



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
December 13, 2017**

COR 17-001.A Request by Restore Winter Park, LLC for approval of Scope of Work and Engineering Drawings to execute a Certificate of Review for restoration of the Front Porch, residing of exterior and complete freshening of interior of Existing House at 654 West Lyman Avenue, Winter Park. The existing main house to stay intact as it now exists on the property.
Zoned R-1A. Parcel ID. #05-22-30-9400-70-060.
Lot Size: 50' x 90' = 4,500 sf

Description. 654 West Lyman Avenue is a one-story wood frame home built in 1925. It represents a good example of an original Hannibal Square vernacular home. The existing placement on the site allows for good access to the rear yard. The front yard is within two feet of matching the current front yard setback requirements, and all other existing setbacks for the original home are within the allowed code requirements.

The composite shingle roof is a low pitched single gable form running north to south. The house plan is rectilinear and the foundation is raised. The building is clad in horizontal wood siding. The fenestration is primarily newer aluminum windows and needs to be restored to one-over one, double-hung appearing windows. The rest of the main home will be covered with a synthetic wood-appearing 1x6 siding, maintaining the same scale as the original wood siding.

The Front Porch will be opened up and the existing horizontal wood siding will remain and be restored on the three sides. Existing glazing will be removed from the porch, and new wood double-hung sash will be installed on the front wall of the Main Home to replicate the original wood windows either side to the Entry Door.

The Rear Porch roof is to be reframed as an extension of the main roof gable. Since this will not be seen from W. Lyman Avenue, it is not of concern and will still maintain the original design intent of the original home.

Original Certificate of Review Request: Please see original COR, attached.

Engineering Drawings: Please see attached two sheets of drawings.

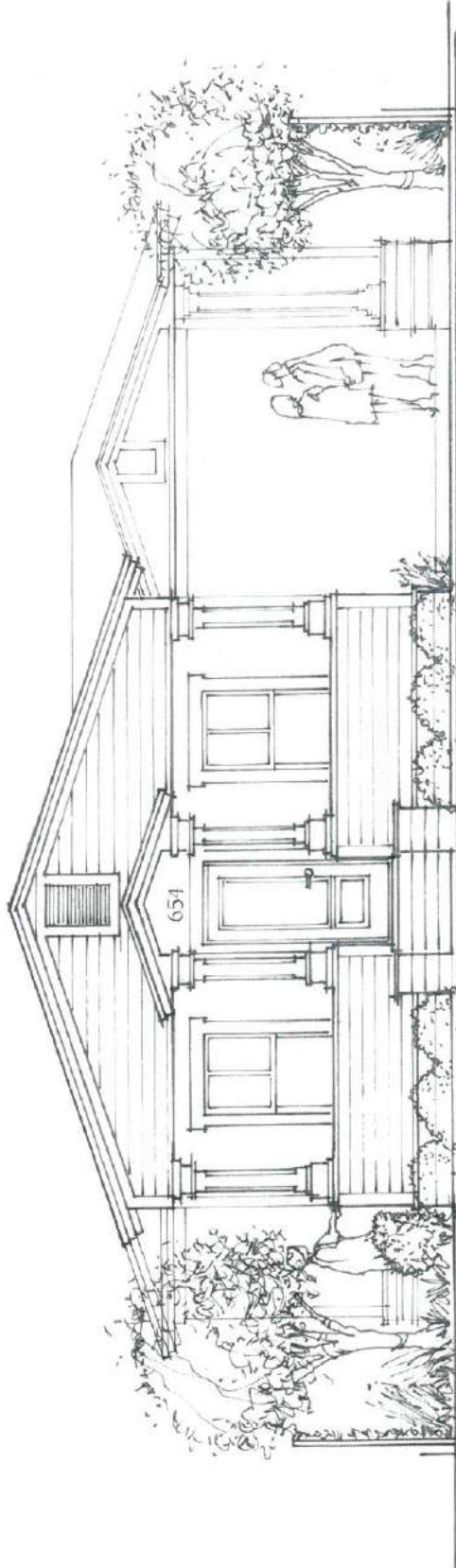
STAFF RECOMMENDATION: Staff's recommendation is for approval of Engineering Drawings as submitted.

6024 W. 64th MAXI





654



MAIN HOUSE: OPEN FRONT PORCH: FRONT/STREET ELEVATION #
COTTAGE: DETONIO

SCOPE OF WORK

OPEN UP THE CLOSED IN EXISTING FRONT PORCH
 REMOVE AND REPLACE ALL WINDOWS SOME
 LOCATIONS MAY BE ALTERED.
 REMOVE EXISTING REAR SHED ROOF AREA AND
 REPLACE WITH NEW FRAME WALL AND ROOF TO MATCH
 MAIN ROOF.
 REWORK FLOOR PLAN IN KITCHEN AREA & LAUNDRY

ALL WINDOWS & DOORS TO
 BE REMOVED & REPLACED W/
 6 OVER 1 S.H. WOOD SASH
 WINDOWS

AREA CALCULATIONS

TOTAL LIVING (AC)	847 S.F.
COVERED ENTRY	132 S.F.
TOTAL UNDER ROOF	979 S.F.

WALL LEGEND

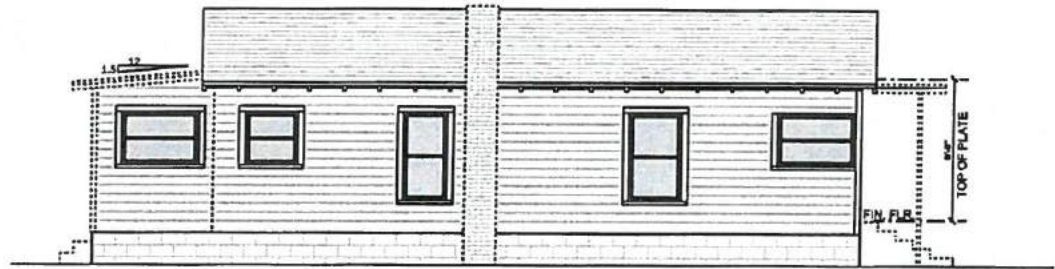
EXISTING EXT. FRAMED WALL
EXISTING EXT. WALL TO BE REMOVED
NEW INTERIOR FRAME 2X6 WALL
NEW 8" C.M.U. WALL



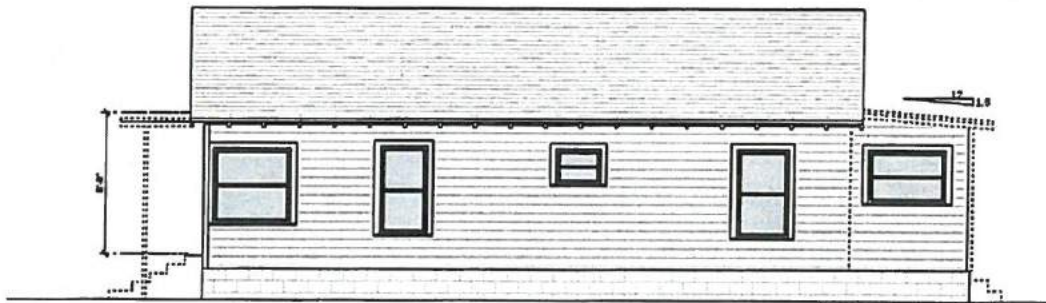
AS-BUILT REAR



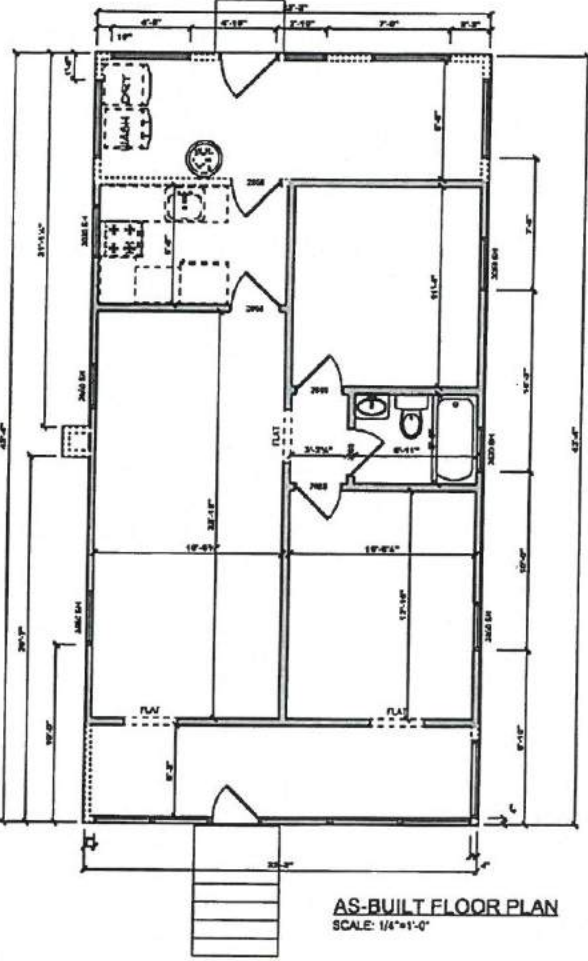
AS-BUILT FRONT ELEVATION



AS-BUILT LEFT ELEVATION
 SCALE: 1/4"=1'-0"



AS-BUILT RIGHT ELEVATION
 SCALE: 1/4"=1'-0"



AS-BUILT FLOOR PLAN
 SCALE: 1/4"=1'-0"

DESIGN & BUILDING CONCEPTS, LLC
 A NEW CONCEPT IN CONSTRUCTION DESIGN
 407.877.6696
 cell: 407.670.6974
 john@designandbuilding.com

DESIGNED BY: Design & Building Concepts, LLC
 118 West Comstock Ave, Winter Park, FL 32789
 In right connection, the plans, specifications, drawings, schedules, and other documents prepared by the architect for the project are the property of Design & Building Concepts, LLC and may not be reproduced or used in any form without the express written consent of Design & Building Concepts, LLC.

CALLUTION FOR WHO LIVES HERE MADE BY:
TOMAS PONCE MACEPE
 387 MADISON PLACE CHULUOTA, FL 32706
 PHONE: (407) 484-0037
 ADVISE IN COMPLIANCE WITH THE 2014
 NO BLANK IS MADE TO THE AUTHORSHIP OF THESE PLANS
 TOMAS PONCE
 TPE # 50068
 DATE: November 25, 2017

Skolfield Homes, LLC
 118 West Comstock Ave
 Winter Park, FL 32789
 Office: 407-647-7730
 Fax: 407-647-7731
 Lic. CBC1253395

November 25, 2017

1	PLAN REVIEW COMMENTS 1.5-A-1.6
2	
3	
4	

BUILDER NOTICE:
 It is the Part of the design and these plans are prepared and are not intended for the licensed professional to construct the project. In the event any construction is required to modify the design, then the contractor shall be responsible for the design. It is the responsibility of the contractor to verify the design and to ensure that the project is constructed in accordance with the design. The contractor shall be responsible for any modifications to the design and to ensure that the project is constructed in accordance with the design. It is the responsibility of the contractor to verify the design and to ensure that the project is constructed in accordance with the design.

