MINUTES

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

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

2. Approval of Minutes.

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

Public Comments:

No one wished to speak. Public comment was closed.

Action Items:

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

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

The applicant Mrs. Celeste and her contractor John Schofield were present to respond to any questions and concerns of Board members. No one wished to speak concerning the item. Public Hearing closed.
Motion made by Ms. Talbert, seconded by Mrs. Sprimont to approve the certificate of review request to replace a rear door with a window at 368 Vitoria Avenue. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.

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

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

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

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

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

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

Mrs. Owens presented the Board members with background information regarding the award program proposed for the JGR II Colloquium. She explained that it is the desire of Casa Feliz to partner with the Historic Preservation Board to present these awards at this well attended community event. She stated that the award(s) would fall under the umbrella of community service awards suggested for Excellence for Commercial Historic Preservation Commission Page 2 March 11, 2015
Restoration, Excellence for Residential Restoration, and a lifetime achievement award or adaptive reuse. Mrs. Owens noted that the 2015 Colloquium is scheduled for May 16th at Rollins College, and further the event is typically attended by at least 300 people. She responded to Board member questions and concerns.

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

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

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


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

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

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

Respectfully submitted,

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

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

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

RECOMMENDATION: Staff recommends approval.
Certificate of Review Application

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

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

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

2. Please indicate the work you propose to undertake:
   ___ Minor alteration  ___ New construction  ___ Addition  ___ Demolition  ___ Rehabilitation
   ___ Variance request (additional information required)  ___ Other: ____________________________

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

4. The following supplementary information shall be provided as applicable to describe the proposal:
   ___ Site plan  ___ Floor plan(s)  ___ Elevations(s)  ___ Photo(s)  ___ Survey
   ___ Material and product information  ___ Setback/Coverage worksheet REQUIRED
   Other: ____________________________________________

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

   Owner's Signature  March 13, 2015

   Date

Historic Preservation Commission Office Use

Date received: 3-13-15  HPC Meeting: 4-8-15  Case File No. 15-0041

Historic name of building (if any)  College Quacken

Historic district name (if any)  1957

Parcel Identification Number  07-22-30-0760-00-031

Year built

___ historic landmark  ___ historic building/structure

___ district contributing element  ___ district non-contributing element
## Setback/Coverage Calculations
(Lots 65' or less in width)

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

<table>
<thead>
<tr>
<th>Address: 440 Holt Ave</th>
<th>Lot Width: 60'</th>
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<tr>
<td>Submitted by: L.H.</td>
<td>Lot Area: 6657.08 SF</td>
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- **Principal Dwelling**
- **Cottage Dwelling**
- **Single Family Residence**
- **Duplex**

---

<table>
<thead>
<tr>
<th>Minimum Living Area (sq.ft.)</th>
<th>Existing Area</th>
<th>Proposed Area</th>
<th>Total Area</th>
<th>Permitted Area</th>
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<td>1971 SF</td>
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<tr>
<td>Cottage Dwelling</td>
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<tr>
<td>Single Family</td>
<td>1,000</td>
<td>1,000</td>
<td>2,000</td>
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</tr>
<tr>
<td>Duplex</td>
<td></td>
<td>1,000</td>
<td>1,000</td>
<td></td>
</tr>
</tbody>
</table>

**Impervious Lot Coverage**
(Include all areas from above at grade level plus all driveways, sidewalks, patios, swimming pools, etc)

| Principal Dwelling | 65% | 2,715 SF | 408 SF | 3123 SF | 4327.1 SF |
| Cottage Dwelling   | 65% |          |       |         |           |
| Single Family      | 65% |          |       |         |           |
| Duplex             | 60% |          |       |         |           |

**Maximum Building Coverage**
Principal/Cottage dwelling 35%
Single Family - 40%
Duplex - 35%

**Floor Area Ratio (FAR)**
For 2-Story Buildings only
(Include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure)

| Principal Dwelling | 30% | 1683 SF | 408 SF | 2091 SF | 2663.8 SF |
| Cottage Dwelling   | 20% |        |       |         |           |
| Single Family      | 55% |        |       |         |           |
| Duplex             | 50% |        |       |         |           |

(Note 1)

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

| Principal Dwelling | 400 | 120 SF  | 700 SF |
| Cottage Dwelling   | 300 |         |        |
| Single Family      | 700 |         |        |
| Duplex             | 600 | 120 SF  | 700 SF |

(Note 2)

**Building Height**
Maximum Permitted: 30'
Proposed Height: 15.5' (above existing grade)

Maximum Building Stories - 2

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

Stormwater retention required per the Land Development Code.

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

C:\Documents and Settings\broman\Local Settings\Temporary Internet Files\OLK71\R-2setback 65\less.doc
### Setbacks R-2
(Lots 65' or less in width)

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<tr>
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<th>PROPOSED</th>
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<tr>
<td><strong>FRONT SETBACKS</strong></td>
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<tr>
<td>To first floor wall</td>
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<tr>
<td>25'</td>
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<tr>
<td>To second floor wall</td>
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<tr>
<td><strong>SIDE SETBACKS</strong></td>
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<td>(Principal/cottage,</td>
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<td>dwelling or duplex)</td>
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<td>To first floor wall</td>
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<td>(note 3) 7'</td>
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<td>Driveway side first</td>
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<tr>
<td>floor wall (note 4)</td>
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<td>To second floor wall</td>
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<tr>
<td>10'</td>
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<td><strong>REAR SETBACKS</strong></td>
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<td>Two Story Building</td>
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<tr>
<td>25' (note 6)</td>
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<td><strong>Corner Lot Setbacks</strong>:**</td>
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<tr>
<td>Lot width 65' or less</td>
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</table>

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

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

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

**Notes:**
1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 65%. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50% with the principal dwelling having a larger gross floor area than the cottage dwelling.
2. Only open porches in the front and screened or open porches in the rear and side of the principal and cottage dwelling may be excluded from the floor area ratio up to a total area of 700 square feet.
3. The 7-foot side setback shall only be permitted on one side of the lot, and a 5-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8 feet and limiting the building wall length to 22 feet.
4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be 10 feet.
5. For duplexes, side building walls over 20 feet in length and over 17 feet in height above the existing grade must be set back an additional 5 feet from the lot line at the second floor wall and continue at the additional 5 foot setback for at least 10 feet along the side of the building before returning to the 10 foot side setback. Altermate methods to accomplish this relief from having long two story boxlike buildings along the side lot line may be approved by staff.
6. For lots that have rear lot lines adjoining non-residential zoning, the second floor setback may be 10 feet.

SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS.
Attachments to R-2 Setback/Coverage Worksheets

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

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

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

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

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

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

1. A minimum distance of 22 feet shall be provided in front of garages and carports for parking turn around space, except on corner lots a minimum distance of twenty (20) feet may be permitted in front of a garage.
2. One common drive may serve two abutting properties without meeting the driveway setback requirement.
3. The architecture of the front of the building shall not included two story high features such as entry areas, porches or columns unless set back at least thirty (30) feet from the front lot line.
Fay Dallas
Garage at 440 Holt

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

new garage addition

finish to match existing

exisiting

exisiting
West elevation...1/4"=1'0"
REAR ELEVATION
↑ CAMERA FACING WEST
HDA 15-002  Request by Katherine and Valmore Ward Jr. to designate their property at 500 North Interlachen Avenue as a historic landmark and add it to the Winter Park Register of Historic Places. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.

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

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

Description. The two story Spanish Eclectic style residence was designed by D. Harold Hair and built by contractor Frank Hiegel. The house was the subject of a February 16, 1935 article in the Winter Park Topics shortly after its completion. The lot slopes down to Lake Osceola. The cross-gabled two story main body of the house is flanked by one story wings. The exterior is stucco and the roof in tile. There is little overhang at the roof line. There are bands of decorative brickwork below the eave and tile vents in the gables. The house is ona continuous foundation and there is a basement. The house is approached through a sunken courtyard with a stuccoed wall and iron gates. The entry surround features Spanish style cast stone detailing and an elaborate ironwork sconce to the left. The windows are divided light casement type. Some windows have wood shutters with ironwork hardware. There is a tall oblong stair window with a decorative ironwork grill and spiral cast stone trim to the left of the entry, and a window with a cast stone grill above the entry. The wing to the right features a double French door with sidelights and a transom. The wing to the left slants away from the main body of the house. Originally the garage on this wing had two single bay doors. They have since been
replaced with a double garage door. There is decorative stuccowork over the garage door and an ocular window with grillwork. There are two windows with cast stone grills on the courtyard side of the garage. There is a walk gate through an arch to the left of the garage. The two chimneys have arched tops and decorative stucco bands. The rear of the house overlooks a swimming pool and Lake Osceola. There is a shed roofed loggia on the left. The right features a shallow iron balcony accessed from the second floor by two French doors. Below the balcony on the ground floor is an expanse of divided light and a divided light French door set into a triple arch stucco detail. There is a pool house that incorporates the architecture of the main house connected to the house by an enclosed breezeway on the south side of the rear yard.

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

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

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

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

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

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

   **C. 828-964-2957**
   - Applicant's name (if different from above)
   - Telephone

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

   **3/4/2015**
   - Owner's Signature
   - Date

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**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.

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<th>Year built</th>
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**General Avery D. Andrews House**

<table>
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<tr>
<th>Historic name of building (if any)</th>
<th>Historic district name (if any)</th>
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Date received: **3-9-15**

Case File No.: **10A 15-002**

HPC Meeting: **4-8-15**

Florida Master Site File No.: **OR-9339**

☐ Local Historic Landmark

☐ Local Historic Resource
Building Details - 500 N Interlachen Ave - Building #1

Sub Area
- BAS - Base Area
- FBM - Fin Bsmnt
- FUS - F/Up Story
- UGR - U/Gf Garage

Sqft:  
- 3202
- 414
- 1321
- 483

Value:  
- $1,406,959
- $63,713
- $493,446
- $84,804

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

Courtesy Rick Singh, Orange County Property Appraiser.
Property Record - 05-22-30-9398-00-200

Property Summary

**Property Name**
500 N Interlachen Ave

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

**Municipality**
WP - Winter Park

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

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

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

![QR Code For Mobile Phone](image)

Property Features

http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0A... 4/3/2015
Property Description

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

Total Land Area

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

Land (includes working values)

<table>
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<tr>
<th>Land Use Code</th>
<th>Zoning</th>
<th>Land Units</th>
<th>Unit Price</th>
<th>Land Value</th>
<th>Class Unit Price</th>
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Buildings (includes working values)

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Extra Features (includes working values)

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SKT1 - Summer Kitchen 1  01/01/1999  1 Unit(s)  $3,000.00  $3,000

Services for Location

Nearby Amenities
Parcel Photos - 500 N Interlachen Ave

500 N INTERLACHEN AVE       05/20/2014
RESIDENCE OF GENERAL AND MRS. AVERY D. ANDREWES, AT NEW YORK, ON INSIDE ALABAMA WHICH WAS BUILT AS A LAST SEASON. MRS. D. HOLT, OF WINTER PARK, WAS THE ARCHITECT. — Photo by Page.

SUPERB CONCERT BY

LUBOSHTZ-GOLDSKY

The concert given last night by Mrs. Luboshitz, violinist, and Mrs. Goldsky, pianist, both of the Curtis Institute of Music, further established both favorites with Winter Park audience. Felix Salmend, the cellist, was unable to fill his engagement because of two successive attacks of the grippo.

