



City Commission Work Session

Agenda

June 22, 2026 @ 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

decorum

As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Meeting Called to Order**2. Discussion Item (s)**

- a. Discussion regarding the request of Tara Tedrow to amend Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to permit the subdivision or lot split of lakefront property that meets specific criteria, which will impact 1020 Palmer Avenue also known as "Merrywood". 2 hours

3. Adjournment



item type

Discussion Item (s)

meeting date

June 22, 2026

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Randy Knight, City Manager

subject

Discussion regarding the request of Tara Tedrow to amend Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to permit the subdivision or lot split of lakefront property that meets specific criteria, which will impact 1020 Palmer Avenue also known as "Merrywood".

motion | recommendation

background

The P&Z Board recommended approval of the applicant's proposed text amendment:

Policy 1-5.1.8: Additional Lakefront Lot Considerations. Notwithstanding anything to the contrary contained herein, the City shall permit the subdivision or lot split of a lakefront property with a minimum of 3.5 upland acres, which is zoned R-1AAA and has a Single Family Residential Future Land Use designation (which lot exists as of October 1, 2025), into two resultant lots subject to the following standards:

- (1) each lot shall have a minimum of 150 linear feet of frontage on both the lake boundary line and right-of-way boundary line;
- (2) each lot shall be a minimum of 1.5 acres in size; and
- (3) the total gross floor area developed between the two lots may equal, but shall not exceed 40,000 square feet; provided the final gross floor area of each lot shall be determined at site plan review and in no event shall either lot's gross floor area exceed 35% FAR.

alternatives | other considerations

Staff recommended the idea of an alternate policy in an attempt to still permit a lot split, but allow the preservation of Merrywood:

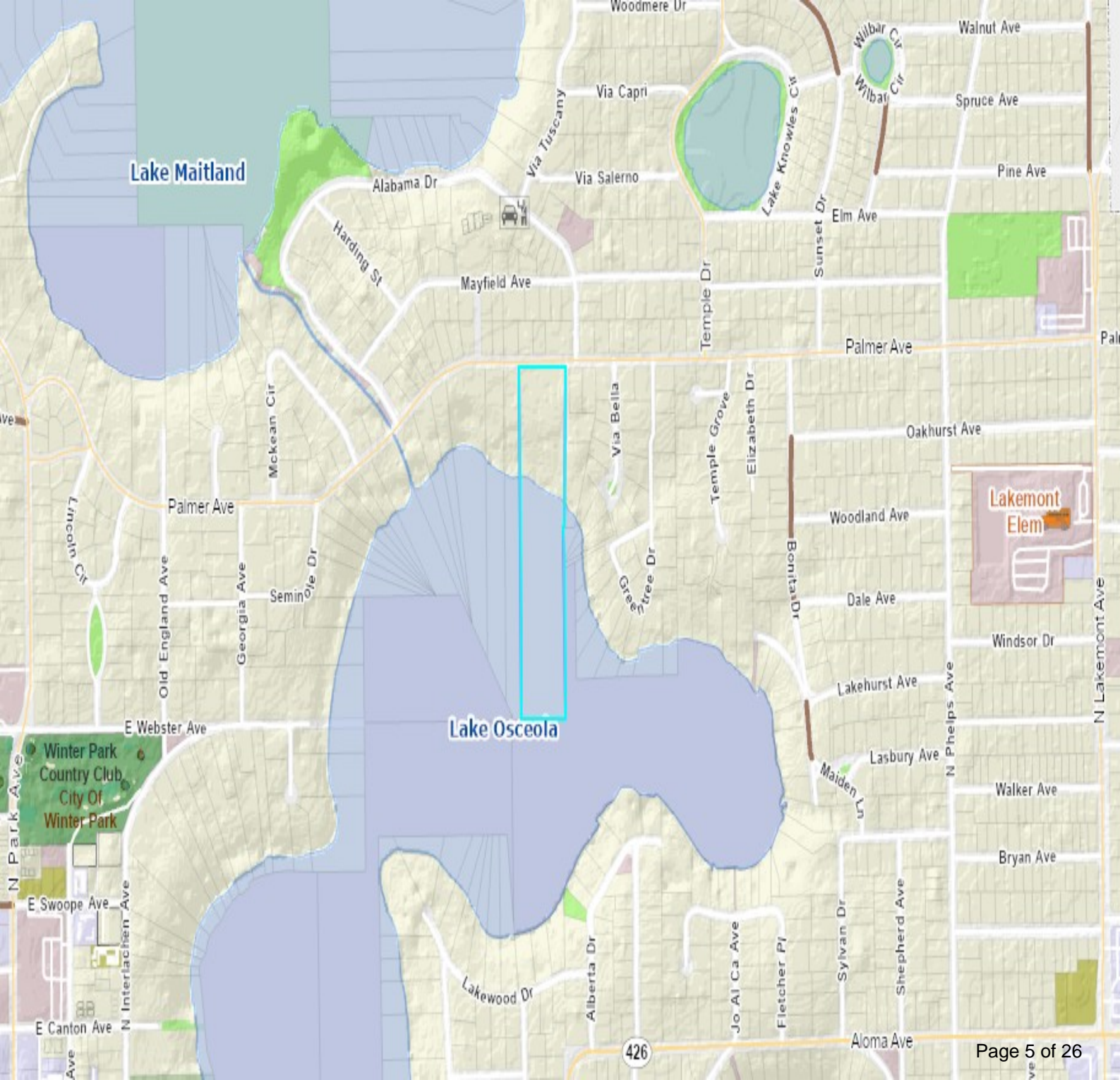
Policy 1-5.1.1: Preserve Lakefront Estates. To maintain the diversity of sizes of lakefront properties and estates, the City shall prohibit the subdivision or split of such properties to preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida. The City may, at its discretion, provide ~~variance~~ an exception to this policy in order to allow for the split of lakefront property into two lots when obtaining the historic designation of distinguished historic homes and other historic structures that are built prior to 1950, under the following circumstances: ~~if the historic designation is achieved,~~

