



# MIND YOUR MANOR

ORWIN MANOR WESTMINSTER ASSOCIATION – Serving Orwin Manor Westminster since 1983

No. 3 Summer 2024

## PRESIDENT'S REPORT

### HOW COOL ARE WINTER PARK HISTORIC DISTRICTS IF YOU ARE IN ONE?

By President Stephen Pategas

#### Block by Block in our Centennial Year

The Orwin Manor Westminster Association has noticed an uptick in the number of demolitions in our neighborhood and the loss of its diverse architectural character, scale, and charm. We expect the trend to intensify until our neighborhood looks like every other one. It is starting the process to see if there is enough interest to create an historic district for the Winter Park portion or portions of our neighborhood. Currently, of the many historic structures 28 are on the Winter Park Historic Register. Process summary:

1. Petition submitted from 20 percent of the proposed district Winter Park property owners
2. City determines criteria are met and prepares a historic designation report
3. The city shall then mail the report and other necessary information to each property owner of record
4. After informational meetings with the neighborhood, the city will mail a historic designation report to every property owner of record
5. Property owners of record will be polled, with each property representing one vote
6. Upon receipt of a favorable vote representing the ownership of two-thirds of the properties within the nominated district, a historic designation report shall be forwarded to the Historic Preservation Board (HPB)
7. If, after a public hearing, the HPB finds that the proposed district meets the criteria it shall transmit such findings to the city commission which makes the final determination

#### More about an historic district:

1. What if I want to express my emotions with a funky house color?
- No problem! Be creative! House colors are not regulated by

being in a historic district. Just remember black gets pretty hot in our summer sun.

2. The windows are so drafty the love bugs drift in. Can they be replaced?

Absolutely! The new windows need to have the same look or fenestration of the glass but all the major window manufacturers have models with new materials, that have improved energy efficiency, improved noise protection, and great warranties that will look just like the old windows.

3. Our bedrooms are filled with our kids and a baby is on the way. Can we add a bedroom or four and a meditation room?

Yes, as long as the style is sympathetic to the original style of the house. In fact, the Historic District allows for the granting of setback and other variances as an incentive for preservation.

4. I am a compulsive garage sale shopper with a large SUV. Can my house get taller wider and deeper?

Use the Land Development Code as the jumping off point to see how much you might be able to add to your house, and then plan your addition so that the historic character is preserved and if you need a variance the historic district status can help.

5. We are tired of cleaning our house and our vacuum cleaner is worn out. Can we rip the house down? *can't pg 4*

#### 100 REASONS FOR LIVING IN ORWIN MANOR

Share your thoughts about why it's great to live in Orwin Manor we will post them on Facebook. Email them to at <https://orwinmanor.org/contact>.

We are proud to have Commerce Bank & Trust, Home Boys of Keller Williams Realty, Demetree Global, and AdventHealth Partnership as our OMWA Neighborhood Sponsors for a year.

## Mind Your Manor

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## Board Members 2024

- President/Historian Stephen Pategas, 407.622.4886
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- Secretary Penny Potter, 407.645.1892
- Treasurer John Courson, 352.222.8157
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- Frank Malatesta, 407.883.3448
- Mark Snedeker, 919.971.1017
- Leslie Williams, 407.234.4484,
- OPEN

### Mind Your Manor Advertising Rates

- \$100 (\$180 yearly) horiz or vert 3.67" x 4.75" or a pre-printed flyer we insert into the 350 hand-delivered newsletters
- \$50 (\$90 yearly) horizontal or vertical business card size (3.5" x 2")
- \$25 for a classified text ad (approx. 30 words) OR one free 50 word ad per member, your phone number or email required.

### Newsletter Item/Ad Deadlines

Mind Your Manor Number I Winter  
Deadline – February 1

Mind Your Manor Number II Spring  
Deadline – May 1

Mind Your Manor Number III Summer  
Deadline – August 1

Mind Your Manor Number IV Autumn  
Deadline – November 1

Visit [orwinmanor.org](http://orwinmanor.org) for neighborhood  
and event sponsorship opportunities and  
the advertising form.