Mrs. Luboshitz and Mrs. Goldsky gave a masterly performance of a varied and interesting program.

BIRTHDAY SURPRISE PARTY FOR MR. HANNA

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

Dr. Holt: Who is the Rollsie graduate Who works for Rollsies early-late And where he often has a date No woman yet can make him stay?

Dean Enyart: Since none of the others may I say His first name begins with A.

Dr. Holt: Good Rollsie Dean, above all men You wisely speak by voice and pen You know a router from a box I thank you for the hint you gave Who is this man who won't believe Frey tell us, he's fool or kana? (Continued on page 4)

“HAMLET” FEATURED FOR FOUNDER’S WEEK

The production of “Hamlet” next Thursday and Friday nights, February 21 and 22, will be a notable feature of Founder’s Week. For years this great play has been identified with one great actor after another. It has been Beeth’s “Hamlet,” or Barrymore’s “Hamlet,” or Marxfield’s “Hamlet.” The actual story of “Hamlet,” the atmosphere of the eleventh century court of Denmark, the melodramatic situation into which Hamlet (Continued on page 6)

ANIMATED MAGAZINE COMES NEXT SUNDAY

More than 5,000 “subscribers” are expected to attend the premier of the Animated Magazine here on Sunday, February 24th. President Holt, president of Rollins College, and former editor of “The Independent,” originated the Animated Magazine nine years ago and he fame and popularity drew from all over Florida.

Contributors who have accepted invitations to Editor Holt to appear “in person” to read manuscripts for this year’s “table of contents” include U. S. Secretary of State Cordell Hull, Walter P. Pitkin, author of several best sellers, including “Life Begins at Forty,” and “More Power to You”; M. d’Arsene de Londea, French Ambassador to the United States; Hon. Beach, the author, an alumnus of Rollins College; Arthur Guitelman.

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

FAITH JONES SHOWS RED CHALK PORTRAITS

Among the many exhibits before the approaching Winter Parkers’ eye this season will be a “one-sight” show of work of Miss Faith Jones of Boston, daughter of Mr. and Mrs. Marshall Jones. Her medium is red chalk, and those who have seen her work give her high tribute. Her show will open February 26th at the Orchestra Tea Room and last until the 28th.

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

Miss Jones is a member of the Junior League and Boston Art Club and has had exhibitions in those places and elsewhere. She has already done several red chalk portraits of Winter Park people, some of which will be in the exhibition. Probably one of the most interesting features is a portrait of Mr. Ralph Adams Cram, done in Boston. This is of special interest to Winter Park people as Mr. Cram is the architect of Knowles Memorial Chapel and is well known for his national and international reputation.

SociaL Notes

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

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

Judge A. R. Anderson, a winter guest of the Alabama, met by Jacksonville on Sunday to meet his sister-in-law, Mrs. Quinn, and his daughter, Miss Anna Carolyn Craine, arriving from Crawfordville, Ind., to spend the rest of the season in Winter Park.

Mrs. Reiala Goldsby is arriving Tuesday from New York with four guests, at her estate, Alhawatha Grove, in Mattlana. Mrs. Goldsby’s daughter and son-in-law, Mr. and Mrs. Steer, and Mr. and Mrs. Keery, of Greenwich, (Continued on page 4)
GEN. ANDREWS’ NEW WINTER PARK HOME

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

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

The interior is perfectly arranged for a Florida house. Each room has cross-ventilation and large windows, and every room is so arranged that it has sunlight some time during the day. The arrangement proves that a Spanish home can be so designed that all the Spanish traditions can be maintained and still have all the light and ventilation that a Florida climate requires. The interior decoration is very rich in line, color and very simple in detail. The woodwork is the best grade eucalyptus and is hand rubbed to a very smooth, dull finish. It resembles the soft worn surface of an old piece of furniture. It looks old as woodwork should. The doors have the same gray worn finish and feel like satin to the touch. This finish is to sharp contrast to those interiors of a few years ago, wherein they used pocky eucalyptus and hand brushed tinakere do decorated to resemble agate woods, mold and decay. Mrs. D. Harald Kilb was the architect and F. A. Higdon the contractor.

WINTER PARK ENJOYS FRANCK SYMPHONY

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

Benefit Bridge Games at Orchestra Tea Room

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

Mrs. J. Edward Spoor manages the bridge class, assisted by Miss Misty and Miss Granoll. Mrs. R. B. George and her guest, Miss Edith Speer, of Pittsburgh, look after the beginners. Several games of the Virginia Inn play as the Inn, but some money to the Orchestra party.

CHAPEL CHOIR CONCERT

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

VIRGINIA INN NEWS

New arrivals at the Virginia Inn are: Mrs. C. W. J. Richey, Mr. and Mrs. L. W. Rathbun, Mr. Chase Merrick, Provisord, E. L. Mr. and Mrs. Alice Rose Hilt, Longbii, Ky.; Mr. and Mrs. H. S. Benno, Asheville, N. C.; J. C. Allen, Kansas City, Mo., Mrs. Edgar Dickson, New York; Mrs. W. S. Pyer, London; Mr. and Mrs. J. B. Mcman, J. S. Mann, Jr., Lake Forest, Ill.; C. H. Cook, Mr. and Mrs. E. S. Dem, Woodton, N. J.

HOTEI ALABAMA NEWS

Superior Court Judge Martin M. Grady and Mrs. Grady, of Frisco, arrived here Thursday, for a lengthy vacation.

The rapidly thriving New York colony at the Alabama was joined this week by Mrs. E. W. Proctor, of Tarrytown, N. Y., Miss Helen Hunter, Edwin K. Sayre, Miss M. E. White and Mrs. H. E. White, Mrs. W. T. Douglas, Mrs. E. Edward Heyer of Brooklyn, N. Y., and Mrs. Henri B. Wilson, Mrs. K. A. Hooper and Miss Betty Bock.