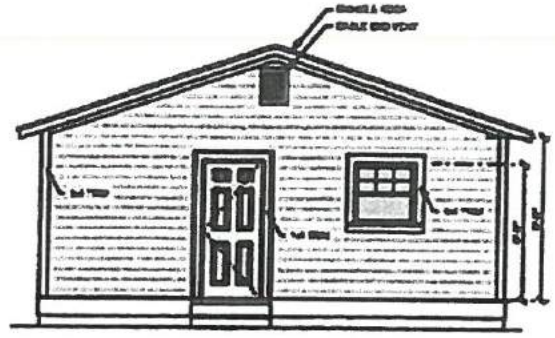
Project Name: **RENOVATION**

Client: **JOHN SKOLFIELD**

Address: **654 LYMAN WINTER PARK, FL**

2017-10-14

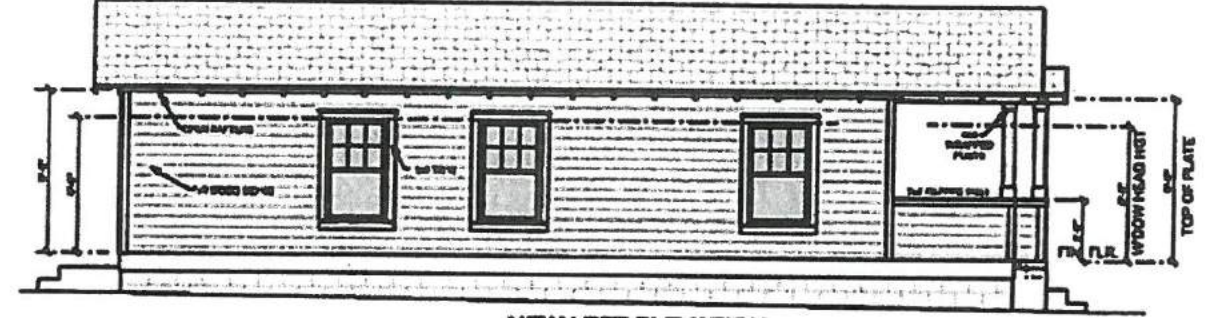
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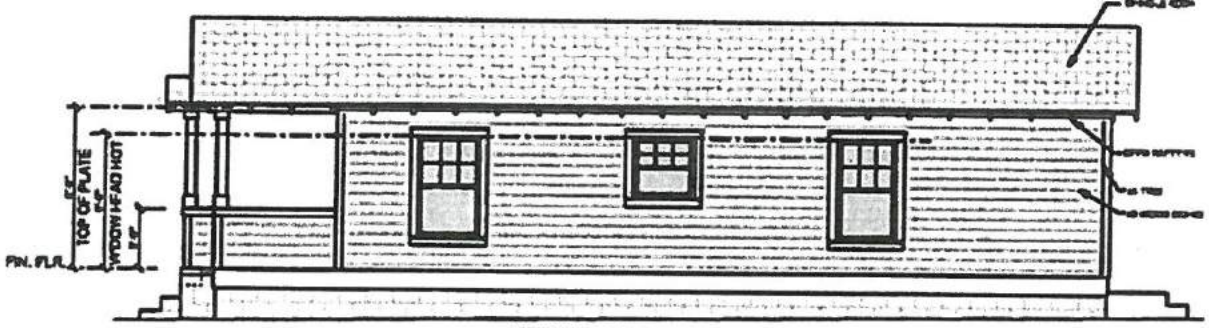
NEW REAR ELEVATION
SCALE 1/4"=1'-0"



NEW FRONT ELEVATION
SCALE 1/4"=1'-0"



NEW LEFT ELEVATION
SCALE 1/4"=1'-0"



NEW RIGHT ELEVATION
SCALE 1/4"=1'-0"



FMD1 SINGLE STORY MONO
SCALE 1/2"=1'-0"

AREA CALCULATIONS

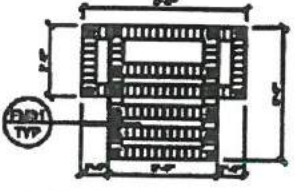
TOTAL LIVING (AS)	847 S.F.
COVERED ENTRY	132 S.F.
TOTAL UNDER ROOF	979 S.F.

WALL LEGEND

EXISTING EXT. FRAMED WALL
EXISTING INT. FRAMED WALL
NEW EXT. FRAMED WALL
NEW INTERIOR FRAMED WALL

ELECTRICAL SYMBOL

Receptor - Combo	⊕
Receptor - Double	⊕
Panel - Cabinet w/ Light	⊕
Light - Ceiling Recessed	⊕
Light - Fluorescent T	⊕
Light - Wall	⊕
Outlet	⊕
Outlet - GFI	⊕
Outlet - GFI Waterproof Ext.	⊕
Outlet - Dupl 200	⊕
Panel	⊕
Service Disconnection	⊕
Switch	⊕
Switch - 3 Way	⊕
Switch - 4 Way	⊕
Shower	⊕
Water Base	⊕

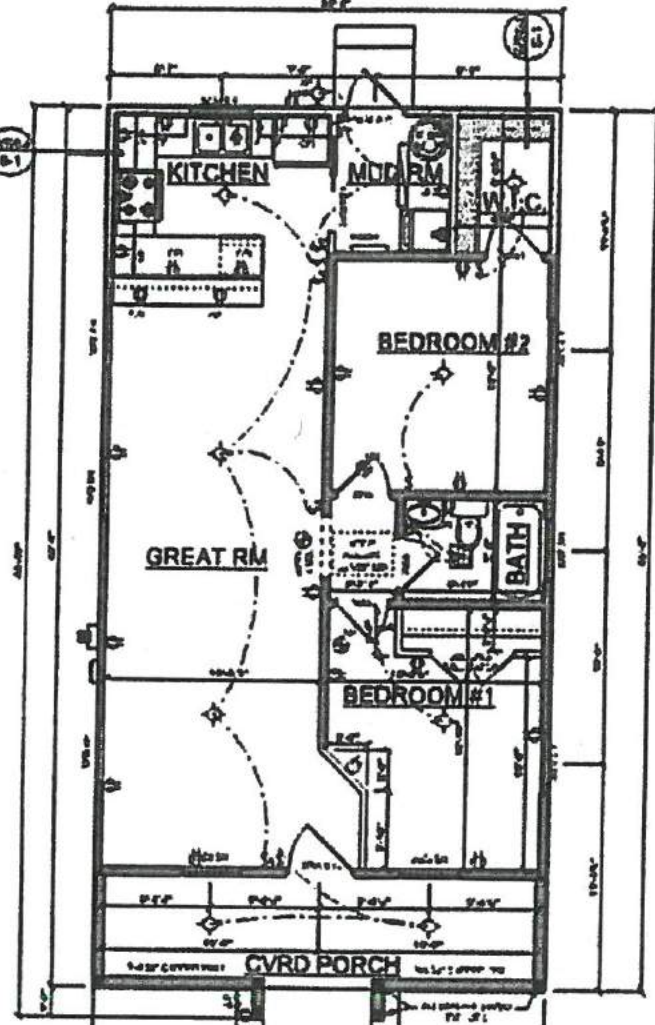


CMU STAIRS & LANDING



ROOF REPLACEMENT PLAN
SCALE 1/4"=1'-0"

ALL WINDOWS & DOORS TO BE REMOVED & REPLACED w/ 6 OVER 1 S.H. WOOD SASH WINDOWS



NEW FLOOR PLAN
SCALE 1/4"=1'-0"

DESIGN & BUILDING CONCEPTS, LLC
407-877-4174
john@designandbuild.com

TERMS FENCE MCEPPE
387 MOULDER PLACE CHLOSA, FL 32108
PHONE 407-344-0037
FAX 407-344-0037
PLEASE REFER TO THE PROJECT NO. 17-001-FL-00000
TOMAS PONCE
FLUKE # 50000
DATE: November, 2017

Skolfield Homes, LLC
118 West Coonstock Ave
Winter Park, FL 32789
Office 407-647-7730
Fax 407-647-7731
Lic. CBC1253395

November 26, 2017

BUILDER NOTICE
To the best of my knowledge and belief, the plans herein conform to all applicable codes and regulations. I am not responsible for any errors or omissions on the part of the contractor or any other party. I am not responsible for any changes or modifications made to these plans after the date of this notice. I am not responsible for any delays or stoppages of work caused by any party other than myself or my firm. I am not responsible for any damage to property or persons caused by the construction of the project. I am not responsible for any claims or lawsuits filed against me or my firm. I am not responsible for any claims or lawsuits filed against any other party. I am not responsible for any claims or lawsuits filed against any other party.

JOHN SKOLFELD
RENOVATION
2017-10-14
3 5

1541



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
October 11, 2016

COR 17-001 Request by Restore Winter Park, LLC for a Certificate of Review for restoration of the Front Porch, residing of exterior and complete freshening of interior of Main House, build new 400+/- square foot Guest Cottage at rear of site, with a variance of five (5') feet at rear and both side yards of Cottage. Main house to stay intact as it now exists on the property. Also to add four new parking spaces and drive on site.

Zoned R-1A. Parcel ID. #05-22-30-9400-70-060.

Lot Size: 50' x 90' = 4,500 sf

Required setbacks:		Existing/Proposed setbacks:	
Front	25'	18'-1" + 8" col. Depth + 5' = 23'-9"	
Side	7.5'	9'-1" / 5' (Cottage)	
Rear	25'	28'-11"/5' (Cottage)	
Height	30'	16'+/- estimated	
Building Separation	5'	8'	

Description. 654 West Lyman Avenue is a one-story wood frame home built in 1925. It represents a good example of an original Hannibal Square vernacular home. The existing placement on the site allows for good access to the rear yard. The front yard is within two feet of matching the current front yard setback requirements, and all other existing setbacks for the original home are within the allowed code requirements.

To the south (rear) of the site is a ten foot wide City Utility Easement that provides additional separation from the adjoining property to the south. This easement is seen as a permanent City-owned easement.

The composite shingle roof is a low pitched single gable form running north to south. The house plan is rectilinear and the foundation is raised. The building is clad in horizontal wood siding. The fenestration is primarily newer aluminum windows and needs to be restored to one-over one, double-hung appearing windows. The rest of the main home and the proposed Guest House will be covered with a synthetic wood-appearing 1x6 siding, maintaining the same scale as the original wood siding.

The Front Porch will be opened up and the existing horizontal wood siding will remain and be restored on the three sides. Existing glazing will be removed from the porch, and new wood double-hung sash will be installed on the front wall of the Main Home to replicate the original wood windows either side to the Entry Door.

Certificate of Review Request: The Applicant is proposing to make the following improvements and additions to this home:

1. **Front Porch-** open, restore and improve the look of the Front Porch as described above. Please see sketch of Front Elevation.
2. **Guest Cottage-** as an incentive to historic designation of this home, the Applicant requests that he be allowed to build a one-story 400+/- sf guest cottage in the rear of the property. This smaller cottage allows an elderly parent an affordable living opportunity near their children. Please see Site Plan showing both the Main House and Guest Cottage.
 - a. New one-story building is 16' wide by 27' long = 432 sf
 - b. Laundry/Storage Area is 3' wide by 16' long = 48 sf
 - c. Total enclosed building area = 480 sf
 - d. Open new carport (covered, not conditioned) is 10' by 16' = 160 sf
3. **Brick Driveway** with four Parking Spaces- a brick and perhaps other porous material(s) are proposed to provide four off-street parking spaces on site. Requirements for porosity and a high quality look are parts of the Applicant's goals for this improvement on the site.
4. **Solar Energy-** the Applicant has already demonstrated his support for using solar power in Hannibal Square. Our "Going Solar in Winter Park" attachment contains links to websites that show how solar mechanisms may be adapted to historic buildings by locating them away from the front/street (north) view. This home's orientation is well-suited for south and west access to full sun on the roof surfaces.

Variance Requests:

1. **Side Setbacks** for Guest Cottage- 5' in lieu of 7.5' (for lots 60' wide or less)
 - a. Historic Designation may allow for a lesser side setback here.
2. **Rear Setback** for Guest Cottage- 5' in lieu of 25' (for one-story structure)
 - a. Please remember that the ten (10') wide City Utility Easement allows for a greater separation from the lot adjacent to the rear property line

General Provisions within the Land Development Code include:

- Pool Cabanas (>500sf)- 5' side setback + 10' rear setback
- Accessory Buildings (garage >600sf) in rear yards- 5' side setback + 10' rear setback

STAFF RECOMMENDATION:

Staff's recommendation is for approval of all four COR requests as well as variance requests for side and rear setback variances.