Editor reserves the right to edit.

# AROUND THE CORNER

## AROUND THE CORNER

by neighbors & board members

• We wish to recognize longtime residents of OMW at our Centennial Celebration. If you have lived here for ten years or more, please let us know your name and what year you moved here or if you are a repeat resident the cumulative number of years.

• The FDOT Orange Avenue Lane Reduction project initiated by the OMWA board following an accident with fatalities is finally underway. The project includes the addition of a left turn lane at 17/92 and a crosswalk with rapid flashing beacons at The Park at Orwin Manor. Most curbs will not be disturbed outside of the turn lane addition area. A future roundabout at Clay and Wilkinson has not been funded yet.

• **New fiber optic for truly high-speed wireless!** Q.com/AT&T/Cingular (same company) is now installed underground throughout much of Orwin Manor Westminster. Visit [www.Q.com](http://www.Q.com) to confirm service is available. If repairs to the landscape (including excess soil) following the infrastructure installation are still needed, contact Dennis at 407.879.1174 or Jen at 321.544.3998/ [jenlewer@rowcoordinator.com](mailto:jenlewer@rowcoordinator.com).

• **Greetings, mortal!** Do you dare to love Halloween?

The most spine-chilling event in our neighborhood is the Orwin Manor Annual Witches Walk! However, after being founded by Suzan Goldin and many years of Penny Potter being the creative leader, she has made the difficult decision to pass the broomstick onto a new person. John Courson has agreed to take on the terrifying task of conjuring up a new vision for this hair-raising event. Will you step forward and embrace the darkness with John? Please reach out to John at 352.222.8157 if you are interested in this spooky challenge.

• **Request a free street tree from Orlando.** The City of Orlando plants trees for homeowners along their streets for free. Trees cool our neighborhoods and reduce utility costs, flooding and heat-related illnesses. Please note: You can submit a request for a tree from June 1 to August 31 each year. If your request is approved, they will plant your tree in the following winter. Click this link to get started <https://www.orlando.gov/Parks-the-Environment/Trees/Request-a-Free-Street-Tree>.

• The Orange County Landfill offers tours to residents of Florida! Join them on Tuesdays, Wednesdays, or Fridays between 10 a.m. and 3 p.m. for an insightful tour of the facilities. To schedule your tour, email [Solid.Waste@ocfl.net](mailto:Solid.Waste@ocfl.net). Don't miss this opportunity to learn more about solid waste and environmental sustainability at the Orange County Landfill.

## Kudos

• Ginny Anderson has delivered MYM newsletters for years and is now our MYM Delivery Coordinator. Once again, our thanks to Mary Soule, Jean Siegfried, and Rosie Johnson who preceded Ginny with this critical volunteer position

• Winter Park's Park and Recreation department is installing a new message board in The Park at Orwin Manor. It replaces one donated by former board member Alan Hatchitt



## ABOUT OMWA

The Orwin Manor Westminster Association (OMWA) founded in 1983, offers the best of two worlds – a neighborhood association with voluntary membership but without the rules, regulations, or assessments of a homeowners' association. If our neighborhood was within an HOA, every household would be assessed mandatory fees. Many volunteers contribute their time and energy to improve our neighborhood. OMWA advocates with municipalities and is responsible for launching The Park at Orwin Manor, creating the bronze identity signs, hosting events, and researching our history.

- Welcome to Our New Neighbors – please say hello when you meet them and let us know about them so we can send them a welcome letter
- Welcome to Gail Coleman at 1316 Canterbury Rd.
- Welcome to Becky Nickol at 1651 Westchester Ave. who has already become a member
- Welcome to Suzanne and Eric Shwedo at 1400 Canterbury Rd.
- Thank you to Tanya Glatt and Bryan Stephens, the owners of 1412 Canterbury Rd., who are in the process of renovating the 100 +year old house. It was put on the Winter Park Historic Register in 2001 by the previous owner, Mary Reeves and her granddaughter Laine Richardson. It was the first historic registered house in our neighborhood.
- The Orlando Museum of Art and Dubsdread are both celebrating their centennial this year! 1924 was a happening year.