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131 Lyman Ave.

Now prepared to deliver all models on the New Ford, Vol.

Queens of the Grove

Indian River Temple

Oranges

We are Shippers of Indian River Oranges — Even an "Indian River" Must Take The Mark to Get in a Box of Fruit

— Going North from

POMSETTIA GROVES

Tinale - Florida

Order Temple Today from

The Woman’s Exchange

Our Park Ave. & Manse Blv.

Hiram Powers, Realtor, 133 E. Morse Blvd. Established 1916
SOCIAL NOTES

Mrs. Sanford Bissell gave a luncheon Tuesday at her Knowles Avenue home for Mrs. K. E. Eustis, Mrs. M. Monroe Robertson, Mrs. Essie Powers Van Cleve, Miss Springate-Bush and Mrs. Margaret Rogers. On Thursday Mrs. Bissell entertained several of her friends at a small informal tea.

Gen. and Mrs. Avery D. Andrews gave a delightful house warming tea on Saturday afternoon from 4 until 6. It was just a year ago on that day that the Andrews purchased the lake front lot on Interlachen Avenue and their host and hostess expressed their surprise that so much could have been accomplished in that short time. A view of the house was printed in Winter Park Topics in February. Those assisting Mrs. Andrews at the tea were Misses Twichell, Mrs. Sheppard, Mrs. Gustavson, Mrs. Davis, Mrs. Scott and Mrs. Hall.

President Holt gave a luncheon Wednesday in honor of Dr. Guillermo Pallo, the distinguished internationalist from Geneva, Switzerland, the guest being: Margerie Pallo of Palm Beach, son of Dr. Pallo, Dr. Henry A. Attsemer of New York, W. L. Barron of Mt. Dora, C. E. H. A. Seligman of Colby College, Dr. Albert Shaw, editor of the Review of Reviews Magazine, Professors John M. Asbury, A. J. Jettison and BeulPreferredGapt "Rollins of Rollins.

Mr. and Mrs. Robert Bruce Barbour have their daughter, Mrs. W. H. Howison, of Brentsville, with them for a monthly stay. Also guest at the Barboors' is Mrs. Frederick Pyl, of Lowell, Mass., daughter of Mr. and Mrs. Herbert E. Fletcher, of Westwood, Mass., and Altamonte, Fla.

Mr. Reed Haviland has joined his wife here after a ten days' stay in New York. Mr. Haviland brought with him Mr. Otha Frochlich, of Wilton Point, Conn., and the two men will visit Mr. Horatio Paxto, Jr., in Palm Beach next week. Mr. Paxto is the son of Mr. Felix who was the distinguished guest of Dr. Holt last week and who spoke at the College Wednesday evening. Mr. Paxto, Jr., is a prominent citizen of Palm Beach, having
designated many of the most beautiful homes there.

ROLLINS MUSICIANS  GIVE CONCERT TODAY

Three musical organizations of Rollins College will present the program to be given at the matinées masculines today, March 8, at 3:00 p.m. at the home of President and Mrs. Hamilton Holt. The concert, the second of a series of two, is being held as a benefit in order to raise funds to build a new entrance driveway to the Holt residence which is owned by the College.

The program follows:

"The Haven... Are Telling "The Creation" (Haydn); The Word of God (Grieg); Ave Verum (Byrd); O Bons Jeu (Pulchrala)—Rollins A Copella Choir, Christopher Haas, director.

"Ave Maria..."—Tronto for two violins and violin, Dr. A. T. (Ivian)—Othammon Cox, Harmon Cissne, and Dans Berleger.

"Aye Song..."—Rollins A Copella Choir.

"Pater Noster..."—Rollins A Copella Choir.

CAPACITY AUDIENCE SANG "AMERICA"

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

(Continued on page 5)

UNIVERSITY WOMEN BRIDGE AND ART SHOW

The Orlando-Winter Park branch of the American Association of University Women will hold a benefit bridge and exhibition of paintings at the Alabama Hotel, Monday, March 19th, at 8:00 p.m.

Mrs. William Washke is president of the association and the affaire is in charge of the Scholarship Fellowship Committee, assisted by Mrs. Harry Schenck and Miss Ethel Grant.

Cardinals C. de Schenck will have an exhibition of some of her pictures of Vermont hills.

MRS. ELDREDGE ON "GANDHI'S INDIA"

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

TO OPEN ESTATE FOR AUDUBON SOCIETY

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

Mrs. Reinhard Stenberg, who is now occupying the winter home of the Dingman family and who is greatly interested in the cause of conservation at Patuxa, has generously opened the grounds which cover an extensive acreage. A feature of the grounds is the magnificent azalea garden. Recently a new building was erected to commemorate the founding of the Florida Audubon Society thirty-five years ago. A small charge will be made for admission, and Miss Salaman hopes to secure a large number of new members for the Audubon Society.
SOCIAL NOTES

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

Mr. George Woodbury and sisters, Mrs. Margarete Miller and Miss Alice Woodbury, will depart for their summer home in Goston, Mass., toward the end of May. Mr. Woodbury’s sister, Mrs. Lawrence Stewart, with Mr. Stewart, is leaving shortly for Conneaut, Ohio after spending the season in Winter Park on Sun Wills Avenue.

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

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

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

CREATIVE VENTURES

AT ANDRE SMITH'S

At the Research Studio, in Millennial, the experiments in "plastic arrangements" have been attracting so much interest that the "TOPUS" sent forth its art-about to check up on this "creative advertising".

In the laboratory of the studio with its unique arrangement of sky-blue lanolin, the evidence of inventiveness is at times evident. These embalming with their earlier visit contained the other typical pictures from the Research Studio’s "imagination" circle, have now become small, new stages each containing a separate "performance", and existing one at that.

