



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

Staff Report  
February 10, 2016

HDA 16-003 Request by Constance C. Canright to designate her property at 1574 Sunset Drive, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A. Parcel ID #32-21-30-4536-02-242.

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**Background.** 1574 Sunset Drive has been the home of Ms. Constance Canright since 1951. It was during the Florida Land Boom in the Lake Knowles subdivision. But for the generous quantity of windows and porches, the charming shingled cottage could have been transplanted from New England.

**Description.** The property is located at the intersection of Sunset Drive and Chestnut Avenue in the Florida Land Boom subdivision of Lake Knowles Terrace which was platted in 1925. *The Chronological History of Winter Park* notes that the 65 lots in the second section of Lake Knowles Terrace were sold the first day. The brick streets of Sunset and Chestnut and curving intersection feature a small park space.

Built about 1927, 1574 Sunset Drive is a wood frame, two story residence. The plan is irregular and the roofline is cross-gabled and low pitched. The roof has composition shingles. The roof-wall junction is slightly boxed with a simple Colonial Revival cornice treatment. The exterior walls are clad in wood shingles and have wide corner boards. Fenestration consists of wood sash windows singly and in pairs with six-over-six and four-over-four glazing patterns. The primary front-gabled façade faces Sunset Drive. This façade features two pairs of six-over-six sash windows in the first and second floors and a louvered attic vent in the gable peak. Louvered attic vents in this same style are repeated in each elevation's gable end. A short side-gabled wing projects from the north side. The entry door is located under a simple flat roofed portico with a square column on this wing. A single six-over six sash window is located on the second floor over the entry. This wing has a screened porch on the side elevation with a second floor open porch surrounded by a simple wood railing.

Another narrow wing extends off the rear elevation. This wing includes a single car garage with wood carriage type doors and a shed roofed rear entrance porch. A single width carport of more modern origin extends from the garage. A single width driveway connects the garage and carport to Chestnut Avenue. This wing features four-over four-sash windows. Although

well integrated in style and materials, this wing may have been built after the main body of the house.

The southeast side elevation is set near the side lot line. It has a distinctive second floor balcony under a shed roof. The balcony has square wood columns and wood railings. The substantial wood balusters are curved in a graceful shape staff has not seen elsewhere. The property is in good condition.

**Architecture.** The simplicity of details classify the architecture as Frame Vernacular. This has been the predominant type of wood frame architecture from Florida's Territorial Period to the present. Vernacular building traditions result from the builder's experience, available resources and responses to the local environment. After 1910 platform framing was introduced. With this method, each floor was constructed separately and was both simpler and more rigid than the balloon framing system it replaced.

Horizontal wood siding was the most typical common with shingles and board and batten less common. Windows are double sash and the size of the panes generally increased over the years. Details were simple and would have included jig-sawn woodwork on porches and eaves, depending on the builder's skills.

Winter Park builders had access to locally milled lumber including old growth cypress and pine. The railroad also supplied building materials. Land Boom era contractors had access to architectural pattern books so builders had both inspiration and materials to add stylish details to simple buildings such as the paired six-over-six windows and well-crafted cornices.

**Significance.** 1574 Sunset Drive is significant for its association with the Florida Land Boom period of development in Winter Park. It is an uncommon example of a shingled cottage with Colonial Revival influences in Winter Park.

**STAFF RECOMMENDATION:**

Recommend approval for listing as a historic resource on the Winter Park Register of Historic Places. Staff also recommends that the house be recorded as the Constance Canright House in recognition of the owner of 65 years.



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

City of Winter Park Historic Designation Application

1. 1574 sunset DR., Winter Park, FL  
 Building address  
Constance Carright 1574 sunset DR. (407)647-5932  
 Owner's name(s) Address Telephone

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

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

Constance C Carright 1-1-16  
 Owner's Signature Date

Historic Preservation Board Office Use

Criteria for Designation

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- B. Association with the lives of a person or persons significant in our past; or that
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or are likely to yield information important in prehistory or history.

PARCEL # 32-21-30-4536-02-242 C. 1927  
 Legal description Year built

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

Date received: 1-11-16 HPC Meeting: 2-10-16

Case File No.: HDA 16-003. Florida Master Site File No.: OR-

Local Historic Landmark

Local Historic Resource

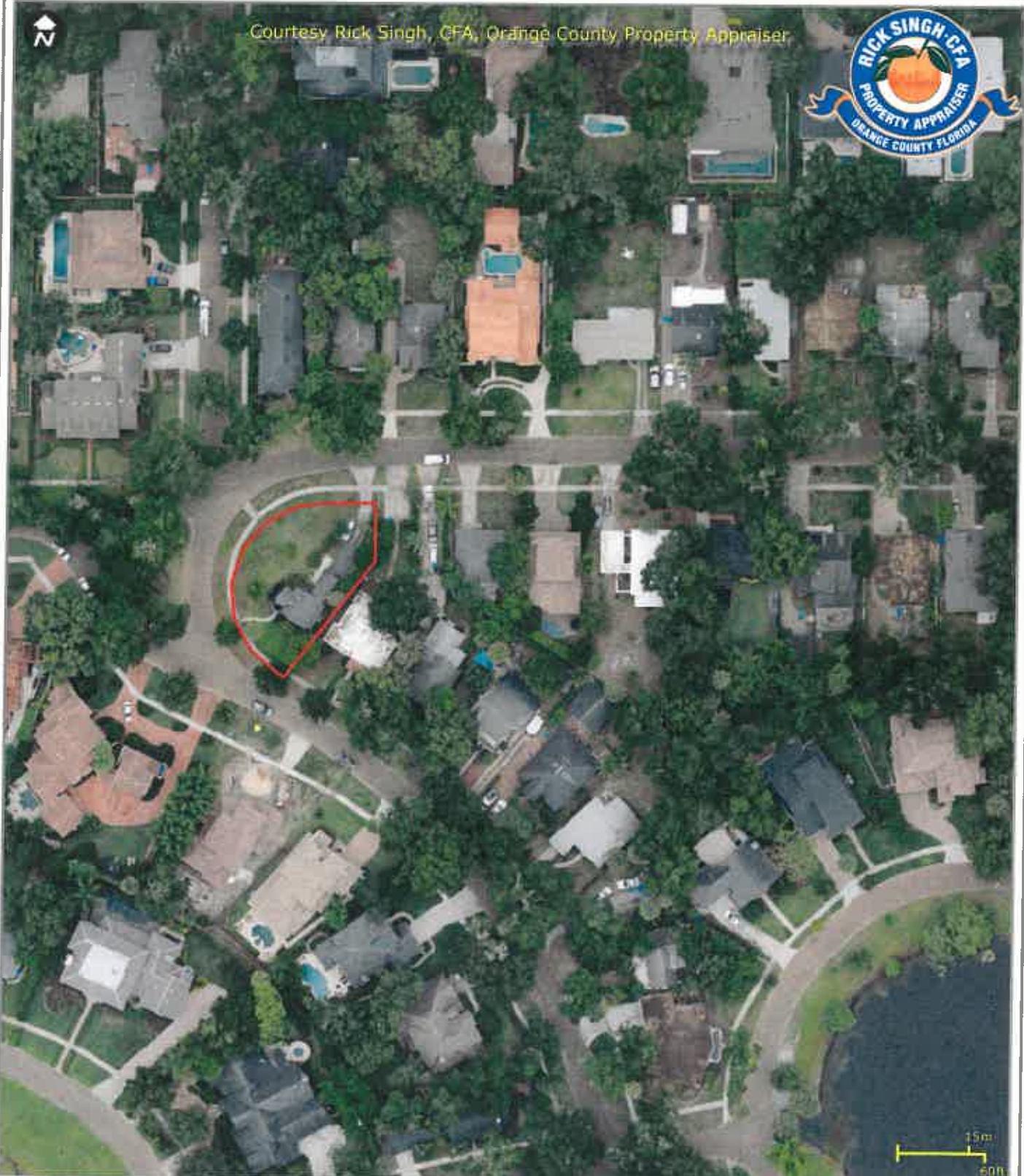




**OCPA Web Map**

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 1/11/2016

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



FRONT ELEVATION



SOUTHWEST SIDE ELEVATION





SOUTHEAST SIDE ELEVATION



NORTHEAST SIDE & REAR ELEVATION

# Property Record - 32-21- 30-4536-02-242

Orange County Property Appraiser •  
<http://www.ocpafl.org>

## Property Summary

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**Property Name**

1574 Sunset Dr

**Names**

Canright Constance C Tr

**Municipality**

WP - Winter Park

**Property Use**

0100 - Single Family

**Mailing Address**
1574 Sunset Dr  
Winter Park, FL 32789-2032
**Physical Address**
1574 Sunset Dr  
Winter Park, FL 32789

QR Code For Mobile Phone



302132453602242 02/20/2006



## Property Features

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**Property Description**

LAKE KNOWLES TERRACE K/4 BEG NE COR LOT 24 RUN S 42.2 FT SWLY TO PT 65.4 FT WLY OF SE COR LOT 25 NOLY ALONG W LINES LOTS 25 & 24 TO BEG BLK 2

**Total Land Area**

8,509 sqft (+/-)

0.20 acres (+/-)

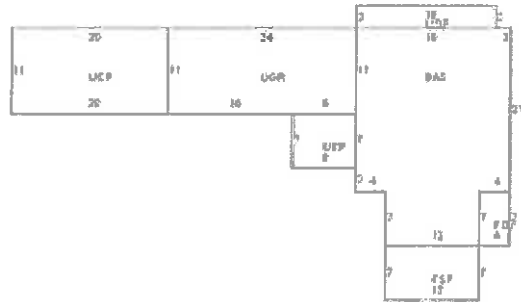
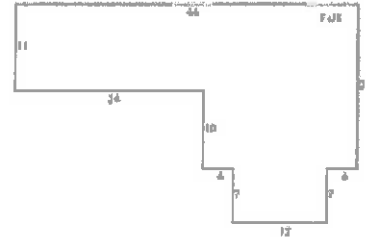
GIS Calculated

**Land (includes working values)**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	\$213,000.00	\$213,000		\$0.00	\$213,000

**Buildings (includes working values)**

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0102 - Single Fam Class II	BAS - Base Area	504	\$29,766
Building Value	\$32,773	FOP - F/Opn Prch	28	\$413
Estimated New Cost	\$81,443	FSP - F/Scr Prch	84	\$1,713
Actual Year Built	1927	FUS - F/Up Story	768	\$38,566
Beds	3	UCP - Unf Carprt	220	\$2,599
Baths	1.0	UEP - Unf E Prch	56	\$1,654
Floors	2	UGR - Unf Garage	264	\$6,260
Gross Area	1978 sqft	UOP - Unf O Prch	54	\$472
Living Area	1272 sqft			
Exterior Wall	Wood.Shing			
Interior Wall	Plastered			



**Extra Features (includes working values)**

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Average Fireplace	01/01/1927	1 Unit(s)	\$2,500.00	\$2,500

# Parcel Photos - 1574 Sunset Dr



**302132453602242 02/20/2006**

on a private examination taken and made before me, separate and apart from her said husband, did further acknowledge that she executed the said lease freely and voluntarily and without compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal at Orlando in said County and State, the day and year aforesaid,

(Notarial Seal)

Edith F. Dickson  
Notary Public State of Florida at Large  
My commission expires March 10, 1927

Filed in office and recorded this 6th day of February A. D. 1925 at 8:40 P. M.

BY

*B. M. Dickinson*  
*F. M. Bennett*

CLERK

D. C. E.

THIS INDENTURE, Made this 8th day of January A. D. 1925, between Samuel S. Thorpe and Margaret A. Thorpe, his wife, of the County of Hennepin and State of Minnesota, parties of the first part, and AMERICAN BANK AND TRUST COMPANY, AS TRUSTEE, (a banking corporation of the City of St. Petersburg, State of Florida), party of the second part;

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and its successors and assigns forever, all those certain parcels of land lying and being in the County of Orange and State of Florida, more particularly described as follows:

All of Blocks One (1) Two (2) Three (3) Four (4) Five (5) Six (6) Seven (7) and Eight (8) Lake Knowles Terrace, and addition to the Town of Winter Park, according to the plat thereof on file and of record in Plat Book K, on page 4 of the Public Records of Orange County.

Subject to a mortgage for twenty five Thousand Dollars (\$25,000.00) dated the 20th day of August A. D. 1924, and recorded in Book 82 on page 360 of the Public Records of said Orange County.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances, except as above stated, and that they have good right and lawful authority to sell the same, and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

Signed, sealed and delivered in our presence:

Pauline Josewich

Samuel S. Thorpe

(SEAL)

H. E. Shuler

Margaret A. Thorpe

(SEAL)

STATE OF MINNESOTA

COUNTY OF HENNEPIN

SS

I HEREBY CERTIFY, that on this 8th day of January A. D. 1925, before me personally appeared Samuel S. Thorpe and Margaret A. Thorpe, his wife, to me known to be the persons described in and who executed the foregoing conveyance to AMERICAN BANK AND Trust Company, as Trustee and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein mentioned; and the said Margaret A. Thorpe, the wife of the said Samuel S. Thorpe, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Minneapolis, in the County of Hennepin and State of Minnesota, the day and year last aforesaid.

H. Mynderse  
H. Mynderse  
Notary Public, Hennepin County, Minn  
My commission expires April 23rd, 1930

(Notarial Seal)

Filed in office and recorded this 12th day of February A. D. 1925 at 12:55 P. M.

BY *B.M. Reinison* CLERK  
*J. M. Bennett* D. C. E.

THIS INDENTURE, made this 12th day of February A. D. 1925 BETWEEN Elizabeth S. Rice (Widow) of the County of Orange in the State of Florida party of the first part, and Southern Bell Telephone and Telegraph Company of the County of Orange in the State of Florida parties of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten dollars and other valuable considerations to her in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, to-wit:

Beginning at the Northeast corner of Main Street and Summerlin Place, and running North along Main Street 104.35 feet, East 89.36 feet South 104.35 feet to the North line of Summerlin Place West 89.36 feet to the place of beginning, being part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  Section 26, Township 22 South Range 29 East.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us:

Florence S. Mattingly

Elizabeth S. Rice

(SEAL)

J. Lee Greene

(\$23.00 I.R.S.)

STATE OF FLORIDA

COUNTY OF ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Elizabeth S. Rice to me well known and known to me

WARRANTY DEED FROM TRUST COMPANY  
Prepared by J. U. Bethell, Associate Counsel, St. Petersburg, Florida

This Indenture, Made this 2nd day of May A. D. 1926  
between the AMERICAN BANK AND TRUST COMPANY, as Trustee, a corporation existing under the laws of the  
State of Florida, party of the first part, and Mrs. Marie Tye  
of the County of \_\_\_\_\_ and State  
of \_\_\_\_\_ part 3 of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of \_\_\_\_\_  
Ten dollars and other good valuable considerations Dollars,  
in hand paid by the said part 3 of the second part, the receipt whereof is hereby acknowledged, hath sold, remised, re-  
leased and conveyed, and by these presents doth sell, remise, release and convey unto the said part 3 of the second part,  
and her heirs and assigns forever; all the following described lot, place or parcel of land,  
situate, lying and being in the County of Orange State of Florida to wit:

Let twenty-four (24) in block two (2) of Lake Knowles Second Addition according to  
the map or plat on file and of record in the Public Records of Orange County, Florida in  
Plat Book "X" on page 78.