PLANNING DEPARTMENT

City of Winter Park
Planning Department
Historic Preservation Board
401 Park Avenue, South
Winter Park, Florida 32789
407-599-3323

Certificate of Review Application

1. 674 West Lyman Ave. Winter Park
 Building address 118 W Comstock Ave
Restore Winter Park LLC Winter Park 32789
 Owner's name(s) John Skolfield Address Telephone 321-228-3990
 Applicant's name (if different from above) Address Telephone

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

3. Proposed project narrative: (attach additional page if necessary)
facade restoration, guest cottage,
roof, paint, driveway

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] 9-21-17
 Owner's Signature Date

Historic Preservation Commission Office Use

Date received: 21 SEP 17 HPC Meeting: 11 OCT 17 Case File No. 00917.001

HANNIBAL SQUARE

Historic name of building (if any) 05.22.30.9400.70.060 Historic district name (if any) 1925

Parcel Identification Number 05.22.30.9400.70.060 Year built 1925

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

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

The building of an accessory structure as a guest house

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

This house is an example of the typical home in this area rapidly being demolished in lieu of restoration

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

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

We would like to open up to front porch to the state it was likely in original condition

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.

Certificate of Review Process

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any exterior alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) shall not review interior alterations but it shall consider the effect of such plans as they relate to the exterior. The design guidelines used by the (HPB) shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

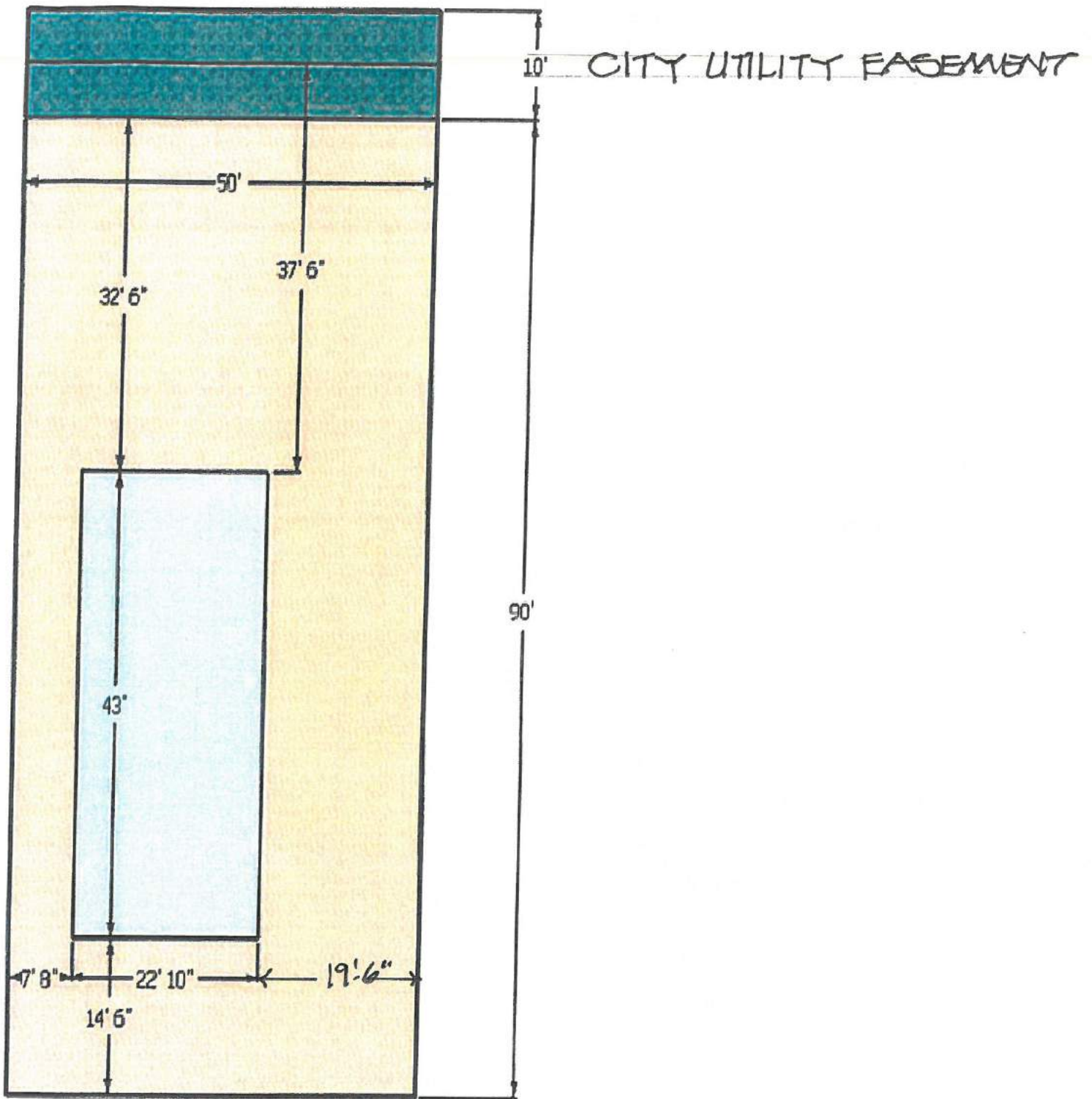
Applications will be scheduled for the Historic Preservation Board when received at least **24 days** prior to the next meeting. Applicants should submit seven copies of all information required to the Planning Department, City Hall, 2nd floor. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

1. Issuance of a Certificate of Review for the proposed work;
2. Issuance of a Certificate of Review with specified modifications and conditions;
3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
4. Denial of the application;
5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.

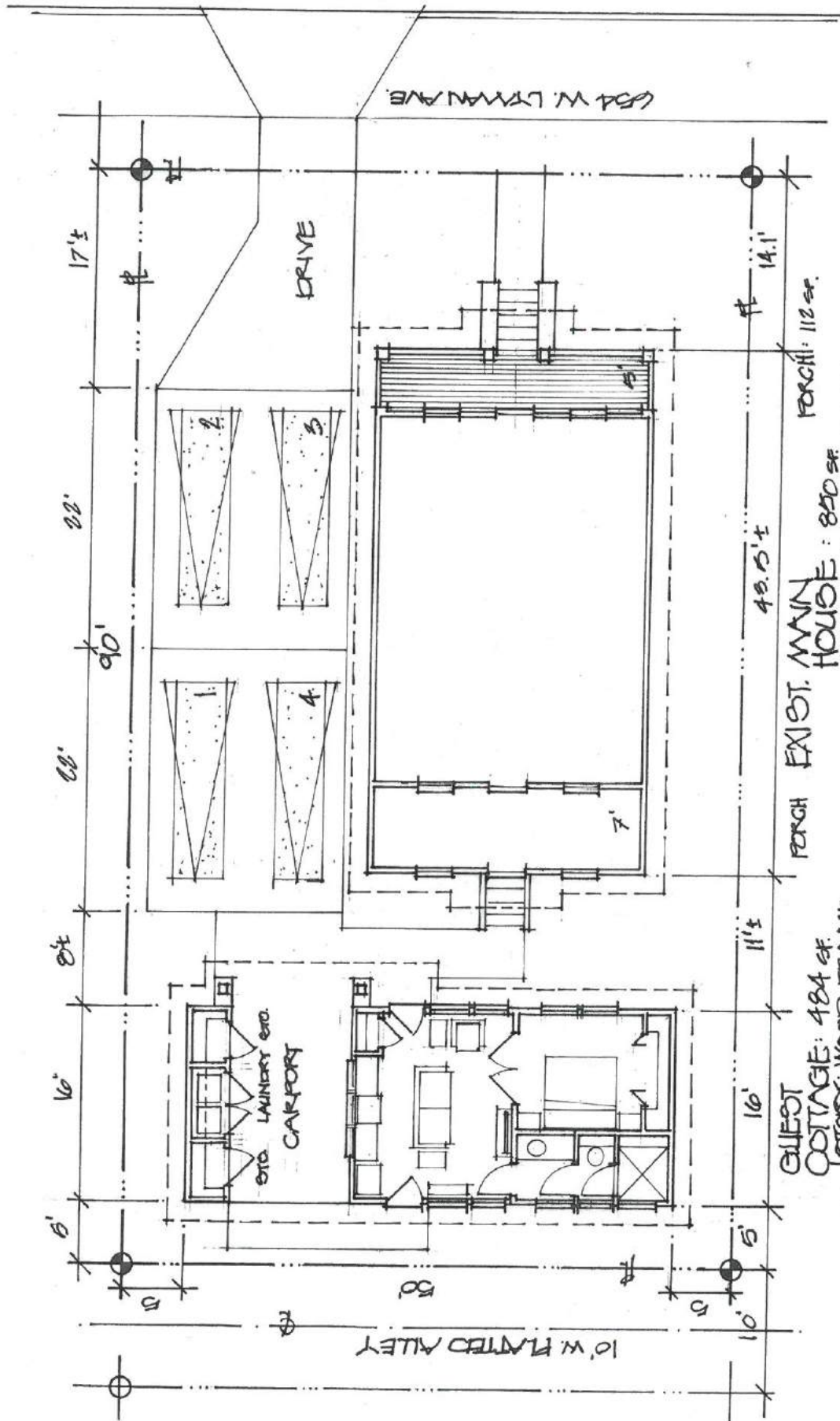
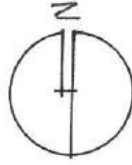
The HPB will take action on completed applications only. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:
Brooks Weiss, AIA, City Architect
Planning Department
401 Park Avenue, South
Winter Park, FL 32789
(407) 599-3323



654 W. LYMAN AVE.: SITE DIMENSIONS

WEST LYMAN AVENUE



654 W. LYMAN AVE.

DRIVE

17'±

22'

60'

90'

6'±

8'±

5'

5'

10' W. PAVED ALLEY

50'

5'

10'

16'

11'±

49.5'±

14.1'

PERGH EXIST. MAIN HOUSE : 850 SF
1 STORY WOOD FRAME

GUEST COTTAGE: 484 SF
1 STORY WOOD FRAME

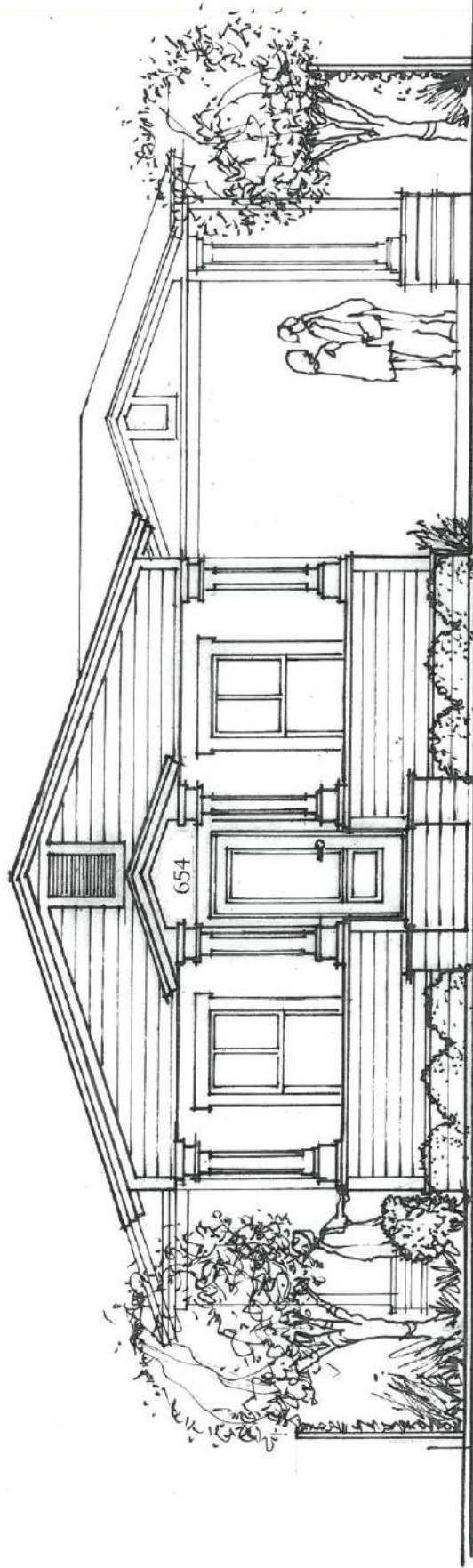
200 FT.