- That there is no increase in the number of lakefront lots, and that the lakefront lot is not a 'flag lot', or
- One new lakefront lot may be created if the resulting two lakefront lots are each at least 110 feet wide at the street and at the lake, and both lots have at least 52,000 square feet of upland area.

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. WP Comp Plan Text Amendment Justification Statement (1020 Palmer Ave)(15502561.2)
4. Fwd_ [EXTERNAL] Letter - Owner
5. s39WM7_174767_survey_r1
6. 1020 PALMER AVE COMP PLAN LOT SPLIT - 2 LOT OPTION - 10.1.25
7. 1020 PALMER AVE LOT SPLIT - 55,991 SF OPTION 2 - 10.1.25 (002)
8. 1020 Palmer Ave - Demo Permit Signed
9. OR00779 - FMSF



Lake Maitland

Lake Osceola

Lakemont
Elem

Winter Park
Country Club
City Of
Winter Park



Comprehensive Plan Policy Text Amendment Justification Statement

1020 Palmer Avenue

Pursuant to Policy 1-5.1.1 of the City’s Comprehensive Plan, the City is currently prohibited from allowing any lakefront lot owner to effectuate a split of their property. This policy was well intentioned to create unique lakefront lot experiences in the City and to prevent lakefront property owners from trying to split lots into as many smaller lots as possible. This request would create a new Comprehensive Plan policy (the “Proposed Policy”) that would take into consideration the unique circumstances of 1020 Palmer Avenue (the “Subject Property”), while respecting that desire for unique lakefront properties, as well as the goals and policies of the Comprehensive Plan as a whole. The Proposed Policy would read as follows:

Policy 1-5.1.8: Additional Lakefront Lot Considerations. Notwithstanding anything to the contrary contained herein, the City shall permit the subdivision or lot split of a lakefront property with a minimum of 3.5 upland acres, which is zoned R-1AAA, and has a Single Family Residential Future Land Use designation (which lot exists as of October 1, 2025) into two resultant lots subject to the following standards: (1) each lot shall have 150 feet of frontage on both the lake and street, and (2) each lot shall be a minimum of 1.5 acres each and (3) the total gross floor area between the two lots may equal, but shall not exceed, 40,000 square feet; provided the final gross floor area of each lot shall be determined at site plan review and in no event shall either lot’s gross floor area exceed a 35% FAR.

The current 3.67-acre Subject Property’s Single Family Residential Future Land Use designation would permit a 35% FAR, resulting in potentially 55,991 square feet of total gross floor area. The largest home in the City is on Palmer Avenue and has a gross floor area of over 36,000 square feet. The Subject Property could have a home 55% larger than that home.

To further put this into perspective, the City’s new library and event space total 53,355 square feet. The home that could be built on the Subject Property under today’s Comprehensive Plan would be larger than both buildings combined on the City’s library campus and would dwarf every home in Winter Park. Below are a few examples of what a 56,000 square foot house could look like include:

1. Spelling Manor in LA: 56,000 SF



2. Michael Jordan's Former Mansion in Chicago: 56,000 SF



3. Chateau Montagel in Alabama: 54,000 SF



4. Home in Utah: 50,000 SF



The square footage of the homes shown above would be permitted by right today based on the current acreage and FAR of the Subject Property. These homes are completely out of scale with the entire City of Winter Park.