Our scout found Andre Smith in front of one of these small productions, adding a final finishing touch of eye-appealing bays to one of his compositions, a most convincing three-dimensional representation of a country fish, crowded with people and wholesome scenery.

"You may remember," he said, "that once you told you that this is a fish, a bird that is inspired by our own, now you see how it would work, and you can even detect the corners of its ears and feathers.

"As a result of this, we have made a collection of creatures and their equivalents that the logical use of these accomplishments has stimulated. Here are twelve gambols, which instead of wandering you to the narrow and comical planes of the conventional picture, are instead twelve windows through which one can look into twelve worlds as well as deep. What we have done is to put the third-dimension into the visual twodimensional picture. Any one of these can, in turn, be transformed".

MART B. LEONARD

End of a memorable campaign of the Symphony Orchestra, who is now conducting a campaign for next season’s subscribers.

EASTER, 1936

Winged words
Of praise and prayer
To Him yielded
The world around
On Easter Day
War and strife,
Cure and death,
His peace deeded
The world around
On Easter Day
—James C. Wismann

ANDALUSIAN EVENING

AT HARBOUR ESTATE

The annual Coral Castle celebration to be held on Saturday afternoon from 6 to 7 at the beautiful Harbour Estate on Intercoast Avenue will open the celebration. It will include a program featuring the Spanish Symphonists, directed by Horace Taborist, of Rollins College, which will play the Spanish music of Spain on the clarinet, flute and drums.

The program will be Spanish songs sung by keeping Hardaway, Luisa Hammond and Virginia Shaw.

Dancers in colorful costumes will perform on the program to the music of the Symphonists. At 7 o’clock a Spanish supper of chicken and rice, prepared by a Spanish chef, will be served at the Rollins College.

The program will be twenty-five cents and the supper is fifty cents extra.

"THE PERFECT ALibi"

BY STUDENT PLAYWRIGHTS

In store a "Perfect Alibi!"! The Rollins Student Players will present A. A. Milne’s amusing when they produce his popular mystery drama, "The Perfect Alibi"! in the Arts Building Theatre next Thursday and Friday evenings, April 31 and May 1.

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

The cast includes Carl Bailey, Carl Howard, Jack Kuechenberg, Walter Reilly, Richard Riddle, Joe Knowles, Margaret Smith, Mary Poole, Frances Gooden, Robin Rice, and Elsie Yost.

FIRST MAY-DAY PARTY PROMISES GOOD TIME

With a gay and colorful program, to be presented on the evening of May 3 at 8:15 at the shore of Lake Virginia, Rollins College will inaugurate an Annual May Day—another worthy word in the series of Lake Virginia events to bring together members of the faculty and their families, students, alumni and friends of the college.

Helen Bax will direct the program and Alexander Alloch will conduct a string orchestra. With the help of the campus leadership and Mrs. Bax’s capable direction of this especially unique group of events, the May Day celebration will be more enjoyable and worth travelling far to see.

Admission to the Rollins College May Day program is free and all are cordially invited.
WINTER PARK TOPICS
A Weekly Review of Social and Cultural Activities
During the Winter Resort Season
Vol. 5—No. 6
Winter Park, Florida, Saturday, February 9, 1935
Price 10 Cents

SOCIAL NOTES

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

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

Mr. and Mrs. Harry Wheeler Stearns are on a short trip to St. Petersburg and Biloxi, stopping at the BelAirview Biltmore.

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

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

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

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

Mrs. Arthur S. Tompkins and Mrs. Anna L. Bascom, of Nyack-Olds, N. Y., have been guests of Mrs. John J. Bell, who gave a small dinner for them Saturday night. The guests included Mr. and Mrs. Arthur M. Harris, Mr. and Mrs. E. E. Coleman, Mr. William Murl McKillen.

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

Mae Julie Raymond, of Laguna Beach, Cal., a guest for the winter of Mrs. Harry Hele, of Menlo Drive, visited her relatives in Mount Dora.

(Continued on page 5)

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

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

When Hamilton Holt accepted an invitation two years ago to become the president of Rollins, he added the criticism of Orange County to his list of accomplishments. Holt promised Orange County that he would deliver the utmost energy toward the attainment of the ideal, to make Rollins College "the finest small liberal arts college in America."

Rollins College Ten Years Ago

In 1925, Rollins was just passing the fortieth anniversary of its founding. Into the first four decades of its history had gone heroic sacrifice, devoted service and generous gifts. But the struggle had left years. The student body still numbered less than 600. Faculty and staff were much underrated. The financial resources were altogether inadequate for the teaching work to which the institution had set its hands.

RECEPTION ROYAL

The Winter Park railroad station has many times been the scene of impressive arrivals, but perhaps the most exceptional and colorful took place last week when a throng of Winterparkians and Rollins students crowded the station platform to welcome the great Com. Asahel A. Abbott, the reputed combative of King Hallo Selassie.

To give this gathering the stamp of authoritative importance that it deserved there was present none other than our own Dr. Hannah Hix, in cap and gown, or at least in gowns, while the shapely headed covering of pale lavender, so strangely becoming, might have been matched the last moment from any one of a dozen fair and fashionable welcomees. Colobrous who marvel at this new creation and might have questioned the ethical correctness of Dr. Rolle's actions had little thought for the bountiful mission inasmuch as the south-bound train arrived at that moment and discharged two white dresses of the most impressive head coverings. It

(Continued on page 6)

ROLLINS COUNTRY FAIR

The Fair was born in 1884 under the auspices of President Holt and Mrs. N. G. Smith, in all of the Rollins Library. Riding like the College in spite of the depression, the Fair started over $200 this year through the cooperation of the College staff and students with the residents of Winter Park.

Chairman of the Organizing Committee was Mrs. Kivlin, aided by Mr. and Mrs. Trowbridge, Mr. and Mrs. N. G. Smith, Mrs. Brown, Mrs. John R. and Mrs. George Holt.

