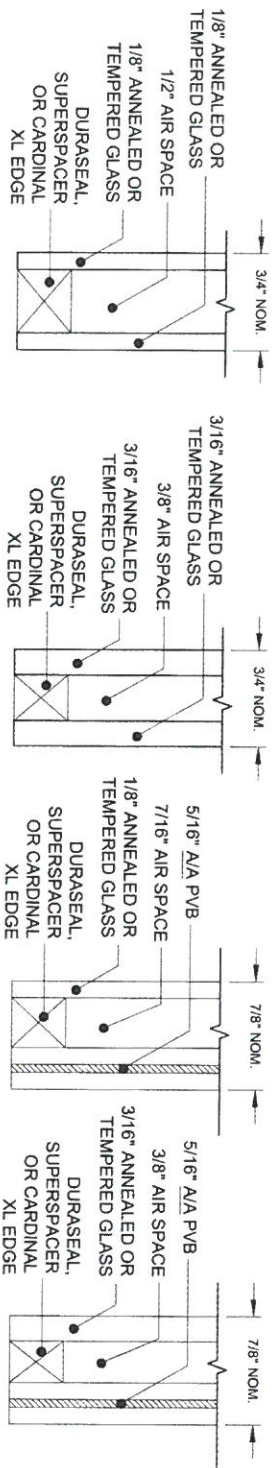
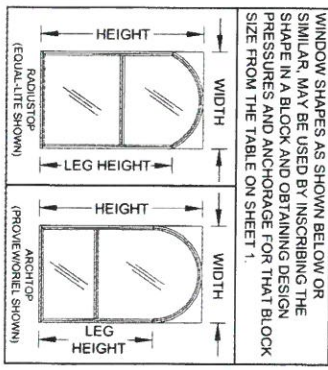
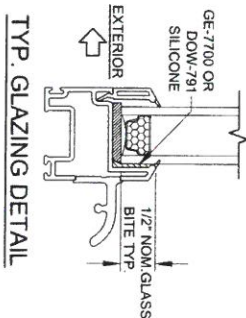
Anchor	Substrate	Min. Edge Distance	Min. Embedment
#10 SMS (Steel, 18-8 S.S. or 410 S.S.) Max. DP of 50.0	P.T. Southern Pine (SG=0.55) Steel Stud, A36 Steel Stud, A653 Gr. 33 Aluminum, 6063-T5	7/16" 3/8" 3/8" 3/8"	1-3/8" 0.050" 0.0346" (20 Ga.) 0.0713" (14 Ga.)
#12 SMS (Steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG=0.55) Steel Stud, A36 Steel Stud, A653 Gr. 33 Aluminum, 6063-T5	9/16" 3/8" 3/8" 3/8"	1-3/8" 0.050" 0.0346" (20 Ga.) 0.0713" (14 Ga.)
3/16" Ultracon (steel)	P.T. Southern Pine (SG=0.55) Concrete (min. 2,85 ksi) Ungrouted CMU (ASTM C-90)	1" 1" 2-1/2"	1-3/8" 1-1/4" 1-1/4"
Max. DP of 50.0	P.T. Southern Pine (SG=0.55) Concrete (min. 2,85 ksi) Ungrouted CMU (ASTM C-90)	2-1/2" 1" 2-1/2"	1-1/4" 1-3/4" 1-1/4"
1/4" Ultracon (steel)	Concrete (min. 2,85 ksi) P.T. Southern Pine (SG=0.55) Concrete (min. 3,35 ksi) Ungrouted CMU (ASTM C-90)	2-1/2" 1" 2-1/2" 2-1/2"	1-1/4" 1-3/4" 1-3/4" 1-3/4"
1/4" Crete-Flex (410 S.S.)	Concrete (min. 3,35 ksi) Ungrouted CMU (ASTM C-90)	1" 2-1/2"	1-3/8" 1-3/8"
1/4" Aggre-Gator (18-8 S.S.)	P.T. Southern Pine (SG=0.55) Ungrouted CMU (ASTM C-90)	1-1/2" 2"	1-3/8" 1-1/4"

TABLE 3: ANCHORS INSTALLED THROUGH INTEGRAL FIN

Anchor	Substrate	Min. Edge Distance	Min. Embedment
2-1/2" x .131" Common Nail Max. DP of 50.0	P.T. Southern Pine (SG= .55)	9/16"	2.7/16"
2-1/2" x .131" Ring-shank Nail	P.T. Southern Pine (SG= .55)	9/16"	2.7/16"
2-1/2" x .145" Roofing Nail	P.T. Southern Pine (SG= .55)	9/16"	2.7/16"
#10 SMS (Steel, 18-8 S.S. or 410 S.S.)	P.T. Southern Pine (SG= .55) Aluminum, 6063-T5 Steel Stud, Gr. 33 Steel, A36	3/8" 3/8" 3/8" 3/8"	1-3/8" 0.0713" (14 Ga.) 0.0346" (20 Ga.) 0.050"

ANCHOR NOTES:

- 1) UNROUTED CMU VALUES MAY BE USED FOR GROUTED CMU APPLICATIONS.
- 2) PANHEAD FLATHEAD OR HEXHEAD ARE ACCEPTABLE.
- 3) ANCHOR LENGTH TO BE SO THAT A MIN. OF 3 THREADS EXTEND BEYOND THE METAL SUBSTRATE.



GLAZING TYPES

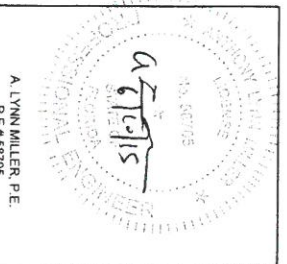
TABLE 4: REINFORCEMENT TYPES

Level	Reinforcement			
	Upper Lite Bottom Rail	Top Rail	Bottom Rail	Side Rails
R1	B	A	A	A
R2	C	A	A	A
R4	B	A	A	N/A

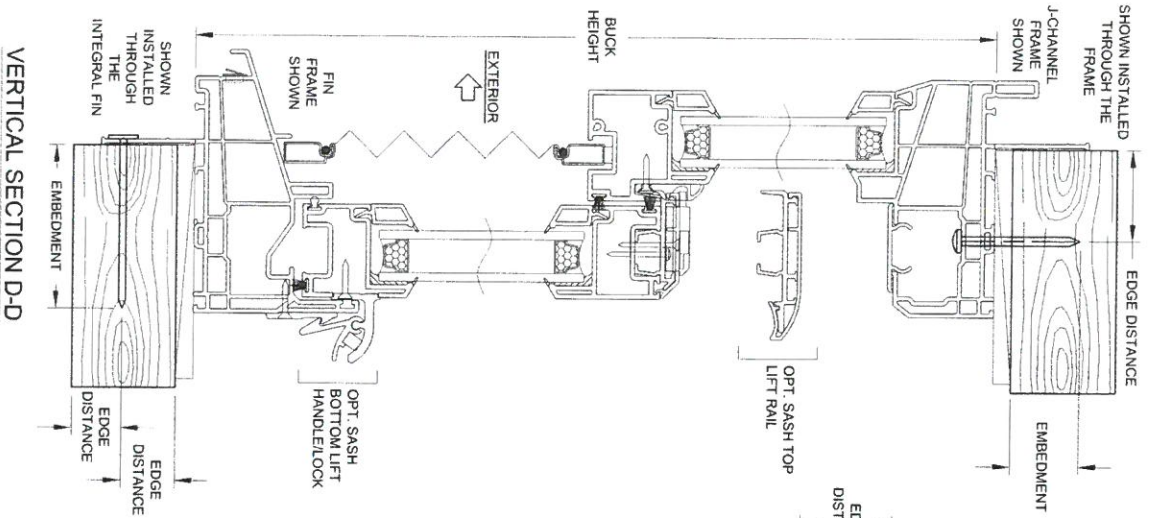
PVB INTERLAYER MANUFACTURED BY DUPONT INC. (AKA KURARAY AMERICA, INC.)