Moreover, City code in Section 58-65 provides the following justification for the establishment of specific FAR limitations:

(1) Floor area ratio (FAR).

a. Limitations on allowable floor area are established for the following purposes:

- 1. To provide adequate living space for single-family dwellings;**
- 2. To assure that the overall bulk and mass of all buildings on each site will be harmoniously related to the size of the building sites on which they are constructed;**
- 3. To prevent out-of-scale developments that are inconsistent with the preservation of neighborhood character and open space.**

To say that a 56,000 SF home would on Palmer Avenue would be out-of-scale is a gross understatement.

The Proposed Policy, however, would reduce the currently allowable FAR by nearly 30% between the two lots. It would also ensure that the properties meet the Land Development Code Section 58-65(e)(3) requirement for 150' of lake and street frontage. Moreover, the two lots resulting from this Proposed Policy would each be a minimum of 1.5 acres, which are significant sized lots that respect the lakefront diversity that the Comprehensive Plan aims to protect.

Pursuant to Land Development Code Section 58-6(a)(2), in order to process a Comprehensive Plan text amendment the City shall consider two relevant factors; each of which is justified below:

1. **The need and justification for the change; and**

The Subject Property is the largest single tract residential lakefront lot in the City of Winter Park. However, the proposal results in two very large lakefront home sites and will respect the scale of development permitted on adjacent lots. The mass and scale of the current allowable home size on one lot

would be completely out of character with the City as a whole. While the City encourages a diversity of housing sizes and permits very large homes to be built per applicable standards, the splitting of the Subject Property will not impact any other lots in the City and will permit two homes to be built that would keep more in line with the character of the City as a whole.

2. The relationship of the proposed amendment to the goals, objectives and policies text of the city's comprehensive plan, with appropriate consideration as to whether the proposed change will further, or at least not be contrary to the comprehensive plan.

Policy 1-2.3.1 permits Single Family Residential Future Land Use designated properties to have up to 5 dwelling units per acre. Were the Subject Property not on the lake, the City would permit 18.35 dwelling units under the Future Land Use designation metrics. The Proposed Policy would result in 1 dwelling unit per a minimum of 1.5 acres, which has no notable impact on the City's population and results in a truly de minimis demand on public services and infrastructure.

Policy 1-7.1.1 of the Comprehensive Plan guides the City to review its land use policies: **“Trends in the magnitude, distribution, and characteristics of population and land use shall serve as indicators of possible changes in land use needs. . . Land use Codes shall be refined as needed in order to remain responsive to evolving problems and issues.”** The Proposed Policy is specific to a unique issue in the City and given the overall compliance with other City Land Development Code and Comprehensive Plan policies, the City is able to be responsive to the same through the proposed text amendment.

The Proposed Policy also meets the following goals and policies of the Comprehensive Plan:

- A. **GOAL 1-1: MAINTAIN THE CITY'S CHARACTER *Ensure the City of Winter Park maintains its traditional scale and residential character* . . .**
- B. **GOAL 3-1: QUALITY RESIDENTIAL ENVIRONMENT *Allocate land area to accommodate a supply of housing responsive to the diverse housing needs of the existing and future population and assist the private sector to responsively meet demand for quality housing in neighborhoods protected from incompatible uses and served by adequate public facilities.***
- C. **Policy 3-1.1.1: Regulations to Support Housing Diversity. *The City's Future Land Use Map shall allocate land resources that shall accommodate a range of housing densities and structure types to accommodate current and future population needs.***
- D. **OBJECTIVE 1-5.2: Preserve the Quality & Character of Winter Park's Neighborhoods. *By recognizing and maintaining the variety of neighborhoods and housing types available throughout the City, the City will protect and conserve the diverse range of residential opportunities.***
- E. **Policy 1-5.2.1: Maintain the Scale & Character of Neighborhoods *The City shall accommodate redevelopment activity in a manner that does not produce residential development that substantially alter the scale or character of a street. The aim shall be to create opportunities for redevelopment that complement the features of the existing neighborhood.***

The City has a strong history of protecting the residential character of its neighborhoods. This Proposed Policy still provides for large lakefront lots, which make Winter Park so special, while preventing a house that would be entirely out of scale with anything in the entire City.

From: [Tedrow, Tara](#)
To: [Allison McGillis](#)
Subject: Fwd: [EXTERNAL] Letter
Date: Monday, June 1, 2026 1:55:53 PM
Attachments: [image066618.png](#)

Please see below from the owner. Thank you!

Begin forwarded message:

Tara Tedrow

Shareholder

215 N. Eola Dr. | Orlando, FL 32801

D: 407.418.6361 | **P:** 407.843.4600

[Email](#) | [Website](#) | [Bio](#) | [vCard](#)



LOCAL ROOTS. BROAD REACH. SM

From: Cathy Gilmer <cathyloveslily@gmail.com>
Date: June 1, 2026 at 12:43:47 PM EDT
To: "Tedrow, Tara" <Tara.Tedrow@lowndes-law.com>
Subject: Letter

CAUTION: THIS IS AN EXTERNAL EMAIL

Dear Mayor and Commissioners,

My name is Cathy Gilmer and the Merrywood house at 1020 Palmer was my family's home, from the time I was 6 years old in 1976, until my mother passed away in 2025.