Although rain and cold curtailed the varied program the Recreation Hall provided space and shelter for a multitude of displays which would have been impossible without the friendly assistance of Mrs. Campbell, Mrs. Holt, Miss Leonard, Miss Gordon Jones, Mrs. Shuman, Miss Cotton, Mr. Flanbnow, Mr. Holmes, Mrs. Bennett, Mrs. Schomburg, and Mr. E. D. Gough. The Rachets of Winter Park donated prizes for the Lotto competition, and the New York State Fair provided a parade exhibit.

(Continued on page 8)

NEW CELEBRITIES FOR ANIMATED MAGAZINE

Vol. X, No. 1, of The Rollins Quarterly Magazine is scheduled for publication. As usual, the contents are filled with original and entertaining magazine articles from the many cultural affinities of the Winter Park season. It is a living magazine with contributions appearing in person to read their manuscripts to an audience of enthusiastic students. Published by Edwin O. Grover, printer of books, and edited by Hamilton Holt, and published by The Independent, this year's edition will be a "labor of love" composed by Sir Wilfred Lawe, Washington correspondent of The London Times, R. V. Kallandt, dean of Americans Radio Speakers and famed news editor of the air; the Reverend Karl Reiland; Michael Pye, noted author and authority on India and its people's problems; Army Staff of Oberammergau, tantalizing young German who has twice taken roles in the Passion Play; Their Very Own, poet and novelist for several years secretary of The Poetry Society of America, will contribute; and Owen D. Young, statesman and financier and mentioned as present as a possible candidate of the democratic party for the presidency. Other contributors will be announced in the future.

ARCHITECTS DISCUSS COMMUNITY BEAUTY

"What can be done to make Winter Park more beautiful?" was a question discussed by the architects, Harold Holt and Urban Bogom, at the Woman's Club in a beauty contest there is little doubt that Winter Park would be crowned "Most Wonderful," but there are many things still to be done that would improve its appearance. "This could be accomplished," said Mr. Bogom, "by the various women (Continued on page 4)

SANFORD"S FOUNDER TO BE HONORED

Members and friends of the Florida Historical Society, of which Mr. Joshua C. Chase, of Winter Park, is president, met for a dinner meeting at the Mayfair Hotel in Sanford, Florida, this evening to commemorate the anniversary of the early settlements on the shores of Lake Monroe and honor the memory of Captain Charles Pollock and General Henry B. Sanford.

The Sanford family will be rep- (Continued on page 4)
ARCHITECTS DISCUSS COMMUNITY BEAUTY

(Continued from page 1)

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

The special contribution of Mr. Halse to this work is the writing of all excellent saving laws, the enforcement of which would require a building inspector, but the city

The GARDEN TEA SHOP

featur...BREAKFAST...
SUNDAY NIGHT SUPPER

The place for refreshment after the matinee or evening event.

Mrs. Louise McDonald, Proprietor.

221 E. Park Ave., WINTER PARK.

One Picnic Meal Office

Landscapes by...

LENOX ALLEN

...on exhibition

at The Page Photograph Studio for 1 week starting Saturday Feb. 8.

Hand Weaving

by Ethel Lee Wright

Rugs, Cushions, Bags

Chinese Importations

146 E. Park Avenue WINTER PARK

WE CLINAN RUGS

Oriental and Domestic

Universal Rug Cleaning

Company

P. A. HANERSCAMP, Prop.

The Pioneer Cleaners of Winter Park

HAND LAUNDRY

Phone 297

121 W. Park (across street) WINTER PARK

has not seen its way clear to employ such an official.
The particular enthusiasm of Mr. Rogers in his response to the demand for small dwellings. Their planning in both "rows" and "groups" of houses is a matter to which he has given much study. The "rows," which is beautifully exemplified in Cotswold, England, is desirable for an individual who does not wish to live in a isolated house. The group has the special advantages of garages and walls planned in relation to the whole. The realization of Mr. Rogers' dream of a small house is the residence of Dr. L. Noyes on Interlachen avenue, but less expense in building does not necessarily produce better design. If all persons intending to build could be brought to realize that this, the section of structures that only defines the landscape might be "brought to an end. Connected action on the part of property owners in Lake Forest, Pasadena, and Santa Barbara has resulted in making these towns three of the most beautiful in the country.

Pastures to Paris Gowns

Shown in Pereda Today.

"In Paris the traveller can see the life of a thousand years in a day," said Dr. Basilos Slaughter, Mennonite, in a talk on "Persian Women," at the Woman's Club. "In the pastoral region a whole tribe is migrating with all their umbrellas from the lowlands to higher plateaus in search of pastures as in the movie "Grazing," and at the same time ladies in Paris gowns are dancing at a grand ball in the capital, a scene rivalled only by the Arabian Nights."

During the lecture ladies in long robes and partially or wholly veiled, who appeared on the stage in the midst of objects from Iran. Dr. Slaughter collected, showed the curiosity and silence that accompany a costume which serves as a disguise. But the progressive Shah Pahlavi has forbidden the use of the veil. Many men, including the mullahs, or Mohammedan priests, are opposed to this, fearing that women may adopt the styles they have seen worn by foreign tourists, who by their outlandish dresses and free manners have retarded the emancipation of Persian women.

The value of our factual education is not apparent to all Persians. "Why should we learn about superstition? Is the soil not made valuable? It bears burdens, furnishes food and clothing, reproduces itself, and requires no repairs."

And Dr. Merten adds, "Neither am I so confident of its superiority after observing those people on the desert, and in their homes and workshops, for to know that with the mechanization of their life the old art and the poetry of living will be no more."

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

Walk-Over Shoes for Style and Beauty

Wanda Stop-In.

White Buck with Genuine Brown Alligator

$10.00

Other styles for dress, walking and sport wear. Plenty of sizes to fit you properly. See them in our windows.