## OMWA Events Calendar

- Oktoberfest – Sunday, Oct. 13th, 4:30pm onward
- Great Pumpkin Judging – Thursday, Oct. 17, after 6
- Witches Walk – Thursday, Oct. 31, 6:30-8 pm
- Centennial Celebration -Saturday, Nov. 16, 12-4pm at The Park at Orwin Manor
- Orwin Manor Aglow – Monday, Dec., after 6, (Most Traditional, Most Creative, Most Lights)
- Holiday Gathering – Tuesday, Dec. 10, 5:30 onward (hosted by Susan Ellis)
- Luminaries – Sunday, Dec. 24 (rain date 25), 6 p.m.
- Annual Meeting 2025– Tuesday, Jan. 14, 2025, 7-9 pm at Commerce Bank & Trust

### OMWA BOARD MEETING DATES

Third Tuesday or as noted 7:30-9pm

- August 20
- October 15
- December 10 (2nd Tuesday)

*Please join us! Contact us at <https://orwinmanor.org/contact/> to place an item on the agenda and for the locations.*

## NEIGHBORHOOD GATHERINGS

Join us at the historic clubhouse at Dubsdread Golf Course, 549 West Par Street, Orlando every second Wednesday of the month at 5:30 p.m. We reserve the long high top table adjacent to the bar in the Taproom.

### Upcoming Dates:

- Wednesday, September 11, 5:30 pm
- Wednesday, October 9, 5:30 pm
- Wednesday, November 13, 5:30 pm
- Wednesday, December 11, 5:30 pm

## OMWA CENTENNIAL UPDATE

The Centennial Celebration is Saturday, Nov. 16, 12-4 at The Park at Orwin Manor. So far, we are planning live music, food trucks, recognition of longtime residents, and historical displays. Other thoughts?

- We wish to recognize longtime residents of OMW at our Centennial Celebration. If you have lived here for 10 years or more, please let us know your name and what year you moved here or if you are a repeat resident the cumulative number of years.

- Join the Centennial Celebration Committee by contacting Stephen Pategas at <https://orwinmanor.org/contact>.

- Have you seen our arches? The City of Winter Park has been formally notified we are interested in having the demolished gateway arches rebuilt along Orange Ave. south of Orlando Ave. Join our Rebuild the Orwin Manor Arches committee by emailing Stephen Pategas at <https://orwinmanor.org/contact/>.

## CENTENNIAL SPONSORSHIP LEVELS & BENEFITS

- **Level 1:** Knight - \$75 w/ recognition (MYM, Facebook, and message board recognition)
- **Level 2:** Noble - \$250 w/ above + web ad, t-shirt, recognition at our events
- **Level 3:** Crown - \$500 w/ above + 1/4-page MYM ad
- **Level 4:** Royal - \$750 w/ above + booth space at the Centennial Celebration on Nov. 16, 2024 12-4 at The Park at Orwin Manor

**OR** create your own level and donate any amount.

Funds are needed for: the Centennial Celebration, rebuilding the missing gateway arches, event signs, and T-shirts.

Donations may be sent as checks to Orwin Manor Westminster Association at P.O. Box 2367, Winter Park, FL 32790-2367 or visit [www.orwinmanor.org/membership](http://www.orwinmanor.org/membership) and use PayPal, a debit card, or credit card. Please explain your donation.