Over roughly the last decade, during which time I was the primary caregiver for both of my parents from the time they fell ill until the time they died, we had many discussions regarding the fate of the house after they were gone during which time it was made very clear that the house (and the land it sits on) was my brother and I's inheritance from them.

During the last few years of my mother's life the house began to experience issues that have made the house unlivable including burst water pipes and severe leaking, not to mention the

house still runs on oil, which is not easily obtained, leading to a lack of heat or hot water. Over the last year we have looked into what it would take to restore, preserve or even make the house livable again and the unfortunate fact is that we (and even the most well-intentioned preservationists who have toured the home) do not have the finances to undertake such a project. The truth of the matter is that every day the house remains standing costs money we don't have, falls into further disrepair and is not contributing anything to the community. It is basically a waste.

On top of all of this we have had to deal with several break-ins and thefts from people who feel they have the right to take memories and pieces of our family's history, which for anyone that has experienced anything like this knows, is an emotionally taxing experience. While this might just be a house to some people, it was the house I grew up in; my family's home. A house which everyone now has an opinion on and feels they have a right to, and yet, nobody seems to care about the people that lived and grew up in it.

My parents never designated this home as historic for a reason. Many rightfully want the house to be preserved, but no one wants to or is able to pay for it. This is an unfair position to put us in, especially given the efforts over the past year to find someone to preserve the house. I was shocked to find out that a nearly four acre lot couldn't become two estate lots- it defied common sense that you'd have to keep such an oversized lot forever. We are grateful that many people in the community rallied together around the house, but demolition is the only viable path forward and will occur regardless of the outcome of the lot split. Since the home is going to be torn down, a property sized like ours would permit the construction of the largest mega-mansion this City may ever see built. Having grown up on this lot I can tell you firsthand that the lot split would create two extremely large lots for appropriately sized homes that keep with the character of the community. This property was always meant to be what my parents left my brother and I as their passing gift- while this may be a fun project for people to talk about, in reality, this is a livelihood for our families. We fully support the lot split request before you and would appreciate your approval of the same.

Thank you,
Cathy Gilmer

Notice of Confidentiality: This e-mail communication and the attachment(s) hereto, if any, are intended solely for the information and use of the addressee(s) identified above and may contain information which is legally privileged from disclosure and/or otherwise confidential. If a recipient of this e-mail communication is not an addressee (or an authorized

representative of an addressee), such recipient is hereby advised that any review, disclosure, reproduction, re-transmission or other dissemination or use of this e-mail communication (or any information contained herein) is strictly prohibited. If you are not an addressee and have received this e-mail communication in error, please advise the sender of that circumstance either by reply e-mail or by telephone at (800) 356-6818, immediately delete this e-mail communication from any computer and destroy all physical copies of same.

Replies Filtered: Any incoming reply to this e-mail communication or other e-mail communication to us will be electronically filtered for "spam" and/or "viruses." That filtering process may result in such reply or other e-mail communications to us being quarantined (i.e., potentially not received at our site at all) and/or delayed in reaching us. For that reason, we cannot guarantee that we will receive your reply or other e-mail communications to us and/or that we will receive the same in a timely manner. Accordingly, you should consider sending communications to us which are particularly important or time-sensitive by means other than e-mail.

[v4.30]

LOT B

FRONT

AVERAGE DEPTH 478.75' X 20%= 95.75'

SIDE

AVERAGE WIDTH 162.9'

