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

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 it’s 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 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.

Variances Requested:
1. Left (east) Side Setback Variance- 5’ in lieu of 7.5’ (for Main House).
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.
   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.
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 Historic Designation Application

1. 511 MELROSE MOVING TO 536 GARFIELD
Building address

CARLOS POSADA 240 N. PENNSYLVANIA 407.997.922
Owner's name(s) Address Telephone

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

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

Owner's Signature 9.16.16 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

X 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.: HDA16-007 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
Carlos Posada applies for Historic Designation

19 September 2016 Monday
Carlos to contact Miguel Torres, Sun Rail RR + House Modern Movers
Brooks emailed Moving Route 2 to Dan D’Alessandro, Electric Utility
Brooks writes Public Notice for 511 Melrose move; Sept. 21- Public Notice is published in WP Observer- 15 days prior to any public meeting
Carlos calls Fred Tibbs to discuss time certain for demolition of 511 Melrose- Learns of any delay possible on demo to facilitate the time required to gain City of Winter Park approvals- see below.
Brooks sets up Coordination Meeting with all required City Dept.s

23 September 2016
Brooks meets with Dan D’Alessandro and Todd Hemphill, Electric Utility- 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.
Brooks talked with Marvin Usry, Bright House, 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 marvin.usryjr@charter.com
Brooks talked with Don Marcotte, Public Works, and he will try to send Jim Struckmeyer, Sr. Engineer and maybe Jack Hartley (traffic signals) to today’s Coordination Meeting.

23 September 2016
City Staff Coordination Meeting- Commission Chambers- 1:30 – 3:00 pm.

26 September 2016
Carlos Posada submits Site Plan and other information- 536 Garland Site and FAR and other site information for Building Moving Permit.

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.: 407-740-2707
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

Building Moving Permit Application
Present site-legal description 511 MELROSE
(If applicable)

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 POSTOA

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 _______________

Building Moving Permit Application
Bighthouse 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
### Property Description

**Virginia Heights Replat J-28 Lot 31 & E 1/2 Of Lot 32 Blk 2**

**Total Land Area**: 11,250 sqft (+/-)  
**0.26 acres (+/-)**  
**GIS Calculated**  
**Notice**

### Land

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Page 1 of 1 (1 total records)

### Buildings

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Page 1 of 1 (2 total records)

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Page 1 of 1 (2 total records)

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

http://www.ocpafl.org/searches/ParcelSearch.aspx?pid=302207891002310  
10/6/2016
536 Garfield Ave < 05-22-30-9400-24-110 >

Property Name
Posada Jeanne Christensen Tr
Posada Carlos Eduardo Tr

Physical Street Address
536 Garfield Ave
Winter Park, FL 32789

Property Use
0001 - Vacant Residential

Mailing Address On File
240 N Pennsylvania Ave Ste 201
Winter Park, FL 32789-3766

Incorrect Mailing Address?

Values, Exemptions and Taxes

Property Description

Total Land Area 6,412 sq ft (+/-) 0.15 acres (+/-) GIS Calculated Notice

Land (includes working values)

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Page 1 of 1 (1 total records)

Buildings (includes working values)

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Extra Features (includes working values)

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

http://www.ocpafl.org/searches/ParcelSearch.aspx?pid=302205940024110
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.

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

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:


Thank you for your help and consideration.
Sincerely,
Scott Varga

Scott Varga
Assistant Sales Manager
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)

Model:
Contact:
Cust PO#:

All drawings are from the OUTSIDE looking in.

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

1 Double Hung (3 Mull)
0000178/07
111(T) X 50(T)
Back Family RCom
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
### Options & Accessories

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<td><strong>Styles</strong></td>
<td><strong>Product Reviews</strong></td>
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### 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
FL # 1435-R18
Application Type Revision
Code Version 2014
Application Status Approved

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the PGC 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 211140
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. Urch, PE
✓ Validation Checklist + Hardcopy Received

Referenced Standard and Year (of Standard)

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| FL1435_R18_C_CAC_SH-5400 Certification.pdf |
| Quality Assurance Contract Expiration Date |
| 08/13/2018 |
| Installation Instructions |
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| Verified By: A. Lynn Miller, P.E. 58705 |
| Created by Independent Third Party: No |
| Evaluation Reports |
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| Certification Agency Certificate |
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| Evaluation Reports |
| FL1435_R18_AE_SH-5500 Evaluation.pdf |
| Created by Independent Third Party: No |
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 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.

- Buildable Lot Size 1.8 Acres
- Lot Size 79,406 SqFt
- Lake Frontage 231.4 ft
- Southern Lakefront Exposure

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

- Main House Circa 1914, 4,259 SqFt
- Carriage House Circa 1935, 1,260 SqFt
- Main House 5 Beds, Carriage House 2 Beds
- MLS# 05468354
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.
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> 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!!
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 10, 1937
Price 10 Cents

SOCIAL NOTES

Mrs. George E. Warren, of Boston, will reach Winter Park February 6th and will act as usher 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 Fowmey and Mrs. George T. Ladw gave the third of a number of small teas at their New England avenue home on Thursday.

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

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

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

Mr. and Mrs. Karl Domba, of Virginia Drive, have just returned from Palm Beach where they were the guests of Mr. and Mrs. Vincent Moss 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 3, 4, and 5, under the auspices of Rollins College.

Under the general heading of "The Conservation, Development, and Utilization of Natural Resources," William J. Wilgus, of Princeton, N.J., 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.