### Donors to Date – THANK YOU!

- Crown \$500: Hortus Oasis Landscape Design – Stephen & Kristin Pategas
- Noble \$250: Bette-Jo Foster, Bre-Elle and Tristan Ishtar, Greg Hartung and Leslie Williams, Alexis and Zach Heller Knight: Penny Potter
- Knight \$75: Meg Barclay & John Scholz, Laura & Jason Alphonso, Molly, Manny & Penelope Keese, Ann & Bill Legg, Mary & Jim Piercey, Scott & Posey Bowers, Peggy Williams, Tom & Cindy Helton
- Other: Nancy Martin, Julie Sullivan

## PRESIDENT'S REPORT

CON'T FROM PAGE 1

How about a house cleaning service? Demolition in a historic district must be approved by the HPB and generally historic houses cannot be destroyed unless it is in an irreparable condition. It is after-all a historic "preservation" district. One man's tear-down may be another man's historic rehab opportunity. If it's a non-historic home, or if everyone agrees that it should go, then the house can be torn down if the new home style is sympathetic to the architectural styles in the district.

1. I hate to see neighborhoods turning into a collection of houses without personality or big white boxes. I moved here because the homes were a neat mix of architectural styles. Would that happen in a district?

Good news! New construction and infill are required to have architecture that is sympathetic to the neighborhood so you will still recognize the neighborhood over time.

2. Is the Historic Preservation Board going to tell me how to decorate or remodel my house? The HPB only reviews exterior changes, not interior remodeling. No one is going to pick your new bathroom tile or tell you which way to hang the TP. Be aware though of the value of some vintage interior features such as original wood floors, fixtures and built-ins.

3. So why would I want to have an additional layer of bureaucracy for changes to my house and neighborhood? The reason so many people around the country choose to live in a historic district isn't because they like "being told what to do" – it's because they don't want a neighbor doing something nutty with their historic home in your neighborhood. A historic district helps preserve the qualities that attracted you to Orwin Manor in the first place.

4. So, what is getting into a district going to cost me? Nothing. There are no fees for district designation. It's the best bargain in Winter Park.

5. Any incentives besides a stable neighborhood? Historic properties in single-family zoning districts are allowed to add or rehabilitate accessory dwelling units; "planning speak" for garage apartments and granny flats. Some restrictions apply but it could be a rental income opportunity or provide for a cozy haven for Grandma and Grandpa. Recently, the city has placed in their budget matching grant money for specific home improvements including replacement windows, roof replacement, and more. Many Orwin Manorites in their Historic Register homes have received these grants.

6. What else? Many of the houses in Orwin Manor and throughout Winter Park do not meet the current Land Development Codes, so even sensible additions might need a variance. The HPB can grant the variance as part of the "one stop shopping" design review for additions at no cost. There is no need to go to the Board of Adjustment.

7. If Orwin Manor becomes a Historic District, would I have to restore my house? No. Becoming a historic district does not require an owner to restore or make changes to their property.

8. Does Winter Park have any designated historic districts and what other cities around here have districts? The College Quarter neighborhood in Winter Park completed the historic district process in 2003 and East Virginia Heights in 2010. Over 90 other cities and county in Florida have historic preservation ordinances. Orlando has six designated historic districts and nearby Sanford, Mt. Dora, Windermere, Eatonville, and Eustis have districts too.

9. I need some bedside reading. Where can I read the City of Winter Park Land Development Code and the Historic Preservation Ordinance? All the codes for the city can be viewed online by searching for Municode Winter Park FL. The Land Development Code (zoning and so on) is Chapter 58 and the Historic Preservation ordinance is Chapter 58, Article VIII. Division 3 is Designation of Historic Landmarks, Resources, or Districts. The city website has additional information: <https://cityofwinterpark.org/departments/planning-zoning/historic-preservation/>.

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## NEIGHBORHOOD BITS

• Learn more about our history. The Unquenchable Florida Land Boom, Walter W. Rose, and Orwin Manor by our historian Stephen Pategas lives on! The Winter Park Library recorded the Casa Feliz presentation and it can be found at <https://www.youtube.com/watch?v=nUS0v4qmd70>

• Prepare for hurricane season by visiting <https://www.floridadisaster.org/planprepare/>.

