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.

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 Historic Designation Application

1. 1574 Sunset Dr., Winter Park, FL
   Building address
   Constance Canright 1574 Sunset Dr. (407) 647-5932
   Owner's name(s) Address Telephone
   Applicant's name (if different from above) Address Telephone

2. I, Constance C. Canright, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.
   Constance C. Canright 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 # 32-21-30-4530-00-242 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.: HOA 16-003 Florida Master Site File No.: OR-
Local Historic Landmark Local Historic Resource
Southeast Side Elevation
Property Record - 32-21-30-4536-02-242

Property Summary

**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

**Property Features**

**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)**

http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0... 1/11/2016
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)**

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**Extra Features (includes working values)**

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http://www.ocpafl.org/ Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0... 1/11/2016
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
Rotary Public State of Florida at Large
My commission expires March 10, 1889

Filed in office and recorded this 6th day of February A. D. 1928 at 8:40 P. M.

By

CLERK

D. C. E.

THIS INDENTURE, Made this 6th day of January A. D. 1928, between Samuel B. 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;

WITNESSTH, 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 E., 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. 1934, and recorded in Book 83 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
thereof 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 Juseich

Samuel B. Thorpe (SEAL)

H. E. Shaler

Margaret A. Thorpe (SEAL)

STATE OF MINNESOTA

COUNTY OF HENNEPIN
I HEREBY CERTIFY, that on the 6th day of January A.D. 1926, 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.

[Seal]

Filed in office and recorded this 12th day of February A.D. 1926 at 12:06 P.M.

IN WITNESS WHEREOF, 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 party 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 104.25 feet, East 89.86 feet South 104.25 feet to the North line of Summerlin Place West 89.86 feet to the place of beginning, being part of the SE 1/4 of SE 1/4 Section 36, Township 25 South Range 29 East.

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

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

Signed, sealed and delivered in presence of us:

Florence S. Mattingly
J. Lee Greene

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. Bland, Associate Couny, St. Petersburg, Florida.

This Indenture, Made the 2nd day of May, A.D. 19--

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:

Mr. Martin MENCS

of the County of Orange, and State of Florida to the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars, in hand paid to the said party of the second part, receipt whereof is hereby acknowledged, hath sold, conveyed, and conveyed by these presents doth sell, remit, release and convey unto the said party of the second part, and her 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:

Lot twenty-four (24) in block two (2) of Lakeview Second Addition according to the map on file and of record in the Public Records of Orange County, Florida in Plat Book NO. on page 76.

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

FIRST: That all lots in said block two, as hereby designated or inscribed hereon, 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, or boulevards, namely:

Temple Drive, one less than Three Thousand Five Hundred ($3,500.00) Dollars if erected on any lot facing Orange Avenue and Magnolia Avenue, one less than Three Thousand Five Hundred ($3,500.00) Dollars if erected on any lot facing Orange and Aloma Avenue, each lot to be not less than one thousand, five hundred, and fifty feet in front, and the yards and garden space, if detached, to be five hundred (500) square feet in area and, in case of one or two-story buildings, one hundred (100) square feet in area for each thirty (30) feet of front, or in case of three-story buildings, one hundred (100) square feet in area for each thirty (30) feet of front, and that said premises shall have been constructed, fully and in accordance with the specifications above set forth, shall be properly planted and shall be planted and the yard and garden space, shall be properly landscaped and shall be properly landscaped upon the rear of the premises. All buildings having wooden sections shall be covered with at least two coats of paint as soon as constructed, or within thirty (30) days thereafter.

SECOND: That no building shall be erected upon any part of the above described premises so that any portion thereof shall be nearer than (30) feet to the street property line, and that no street sidewalks and property lines, or streets or streets or other outside property lines, shall be nearer than (30) feet to the street property line and that no street sidewalks and property lines, or streets or other outside property lines, shall be nearer than (30) feet to any other outside property lines.

