

Historic Preservation Board



February 12, 2014 at 9:00 a.m.

Commission Chambers • City Hall Second Floor
401 South Park Avenue • Winter Park, Florida

1 administrative

- Call to Order and approval of January 8 and January 23, 2014 meeting minutes
- Public Comments

2 action

- HDA 14-001 Request of J. Kurtis and Karin H. Wood to designate their property at 1873 Glencoe Road to the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.
- COR 14-001 Request of J. Kurtis and Karin H. Wood for a rear addition and alterations on their property located at 1873 Glencoe Road. A variance is requested to retain the impervious coverage of 56.9% with an additional .3% (57.2%) in lieu of the required 50%. Individually designated historic resource on the Winter Park Register of Historic Places (pending) Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.

3 new business

Discussion of community questionnaire.

4 adjourn

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need 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).

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



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

9:00 a.m.
January 8, 2014
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:00 a.m.

Present: Chairman Randall Glidden, Candace Chemtob, Rebecca Talbert, Billy Wilson, Genean MacKinnon Louise Sprimont, and Michael Miller. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

Motion made by Ms. Talbert, seconded by Mr. Wilson to approve the December 11th meeting minutes.
Motion carried unanimously with a 6-0 vote.

3. Action Items.

The Board members discussed the following items relating to the Historic Preservation Ordinance review:

1. Demolition process including delay period for certain property classifications
2. Board member qualifications
3. Review process timeline discussion

The Board took no action on these items.

Public comments were received from the following people: Betsy Owens, Casa Feliz; Frankie Elliot, Orlando Realtors Association; Aimee Spencer, 15908 Orange Avenue,

No one else wished to speak. Public comment closed.

4. New Business.

The Board members discussed other possible meeting dates in January. Consensus was to have a special meeting on Thursday, January 23, 2014 @ 6:30 p.m. in the Commission Chambers.

5. Adjournment. There was no further business. The meeting adjourned at 10:40 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

6:30 p.m.
January 23, 2014
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 6:30 p.m.

Present: Chairman Randall Glidden, Rebecca Talbert, Billy Wilson, Louise Sprimont, Genean MacKinnon, Candace Chemtob (arrived at 7:05 p.m.) and Michael Miller (arrived at 7:13 p.m.). Also Present: Robin McKinney, City Attorney. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Action Items.

The Board members discussed the following items relating to the Historic Preservation Ordinance review:

- a. Section 28-457. Designation procedures (2) Local historic districts.
- b. Incentives for preservation, Section 58-469(2) and (3) and Division 6. Note Incentives section in the *Preservation Ordinance Comparison* page 4.

The Board took no action on these items.

Public comments were received from the following people: Dykes Everett, 341 East Webster Avenue; Richard Sullivan, 1362 Richmond Road; Frank Hamner, 405 Balmoral Road; Elizabeth Posner, 350 Carolina Avenue; Nicole Seybold, 800 North Interlachen Avenue; Frank Hamby, 907 Old England Avenue; Sally Flynn, 1400 Highland Road; Scott Peelen, 1555 Lakehurst Avenue; Betsy Owens, 656 North Park Ave; Margaret Cassells, 907 Old England Avenue; Jeffrey Blydenburg, 204 Genius Drive; Lou Nimcoff, 740 Williams Drive; Stephen Pategas, 1425 Berkshire Avenue.

No one else wished to speak. Public comment closed.

3. New Business

Date of Next Meeting: Wednesday, February 12, 2014 at 9:00 a.m.

4. Adjournment. There was no further business. The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary
Historic Preservation Commission



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
February 12, 2014

HDA 14-001 Request of J. Kurtis and Karin H. Wood to designate their property at 1873 Glencoe Road to the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.

The residential property at 1873 Glencoe Road is located in the 1925 Forrest Hills subdivision. The property includes a circa 1925 historic house and a non-contributing tennis court. The owners, James K. and Karin H. Wood are requesting designation of their property to the Winter Park Register of Historic Places in conjunction with a certificate of review request.

Description. The two story house at 1873 Glencoe Road was built in the Spanish Eclectic style. It is located on the southwest corner of Glencoe Road and Reading Way. The massing is irregular and includes rambling one story elements. It has a continuous foundation. The low-pitched roof is clad in tile with the primary roof in a hip and gable combination, while the minor one story elements have shed roofs. The eaves have little overhang. The wall surfaces are moderately textured stucco. The primary entrance is off centered on the main body of the house, and is sheltered by a gable front open portico with an arched opening. The portico gable has a curved verge board. The French entry door has fifteen lights. This entrance is accented on the second floor above with a pair of distinctive stained glass windows. The shape of the carved wood features on the windows picks up the curves of the portico opening and verge board. To the right, the entry portico has two double casement, round arched windows with divided lights. A pair of these windows is repeated on the recessed wall to the left of the portico. The one story sunroom wrapped around the south elevation has divided light fixed and casement windows topped with fixed elliptical fanlights. The second floor windows are pairs of divided light casements.

The main body of the house is connected to the two story, two car garage by a second floor passage with an open courtyard and exterior stairs below. The double size garage door is likely a later modification to replace two separate doors. The northern garage side elevation has ground floor windows but is otherwise simple. The southern elevation is wrapped with the previously noted one story sunroom. A shaped chimney is located on the southern exterior wall of the two story main body of the house. The rear elevation is irregular like the front of the house. There is a 1992 one story rear addition on the garage element that has a shed roof with clerestory windows facing south and a tall arch topped triple window on the west elevation. A tile roofed open veranda supported by stuccoed columns spans the open house-

garage connection and the back of the primary body of the house. The veranda's rafter tails are carved. A divided light French door enters the house from the veranda and 3 arch topped pairs of casement windows wrap the corner to the left of the rear door. There are 2 pairs of French doors under a recessed open porch on the right side body of the house. The rear elevation second floor windows are divided light casements in multiple sizes.

The property includes a non-contributing tennis court across the rear of the property which was built in 1979.

Architecture. The Spanish Eclectic style drew inspiration from the architecture of Spain and its new world colonies. Its original in the United States is generally associated with the 1915 Panama-California Exposition in San Diego. The Exposition's chief architect, Bertram Grosvenor Goodhue, who had studied actual prototypes in Spain and Spanish America, developed a sophisticated, accurate interpretation of Spanish architecture that enjoyed wide popularity in the southwest, California and Florida during the 1920s.

The Spanish revival styles virtually defined Florida's 1920s Land Boom. Buildings of the style filled southeastern cities like Miami, Palm Beach and Boca Raton. The style was applied to every type of building and served as a design theme for whole communities and subdivisions. Addison Mizner of Palm Beach, the most prominent architect associated with the Spanish style in Florida, began the trend in south Florida with his 1918 design of the Everglades Club at Palm Beach.

Identifying features of the style include low pitched barrel or Spanish tile roofs with little or no eave overhang, stucco finishes, paneled doors, decorative vents and rondels, arcades, balconies and wrought iron work. Characteristics include asymmetrical irregular/compound plans, continuous foundations and patios. Arches are used to accent principal doors and windows.