Walk-Over Boot Shop

64 N. Orange Ave.

ORLANDO

SANFORD'S FOUNDERS

(Continued from page 1)

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

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

Among the members and friends of the Florida Historical Society who have made reservations are: Mr. and Mrs. James G. Chace, Mr. and Mrs. Irving Bacheller, Mr. and Mrs. T. A. Mellon, Dr. and Mrs. Hamilton Hill, Mr. John H. Wands, Mrs. Frederic W. Taylor, Dr. and Mrs. William H. Jewell, Miss Elizabeth A. Hearn and Miss J. A. H. Hearn, Dr. W. V. Heard, Miss Elizabeth Walls and Mrs. I. K. Shippman.

Florida Cabin

114 MARYLAND AVENUE

E Steak from Native Gillettes

MRS. MARGARET HODGSON

Sisters and Sons Restaurant

NO. 289

Hot chocolate and cocktails

JEWELER

Hamilton and Ewing Watchs

Rex Lichtenstein

Packer Pass

FLORIDA BOOKS

on history, birds, wild flowers, farms, gardening, fishing, citrus cultivation.

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Washington St. Ardena - ORLANDO

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... at...

The Bayswater

Gift Shop

7 Treasury Arcade - ORLANDO

BAGS & ACCESSORIES

KEENE & KEENE

207 E Street, Winter Park

OPHTHALMICS

and Manufacturing Optical

Phone 407

128 N. Orange Ave.

ORLANDO, FLORIDA

"Run Xmas for Xmas Right"

JEWELRY, LAMPS, FLASHLIGHTS

A BEAUTY TREATMENT

for your clothes

American Laundry & Dry Cleaning Co.

A clean and satisfactory service for every need.

WINTER PARK PHONE 49

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

MRS. AVERY D. ANDREWS
Wife of Brigadier General is Dead in Winter Park, Florida

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


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

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

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

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

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


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

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

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

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

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

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

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

RECOMMENDATION: Staff recommends approval.
Certificate of Review Application

1. 500 N. Interlachen Ave.
   Building address

   Valmore L. Ward, Jr.  500 N. Interlachen Ave.  407-631-2881
   Owner's name(s) Address Telephone

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

2. Please indicate the work your propose to undertake:
   ___ Minor alteration  ✓ New construction  ✓ Addition    ___ Demolition    ___ Rehabilitation
   ✓ Variance request (additional information required) ___ Other:____________________________________

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

   THE ADDITION OF AN ATTACHED GARAGE/STORAGE STRUCTURE

4. The following supplementary information shall be provided as applicable to describe the proposal:
   ✓ Site plan  ✓ Floor plan(s)  ✓ Elevations(s)  ___ Photo(s)  ✓ Survey
   ___ Material and product information ___ Setback/Coverage worksheet REQUIRED

   Other:____________________________________

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

   Valmore L. Ward, Jr.  March 9, 2015
   Owner's Signature   Date

Historic Preservation Commission Office Use

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

      GENERAL AVERY ANDREWS HOUSE

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

05-22-30-9398-00-200  1934

Year built

Parcel Identification Number

✓ historic landmark  ___ historic building/structure

___ district contributing element  ___ district non-contributing element
Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

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

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

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

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

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

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

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

**Address:** 500 N. Inteiglen Ave  
**Submitted by:** [Name]

<table>
<thead>
<tr>
<th></th>
<th>Maximum % Allowed</th>
<th>Existing Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>IMPERVIOUS LOT COVERAGE</strong></td>
<td></td>
<td>1 story - 60%</td>
</tr>
<tr>
<td>Include bldg footprints, driveways, sidewalks, patios, retaining, etc.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>12,202 ft²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>931 ft²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>12,946 ft²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>14,060 ft²</td>
</tr>
<tr>
<td><strong>FLOOR AREA RATIO (F.A.R.)</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For one and two story bldgs include 1st &amp; 2nd floors, garage, etc. - area on both floors, area on 3rd floor which are open to the 1st floor, and accessory bldgs.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lots &gt; 13,600 sf</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Use 33% Base FAR or w/ Increased side setback: 40% Max FAR</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Lots 11,600 sf to 13,600 sf Use 4,600 sf Base area &amp; 5,200 sf Maximum area</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5,221 ft²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>5,802 ft²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>9,293 ft²</td>
</tr>
<tr>
<td><strong>SCREEN POOL ENCLOSURE</strong></td>
<td></td>
<td>85%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Minimum % Required</th>
<th>Existing Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FRONT YARD LANDSCAPE COVERAGE</strong></td>
<td></td>
<td>50%</td>
</tr>
<tr>
<td>Count all landscaped green areas - exclude hard surfaces and all driveway accesses (previous &amp; unusual).</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Minimum % Required</th>
<th>Existing Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Area</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NOTES:**
1. Windrows & Walkways may use these standards, except lot types A, B, & C. Windrows. Provisions on side setbacks & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located either required front setback for rear yard or front bldg line closest to the street of existing homes. For unusual (pl) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or as determined by the building director. For a proposed home, determine the front setbacks described on page 2.
3. Unpaved roads and any area on one side of the street shall not be included.
4. Perimeter around the lot.
5. One-story home with a slope roof, 12:12 or less, shall utilize the minimum F.A.R. and may provide roof dormers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 40% of roof area within the same roof plane.
6. See page 3 for how to achieve minimum F.A.R.
7. Vertical and covered ceiling area count twice if the height from the floor to ceiling is 17.5 ft or greater.
8. The area of open front porches and patios may be excluded from the gross floor area subject to a minimum area of 400 square feet. The area within an open or covered rear porch and patio, level, or covered area may be excluded from the gross floor area to 500 of floor area. On 2nd floor, rear and/or side porches shall have an interior side that are 70% open in order to meet 500 of the total 500 sf of measurable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, excluding the minimum area of the building for each open area and 300 sf of the total 500 sf area of the floor area.
9. Any area not already used in the permitted floor area ratio (F.A.R.) may be added to this % for additional Conservation pool enclosures area.
10. These notes only apply to existing homes.