1ST FLOOR 30% = 48.8' / 2

24.4' EA SIDE

2ND FLOOR 40% = 65.1' / 2

32.5' EA SIDE

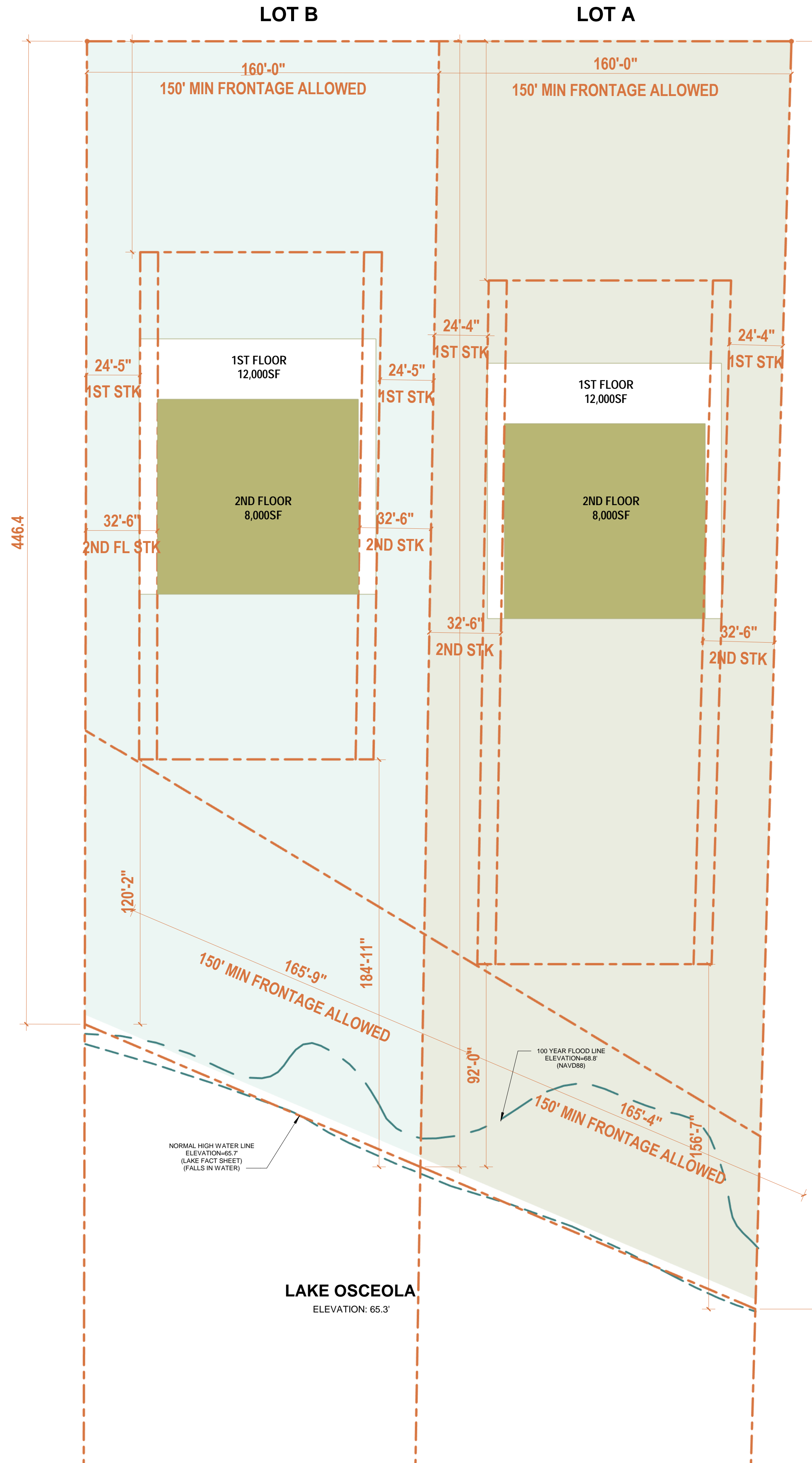
REAR

120'

FAR

74,975 SF Lot

REDUCED HOME SIZE OF 20,000 SF SHOWN, SUBJECT TO COMP PLAN AMENDMENT POLICY



① **SITE PLAN**
1/32" = 1'-0"

LOT A

FRONT

AVERAGE DEPTH 543.4' X 20%= 108.6'

SIDE

AVERAGE WIDTH 162.5'

1ST FLOOR 30% = 48.75' / 2

24.3' EA SIDE

2ND FLOOR 40% = 65' / 2

32.5' EA SIDE

REAR

92'

FAR

85,000 SF Lot

REDUCED HOME SIZE OF 20,000 SF SHOWN, SUBJECT TO COMP PLAN AMENDMENT POLICY

Lot Split

1020 PALMER AVE, WINTER PARK, FL

Project No. _____ Project Number _____

Developer
Name _____
Address _____
Address _____
Tel: _____
Email _____

Design:
Name _____
Address _____
Address _____
Tel: _____
Email _____

Structure:
Name _____
Address _____
Address _____
Tel: _____
Email _____

Trusses:
Name _____
Address _____
Address _____
Tel: _____
Email _____

Landscape Architect:
Name _____
Address _____
Address _____
Tel: _____
Email _____

Civil:
Name _____
Address _____
Address _____
Tel: _____
Email _____

Pools: NOT PART OF PERMIT SET
Name _____
Address _____
Address _____
Tel: _____
Email _____

Interior Design: NOT PART OF PERMIT SET
Name _____
Address _____
Address _____
Tel: _____
Email _____