Background. Until the 1920s Florida Land Boom, the area was primarily undeveloped woodlands. Once the Land Boom started larger tracts properties were subdivided for residential development. On April 11, 1925, Charles and Florence Fawsett sold an 80 acre tract to the Georgian Investment Corporation. Georgian Investment Corporation Vice President H. K. Flowers and Secretary Ralph H. Arrington promptly filed a subdivision of the tract on April 18, 1925, which included the subject lots 13 and 14 in Block H at the corner of Glencoe Road and Reading Way; the subject property. On April 30, 1926 Georgian Investments contracted five lots to HC Construction to build houses with specific deed restrictions including the 1873 Glencoe Road. The house was sold to first occupants Lee S. and Effie Trimble in 1926.

The Great Depression slowed construction on Forrest Hills. In 1931, 1873 Glencoe Road was sold to the Prudential Insurance Company by a "special master in chancery". By 1933, the residents in sparsely developed Ello Willo and Forrest Hills complained of the noise and nuisance of fox-hunters with dogs running through private property. In 1935, owners of groves and undeveloped lands in outlying areas of the city sued to have their land excluded from the city limits. The city lost six square miles of territory where city services were then discontinued.

Forrest Hills and the adjacent Charmont subdivision asked to remain in the city limits. In a referendum, Winter Park citizens voted 26 to 2 to retain the largely vacant neighborhoods. After World War II ended, development quickly completed the neighborhood. Forrest Hills now includes a scattering of fine historic homes and attractive more recent development.

RECOMMENDATION: The house is an excellent representative of the Spanish Eclectic style in Winter Park. It retains its historic integrity to a substantial degree, and the property is in excellent condition. The certificate of review request for a rear addition that accompanies this designation application would not, in staff's opinion, disqualify this property from meeting the standards for listing on the Winter Park Register of Historic Places if approved. Staff's recommendation is for APPROVAL to designate the house at 1873 Glencoe Road as a historic resource in the Winter Park Register of Historic Places.



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

City of Winter Park Historic Designation Application

1. 1873 Glencoe Rd Winter Park, FL 32789
 Building address cell (407) 719-3409
J. Kurtis & Karin H. Wood 1873 Glencoe Rd. Winter Park (407) 644-8076
 Owner's name(s) Address Telephone
 Applicant's name (if different from above) Address Telephone

2. I, J. Kurt and Karin H. Wood, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

K. H. Wood J. Kurt Wood 1/12/14
 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.

18-22-30-2844-08-131 c. 1925
 Legal description Year built

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

Date received: 1-17-14 HPC Meeting: 2-12-14

Case File No.: HDA 14-001 Florida Master Site File No.: OR-0640

Local Historic Landmark

Local Historic Resource

Property Record - 18-22-30-2844-08-131

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

Property Summary

Property Name
1873 Glencoe Rd
Names
Wood James Kurtis
Wood Karin H
Municipality
WP - Winter Park
Property Use
0100 - Single Family

Mailing Address
1873 Glencoe Rd
Winter Park, FL 32789-6030
Physical Address
1873 Glencoe Rd
Winter Park, FL 32789



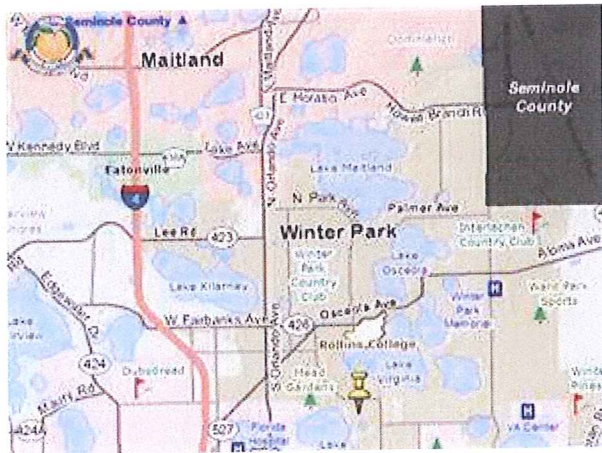
QR Code For Mobile Phone



1873 GLENCOE RD 12/10/2013



302218284408131 02/08/2007



Property Features

Property Description

FORREST HILLS K/90 LOT 13 (LESS E 100 FT OF N 20 FT) & LOT 14 BLK H


Total Land Area

20,138 sqft (+/-) | 0.46 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-1AA	1 LOT(S)	\$260,000.00	\$260,000	\$0.00	\$260,000

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0102 - Single Fam Class II	BAS - Base Area	1756	\$195,970
Building Value	\$219,740	FEP - F/Enc Prch	48	\$3,794
Estimated New Cost	\$399,528	FGR - Fin Garage	600	\$33,480
Actual Year Built	1925	FOP - F/Opn Prch	173	\$4,799
Beds	4	FUS - F/Up Story	1608	\$152,557
Baths	5.0	UOP - Unf O Prch	530	\$8,928
Floors	2			
Gross Area	4715 sqft			
Living Area	3412 sqft			
Exterior Wall	Cb.Stucco			
Interior Wall	Plastered			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
233 - Ct-Tn-Asph	01/01/1979	1 Unit(s)	\$10,000.00	\$10,000
FPL3 - Good Fireplace	01/01/1925	3 Unit(s)	\$6,000.00	\$18,000

OCPA Web Map

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



211.25

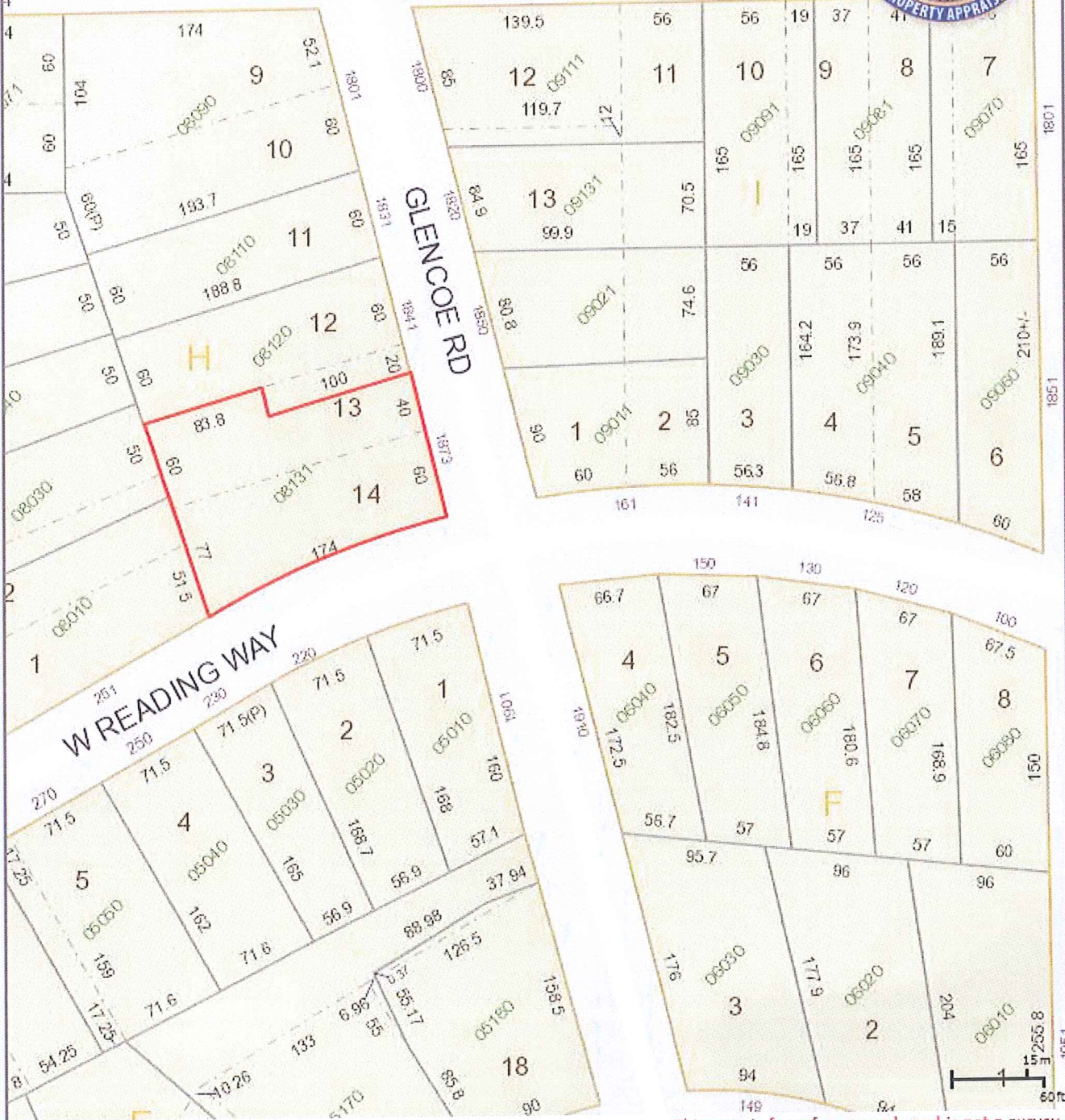
Courtesy Rick Singh, CFA, Orange County Property Appraiser