THIRD: That no building shall be erected upon any part of the above described premises so that any portion thereof shall be nearer than (10) feet to the street property line where any street sidewalks and property lines, or streets or other outside property lines, shall be nearer than (10) feet to any other outside property lines.

FOURTH: That no building shall be erected upon any part of the above described premises so that any portion thereof shall be nearer than (5) feet to the street property line where any street sidewalks and property lines, or streets or other outside property lines, shall be nearer than (5) feet to any other outside property lines.

FIFTH: That no building shall be erected upon any part of the above described premises so that any portion thereof shall be nearer than (1) feet to the street property line, which street, sidewalks and property lines, or streets or other outside property lines, shall be nearer than (1) feet to any other outside property lines.

SIXTH: That no building shall be erected upon any part of the above described premises so that any portion thereof shall be nearer than (2) feet to any other outside property lines.

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, interest and claim whatsoever of the said party of the first part, either in law or equity, to and in the above-described premises, and in and to the said premises, their reversion and remainder for ever, and subject nevertheless to the payment of any and all taxes levied or imposed for any public purposes, and to all other restrictions and reservations by public authorities.

And the said party of the first part, for himself, his successors or assigns, does hereby covenant with the said party of the second part, and his heirs and assigns, that the said premises are free and clear of all incumbrances created or imposed by the said party of the first part, or by the party of the first part, and its successors or assigns, and that the same are free and clear of any and all other incumbrances, and that the said party of the first part, and its successors or assigns, and the said party of the second part, and his 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 conveyance any lien for unpaid taxes or other public improvements, or any lien for unpaid taxes or other public improvements, or any lien for unpaid taxes or other public improvements, or any lien for unpaid taxes or other public improvements, or any lien for unpaid taxes or other public improvements.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in his 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)

By __________________________

President,

[Signature]

THORPE Bros. Development Comany

By __________________________

President,

[Signature]
STATE OF Florida
COUNTY OF Pinellas

I HEREBY CERTIFY, That on the 16th day of January, 1928, before me personally appeared

and

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


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 thereunto 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.

My Commission expires Aug 30, 1928

[Notary Public, State of Florida, at Large]

[Seal]
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.)

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 the 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.
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

   gordonmg@tampabay.rr.com                  Telephone

   Applicant's name (if different from above) Address

   863-583-2434 cell

2. Please indicate the work you 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

   Wood Deck with TREX decking.

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

   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.

   Signature: ____________________________  November 23, 2015

   Owner's Signature                      Date

   Historic Preservation Commission Office Use

   Date received: 11-23-15     HPC Meeting: 1-13-16     Case File No. 0016-001

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

   05-23-30-9400-96-000                  2005

   Parcel Identification Number          Year built

   ___ historic landmark     ___ historic building/structure

   ___ district contributing element     ___ district non-contributing element
COLLEGE QUARTER Bungalow: 550 Holt Avenue, Winter Park, FL 32789
OWNERS: Dr. Daniel A. Gordon and Mary Grace Gordon

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 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.
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

Porch should not be enclosed

I. Porte-cochere/Detached Garages

Porte-cochere 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

   ![Diagram of 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 ¾ 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

<table>
<thead>
<tr>
<th>781 Antonette</th>
<th>391 Vitoria</th>
</tr>
</thead>
<tbody>
<tr>
<td>734 Maryland</td>
<td>404 Holt</td>
</tr>
</tbody>
</table>
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.

- 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.

Appropriate Window Type

Inappropriate Window Type

Original window

Inappropriate window sash
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 in 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
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
VII. Landscape and Site Elements (Cont.)

- 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.

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

F. 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
BOUNDARY SURVEY

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 THEREOF, ADJACENT THERETO AND CONTIGUOUS THERETOW; LESS THE SOUTH 56.83 FEET THEREOF, 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.
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 ¼ 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 THEREOF 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 80°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.