10'

6'

0

654 W. LYMAN AVE.: SITE/BUILDING PLAN



MAIN HOUSE: OPEN FRONT PORCH: FRONT / STREET ELEVATION
COTTAGE: BEYOND



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
October 11, 2016

HDA 17-001 Request by Restore Winter Park, LLC to designate their building at 654 West Lyman Avenue, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places. Zoned R-1A. Parcel ID. #05-22-30-9400-70-060.

Background. The single story Frame Vernacular residential building at 654 West Lyman Avenue is a contributing historic building in the Hannibal Square Neighborhood was built around 1925 and represents one of the few remaining original homes on the west side of Winter Park.

In the attached overview by the Applicant, John Skolfield, his reasoning behind applying for historic designation is well stated and founded on his long-term relationship with Winter Park. This designation requested is paired with a Certificate of Review request.

Description. 654 West Lyman Avenue is a one-story, wood frame building set back from the street approximately 18'. The existing setback to the east is approximately 9' and to the west, approximately 18', with an existing rear yard some 29' from the rear lot line. A ten (10') foot City Utility Easement runs perpendicular to the property on the south. There is currently no fence at the south property line.

The composite shingle roof is low pitched and has a ridge running north/south with gables at either end. The house plan is rectangular and the foundation is raised, as was common for many smaller homes in Winter Park at that time. The building is clad in horizontal wood siding. The current fenestration is aluminum windows that do not match the original window design in 1925. The Applicant wants to bring the original window design back to the front of this home.

The Front Porch has been modified and enclosed over the years and it is the Applicant's intention to open it up and restore it to what it may have looked like in 1925. The Applicant also proposes to add a pair of one-over-one sash windows and an appropriate front door, of the period.

The other elevations of the Main Home will also be covered in horizontal siding, at a scale to match the existing. The Guest Cottage will also be covered in that same horizontal siding and will keep a similar roof slope and material, appropriate to 1925.

Architecture. 654 West Lyman Avenue is a Frame Vernacular residential 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. Here exposed rafter tails speak to the simplicity of a small home.

Winter Park builders had access to locally milled lumber including old growth cypress and pine. The railroad also supplied building materials.

Significance. 654 West Lyman Avenue is associated with the development of downtown Winter Park during the early years when the west side Residents were critical to the overall success of the city. It is a surviving example of Frame Vernacular architecture and representative of residential life of the period. It is a contributing historic resource in the Hannibal Square Neighborhood of Winter Park and is therefore important to be preserved.

Also, it is notable that the Applicant is making a significant contribution to the preservation of the homes originally built in Hannibal Square. Only by such dedicated efforts will it be possible to save such homes and keep the scale of that important neighborhood intact.

Although this home is not architecturally significant, it is incumbent upon this city to encourage the preservation of it. The Applicant should be congratulated for his insight and dedication to Winter Park and his continued demonstration of his commitment to historic preservation here.

STAFF RECOMMENDATION:

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

This home meets the Criteria for Designation in the following ways:

- *Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development*
- *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*

The Front Porch will be opened up and the existing horizontal wood siding will remain and be restored on the three sides. Existing glazing will be removed from the porch, and new wood double-hung sash will be installed on the front wall of the Main Home to replicate the original wood windows either side to the Entry Door.

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 - b. Laundry/Storage Area is 3' wide by 16' long = 48 sf
 - c. Total enclosed building area = 480 sf
 - d. Open new carport (covered, not conditioned) is 10' by 16' = 160 sf
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- Accessory Buildings (garage >600sf) in rear yards- 5' side setback + 10' rear setback

STAFF RECOMMENDATION:

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City of Winter Park
 Planning Department
 401 Park Avenue, South
 Winter Park, Florida 32789
 407-599-3323

City of Winter Park Historic Designation Application

1. 654 W Lyman Ave.
 Building address
Restore Winter Park LLC 118 W Comstock Ave
 Owner's name(s) Address Winter Park 32789
John Skorfield same 321-228-3990 Telephone
 Applicant's name (if different from above) Address Telephone
same

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

[Signature]
 Owner's Signature

9-19-17
 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.

05-22-30-9400-70-060 1925
 Legal description TOWN OF W.P. N/67+15/86 BK 70 Year built
+ MISC. BOOK 8/220 LOT 6

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

Date received: 20 SEPT 2017 HPC Meeting: 11 OCT 2017

Case File No.: HPA 17.001 Florida Master Site File No.: OR-

Local Historic Landmark

Local Historic Resource

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

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654 W Lyman Ave < 05-22-30-9400-70-060 >

Name(s)	Physical Street Address
Restore Winter Park LLC	654 W Lyman Ave
Mailing Address On File	Postal City and Zipcode
118 W Comstock Ave	Winter Park, FL 32789
Winter Park, FL 32789-4310	Property Use
Incorrect Mailing Address?	0100 - Single Family
	Municipality
	Winter Park



View 2016 Property Record Card

- [Property Features](#)
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Property Description

[View Plat](#)

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 LOT 6 BLK 70


Total Land Area 4,487 sqft (+/-) | 0.10 acres (+/-) [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1A	1 LOT(S)	\$66,750.00	\$66,750	\$0.00	\$66,750

Page 1 of 1 (1 total records)

Buildings

Important Information		Structure			
	Model Code: 01 - Single Fam Residence	Actual Year Built: 1925	Gross Area: 946 sqft		
	Type Code: 0103 - Single Fam Class III	Beds: 2	Living Area: 792 sqft		
	Building Value: \$27,070	Baths: 1.0	Exterior Wall: Wood On Sheathing		
	Estimated New Cost: \$58,720	Floors: 1	Interior Wall: Wall Board, Wood		

Page 1 of 1 (1 total records)

Extra Features

Description	Date Built	Units	XFOB Value
CVAL - Aluminum Cover	02/15/1994	180 Square Feet	\$450
FPL1 - Basic Fireplace	01/01/1993	1 Unit(s)	\$1,500
CPT1 - Carport 1	01/01/2004	1 Unit(s)	\$500

Page 1 of 1 (3 total records)

This Data Printed on 09/15/2017 and System Data Last Refreshed on 09/14/2017



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
December 13, 2017

HDA 17-002 Request by the Partin Family Trust (c/o Diane Niedermann), 1751 Chippewa Trail, Maitland, Florida 32751, to designate their family cemetery at 2500 Modac Trail, Winter Park, Florida as a historic resource on the Winter Park Register of Historic Places.

Zoned R-1A. Parcel ID. #29-21-30-0000-00-36

Background. The property is located on Modac Trail in Winter Park. This 0.54 acre parcel was part of a much larger land holding by Hugh G. Partin when it was granted to him on April 9, 1878. It was recorded in 1879. Hugh was the patriarch of the extended family of Partins in Central Florida. The family was well-known in Orange, Seminole and Osceola counties. Hugh had ten children. His grandson, Henry O. Partin became perhaps one of the most noted cattlemen in the South. In 1956, the Saturday Evening Post carried a story, "*Mr. Henry's Empire*" about Partin's 60,000-acre cattle dynasty founded in the Florida scrub.

The half-acre cemetery, just north of Howell Creek, is the last of the old homestead still owned by heirs of Hugh and Nancy Partin. Family history says that Partin lived on the land that today straddles the border between Seminole and Orange Counties. He built his home in the general area of Temple Drive and Howell Branch Road. The family descendants have kept and maintained the cemetery all these years and now would like to designate it as an historic site in Winter Park.

Description. The 0.54 acre site is vacant, except for the head stone monuments that rise above the grass and under the several trees on-site. It sits within an established neighborhood known as *The Hills of Winter Park*. The site is surrounded by a chain-link fence and has a double gate on to Modac Trail. There is no parking on-site, only on-street parking on Modac Trail.

Significance. The PARTIN FAMILY CEMETERY at 2500 Modac Trail is significant for its association with the history of Central Florida and the early period of development of Winter Park. It is an uncommon example of all four criteria for historic designation in Winter Park, and perhaps nationally as well. Specifically, it may be the only Family Cemetery known to be located within Winter Park!

STAFF RECOMMENDATION:

Staff Recommendation is for 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
 407-599-3323

City of Winter Park Historic Designation Application

1. Partin Family Cemetery
2500 Modac Trail Winter Park, FL 32789
 Building address

<u>Partin Family Trust c/o Diana Niedermann</u>	<u>1751 Chippewa Trl</u>	
Owner's name(s)	Address	Telephone
<u>(same)</u>	<u>Maitland, FL 32751</u>	<u>407 4890829</u>
Applicant's name (if different from above)	Address	Telephone

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

Diana Niedermann
 Owner's Signature

11/25/2017
 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.

29.21.30.0000.00.36

Legal description

1878

Year built

MARTIN, HUGH G. - ESTATE CEMETERY

Historic name of building (if any)

Historic district name (if any)

Date received: 29 NOV 2017

HPC Meeting: 13 DEC 2017

Case File No.: HDA 17.002

Florida Master Site File No.: OR-

Local Historic Landmark

Local Historic Resource



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2500 Modac Trl < 29-21-30-0000-00-036 >

<p>Name(s) Partin Hugh G Estate Cemetery</p> <p>Property Name N/A. Click information icon to contribute.</p> <p>Mailing Address On File C/O Diana Niedermann 1751 Chippewa Trl Maitland, FL 32751-3856 Incorrect Mailing Address?</p>	<p>Physical Street Address 2500 Modac Trl</p> <p>Postal City and Zipcode Winter Park, FL 32789</p> <p>Property Use 7000 - Vacant Institutional</p> <p>Municipality Winter Park</p>
---	--



1878-1879

[View 2017 Property Record Card](#)

- [Property Features](#)
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- [Sales Analysis](#)
- [Location Info](#)
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2018 values will be available in August of 2018.

Property Description

BEG 197.28 FT S OF NW COR OF E1/2 OF SE1/4 OF SE1/4 RUN N 87 DEG E 228.43 FT S 102.36 FT S 88 DEG W 227.24 FT N 101.7 FT TO POB IN SEC 29-21-30 PLAT BOOK O/27 & EE/422-444

Total Land Area 23,322 sqft (+/-) | **0.54 acres (+/-)** [GIS Calculated](#) [Notice](#)

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7610 - Cemetery	R-1A	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

Buildings

Important Information	Structure
There are no buildings associated with this parcel.	

Extra Features

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel			

This Data Printed on 12/07/2017 and System Data Last Refreshed on 12/06/2017



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

23 August 2017

TO:

Ms. Diana Niedermann

1751 Chippewa Trail, Maitland, FL 32751-3856

Mr. John F. Partin, Jr.

492 Baker Road, Purvis, MS 39475-6026

Ms. Roberta A. Masters

Apartment 1231, 8300 Plaza Gate Lane, Jacksonville, FL 32217-4474

Mr. Ely Drysten

Apartment 422, 1224 S. Peninsula Drive, Daytona Beach, FL 32118-4859

**RE: PARTIN FAMILY CEMETERY, Hugh G. Partin Estate
Cemetery at 2500 Modac Trail, Maitland/Winter Park, Florida**

Dear Members of the Partin Family:

This letter is written to learn more about the Partin Family Cemetery, now located in Winter Park, Florida. We became aware of this unique parcel of land when the City of Winter Park acquired a larger area of land along Howell Creek recently.