KINGS WAY

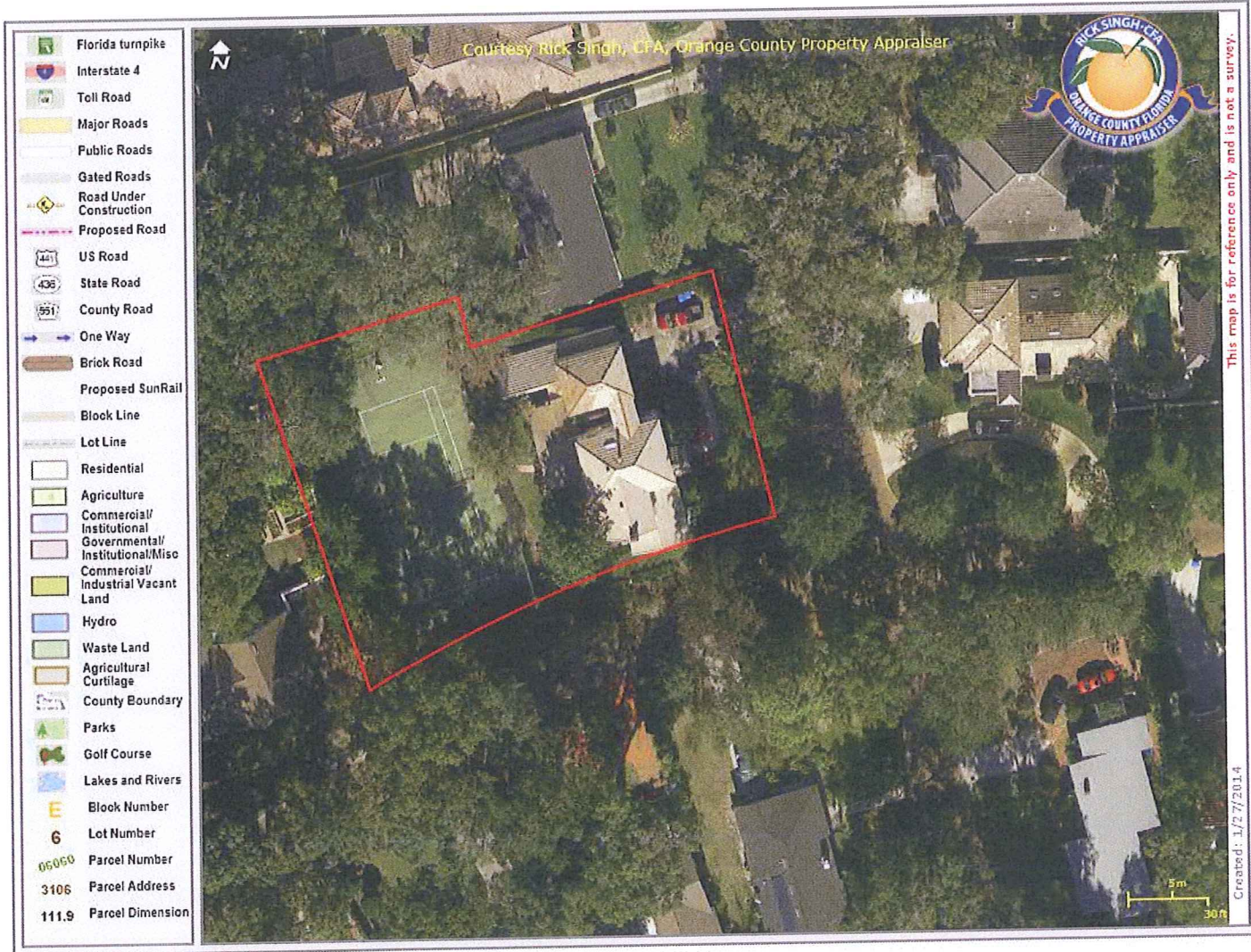
GLENCOE RD

W READING WAY



Created: 1/27/2014

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



K 96

FORREST HILLS

A

SUBDIVISION OF

THE WEST 1/2 OF THE N.E. 1/4 OF SEC. 18 - TWP. 22 - R30

SCALE 1 INCH = 60 FEET.

RAMSEY-HERNDON & CO.
ENGINEERS

THE GEORGIAN INVESTMENT COMPANY, INCORPORATED UNDER THE LAWS OF FLORIDA, WHOSE MAIN OFFICE IS IN ORLANDO, ORANGE COUNTY, STATE OF FLORIDA, WHOSE VICE PRESIDENT IS *H. K. Howell* WHOSE SECRETARY IS *Ralph H. Arrington* BEING DULY SWORN ACCORDING TO LAWFUL STATE UNDER OATH THAT THEY ARE LAWFUL OWNERS OF THE LANDS SET FORTH IN THE CAPTION HERETO.

SIGNED: *H. K. Howell* VICE PRESIDENT
Ralph H. Arrington SECRETARY

CORP. SEAL

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF APRIL 1925

M. B. Harris

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 13-1925

165

RAMSEY & HERNDON & CO., LICENSED ENGINEERS OF THE STATE OF FLORIDA, BEING DULY SWORN ACCORDING TO LAW, STATE UNDER OATH THAT BY THEIR BEST KNOWLEDGE AND BELIEF THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT PLAT OF THE SUBDIVISION OF THE LANDS SET FORTH IN THE CAPTION HERETO.