• Stuffed Trash Containers? The two trash containers on Orange Avenue near Orlando Ave. at the Lynx stops are often overflowing when their contractor ignores them. Please tip off Lynx at 407.841.5969 and use 1441 Orange Ave., WP for the location.



### Election Sign Etiquette

In Winter Park and Orlando, the street

ROW's (the area between the curb and the sidewalk which are to be maintained by the adjacent landowner) are off limits to any signs including elections, advertising, and snipe/yard signs. In Winter Park, open house signs are allowed with restrictions on their use.

### OMWA E-News Update

The E-News moved to a MailChimp platform which will provide more flexibility. The E-News will be reinstated and will be sent usually no more than once a month. We promise you will not want to opt out. So far, we reach about one-third of our neighbors. What are two-thirds of you missing? Sign up at <https://orwinmanor.org/omw>.

### PLEASE JOIN OUR VOLUNTEER BOARD!

Meet neighbors, make friends, and support the neighborhood you love. Requirements: be a member of our association; attend a minimum number of the six board meetings (three in person/ one by phone or electronically) in each year of a two-year term, serve on a committee, and help at event(s). Please contact Elizabeth Bell at 941.228.2355 or at <https://orwinmanor.org/contact/>.



## 100 Years Ago in 1924...

- On November 24, Walter W. Rose plats the Orwin Manor Westminster Section, followed by the Stratford Section in 1925. Roses's company Central Florida Development, Co. purchased the land for \$1,300 per acre.
- This is the last year Ellis Island in New York Harbor serves as the principal point of entry for immigrants arriving in the United States (it opened in 1892). It continued in use for detention and deportation until its closing in 1954. All in all, over 12 million immigrants passed through its halls.
- On March 1, Walt Disney releases his first Alice Comedies short film – "Alice's Day at Sea"
- The first fully dedicated shuffleboard court opens in St. Petersburg, FL soon followed by courts in Miami, Tampa, Fort Lauderdale, Davenport, and Orlando
- Enough lumber arrives in Florida to encircle the equator with an eight-foot-wide boardwalk
- In Tampa, D. P. Davis starts selling lots at an average cost of \$5,610 on his two Davis Islands and the first offering of 300 lots with many still under water sell out in three hours
- Carl Taylor patents an ice cream cone rolling machine
- On June 2, Congress passes, and President Calvin Coolidge signs, a measure guaranteeing full American citizenship for all Native Americans born within U.S. territorial limits
- Actress Judy Garland makes her show business debut at two and one-half years old
- U.S. bootleggers begin to use Thompson submachine guns
- Paris had last hosted the summer Olympics

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# NEIGHBORHOOD PRO –

By Master Gardener and Board Member Penny Potter

This is the season for out of control weed growth - stay on top of those weeds before they get away from you completely, and head for your neighbors' yards! Your neighbors will thank you.

You might have recently seen a ground cover with small yellow flowers and wondered what it is. It's been around for a while, but it seems to have gained popularity lately as one of the latest in turf grass alternatives. It is the perennial peanut (*Arachis glabrata*) with roots called rhizomes, and yes, it is a member of the edible peanut family. It stays low, flowers summer into the fall, is resistant to pests including nematodes in the soil that attack plant roots, and does not need any fertilizer with nitrogen. It does benefit from two to

three yearly applications of potassium and magnesium.

Once it is established, it is very low water use and takes some foot traffic. In colder climates, it is deciduous, but will stay green all year as long as there is no freeze. It does best in full sun, but will take some shade. It usually doesn't need mowing, but occasional mowings may promote more flowering. It can even be interplanted in a turf grass lawn which would then need mowing. Suggested cultivars are Ecoturf and Arblick.

For more info on this great plant, and more gardening information, call the Orange County Master Gardener Plant Clinic, 407.254.9200 or go to [www.gardeningsolutions.ifas.ufl.edu](http://www.gardeningsolutions.ifas.ufl.edu) and [www.solutionsforyourlife.com](http://www.solutionsforyourlife.com).