**NOTES:**
- Points of intersection of property lines are marked with "X"-4' Tall Aluminum
- Points of intersection of property lines are marked with "O"-6' Tall Aluminum
- Points of intersection of property lines are marked with "B"-3' Tall Aluminum

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**SCALE:** 1" = 100' 

**LEGEND:**
- A: SET HALF RING ROOD 
- B: RECORDED 1 1/2 INCH ROOD 
- C: RECORDED 1 3/4 INCH ROOD 
- D: RECORDED 2 1/4 INCH ROOD 
- E: RECORDED 1 1/2 INCH ROOD NO 2 
- F: RECORDED 1 1/2 INCH ROOD NO 3 
- G: RECORDED 1 1/2 INCH ROOD NO 4 
- H: RECORDED 1 1/2 INCH ROOD NO 5 
- I: RECORDED 1 1/2 INCH ROOD NO 6 
- J: RECORDED 1 1/2 INCH ROOD NO 7 
- K: RECORDED 1 1/2 INCH ROOD NO 8 
- L: RECORDED 1 1/2 INCH ROOD NO 9 
- M: RECORDED 1 1/2 INCH ROOD NO 10 
- N: RECORDED 1 1/2 INCH ROOD NO 11 
- O: RECORDED 1 1/2 INCH ROOD NO 12 
- P: RECORDED 1 1/2 INCH ROOD NO 13 
- Q: RECORDED 1 1/2 INCH ROOD NO 14 
- R: RECORDED 1 1/2 INCH ROOD NO 15 
- S: RECORDED 1 1/2 INCH ROOD NO 16 
- T: RECORDED 1 1/2 INCH ROOD NO 17 
- U: RECORDED 1 1/2 INCH ROOD NO 18 
- V: RECORDED 1 1/2 INCH ROOD NO 19 
- W: RECORDED 1 1/2 INCH ROOD NO 20 
- X: RECORDED 1 1/2 INCH ROOD NO 21 
- Y: RECORDED 1 1/2 INCH ROOD NO 22 
- Z: RECORDED 1 1/2 INCH ROOD NO 23 

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**SURVEY NOTES:**
- ITEMS SURVEYED BASED ON CORRECT GEOMarkings AS SHOWN ON WINTER PARK LOTS SHOWN ON THIS SURVEY AT THE TIME OF SURVEY NOT ACTUALuli SURVEY POINTS 
- SURVEY PERFORMED UNTIL THE BOUNDARIES OF THE PROPERTY. PROPERTY MARKING WAS NOT USED. FOR COORDINATE ADJUSTMENTS AND FOR POINTS OF BEGINNING, CONC. IS CONJECTURAL.
- POINTS OF BEGINNING AND ONLY 

---

**SIGNATURES:**
- Signed: [Signature]
- Date: [Date]
- Scale: 1" = 100'

---

**ADDRESS:**
- 405 Coilus Drive, Suite 200
- Altamonte Springs, FL 32714
- Phone: (407) 363-0955
- Fax: (407) 363-0950

---

**ALTAMONTE SURVEYING AND PLATING, INC.**
BUILDING PERMIT APPLICATION

PERMIT # 15-4217 ☑New Construction ☐Addition/Alteration ☐Site Work ☐Interior Demolition

PLEASE PRINT APPLICATION INFORMATION:

PROJECT NAME GORDON FENCE
PROJECT ADDRESS 550 HOLT AVE
TAX/Parcel I.D. NUMBER 05-22-30-0900-96-060

PROPERTY OWNER MARY GRACE GORDON
PROPERTY OWNER'S ADDRESS 550 HOLT AVE, WINTER PARK, FL 32789
CONTRACTOR NAME GIFFORD FENCE COMPANY, LLC
CONTRACTOR'S ADDRESS 522 HUNT CLUB BLVD, APOPKA, FL 32703

CONTACT PERSON JERRY GIFFORD
PHONE/FAX 407-375-1739 EMAIL FLACUSTOMFENCE@GMAIL.COM

BONDING COMPANY NAME & ADDRESS
ARCHITECT/ENGINEER'S NAME
LICENSE # PHONE

MORTGAGE LENDER'S NAME
ARCHITECT/ENGINEER'S ADDRESS

DESCRIPTION OF PROPOSED IMPROVEMENTS: INSTALL 18' OF 6' TALL ALUMINUM FENCE WITH WALK GATE
ADJUST ASP IT TALL ALUMINUM FENCE INSTALL 60' OF 3' TALL ALUMINUM FENCE

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.