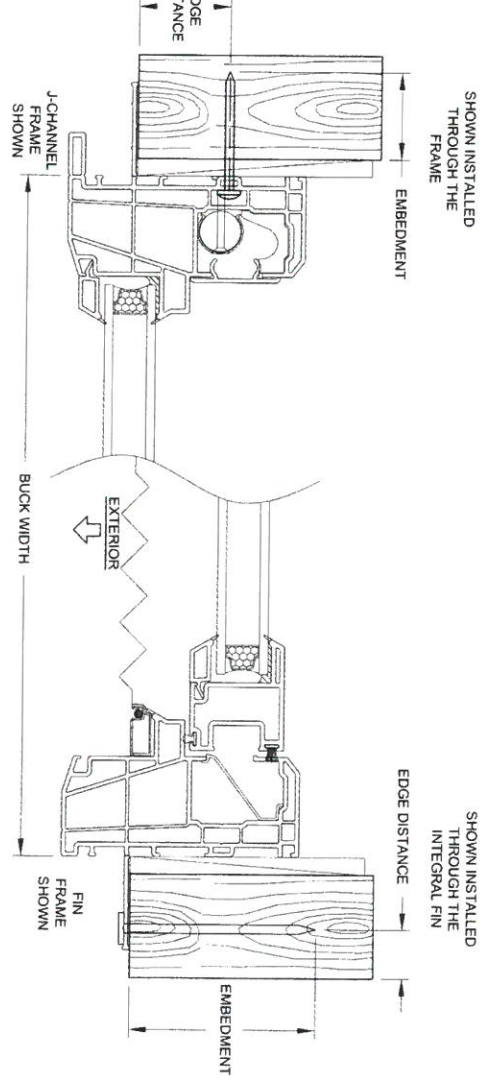
Series	Rev 2	Rev 1	Desc.	Title
SH-5400			GLASS/ANCHOR OPTIONS	VINYL SH WINDOW FPA (NON-IMPACT)
Scale	NTS	Sheet	2 OF 4	DWG No.
			FPA-5400.0	Rev. No.
				Date
				12/13/14
				Drawn By
				J ROSOWSKI



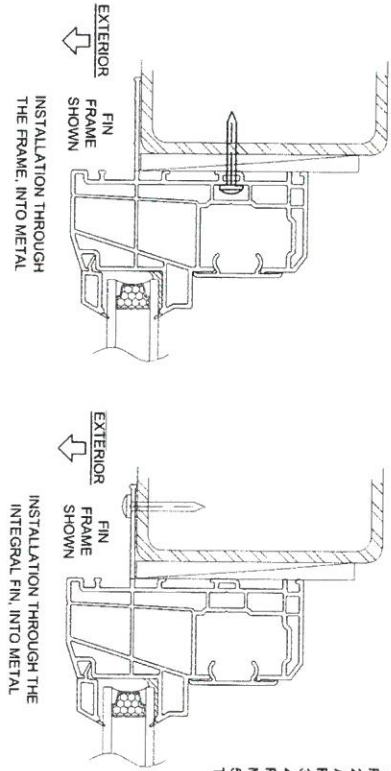




VERTICAL SECTION D-D



HORIZONTAL SECTION C-C



- INSTALLATION NOTES:
- 1) SEE SHEET 1 FOR SPACING REQUIREMENTS.
  - 2) SEE TABLE(S) ON SHEET 2 FOR ANCHORAGE AND SUBSTRATE REQUIREMENTS.
  - 3) MAX. SHIM THICKNESS TO BE 1/4".
  - 4) GLASS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY DIFFER TO MEET DESIGN REQUIREMENTS.
  - 5) FIN AND/OR FLANGE MAY BE REMOVED TO CREATE OTHER FRAME TYPES.

CERT. OF AUTH. #29296  
 1070 TECHNOLOGY DRIVE  
 N. VENICE, FL 34275  
 (941)-480-1600

Series	Rev 2	Rev 1	Desc	Title
SH-5400			J-CHANNEL & INTEGRAL FIN FRAMES	VINYL SH WINDOW FPA (NON-IMPACT)
Scale	NTS	Sheet	4 OF 4	DWG No. FPA-5400.0
Rev. No.		Rev 2 Date		Rev 1 Date
Drawn By	J ROSOWSKI	Date	12/13/14	

A LYNN MILLER, P.E.  
 P.E. # 58705

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FL # FL1435-R18  
Application Type Revision  
Code Version 2014  
Application Status Approved

\*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments  
Archived

Product Manufacturer PGT Industries  
Address/Phone/Email 1070 Technology Drive  
North Venice, FL 34275  
(941) 486-0100 Ext 22318  
druark@pgtindustries.com

Authorized Signature Jens Rosowski  
jrosowski@pgtindustries.com

Technical Representative Jens Rosowski  
Address/Phone/Email 1070 Technology Drive  
Nokomis, FL 34275  
(941) 486-0100 Ext 21140  
jrosowski@pgtindustries.com

Quality Assurance Representative  
Address/Phone/Email

Category Windows  
Subcategory Single Hung

Compliance Method Certification Mark or Listing

Certification Agency Keystone Certifications, Inc.  
Validated By Steven M. Urich, PE  
 Validation Checklist - Hardcopy Received

Referenced Standard and Year (of Standard)	Standard	Year
	AAMA/WDMA/CSA 101/IS2/A440	2011
	AAMA/WDMA/CSA 101/IS2/A440	2005
	AAMA/WDMA/CSA 101/IS2/A440	2008
	ANSI/AAMA/WDMA 101/I.S.2/NAFS	2002
	ASTM E1886	2005
	ASTM E1996	2012
	ASTM E283	2004
	ASTM E330	2002