We have done some research into the land and have found your names and addresses. We have tried to telephone you, without success thus far.

We are interested in perhaps preserving this important land as an historic site within Winter Park. We may also be open to assisting the appropriate Partin Family representative in other ways that may be of benefit to preserving the land for your family and the community.

If this is of interest to you, please contact:

Brooks Weiss, AIA

City Architect and Liaison to the Historic Preservation Board

407.599.3323

bweiss@cityofwinterpark.org

401 South Park Avenue

Winter Park, FL 32789-4386

Kind regards,

Home → Collections → **Seminole**

LIFE IN OSCEOLA - Osceola's HISTORY

Recommend 52

Partin Heirs Work To Preserve Cemetery In Winter Park

Tweet

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May 19, 2002 | By Jim Robison, Sentinel Columnist

Seminole County's Partin Elementary School is named for educator **Marguerite P. Partin**, who taught three generations of Oviedo area families.

"When I started teaching the grandchildren," she joked in 1978, "I said, 'Marguerite, it's time to retire.'"

She is just one of the many ties between Seminole County and one of Osceola County's premier families.

A native of Lakeland, Partin came to Oviedo in 1936 to teach first grade. She also coached girls basketball and cheerleading for older students. She married **James A. Partin**, a celery farmer and Oviedo native.



Her husband's father was **John Enoch Partin**, the fourth son of James Benjamin Partin, who was the fifth son of **Hugh Gilmore Partin**, patriarch of the extended family of **Partins in Central Florida**.

"Almost all the Partin families in Orange, Seminole and Osceola counties can be traced back to Hugh G. and Nancy E. Partin, who are buried in **our little pioneer cemetery**," explained Sharon Lynch of Orlando, who with several cousins have traced the family heritage as part of their efforts to get the **Partin Cemetery in Winter Park designated as a historic site**. "Their descendants have contributed much to the development of this area of Central Florida over the past 135-plus years, and they still are today."

The Partin heirs, aware that Florida law allows abandoned private cemeteries to disappear, are **maintaining the property and have prepared land records to present to the state and Winter Park**, which recently annexed the family cemetery and the surrounding neighborhood.

The gated cemetery where **Modac Trail meets Rapidan Trail** is surrounded by 1960s-era suburbia within the fourth addition of the Dommerich Hills neighborhood.

The story of how Hugh Gilmore Partin settled along Howell Branch is included in Alma Hetherington's *The River of the Long Water*, recently reprinted by the Osceola County Historical Society and on sale at the society's Pioneer Center. (The full story of the Partins is told in Vivian Smith's book *The Partin Family*, available in the family genealogy section of the downtown Orlando public library's reference section.)

"Hugh G. Partin in 1847 set out on foot from Tatnall County, Georgia, for a trip to Florida," Hetherington writes. "He came through Orlando and down to Kissimmee, both of which were small settlements known by other names at the time. He liked what he saw so well that he turned around -- again on foot -- and went back to Georgia where he sold out and moved his family south."

Elsewhere, Hetherington writes, "To Hugh G. Partin were born ten children, one of them Stephen Clay Partin in 1848. He was the father of Henry O. Partin, who through the years, with his four sons, became perhaps one of the **most noted cattlemen in the Southwest**."

The Jan. 7, 1956, issue of the *Saturday Evening Post* carried the story, "Mr. Henry's Empire" about Partin's 60,000-acre cattle dynasty founded in the Florida scrub and Partin's famed Braham bull, Emperor, who died that year.

"Any one of Emperor's blooded sons," the magazine reported, "may be worth the price of several hundred of the old range steers. As Mr. J.E. Lupfer, who owns the Osceola Hardware Store in Kissimmee says, 'The odds are Mr. Henry's family is going to be running a ranch out here for some time yet.'"

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May 26, 2002

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The half-acre cemetery just north of Howell Creek is the last of the old homestead still owned by heirs of Hugh and Nancy Partin.

The waters of Howell Creek, identified as Howell Branch on some maps, flow from Lake Howell in Seminole County to Lake Maitland in Orange County.

The rolling land -- on both sides of Howell Branch Road from Lake Howell Lane west to Temple Trail and Temple Drive -- remained in the family for nearly a century. Groves set by the Partins and other early settlers covered the land until the 1960s, when the Dommerich and other neighborhoods were built where Seminole County's Howell Branch Road becomes Maitland's Horatio Avenue.

Family history says Partin lived on the land that today straddles the border between Seminole and Orange counties. He built his home in the general area of Temple Drive and Howell Branch Road.

One of his sons, James Benjamin Partin, built his house to the east along Howell Creek in what is Seminole County. Much of the rolling, hilly area would become grove land.

On April 9, 1878 -- the same year Partin died -- a deed approved by Republican President Rutherford B. Hayes granted Partin ownership of 160 acres at what then was called the community of Howell Creek.

Orange County school records show that the Howell Creek school opened in 1877, but an older school, which opened in 1875, was named for the Partins.

Hugh Partin died Sept. 12, 1878. His wife, the former Nancy Elizabeth Smith, died March 10, 1901. They are buried side by side under the hickory trees that shade the Partin Cemetery on a knoll a few hundred yards north of the creek.

Nearby are the graves of their daughter, Parmelia Temperance Partin Redditt, and her husband, John J. "Reb" Redditt.

Another daughter, Temperance Florida Partin Hull Smith, and her husband, William R. Smith, and a son, John Taylor Partin, and his wife, Ida Frances Beasley Partin McLamb, also are buried in the family cemetery.

After his father's death, James Benjamin Partin sold some of the estate's land, including the property surrounding, but excluding, the cemetery.

Hugh Gilmore Partin was great-great-great-grandfather of Mary W. Phillips of Orlando.

Phillips writes, "We have spent many hours the past few years cleaning and trying to save our Partin Family Cemetery."

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Home → Collections → **Howell Creek**

Seminole's PAST

Howell Creek Homesteader Left A Giant Imprint On Area

Recommend 19

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May 19, 2002 | By Jim Robison of the Sentinel Staff

Partin family legend includes the story of Hugh Gilmore Partin building a **water-powered mill on Howell Creek.**

Just after he set the uppermost pole and before he started nailing on the rafters, he walked to the center, about 50 feet above the creek.

He then stood on his head and balanced himself by stretching out his hands and legs.

Now, even family members who share this story today agree that some of the old stories have improved with time, but the tale of Hugh Gilmore Partin's circuslike balancing act is accepted as fact.

Perhaps the story lives on because it's about the Partin patriarch, the man who walked alone from Georgia to find just the spot where he wanted to settle and rear his family.

The waters of Howell Creek, identified as Howell Branch on some maps, flow from Lake Howell in Seminole County to Lake Maitland in Orange County.

The creek flows through the **first Florida homestead of the Partins.** The rolling land -- on both sides of Howell Branch Road from Lake Howell Lane west to Temple Trail and Temple Drive -- remained in the family for nearly a century. Groves set by the Partins and other early settlers covered the land until the 1960s, when the Dommerich and other neighborhoods were built where Seminole County's Howell Branch Road becomes Maitland's Horatio Avenue.

There is no denying that the Partins are among the premier cattle-ranching and citrus-growing families in this part of Florida.

Brothers Robert, Charles and Steve Partin, all born near Dublin, left their native Ireland between 1770 and 1790, landing in South Carolina.

Charles Partin and his wife, Sallie, headed south to Georgia. One of their children, **Hugh Gilmore Partin,** an expert millwright, traveled on foot to Florida in 1847, venturing deep into the interior of what today is Seminole, Orange and Osceola counties.

He returned home with plans to raise enough crops to carry his family through their first year and move to Florida.

The Partin family of 10 and two adult slaves and their two children traveled in wagons, each pulled by two horses. They settled for 11 years on the north side of the St. Marys River at the Florida border near Jacksonville.

After the Civil War, Partin stocked up another year's supply of crops and packed up the family for a move to what then was a much larger Orange County, taking in most of Central Florida.

He built an open barge with sails and loaded some of the family, food and household goods for the journey south along the St. Johns River. When the wind was too light, he used poles to move the barge against the

Related Articles

Saga of persevering Partins goes way back to old Ireland

December 18, 2005

Partin Heirs Work To Preserve Cemetery In Winter Park

May 19, 2002

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May 26, 2002

Fighting For Her Property

February 21, 1990

Casselberry Wants Study To Plug Holes In Dam Questions

September 29, 1991

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Howell Creek

Howell Branch

northbound current. Other family members traveled by wagon, staying close to the riverbank when possible.

A man named Cook provided a ferry crossing near the spot where the St. Johns emerges from Lake Harney. The Partins reached the crossing on Jan. 5, 1866.

The area of the river crossing was thick with alligators. Hugh Partin's son-in-law, John J. "Reb" Redditt, roped the biggest of the gators and hung it over the branch of a live oak.

Hugh Partin selected a homestead claim to the south along Howell Branch.

Family history says Partin lived on the land that today straddles the border between Seminole and Orange counties. Partin milled his own lumber from timbers he cut nearby.

A hurricane in August 1870 blew down the framework for the house he was building, so he started over.

He built his home in the general area of Temple Drive and Howell Branch Road. One of his sons, James Benjamin Partin, built his house to the east along Howell Creek in what is Seminole County. Much of the rolling, hilly area would become grove land.

On April 9, 1878 – the same year Partin died – a deed approved by Republican President Rutherford B. Hayes granted Partin ownership of 160 acres at what then was called the community of Howell Creek.

Orange County school records show that the Howell Creek school opened in 1877, but an older school, which opened in 1875, was named for the Partins. It was one of the county's 46 schools, most with only a few students each. Many of those schools would disappear when the School Board merged schools and set a minimum of at least 10 students. A school identified as Lake Howell shows up on school records for 1888.

Oliver Ellis, a teacher who died in 1883, is buried on a knoll that once was surrounded by groves on the Partin homestead. The creek, shielded by thick woodlands, runs a few hundred yards to the north.

Just a few steps south of the Ellis grave, Hugh Partin, who died Sept. 12, 1878, and his wife, the former Nancy Elizabeth Smith, who died March 10, 1901, are buried side by side under the hickory trees that shade the Partin Cemetery.

The half-acre cemetery is the last of the old homestead still owned by the heirs of Hugh and Nancy Partin. Nearby are the graves of their daughter, Parmelia Temperance Partin Redditt, and her husband, alligator-roping Reb Redditt.