OWNERS 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
Owner or Agent (Including contractor)

The foregoing instrument was acknowledged before me the
11/20/16 by MARY GRACE GORDON who is personally known
to me and who produced FLORIDA DRIVER LICENSE as identification and who did not

Notary as to Owner
Commission No.
State of FL. County of POlk
My Commission expires: August 1, 2017
(SEAL)

Signature
Contractor

The foregoing instrument was acknowledged before me the
/, by who is personally known
to me and who produced as identification and who did not

Notary as to Contractor
Commission No.
State of FL.
My Commission expires: August 1, 2017
(SEAL)

Pursuant to Florida State Statute 713.135(7) – All signatures must be notarized.
Proposed Black Aluminum Picket fence 4 ft high along sidewalk
&
Gray Composite Deck to match porch floor
550 Holt Ave, Winter Park, FL 32789
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
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
c Evans@ocpafi.org | www.ocpafi.org

Connect with Rick:

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
Gordon Front Gate
at
550 Holt Ave
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 Historic Designation Application

1. **118 West Comstock Ave.**  
   Building address  
   **Skolfield Properties**  
   **John Skolfield**  
   **J 21-228**  
   **118 W Comstock Ave**  
   **7990**  
   Owner's name(s)  
   **N/A**  
   Address  
   **N/A**  
   Telephone  
   **N/A**  
   Applicant's name (if different from above)  
   Address  
   **N/A**  
   Telephone  
   **N/A**

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

---

**Historic Preservation Board Office Use**

Criteria for Designation

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

**1975**  
Year built

---

N/A  
Non-applicable

N/A  
Non-applicable

---

Historic name of building (if any)  
HPC Meeting: **2-10-16**  
Florida Master Site File No.: **OR-9885**  
Case File No.: **HDA 16-002**  
Local Historic Landmark  

---

Winter Park, Florida 32789  
407-599-3498  
City of Winter Park  
Planning Department  
401 Park Avenue, South  
Winter Park, Florida 32789  
407-599-3498
Property Record - 05-22-30-9400-76-030

Property Summary

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

Property Features

http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0... 1/19/2016
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)

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<th>Land Use Code</th>
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Buildings (includes working values)

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<th>Model Code</th>
<th>Type Code</th>
<th>Building Value</th>
<th>Estimated New Cost</th>
<th>Actual Year Built</th>
<th>Beds</th>
<th>Baths</th>
<th>Floors</th>
<th>Gross Area</th>
<th>Living Area</th>
<th>Exterior Wall</th>
<th>Interior Wall</th>
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<tbody>
<tr>
<td>04 -</td>
<td>1210 -</td>
<td>$78,695</td>
<td>$109,299</td>
<td>1935</td>
<td>0</td>
<td>0</td>
<td>2</td>
<td>1184 sqft</td>
<td>1152 sqft</td>
<td>Wood.Shthn</td>
<td>Drywall</td>
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<td>Commercial</td>
<td>Store/Office/Res 2</td>
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<td></td>
<td></td>
<td></td>
<td></td>
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Subarea Description | Sqt | Value
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>BAS - Base Area</td>
<td>576</td>
<td>$54,197</td>
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<tr>
<td>FOP - F/Opn Prch</td>
<td>32</td>
<td>$941</td>
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<td>FUS - F/Up Story</td>
<td>576</td>
<td>$54,197</td>
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Extra Features (includes working values)

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<tr>
<th>Description</th>
<th>Date Built</th>
<th>Units</th>
<th>Unit Price</th>
<th>XFOB Value</th>
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<tbody>
<tr>
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<td>04/16/1993</td>
<td>3923 Unit(s)</td>
<td>$2.50</td>
<td>$9,808</td>
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<td>PT2 - Patio 2</td>
<td>04/01/1993</td>
<td>1 Unit(s)</td>
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http://www.ocpafl.org/ Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0... 1/19/2016
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.
Variances 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 building 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 if 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.
Certificate of Review Application

1. Building address
   118 West Comstock Avenue
   Owner's name(s): N/A
   Address: N/A
   Telephone: 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 shed.