RAMSEY-HERNDON & CO.
BY *L. A. Ramsey*

M. B. Harris

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 13-1925

165

ALL LOTS, SUBJECT TO A FOUR FOOT EASEMENT IN
REAR OF LOTS, IN ADDITION THERETO BETWEEN 2, 3, 5, 6
4-5 Block D
11-12 Block C
10-11 Block H
Block K

THE PLAT HEREON EXAMINED, ACCEPTED, AND APPROVED BY THE TOWN COUNCIL OF WINTER PARK, FLORIDA, IN REGULAR SESSION ON THIS THE 13TH DAY OF APRIL 1925

AW Barron
PRESIDENT TOWN COUNCIL

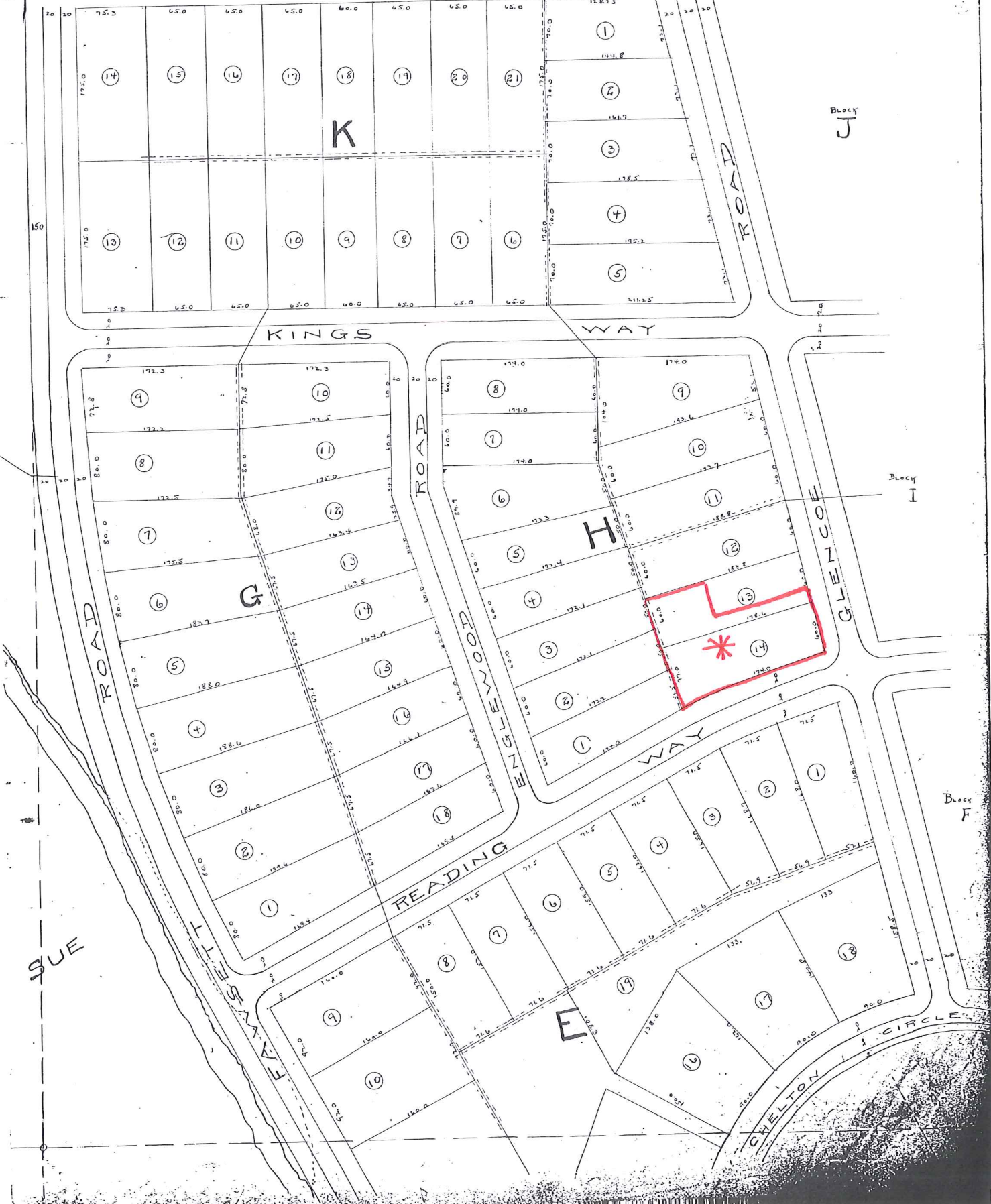
E. J. Bellows
CLERK TOWN COUNCIL

CORP. SEAL

LAKE

FILED AND RECORDED APRIL 18-1925 AT 10.12 A.M.
B. M. W. Johnson CLERK
By *W. A. Howard* D.E.

90



K

Block J

KINGS WAY

H

Block I

G

Block F

READING WAY

E

CHELTON CIRCLE

SUE

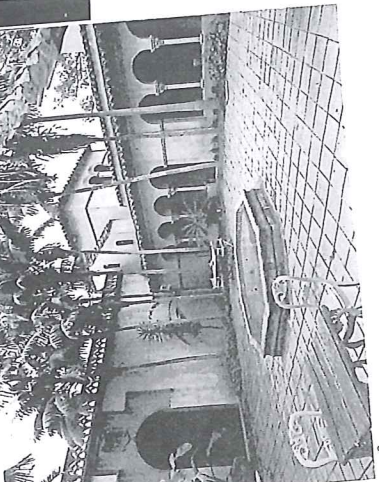
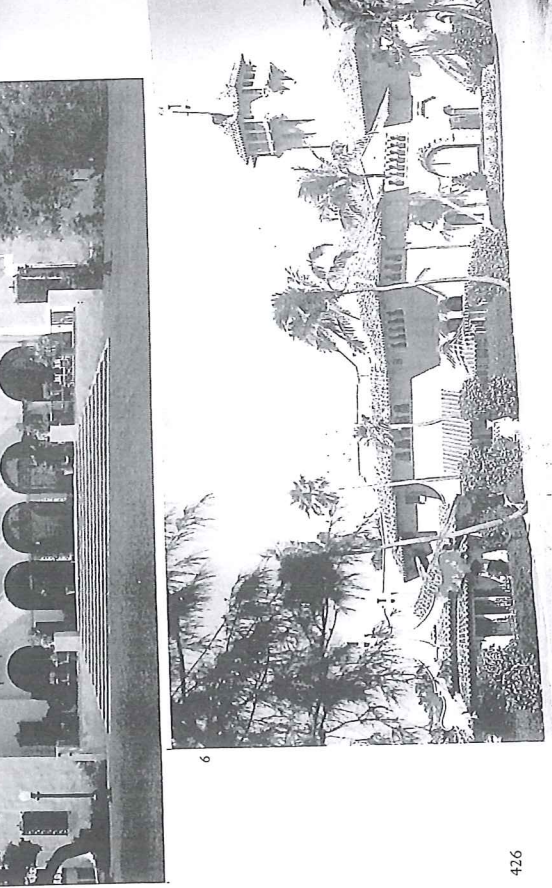
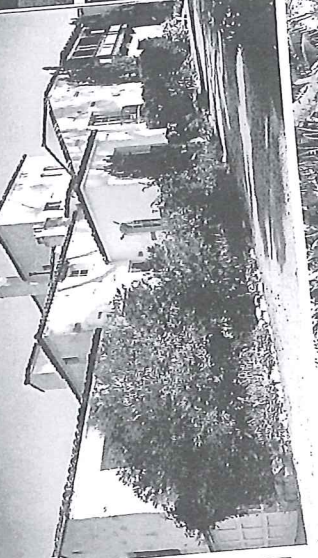
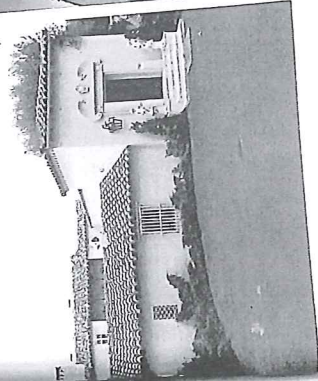
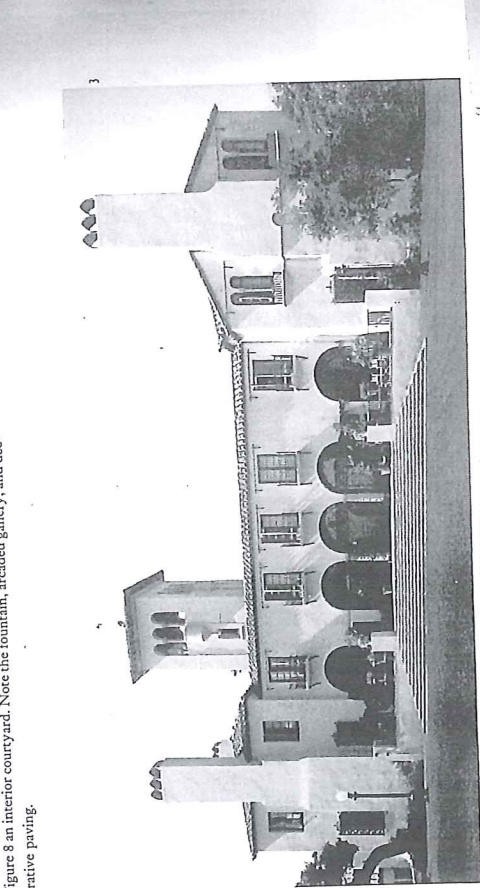
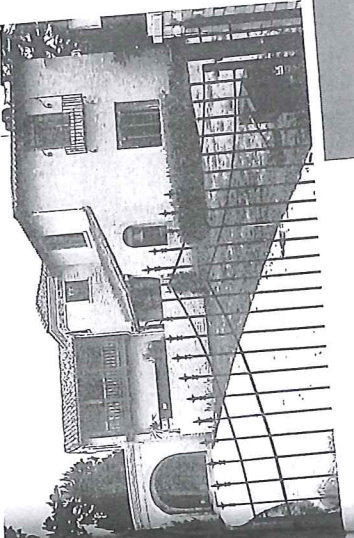
FELLS LANE

ROAD

GLENWOOD

"A FIELD GUIDE TO AMERICAN HOUSES"

1. Dallas, Texas; 1938. Turner House. Note the overhanging balcony and enclosed entry court.
2. Dallas, Texas; 1932. Kaufman House. This house combines hipped, gabled, shed, and flat-roofed units.
3. Montecito, California; 1916. Bliss House; Carleton Winslow, Sr., architect. Note the bell tower and multiple-arched chimney crowns.
4. Santa Barbara, California ca. 1930. Villa Esesamado. Note the ornate Renaissance-inspired entryway and the differing roof heights of the three wings, which enclose an interior courtyard.
5. Santa Barbara, California; 1925. Dreyfus House; W. Maybury Somervell, architect. This landmark example, with its varying roof forms, resembles an entire block of a Spanish village.
6. Palm Beach, Florida; 1927. Mar-A-Lago; Addison Mizner, architect. A major landmark of the style.
- 7, 8. Montecito, California; 1930. Dieterich House; Addison Mizner, architect. These photographs illustrate the elaborate courtyards found in most landmark examples. Figure 7 shows an automobile entry court and Figure 8 an interior courtyard. Note the fountain, arched gallery, and decorative paving.



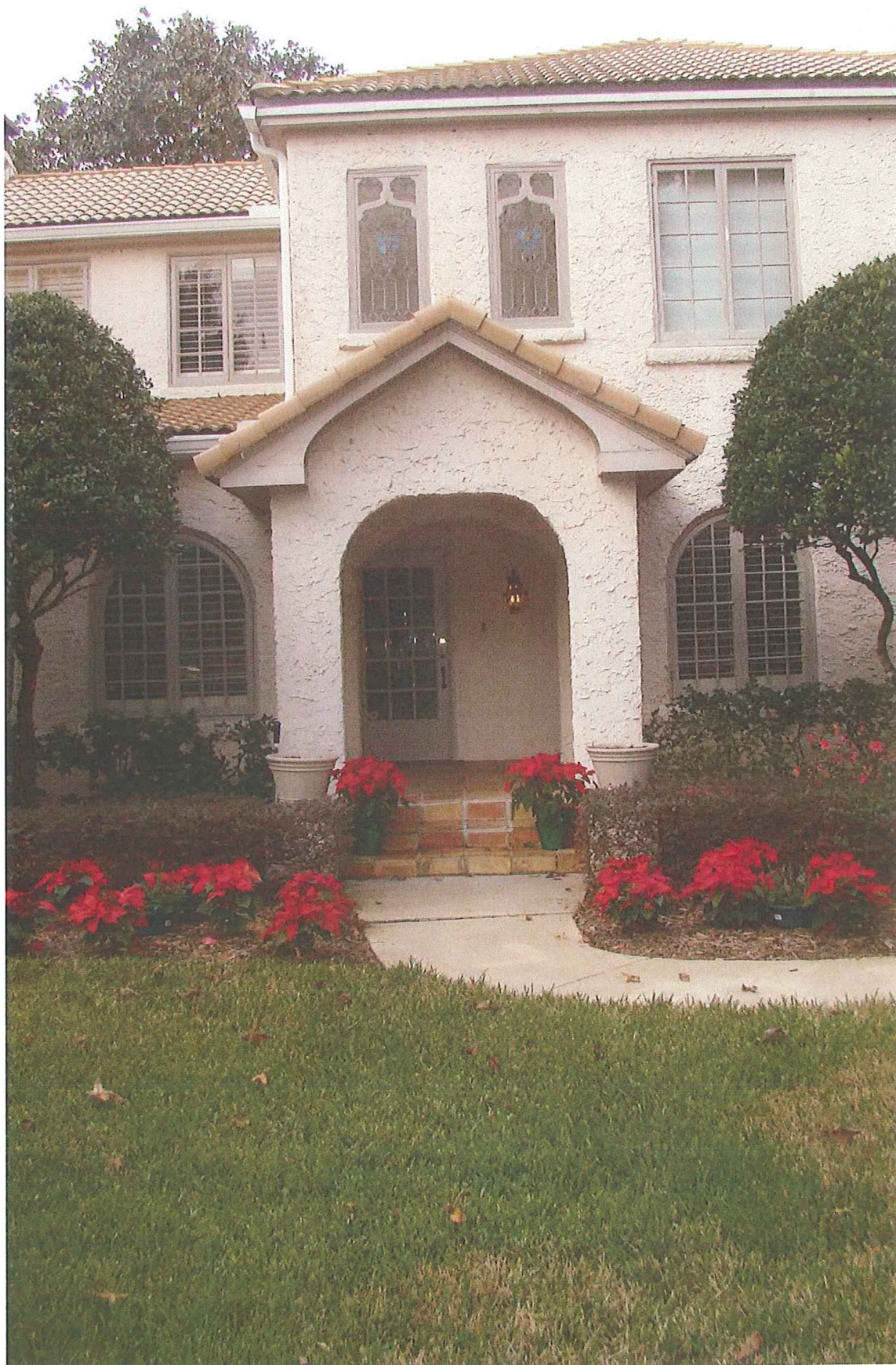


2000 SURVEY FILE PHOTO

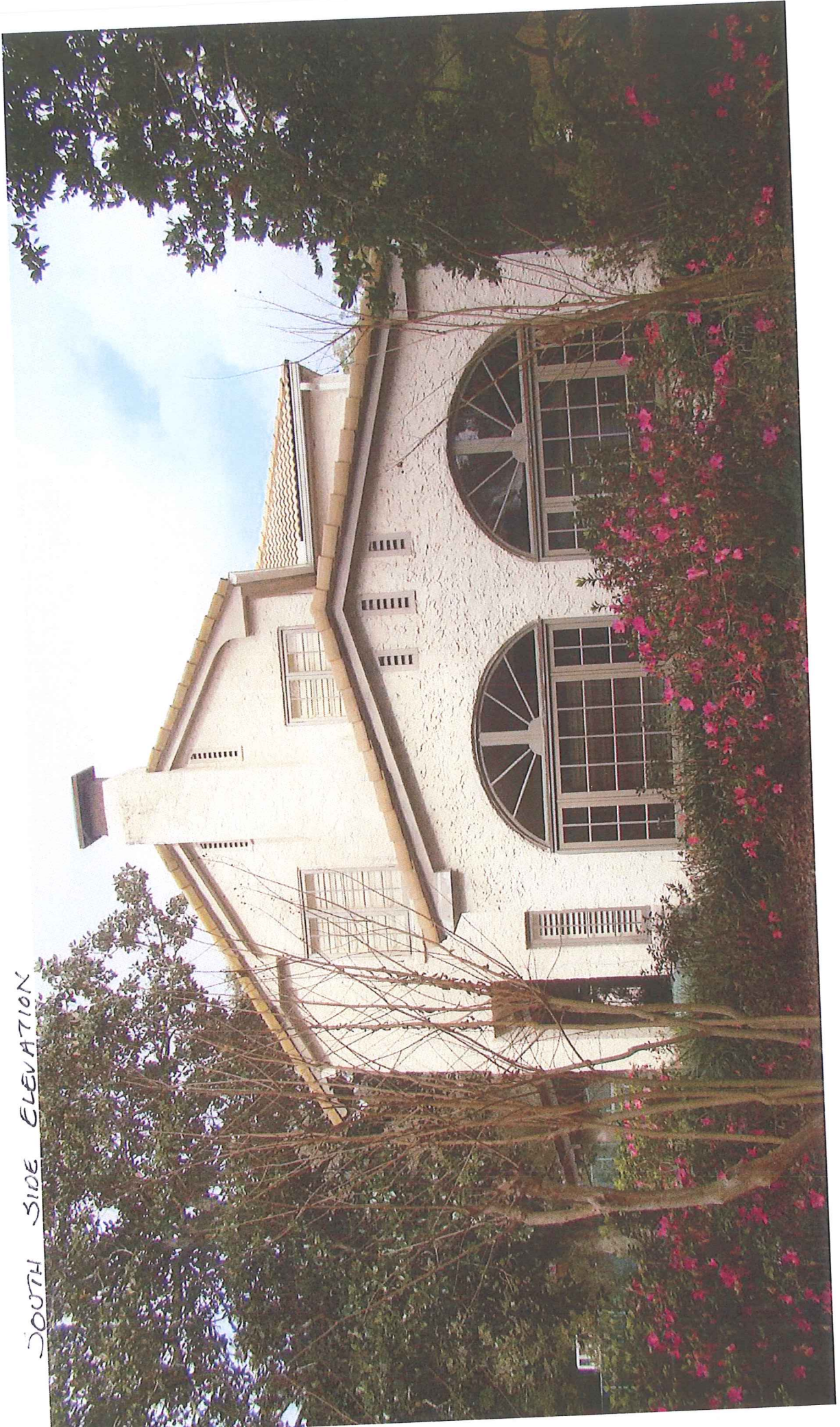
FRONT ELEVATION



ENTRANCE DETAIL



SOUTH SIDE ELEVATION



REAR (WEST) ELEVATION



NORTH SIDE ELEVATION



VIEW FACING NORTHEAST FROM READING WAY ACROSS REAR TENNIS COURT





CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
February 12, 2014

COR 14-001 Request of J. Kurtis and Karin H. Wood for a rear addition and alterations on their property located at 1873 Glencoe Road. A variance is requested to retain the impervious coverage of 56.9% with an additional .3% (57.2%) in lieu of the required 50%. Individually designated historic resource on the Winter Park Register of Historic Places (pending) Zoned R-1AA. Parcel ID #18-22-30-2844-08-131.

As the second component of the back to back designation-certificate of review process, property owners J. Kurtis and Karin H. Wood are requesting a certificate of review for an addition and alterations to the rear elevation of their house at 1873 Glencoe Road. The request is to expand and enclose the space where there is now a rear covered veranda to create a new family room, expand the second floor connection from the house to the second floor of the garage portion of the building on the rear elevation, and create a mud room entrance under the new second floor expansion for the new family room. A variance is requested to retain the impervious coverage of 56.9% with an additional .3% (57.2%) in lieu of the required 50%.

The description, architecture and background of the property are described in full in the accompanying designation report.