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

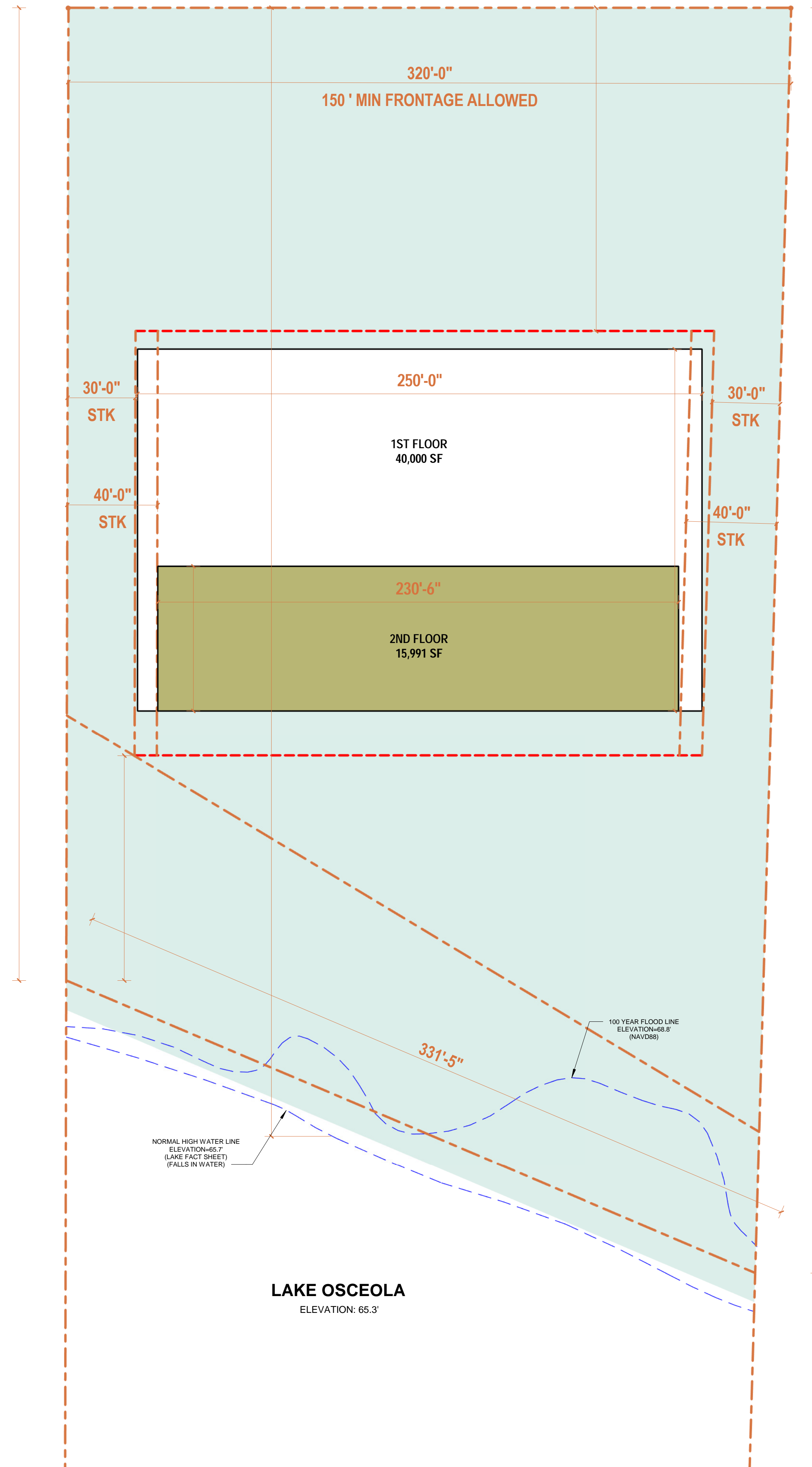
Date _____ 10/ 2025

Scale _____ 1/32" = 1'-0"

Lot Split Diagram

A010

Sheet No. _____



LOT A

FRONT
AVERAGE DEPTH 514.5' X 20%= 102.9'

SIDE
LOT WIDTH PER CODE 200FT
200 X 30%= 60' / 2 = 30' EA

200 X 40% = 80' / 2 = 40' EA

REAR
99.5'

FAR
35% OF LOT =
55,991 SF MAX ALLOWED

1ST FLOOR 40,000 SF
2ND FLOOR 15,991 SF

TOTAL 55,991 SF

Lot Split

1020 PALMER AVE, WINTER PARK, FL

Project No. _____ Project Number _____

Developer
Name _____
Address _____
Tel: _____
Email _____

Design:
Name _____
Address _____
Tel: _____
Email _____

Structure:
Name _____
Address _____
Tel: _____
Email _____

Trusses:
Name _____
Address _____
Tel: _____
Email _____

Landscape Architect:
Name _____
Address _____
Tel: _____
Email _____

Civil:
Name _____
Address _____
Tel: _____
Email _____

Pools: NOT PART OF PERMIT SET
Name _____
Address _____
Tel: _____
Email _____

Interior Design: NOT PART OF PERMIT SET
Name _____
Address _____
Tel: _____
Email _____

Rev.	Date

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Date _____ 10/ 2025

Scale _____ 1/32" = 1'-0"