1 | 2 | Next

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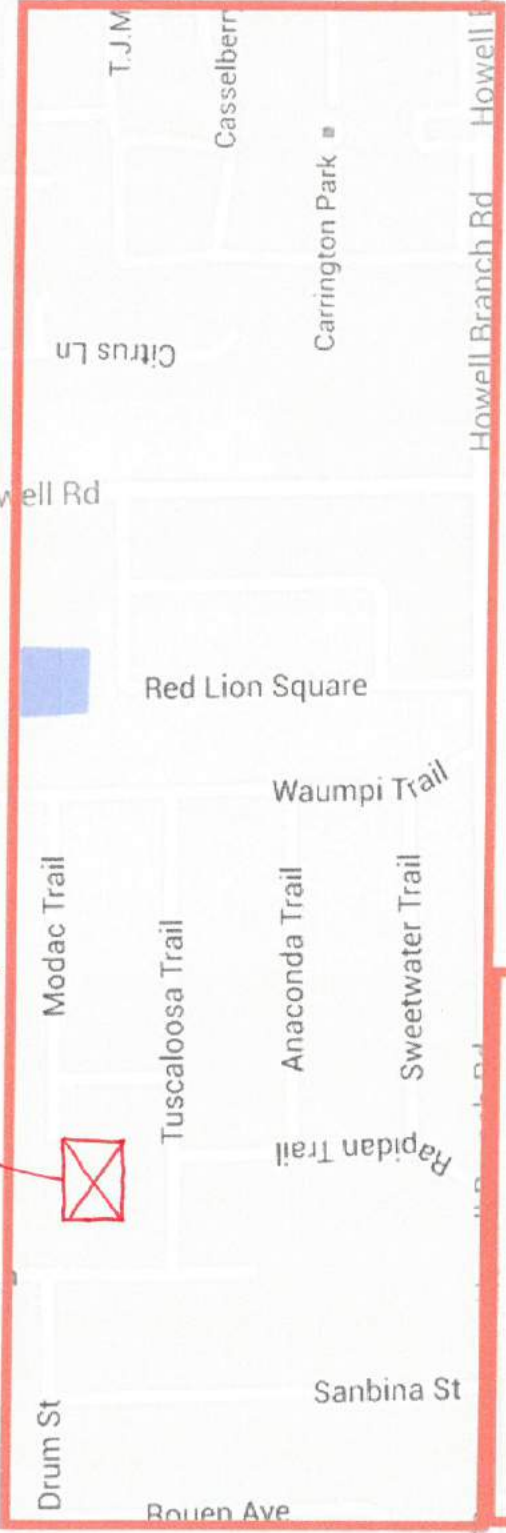
How To Fix Dark Spots

Gundry MD

Cemetery



*Hugh G. Partin's
original 160 Acres
from April 9, 1878*



Ultra Vista Dr

Marshall Rd

Water Ln

Lake Howell Rd

Queen Mary Pl

Citrus Ln

T.J. Maxx

Casselberry Commons

Carrington Park

Howell Branch Rd

Sorrento Apartments

Stratford Square Apartments

Monkey Joe's

Allen Ln

Sorrento Cir

Signal Pointe At

Ehrler Ln

Sun Valley

Linden Rd

Linden Rd

Linden Rd

Japonica Rd

Sussex Rd

Maywood Rd

Willow Ln

Howell Rd

Modac Trail

Tuscaloosa Trail

Anaconda Trail

Sweetwater Trail

Waumpi Trail

N Lakemont Ave

Azalea Ave

Madeline Ave

Lolissa Ln

Drum St

Bouen Ave

Sanbina St

Mandan Trail

Chantilly Ave

ABC Fine Wine & Spirit

Lafayette Ave

Border Dr

Bessmor Rd

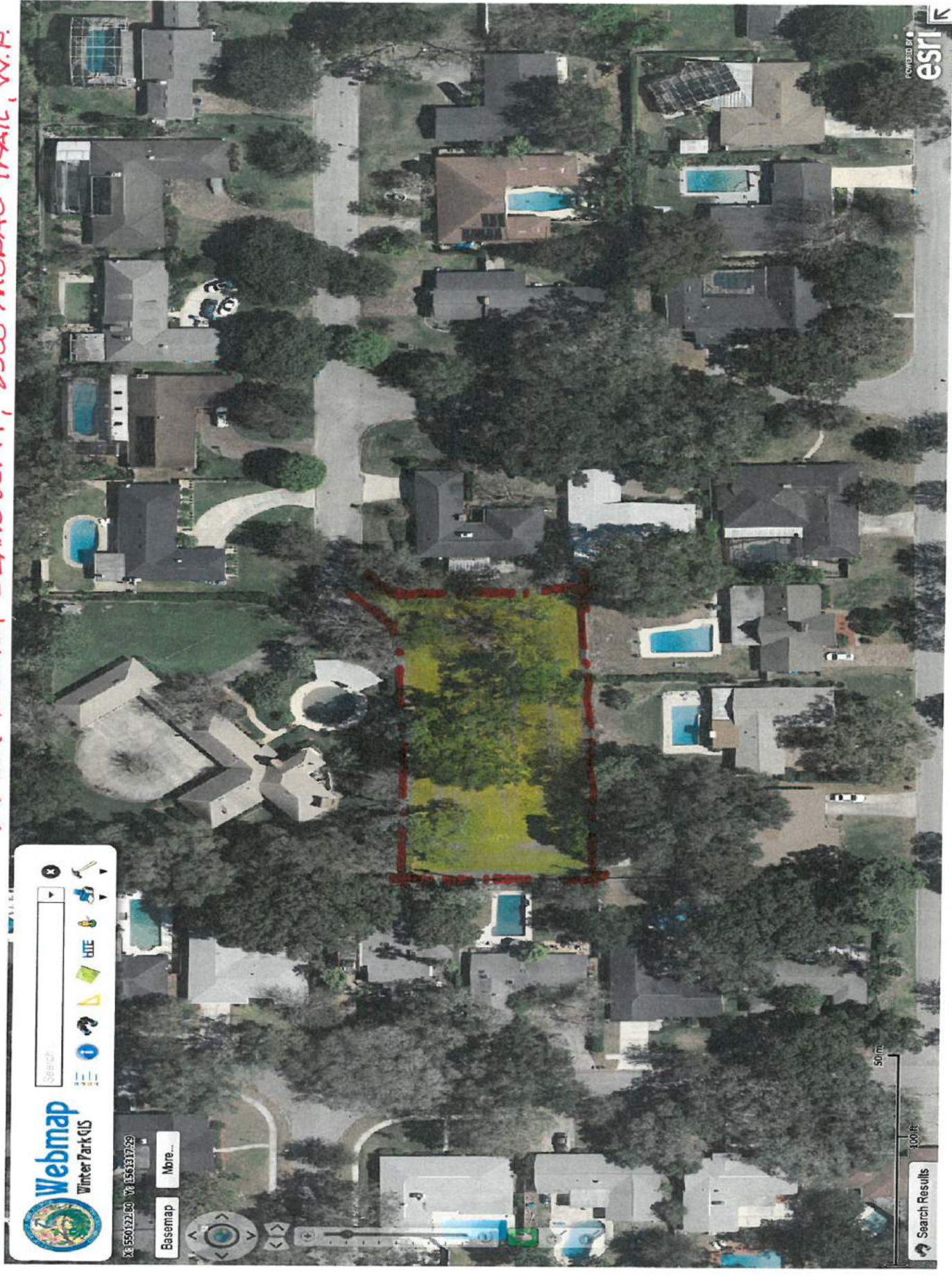
Chantilly Ave

Glen Haven Memorial Park Cemetery

e Vendome

Lafayette Ave

PARTIN FAMILY CEMETERY, 2500 MODAC TRAIL, W.P.



The United States of America,
 To all to whom these Presents shall come, Greeting:
 Homestead Certificate No 1020.
 Application 3813.

Whereas There has been deposited
 in the General Land Office of the United States a Certificate
 of the Register of the Land Office at Gainesville, Florida,
 whereby it appears that, pursuant to the Act of Congress
 approved 20th May 1862, "To secure Homesteads to actual Set-
 tlers on the Public Domain," and the acts supplemental
 thereto, the claim of Hugh G. Partin has been established
 and duly consummated, in conformity to law, for the
^{South} South Half of the South West quarter of Section twenty eight,
 the South East quarter of the South East quarter of Section
 twenty nine, and the North East quarter of the North
 East quarter of Section thirty two, in Township Twenty
 one, South, of Range thirty two, in the District of Lands
 Subject to Sale at Gainesville, Florida, containing one
 hundred and sixty acres, and twenty three hun-
 dredths of an acre, according to the Official Plat of
 the Survey of the said land, returned to the General Land Office
 by the Surveyor General;

Now Know Ye, That there is, therefore, granted by the
 United States unto the said Hugh G. Partin the tract of
 land above described, to have and to hold the said tract