The addition would have a tile roof and stucco walls finished to match the existing. The divided light casement windows and French doors are compatible with the historic house as is the wing wall to the right of the new addition. The house is only at 23% floor area ratio ((33% allowed minus open porches) even without calculating open porch exclusions so there is ample opportunity to expand living area. The impervious surface issue arises especially because the 1979 tennis court pushed the property over the current limit. The purpose of the impervious surface requirement is to allow sufficient landscape and open space, protect existing trees and ensure rainfall percolation. The proposed addition mostly takes advantage of existing impervious area under the veranda roof and the breezeway. The house has a spacious front and corner side yard so there is little impact on existing open space and the lush mature landscaping on this property. The tennis court has a landscape buffer and is separated from the house by a lawn.

The additions and alterations replicate the irregular massing of the historic architecture and are placed on a non-character defining elevation of the house. The breezeway will no longer be

open to the rear yard; however the recess between the garage and house is preserved on the front character defining elevation.

The purpose of the certificate of review process is to allow owners of historic properties who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent possible. The Secretary of the Interior's Standards for Rehabilitation are the standards for HPB evaluation (see attached). The request satisfies Standard 2 by preserving the historic character of the property, and Standard 9 by placing the new additions and alterations on the rear and thus not destroying historic materials that characterize the property. The request also is compatible with the massing, size, scale and architectural features of the house. Homes of the 1920s might have included a library but family rooms that are desirable now would not have existed then. Staff finds the request fitting for keeping a fine historic property in contemporary use, and the variance request an appropriate incentive for the designation and modernization of this property.

RECOMMENDATION: The certificate of review request for a rear addition that accompanies this designation application would not, in staff's opinion, disqualify this property from meeting the standards for listing on the Winter Park Register of Historic Places if approved, and is an appropriate incentive given the design. Staff's recommendation is for APPROVAL subject to Historic Preservation Board review.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of historic buildings. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the standards.