3. Proposed project narrative: (attach additional page 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. Skofield, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

   Owner's Signature: John T. Skofield
   Date: 12-18-15

Historic Preservation Commission Office Use

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

Historic name of building (if any)  Historic district name (if any)
05-22-30-94-00-76-030  C. 1935

Parcel Identification Number

___ historic landmark  ✓ historic building/structure
___ district contributing element  ___ district non-contributing element
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. Womacot 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, Skolfield 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

[Signature]

John T. Skolfield III
Managing member
Skolfield Properties LLC
Setback/Coverage Calculations
(Lots 65' or less in width)
For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 118 Wot Comstock Ave Lot Width: 62
Submitted by: John Skelfield Lot Area: 6,972
Principal Dwelling Cottage Dwelling Single Family Residence Duplex

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
<th>Permitted</th>
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</thead>
<tbody>
<tr>
<td>Minimum Living Area (sq.ft.)</td>
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<td></td>
</tr>
<tr>
<td>Principal Dwelling</td>
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<td></td>
<td>1,104</td>
<td>1,525</td>
</tr>
<tr>
<td>Cottage Dwelling</td>
<td>500</td>
<td></td>
<td>450</td>
<td>595</td>
</tr>
<tr>
<td>Single Family</td>
<td>1,000</td>
<td></td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Duplex</td>
<td>1,000</td>
<td></td>
<td>1,000</td>
<td>1,000</td>
</tr>
</tbody>
</table>

Impervious Lot Coverage
(Include all areas from above at grade level plus all driveways, sidewalks, patios, swimming pools, etc)
Principal Dwelling - 65%
Cottage Dwelling - 65%
Single Family - 65%
Duplex - 60%

|                       |          |          |       |           |
| Principal/Cottage dwelling |          |          | 5,161 | 5,611     |
| Single Family           | 400      |          | 517   | 561       |
| Duplex                  | 500      |          | 500   | 500       |

Floor Area Ratio (FAR)*
For 2-Story Buildings only [include 1st & 2nd floors, garage, carports, porches, accessory blds, & EXCLUDE pool screen enclosure]
Principal Dwelling - 30%
Cottage Dwelling - 20%
Single Family - 55%
Duplex - 50%

(Excludable Area of Porches (sq.ft.) from FAR
Principal Dwelling | 400
Cottage Dwelling | 300
Single Family | 700
Duplex | 600

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)

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
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<tbody>
<tr>
<td><strong>FRONT SETBACKS</strong></td>
<td></td>
</tr>
<tr>
<td>To first floor wall – 25'</td>
<td>87'</td>
</tr>
<tr>
<td>To second floor wall – 30'</td>
<td></td>
</tr>
</tbody>
</table>

**SIDE SETBACKS**
(Principal/cottage, dwelling or duplex)

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>To first floor wall (note 3) – 7'</td>
<td></td>
</tr>
<tr>
<td>Driveway side first floor wall (note 4) – 11'</td>
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</tr>
<tr>
<td>To second floor wall – 10'</td>
<td></td>
</tr>
</tbody>
</table>

**Rear setbacks**
One Story Building - 10'  
Two Story Building - 25'  
(note 6)  

**Corner Lot Setbacks**
Lot width 65' or less – 14'

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

*Required if garage is located in rear of lot, otherwise garage must be set back 35' from front lot line and at least 4' behind front of building, and one story garage is permitted a setback of 7'.
**Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

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**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
Facade Proposed building would be to the right of photo
proposed site between buildings
BUILDING WOULD REPLACE FENCED AREA
BUILDING WALL REPLACE FENCED AREA