



THORNTON PARK NEWS

Neighborhood Newsletter

Summer 2018

THE THORNTON PARK NEIGHBORHOOD ASSOCIATION



Association Officers

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www.ThorntonPark.org

Facebook:

www.facebook.com/ThorntonParkNeighborhoodAssociation (Like us!)

Local Businesses:

ThorntonParkDistrict.com

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Local News:

Bungalower: Bungalower.com

Downtown Community Paper:

otownpaper.com/

City Historic Preservation:

www.cityoforlando.net/planning/cityplanning/hp_lawsona.htm

Neighborhood Postings:

www.Nextdoor.com

TPNA STARTS WELCOME WAGON

The Thornton Park Neighborhood Association's new "Welcome Wagon" committee welcomed seven new homeowners to the neighborhood in June. With so many homes being sold in the last year, a group of neighbors thought it would be great to revive the old concept of welcoming new neighbors with a gift, an information packet, and a personal knock on the door. The packet contains information on our neighborhood, the Thornton Park Neighborhood Association, the Lake Lawsona Historic District, local transportation, schools, elected officials, and our business district. The committee also included menus, business brochures and coupons from the Thornton Park Main Street District. The packet can be found at www.Nextdoor.com/documents/ (for members of the Thornton Park Neighborhood). Landlords are welcome to pass this along to their new tenants as well. The committee plans to welcome new neighbors quarterly.



Coming Soon!

Thornton Park Neighborhood Association's Annual fundraiser, Thursday, October 18, The Veranda

EVERYBODY'S BUSINESS

Spa Eola

Spa Eola opened June 23rd in the former home of The Spa of Thornton Park at 23 N Summerlin Ave. Owners Leslie and her partner Partin did a major renovation and have breathed new life into the building. They are natives to the Orlando area, and wanted to be part of the hometown feel that Thornton Park exudes. They also want to give back to the community by offering a better spa experience.

Leslie says, "you're going to get a level of care and welcoming that you won't find anywhere". They looked at other spas and how they could be improved. According to their website, SpaEola.com, they offer a variety of massages, pedicures, manicures, and a gentlemen's menu, which includes a bourbon massage. Spa Eola will share the space with Solace Counseling (<http://solacecounseling.org>).



EVENTS

- ❖ Thornton Park Neighborhood Association Meeting
Monday, Aug 20, 7-8pm, Mayor Langford Community Center
- ❖ 2nd Thurs Wine & Art Walk
Thursday, Aug 9, 6:30-8:30pm
Thursday, Sept 13, 6:30-8:30pm
Thursday, Oct 11, 6:30-8:30pm
- ❖ Florida Primary Election
Tuesday, August 28
- ❖ A Taste of Thornton Park Thursday, October 18, The Veranda
- ❖ TPD Annual Halloween Block Party

Big Time Street Food

After many empty years, the retail slot next to Burton's has finally been filled. Big Time Street Food is now fully open, 4pm to midnight, Tuesday through Friday, noon to midnight Saturday, and noon to 10pm on Sunday. Big Time is focusing on quick serve to-go items, such as burgers, chicken sandwiches, Cubans, hot dogs, and a spicy cauliflower wrap. The menu includes three salads, along with fried cheese curds, pesto fries, hummus plates, pretzels with beer cheese, Korean Fried Chicken wings, and buffalo cauliflower bites. Owned by Gnarly Barley, the concept has little indoor seating, but has an open door into Burton's Bar, along with picnic baskets for Lake Eola Park. Neighborhood resident Kevin Edwards likes the KFC wings the best, saying they are "legit".



URBANISM UPDATE: MIXED-USE BUILDINGS



You may have heard that many of the new buildings being built in Downtown Orlando are “mixed-use” buildings. What does that mean and why does it matter? Mixing uses simply means that a building will have more than one purpose. It could include office, retail, entertainment, civic, cultural, or residential development.

According to CompleteCommunitiesDE.org, “Mixed use is one of the ten principles of Smart Growth, a planning strategy that seeks to foster community design and development that serves the economy, community, public health, and the environment.” In Thornton Park, several mixed-use buildings line East Washington Street. They house familiar restaurants and stores on the street level, including Benjamin French Bakery, Salon Jay Johnson, Raw Juicing and Detox, Gallery Eola, and Rock Gorgeous Hair Salon. Above these stores are residential units. The new Washington Brownstones B&B next to the laundromat will be another example of mixed-use.

According to the American Planning Association, benefits of mixed-use development include:

- greater housing variety and density, more affordable housing (smaller units), life-cycle housing (starter homes to larger homes to senior housing)
- reduced distances between housing, workplaces, retail businesses, and other amenities and destinations
- better access to fresh, healthy foods (as food retail and farmers markets can be accessed on foot/bike or by transit)
- more compact development, land-use synergy (e.g. residents provide customers for retail which provide amenities for residents)
- stronger neighborhood character, sense of place
- walkable, bike-able neighborhoods, increased accessibility via transit, both resulting in reduced transportation costs

BUDGET-FRIENDLY CURB APPEAL UPGRADES

By David Dorman, Century 21 Professional Group

Curb appeal is the first impression that any potential buyer receives, so you should ensure that the front of your home, from the curb to the front door, is in the best shape possible—even if you don't have the budget to splurge on huge upgrades and services. With these easy and cost-effective suggestions, you can improve the curb appeal of your home, while giving yourself a lovelier residence to enjoy right now.

Paint your front door

Giving your front door a fresh coat of paint can do wonders for the overall appeal of your house. Make sure that it's a shade that contrasts with the color of the house so that it really pops. This makes a home feel more welcoming, not to mention more stylish and appealing.

Spice up your front porch

After painting your door, don't neglect your front porch. Add small, inexpensive luxuries like metal house numbers or other decorations. Make sure everything is spotless as well. Sparkling windows and a freshly swept porch make for a more welcoming home, and a more welcoming home often sells quickly.

Get your lawn in order

Tidying up your lawn is a given. Making sure it's spick-and-span, regardless of the season, is a great way to improve your curb appeal without spending too much money—or any money at all! An unkempt lawn can make the house seem less appealing overall, so before showings, make sure your lawn has been mowed and edged for a more professional appearance. Also, try to ensure that weeds are pulled. The healthier the lawn looks, the healthier the house looks.

Plant flowers

Having a garden with flowers can really make a home stick out in a buyer's mind. The pops of color can improve even the most immaculately manicured lawn, and a healthy garden can make any house feel more welcoming. It's an inexpensive way to improve your home's overall aesthetic.

Hose off the front of your home and sidewalks

No need to buy a pressure washer—your standard garden hose is usually sufficient to get most of the gunk and grime off your house. You want your house to be as clean as possible for potential buyers and guests.

Touch up your driveway

Repairing the cracks in your driveway can go a long way toward making your house more accessible in the mind of a buyer. Even superficial flaws such as driveway cracks can really sour someone's opinion of an otherwise beautiful house. And a smoother driveway is easier on your car's tires and suspension.

Implement these simple and cost-efficient ideas to help spruce up your home's exterior and attract potential buyers.

HISTORICAL HAPPENINGS

Harwell Street

Harwell and Harwood Streets were named by developer Herman Hillman after streets he recalled in New Jersey. (From A Guide to Historic Orlando by Steve Rajtar)

THIS EDITION SPONSORED BY: Julie Glass, Realtor

As an agent who's an expert in this local area, I bring a wealth of knowledge and expertise about buying and selling real estate here. It's not the same everywhere, so you need someone you can trust for up-to-date information. I am eager to serve you. Call her at: (321) 436-6881.

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