Under and subject, nevertheless, to the following conditions and restrictions, the acceptance of which form a part of the  
usable considerations for this conveyance, to wit:

- FIRST: That all lots in said section are hereby designated as residence lots, and that no building shall be erected upon the above described premises, which shall cost less than Four Thousand (\$4,000.00) Dollars, if erected on any lot facing the following streets, avenues, boulevards or drives, namely: Temple Drive; nor less than Three Thousand Five Hundred (\$3,500.00) Dollars if erected on any lot facing Hibiscus Avenue and Magnolia Avenue; nor less than Three Thousand (\$3,000.00) Dollars if erected on any lot facing Orange Avenue and Palm Avenue; such cost to be for labor, material, architect's and engineer's fees only. Except that permission is hereby granted to erect on the rear easement line of any lot a two-story garage apartment, of standard construction, having at least eight hundred (800) square feet of floor space and room for two cars on the ground floor and at least three (3) living rooms on the upper floor; but that no temporary garage, garage house, tent or servants' quarters other than specified above, shall ever be erected until after the main building shall have been finished, and then shall be placed only on the rear of the premises. All buildings having wooden exteriors shall be covered by not less than two coats of paint as soon as constructed, or within thirty (30) days thereafter.
- SECOND: That residences on inside lots shall face the front lot line, and on corner lots shall face the same streets as those on the adjoining inside lots.
- THIRD: That no building shall be erected upon any part of the above described premises so that any portion thereof shall be nearer than thirty (30) feet to the front street property line of said premises; nor nearer than ten (10) feet to the side property line where any street constitutes said property line; or nearer than five (5) feet to any other inside property line.
- FOURTH: That there is hereby reserved over, under and across the rear of the above described property, an easement five (5) feet in width, for the purpose of constructing and maintaining sewer mains, water mains, gas mains, and electric light or telephone conduits, and the servants' quarters or garage above referred to shall never be erected or encroach upon any portion of said easement or reservation; the said strip of land, five (5) feet in width upon which the above easement is reserved being shown and marked upon the map or plat of this property and designated as an "easement."
- FIFTH: That septic tanks of general design approved by the Florida State Board of Health, shall be erected, constructed and maintained on such property by the part 3 of the second part, her heirs or assigns, of sufficient capacity to take care of the sewerage and waste of the building or buildings erected thereon.
- SIXTH: That the said part 3 of the second part, her heirs and assigns, are restricted and prohibited for the period of ninety-nine years from the date hereof from selling, conveying, leasing, letting or otherwise granting the said above described property or any interest or use therein or thereof to any person or persons other than Whites or Caucasians.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part 3 of the second part, her heirs and assigns forever, under and subject nevertheless to the payment of any liens for paving in front of said premises now filed or which may be hereafter filed and any public rights in any highways adjacent to said premises and zoning and restrictions by public authorities.

And the said party of the first part, for itself, its successors or assigns, does hereby covenant with the said part 3 of the second part her heirs and assigns, that the said premises are free and clear from all incumbrances created or imposed by the party of the first part; and the party of the first part will and its successors or assigns shall, warrant and defend the same to the said part 3 of the second part and her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the said party of the first part. Especially excepting out of this warranty possible liens for paving and public rights in any highways adjacent to said premises and zoning and restrictions by public authority as aforesaid.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its Vice-President, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

AMERICAN BANK & TRUST COMPANY, AS TRUSTEE.

(Corporate Seal)  
Attest [Signature]  
Secretary

By [Signature]  
Vice President

Signed, sealed and delivered in our presence,  
[Signature]  
[Signature]

THORPE BROS. DEVELOPMENT COMPANY  
OF FLORIDA

By [Signature]  
President





STATE OF Florida

COUNTY OF Pinellas

I HEREBY CERTIFY, That on the 14<sup>th</sup> day of February A. D., 1928

before me personally appeared G. V. Tyler

and G. V. Tyler

respectively Vice-President and Secretary

of the American Bank and Trust Company of St. Petersburg, Florida, to me well known to be the persons described in and who executed the foregoing conveyance to Mrs. Marie Ives

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at St. Petersburg

in the County of Pinellas and State of Florida

the day and year last aforesaid.

*W. B. ...*

Notary Public, State of Florida, at Large.

My Commission expires Aug 20 - 1929



MAY 9 1928  
20  
204321  
150

### Warranty Deed

FROM AMERICAN BANK AND TRUST COMPANY OF ST. PETERSBURG, FLORIDA

TO Mrs. Marie Ives

147 1/2 W. Palm St. St. Petersburg, Fla.

Date May 2nd, 1928

ABSTRACT OF DESCRIPTION

Lot 24, block 2 of Ives Knowles Terrace, Second Addition according to the Public Records of Orange County, Florida.

STATE OF FLORIDA

COUNTY OF Orange

On this 31<sup>st</sup> day of May A. D., 1928, at 2<sup>30</sup> o'clock P. M. this instrument was filed for record and being duly acknowledged and proven, I have recorded the same on page 226-227 of Book Deed 371 in the public records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the 1<sup>st</sup> Judicial Circuit of said State, in and for said County.

*W. M. ...* Clerk

D. C.  
Law Offices of J. U. Babbell, St. Petersburg, Florida





**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
February 10, 2016**

**COR 16-001** Request by Daniel A. and Mary Grace Gordon for a Certificate of Review for: 1) An exception to allow a four foot black aluminum fence directly on the front and west side property lines in lieu of the allowed three foot height, 2) Appeal of administrative denial of a front deck with a variance requested to allow the deck to encroach more than fifty percent into the required setback, and 3) Three foot black aluminum railings to enclose the existing front porches and proposed deck; gating the steps. Non-contributing resource in the College Quarter Historic District. Zoned R-2. Parcel ID #05-22-30-9400-96-060. *(Tabled at the January 11, 2016 HPB meeting.)*

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**Description.** The property at 550 Holt Avenue was built in 2005 as part of the redevelopment of 3 lots zoned R-2 in the College Quarter Historic District. The redevelopment was approved by the Historic Preservation Board at that time. The redevelopment involved the demolition of a non-contributing duplex and the relocation of a historic bungalow from Holt Avenue around the corner to Pennsylvania Avenue. Two duplexes and this single family home were built and the relocated bungalow rehabilitated. The development completely maximized the development potential, including FAR and impervious coverage, of all three lots. The new duplexes and this single family house at 550 Holt Avenue were designed in contemporary interpretations of the Craftsman style.

550 Holt is on an irregularly shaped lot at the “swing lane” from Pennsylvania Avenue to Holt Avenue. It is a two story frame residence with horizontal siding and brick half columns on the porches; the entry porch is oriented to face Holt Avenue and there is a side porch nearer Pennsylvania Avenue. The building steps back from the lot lines to take full advantage of the small lot. The impervious coverage of this lot is at its maximum since it takes storm water from the south side of this lot.

**Certificate of Review Request.** The owners have returned with additional materials to illustrate their request. 1) Owners Daniel A. and Mary Grace Gordon are requesting approval to add a four foot high open pattern black aluminum fence along the street frontages of the property, connecting the existing brick columns. The fence would extend down the east lot line, becoming 6 feet tall where the fence is located behind the required front setback. There would be a walk gate between the existing brick columns at the sidewalk connection to the

entry walkway. Staff administratively reviews backyard fences that meet code; however front yard fences in the historic district go before the HPB for review.

Front yard fences by code are limited to three feet in height at property frontages, and five feet at the side of corner lots if the fence is set back ten feet. A four foot high open pattern ironwork or aluminum fence may be approved by the building official or town architect on a case by case basis. The College Quarter Historic District Design Guidelines recommend vertical wood pickets for Craftsmen style homes' fences. Newer composite type picket fences have become less artificial looking than when the Guidelines were written but may not be as sturdy as metal. While there seems to be less vandalism of late, the wood picket fences along Holt have experienced vandalism in the past. The subject property is at an edge of the historic district across from the railroad crossing and commercial buildings, and there is a good deal of foot traffic on the sidewalk. Given the property's non-contributing status, the transition to commercial zoning across the street and the amount of foot traffic at the intersection, staff has no objection to the four foot high black open pattern aluminum fence. The Building and Permitting Department has no objections but requires that a four foot fence be set back one foot from the sidewalk. Staff will recommend approval with that condition.

2) The owners are asking to add a deck to connect the existing front porch and side porches on the north and west elevations. The proposed deck setbacks for 11 and 10 feet require variances because it would encroach into the required front setback by 14 and 15 feet. The deck would be surfaced with Trex decking. Under Section V, Rehabilitation and Maintenance H, the College Quarter Design Guidelines state, "No decks should be added to the front of existing homes. Decks are not consistent with the predominant site design and building styles present in the district." Under Section VI, New Construction/Additions I, the Guidelines state that, "No decks should be allowed within the front yard." Given the Guidelines and the very limited front green space on this property, staff does not recommend approval of this deck. The Guidelines preclude decks because decks were not built on homes in the College Quarter's historic period of development, not for a matter of taste.

As stated at the January meeting, the HPB must review plans and not people. All planning is future oriented. The board must ask itself if the applicant was an investor owner looking for additional outdoor entertaining space for their college student tenants; would the board consider overriding the design guidelines and need for variances? Given the design guidelines, and the lack of connection to historic preservation, staff recommends denying the deck.

That said, it should be recognized that the applicants were granted administrative approval for decks on the south and east elevations. The east side elevation deck received administrative approval to encroach into the required side setback.

3) The applicants are requesting to add 3 foot high black aluminum railings similar to the fence material to the existing porches facing Holt and Pennsylvania Avenues. As constructed, the porch height above grade does not require railings for safety. The College Quarter Design Guidelines Section VI, New Construction /Additions F. state, "Posts, balconies, porches and bay

windows as well as columns, piers and arches, should use materials consistent with the style of the structure. 550 Holt is a newer, clearly non-historic home in the Craftsman style. All the trim and the porch columns above the brick piers on the porched are wood. Appropriate porch railings would be simple open wood or fiber cement/composite material railings and balusters to coordinate with the existing columns. The aluminum fencing type railings also visually compete with the proposed aluminum fence because of the close proximity. The porches should not have gates barring the stairs as proposed. Screened porches have doors but open porches such as these should not block off the stair access with railings; even gated railings.

**RECOMMENDATION:**

- Staff recommends approval of the four foot black aluminum fence along Holt and Pennsylvania Avenues with a one foot setback from the sidewalk.
- Staff recommends denial of the proposed Holt-Pennsylvania side deck.
- Staff recommends approval of porch railings between the existing columns on the two existing porches with the condition that they be of wood, fiber cement, or composite materials in keeping with the existing columns and style of the house.



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

## Certificate of Review Application

1. 550 Holt Avenue, Winter Park, FL 32789  
 Building address
- Dr. Daniel A. Gordon & Mary Grace Gordon address above 863-646-6618  
 Owner's name(s) Address Telephone
- gordonmg@tampabay.rr.com 863-583-2434 cell  
 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: Connect existing front Covered  
Wood Deck to the side Covered  
 3. Proposed project narrative: (attach additional page if necessary) Wood Deck with TREX decking.

Please see Attachment 1 for project narrative & Attachment 2 for survey.

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 sample/product information  Setback and coverage calculation worksheet  
 Other: \_\_\_\_\_

5. I, Daniel A. Gordon & Mary Grace Gordon, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Daniel A. Gordon & Mary Grace Gordon  
 Owner's Signature

November 23, 2015  
 Date

Historic Preservation Commission Office Use	
Date received: <u>11-23-15</u>	HPC Meeting: <u>1-13-16</u> Case File No <u>2014-001</u>
Historic name of building (if any)	<u>COLLEGE QUARTER</u> Historic district name (if any)
<u>05-22-30-9400-96-060</u>	<u>2005</u> Year built
<input type="checkbox"/> historic landmark <input type="checkbox"/> historic building/structure <input type="checkbox"/> district contributing element <input checked="" type="checkbox"/> district non-contributing element	

**COLLEGE QUARTER Bungalow: 550 Holt Avenue, Winter Park, FL 32789**

**OWNERS: Dr. Daniel A. Gordon and Mary Grace Gordon**

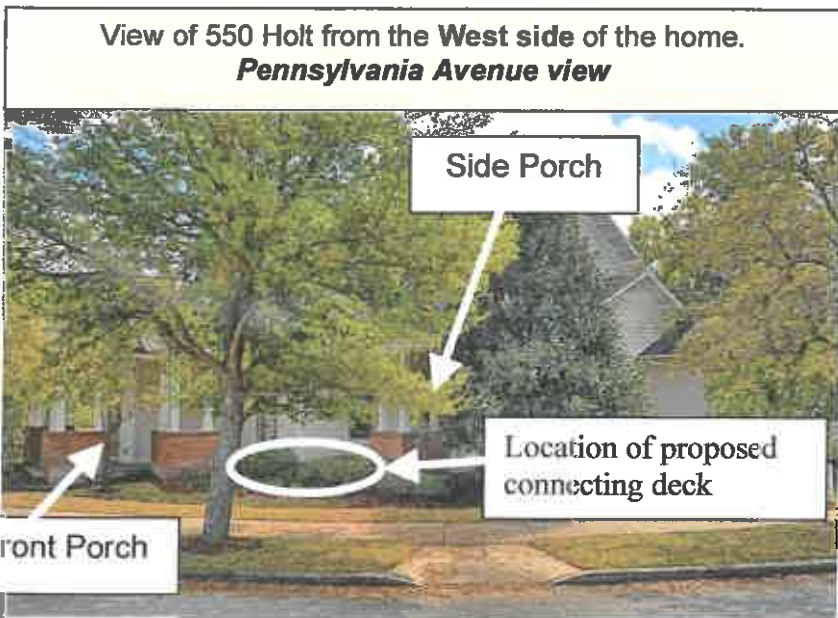
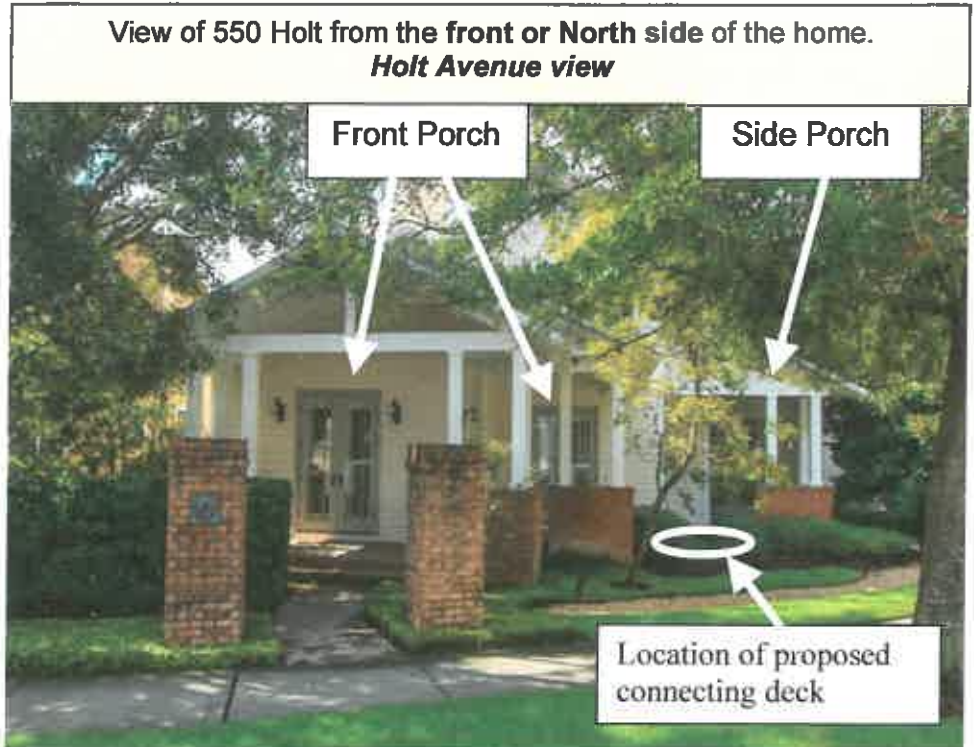
**PARCEL: 05-22-30-9400-96-060. LEGAL DESCRIPTION: TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 6 BLK 96, 550 HOLT AVE, 32789**