Lot Split Diagram OP 2

A011

Sheet No. _____

① **SITE PLAN OP 2**
1/32" = 1'-0"



401 South Park Avenue • Winter Park, Florida 32789

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cityofwinterpark.org

**Building &
Permitting
Services**

DEMOLITION APPLICATION AND AFFIDAVIT

PROJECT ADDRESS: 1020 Palmer Ave SUITE/UNIT # _____
TAX / PARCEL I.D. NUMBER: 05-22-30-0036-03-010
PROPERTY OWNER: RAYMOND GILMER III AND CATHLEEN GILMER PHONE: 4074186361
PROPERTY OWNER'S ADDRESS: c/o Tara Tedrow, 215 N Eola Dr, Orlando, FL 32801
PROPERTY OWNER'S EMAIL: tara.tedrow@Lowndes-law.com
CONTRACTOR NAME: Sorenson Construction PHONE: (407) 905-8190
CONTRACTOR'S ADDRESS: 1331 Green Forest Ct, Suite #4, Winter Garden, FL 34787
CONTRACTOR ST.REG./CERT.# #CGC056690 EXPIRATION DATE: 08/31/2026
CONTACT PERSON: Bob Sorenson PHONE: (407) 905-8190
EMAIL: bobthebuilder@sorensonconstruction.com

Description of Work: i.e. Complete Demo of: Residential Bldg. Commercial Bldg.

Is this a historic property: Yes No

I hereby affirm that I will comply with all of the following requirements:

The demolition notice yard sign will be picked up at the City of Winter's Building Department on the day of application and will be properly posted on-site within the boundary of the property visible to the public. If it is residential demolition, the yard sign will be posted for a minimum of 30 days, prior to permitting issuance. If the property is designated historic, the yard sign will be posted for 60 days, prior to permitting issuance.

A State Certified Pest Control Company will be retained to ensure the building is free of infestation by rodents. Certification will be included in this application.

All work will be completed within thirty (30) days after the issuance of the demolition permit. All demolition permits expire thirty (30) days from the issuance of the demolition permit unless an extension is granted.

For commercial or multifamily demolition or dwellings on redeveloping commercial property, the Notice of Asbestos Removal Form will be completed and mailed to Orange County prior to issuance of the demolition permit, with a copy attached. This will be applicable to any dwelling when asbestos is present.

Visible 4" minimum size address numbers will be posted on the job site in accordance with FBC Section 501.2.

Before obtaining the permit, protective measures for watering down the site, to ensure dust is contained on the property, will be in place.



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Building & Permitting Services

To properly cap sewer and/or water connections at the property line, Winter Park's Utility Billing Department will be contacted prior to removing any sewer and water line(s) from the building. Contact the Utility Billing Department @ 407-599-3220 for applicable disconnect fees.

The site will be maintained after demolition has been completed, such as to prevent overgrowth (less than 12" high), remove debris and maintain general cleanliness of the site.

An engineering inspection will be arranged, prior to and after demolition.

No tree will be removed without obtaining a tree removal permit in advance. Prior to demolition, a tree protection barrier will be placed and maintained as necessary to prevent damaging protected trees on, or adjacent to the subject property.

The Septic tank will be cleaned out and either removed or location flagged prior to structure demolition. Circle applicable method.

Ozone-depleting compounds will be evacuated from all air conditioning and refrigeration equipment by an EPA-certified technician (Section 608 of the Clean Air Act - 7/1/92).

Any underground storage tanks, fuel oil, propane and/or other hazardous materials, when removed, will be emptied prior to structure demolition. If the gas line from the Gas Company is/was available, this will be properly disconnected. Circle applicable conditions.

Temporary erosion and sediment control measures will be erected and maintained until the suitable ground cover is established, at which these measures will be removed and properly disposed of.

Signature: _____
Owner

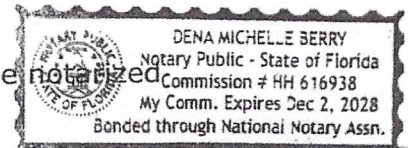
Signature: *Robert Sorenson*
Contractor

The foregoing instrument was acknowledged before me the ___/___/___ by _____ who is personally known to me and/or who produced _____ as identification and who did not take an oath.

The foregoing instrument was acknowledged before me the 2/25/26 by Robert Sorenson who is personally known to me and/or who produced N/A as identification and who did not take an oath.

Notary as to Owner _____
Commission No. _____
State of FL. County of _____
My Commission expires: _____
(SEAL)

Notary as to Contractor *Dena Michelle Berry*
Commission No. HH616938
State of FL. County of ORANGE
My Commission expires: 12/2/2028
(SEAL)



Pursuant to Florida State Statute 713.135(7), all signatures must be notarized



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Building & Permitting Services

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Temporary erosion and sediment control measures will be erected and maintained until the suitable ground cover is established, at which these measures will be removed and properly disposed of.