MUSICAL EVENTS HAVE THEIR PLACE IN SUN

The concerts 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 royal recital last Friday evening of Elizabeth Schumann at the Armas Recital Theater, followed by the violins 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 recital of Herman Siewert at the Knowles Memorial Chapel, the singing of the Rollins Choir Sunday morning, the evening concert at the Winter Park Hotel. Indeed, our days are not being neglected.

Mrs. Schumann came to us with.

(Continued on page 4)

RAE AND CLEMENS ASK OPEN MIND FOR NEW ART

"A bait 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 snug, lazy attitude that finds it easier to accept the old than to understand the new. It is almost that, in order to please warm tones to the cool light of "the blue house school.""

Since shock always have an effect.

(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
NEW RESIDENCE OF
WOODBURY S. MORRIS

The attractive home pictured on our front page this week is the new residence of Mr. and Mrs. Woodbury S. Morris, of Indianapolis and Winter Park. It represents an unusually successful remodeling of a existing 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 Osceola 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 large rooms were enlarged by masonry the stairs into a new gallery 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 entrance hall, which is a combined powder room and sitting room. The northeast side of the house, the roof lines were changed by the addition of gables and the house is heated by oil burners and re-conditioning was done throughout. The house, garage, and the garage are French grey stucco with oyster white trim.

Miss Florence Odell, of Chicago, and Frederick Wallis, of Indianapolis, were called in 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 350 sprinkler heads.

PROFITABLE PROTECTION

Through the payment of a single modest premium for title insurance you obtain advantages that are truly worth while. The importance of this kind of protection cannot be overestimated. Unnecessary litigation involving property claims disputes are eliminated. All paperwork is eliminated.

Fidelity Title & Guaranty Company
Over 60 years experience in the
ABSTRACT AND TITLE INSURANCE BUSINESS
60 N. Court St.
Phone 435
WM. BEARDSALL, Pres.

WINTER PARK TOPICS, SATURDAY, JANUARY 20, 1937

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 will leave 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 give you 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 poet and Marjorie Kinnan Rawlings, author of "South Moon Under.

ALL SAINTS CHURCH
ANNUAL SALE AND TEA

The Women's Auxiliary of All Saints Church will hold its annual sale and tea at the parsonage house Tuesday afternoon, February 6th, 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. The will be served during the latter part of the afternoon under the direction of Mrs. Dick. The other chairmen include Mrs. Harriet Hall; work; Mrs. Lillie, candy; Mrs. J. Marshall Jones, white elephant; publicity, Mrs. Charles P. Hammond. The Mantea Faith and Beverly Jones will design and paint posters to be distributed at the different hotels and business places.

C. D. HORNER
PLUMBING CONTRACTOR

Tel. 247
F. O. Box 525
WINTER PARK, FLA.

Plumbing? Let HORNER do it.

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
Arthur McGegan
Alterations to apartment
846 North Park Avenue
Winter Park, 1948

Arthur McGegan
Residence
669 Osceola Avenue
Winter Park, 1948

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

Scott C. McGuire
Residence
1131 Via Salerno
Winter Park, 1952

Hugh McKean
Residence
Bonita Drive
Winter Park, 1952, 1961

Hugh McKean
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
1045 Palmer Avenue
Winter Park, 1934
(formerly Plant house)

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

L. W. Menard
Residence
Daytona, 1965

Harry G. Miller
Residence
2174 Glenoce Road
Winter Park, 1930
(later Thomas Penel)

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
616 Palmer Avenue
Winter Park, 1937

Guest cottage, 1946

Robert C. Munby
Residence
4630 Wayfarer Place
Orlando, 1971

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

W. W. Nelson
Residence
803 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
[1350 College Point?]
Winter Park, 1953

George L. Noyes
Residence
627 Interlachen Avenue

George L. Noyes
Residence
627 Interlachen Avenue

Woodbury T. Morris
Alterations and remodeling
**774 Maryland Ave**<br><br>ID: 07-22-30-8760-00-230<br><br>Name(s):<br>Williams David H<br>Williams Matina<br><br>Property Name<br>N/A: Click information icon to contribute.<br><br>Mailing Address On File<br>774 Maryland Ave<br>Winter Park, FL 32789-5042<br><br>Incorrect Mailing Address?<br><br>**Physical Street Address:**<br>774 Maryland Ave<br><br>**Postal City and Zipcode:**<br>Winter Park, FL 32789<br><br>**Property Use:**<br>0800 - Multi-Family<br><br>**Municipality:**<br>Winter Park<br><br>**Values, Exemptions and Taxes**<br><br>**Property Features**<br><br>**Sales Analysis**<br><br>**Location Info**<br><br>**Market Stats**<br><br>View Plat<br><br>**Property Description**<br>TROTTERS REPLAT §/58 LOT 23<br><br>**Total Land Area**<br>6,356 sqft (+/-)<br>0.15 acres (+/-)<br><br>**Land**<br><br>| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
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Page 1 of 1 (1 total records)<br><br>**Buildings**<br><br>**Important Information**<br><br>**Structure**<br><br>**Model Code:**<br>01 - Single Fam Residence<br><br>**Type Code:**<br>0812 - Duplex<br><br>**Building Value:**<br>working...<br><br>**Estimated New Cost:**<br>working...<br><br>**Actual Year Built:**<br>1925<br><br>Gross Area:<br>986 sqft<br><br>Beds:<br>2<br><br>Living Area:<br>602 sqft<br><br>Baths:<br>2.0<br><br>Exterior Wall:<br>Wood Shingle<br><br>Floors:<br>2<br><br>Interior Wall:<br>Plastered<br><br>Page 1 of 1 (1 total records)<br><br>**Extra Features**<br><br>| Description | Date Built | Units | XFOB Value |
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Page 1 of 1 (1 total records)<br><br>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 it 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 require 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

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