**DISTRICT NON-CONTRIBUTING ELEMENT**

**YEAR BUILT: 2005**

Although our home is a non-contributing element to the historic district of Winter Park's College Quarter, 550 Holt was designed similar to a 1920's Bungalow style, with two Covered Wood Decks (per survey) on the North and West sides of the home, including deep eaves with exposed rafters. We propose to connect the existing front porch (*front Covered Wood Deck*) to the existing side porch (*side Covered Wood Deck*), in order to provide for

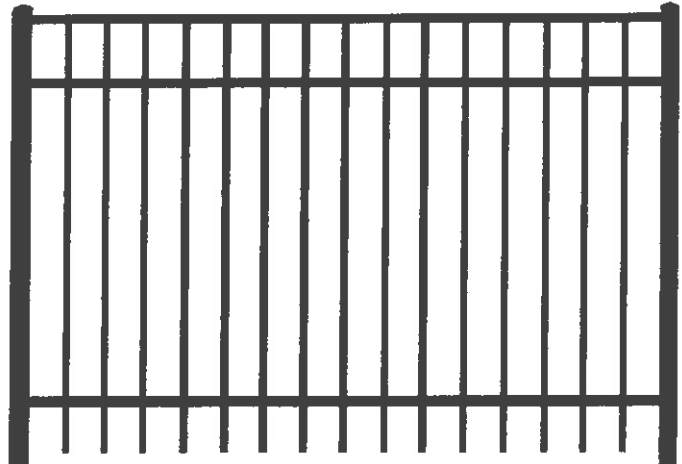
an efficient contemporary use of the porches while still preserving and retaining the Winter Park bungalow character of this home. The connecting deck would enhance the use of the two existing porches by providing a continuous outdoor space, accessible from the entire first floor.



The Holt Avenue front porch faces North - the French doors of the living room and the French doors of the dining room open onto this front porch. The Master Bedroom French doors open onto a second smaller porch on the West side of the house or Pennsylvania Avenue side of the house. Our request is to connect the two porches with Trex decking that would closely match the gray stain on the wood floors of both porches. The proposed deck would curve to mirror the curve of this corner property from Holt Ave to Pennsylvania Ave. It is our goal is that the connecting deck

would be compatible with the massing, size, scale, and architectural features of the existing porches in order to protect the historic character of our home and our neighborhood. Specifically, the curved deck area would connect the West side of the Holt Avenue front porch to the Master Bedroom porch on Pennsylvania.

Both covered porches have brick columns that support the roof and have quite a drop from the porch floor/deck to the surrounding landscaping. For safety and security, we are proposing a three (3') foot high black aluminum railing between the brick columns that would also provide continuity to the connected porches. The black aluminum railing would continue from the front porch along the connecting deck to the side porch and would be similar to our proposed fence in a separate building permit request.



We plan to retire in Winter Park and live in our 550 Holt Ave home for many years to come. However, if in the future for some reason the connecting deck should be removed, the essential form and integrity of 550 Holt and its environment would be unimpaired.

Built in 2005, our home would never qualify as a Historic Winter Park home. However, we truly would like to contribute to the beauty of the College Quarter entrance on the corner of Holt and Pennsylvania. We respectfully request that the Historic Preservation Board reconsider our proposal.

**OCA Web Map**

- Florida Turnpike
- Major Roads
- Proposed Road
- Residential
- Commercial/Industrial/Vacant Land
- Parks
- Lot Number
- Public Roads
- Brick Road
- Agriculture
- Agricultural Curtilage
- Lakes and Rivers
- Parcel Number
- Interstate 4
- Gated Roads
- Block Line
- Commercial/Institutional
- Hydro
- Parcel Address
- Toll Road
- Road Under Construction
- Lot Line
- Governmental/Institutional/Misc
- Waste Land
- Building
- Block Number
- Parcel Dimension



Created: 1/7/2016

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





Courtesy Rick Singh, CPA, Orange County Property Appraiser

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

## V. REHABILITATION AND MAINTENANCE (CONT.)

### H. Porches

Most houses in the College Quarter district have front porches. Originally, porches were intended for protection from the elements, as a focal point for the entrance to the home, and also as a cool, ventilated and visually open space. Over the years, these porches have been modified to add to the living space, or simply to add screens. Porches are a key feature, not only architecturally but also for neighborhood safety. Therefore, porches should be preserved, restored, and they should be encouraged in new construction.

Porches and porch features that are in good condition or repairable and are in character with the style and period of the building should be retained. The repairs should match the existing porch in materials, size and configuration.

Replacement of existing porches or porch elements, such as balusters and columns, should be compatible with the style and period of the building.



Porch supports not consistent with style

Porches visible from the right-of-way should not be enclosed with solid materials such as glass, wood, aluminum, vinyl, fiberglass or masonry. Porches not visible from the right-of-way may be screened. The screening materials should be installed so as not to conceal or damage historical architectural elements. The framing members for screening should have a design and scale that is in character with the style and period of the building.

No decks should be added to the front of existing homes. Decks are not consistent with the predominant site design and building styles present in the district.



Porches should not be enclosed

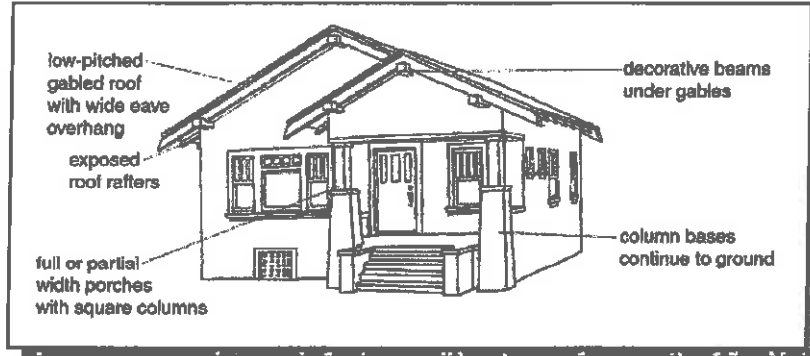
### I. Porte-cocheres/Detached Garages

Porte-cocheres are the visual reminders of the impact of the carriage and the automobile on the design of the home. They are an important historic feature that should be preserved. They should not be converted into garages or enclosed for any other use.

Detached garages, often with a garage apartment, are very common in the College Quarter Historic District. The structures are

## IV. ARCHITECTURAL STYLES (CONT.)

### 1. Craftsman Bungalow



#### a. Background

One of the most prevalent styles in Winter Park in the early nineteen hundreds was the Bungalow style. The Bungalow style was an outgrowth of the Craftsman Style, which was originated in California but quickly spread throughout the Country by pattern books and popular magazines. The style, a one-story vernacular variation of the Craftsman style, faded from favor after the mid-1920s, and few were built in the 1930s. The Craftsman Bungalow Style was the popular style for smaller houses being built throughout the Country during from 1905 to 1920. Bungalow Style houses were mass-produced and rarely designed by architects. Therefore, they were popular for middle- and working-class residences. The style faded from favor after the mid-1920s, and few Craftsman houses were built in the 1930s.

#### b. Plan

Usually rectangular, with the narrow side oriented toward the street.

#### c. Foundation

Masonry piers occasionally flared at the bottom, or continuous brick or concrete block. Lattice or louvered panels are normally used to cover the porch crawlspace.

#### d. Porches and Facades

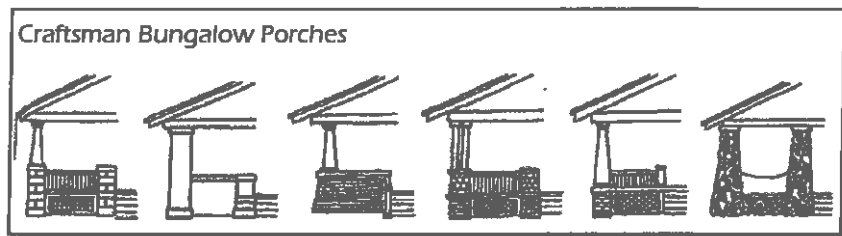
Craftsman Bungalows are normally one or one-and-a-half stories, and elevated 2'-6" to 3'-4" above grade.

The front porch is an essential element of all Craftsman Style houses; they are often the most prominent architectural feature of the house and are wide and deep enough to feel like an outside room.

Porch wide beams help define the horizontal proportions of the style.

Porches are either full or partial width (usually a minimum of  $\frac{3}{4}$  of the front facade), or in some cases wrapped around the side of the house. Partial porches are placed at the center of the main body or fully to one side.

Porch roofs are normally supported by tapered square columns, made of wood, concrete, or masonry. They frequently extend to ground level (without a break at the level of porch floor). Mouldings are normally found at top and bottom of column.



## IV. ARCHITECTURAL STYLES (CONT.)

Solid knee walls, matching column bases, are used between the column bases. Railings and balusters which are occasionally used consist of open, heavy wood railings with regular or irregular pattern.

### e. Roof

There are four types of roofs typically associated with Craftsman Bungalows:

- Hip roof over one-and-a-half story, with a shed dormer on the main façade;
- One or more front gable roofs, with one being the most dominant, usually above the porch;
- Side gable roof parallel to the street with cross gable intersecting; cross gable typically covers the front porch and entrance to the building;
- Side gable roof parallel to the street and incorporating a dormer.

Craftsman roofs are low- to moderately-pitched roofs, emphasizing the horizontal massing of the style. Integral porch roof may match main pitch, or break at front wall to a 3:12 or 4:12 pitch.

Rafter ends normally extend beyond the face of the wall, and often display a decorative cut.

Decorative (false) beams or braces are commonly found under the gables.

Roof coverings are normally wood, composition, or metal shingles, or crimped metal panels. Shingles are often patterned.

Chimneys are typically brick and tapered to match the column base, with simple decorative caps. Normally located on the

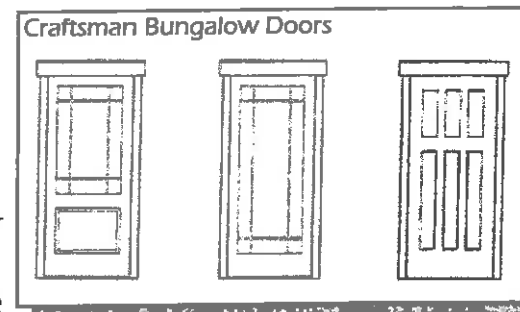
outside of gable wall.

### f. Exterior

- Wood siding, shingle and clapboard are the most common exterior wall surface materials. Corner trim used with siding.
- Stucco and brick less frequently used.
- Different siding on the first and second floors – wooden clapboards on the first floor and wooden shingles on the second- although only one material is also common.

### g. Windows and Doors

- Simple doors, often with panes of glass. No transom or sidelights used.
- Windows are large and wide proportioned.
- Wood windows, either single or double-hung, or casement sash.
- Windows often grouped in clusters of two or three windows.
- Windows can be single-pane, 2- or 4-pane; the upper sashes may be multiple-pane (vertical) with the lower sashes single pane.



## IV. ARCHITECTURAL STYLES (CONT.)

Dormer windows do not cover the full width of the dormer.

- Shutters not used.
- Window trim is thick to project out from the wall.

### h. Exterior Decoration

- Great degree of ornamentation, but the ornament was used to emphasize the structure and construction of the building rather than to adorn for the sake of adornment.
- Carved rafter ends.
- Decorative gable end trim; knee braces; battered porch piers.
- Window surrounds.
- Column base and capitals.
- Lattice attic vents in the gable ends.

### i. Additions

- Should be smaller than the main body.
- Gable roofs of equal or lower pitch than the main roof.

### j. Local Examples



781 Antonette



734 Maryland



391 Vitoria



404 Holt

## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

surrounding neighborhood.

- The design of an **existing non-contributing** structure may be modernized or contain historical references, but should not be redesigned to create a false historical appearance.

### I. Entrances and Porch Projections

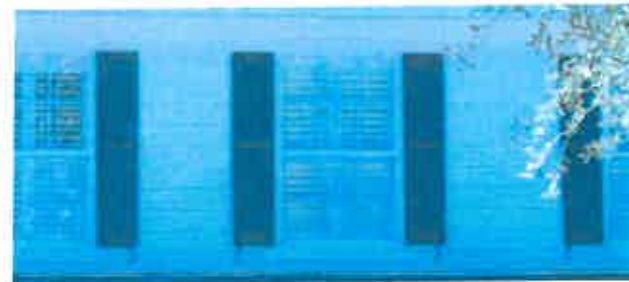
Most residential buildings in the district have, or had at one time, a front porch. New buildings should incorporate porches in their designs. The size, shape, and proportion of the entrances and porches should respect the existing pattern in the district.

- The addition of front porches and balconies to new residential structures is encouraged as they contribute to healthy streets and safe neighborhoods.
- Porch additions should have a roof type that is either similar to the existing roof or is in character with the style and period of the building.
- No porch additions will be allowed in front of volumes originally designed as porches. If a porch is desired, the original porch should be restored.
- No decks should be allowed within the front yard.