Technical Guidance Publications

The National Park Service, U.S. Department of the Interior, conducts a variety of activities to guide Federal agencies, States, and the general public in historic preservation project work. In addition to establishing standards and guidelines, the Service develops, publishes, and distributes technical information on appropriate preservation treatments, including Preservation Briefs, case studies, and Preservation Tech Notes.

A Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained by writing: Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington, DC 20013-7127.



PLANNING DEPARTMENT

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

Certificate of Review Application

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1. 1873 Glencoe Rd Winter Park, FL 32789
Building address
J. Kurt and Karin Wood - SAME AS ABOVE
Owner's name(s)
(C) 407-719-3409
Address
(H) 407-644-8070
Telephone

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

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

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

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 sample/product information - Setback and Coverage calculation worksheet
REQUIRED

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Other: _____

5. I, J. Kurt and Karin H. Wood as owner of the property described above, do hereby authorize the filing of this application on my behalf.

[Signature]
Owner's Signature
[Signature]
Date

Historic Preservation Commission Office Use	
Date received: <u>1-17-14</u>	HPC Meeting: <u>2-12-14</u> Case File No. <u>002 14 001</u>
Historic name of building (if any) <u>18-22-30-2844-08-131</u>	Historic district name (if any) <u>0.1925</u>
Parcel Identification Number	Year built
<input type="checkbox"/> historic landmark	<input checked="" type="checkbox"/> historic building/structure
<input type="checkbox"/> district contributing element	<input type="checkbox"/> district non-contributing element

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Historic Preservation Commission Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

EXISTING impervious is 56.9%.
Proposed addition and alterations would
increase impervious .3% to 57.2%.

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

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NOT APPLICABLE.

3. Describe the hardship requirements, if any, from Land the Land Development Code requirements upon which this request is based. Financial reasons are not considered a hardship.

3.

Land Development Code limits
impervious area to 50%.

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Numbering Style: 1, 2, 3, ... + Start at: 1 +
Alignment: Left + Aligned at: 0.25" + Tab
after: 0.5" + Indent at: 0.5"

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

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Variance will allow new addition and alterations
to existing additions that will result in a more harmonious
design in keeping with the historical character of the original house, and

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

at the same time
increase utility and
function of the
house.







WOOD RESIDENCE

1873 GLENCOE ROAD

EXIST LOT COVERAGE

ZONING	R-IAA
<u>LOT AREA</u>	20,722 SF
ENTRY	82 SF
RESIDENCE	1,429 SF
GARAGE/STUDIO	941 SF
PORCH	498 SF
DRIVE	1,253 SF
FRONT WALK	139 SF
PATIO	194 SF
TENNIS WALK	60 SF
TENNIS COURT	7,200 SF
LOT COVERAGE	<u>11,796 SF</u>
EXIST ISR	56.9 %

PROPOSED LOT COVERAGE

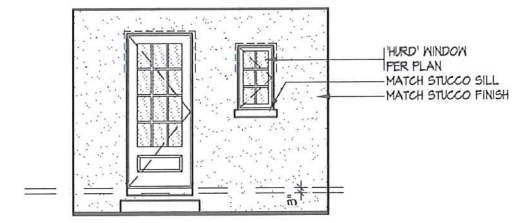
ZONING	R-IAA
<u>LOT AREA</u>	20,722 SF
ENTRY	82 SF
RESIDENCE	1,429 SF
GARAGE/STUDIO	941 SF
ADDITION	771 SF
DRIVE	1,084 SF
FRONT WALK	139 SF
PATIO	162 SF
STOOPS	46 SF
TENNIS COURT	7,200 SF
LOT COVERAGE	<u>11,854 SF</u>
PROPOSED ISR	57.2 %

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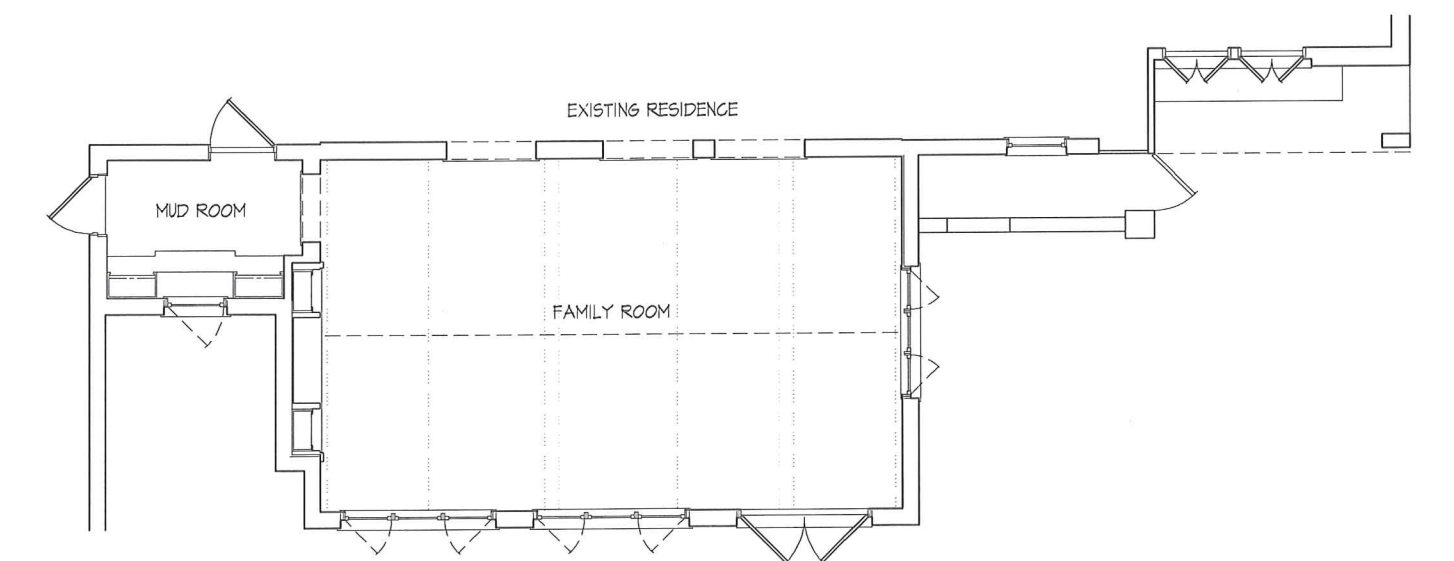


WEST ELEVATION

SCALE 1/4" = 1'-0"

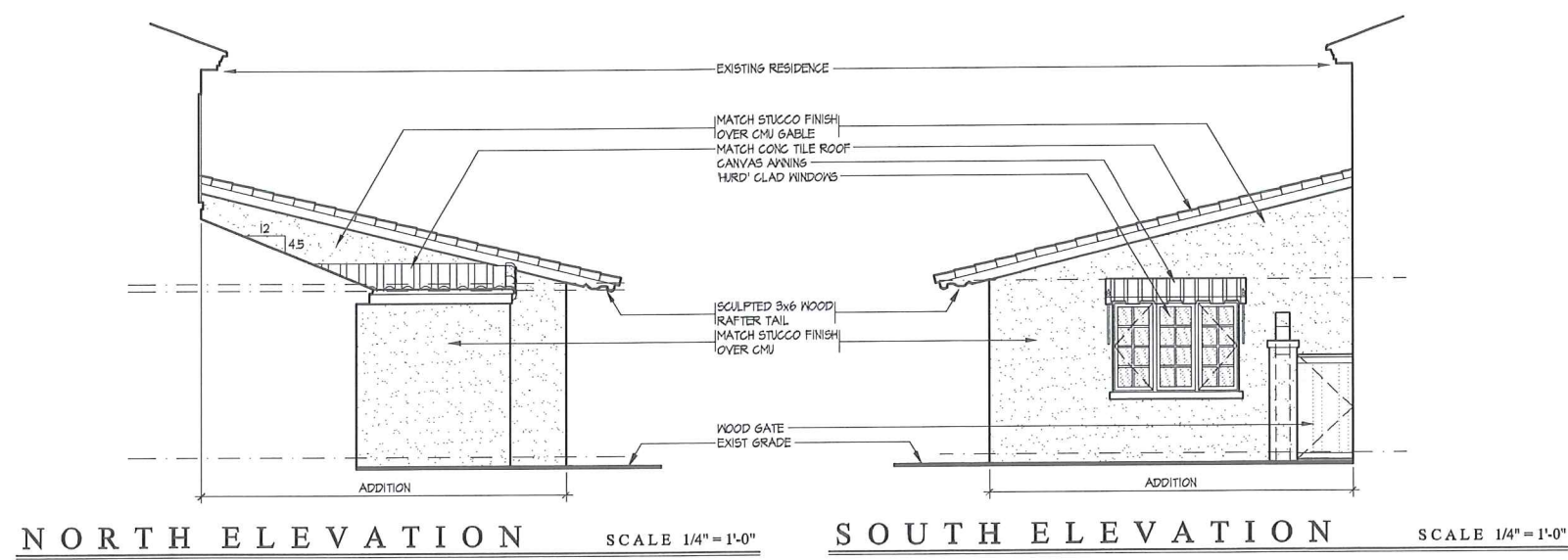


EAST ELEV SCALE 1/4" = 1'-0"



FLOOR PLAN

SCALE 1/4" = 1'-0"

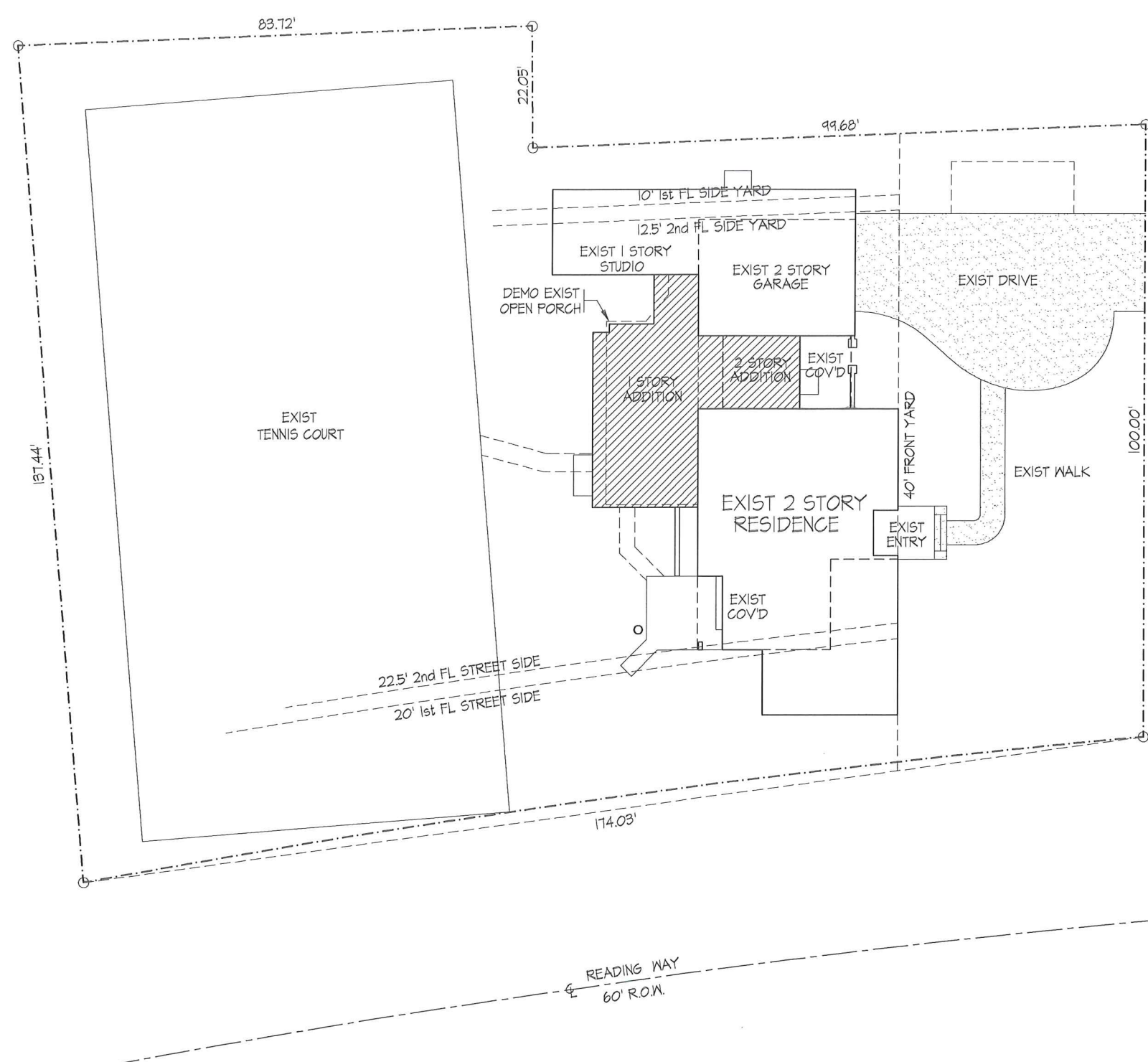


NORTH ELEVATION

SCALE 1/4" = 1'-0"

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EXIST LOT COVERAGE	
ZONING	R-1AA
LOT AREA	20,122 SF
ENTRY	82 SF
RESIDENCE	1,429 SF
GARAGE/STUDIO	941 SF
PORCH	498 SF
DRIVE	1,253 SF
FRONT WALK	139 SF
PATIO	194 SF
TENNIS WALK	60 SF
TENNIS COURT	1,200 SF
LOT COVERAGE	11,196 SF
EXIST ISR	56.9 %

PROPOSED LOT COVERAGE	
ZONING	R-1AA
LOT AREA	20,122 SF
ENTRY	82 SF
RESIDENCE	1,429 SF
GARAGE/STUDIO	941 SF
ADDITION	771 SF
DRIVE	1,084 SF
FRONT WALK	139 SF
STOOPS	46 SF
TENNIS COURT	1,200 SF
LOT COVERAGE	11,854 SF
PROPOSED ISR	51.2 %

SEE ATTACHED 8x11

SITE PLAN

SCALE 1" = 10'-0"

bert fisher
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ADDITION & ALTERATIONS FOR THE:
WOOD RESIDENCE
 1873 GLENCOE ROAD, WINTER PARK, FL 32789
 PRELIMINARY DESIGN E

DATE	12-20-2013
JOB NO.	
DRAWN BY	BF
SCALE	AS SHOWN
SHEET	2
OF 2 SHEETS	