## COMMUNITY CALENDAR

- Fix it! Don't Pitch it! 9/7; 9-noon; WP Event Center on Morse Blvd. For more information or to volunteer to fix items, please contact [sustainability@cityofwinterpark.org](mailto:sustainability@cityofwinterpark.org), 407-599-3450, or [cityofwinterpark.org/fixitdontpitchit](http://cityofwinterpark.org/fixitdontpitchit).
- Winter Park Sustainability Fair and EV Car Show 9/21; 9 – noon; West Meadow
- Go fishing at Get Hooked 10/5; 7:30 am; MLK Jr. Park in Winter Park – bring the family and catch fish!
- Winter Park Hazardous & eWaste in November at 2525 Cady Way. Visit [cityofwinterpark.org/fixitdontpitchit](http://cityofwinterpark.org/fixitdontpitchit)
- Orlando Museum of Art Festival of Trees - November 16-24. Special events include the Opening Night Party, Breakfast with Santa, and a children's Reindeer Romp party. <https://councilof101.org/pages/festival-of-trees-orlando>

- Dubsdread Golf Course Centennial Celebration: A Century on the Green - Sept. 12; 5:30-8:30 pm: The City of Orlando invites you to join the commemoration and celebration of the 100<sup>th</sup> anniversary of Dubsdread Golf Course. For a century, Dubsdread has been a beloved community gem, and they are throwing a centennial celebration you won't want to miss. Join them as they look back over the decades of Dubsdread's rich legacy and get a glimpse into the course's future, with a sneak peek at exciting projects that will ensure Dubsdread continues to be a beloved community course and venue. Purchase tickets today to celebrate with food, drinks, music, games and prizes, to benefit youth golf and help raise the next generation of golfers. <https://www.eventbrite.com/e/dubsdread-100th-anniversary-celebration-tickets>

### CLASSIFIED Ad

Is your tree producing more lemons or limes than you need? We are looking for fresh fruit. Please contact Stephen and Kristin at 407.579.9352.



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### NOT GETTING THE OMWA E-NEWS?

Visit  
<https://orwinmanor.org/omwn/>

## Orwin Manor Membership 2024

It's EASY to become a 2024 Orwin Manor Westminster Association Member



Thanks to all our existing and new members for supporting our neighborhood events and newsletter! OMWA dues fund our events, this newsletter, our P.O. box, and so much more. Our dues are only \$35 per year.

If you would like to join, simply scan the QR code below or mail a check to:  
Orwin Manor Westminster Association, PO Box 2367, Winter Park, FL 32790-2367  
Or pay online at [www.orwinmanor.org](http://www.orwinmanor.org), under resources tab select membership.  
Contact us at <https://orwinmanor.org/contact> with any questions.

**79 PAID as of AUGUST 2024**

*If your name is missing, please contact John Courson at <https://orwinmanor.org/contact/>.*

Please refer to delivered  
copy for list.

  
  
*Scan. Pay. Go.*

**IT'S EASY TO BECOME AN OMWA MEMBER**


1. SCAN THIS CODE
2. MAKE \$35 PAYMENT AND CONSIDER MAKING A DONATION
3. PLEASE NOTE WHAT PAYMENT IS FOR

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sound of trickling water vine  
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STEPHEN G. PATEGAS, ASLA  
 Landscape Architect – FL REG #1090  
 KRISTIN G. PATEGAS, APLD, FCLD  
 Landscape Designer

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Centennial Sponsor - Crown



## DEMETREE GLOBAL

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## CONGRATULATIONS!

(VISIT [HTTPS://ORWINMANOR.ORG/PROGRAMS/](https://orwinmanor.org/programs/))



ALEX & DEANNA TIEDTKE, 1415  
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We are proud to have Commerce Bank & Trust, Home Boys of Keller Williams Realty, Demetree Global, and AdventHealth Partnership as our OMWA Neighborhood Sponsors for a year.