Section



PARTIN FAMILY CEMETERY, 2500 MODAC TRAIL, WINTER PARK, FLORIDA

VIEW OF GATE- From Modac Trail



PARTIN FAMILY CEMETERY, 2500 MODAC TRAIL, WINTER PARK, FLORIDA

VIEW OF GATE- From Modac Trail



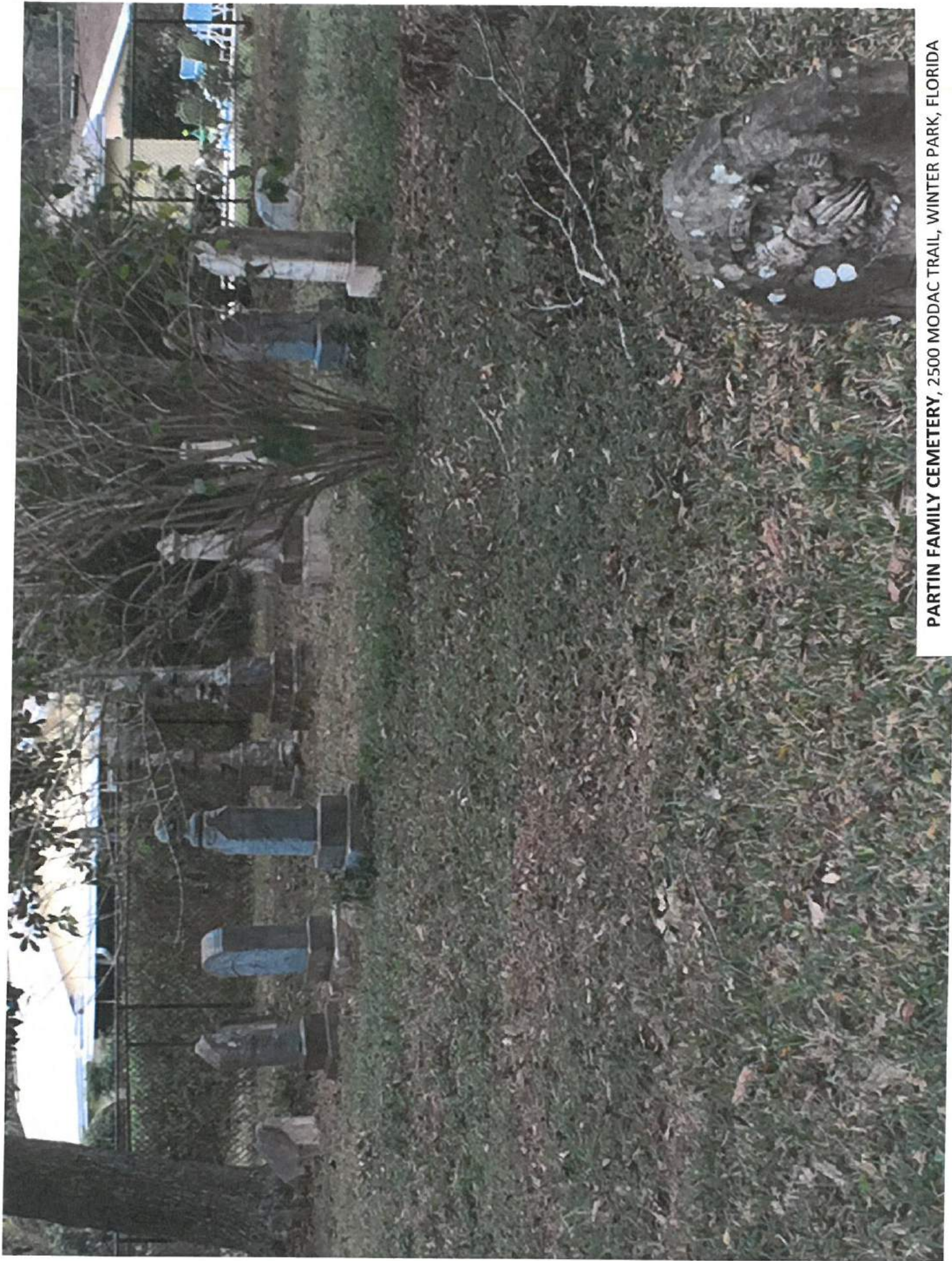
PARTIN FAMILY CEMETERY, 2500 MODAC TRAIL, WINTER PARK, FLORIDA

VIEW OF GATE- From Modac Trail



PARTIN FAMILY CEMETERY, 2500 MODAC TRAIL, WINTER PARK, FLORIDA

VIEW WEST OF MONUMENTS- From Modac Trail Gate



PARTIN FAMILY CEMETERY, 2500 MODAC TRAIL, WINTER PARK, FLORIDA

VIEW SOUTH OF MONUMENTS- From Modac Trail Gate



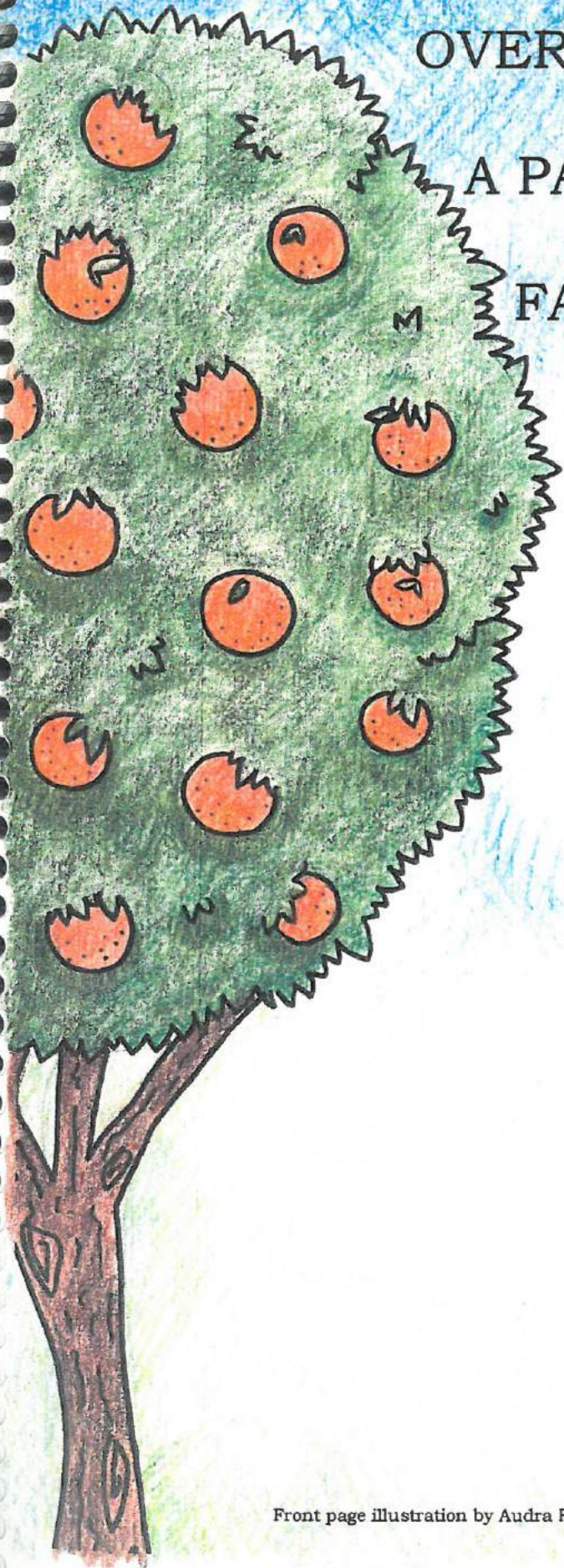
PARTIN FAMILY CEMETERY, 2500 MODAC TRAIL, WINTER PARK, FLORIDA

VIEW SOUTH OF MONUMENTS- From Modac Trail Gate

OVER 200 YEARS

A PARTIN

FAMILY HISTORY



2016



The United States of America,

TO ALL TO WHOM THESE PRESENTS SHALL COME, GREETING:

Homestead Certificate No. 1020
Application 3813

Whereas, there has been deposited in the General Land Office of the United States a CERTIFICATE of the Register of the Land Office at Gainesville Florida, whereby it appears that, pursuant to the Act of Congress approved 20th May, 1862, "To secure Homesteads to actual settlers on the public domain," and the acts supplemental thereto, the claim of *Hugh G. Parten*

has been established and duly consummated in conformity to law for the South half of the South West quarter of Section twenty eight, the South East quarter of the South East quarter of Section twenty nine, and the North East quarter of the North East quarter of Section thirty two, in Township twenty one South, of Range thirty East in the district of lands subject to sale at Gainesville Florida containing one hundred and sixty acres and twenty three hundredths of an acre,

according to the Official Plat of the Survey of the said Land returned to the General Land Office by the SURVEYOR GENERAL.

Now know ye, That there is therefore granted by the UNITED STATES unto the said *Hugh G. Parten* the tract of Land above described: To Have and to Hold the said tract of Land, with the appurtenances thereof, unto the said *Hugh G. Parten* and to his heirs and assigns forever:

In testimony whereof, *F. Ruskirford B. Hayes*, PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these letters to be made Patent, and the Seal of the General Land Office to be hereunto affixed.

Given under my hand, at the CITY OF WASHINGTON, the Ninth day of April, in the year of our Lord one thousand eight hundred and seventy eight, and of the Independence of the United States the one hundred and ~~seventy~~ ^{seventy eight} years



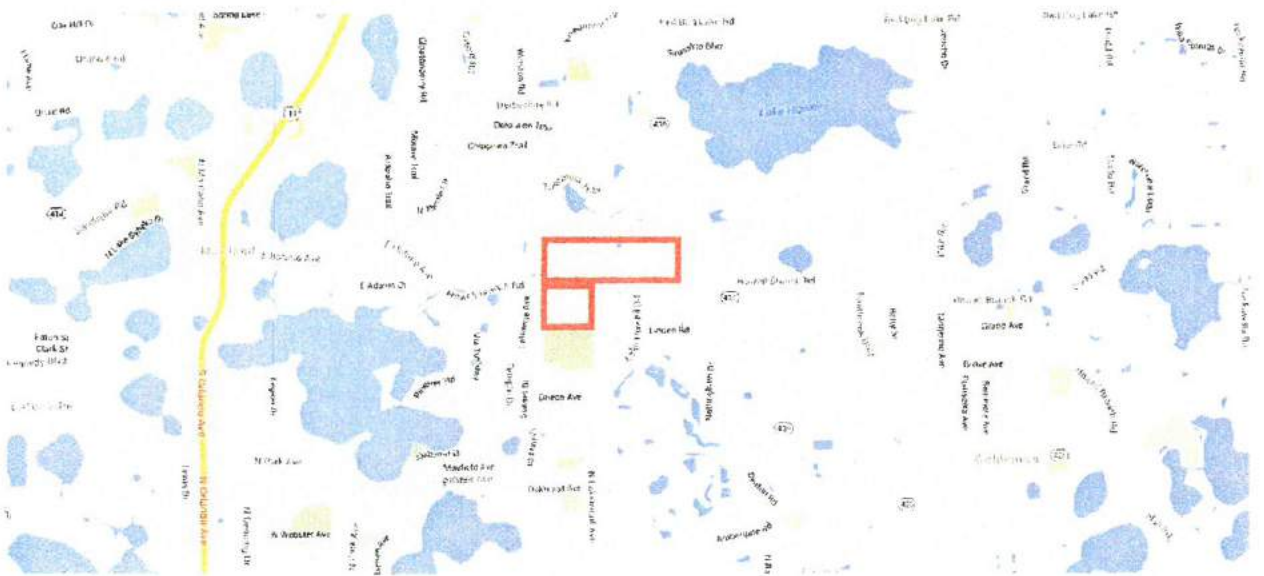
BY THE PRESIDENT: *R. B. Hayes*

By

B. L. Perry, Sec'y.
S. M. Clark, Recorder of the General Land Office.



Original 160 Acre Homestead Land Grant for Hugh G. Partin Granted April 9, 1878
Located along Howell Branch Road in Winter Park and Casselberry



Regional View of Original 160 Acre Homestead Land Grant for Hugh G. Partin Granted April 9, 1878

Some clarifications and how to understand the Descendant Report:

At the beginning of each new generation is a header that tells what generation it is. At the beginning of Generation 2, you will see what could be confusing. I have extracted the words exactly as written and the page numbers of a book of loose court document papers for Tattnall County, Georgia. Those page numbers don't have anything to do with THIS book, they are from a book found in the Winter Park Library that included information about our original Charles Partin, who we believe was born in Ireland.

The small number within the actual person's name i.e. Charles² Partin notes the generation. Skip ahead to page 15. The number to the left of the person's name is their number in the entire document. So when you see 71 next to Gertrude Minnie Partin, that will remain her number on all other pages of the book. It will follow them throughout the entire book. There are 576 numbered people in the document, but more than 2000 people in the book. New information was added in the last year based on responses from self addressed stamped envelopes sent out. If you didn't get one, I don't have your address. If changes weren't made and you did send in a change, it's possible we made a mistake and missed it.

Descendants without children are NOT numbered. Persons who are NOT blood relatives are not numbered (unless adopted). If you do not have a number, and you do have children/descendants, the book needs your information.

The small letters (roman numerals) to the left of the name are simply the number of children from the same father. For example, if you find me, Diana Hey in the book on page 171 and 172, my first husband is listed second with his and my children. My second husband is listed first with his and my children. Abby is listed twice because she is the biological daughter of Stephen Kent Spurlock and myself. She is adopted by Mark and therefore shows as his daughter as well.

This book was compiled using the very first Partin Family History Book, the Fort Christmas Pictorial History book, The Seminole County Families Book and many of YOU who spoke to us over the phone, via Facebook, via snail mail, via email and in person. I'm thankful to those of you who shared your personal family trees, documents and pictures.

Lastly, I can PROMISE one thing, this book is not perfect. Some adopted children will appear to be biological children. This book is NOT intended to be an accurate historical document. It is simply a book for OUR family as our family has requested things be represented. In advance I ask for your forgiveness. I will never get frustrated with you, please offer me the same courtesy.

Enjoy reading your rich family history.

Many of you have asked that I go further back than Hugh Gilmore born in 1806. There are a few issues with that task. So, with this book, I will discuss them:

1. Hugh Gilmore Partin born in 1806 was the son of Charles Partin and Sallie Gilmore. The story goes that this Charles and his two brothers came from Ireland in the late 1700's. Hugh was not their only child. So by adding Charles and Sallie to the book (going back one generation), I must add Hugh's siblings. This increases the number of people in the book by thousands. I choose not to maintain a book of that size, but welcome anyone who is willing to take over this task to do so.
2. The next issue is that, in our research, we found a Partin history that goes back to 1587 in America. A Robert Partin Sr. 1587-1650 is noted as living on the property of John Seward (there are actual newspaper publications from the time period that support this documentation). He married Margaret Hayle (who came here from England on The George in 1617 (also documented in immigration records). They lived near the Roanoke River/Blackwater Plantation.
3. This Robert's history is well documented with a lot of official records following his family. He had children, one of them named Robert and there is newspaper documentation of the deaths of several of this Robert's children. They are named Avis, Rebecca, Robert, Mary, and Deborah. This Robert's son Robert survived and lived in Virginia (Isle of Wight County) and married, naming his children Thomas, William, Mary, Francis, Samuel, and Robert (1655). Again, this family is well documented.
4. This 1655 Robert married Elizabeth Rawlings and had children William 1710, Lucy (?), Charles (1714), Elizabeth (?), John (1717) and Robert (1718). They are found on the census in Surry County Virginia.
5. Their son William Cocke (Coake) Partin has children that are born very close to the time of our Charles Partin, the father of Hugh Gilmore Partin. But here is the conundrum: How could this be the same family? In one story we come from Ireland in the 1770's. In the other story, we have been here since the 1500's and came from England.