### J. Windows and Doors

Windows on additions should have the same orientation and be of a similar size to the existing or original windows of the principal façade except if the addition is on the same plane as the existing principal façade, then the windows of the addition should match the original windows in orientation, size,

materials and configuration.



Appropriate  
Window Type



Inappropriate  
Window Type

- All **new windows** in building additions should have mullion profiles consistent with the style of the original structure. If single hung or double hung windows are placed in groupings, a four to six inch trim piece should separate the windows.



## VII. LANDSCAPE AND SITE ELEMENTS

The urban pattern is shaped not only by the built environment but also by ancillary features or site elements, such as landscaping, driveways, lighting, and fences. It is important to maintain existing significant trees and landscaping in the district, and to make sure that the ancillary features do not have a negative effect on the existing historic fabric.

### A. Pavement, Driveways and Curbs

Concrete is the predominant material used for sidewalks, driveways and walkways in the College Quarter Historic District. Any redevelopment activity should continue this trend..

- The area in front of the house should not be paved to eliminate lawn maintenance. This includes using materials such as turf-blocks, gravel and mulch when the intent is a total substitute for lawns.
- In order to minimize the amount of concrete used in the district, ribbon driveways and interlocking pavers are encouraged.
- No circular driveways should be allowed in the district.



### B. Parking

Parking requirements for properties within the district are set forth in the City's Land Development Code. In addition to the City-wide parking requirements, the following should be observed within the

College Quarter Historic district.

- Because of the negative visual impact that vehicles may have on the historic fabric, every attempt should be made to hide parking from the view of pedestrians.
- Landscaping and fencing, in addition to building location/orientation, can assist on screening parking from public view.
- Parking should be limited in front of buildings.
- The pavement area within the front yards should not be increased to accommodate parking.



### C. Fences and Garden Walls

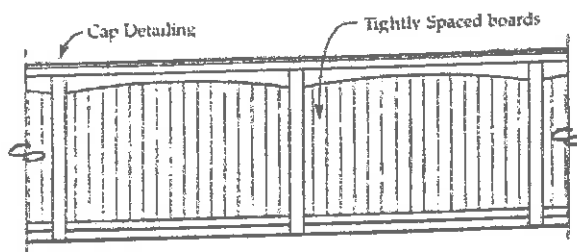
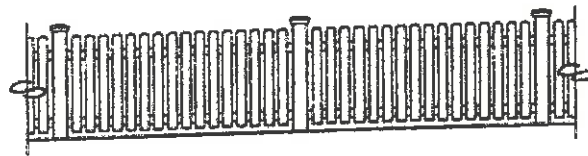
Fences and garden walls in historic districts generally vary depending on the architectural style of the main building. Most fences in the College Quarter historic district are of the painted wood variety. It is important to select appropriate fencing styles and materials to maintain the architectural integrity of the district. The following guidelines should apply to all development/redevelopment within the district.

- The overall design of walls and fences should present a quality image consistent with the historic characteristics of the structure or the surrounding area.
- Vinyl fences should be avoided within the historic district, as

## VII. LANDSCAPE AND SITE ELEMENTS (CONT.)

they are not consistent with any of the architectural styles present in the districts.

- Where new fences are introduced, the materials should be compatible with the style, texture, or exterior materials of the buildings on the site. No unpainted or unstained fences are allowed.
- Fences should consist of vertical pickets in simple designs, especially on lots with Bungalows and Frame Vernacular buildings. Cast iron fencing is allowed but should be limited to high styled buildings such as Colonial Revival, Mission, and Mediterranean Revival.



- Garden walls may be of brick or stucco only if they match the materials present on the principal building. Brick or stucco garden walls should be no less than eight (8) inches wide and capped by a flat, round or pitched top, overlapping the wall below by no less than one fourth of an



Mission



Colonial Revival



Vernacular



## VII. LANDSCAPE AND SITE ELEMENTS (CONT.)

inch (1/4").

- Fences should be made with no more than three (3) inch gaps between pickets.
- All walls and fences should have their finished side facing outward toward the public row.

### D. Exterior Lights

Exterior wall-bracketed or soffit-mounted lights provide light and decoration, and can be used to focus attention on particular details or to accent planting areas. Original decorative fixtures should be maintained and restored whenever possible.



Appropriate

Floodlights, high intensity lights or lights that intrude upon adjacent properties should not be used. Lighting the exterior of buildings within the district must be accomplished without distracting from the harmony and unity of the street. Light sources should be concealed.

Light fixtures that are indicative of the period and style of architecture for each building are encouraged. Contemporary light fixtures may be used; however, they should be in an appropriate scale for the building and should not detract from

historic detail.



Not recommended

Acceptable

### E. Landscaping

Most commonly, plants are utilized for their aesthetic qualities, but they also serve useful purposes such as shading and climate control, privacy, erosion control and wind resistance. Landscaping and site details within the historic district must conform to the requirements of the City ordinances governing trees, tree removal, site clearing, and landscaping. These ordinances also provide lists of appropriate trees and landscaping for various uses.

Planting varies within the district; however plant materials should be chosen to be similar to those used along the streetscape, and within the district. Landscape elements are important to the overall character of the historic district and should be considered as a part of any site rehabilitation or new construction.

Oak trees are the predominant type of tree in the district, and

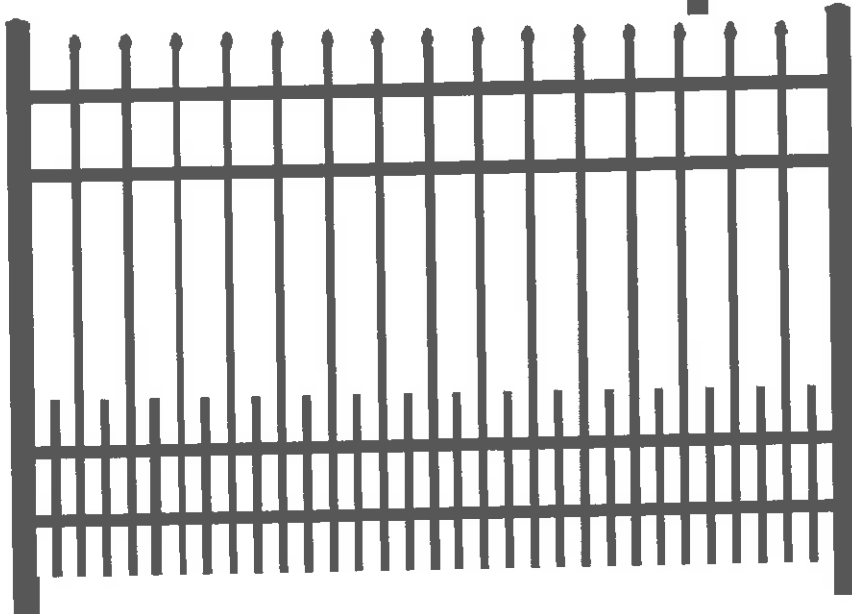
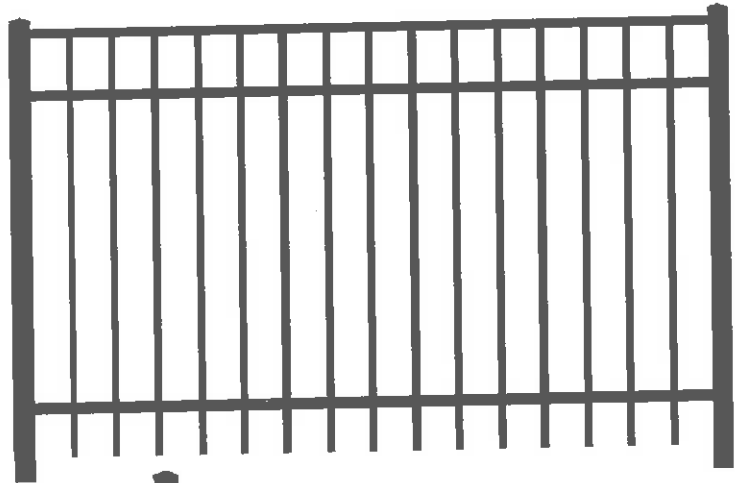




**Gordon Fence & Deck Railing**  
550 Holt Ave, Winter Park, FL 32789

**Black Aluminum Deck Railing**

3' high along entire perimeter of covered decks and connecting deck.



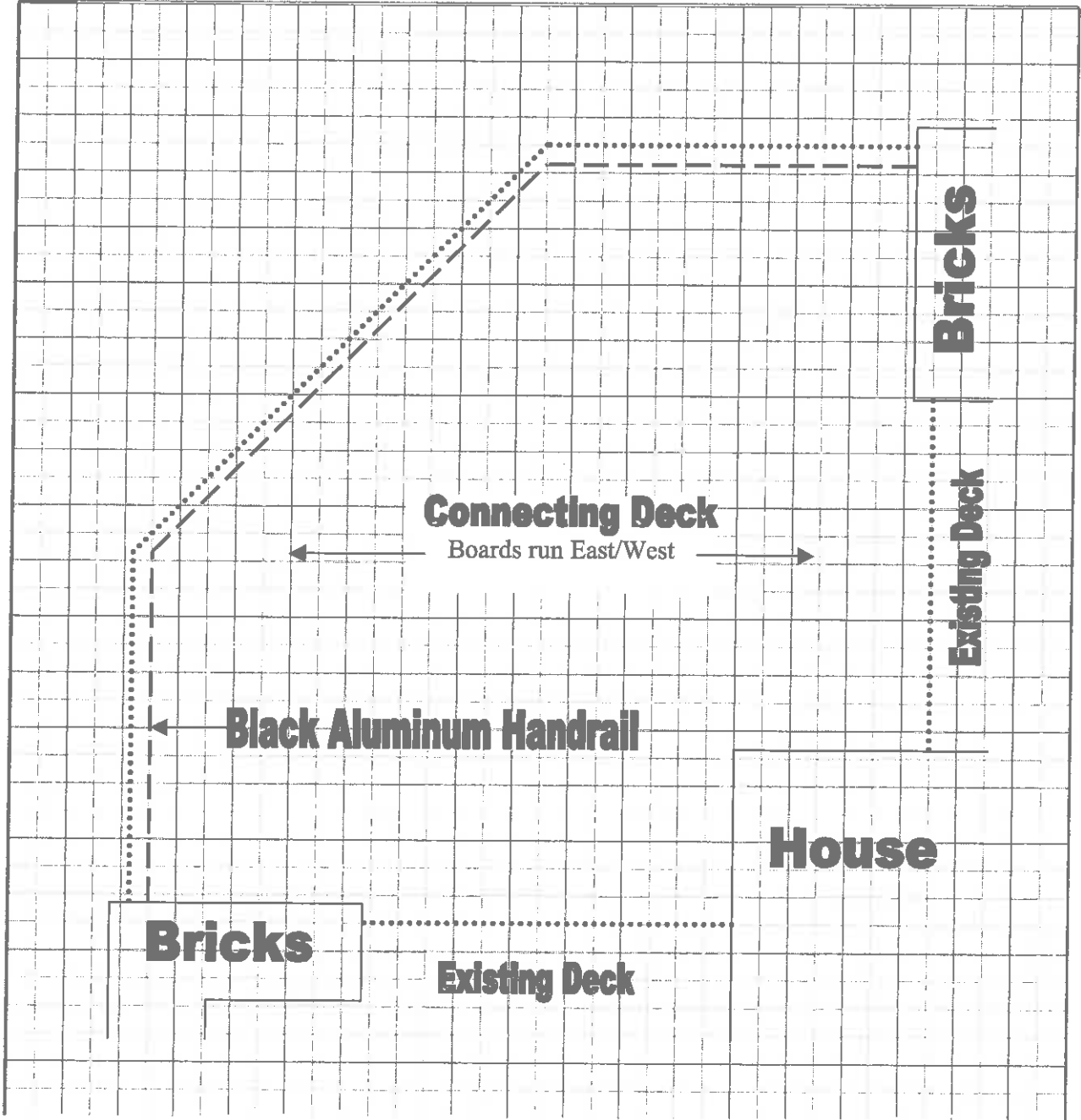
**Black Aluminum "Puppy Picket" Fence**

4' high along perimeter of property.

**College Quarter Historic District - 550 Holt Ave, Winter Park, FL 32789**  
*Estimated sketch of connecting Porch Deck*

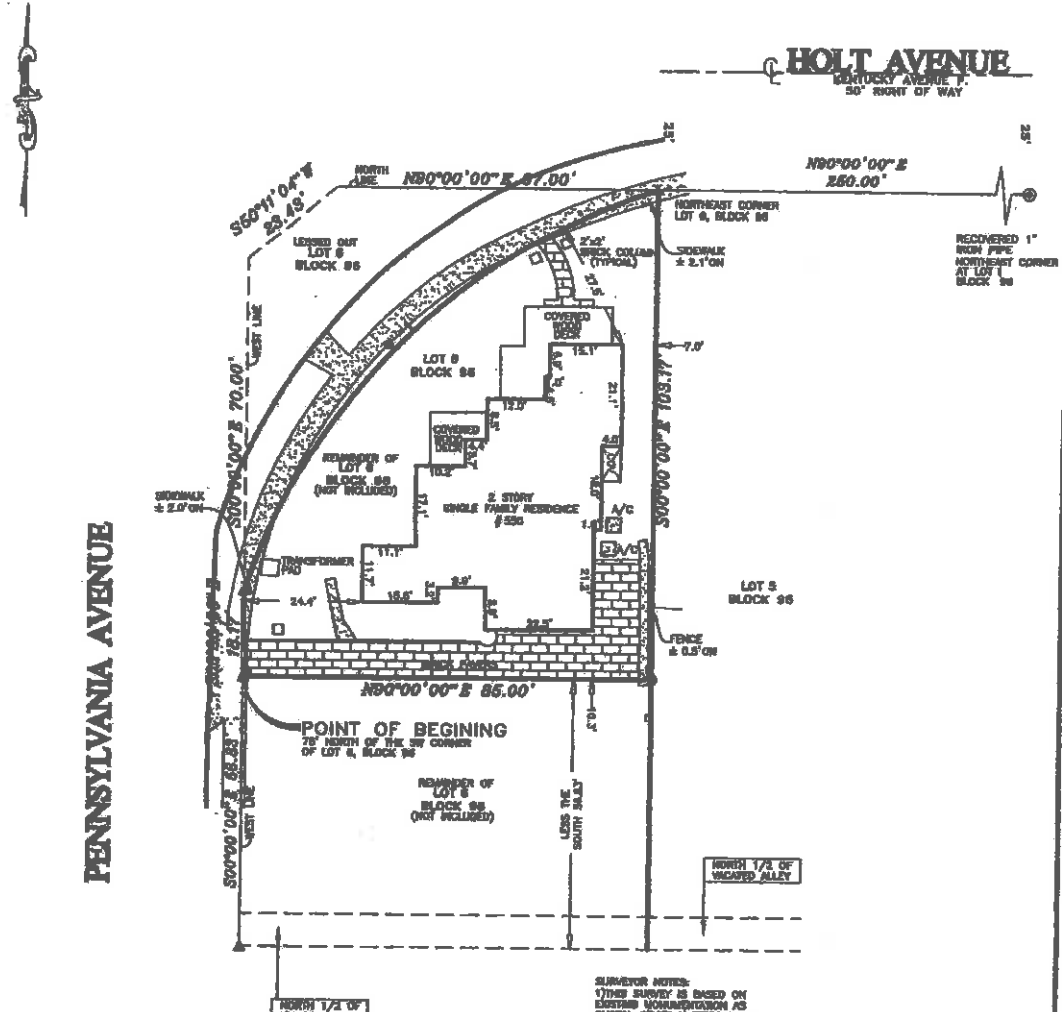
**Holt Avenue**

**Pennsylvania Avenue**



# BOUNDARY SURVEY FOR HILL / GRAY SEVEN, LLC

LOT 6, BLOCK 96, REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE NORTH 1/4 OF THE VACATED ALLEY LYING SOUTH THEREOF, ADJACENT THERETO AND CONTIGUOUS THEREWITH; LESS THE SOUTH 56.83 FEET THEROF. AND ALSO LESS: BEGIN AT A POINT ON THE WEST LINE OF LOT 6, BLOCK 96, AS SHOWN ON A PLAT THEROF OF THE REVISED MAP OF THE TOWN OF WINTER PARK, RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING 75 FEET NORTH OF THE SW CORNER OF LOT 6; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 131.25 FEET, 124.85 FEET TO THE NE CORNER OF LOT 6; THENCE WEST ALONG THE NORTH LINE OF LOT 6, 67.00 FEET TO A POINT; THENCE SOUTH 50°11'04" WEST, 23.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6, 70.00 FEET TO THE POINT OF BEGINNING.



CURVE	LENGTH	INSIDE RADIUS	DELTA	CHORD	CHORD BEARING
6-1	124.85	131.25	84°30'30"	58.702237	124.85°

THIS SURVEY CERTIFIED TO:  
 GIBBE & ESTER, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 HILL / GRAY SEVEN, LLC

**SURVEYOR NOTES:**  
 1) THIS SURVEY IS BASED ON EXISTING INFORMATION AS SHOWN. OTHER MATTERS NOT SHOWN TO THIS SURVEY AT THE TIME OF THIS SURVEY MAY AFFECT THE BOUNDARY LINES SHOWN HEREON.  
 2) HOUSE AND FENCE TIES SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.  
 3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE COMMITMENT. PROPERTY SHOWN WAS NOT ABSTRACTED FOR EASEMENTS AND / OR RIGHTS OF WAY OF PUBLIC RECORD.

BEARINGS ARE BASED ON THE CENTERLINE OF PENNSYLVANIA AVENUE AS BEING 800°00'00", ASSUMED LEGAL DESCRIPTION FURNISHED BY CLIENT (UNLESS OTHERWISE NOTED).  
 THIS IS TO CERTIFY THAT I HAVE REVIEWED THE FLOOD INSURANCE RATE MAP (FIRM) DATED 12/20/18 AND DETERMINED THAT THE LANDS SHOWN HEREON ARE IN ZONE "X".

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPED. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE ORIGINAL PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR.

*[Signature]*

MICHAEL W. SOLTUS, PLS #4489  
 FOR THE FIRM OF ALTIMONTE SURVEYING AND PLATTING, INC. #LB 6300

SCALE: 1"=30'	<b>LEGEND</b>
REVISIONS BY: MWS	● - RECOVERED 4"x4" CONCRETE MONUMENT NO. #
DRAWN BY: DLSE	▲ - SET NAIL & DRIL #LB 6300
DATE: 8/28/05	✕ - RECOVERED X CUT IN CONCRETE
JOB No.: 24823	⊙ - RECOVERED 1/2" IRON ROD #
REVISIONS:	⊙ - RECOVERED 1/2" IRON ROD NO. #
	⊙ - RECOVERED 1" IRON PIPE NO. #
	⊙ - SET 1/2" IRON ROD #LB 6300
	- POWER POLE AS SHOWN
	- WOOD FENCE AS SHOWN
	- CHAIN LINK FENCE AS SHOWN
	- CONCRETE SLAB AS SHOWN

● - CENTRAL ANGLE (DELTA), L - ARC, R - RADIUS, R/W - RIGHT OF WAY, A/C - AIR CONDITIONER, (R) - RADIAL, (AN) - NON-RADIAL, (P) - PLAT, (CAL) - CALCULATED, (C) - CALCULATED, (O) = BEED, FOR - POINT OF BEGINNING, CONC. = CONCRETE, POC = POINT OF COMMENCEMENT, POL = POINT ON LINE.

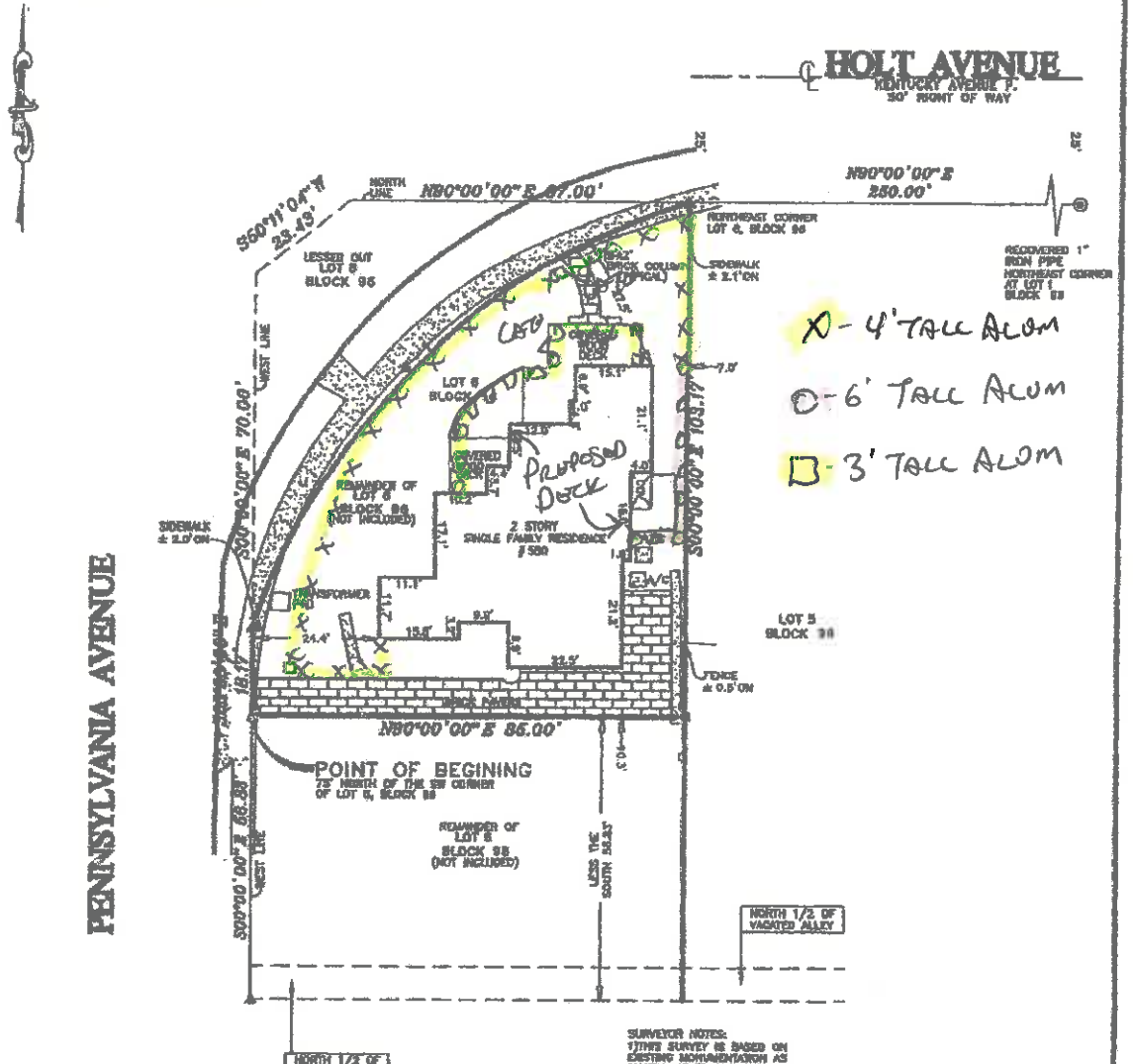
THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTIRE AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. UNDEVELOPED FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF PUBLIC RECORD.

**ALTIMONTE SURVEYING AND PLATTING, INC.**

485 DOUGLAS AVE SUITE 200  
 ALTAMONTE SPRING, FL 32714  
 PHONE: (407) 682-7000  
 FAX: (407) 682-6229

# BOUNDARY SURVEY FOR HILL / GRAY SEVEN, LLC

LOT 6, BLOCK 96, REVISED MAP OF THE TOWN OF WINTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH THEROF, ADJACENT THERETO AND CONTIGUOUS THEREWITH; LESS THE SOUTH 56.83 FEET THEROF. AND ALSO LESS: BEGIN AT A POINT ON THE WEST LINE OF LOT 6, BLOCK 96, AS SHOWN ON A PLAT THEROF OF THE REVISED MAP OF THE TOWN OF WINTER PARK, RECORDED IN PLAT BOOK A, PAGES 67 THROUGH 72, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING 75 FEET NORTH OF THE SW CORNER OF LOT 6; THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 131.25 FEET, 124.85 FEET TO THE NE CORNER OF LOT 6; THENCE WEST ALONG THE NORTH LINE OF LOT 6, 67.00 FEET TO A POINT; THENCE SOUTH 50°11'04" WEST, 23.43 FEET TO A POINT ON THE WEST LINE OF SAID LOT 6; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6, 70.00 FEET TO THE POINT OF BEGINNING.



X-4' TALL ALUM  
O-6' TALL ALUM  
D-3' TALL ALUM

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
S - 1	134.86'	131.25'	162°02'30"	S45°00'22"W	129.22'

THIS SURVEY CERTIFIED TO:  
DRIWE & CRICK, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY  
HILL / GRAY SEVEN, LLC

**SURVEYOR NOTES:**  
1) THIS SURVEY IS BASED ON EXISTING MONUMENTATION AS SHOWN. OTHER MATTERS NOT SHOWN TO THIS SURVEYOR AT THE TIME OF THIS SURVEY MAY AFFECT THE BOUNDARY LINES SHOWN HEREON.  
2) HOUSE AND FENCE TIES SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.  
3) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE COMMITMENT. PROPERTY SHOWN WAS NOT ASSUMED FOR EASEMENTS AND / OR RIGHTS OF WAY OF PUBLIC RECORD.

BEARINGS ARE BASED ON THE CENTRAL LINE OF PENNSYLVANIA AVENUE AS BEING SODIOTOPIC, STRAIGHT LEGAL DESCRIPTION FURNISHED BY CLIENT (UNLESS OTHERWISE NOTED). THIS IS TO CERTIFY THAT I HAVE RECOVERED THE PLAIN SURVEYING BOUNDARY MAP (PMB) POINTS 2100/98 0000 0000 DATED 12/14/06 AND DETERMINED THAT THE LINES SHOWN HEREON ARE IN SAME "X".

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BARRED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. AMENDMENTS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE ISSUING PARTY OR PERSONS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

*[Signature]*

MICHAEL W. SOLTING, PSM #4458  
FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING, INC. #LD 8300

SCALE: 1"=30'  
REVIEWED BY: MWS  
DRAWN BY: DLXZ  
DATE: 8/26/05  
JOB No.: 24623  
REASSED:

- LEGEND**
- = RECOVERED 4"x4" CONCRETE MONUMENT NO. 1
  - ▲ = SET NAIL & DISK #LB 8300
  - X = RECOVERED X CUT IN CONCRETE
  - ⊙ = RECOVERED 1/2" IRON ROD #
  - ⊙ = RECOVERED 1/2" IRON ROD NO. 1
  - ⊙ = RECOVERED 1" IRON PIPE NO. 1
  - ⊙ = SET 1/2" IRON ROD #LB 8300
  - ⊙ = POWER POLE AS SHOWN
  - ⊙ = WOOD FENCE AS SHOWN
  - ⊙ = CHAIN LINK FENCE AS SHOWN
  - ⊙ = CONCRETE SLAB AS SHOWN

D = CENTRAL ANGLE (DELTA), L = ARC, R = RADIUS, R/W = RIGHT OF WAY, A/C = AIR CONDITIONER, (N) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT, (M) = MEASURED, (C) = CALCULATED, (D) = DEED, POC = POINT OF BEGINNING, COC = CONCRETE, POC = POINT OF COMMENCEMENT, POL = POINT ON LINE.

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR PERSONS LISTED AND SHALL NOT BE HELD ON BY ANY OTHER ENTITY OR INDIVIDUAL, WHOSOEVER. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ASSUMED FOR RIGHTS OF WAY AND/OR EASEMENTS OF PUBLIC RECORD.



City of Winter Park
Building and Code Enforcement Department

401 S. Park Ave., Winter Park FL 32789 www.cityofwinterpark.org
Phone: 407-599-3237 Fax: 407-599-3499 Email: Permits@cityofwinterpark.org

BUILDING PERMIT APPLICATION FBC EDITION DATE REC'D: 12/15/15
PERMIT # 15-4217 [X] New Construction [ ] Addition/Alteration [ ] Site Work [ ] Interior Demolition

PLEASE PRINT APPLICATION INFORMATION: CONSTRUCTION VALUATION \$ 7400.00
PROJECT NAME GORDON FENCE
PROJECT ADDRESS 550 HOLT AVE SUITE/UNIT #
TAX / PARCEL I.D. NUMBER 05-22-30-8400-96-060 CITY LOCATION ID # T159
OCCUPANT NAME
PROPERTY OWNER MARY GRACE GORDON PHONE 863-646-6618
PROPERTY OWNER'S ADDRESS 550 HOLT AVE, WINTER PARK, FL 32789
CONTRACTOR NAME GIFFORD FENCE COMPANY, LLC PHONE 407-375-1739
CONTRACTOR'S ADDRESS 522 HUNT CLUB BLVD, APOPKA FL 32703
CONTRACTOR ST.REG./CERT.# 0027545 EXPIRATION DATE 9/30/16
CONTACT PERSON JERRY GIFFORD PHONE/FAX 407-375-1739 EMAIL FLACUSTOMFENCE@GMAIL.COM
BONDING COMPANY NAME & ADDRESS
ARCHITECT/ENGINEER'S NAME LICENSE # PHONE
ARCHITECT/ENGINEER'S ADDRESS
MORTGAGE LENDER'S NAME
MORTGAGE LENDER'S ADDRESS
DESCRIPTION OF PROPOSED IMPROVEMENTS INSTALL 182' OF 4' TALL ALUMINUM FENCE WITH WALK GATE
AND 48' OF 6' TALL ALUMINUM FENCE, INSTALL 50' OF 3' TALL ALUMINUM FENCE W/ 2 GATES ON EXISTING?
BUSINESS TYPE DEMOLITION PERMIT # PROPOSED PERMITS

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, MECHANICAL AND GAS WORK.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Signature [Signature]
Owner or Agent (including contractor)

The foregoing instrument was acknowledged before me the 11/2/15 by MARY GRACE GORDON who is personally known to me and who produced FLORIDA DRIVER LICENSE as identification and who did not take an oath.

Notary as to Owner [Signature]
Commission No. # FF 42114
State of FL, County of POLK
My Commission expires: August 1, 2017
(SEAL)

Jessica Macy
State of Florida
MY COMMISSION # FF 42114
Expires: August 1, 2017

Signature [Signature]
Contractor

The foregoing instrument was acknowledged before me the 11/2/15 by [Signature] who is personally known to me and who produced [Signature] as identification and who did not take an oath.

Notary as to Contractor [Signature]
Commission No.
State of FL, County of
My Commission expires:
(SEAL)

LORI A HUNT
Notary Public - State of Florida
My Comm. Expires Feb 7, 2017
Commission # EE 662043
Bonded Through National Rotary Assn.

Pursuant to Florida State Statute 713.135(7) - All signatures must be notarized.



Irene Deane Approved 11/1/15  
Beth Beauchamp Approved 10/31/15

Charlotte A. Eans Approved 10/31/15

**Proposed Black Aluminum Puppy Picket Fence 4 ft high along sidewalk  
&  
Gray Composite Deck to match porch floor  
550 Holt Ave, Winter Park, FL 32789**

	Fence & porch rail
	Deck
	Paver walk



## Lindsey Hayes

---

**From:** gordonmg@tampabay.rr.com  
**Sent:** Thursday, December 03, 2015 10:22 AM  
**To:** Lindsey Hayes  
**Subject:** GORDON 550 Holt Ave - Certificate of Review for the WP Historic Preservation Board  
**Attachments:** GORDON neighbors approval.jpg

**Importance:** High

Dear Ms. Hayes,  
Thank you for scheduling our review for Jan. 13, 2016.

Attached are signatures of three of our neighbors - Carlotta Evans of 736 S Pennsylvania, Beth Beauchamp of 548 Holt Ave and Irene DeVane of 532 Holt Ave - on the drawing of the decks. They are excited about our plans. 546 Holt has renters and 530 is for sale.

I'd like to extend an invitation to the HP Board to take a look at the existing front and side decks and how we propose to connect them in order to create a wrap around continuous outdoor area. Please feel welcome to come over anytime.

Sincerely,  
Mary Grace Gordon  
550 Holt Ave  
Winter Park, FL 32789  
(863) 583-2434 CELL  
(863) 646-6618 Lakeland landline

## Lindsey Hayes

---

**From:** Carlota Evans <cevens@ocpafl.org>  
**Sent:** Wednesday, January 13, 2016 9:06 AM  
**To:** Lindsey Hayes  
**Subject:** FW: HPB request for 550 Holt Ave.

Dear Historic Preservation Board members:

I had hoped to attend the meeting this morning; however, I must be at work. I'm sending this message in support of the Gordon's request to build a connecting deck between their two existing covered decks, to add a black aluminum railing across the existing decks and the new connecting deck, and to build a black aluminum fence around their property.

Mary Grace Gordon came to me and other immediate neighbors to review her plans before she started anything, in order to seek our approval and suggestions. We were all so pleased with all of her plans and excited to see the improvement that the Gordon's want to make to their property. We all think that what the Gordon's want to do will enhance our little corner so much!!

I have gone over all of their plans in detail. The drop from the covered decks to the ground is definitely a hazardous height. I couldn't find their front door until Mary Grace showed her doorbell to me. In addition, I told Mary Grace not to put her porch furniture out because the furniture would be stolen. All of her plans will provide safety and security, as well as beauty.

Our new neighbors, the Gordon's, have been wonderful to get to know since they moved to 550 Holt on Oct. 31 – just a few months ago. They are great neighbors.

Please consider their requests. We all want to see their exciting changes come to our neighborhood.

Sincerely,  
Carlota Evans

### Carlota Evans | Sr. Payroll Coordinator

Representing Rick Singh, CFA | Orange County Property Appraiser

200 S. Orange Ave | Suite 1700 | Orlando, FL 32801

407.836.5039 work | 407.836.5029 fax

[cevens@ocpafl.org](mailto:cevens@ocpafl.org) | [www.ocpafl.org](http://www.ocpafl.org)

### Connect with Rick:



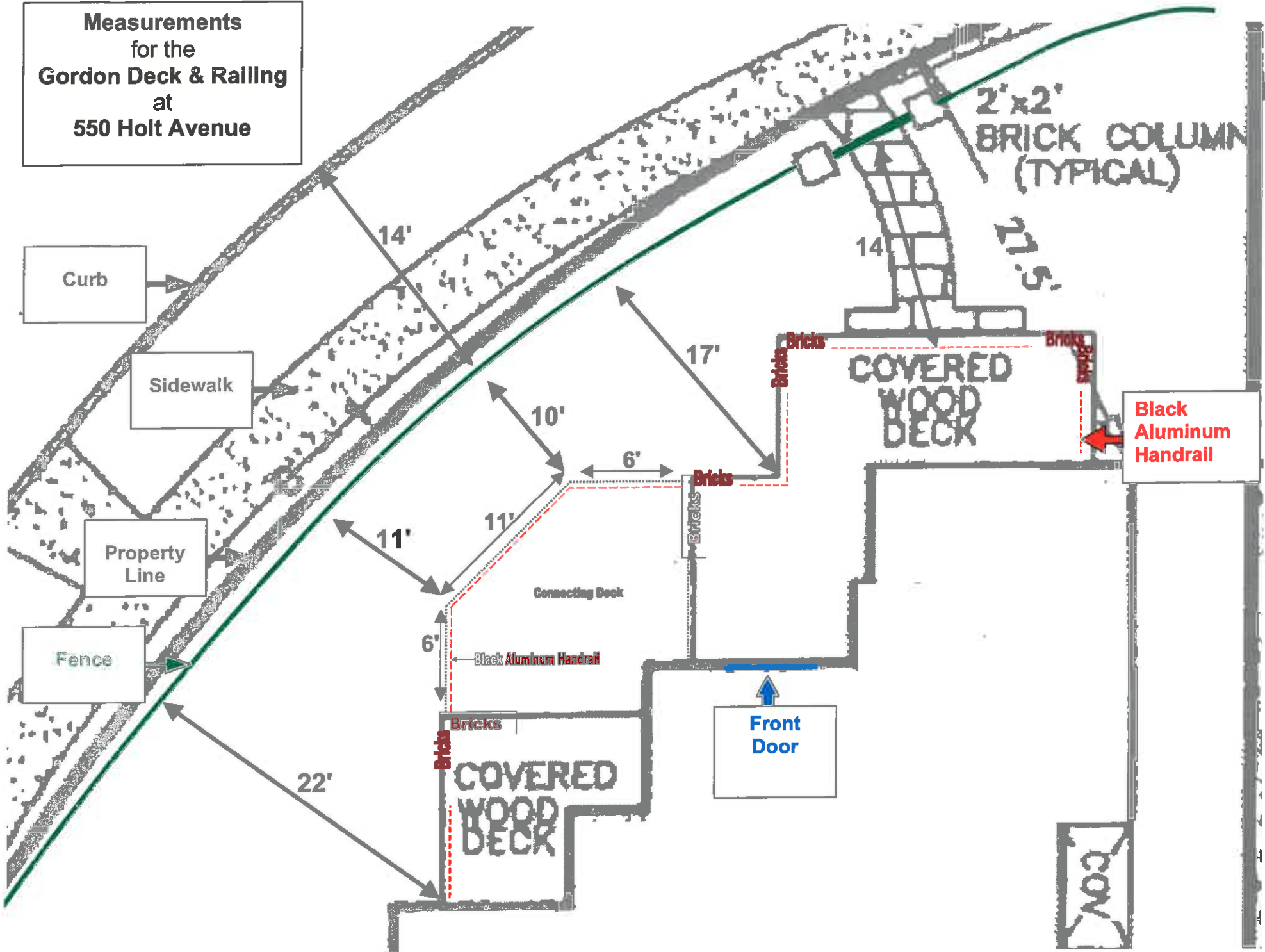
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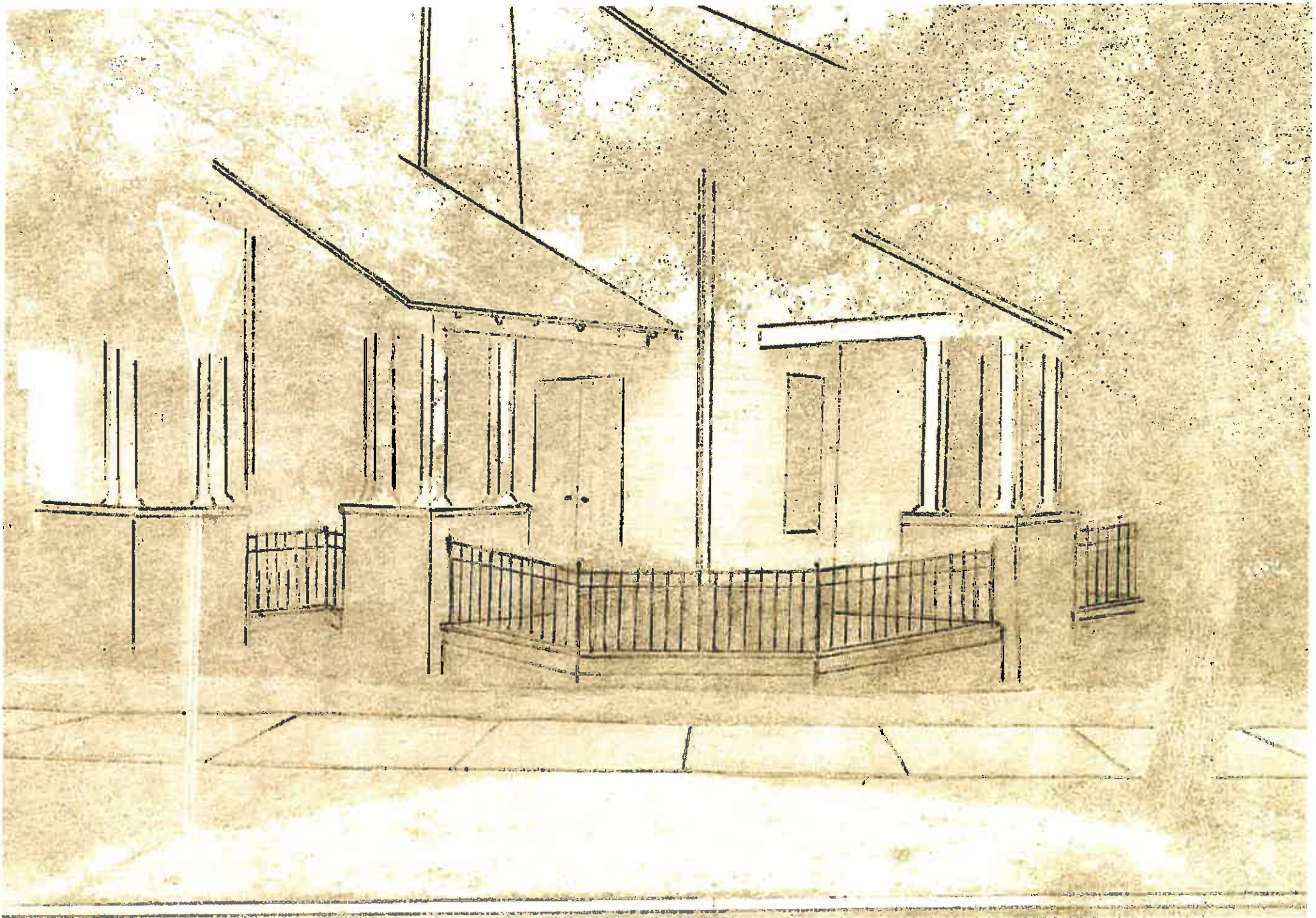
Is someone you know receiving a property tax exemption they don't qualify for in Orange County? Call our Fraud Hotline: 407-836-5046. You can remain anonymous and help us ensure everyone pays their fair share.

Connect to the [Property Line](#) and be the first to know of the latest website features, new tax saving exemptions, pertinent legislative changes and other items important to both home and business owners.

**Additional exhibits from the applicants for the February 10, 2016 HPB meeting**

**Measurements  
for the  
Gordon Deck & Railing  
at  
550 Holt Avenue**











**Gordon Front  
Gate  
at  
550 Holt Ave**





**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
February 10, 2016**

HDA 16-002 Request by Skolfield Properties to designate their building at 118 West Comstock Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned O-2. Parcel ID. #05-22-30-9400-76-030.

---

**Background.** The Skolfield Homes Frame Vernacular building at 118 West Comstock Avenue is a contributing historic building in the Downtown Winter Park National Register Historic District was built about 1935 during the Great Depression following the collapse of the Florida Land Boom. It is currently in use as the offices of Skolfield Homes on the second floor and as residential on the first floor. This designation requested is paired with a Certificate of Review request.

**Description.** 118 West Comstock Avenue is a two-story, wood frame building set back from the street. To the east is an alley that serves the commercial buildings on Park Avenue. The alley turns behind the property and serves the commercial buildings on Fairbanks. Miller's Hardware to the west has a two-story building and outdoor storage. The composite shingle roof is low pitched and pyramidal. The house plan is square and the foundation is raised. The building is clad in horizontal wood siding. The fenestration is primarily six-over one sashes.

The first floor paneled entry door is flanked by sidelights and is located under a front gabled entry porch. The porch has square columns. An open porch also extends across the front and west side to create an access point to exterior stairs to the second floor offices. The entrance is flanked by pairs of six-over one sash windows with inoperable shutters. The second floor of the façade has two bands of two-over-one windows. A small six-over-six window has been added to this elevation.

The east side elevation abuts an alley way and has a brick exterior chimney. The rear elevation also directly abuts an alley way. The west side elevation features non-original exterior stairs to the second floor offices of Skolfield Homes. The stairs have wood railing and simple balusters compatible with the house.

The building underwent restoration about thirty years ago and has been kept in excellent condition.

**Architecture.** 118 West Comstock Avenue is a Frame Vernacular mixed use building. This has been the predominant type of wood frame architecture from Florida's Territorial Period to the present. Vernacular building traditions result from the builder's experience, available resources and responses to the local environment. After 1910, platform framing was introduced. With this method, each floor was constructed separately and was both simpler and more rigid than the balloon framing system it replaced.

Horizontal wood siding was the most typical common with shingles and board and batten less common. Windows are double sash and the size of the panes generally increased over the years. Details were simple and would have included jig-sawn woodwork on porches and eaves, depending on the builder's skills.

Winter Park builders had access to locally milled lumber including old growth cypress and pine. The railroad also supplied building materials. Contractors of the era had access to architectural pattern books so builders had both inspiration and materials to add stylish details to simple buildings.

**Significance.** 118 West Comstock is associated with the development of downtown Winter Park during the post Florida Land Boom and Great Depression years. It is a good example of Frame Vernacular architecture and representative of residential life of the period. It is a contributing historic building in the Downtown Winter Park National Register of Historic Places Historic District and is in excellent condition.

**STAFF RECOMMENDATION:**

Recommend approval for listing as a historic resource on the Winter Park Register of Historic Places.



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

**City of Winter Park Historic Designation Application**

1. 118 West Comstock Ave.  
 Building address  
Skolfield Properties John Skolfield 321-228  
118 W Comstock Ave 3990  
 Owner's name(s) Address Telephone  
N/A

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

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

[Signature] 12-18-15  
 Owner's Signature Date

**Historic Preservation Board Office Use**

**Criteria for Designation**

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- B. Association with the lives of a person or persons significant in our past; or that
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or are likely to yield information important in prehistory or history.

Parcel ID # 05-22-30-9400-76-030 1975  
 Legal description Year built

N/A N/A  
 Historic name of building (if any) Historic district name (if any)

Date received: 2-18-15 HPC Meeting: 2-10-16

Case File No.: HDA 16-002 Florida Master Site File No.: OR- 9885

⊖ Local Historic Landmark

● Local Historic Resource

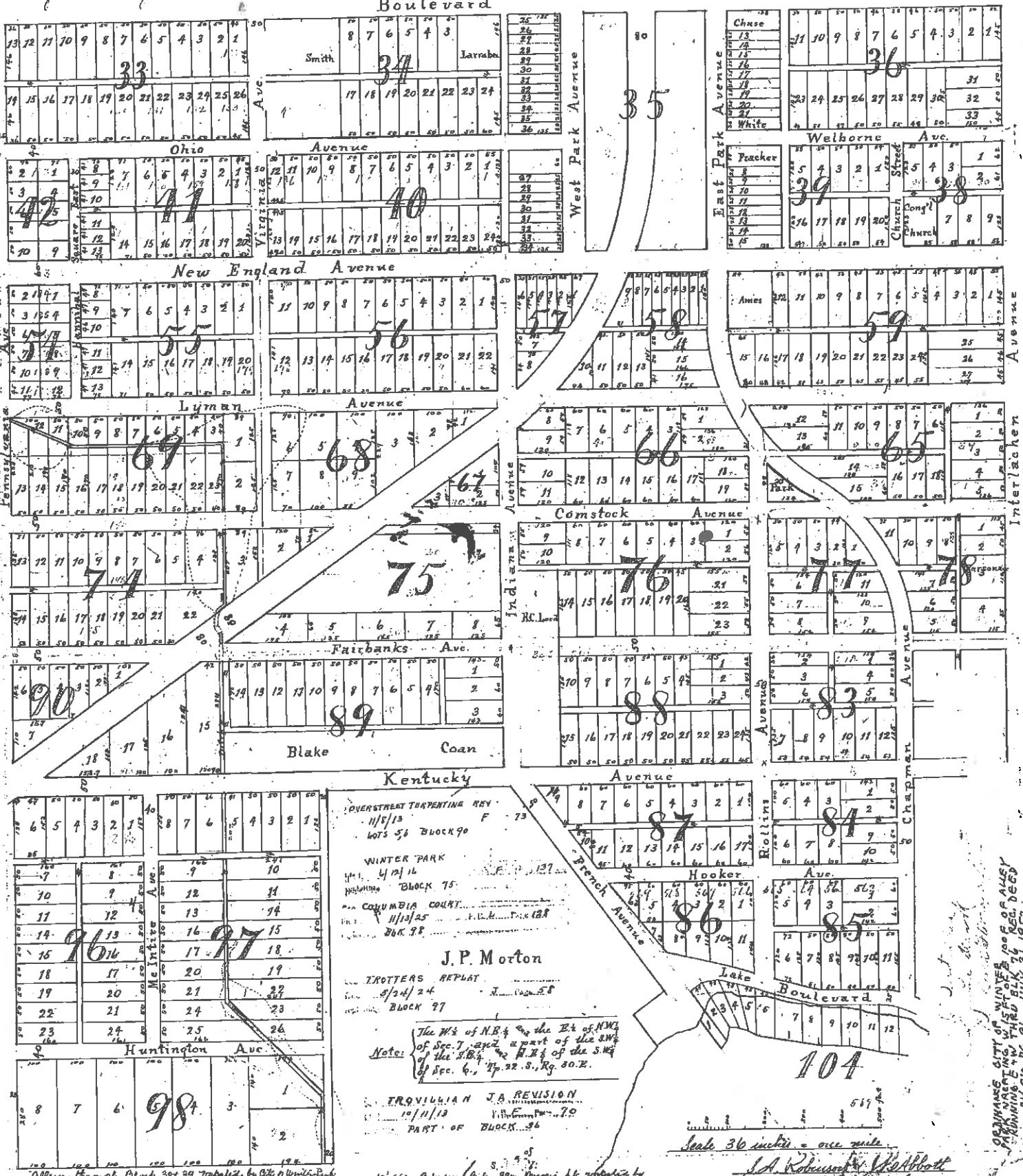
ABANDONING ALLEY: ORDINANCE NO. 1168 OF THE CITY OF WINTER PARK, FLA., ABANDONING AN EIGHTY-FOOT WIDE ALLEY LYING BETWEEN THE STORM SEWER RIGHT-OF-WAY AND LOT 14, BLOCK 93 OF THE REVISED MAP OF THE TOWN OF WINTER PARK, DATED JUNE 6, 1974 AND RECORDED IN O.R. BOOK 2789 PAGE 108A.  
 SEE MAP OF ALLEY, CORNER OF PAGE 115, SEPARATING LOTS 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

SEE CONDOMINIUM BK. 4 PGS. 64 & 65. REFERS TO LOT 1 AND 10 OF LOT 10 OF BLDG. 36 EAST OF ALLEY. SEE ORDINANCE NO. 1168, PAGE 108A, CITY OF WINTER PARK, FLA., DATED JUNE 6, 1974, RECORDED IN O.R. BOOK 2789 PAGE 108A.  
 SEE ORDINANCE NO. 703, CITY OF WINTER PARK, RECORDED MAY 4, 1968 IN O.R. BOOK 1727, PAGE 706, AMENDING ORDINANCE NO. 312, AND RELIEVING THE ALL INTERESTS OF RECORDS IN UNITED ALLEY RUNNING EAST WEST IN BLOCK 34.

A 70

# Revised Map of the Town of WINTER PARK ORANGE COUNTY, FLA.

SEE ORDINANCE CITY OF WINTER PARK, RECORDED JAN. 25, 1967, IN O.R. BOOK 1606, PAGE 34, SHOWING PARTS OF HUNTINGTON AVE., CHAPMAN AVE. & LAKE AVE. AND SOUTH PART OF BLOCK 93, AS PER SKETCH IN O.R. BOOK 1606, PAGE 313.  
 (FOURTH PAGE OF MAP) SEE ORDINANCE NO. 703, CITY OF WINTER PARK, RECORDED MAY 4, 1968 IN O.R. BOOK 1727, PAGE 706, AMENDING ORDINANCE NO. 312, AND RELIEVING THE ALL INTERESTS OF RECORDS IN UNITED ALLEY RUNNING EAST WEST IN BLOCK 34.



ORDINANCE CITY OF WINTER PARK, FLA., DATED JULY 31, 1952, RECORDED IN O.R. BOOK 910 PAGE 11.

Scale 36 inches = one mile

J.A. Robinson, Surveyor

Alley through Block 34 & 39 created by City of Winter Park July 8, 1938 am. D. B. 524 pg. 221  
 Alley on Blk. 34 created by City of Winter Park, May 6, 1938 am. D. B. 501 pg. 11

TROVILIAN J.A. REVISION 10/11/13 I.R.E. 70 PART OF BLOCK 96  
 10' 00" Return (Blk. 99) owned & operated by City of Winter Park, May 1, 1938, am. D. B. 521 pg. 15

**OCA Web Map**

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 2/5/2016

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

**OCA Web Map**

	<b>Florida Turnpike</b>		<b>Major Roads</b>		<b>Proposed Road</b>		<b>Residential</b>		<b>Commercial/Industrial/Vacant Land</b>		<b>Parks</b>	<b>6</b>	<b>Lot Number</b>
	<b>Interstate 4</b>		<b>Public Roads</b>		<b>Brick Road</b>		<b>Agriculture</b>		<b>Agricultural Curtilage</b>		<b>Lakes and Rivers</b>	<b>05060</b>	<b>Parcel Number</b>
	<b>Toll Road</b>		<b>Gated Roads</b>		<b>Block Line</b>		<b>Commercial/Institutional</b>		<b>Hydro</b>		<b>Building</b>	<b>3106</b>	<b>Parcel Address</b>
	<b>Road Under Construction</b>		<b>Lot Line</b>		<b>Governmental/Institutional/Misc</b>		<b>Waste Land</b>		<b>Block Number</b>	<b>111.9</b>	<b>Parcel Dimension</b>		

Courtesy Rick Singh, CFA, Orange County Property Appraiser





FACADE 1/2 WEST SIDE ELEVATION





FACADE AND AREA OVERVIEW



REAR & EAST SIDE ELEVATION LOOKING WEST



WEST & REAR ELEVATIONS LOOKING EAST

# Property Record - 05-22-30-9400-76-030

Orange County Property Appraiser • <http://www.ocpafl.org>

## Property Summary

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**Property Name**

Skolfield Homes

**Names**

Skolfield Properties LLC

**Municipality**

WP - Winter Park

**Property Use**

1200 - Store/Office/Resid

**Mailing Address**

118 W Comstock Ave  
Winter Park, FL 32789-4310

**Physical Address**

118 W Comstock Ave  
Winter Park, FL 32789



QR Code For Mobile Phone



118 W COMSTOCK AVE, WINTER PARK, FL 32789 6/9/2015 2:37 PM



302205940076030 03/26/2006



## Property Features

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**Property Description**

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 3 & W 2 FT LOT 2 BLK 76

**Total Land Area**

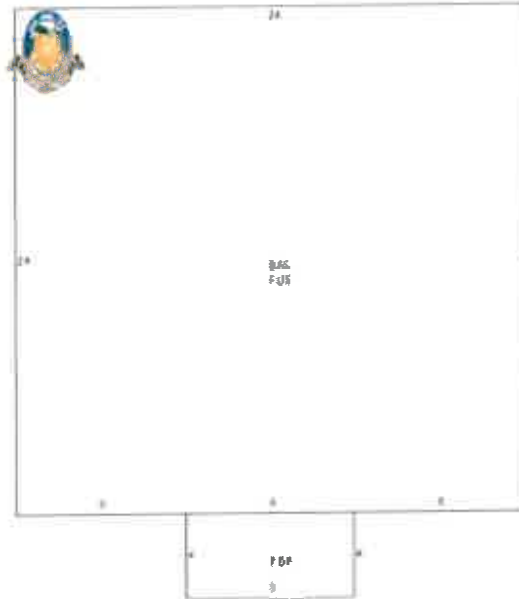
6,898 sqft (+/-) | 0.16 acres (+/-) GIS Calculated

**Land (includes working values)**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
1200 - Store/Office/Resid	O-2	6898 SQUARE FEET	\$34.00	\$234,532	\$0.00	\$234,532

**Buildings (includes working values)**

Model Code	Type Code	Building Value	Estimated New Cost	Actual Year Built	Beds	Baths	Floors	Gross Area	Living Area	Exterior Wall	Interior Wall	Subarea Description	Sqft	Value
04 - Commercial	1210 - Store/Office/Res 2	\$78,695	\$109,299	1935	0	0.0	2	1184 sqft	1152 sqft	Wood.Shthn	Drywall	BAS - Base Area	576	\$54,179
												FOP - F/Opn Prch	32	\$941
												FUS - F/Up Story	576	\$54,179



**Extra Features (includes working values)**

Description	Date Built	Units	Unit Price	XFOB Value
3066 - Pav Brick	04/16/1993	3923 Unit(s)	\$2.50	\$9,808
PT2 - Patio 2	04/01/1993	1 Unit(s)	\$2,000.00	\$2,000



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
February 10, 2016**

**COR 16-002** Request by Skolfield Properties for a Certificate of Review for a storage building at their property at 118 West Comstock Avenue with a variance request for a side setback of 4 feet in lieu of the required 5 feet and a rear setback of 8 feet in lieu of the required 30 feet. Zoned O-2. Parcel ID. #05-22-30-9400-76-030.

---

**Description.** 118 West Comstock Avenue is a two-story, wood frame building set back from the street. To the east is an alley that serves the commercial buildings on Park Avenue. The alley turns behind the property and serves the commercial buildings on Fairbanks. Miller's Hardware to the west has a two-story building and outdoor storage. The composite shingle roof is low pitched and pyramidal. The house plan is square and the foundation is raised. The building is clad in horizontal wood siding. The fenestration is primarily six-over one sashes.

The first floor paneled entry door is flanked by sidelights and is located under a front gabled entry porch. The porch has square columns. An open porch also extends across the front and west side to create an access point to exterior stairs to the second floor offices. The entrance is flanked by pairs of six-over one sash windows with inoperable shutters. The second floor of the façade has two bands of two-over-one windows. A small six-over-six window has been added to this elevation.

The east side elevation abuts an alley way and has a brick exterior chimney. The rear elevation also directly abuts an alley way. The west side elevation features non-original exterior stairs to the second floor offices of Skolfield Homes. The stairs have wood railing and simple balusters compatible with the house.

The building underwent restoration about thirty years ago and has been kept in excellent condition.

**Certificate of Review Request.** The applicant is proposing to replace the fenced storage area with an accessory storage building designed in the style of the existing historic building. The existing building is in office and residential use and has office O-1 zoning. Office zoning does not allow storage such as warehouses as a permitted use; however this storage of small amounts of construction materials would be ancillary to the Skolfield Homes business which is design and construction. The one-story accessory building will have a low pitched front gable roof, horizontal siding, and entry door and sash windows similar to the primary building.

Variations are needed to allow a side setback for 4 feet in lieu of the required five feet and a rear setback in lieu of the required 30 feet for office zoned properties.

The abutting property to the side of the proposed accessory is the Miller's Hardware property which has a two-story masonry building hard on their property line. To the rear is an alleyway between the Skolfield property and commercial buildings fronting on Fairbanks Avenue. These commercial buildings are directly on the alleyway. Given the surrounding conditions, staff has no objections to the requested setbacks. The accessory building for building supply storage will have no significant impact to the surroundings and is compatible with this property.

The applicant included an interesting study showing the property with the proposed accessory building and what it could be with full development for office use.

**RECOMMENDATION:** Staff's recommendation is for approval of an accessory building as shown for ancillary storage for Skolfield Homes.



**PLANNING DEPARTMENT**

City of Winter Park  
Planning Department  
Historic Preservation Board  
401 Park Avenue, South  
Winter Park, Florida 32789  
407-599-3498

**Certificate of Review Application**

1. 118 West Comstock Avenue.  
 Building address  
Skolfield Property. 118 W Comstock 321-228  
John T. Skolfield, III Ave. Winter Park 3990  
 Owner's name(s) Address Telephone  
N/A N/A  
 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: Build a storage bld.

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

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, John T. Skolfield, as owner of the property described above, do hereby authorize the filing of this application on my behalf.  
[Signature] 12-18-15  
 Owner's Signature Date

**Historic Preservation Commission Office Use**

Date received: 12-18-15 HPC Meeting: 2-10-16 Case File No. COR 16-002

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Historic name of building (if any) \_\_\_\_\_ Historic district name (if any) \_\_\_\_\_  
05-22-30-9400-76-030 C. 1935  
 Parcel Identification Number Year built

historic landmark  historic building/structure  
 district contributing element  district non-contributing element



# Skolfield Homes, LLC

John T. Skolfield III  
License CRC058217  
Cell (321) 228-3990  
john@skohomes.com

Certified Residential Contractors  
118 West Comstock Avenue  
Winter Park, FL 32789  
(407) 647-7730 (407) 647-7731 fax

Anthony B. Rizzo  
License CBC1253395  
Cell (407) 468-8918  
anthony@skohomes.com

City of Winter Park  
Planning Department  
Historic Preservation Board  
401 Park Avenue, South  
Winter Park, FL 32789

December 18, 2015

## Historic Preservation Board Certificate of Review

### Supplemental Application for Variance Request

**Describe variance request:** We would like to construct a storage building on the right rear of the property measuring 15' x 30' with 10' side walls and all architecture details replicating the main building. The variance request is for a side setback of 4' in lieu of the required 5' as well as a rear setback of 8' in lieu of the required 30'. Note: Both the main building and the adjacent storage building of Steve Millers are placed with 0' setbacks. (right on the rear property lines)

**What are the special conditions and circumstances peculiar to the land, buildings, and structure involved especially as they are established by the historic character of the aforementioned?** Built in 1955 this building was purchased in July 20, 1966 by my father John Skolfield and his then business partner, the late Senator Edward Gurney. My recollection is that it was built by Mr. Wonnacot for his plumbing business, Winter Park Plumbing. In about 1980 it was totally renovated to preserve the decaying first floor which at that time was two small apartments with a center stairway. It then served as the law offices for my father John T. Skolfield Jr. and subsequently for our corporate office for Skolfield Homes LLC, Skolfied Services LLC and Restore Winter Park LLC.

This building has been in the Skolfield name for 48 years. As the property floods several times a year we need good dry storage on site.

**Describe the requirements, from the Land Development code upon which this request is based.** The land development codes require a 5' side and 30' rear setback. Per the paragraph above we're requesting 4' and 8' respectively.

**Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.** I personally designed the front porch and proportions of this facade in the early '80's. As a builder of almost 40 years and one who is passionate about minimizing mass when possible I think the setting of this building with the large brick parking lot and open air space with trees on the sides is an aesthetic that should be encouraged in the city. The construction of this 450 square foot storage building will make the small size of the main building at 1100 square feet more functional and a little closer to "not being worth tearing down and building a large stucco structure pressed up against the front property line."

Thank you for your consideration



John T. Skolfield III  
Managing member  
Skolfield Properties LLC

# Setback/Coverage Calculations

0-2??

(Lots 65' or less in width)

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

Address: 118 West Comstock Ave Lot Width: 62'

Submitted by: John Skelfield Lot Area: 6,882

Principal Dwelling \_\_\_\_\_ Cottage Dwelling \_\_\_\_\_ Single Family Residence \_\_\_\_\_ Duplex OFFICE

	Existing Area	+	Proposed Area	=	Total Area	Permitted Area		
<b>Minimum Living Area (sq.ft.)</b>								
Principal Dwelling	1,000							
Cottage Dwelling	500							
Single Family	1,000		1,104		1,554	3,096	(4.129 if 1/2 residential)	
Duplex	1,000		450		1,450	3,096		
								(STORAGE)

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

Principal Dwelling - 65%  
Cottage Dwelling - 65%  
Single Family - 65%  
Duplex - 60%

	5,161		450		5,611	5,849	
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**Maximum Building Coverage**  
Principal/Cottage dwelling 35%  
Single Family - 40%  
Duplex -- 35%

N/A

**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%  
Cottage Dwelling - 20%  
Single Family - 55%  
Duplex - 50%

(Note 1)

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

Principal Dwelling 400  
Cottage Dwelling 300  
Single Family 700  
Duplex 600

(Note 2)

**Building Height** Maximum Permitted: 30' Proposed Height: \_\_\_\_\_ (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.

**Setbacks R-2**  
(Lots 65' or less in width)

	EXISTING	PROPOSED
<b>FRONT SETBACKS</b>		
To first floor wall – 25'	<u>87'</u>	<u>unchanged</u>
To second floor wall – 30'	<u>—</u>	<u>—</u>
<b>SIDE SETBACKS</b> (Principal/cottage, dwelling or duplex)		
To first floor wall (note 3) – 7'	<u>—</u>	<u>4'</u>
Driveway side first floor wall (note 4) – 11'	<u>—</u>	<u>—</u>
To second floor wall – 10'	<u>—</u>	<u>—</u>
<b>Rear setbacks</b>		
One Story Building - 10'	<u>—</u>	<u>8'</u>
Two Story Building - 25' (note 6)	<u>—</u>	<u>—</u>
<b>Corner Lot Setbacks**</b>		
Lot width 65' or less – 14'	<u>—</u>	<u>—</u>

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.

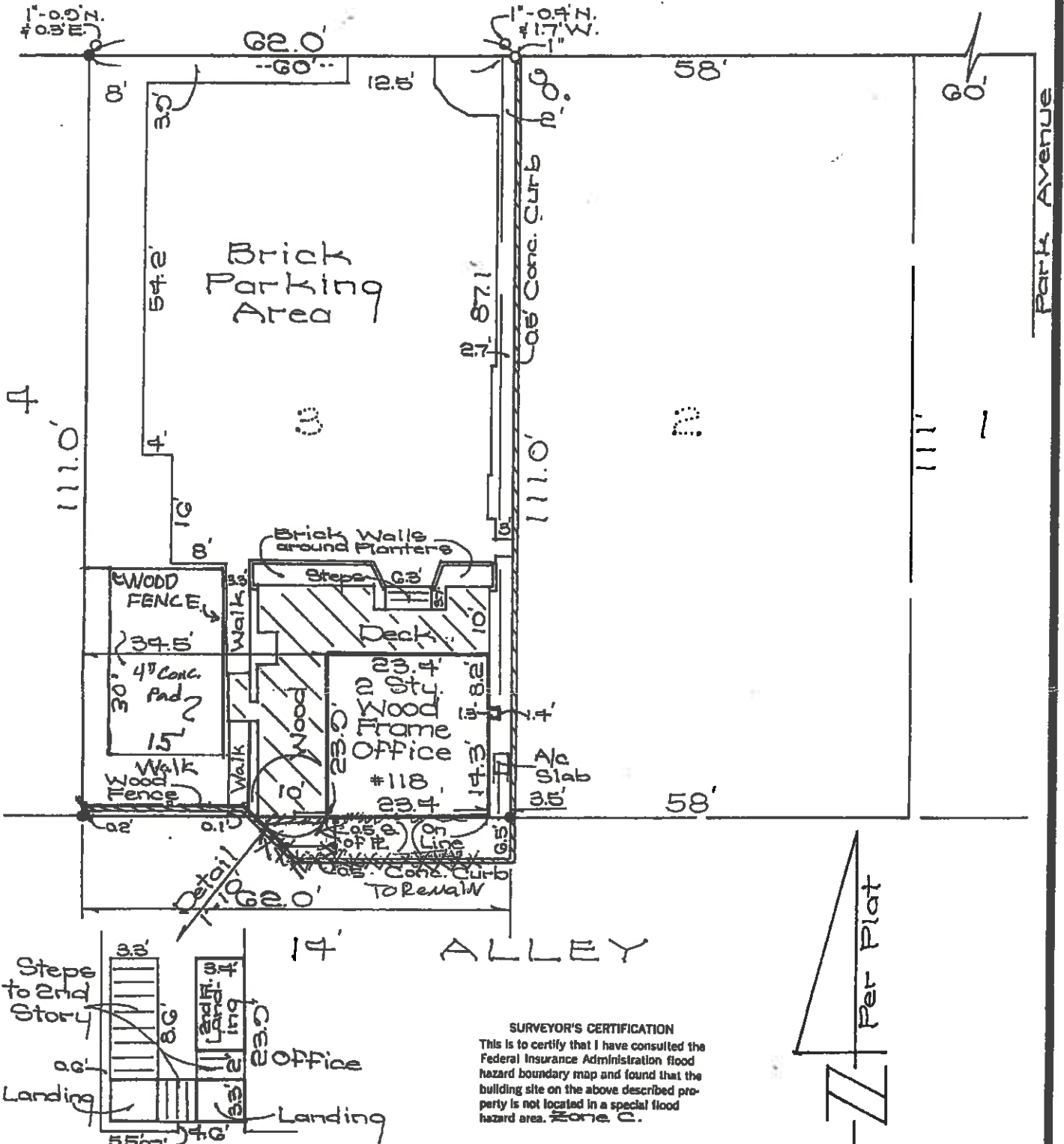
**Notes:**

1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55%. 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. Alternate 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.

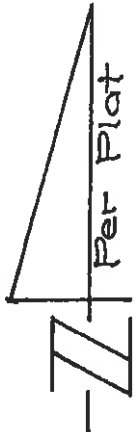
**SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS**

LOT 3 & the Westerly 2 Ft. of LOT 2  
 Legal Description: BLK. 76 TOWN OF WINTER PARK  
 Recorded in Plat Book B Page 86 of the Public Records of Orange County, Florida

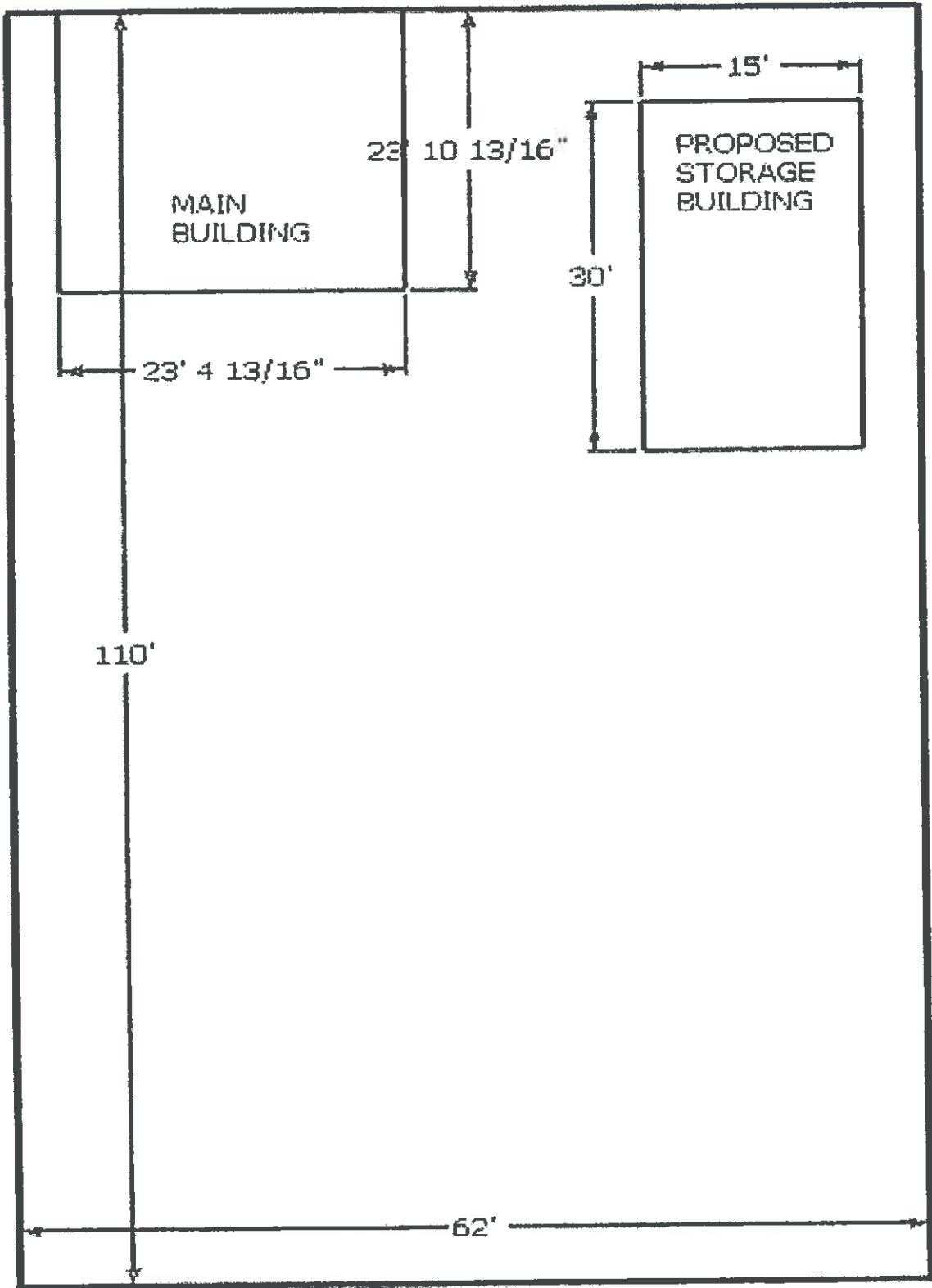
W. COMSTOCK 50' <sup>R</sup>/<sub>W</sub> AVENUE



**SURVEYOR'S CERTIFICATION**  
 This is to certify that I have consulted the Federal Insurance Administration flood hazard boundary map and found that the building site on the above described property is not located in a special flood hazard area, Zone C.



I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING.





FACADE PROPOSED BUILDING WOULD BE TO THE RIGHT OF PHOTO



PROPOSED SITE BETWEEN BUILDINGS



REAR & WEST SIDE PROPERTY





VIEW OF PROPERTY FROM THE EAST

VIEW FROM  
THE WEST  
TOWARD  
PROPERTY





BUILDING WOULD REPLACE FENCED AREA



BUILDING WOULD REPLACE FENCED AREA