[Feb 2023] PAGE 1
### SETBACKS (complete boxes A and B first)

<table>
<thead>
<tr>
<th></th>
<th>Minimum Allowable Dimensions</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT</td>
<td>Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.</td>
<td>A 87'</td>
<td>51.5'</td>
</tr>
<tr>
<td></td>
<td>1st Floor</td>
<td>See pages 36-4</td>
<td>B</td>
</tr>
<tr>
<td></td>
<td>2nd Floor</td>
<td></td>
<td>Right</td>
</tr>
<tr>
<td></td>
<td>1st Floor</td>
<td>25 ft</td>
<td>Left</td>
</tr>
<tr>
<td></td>
<td>Lot width ≤ 65 ft</td>
<td>15 ft</td>
<td>Right</td>
</tr>
<tr>
<td></td>
<td>Lot width &gt; 65 ft</td>
<td>20 ft</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>2nd Floor</td>
<td>15 ft</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lot width ≤ 65 ft</td>
<td>22.5 ft</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lot width &gt; 65 ft</td>
<td></td>
<td>N/A</td>
</tr>
</tbody>
</table>

| REAR     | 35 ft²                         | N/A      |
|          | Lakefront                      | see note 6 |
|          | 1st Floor Lot width ≤ 65 ft    | 15 ft     |
|          | Lot width > 65 ft²            | 20 ft     |
| CORNER LOT | Lot width ≤ 65 ft             | 15 ft     |
|           | Lot width > 65 ft             | 22.5 ft   |

| BUILDING HEIGHT², 8, 10, 11, 12 | 30 ft - 35 ft plus 2 ft or 40 ft [see notes 11 & 12] | N/A |

### Notes:

1. Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss level must meet the setbacks for the 2nd floor.
2. Accessory buildings/maximum side wall height (patio grade to roof sheathing) must not exceed 10.5 ft and interior side setbacks is 5 ft minimum (to garage and allowed) for pampas up to 400 sq ft, pool above up to 500 sq ft and all other accessory buildings up to 320 sq ft. Other accessory buildings used for habitation shall meet setbacks of the main setnote.
3. Front setbacks for properties exceeding non-advalued zoned, R-5, R-4, or a permanent stormwater detention area over 20 ft in width may be 10 ft.
4. Accessory buildings of 320 sq ft to 640 sq ft, and storage sheds up to 200 sq ft in area must meet the setbacks of the main setnote.
5. The rear setback may be reduced to 20 ft for one-story commercial when these conditions of a second story or mezzanine is within the normal scale and not more than a 50 percent above of the typical one-story structure.
6. Required Planning & Zoning approval. Lakefront setback is based on the average setback established by the adjacent candidate or within 300 ft or 20 ft, whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street, & lots over 75 ft in width must have a 2nd floor setback of 25 ft to meet the rear setback by 8 ft on each floor.
8. Building height from street level measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 20 ft in height except for houses with a roof slope of 6:12 or greater may be permitted to have 2 ft instead of building height.
10. Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with an area of 50,000 sq ft or above and with a total height over 20 ft above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft of added building height.
12. Properties or lots exceeding 50,000 sq ft. In lots with all 1000-ft widths at the building line may not be permitted building heights of 40 ft if side setbacks are increased to 35 ft to the position of the roof over 30 ft in height.

*FRONT SETBACK IS 87' ACCORDING TO WINTER PARK BUILDING DIVISION HOWEVER EXISTING HOME SITS AT 71.89' FROM FRONT PROPERTY LINE*
Building Details - 500 N Interlachen Ave - Building #1

Sub Area
BAS - Base Area
FBM - Fin Basmt
FUS - F/Up Story
UGR - Unf Garage

Sft
3202
414
1321
483

Value
$1,406,959
$63,713
$493,446
$84,804

Model Code: 01 - Single Fam Residence
Type Code: 0106 - Single Fam Class Vi
Building Value: $1,905,497
Estimated New Cost: $2,048,922
Actual Year Built: 1934
Beds: 4
Baths: 5.5
Floors: 2
Gross Area: 5420 sqft
Living Area: 4523 sqft
Exterior Wall: Ch. Stucco
Interior Wall: Plastered
Property Record - 05-22-30-9398-00-200

Property Summary

Property Name
500 N Interlachen Ave

Names
Ward Valmore L Jr
Ward Katherine M

Municipality
WP - Winter Park

Property Use
0106 - Single Fam Class Vi

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

Physical Address
500 N Interlachen Ave
Winter Park, FL 32789

QR Code For Mobile Phone

Property Features

http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0A... 4/3/2015
Property Description

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

Total Land Area

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

Land (includes working values)

<table>
<thead>
<tr>
<th>Land Use Code</th>
<th>Zoning</th>
<th>Land Units Unit Price</th>
<th>Land Value Class Unit Price</th>
<th>Class Value</th>
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</thead>
<tbody>
<tr>
<td>0130 - Sfr - Lake Front R-1AAA 1 LOT(S)</td>
<td>$941,000.00 $941,000</td>
<td>$0.00 $941,000</td>
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Buildings (includes working values)

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

Extra Features (includes working values)

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

http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0A... 4/3/2015
<table>
<thead>
<tr>
<th>Service Type</th>
<th>Date</th>
<th>Quantity</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>SKT1 - Summer Kitchen</td>
<td>01/01/1999</td>
<td>1 Unit(s)</td>
<td>$3,000.00</td>
</tr>
</tbody>
</table>

**Services for Location**

**Nearby Amenities**
Parcel Photos - 500 N Interlachen Ave

500 N INTERLACHEN AVE  05/20/2014