We have searched to the best of our uneducated abilities and with what limited funds we have. I can assume that perhaps we are cousins of the people in Virginia, but there is no actual paper trail I can find that places the people in Virginia who came from England near 1600 with the people who came from Ireland in 1770 and ended up in Tattnall County, Georgia who I know to be our true ancestors. Also, my personal DNA research has shown a 20% Irish heritage.

I have looked at church records ALL over the parishes of Ireland and have only found three people named Partin. They were baptism records, so they did not include any family member names or even the birth date of the person being baptized or witnessing the baptism. One was named Luke Partin, the other I can remember was Samuel. I'm sorry but I've lost the paper that included the third name. Although it was from the time period of 1700's (so I can prove there WERE Partin's near Dublin in the 1700's) none of them were Charles, Steven (Stephen), or Robert. It is exciting to think we are related to the family with all of the wonderful documentation from England. And we very well may be. So I challenge any of you to continue the search. But be careful in your excitement to not be so sure that they are truly related to us. Their story doesn't match the story handed down from our generations of coming from Ireland.

Descendants of Hugh Gilmore Partin

Generation 1

1. **HUGH GILMORE¹ PARTIN** was born on 26 Dec 1806 in Reidsville, Tattnall, Georgia, USA. He died on 12 Sep 1878 in Orange County, Florida, USA. He married Nancy Elizabeth Smith, daughter of Henry Smith I and Temperance on 10 Dec 1835 in Tattnall County, Georgia, USA. She was born on 04 Sep 1818 in Tattnall, Georgia, USA. She died on 10 Mar 1901 in Orange County, Florida, USA.

Notes for Hugh Gilmore Partin:

HOWELL CREEK HOMESTEADER LEFT A GIANT IMPRINT ON AREA THE ORLANDO SENTINEL - Sunday, May 19, 2002 Author: Jim Robison of the Sentinel Staff Partin family legend includes the story of Hugh Gilmore Partin building a water-powered mill on Howell Creek. Just after he set the uppermost pole and before he started nailing on the rafters, he walked to the center, about 50 feet above the creek. He then stood on his head and balanced himself by stretching out his hands and legs. Now, even family members who share this story today agree that some of the old stories have improved with time, but the tale of Hugh Gilmore Partin's circuslike balancing act is accepted as fact. Perhaps the story lives on because it's about the Partin patriarch, the man who walked alone from Georgia to find just the spot where he wanted to settle and rear his family. The waters of Howell Creek, identified as Howell Branch on some maps, flow from Lake Howell in Seminole County to Lake Maitland in Orange County. The creek flows through the first Florida homestead of the Partins. The rolling land -- on both sides of Howell Branch Road from Lake Howell Lane west to Temple Trail and Temple Drive -- remained in the family for nearly a century. Groves set by the Partins and other early settlers covered the land until the 1960s, when the Dommerich and other neighborhoods were built where Seminole County's Howell Branch Road becomes Maitland's Horatio Avenue. There is no denying that the Partins are among the premier cattle-ranching and citrus-growing families in this part of Florida. Brothers Robert, Charles and Steve Partin, all born near Dublin, left their native Ireland between 1770 and 1790, landing in South Carolina. Charles Partin and his wife, Sallie, headed south to Georgia. One of their children, Hugh Gilmore Partin, an expert millwright, traveled on foot to Florida in 1847, venturing deep into the interior of what today is Seminole, Orange and Osceola counties. He returned home with plans to raise enough crops to carry his family through their first year and move to Florida. The Partin family of 10 and two adult slaves and their two children traveled in wagons, each pulled by two horses. They settled for 11 years on the north side of the St. Marys River at the Florida border near Jacksonville. After the Civil War, Partin stocked up another year's supply of crops and packed up the family for a move to what then was a much larger Orange County, taking in most of Central Florida. He built an open barge with sails and loaded some of the family, food and household goods for the journey south along the St. Johns River. When the wind was too light, he used poles to move the barge against the northbound current. Other family members traveled by wagon, staying close to the riverbank when possible. A man named Cook provided a ferry crossing near the spot where the St. Johns emerges from Lake Harney. The Partins reached the crossing on Jan. 5, 1866. The area of the river crossing was thick with alligators. Hugh Partin's son-in-law, John J. "Reb" Redditt, roped the biggest of the gators and hung it over the branch of a live oak. Hugh Partin selected a homestead claim to the south along Howell Branch. Family history says Partin lived on the land that today straddles the border between Seminole and Orange counties. Partin milled his own lumber from timbers he cut nearby. A hurricane in August 1870 blew down the framework for the house he was building, so he started over. He built his home in the general area of Temple Drive and Howell Branch Road. One of his sons, James Benjamin Partin, built his house to the east along Howell Creek in what is Seminole County. Much of the rolling, hilly area would become grove land. On April 9, 1878 -- the same year Partin died -- a deed approved by Republican President Rutherford B. Hayes granted Partin ownership of 160 acres at what then was called the community of Howell Creek. Orange County school records show that the Howell Creek school opened in 1877, but an older school, which opened in 1875, was named for the Partins. It was one of the county's 46 schools, most with only a few students each. Many of those schools would disappear when the School Board merged schools and set a minimum of at least 10 students. A school identified as Lake Howell shows up on school records for 1888. Oliver Ellis, a teacher who died in 1883, is buried on a knoll that once was surrounded by groves on the Partin homestead. The creek, shielded by thick woodlands, runs a few hundred yards to the north. Just a few steps south of the Ellis grave, Hugh Partin, who died

Generation 1 (con't)

Sept. 12, 1878, and his wife, the former Nancy Elizabeth Smith, who died March 10, 1901, are buried side by side under the hickory trees that shade the Partin Cemetery. The half-acre cemetery is the last of the old homestead still owned by the heirs of Hugh and Nancy Partin. Nearby are the graves of their daughter, Parmelia Temperance Partin Redditt, and her husband, alligator-roping Reb Redditt. Another daughter, Temperance Florida Partin Hull Smith, and her husband, William R. Smith, and a son, John Taylor Partin, and his wife, Ida Frances Beasley Partin McLamb, also are buried in the family cemetery. After his father's death, James Benjamin Partin sold some of the estate's land, including the property surrounding but excluding the cemetery, to Josiah Denning (1834-1895) in 1883. Denning, who is buried in the southeast corner of the cemetery, became postmaster at Lake Howell in 1890. The Lake Howell Post Office, established in 1886, closed in 1907 when the Maitland Post Office absorbed the Lake Howell area. The gated cemetery where Modac Trail meets Rapidan Trail is surrounded by 1960s-era suburbia within the fourth addition of the Dommerich Hills neighborhood. Winter Park recently annexed the cemetery and the homes around it. The Partin heirs, aware that Florida law allows abandoned private cemeteries to disappear, are maintaining the property and have prepared land records to present to the state and Winter Park to get the cemetery designated as a historic site.

In the book *Memories of Seminole County Families 1850 - 1945* by the Seminole County Historical Society, Hugh Partin served as a commissioner in Orange County from 1869 to 1972. While on the County commission he was instrumental in planning a road to be built between Orlando and Lake Jessup.

Notes for Nancy Elizabeth Smith: The Partin Family

The Partin family stepped onto the path of Central Florida history in 1847 when Hugh Gilmore Partin (Nancy's husband) made a trip to Florida on foot and liked what he saw. Born on December 26th, 1806, Hugh grew to manhood in Tattnall County, Georgia and learned the trades of building watermills and farming. He married Nancy Elizabeth Smith in December 1835. They had ten children: Henry Smith "Junk" (1837-1912), Elizabeth "Liza" (1838-ca. 1865), Robert Charles "Bob" (1840-1927), Parmelia "Millie" (1842-1923), James Benjamin "Jim" (1844-1915), Hugh Gilmore "Gil" (1946-1935), Stephen Clay "Steve" (1848-1935), John Taylor (1850-1915), Temperance Florida "Tempey" (1852 - 1908), and Narcissus C. (1857-ca. 1858).

Upon his return from walking across Florida, Hugh began making plans to move his family there. He sold his 631 acres of land in August of 1851 and the family of ten, plus four slaves, set out in September with two horse-drawn wagons. When they reached Jacksonville, they found the Seminole Indians (now called Native Americans) were committing crimes against the settlers, which made travel further south into Florida dangerous at that time. They settled near Jacksonville on McGirt's Creek, where Hugh worked at his trade of millwright and waited for the Indian uprising to end. In 1853 they moved to St. Mary's Bend and settled on the north side of the river. Hugh and his family lived there for eleven years then moved to Sanderson, Florida when the Civil War began to get too close for comfort in Georgia. At the close of the war in 1865, they moved back to the farm in south Georgia and made and harvested one more crop. Then, once again, Hugh packed up his family for a move to Florida.

In January of 1866, Hugh Partin set up a home at Sand Point (Titusville) where the family lived until May of that year. The mosquitoes proved to be overwhelming and the decision was made to move inland. On May 31, 1865, the Partins moved into a log house on the south side of Lake Conway in Orange County, Florida and began to search for land to homestead. They located a piece of land on Howell Creek, now called Howell Branch, near the present Orange-Seminole county line. Hugh put up a watermill and processed his own lumber. He is buried in the Partin Family Cemetery near the Howell Branch Creek property located on Modac Trail.

Hugh Gilmore Partin and Nancy Elizabeth Smith had the following children:

2. i. HENRY SMITH² PARTIN was born on 10 Nov 1837 in Tattnall, Georgia, USA. He died on 21 Apr 1912 in Osceola, Florida, USA. He married Ruth Jane Hull in 1858 in Baker, Florida, USA. She was born on 10 Oct 1840 in Columbia, Columbia, Florida, USA. She died on 03 May 1927 in Kissimmee, Osceola,



CITY OF WINTER PARK

401 Park Avenue South

Winter Park, Florida

32789-4386

6 December 2017

Mr. Jim and Ms. Lisa Knight
1700 Alabama Drive
Winter Park, Florida 32789

RE: HISTORIC DESIGNATION OF YOUR IMPORTANT HISTORIC HOME

Dear Mr. and Ms. Knight:

We want to take this opportunity to congratulate you and your husband on the very successful restoration of your exceptionally important historic home in Winter Park. Thank you for doing such a remarkable job of bringing it back.

We also would like to introduce you more fully to the City of Winter Park's historic preservation efforts. Your property represents not only your home, but a very important and critical piece of history within our city. We hope you would consider listing your exemplary home on the Winter Park Register of Historic Places. We would like to learn your thoughts and meet with you to explore the incentives and benefits of designating your home at your convenience.

Let us share a bit about the city's historic preservation program. First and foremost, as you know, putting your property on the city's Historic Register is entirely voluntary. There is no obligation or commitment by you to do so. The City cannot put your property on the Register without your approval. Second, we have a number of different types of properties on the Register from all periods of time that reflect Winter Park's character through the past 130 years. Your property, being one of, if not the oldest houses in Winter Park, is a great example of the charm and character that has made Winter Park an extraordinary place. Third and finally, there is no fee to register your property on the Historic Register.

Now, if we've peaked your interest, here's some additional information that you may not yet know. Once on the Register, the property cannot be removed. This does not preclude you from making changes to your property and this designation does not impact any interior renovations. The city also offers several incentives that may be helpful. The city celebrates the history of Winter Park with tours of historic properties and annual events that recognize property owners that have designated their homes or businesses. We enclose *Applications for Historic Designation* and *Certificate of Review*, as well as a list of incentives for you to review.

If you would like additional information about Winter Park's Historic Preservation program, please contact me directly at bweiss@cityofwinterpark.org or give me a call at 407-599-3323.

Thank you for taking the time to read this letter. We hope you are interested in hearing more about our program and look forward to hearing from you soon.

Sincerely,

Brooks Weiss, AIA, City Architect