Equivalence of Product Standards  
Certified By



Product Approval Method

Method 1 Option A

Date Submitted

05/24/2016

Date Validated

05/25/2016

Date Pending FBC Approval

Date Approved

05/25/2016

**Summary of Products**

FL #	Model, Number or Name	Description
1435.1	SH - 200	Aluminum Single Hung Window (Std. Meeting Rail, inc. Pass-Thru)
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> No <b>Design Pressure:</b> N/A <b>Other:</b> Please see the Installation Instructions for design pressure, size and anchorage information. The Pass-Thru version was not tested for water infiltration.		<b>Certification Agency Certificate</b> <a href="#">FL1435 R18 C CAC CertificationB - SH200.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 02/16/2019 <b>Installation Instructions</b> <a href="#">FL1435 R18 II SH-200.pdf</a> Verified By: A. Lynn Miller, PE 58705 Created by Independent Third Party: No <b>Evaluation Reports</b> <a href="#">FL1435 R18 AE SH-200 Evaluation.pdf</a> Created by Independent Third Party: No
1435.2	SH - 200 HD	Aluminum Single Hung Window (with HD Meeting Rail)
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> No <b>Design Pressure:</b> N/A <b>Other:</b> Please see the Installation Instructions for design pressure, size and anchorage information.		<b>Certification Agency Certificate</b> <a href="#">FL1435 R18 C CAC Certification 200HD.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 01/08/2017 <b>Installation Instructions</b> <a href="#">FL1435 R18 II SH-200HD.pdf</a> Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No <b>Evaluation Reports</b> <a href="#">FL1435 R18 AE SH-200HD Evaluation.pdf</a> Created by Independent Third Party: No
1435.3	SH - 400	Vinyl Single Hung Window
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> No <b>Design Pressure:</b> N/A <b>Other:</b> Please see the Installation Instructions for design pressure, size and anchorage information.		<b>Certification Agency Certificate</b> <a href="#">FL1435 R18 C CAC SH-400 Certifications.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 01/21/2017 <b>Installation Instructions</b> <a href="#">FL1435 R18 II SH-400c.pdf</a> Verified By: A. Lynn Miller, PE 58705 Created by Independent Third Party: No <b>Evaluation Reports</b> <a href="#">FL1435 R18 AE SH-400c Evaluation.pdf</a> Created by Independent Third Party: No
1435.4	SH - 500	WinGuard Vinyl Single Hung Window
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> Yes <b>Design Pressure:</b> N/A <b>Other:</b> Please see the Installation Instructions for design pressure, size and anchorage information.		<b>Certification Agency Certificate</b> <a href="#">FL1435 R18 C CAC CertificationB - SH500.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 08/27/2018 <b>Installation Instructions</b> <a href="#">FL1435 R18 II SH-500c.pdf</a> Verified By: A. Lynn Miller, PE 58705 Created by Independent Third Party: No <b>Evaluation Reports</b> <a href="#">FL1435 R18 AE SH-500c Evaluation.pdf</a> Created by Independent Third Party: No
1435.5	SH - 800	WinGuard Multistory Aluminum Single Hung Window
<b>Limits of Use</b> <b>Approved for use in HVHZ:</b> No <b>Approved for use outside HVHZ:</b> Yes <b>Impact Resistant:</b> No <b>Design Pressure:</b> N/A <b>Other:</b> Please see the Installation Instructions for design pressure, size and anchorage information.		<b>Certification Agency Certificate</b> <a href="#">FL1435 R18 C CAC SH-800 Certification.pdf</a> <b>Quality Assurance Contract Expiration Date</b> 09/07/2017 <b>Installation Instructions</b> <a href="#">FL1435 R18 II SH-800c.pdf</a> Verified By: A. Lynn Miller, P.E. 58705 Created by Independent Third Party: No <b>Evaluation Reports</b> <a href="#">FL1435 R18 AE SH-800c Evaluation.pdf</a> Created by Independent Third Party: No

1435.6	SH-5400	EnergyVue Vinyl Single Hung Window
<p><b>Limits of Use</b>  <b>Approved for use in HVHZ:</b> No  <b>Approved for use outside HVHZ:</b> Yes  <b>Impact Resistant:</b> No  <b>Design Pressure:</b> N/A  <b>Other:</b> Please see the Installation Instructions for design pressure, size and anchorage information.</p>		<p><b>Certification Agency Certificate</b>  <a href="#">FL1435_R18_C_CAC_SH-5400_Certification.pdf</a>  <b>Quality Assurance Contract Expiration Date</b>                  08/13/2018  <b>Installation Instructions</b>  <a href="#">FL1435_R18_II_SH-5400.pdf</a>                  Verified By: A. Lynn Miller, P.E. 58705                  Created by Independent Third Party: No  <b>Evaluation Reports</b>  <a href="#">FL1435_R18_AE_SH-5400_Evaluation.pdf</a>                  Created by Independent Third Party: No</p>
1435.7	SH-5500	WinGuard Vinyl Single Hung Window
<p><b>Limits of Use</b>  <b>Approved for use in HVHZ:</b> No  <b>Approved for use outside HVHZ:</b> Yes  <b>Impact Resistant:</b> Yes  <b>Design Pressure:</b> N/A  <b>Other:</b> Please see the Installation Instructions for design pressure, size and anchorage information.</p>		<p><b>Certification Agency Certificate</b>  <a href="#">FL1435_R18_C_CAC_SH-5500_Certification.pdf</a>  <b>Quality Assurance Contract Expiration Date</b>                  10/01/2018  <b>Installation Instructions</b>  <a href="#">FL1435_R18_II_SH-5500.pdf</a>                  Verified By: A. Lynn Miller, P.E. 58705                  Created by Independent Third Party: No  <b>Evaluation Reports</b>  <a href="#">FL1435_R18_AE_SH-5500_Evaluation.pdf</a>                  Created by Independent Third Party: No</p>

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Product Approval Accepts:



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# COLDWELL BANKER RESIDENTIAL REAL ESTATE



## *Extraordinary Chain of Lakes Opportunity* *Winter Park*

916 Palmer Avenue  
**\$4,950,000**

Extraordinary Winter Park Chain of Lakes opportunity with 1.8 buildable acres! Incredibly large 79,409 square foot tract of direct lakefront property on Lake Osceola with 231.4 ft of shoreline and spectacular views of Rollins College across the lake. This magnificent property boasts a stately two story five bedroom French Provincial style 4,259 sf home circa 1914 and a two bedroom 1,260 sf carriage house circa 1935, a tennis court and a boat dock. The home is in need of restoration and has lovely architectural details such as leaded glass transoms, beautiful wrought iron stair rail, arches, high ceilings and wood floors throughout all main areas. This size acreage with direct southern lakefront exposure on the exclusive Winter Park Chain of Lakes is a rare and remarkable opportunity to restore or build new. Please call for an appointment to see this exclusive lakefront property close to downtown Park Avenue and all its wonderful amenities. Sold in As-Is condition.

- Buildable Lot Size 1.8 Acres
- Lot Size 79,406 SqFt
- Lake Frontage 231.4 ft
- Southern Lakefront Exposure
- Main House Circa 1914, 4,259 SqFt
- Carriage House Circa 1935, 1,260 SqFt
- Main House 5 Beds, Carriage House 2 Beds
- MLS# o5468354



### **AV Blalock & Laura Koehn**

AV cell: 407.579.9056  
avblalock@gmail.com  
Laura cell: 407.920.6600  
laura.b.koehn@gmail.com

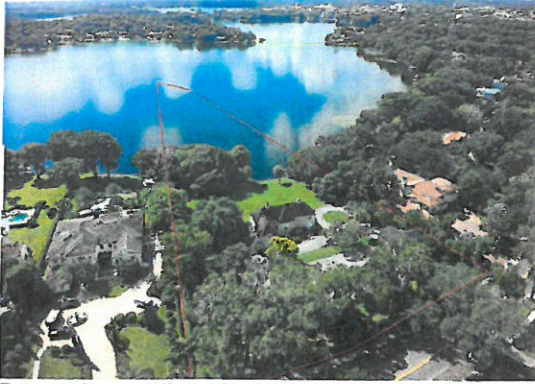
Winter Park - #1 Office Statewide  
2010-2015  
400 Park Ave. South, Suite 210  
Winter Park, FL 32789



RESIDENTIAL REAL ESTATE

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Not intended as a solicitation if your property is already listed by another broker. Operated by a subsidiary of NRT LLC.



**05468354****916 PALMER AVE, WINTER PARK, FL 32789**

**County:** Orange  
**Subdiv:** ALABAMA  
**Beds:** 5  
**Baths:** 4/1  
**Pool:** None  
**Style:** Single Family Home  
**Location:** In City Limits, Lot - Oversized, Sidewalk, Street Paved  
**Total Acreage:** One + to Two Acres  
**Garage/Carport:** 1 Car Garage, 2 Car Carport, Attached  
**LP/SqFt:** \$1,162.24

**Status:** Active  
**List Price:** \$4,950,000  
**Year Built:** 1914  
**Special Sale:** None  
**ADOM:** 0  
**CDOM:** 0  
**Pets:**  
**SqFt Heated:** 4,259  
**Total SqFt:** 6,221

Extraordinary Winter Park Chain of Lakes opportunity with 1.8 buildable acres! Incredibly large 79,409 square feet tract of direct lakefront property on Lake Osceola with 231.4 ft of shoreline and spectacular views of Rollins College across the lake. This magnificent property boasts a stately two story five bedroom French Provincial style 4,259 sf home circa 1914 and a two bedroom 1,260 sf carriage house circa 1935, a tennis court and a boat dock. The home is in need of restoration and has lovely architectural details such as leaded glass transoms, beautiful wrought iron stair rail, arches, high ceilings and wood floors throughout all main areas. This size acreage with direct southern lakefront exposure on the exclusive Winter Park Chain of Lakes is a rare and remarkable opportunity to restore or build new. Please call for an appointment to see this exclusive lakefront property close to downtown Park Avenue and all its wonderful amenities. Sold in As-Is condition.

#### Land, Site, and Tax Information

**SE/TP/RG:** 05-22-30**Subdivision #:****Tax ID:** 05-22-30-0036-03-220**Taxes:** \$22,934**Homestead:** No**CDD:** No

**Legal Desc:** ALABAMA PROPERTY BLOCK C F/78 LOTS 22 THROUGH 32 BLK C & THAT PT OF OCCUPIED PLATTED LAKE LYING BETWEEN THE E LINE OF LOT 22 EXTENDED TO THE S BOUNDARY OF PLATAND THE W LINE OF LOT 32 BLK C EXTENDED TO THE S BOUNDARY OF PLAT

**Ownership:** Fee Simple**Book/Page:** F-78**Existing Lease Tenant:** No**Lot Dim:****Water Front:** Lake - Chain of Lakes**Water Access:** Lake - Chain of Lakes**Water View:****Zoning:** R-1AAA**Future Land Use:****Zoning Comp:****Tax Year:** 2015**Annual CDD Fee:****Section #:****Block/Parcel:** C**Front Exp:** North**Lot #:** 22**Other Exempt:****Mill Rate:****Complex/Comm Name:****Floor #:****Flood Zone:** AE**Lot Size Acres:** 1.82**Waterfront Ft:** 231**Water Name:** LAKE OSCEOLA**Water Extras:** Dock - Slip Deeded On-Site**Lot Size SqFt:** 79,406

#### Interior Information

**A/C:** Central**Heat/Fuel:** Central, Fuel - Electric**Fireplace:** Yes-Living Room, Master Bedroom, Other Room**Utilities Data:** Electric, Public Utilities, Septic**Interior Layout:** Formal Dining Room Separate, Formal Living Room Separate**Interior Features:** Ceiling Fan(S)**Appliances Included:** Built In Oven, Hot Water Electric, Range, Refrigerator**Kitchen Feat:**

Room	Dim	Level	Floor Covering
Living Room	25x19	1st	Wood
Kitchen	19x9	1st	Laminate

**Additional Rms:** Foyer, Inside Utility

Room	Dim	Level	Floor Covering
Dining Room	19x16	1st	Wood
Master Bedroom	17x13	2nd	Wood

**Exterior Features:** Detached In-Law Apt, Irrigation System, Mature Landscaping, Tennis Courts - Private**Floor Covering:** Wood**Security Sys:****SqFt Source:** Public Records

#### Exterior Information

**Exterior Construction:** Stucco**Roof:** Shingle**Description:** Two Story**Garage Dim:**

#### Community Information

**HOA Comm/Assn:** None**Condo Fees:****Can Property be Leased:** No**Deed Restrictions:** No **Other Fees:****Housing for Older Per:** N/A



## Brooks Weiss

---

**From:** FRANK ROARK <frankroark@mac.com>  
**Sent:** Friday, September 30, 2016 4:23 PM  
**To:** Brooks Weiss  
**Cc:** betsyrogersowens@gmail.com; Lindsey Hayes; Bill Segal  
**Subject:** Re: 916 PALMER AVENUE- HOPE STRONG HOUSE

Brooks,

I believe the original house was finished 1916-1917 for the Caldwells, Peggy Strong's parents. I have not been able to find the architect's name. James Gamble Rogers designed a substantial addition and alterations for the 2nd owner, Woodbury Morris, which were completed in 1936 and reported in local paper in early 1937. I have copies of the JGR plans from '36. I have been working on the house for David Strong for the last couple of months to make various repairs. I have also photographed the house.

Frank Roark General Contractor  
407-234-4133

On Sep 30, 2016, at 3:11 PM, Brooks Weiss <[bweiss@cityofwinterpark.org](mailto:bweiss@cityofwinterpark.org)> wrote:

All:

Just spoke with AV (Ann Victoria) Blalock on her sign popping up on Hope and Peg Strong's house. Betsy: wasn't this a redo by JGR II? I thought I recalled him having something to do with this one. What is known of this home? Who was Architect, if not JGR?

AV says it will be open to the public on **Sunday from 1-4pm**. Her daughter Laura will be there.

5 acres of site- only 1.8 buildable AV says. Rest under the lake.

Price: \$4,950,000 (\$63/sf) about right!

FAR: 21,000 sf

Existing House: shown as 4259 sf Living Area/7707 sf Gross Area

AV reports NO lot split allowed, and now that I see the site on our GIS, I see why- the house is virtually dead center on the lot. Solution might be to adapt the interior to new functions and build on both sides to get the desired hugeness factor no doubt someone will want.

I do not want to lose the one.

HELP!

<p>&lt;image013.jpg&gt;</p> <p>City of Winter Park 401 Park Ave. South Winter Park, FL. 32789 <a href="http://cityofwinterpark.org">cityofwinterpark.org</a></p>	<p><b>Brooks Weiss</b> City Architect Planning &amp; Community Development</p> <p>407.599.3323</p>
--	--

<image014.png> <image015.png> <image016.png> <image017.png> <im

age018.png>

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.

<916 Palmer Ave. Strong House GIS Site Plan.png>



# WINTER PARK TOPICS

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

Vol. 4—No. 4

Winter Park, Florida, Saturday, January 30, 1937

Price 10 Cents

## SOCIAL NOTES

Mrs. George E. Warren, of Boston, will reach Winter Park February 6th and will as usual register at the Virginia Inn. Mrs. Warren is the donor of the beautiful Knowles Memorial Chapel, which she gave to Rollins College in memory of her father.

Mrs. Fred Perry Powers and Mrs. George T. Ladd gave the third of a number of small teas at their New England avenue home on Thursday.

Mr. and Mrs. Reed Haviland, of Westport, Conn., are at Mrs. List's before going for a stay at the Boca Raton Club. Mr. and Mrs. Haviland have spent a number of seasons in Winter Park and have a large circle of friends here.

Miss Constance and Miss Sylvia Holt, sisters of President Hamilton Holt, arrived by motor on Monday from Woodstock, Conn., to visit a week with their brother, and with their sister, Mrs. Ralph D. Beed.

Miss Jeannette Genius will arrive from New York to join her father, Dr. Richard M. Genius, about the fifteenth of February. Dr. Genius has been here for some time overseeing the building of their beautiful villa on Genius Drive, which will be completed some time around March first.

Mr. and Mrs. Karl Dolge, of Virginia Drive, have just returned from Palm Beach where they were the guests of Com. and Mrs. Vincent Bloss Ward.

(Continued on page 2)

## COL. WILGUS TO LEAD CANAL DISCUSSION

The Florida Ship Canal will be one of the topics discussed at the second annual Rollins Economic Conference to be held on February 2, 3, and 4, under the auspices of Rollins College.

Under the general heading of "The Conservation, Development and Utilization of Natural Resources," William J. Wilgus, of Acutey, Vt., a winter resident here, and widely known as a consulting engineer, will lead the discussion on the canal, it is announced.

The Economic Conferences will be held twice daily in the Winter Park Woman's Club, and are free to the general public.

## DR. GAVIT TO SPEAK at Congregational Church

On February 2, at 8 p. m., Dr. John Palmer Gavit will lecture on "Adventure in Education." Dr. Gavit has many friends in Winter Park who will be glad of this opportunity to hear him. In 1931 he was a member of the "Conference on Curriculum for a College of Liberal Arts" held in Winter Park under the auspices of Rollins College. Dr. Gavit is keenly interested in education. A few years ago, he visited thirty colleges and universities in this country and abroad, and later wrote a book, "College," giving his impression of "higher" education. Dr. Gavit is associate editor of "The Survey."

## MUSICAL EVENTS HAVE THEIR PLACE IN SUN

The lecturers and the literary people, to say nothing of the artists, temporarily took a back seat for almost a week while we listened to some music. There was the song recital last Friday evening of Elisabeth Schumann at the Annie Russell Theatre, followed by the violin recital of Albert Spalding in the Auditorium at Orlando on Saturday, the Symphony Orchestra concert Wednesday evening. Besides these major events there were the always interesting organ recitals of Herman Siewert at the Knowles Memorial Chapel, the singing of the Rollins Choir Sunday morning, the evening concerts at the three larger hotels. Indeed music is not being neglected.

Mme. Schumann came to us with  
(Continued on page 4)

## RAE AND CLEMENS ASK OPEN MIND FOR NEW ART

"A jolt given us by the artist is a good thing," said John Rae of the Rollins Art Department, in a talk on "Modern Art" at the Woman's Club, Wednesday. "We should be jolted out of the smug, lazy attitude that finds it easier to accept the old than to understand the new. It is laziness that makes us prefer warm tones to the cold light of 'the blue horse school'."

Since shocks always have an el-  
(Continued on page 7)

## THE UNIVERSITY CLUB OF WINTER PARK

In the three years since its first meeting on March 24, 1934, the University Club of Winter Park has shown a remarkable growth in membership and importance. It has admirably succeeded in its purpose "to facilitate the social and

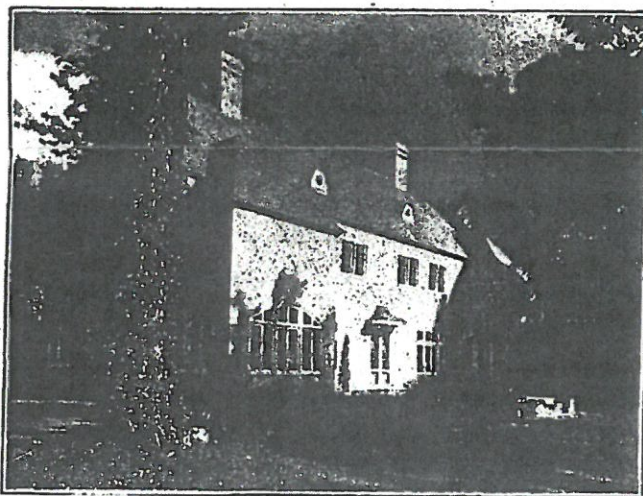


DR. EUGENE R. SHIPPEN  
President of the University Club

intellectual intercourse" of the large number of college men in the community. Its fortnightly meetings on Saturday evenings, preceded by an informal supper at the Alabama, are notable gatherings of distinguished men representing nearly a hundred colleges and universities including nine abroad. Of the one hundred and forty-nine members, forty are listed in "Who's Who in America" and sixteen are Phi Beta Kappa honor men, affording a wealth of material for supplying the club programs.

The club has been fortunate in having the guidance of leaders who placed cordial fellowship in the foreground and encouraged the interchange of views of the members. The open forums following the feature addresses often furnish the highlights of the evening.

For his wise and able administration of the club during its first years Dr. George Meason Whicher is regarded as responsible in large degree for its success. The present officers elected March 14, 1936, are Dr. Eugene R. Shippen, president; George W. Woodbury, vice-president; James W. Newton, secretary-treasurer, and Theodore E. Emery, associate secretary. Mr. Newton has served the club since its organization and his indefatigable  
(Continued on page 4)



New Residence of  
Mr. & Mrs. Wood-  
bury T. Morris on  
Palmer avenue, in  
Winter Park. See  
description, page 8.



**NEW RESIDENCE OF  
WOODBURY T. MORRIS**

The attractive home pictured on our front page this week is the new residence of Mr. and Mrs. Woodbury T. Morris, of Indianapolis and Winter Park. It represents an unusually successful remodeling of an old house, the former home of H. W. Caldwell on Palmer avenue, which Mr. Morris purchased last Spring.

Mr. Morris was attracted to the property by its splendid location overlooking Lake Oseola and determined to remodel the house which was in the old English style of exposed beams, rather than build a new one. The problem of what to do with the old house was left entirely to the judgment of J. Gamble Rogers II, who decided upon the French style which is especially popular for country houses at the present time. This permitted the use of light colors, of French doors, windows, and terraces which are enjoyable features of a house in the South.

The living room was enlarged by moving the stairs into a new gable which is featured by a leaded glass bay window. The stair rail and hood over the front entrance door are designed in wrought iron. Another attractive feature is the powder room off the front entrance. Servants bed-rooms and sitting room were added to the northeast side of the house. The roof lines were changed by the addition of gables. The house is heated by an oil burner and re-conditioning was done throughout. The house, garage, and the gate posts are French gray stone with oyster white trim.

Miss Florence Cadwallader, of Chicago, and Frederick Wallick, of Indianapolis, are to be commended for the interior decorating which was under their supervision. Most attractive wall paper has been used throughout the house and Venetian blinds at all the windows.

As part of his improvement of the grounds, Mr. Morris had installed an irrigation system which is one of the most extensive of its kind in Winter Park. The entire grounds from the street to the lake is irrigated by 200 sprinkler heads.

The system was installed by C. D. Horner.

The following firms took part in the construction of the Morris house:

General Contractor—H. C. Cone. Painting—Alvin A. Marriott. Plumbing and Irrigation—C. D. Horner.

Millwork—Winter Park Mill and Cabinet Co.

Electric Work — Winter Park Electric Co.

Building Materials — Kissam Builders' Supply Co.

**FIRST NEWS ABOUT  
ANIMATED MAGAZINE**

Interest in the Animated Magazine this year is more keen than usual due to the fact that there was no "publication" of this famous work in 1936. As usual the Animated Magazine will be held on the open campus with arrangements made for an audience of some six thousand people. The date is Sunday afternoon, February 21st, at 2:30 p. m.

An original conception of President Hamilton Holt, the Animated Magazine has become nationally famous. It consists of the personal delivery of contributions by famous authorities in the fields of literature and public affairs arranged in a "table of contents" similar to a printed magazine. The speakers can be heard by everybody through the amplifying machines.

Although the list of contributors for the coming issue is still far from complete, "Editor" Hamilton Holt and "Publisher" Edwin O. Grover have secured acceptances to contribute articles "in person" from Lord David Davies, the British financier, author, and peace advocate; Dr. F. H. Pentener Van Vliet, president of the International Chamber of Commerce; Thomas J. Watson of New York City, president of the International Business Machine Corporation; Rev. Ralph W. Sockmen, pastor of the Christ Methodist Church in New York City; Barclay Achesson, executive secretary of the Near East Foundation and associate editor of "Reader's Digest"; Theda Kenyon,

**Remodeling of Old Houses  
Offers Profitable Investment**

Several fine old estates at Winter Park may be purchased at low figures because the houses on them need modernizing. Adding the cost of judicious remodeling to the low purchase price still leaves a substantial margin under the cost of a new residence.

Whether you contemplate a home for yourself or a profitable investment we will be glad to go into details and assist in carrying the transaction through.

**WINTER PARK LAND COMPANY**  
123 E. Park Ave. Realtors Winter Park

Builders of Lake Forest

New York City post; and Marjorie Kinnan Rawlings, author of "South Moon Under."

**ALL SAINTS CHURCH  
ANNUAL SALE AND TEA**

The Woman's Auxiliary of All Saints Church will hold its annual sale and tea at the parish house Tuesday afternoon, February 9th, beginning at two-thirty. This affair is always looked forward to as one of the outstanding events of the season and a cordial invitation is extended to the new members of the winter colony as well as to those who have attended in the

past. There will be attractive peasant aprons, colored linen sets, towels and other fancy work at one table; at another, delicious home cooked foods, cakes, pies and candy; a grab bag, a "white elephant" table where many "used" articles will change ownership. Tea will be served during the latter part of the afternoon under the direction of Mrs. Dick. The other chairmen include Mrs. Harold Hair, work; Mrs. Lillie, candy Mrs. J. Marshall Jones, white elephant; publicity, Mrs. Charles F. Hammond. The Misses Faith and Beverly Jones will design and paint posters to be distributed at the different hotels and business places.

Office Phone 29

Residence 204

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W. B. WYCKOFF, Prop.

188 E. Park Ave.

**C. D. HORNER**

PLUMBING CONTRACTOR

Tel. 347

WINTER PARK, FLA.

P. O. Box 525

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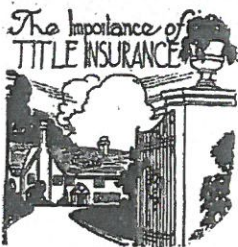
**ALVIN A. MARRIOTT**

MASTER PAINTER

For Eleven Years in Winter Park

It has been a source of gratification to have executed the PAINTING and DECORATION of many of the fine homes designed, and erected under the personal supervision of these most prominent architects to their entire satisfaction and that of their clients—

J. GAMBLE ROGERS II—Winter Park  
D. HAROLD HAIR—Winter Park



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TITLE INSURANCE**

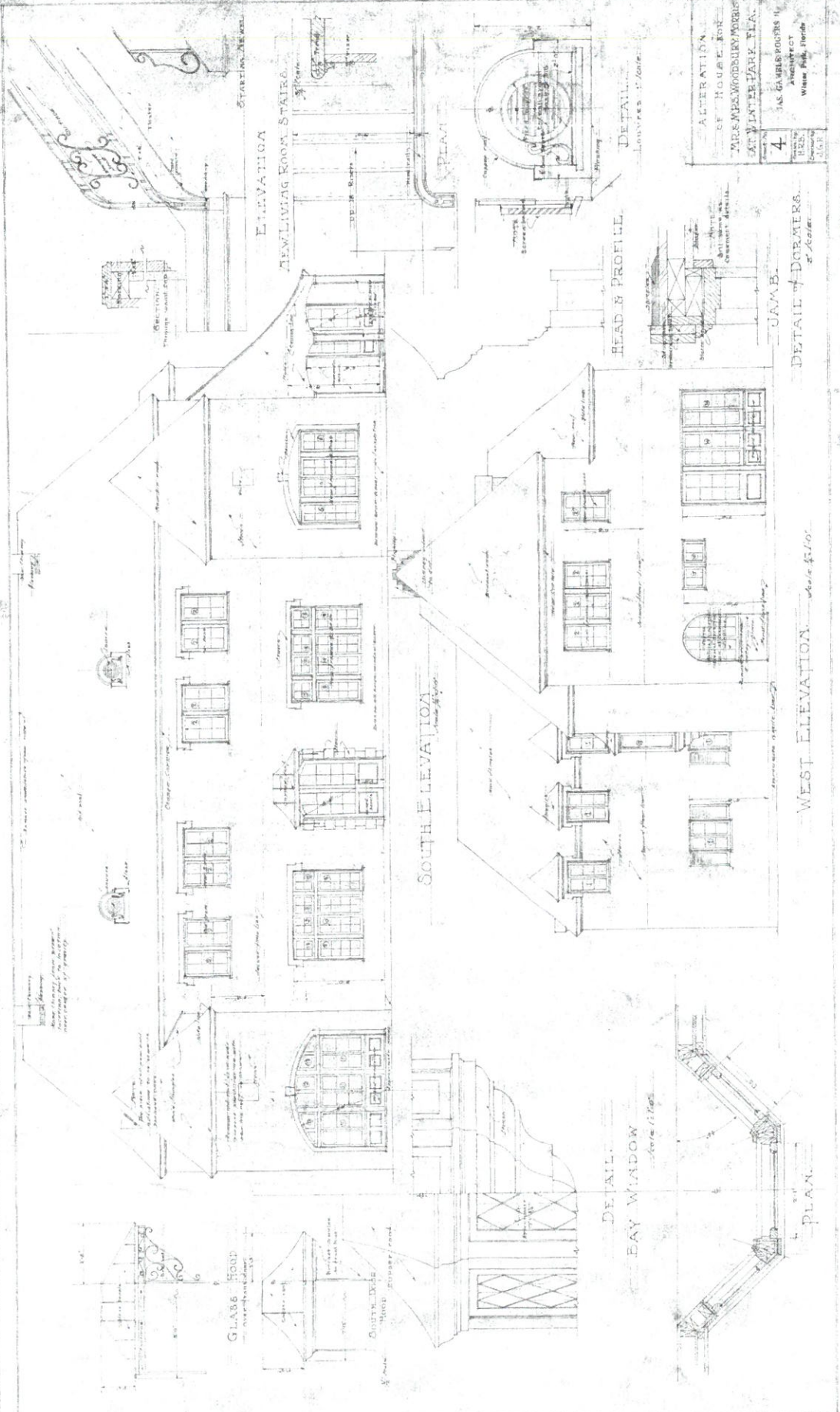
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WM. BEARDALL, Pres.

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PROTECTION!**

Through the payment of a single moderate premium for title insurance you obtain advantages that are truly worth while. The importance of this kind of protection cannot be overestimated. Expensive litigation involving property claim disputes are circumvented. All uncertainty is eliminated.





ALTERATION  
OF HOUSE FOR  
MRS. W. S. WOODRUFF/MRS.  
JAT. WINTER HARK, FLA.

4  
JAS. GAMBLE ROGERS, JR.  
ARCHITECT  
WINTER HARK, Florida

DETAILS OF DORMERS.  
J.A.M.B.  
of color.

WEST ELEVATION. Scale 1/4" = 1'-0"

DETAILS  
EYE WINDOW  
Scale 1/4" = 1'-0"

PLAN.

Arthur McGugan  
Alterations to apartments  
846 North Park Avenue  
Winter Park, 1948

Arthur McGugan  
Residence  
669 Osceola Avenue  
Winter Park, 1948

Arthur McGugan  
Alterations to residence  
Winter Park, n.d.

Scott C. McGuire  
Residence  
1215 Via Salerno  
Winter Park, 1952

Hugh McKeen  
Residence  
Bonita Drive  
Winter Park, 1952, 1961

Hugh McKeen  
Residence  
231 North Interlachen Avenue  
Winter Park, 1946

John R. McPherson  
Residence  
711 Alba Drive  
Orlando, 1950

R. F. Maguire  
Residence  
Windermere, 1951

Alvin A. Marriott  
Alterations to residence—  
demolished  
(1227 Gene Street)  
Winter Park, 1947

George S. Marsh  
Residence  
1020 Palmer Avenue  
Winter Park, 1954  
(formerly Plant house)

Rudy D. Matthews  
Residence  
235 Fawcett Road  
Winter Park, 1949

L. W. Menard  
Residence  
Daytona, 1965

Harry G. Miller  
Residence  
2174 Glencoe Road  
Winter Park, 1950  
(later Thomas Pinel)

William C. Mitchell  
Alterations to residence  
1430 Elizabeth Drive  
Winter Park, 1970  
(formerly George C. Holt house)

Mildred Mizener  
Residence  
225 Palmer Avenue  
Winter Park, 1939

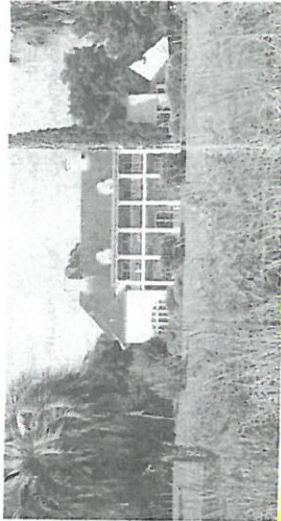
R. W. Moorhead  
Residence  
[no address, n.d.]

Woodbury T. Morris  
Alterations and remodeling  
916 Palmer Avenue  
Winter Park, 1937  
Guest cottage, 1946

Robert C. Mumby  
Residence  
4620 Wayfarer Place  
Orlando, 1971



Mildred Mizener  
Residence



Woodbury T. Morris  
Alterations and  
remodeling

Mrs. Peyton Musselwhite  
Alteration to garage apartment  
668 Osceola Avenue  
Winter Park, 1939

W. W. Nelson  
Residence  
802 Georgia Avenue  
Winter Park, 1952

E. M. Newald  
Residence  
1300 Country Club Drive  
Orlando, 1937

James B. Newman  
Cottage  
Lake Fairview

J. W. Newton  
Residence  
[1141 Morse Boulevard?]  
Winter Park, 1934

M. B. Newton  
Alterations to cottage  
[1668 Lasbury Avenue?]  
Winter Park, 1941

F. W. Nickel  
Residence  
[1250 College Point?]  
Winter Park, 1955

George L. Noyes  
Residence  
617 Interlachen Avenue



 **RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER**

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

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

**774 Maryland Ave** < 07-22-30-8760-00-230 >

Name(s)  
**Williams David H**  
**Williams Matina**

Physical Street Address  
 774 Maryland Ave

Postal City and Zipcode  
 Winter Park, FL 32789

Property Name  
 N/A. Click information icon to contribute.

Property Use  
 0800 - Multi-Family

Mailing Address On File  
 774 Maryland Ave  
 Winter Park, FL 32789-5042

Municipality  
 Winter Park

[Incorrect Mailing Address?](#)



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

**Property Description**

[View Plat](#)

TROTTERS REPLAT J/58 LOT 23


**Total Land Area** 6,356 sqft (+/-) | 0.15 acres (+/-) [GIS Calculated](#) [Notice](#)

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0800 - Multi-Family	R-2	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

**Buildings**

Important Information		Structure			
	<b>Model Code:</b> 01 - Single Fam Residence	<b>Actual Year Built:</b> 1925	<b>Gross Area:</b> 986 sqft		
	<b>Type Code:</b> 0812 - Duplex	<b>Beds:</b> 2	<b>Living Area:</b> 800 sqft		
	<b>Building Value:</b> working...	<b>Baths:</b> 2.0	<b>Exterior Wall:</b> Wood Shingle		
	<b>Estimated New Cost:</b> working...	<b>Floors:</b> 2	<b>Interior Wall:</b> Plastered		

Page 1 of 1 (1 total records)

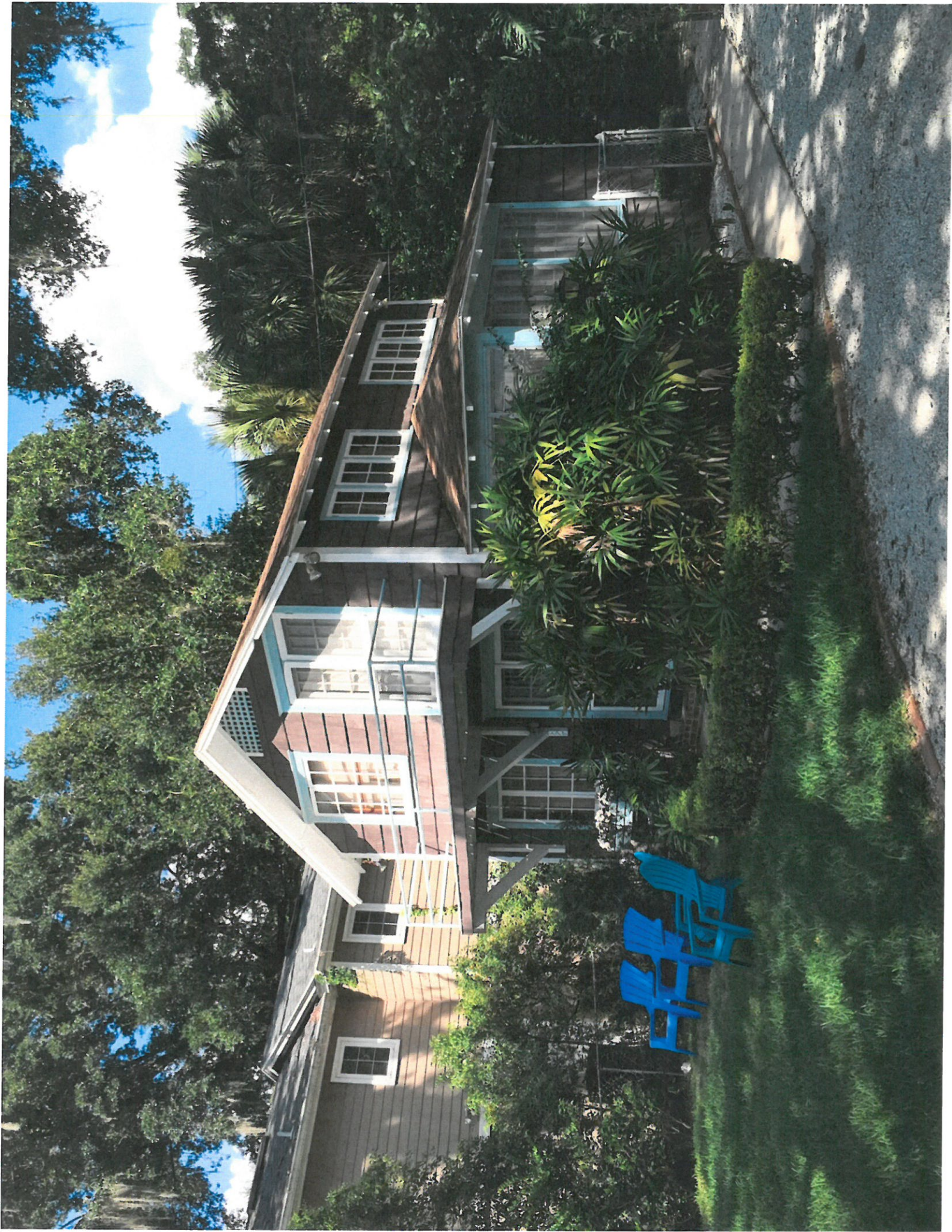
**Extra Features**

Description	Date Built	Units	XFOB Value
SHNV - Shed No Value	01/01/2002	1 Unit(s)	working...

Page 1 of 1 (1 total records)

This Data Printed on 09/28/2016 and System Data Last Refreshed on 09/27/2016







## Potential Historic Preservation Incentives

12 October 2016

### 1. Undergrounding of Electric Services

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

Staff recommended change:

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

Omit the last two words: *"or districts"*

HPB input is requested.

### 2. Streetlights for Districts

**Currently the city charges the homeowners in a neighborhood to install period street lighting. As part of the district incentives, the city would fund and install the streetlights for the entire district if the district desires or needs street lighting. This has the potential to be a significant incentive to a district based on the district boundaries.**

Staff notes:

This incentive requires further study. The HPB and City Commission were concerned that this language was too broad and might allow for an unknown amount of money to fund a complete district.

Perhaps a finite amount of money could be set aside for the City to purchase a defined number of streetlights for each historic district that expresses interest in this incentive. Dan D'Alessandro quotes each historically themed installed streetlight to cost some \$XXX.

It is implied here that this incentive applies to existing and new districts, yet to be designated. Yes?

HPB input is requested.

## **Historic Preservation Incentives**

**Approved by City Commission and Historic Preservation Board**

**Effective 1 October 2016**

### **Reduced or Waived Building Permit Fees**

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

### **Rehabilitation Grants**

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

### **Preparation of National Register Applications**

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





*You are cordially invited to attend the*

# *2016 Historic Homes Plaque Presentation*

presented by

*The City of Winter Park Historic Preservation Board*

Wednesday, October 12, 2016

5:30 p.m. to 7 p.m.

light refreshments will be served

**Casa Feliz**

656 North Park Avenue • Winter Park, Florida

parking accessible via North Interlachen Avenue

regrets only to 407-599-3323

# RECIPIENTS OF 2016 HISTORIC PRESERVATION BRONZE PLAQUES

DATE	ADDRESS	OWNERS	CONTACT
c.1934	<b>500 N Interlachen Ave.</b> Between Swoope and Canton on Lake Osceola- Spanish style	Mr. /Mrs. Valmore L. Ward, Jr.	407.637.2881 (sent Letter 19 Sept 16)
c.1938	<b>700 Oxford Road</b> Just off Lakeview Drive, past Rollins College- large white house with creeping fig on front	Mr. /Mrs. Jose Lacambra	407.644.0235 (H)/407.718.1629 (C)
c.1917	<b>901 Georgia Avenue</b> Corner of Cherokee Lane and Georgia Ave., between Webster and Palmer- roll-over roof edge on left	Mr. James Sullivan/Ms. Maura Smith	407.629.4648 (H)/407.484.0112 (C)
c.1885	<b>633 Osceola Avenue</b> House moved to Polasek Museum Site across Lake- enter off Aloma/Fairbanks	Albin Polasek Foundation, Inc., Debbie Komanski	407.647.6294
c.1935	<b>118 W. Comstock Ave.</b> Just off S. Park Ave. next to Miller's Hardware- white two story with parking in front	Mr. John Skolfield III	321.228.3990
c.1927	<b>1574 Sunset Drive</b> Off Palmer, on Sunset- gray shingle two story house	Mrs. Constance Canright	407.647.5932