Signature: [Handwritten Signature]
Owner

Signature: _____
Contractor

The foregoing instrument was acknowledged before me the 2/20/26 by Raymond Gliner III who is personally known to me and/or who produced Valid VA Drivers license as identification and who did not take an oath.

The foregoing instrument was acknowledged before me the / / by _____ who is personally known to me and/or who produced _____ as identification and who did not take an oath.

Notary as to Owner Connor Payne

Notary as to Contractor _____

Commission No. 342172

Commission No. _____

State of ^{VA}FL. County of Albemarle

State of FL. County of _____

My Commission expires: June 30th 2028

My Commission expires: _____

(SEAL)



Pursuant to Florida State Statute 713.135(7), all signatures must be notarized



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Building & Permitting Services

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Signature: Cathleen Gilmer
Owner

Signature: _____
Contractor

The foregoing instrument was acknowledged before me the 02/23/26 by Cathleen Gilmer who is personally known to me and/or who produced

The foregoing instrument was acknowledged before me the ___/___/___ by _____ who is personally known to me and/or who produced

_____ as identification and who did not take an oath.

_____ as identification and who did not take an oath.

Notary as to Owner Debra Tassel

Notary as to Contractor _____

Commission No. HH 725634

Commission No. _____

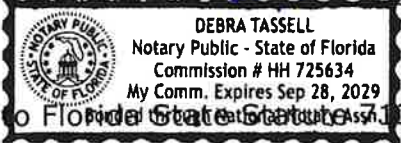
State of FL. County of Orange

State of FL. County of _____

My Commission expires: Sept. 28, 2029

My Commission expires: _____

(SEAL)



(SEAL)

Pursuant to Florida State Statute 41B.135(7), all signatures must be notarized

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S) FLORIDA MASTER SITE FILE
SITE INVENTORY FORM

Site No. WP055 8 OR 779

Site Name MASON, A. W. HOUSE Survey Date 0685
Address of Site 1020 PALMER AVENUE WINTER PARK, FLORIDA
Instructions for locating _____

Location ALABAMA SUB C
Subdivision name block no. lot no.

County ORANGE
District name if applicable _____
Owner of Site: Name _____
Address _____

Type of ownership private Recording date _____
Recorder: Name & Title Wernkli, Phillip A.
Address Florida Preservation Services
PO Box 13892 Tallahassee, Fl 32317

Condition of Site:	Integrity of Site:	Original Use <u>PRIVATE RESIDENCE</u>
Check One	Check One or More	Present Use <u>PRIVATE RESIDENCE</u>
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Altered	Dates <u>+1926-27</u>
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Original Use	Period _____
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date Listed on NR _____

Threats to Site:
Check one or more

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input checked="" type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: Architecture

Significance: _____

This house is an excellent example of the Mission Style in Winter Park. These styles were common on the north side of Lake Osceola on the large estates of this period. It was built in 1926 for A. W. Mason, owner of the Winter Park Auto Company. Mason was a city commissioner in the 1920s. The house contributes to the Golfview/Interlachen Historic District.



HISTORICAL STRUCTURE FORM

Site #8: OR00779

First site form recorded for this site? Update form for a site previously recorded at FSF

Identifying code (field date): 200010

Recorder #:

Field Date: 10/20/2000

Form Date: 11/03/2003

Site name(s): 1020 PALMER AVENUE

[Other name(s)]:

Mult. list #:

Survey names: WINTER PARK ARCHITECTURAL SURVEY

Survey #:

National register category: Building(s)

LOCATION & IDENTIFICATION

Street Number/Direction/Name/Type/Suffix Direction: 1020/**/PALMER/Avenue/**

Cross streets nearest/between: BONITA/PHELPS

City/town: WINTER PARK

In current city limits? Definitely outside city limits

County: ORANGE

Tax parcel #:

Subdivision name:

Block:

Lot no.:

Ownership type: Private-individual

Name of pubtract (e.g., park):

Route to (or vicinity of):

MAPPING

USGS map name/year of publication or revision: ORLANDO EAST/1975

Township/Range/Section/Qtr:

Irregular section:

Landgrant:

UTM Zone/Easting/Northing:

Plat or other map (map's name, location):

DESCRIPTION

Style: Mediterranean Revival: ca. 1880-1940

[Other style]:

Exterior plan: Irregular

[Other exterior plan]:

No. stories: 2

Structural system(s): Masonry: don't use; specify brick, block, or stone

[Other structural system(s)]:

Foundation types: Continuous

[Other foundation type]:

Foundation materials: Poured concrete footing

[Other foundation materials]:

Exterior fabrics: Stucco

[Other exterior fabrics]

Roof types: Hip; Gable

[Other roof types]:



