

Historic Preservation Board



May 13, 2015 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 the April 8, 2015 meeting minutes.

Public comments on any business not appearing under action.

2 action

- 1) COR 15-005 Certificate of request by Katherine and Valmore Ward Jr. to add an attached garage to their property at 500 North Interlachen Avenue with a variance request to allow a front setback of 51.5 feet in lieu of 87 feet. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200. *(Tabled at the April 8 meeting for more information)*
- 2) HDA 15-003 Request by Stuart and Janice Omans to designate their property at 1565 Forest Avenue as a historic resource and add it to the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #07-22-30-2472-03-180.
- 3) Award program.
- 4) Historic Preservation Ordinance Forum report.

4 new business

5 adjourn

The next regular meeting will be 9:00 a.m. Wednesday, June 10, 2015.

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."



PLANNING DEPARTMENT

CITY OF WINTER PARK HISTORIC PRESERVATION BOARD

9:00 a.m.
April 8, 2015
Commission Chambers
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:05 a.m.

Present: Chairman Randall Glidden, Candace Chemtob, Barbara De Vane, Louise Sprimont, Genean MacKinnon, and Phil Wood. Absent: Vice-Chair Rebecca Talbert and Michael Miller. Also Present: City Attorney Robin McKinney. Staff: Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

Motion made by Mrs. DeVane, seconded by Mrs. Chemtob to approve the March 11th meeting minutes. Motion carried unanimously.

Public Comments:

No one wished to speak. Public comment was closed.

Action Items:

COR 15-004 Certificate of review request from Nancy Fay Dallas to remove a carport and add an attached garage on the rear of her property at 440 Holt Avenue with a variance to allow a side setback of 5 feet in lieu of 7 feet. Non-contributing building in the College Quarter Historic District. Zoned R-2. Parcel ID #07-22-30-8760-00-031.

Senior Planner Lindsey Hayes presented the staff report. She explained that the subject property at 440 Holt Avenue was built around 1957 in Trotter's Replat which is part of the College Quarter Historic District. She used a Power Point presentation to provide an overview of the property. She explained that the property owner Nancy Fay Dallas is requesting approval to add an attached rear masonry garage that will be accessed from Maryland Avenue. She stated that the request also includes a variance to allow a five-foot setback on the interior (west) side lot line. Ms. Hayes reviewed the dynamics of the subject property to include the R-2 code provisions, FAR, setbacks and compatibility. The proposed garage would accommodate a single vehicle and a walk door facing Maryland Avenue, and a second walk door facing west. The overall design of the proposed garage is compatible with the style of the existing house and has an insignificant impact on the Maryland Avenue streetscape. She noted that Ms. Dallas has been updating the house and has added new windows and a backyard fence. Staff recommended approval. Ms. Hayes responded to Board member questions and concerns.

Fay Dallas, 440 Holt Avenue, was present to respond to Board member questions and concerns. She responded to concerns raised by Mrs. De Vane concerning the addition being used as a living area. Ms. Dallas responded that the subject property is owner occupied and that the addition will not become a living space. She added that she has lived in the home since 1960.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

Motion made by Mrs. Sprimont, seconded by Mr. Wood to approve the certificate of review request to remove a carport and add an attached garage on the rear of her property at 440 Holt Avenue with a variance to allow a side setback of 5 feet in lieu of 7 feet. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.

HDA 15-002 Request by Katherine and Valmore Ward Jr. to designate their property at 500 North Interlachen Avenue as a historic landmark and add it to the Winter Park Register of Historic Places. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.

Senior Planner Lindsey Hayes gave the staff report. She explained that the applicants have come forward for "back to back" hearings; first for designation and then for a Certificate of Review. She used a Power Point presentation to provide an overview of the property. She noted that the property includes a non-contributing semicircular driveway at the front swimming pool and pool house, on the rear lake facing side of the site and a boathouse. She stated that the property is in excellent condition and possesses its original character and architecture. Staff recommended listing the property as a historic landmark on the Winter Park Register of Historic Places. Ms. Hayes responded to Board member questions and concerns.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

Ms. Hayes provided an explanation of the need to hear the items separately. The members of the Board expressed support of the designation request.

Motion made by Mrs. DeVane, seconded by Mr. Wood to designate 500 North Interlachen Avenue as a historic landmark, and add it to the Winter Park Register of Historic Places. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.

COR 15-005 Certificate of request by Katherine and Valmore Ward Jr. to add an attached garage to their property at 500 North Interlachen Avenue with a variance request to allow a front setback of 51.5 feet in lieu of 87 feet. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.

Senior Planner Lindsey Hayes gave the staff report. She added that the Certificate of Review and variance request will become effective if the designation process is finalized by resolution of the City Commission. Ms. Hayes explained that the applicants are requesting a Certificate of Review to add an attached two car garage to their property at 500 North Interlachen Avenue. She said that the request also includes a variance to allow a front setback of 51.5 feet in lieu of 87 feet. She explained that the original garage is too small for two modern day vehicles. It would remain and two single doors as shown on the original design would replace the double door. The proposed design places the new garage offset from the southwest corner of the existing garage by the sunken courtyard. From the interior, the new garage would provide access to the house

through the original garage. Ms. Hayes mentioned that the lakefront setting and narrow side setback of this property alone make other garage placement less feasible. The HPB has observed similar situations with lakeside properties. She noted that the proposed placement preserves the exposure of the original house; however, meets modern garage size needs. The architecture of the new garage blends with the original house without being so over detailed that it distracts from the façade. The surrounding properties include the large historic McKinney estate to the south and new residential construction to the north. Staff recommended approval of the request. Ms. Hayes responded to Board member questions and concerns.

The applicants and their architect were present. Cindy Norris, Residential Designer, represented the applicants. She noted that a letter of support was received from the Neville's that reside at 420 Interlachen Avenue. She used a power point presentation to present the property facts to the Board.

No one wished to speak in favor of or in opposition to the request. Public Hearing closed.

The Board members discussed the request at length with Ms. Norris. Ms. Norris discussed the various design options that had been considered and the pros/cons of those potential options. Ms. Norris responded to questions posed by Board members. Mrs. Chemtob stated that she is concerned that the addition will have a negative visual impact from the street side and completely change the look of the house. She requested that the Board be provided with a 3D overview of the proposed garage addition and its placement on the subject property, a map of Interlachen Avenue and the surrounding homes in an effort to get a better understanding of the visual impact. Mr. Glidden and Mrs. De Vane stated that they felt that thoughtful consideration has given to the proposal given the placement of the original home. Mrs. Sprimont said that she feels that is so important for the Board to work with historic homeowners to make their homes more liveable. She agreed with the comments made by Mrs. Chemtob in wanting to see the visual impact. Mrs. McKinnon expressed her agreement with Mrs. Chemtob's comments.

Motion made by Mrs. McKinnon, seconded by Mrs. DeVane to table the request until the May 13th meeting. Ms. Norris was directed to provide the additional information as discussed for consideration at that meeting. A roll call vote was taken and all Board members voted yes. Motion carried unanimously.

Mr. Glidden exited the meeting at 10:20 a.m.

3. New Business.

Ms. Hayes requested that Board members check their calendars and let her know good dates to in order to set-up a workshop to discuss the award program.

Ms. Hayes noted that both the requests of Rollins College and the Congregational Church have been tabled.

City Attorney Robin McKinney announced to the board her resigning from the City Attorney's office and introduced her replacement Attorney Tu Pham. The members of the Board wished her well and welcomed Attorney Pham.

4. Adjournment. There was no further business. The meeting adjourned at 10:30 a.m.

Respectfully submitted,

Lisa M. Smith,
Recording Secretary

DRAFT



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
May 13, 2015**

COR 15-005 Certificate of request by Katherine and Valmore Ward Jr. to add an attached garage to their property at 500 North Interlachen Avenue with a variance request to allow a front setback of 51.5 feet in lieu of 87 feet. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200. (tabled at the April 8, 2015 HPB meeting for more information)

The applicants came forward in April for “back to back” hearings; first for designation and then for a Certificate of Review; a process the HPB has undertaken before. The designation of 500 North Interlachen Avenue was recommended for approval at the April 8, 2015 Historic Preservation Board meeting. The Certificate of Review request was tabled for more information to help understand the visual impact of the proposed garage, and there were other questions for staff. The Certificate of Review and variance request will become effective if and when the recommended designation is finalized by resolution of the City Commission. Staff has attached a copy of the April 8, 2015 designation staff report with the history and description of the property.

The applicants are requesting a Certificate of Review to add an attached garage to their property at 500 North Interlachen Avenue, including a variance to allow a front setback of 51.5 feet in lieu of 87 feet. The original garage does not function well for two modern day vehicles. It would remain. The proposed design places the new garage offset from the southwest corner of the existing garage by the sunken courtyard. The point at which the proposed garage is closest to the street is near the center of the lot, which minimizes impact to the neighbors. From the interior, the new garage would provide access to the house through the original garage.

The board requested more information and clarification regarding the impact of the proposed garage to the front of the property as might be shown from the Interlachen Avenue view. Expanded drawings are attached showing how the overall façade view is affected. Attached photos from the applicant show views from different angles. Page 2 shows the footprint of the proposed garage in relation to the existing sunken parking area and courtyard wall. Given the new grade change and wall angle, the existing sunken parking area wall would be removed. Following the previous discussion, the archway on the proposed garage has been removed to allow more view of the house and more length of courtyard wall. The new garage would slant away from the original garage. The garage would be accessed through a north facing vehicle

door from the existing driveway. There would be two casement windows on the west side of the new garage facing the street.

The lakefront setting and narrow side setback of this property along make other garage placement less feasible and attaching a garage to the front elevation of the main body of the house would drastically alter the original building. The HPB has observed similar situations with lakeside properties. The proposed placement preserves the exposure of the original house yet meets modern garage needs. The architecture of the new garage blends with the original house without being so over detailed as to distract from the façade. The surrounding properties include the large historic McKinney estate to the south and new residential construction to the north.

The board asked staff for a map showing the area property's building footprints. That map is attached, but please note that the structure to the north at 520 North Interlachen has been demolished and a new residence that has a different footprint is under construction. The front setback of that new residence about 85 feet to the main body of the house, and a portion of the open front porch was allowed to encroach into the setback as permitted for porches. Like the subject property, that lot's shape is somewhat irregular.

The HPB also was interested in the construction date of the rear addition. The well integrated rear addition on the south side along the swimming pool was added in 2001. The Board of Adjustment had granted a variance to the former owners to allow the construction located at 9.1 feet from the side lot line in lieu of the required setback of 10 feet.

Letters of support have been received from Mr. and Mrs. Neville at 420 North Interlachen just to the south and from Mr. Rosoff across the street at 503 N. Interlachen (attached).

The Secretary of the Interior's Standard 9 advises that, "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, scale and architectural features to protect the historic integrity of the property and its environment." Standard 10 advises that, "New additions, exterior alterations 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."

RECOMMENDATION: Staff recommends approval.



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
April 8, 2015**

HDA 15-002 Request by Katherine and Valmore Ward Jr. to designate their property at 500 North Interlachen Avenue as a historic landmark and add it to the Winter Park Register of Historic Places. Zoned R-1AAA. Parcel ID #05-22-30-9398-00-200.

History. The residential property at 500 North Interlachen was designed by architect Harold Hair and built for General and Mrs. Andrew D. Avery in 1934. Born in New York in 1864, Avery Delano Andrews was commissioned 1886. He retired from the Army in 1900 with the rank of Brigadier General after a distinguished career. He would later return to service with the American Expeditionary Force in World War I. Going on to a business and legal career, he practiced law in New York from 1891 and was the Vice President and Director of the General Asphalt Company, Vice President of the Uintah Railway Company. General Andrews was the Police Commissioner of New York from 1895-98.

General Avery and his wife Mary first wintered in Winter Park in 1932 at the Lincoln Apartments on Morse Boulevard. In 1934, they purchased the property on Interlachen Avenue and hired Harold Hair to design the Spanish Eclectic style house. They were very active in the city's social and charitable effort scene. General Avery was a founding member of the University Club. The Avery's were active in All Saints Church and after her death in 1945; three chancel windows were dedicated in her memory. General Avery lived in Winter Park until his death in 1959.

Description. The two story Spanish Eclectic style residence was designed by D. Harold Hair and built by contractor Frank Hiegel. The house was the subject of a February 16, 1935 article in the Winter Park Topics shortly after its completion. The lot slopes down to Lake Osceola. The cross-gabled two story main body of the house is flanked by one story wings. The exterior is stucco and the roof in tile. There is little overhang at the roof line. There are bands of decorative brickwork below the eave and tile vents in the gables. The house is on a continuous foundation and there is a basement. The house is approached through a sunken courtyard with a stuccoed wall and iron gates. The entry surround features Spanish style cast stone detailing and an elaborate ironwork sconce to the left. The windows are divided light casement type. Some windows have wood shutters with ironwork hardware. There is a tall oblong stair window with a decorative ironwork grill and spiral cast stone trim to the left of the entry, and a window with a cast stone grill above the entry. The wing to the right features a double French door with sidelights and a transom. The wing to the left slants away from the main body of the house. Originally the garage on this wing had two single bay doors. They have since been

replaced with a double garage door. There is decorative stuccowork over the garage door and an ocular window with grillwork. There are two windows with cast stone grills on the courtyard side of the garage. There is a walk gate through an arch to the left of the garage. The two chimneys have arched tops and decorative stucco bands. The rear of the house overlooks a swimming pool and Lake Osceola. There is a shed roofed loggia on the left. The right features a shallow iron balcony accessed from the second floor by two French doors. Below the balcony on the ground floor is an expanse of divided light and a divided light French door set into a triple arch stucco detail. There is a pool house that incorporates the architecture of the main house connected to the house by an enclosed breezeway on the south side of the rear yard.

The property includes a non-contributing semicircular driveway at the front swimming pool and pool house, on the rear lake facing side of the site and a boathouse. The property is in excellent condition and possesses its original character and architecture.

Architecture. D. Harold Hair graduated from the Clemson School of Architecture in 1924. He opened a practice on the second floor of 222 North Park Avenue. In his very active career, he would design a number of notable local buildings including the Louis McKinney home to the south of the Andrews home on Interlachen Avenue, the Beal-Maltbie Shell Museum at Rollins College and the original 1937 high style Mediterranean Revival auditorium at the 1927 Winter Park High School.

Popularized after the Panama-California Exposition in 1915 in San Diego, Spanish styles became especially popular in Florida. The Spanish Eclectic style borrows freely from the history of Spanish architecture with details from Moorish, Byzantine, Gothic and Renaissance influences. Wall surfaces are stuccoed and roofs are tiled. Carved doors are typical and doorways are accented with adjacent columns, spirals, pilasters, carved or cast stonework or patterned tiles. Door leading to exterior gardens, patios and courtyards are usually paired and include a number of multi-paned glazed openings. Many Spanish style examples will have one large focal window. Decorative grills of wood spindles or ironwork are common. Other details include vent tiles, decorative chimney tops, fountains, arcades and towers.

RECOMMENDATION: Staff recommends listing as a historic landmark on the Winter Park Register of Historic Places.



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

Certificate of Review Application

1. 500 N. Interlachen Ave.
 Building address

Valmore L. Ward, Jr. 500 N. Interlachen Ave. 407-637-2881
 Owner's name(s) Address 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)

THE ADDITION OF AN ATTACHED GARAGE/STORAGE STRUCTURE

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, Valmore L. Ward, Jr., as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Valmore L. Ward, Jr. March 9, 2015
 Owner's Signature Date

Historic Preservation Commission Office Use		
Date received: <u>3-9-15</u>	HPC Meeting: <u>4-8-15</u>	Case File No <u>COR 15-005</u>
<u>GENERAL AVERY ANDREWS HOUSE</u>		
Historic name of building (if any)	Historic district name (if any)	
<u>05-22-30-9398-00-200</u>	<u>1934</u>	
Parcel Identification Number	Year built	
<input checked="" type="checkbox"/> historic landmark	<input type="checkbox"/> historic building/structure	
<input type="checkbox"/> district contributing element	<input type="checkbox"/> district non-contributing element	

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

•The variance request is for an addition of an attached garage which would encroach into the Front Setback. According to the City of Winter Park Building Division the Front Setback for this property is 87'. We are requesting a Front Setback of 51.5'.

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?

•The existing garage was built in 1934 and is undersized according to today's vehicle specifications, making it impossible to house two vehicles. We want to add a modest sized garage with covered access to the home while limiting the disruption of the existing entry courtyard to the home.

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

•In the Land Development Code, Section 58-71. General provisions for residential zoning districts; (3)Garages and carports for single-family dwellings on any lot and two-family dwellings on lots over 65 feet wide:

a. Front-facing garages must meet one of the following design standards:

3. The garage must have a side entry or be located at the rear of the property behind the main dwelling.

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

•The added garage is designed with a larger garage door to meet standard vehicle sizes of today, which faces the side property line. This ensures ease of access to the addition without calling attention to a modern size door on an older home. The front of the added garage has been designed to compliment the existing garage, utilizing the same unique details and a similar footprint and building height.



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)²

Address: 500 N. INTERLACHEN AVE.

Submitted by: WALMORE WARD

Lot width²: 81'

Lot area³: 28,160 sf

	Maximum % Allowed ⁴	Existing Area ¹⁰	Additional Proposed Area ¹⁰	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%				
	1 story - 60%	12,202 sf	581 sf	12,783	14,080 sf
FLOOR AREA RATIO (F.A.R.)^{5,6} For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁷ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁸).	Lots < 11,600 sf: Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR				
	Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area				
	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	5,221 sf	581 sf	5,802	9,293 sf
SCREEN POOL ENCLOSURE	8% ⁹				
	Minimum % Required	Existing Area ¹⁰	Landscape Area Reduced ¹⁰	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious).	50%				
Front Lot Area:					

- NOTES:**
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
 2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setbacks described on page 2.
 3. Submerged lands or land across the street shall not be included.
 4. Percentage based on the lot area.
 5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 46% of roof area within the same roof plane.
 6. See page 3 on how to achieve maximum F.A.R.
 7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
 8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochers or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
 9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
 10. These columns only apply to existing homes.

SETBACKS (complete boxes A and B first)

		Minimum Allowable Dimensions		Existing		Proposed	
FRONT		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		* 87'		51.5'	
SIDES^{1,2} (see other side setback options on pg 4)		1st Floor	See pages 3&4	A	11'	Right	25'
		2nd Floor		B			
REAR^{1,3,4}		1st Floor		25 ft		N/A	
		2nd Floor		35 ft ⁵			
		Lakefront		see note 6			
CORNER LOT		1st Floor	Lot width ≤ 65 ft		15 ft		N/A
			Lot width > 65 ft ²		20 ft		
		2nd Floor	Lot width ≤ 65 ft		15 ft		
			Lot width > 65 ft ⁷		22.5 ft		
BUILDING HEIGHT^{6,9,10,11,12}		30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)		N/A			

Notes:

1. Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft in width may be 10 ft.
4. Accessory buildings: garage/carport up to 620 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
6. Requires Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft or 50 ft, whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft with 1st and 2nd floor setbacks of 25 ft may reduce the rear setback by 5 ft on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft additional building height.
10. Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft of width at the building line are permitted to have a building height of 35 ft if the side setbacks are increased to 20 ft at 30 ft above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft of additional building height.
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.

* FRONT SETBACK IS 87' ACCORDING TO WINTER PARK BUILDING DIVISION HOWEVER EXISTING HOME SITS AT 71.83' FROM FRONT PROPERTY LINE

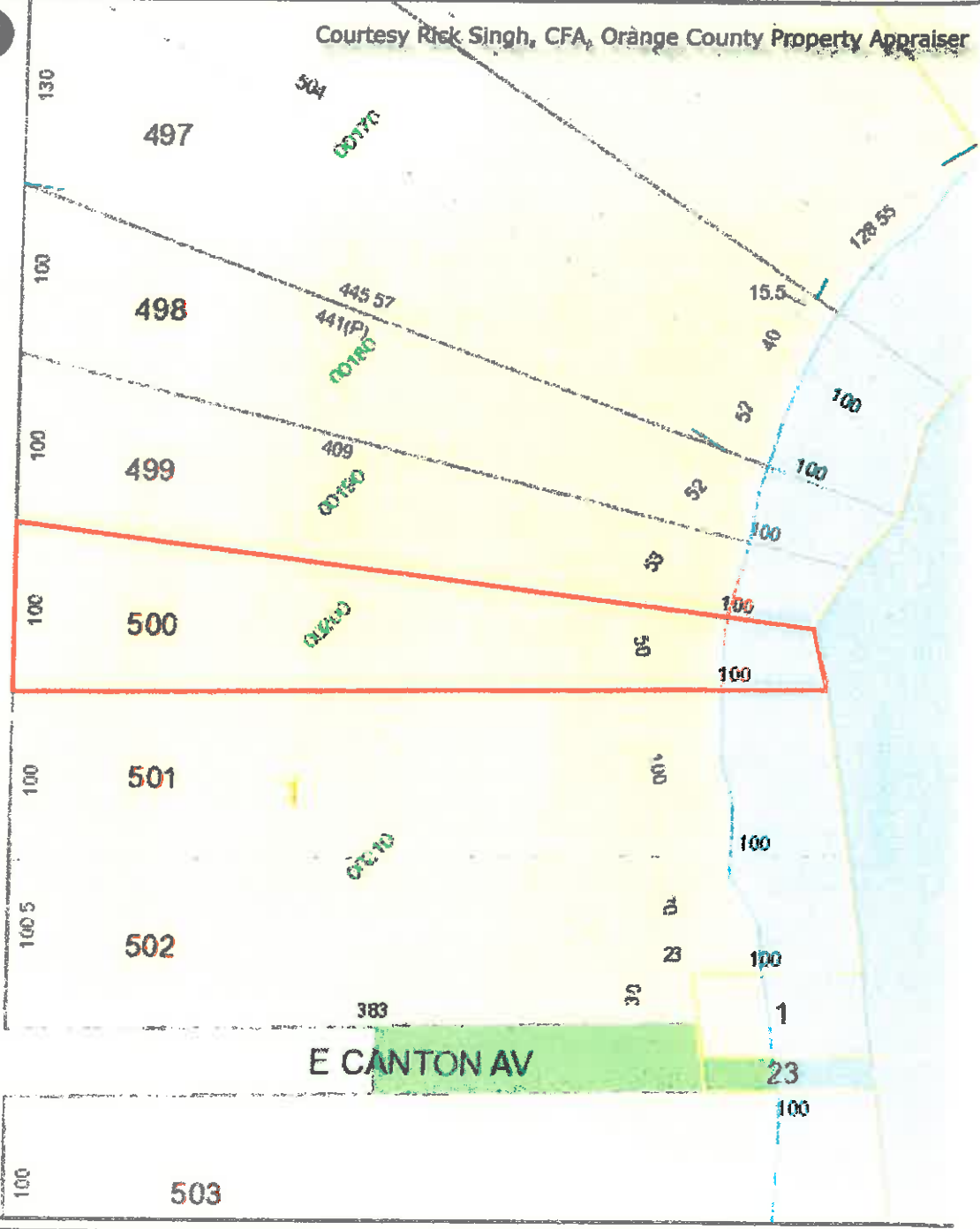
Courtesy Rick Singh, CFA, Orange County Property Appraiser



- Florida Turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtillage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension

N INTERLACHEN AVE

E CANTON AV



08060

3106

111.9

Courtesy Rick Singh, CFM, Orange County Planning Appraiser

- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional/Governmental/Institutional/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



06080

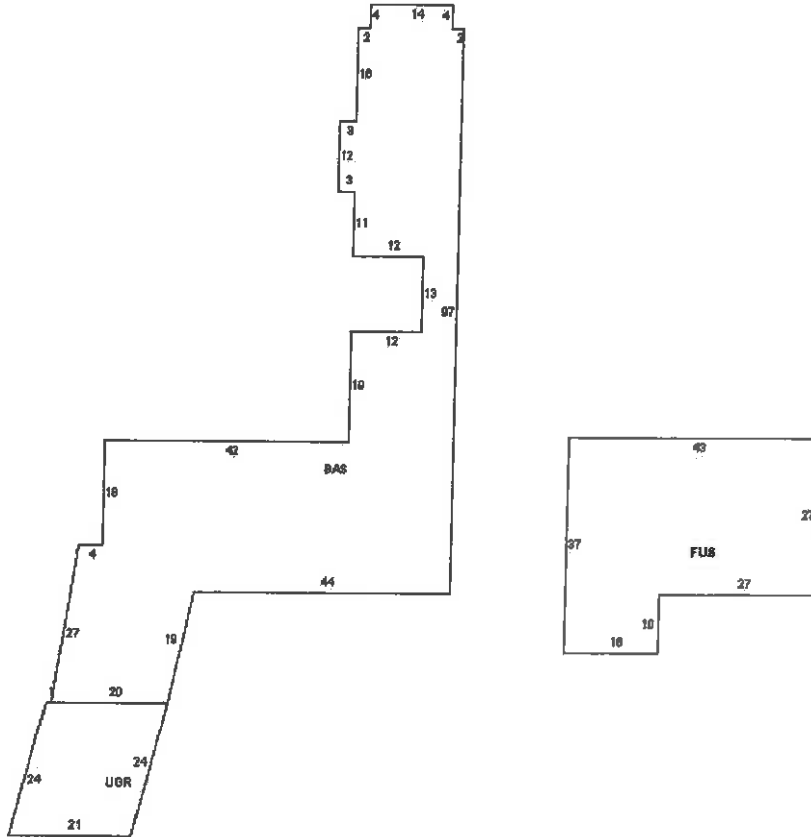
3106

111.9

Building Details - 500 N Interlachen Ave - Building #1



Courtesy Rick Singh, Orange County Property Appraiser



Unfinished Sub/Areas:
FBM: 414.

Sum Area By Label:
UGR = 483
FUS = 1321
BAS = 3202

Sub Area	Sqft	Value
BAS - Base Area	3202	\$1,406,959
FBM - Fin Basmt	414	\$63,713
FUS - F/Up Story	1321	\$493,446
UGR - Unf Garage	483	\$84,804

Model Code: 01 - Single Fam Residence
Type Code: 0106 - Single Fam Class Vi
Building Value: \$1,905,497
Estimated New Cost: \$2,048,922
Actual Year Built: 1934
Beds: 4
Baths: 5.5
Floors: 2
Gross Area: 5420 sqft
Living Area: 4523 sqft
Exterior Wall: Cb.Stucco
Interior Wall: Plastered

Property Record - 05-22-30-9398-00-200

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

Property Summary

Property Name
500 N Interlachen Ave
Names
Ward Valmore L Jr
Ward Katherine M
Municipality
WP - Winter Park
Property Use
0106 - Single Fam Class Vi

Mailing Address
500 N Interlachen Ave
Winter Park, FL 32789-3205
Physical Address
500 N Interlachen Ave
Winter Park, FL 32789



QR Code For Mobile Phone



500 N INTERLACHEN AVE 05/20/2014



302205939800200 03/29/2006



Property Features

Property Description

TOWN OF WINTER PARK (OLD TOWN) MISC BOOK 3/220 LOT 500 BLK 1

Total Land Area

32,263 sqft (+/-) | 0.74 acres (+/-) GIS Calculated

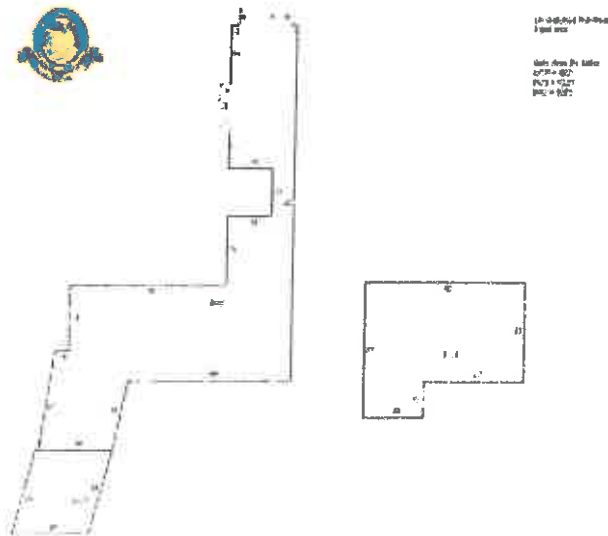
Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0130 - Sfr - Lake Front	R-1AAA	1 LOT(S)	\$941,000.00	\$941,000		\$0.00	\$941,000

Buildings (includes working values)

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0106 - Single Fam Class Vi	BAS - Base Area	3202	\$1,406,959
Building Value	\$1,905,497	FBM - Fin Basmt	414	\$63,713
Estimated New Cost	\$2,048,922	FUS - F/Up Story	1321	\$493,446
Actual Year Built	1934	UGR - Unf Garage	483	\$84,804

Beds	4
Baths	5.5
Floors	2
Gross Area	5420 sqft
Living Area	4523 sqft
Exterior Wall	Cb.Stucco
Interior Wall	Plastered



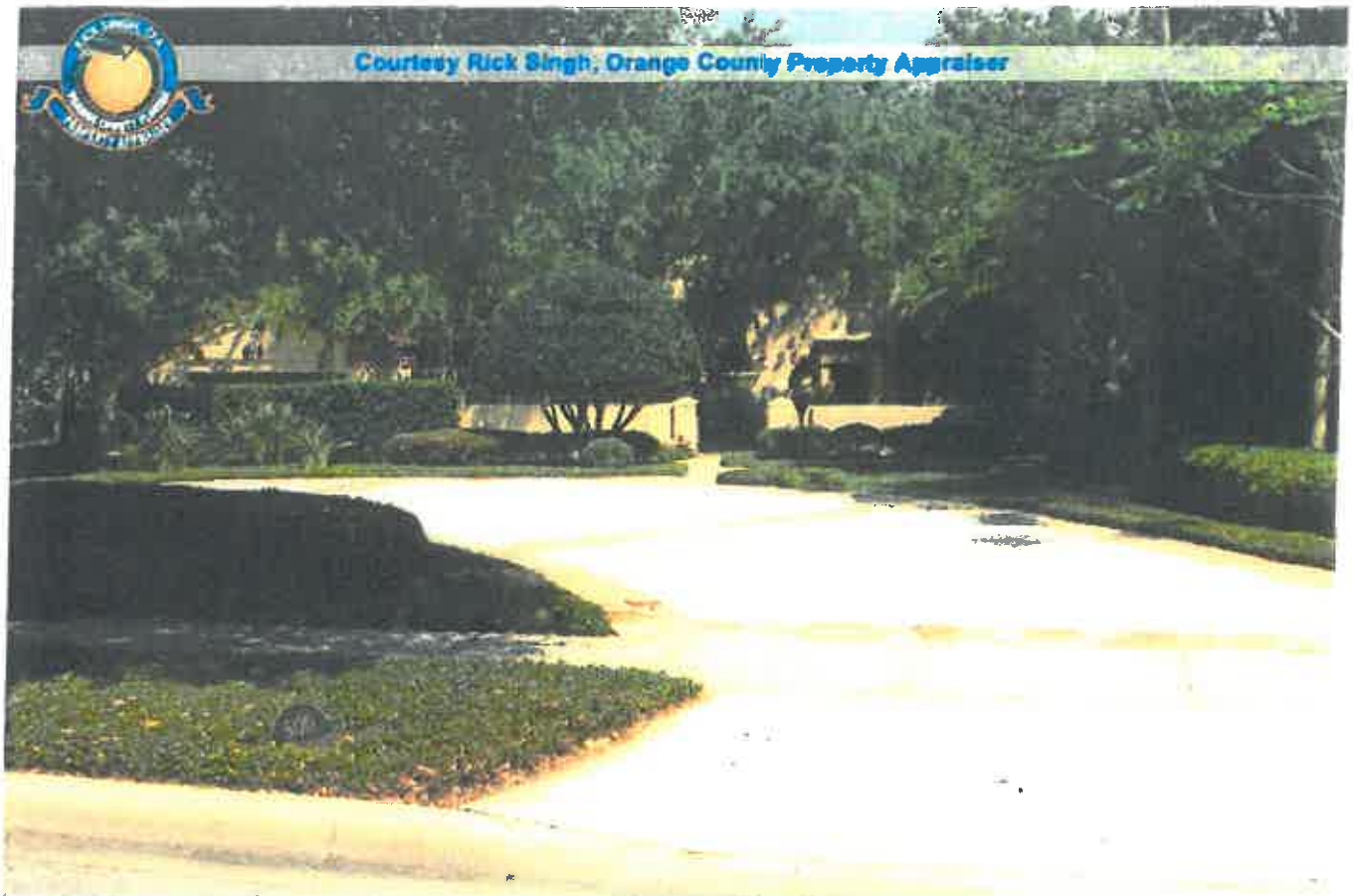
Extra Features (includes working values)

Description	Date Built	Units	Unit Price	XFOB Value
PT2 - Patio 2	01/01/1934	1 Unit(s)	\$2,000.00	\$2,000
FPL3 - Good Fireplace	01/01/1934	2 Unit(s)	\$6,000.00	\$12,000
BD2 - Boat Dock 2	01/01/1990	1 Unit(s)	\$4,000.00	\$4,000
PT3 - Patio 3	12/31/1998	1 Unit(s)	\$4,000.00	\$4,000
WLDC - Wall Dec	12/31/1998	48 Unit(s)	\$20.00	\$960
PL1 - Typical 0100 Pool	01/01/1999	1 Unit(s)	\$17,000.00	\$17,850
BC3 - Boat Cover 3	10/07/2002	1 Unit(s)	\$6,000.00	\$6,000

SKT1 - Summer Kitchen 1	01/01/1999	1 Unit(s)	\$3,000.00	\$3,000
-------------------------	------------	-----------	------------	---------

Services for Location

Nearby Amenities



Courtesy Rick Singh, Orange County Property Appraiser

302205939800200 03/29/2006

Parcel Photos - 500 N Interlachen Ave



500 N INTERLACHEN AVE 05/20/2014



FRONT ELEVATION

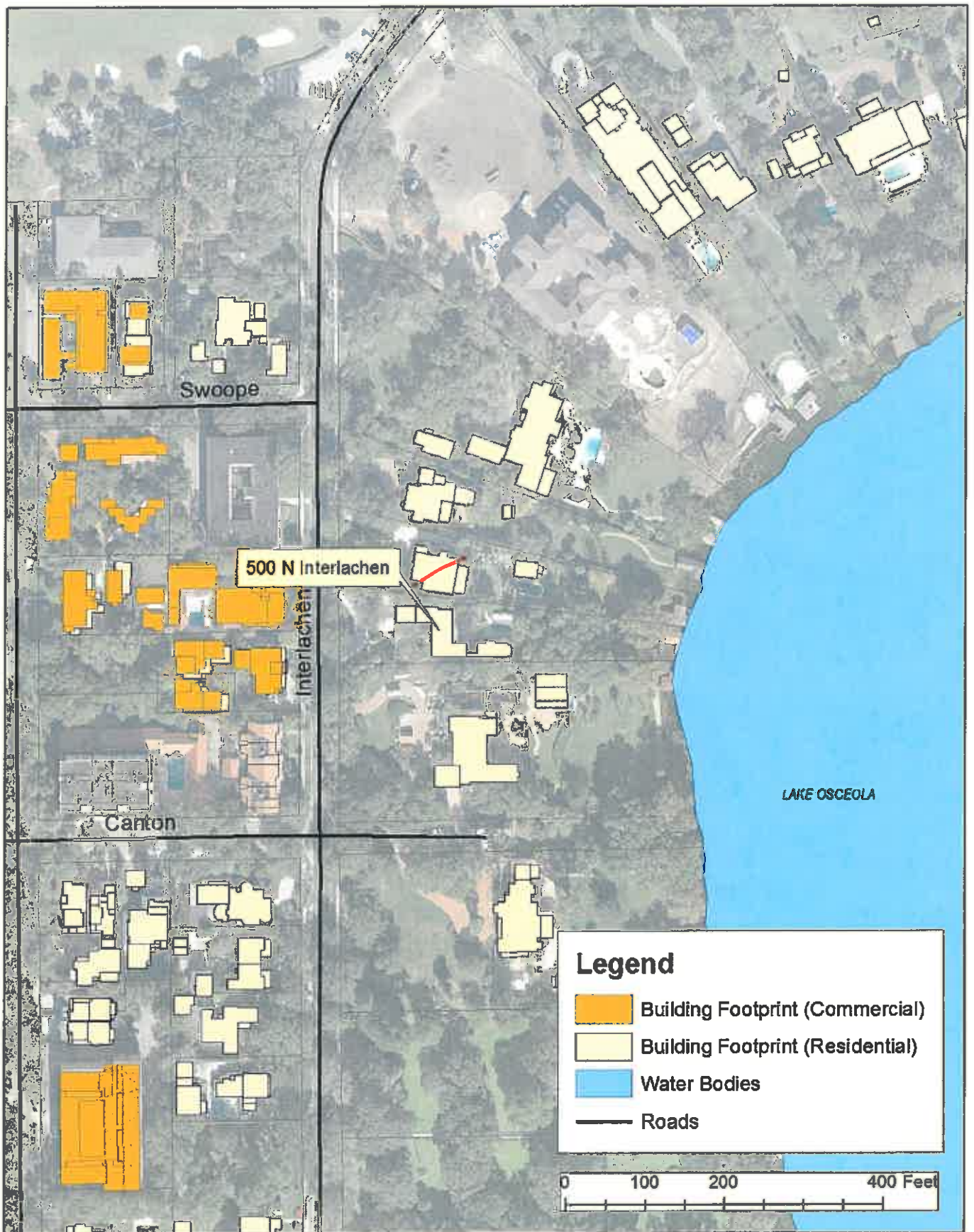


A photograph showing a concrete driveway leading to a garage under construction. The garage is partially obscured by large trees and a white fence. To the right, a two-story house with a tiled roof and white walls is visible. The driveway is paved with concrete and has shadows cast across it. A handwritten caption in blue ink is overlaid on the driveway area.

DRIVEWAY GARAGE AT PHOTO CENTER



GARAGE AT RIGHT



500 N Interlachen Ave. Neighborhood

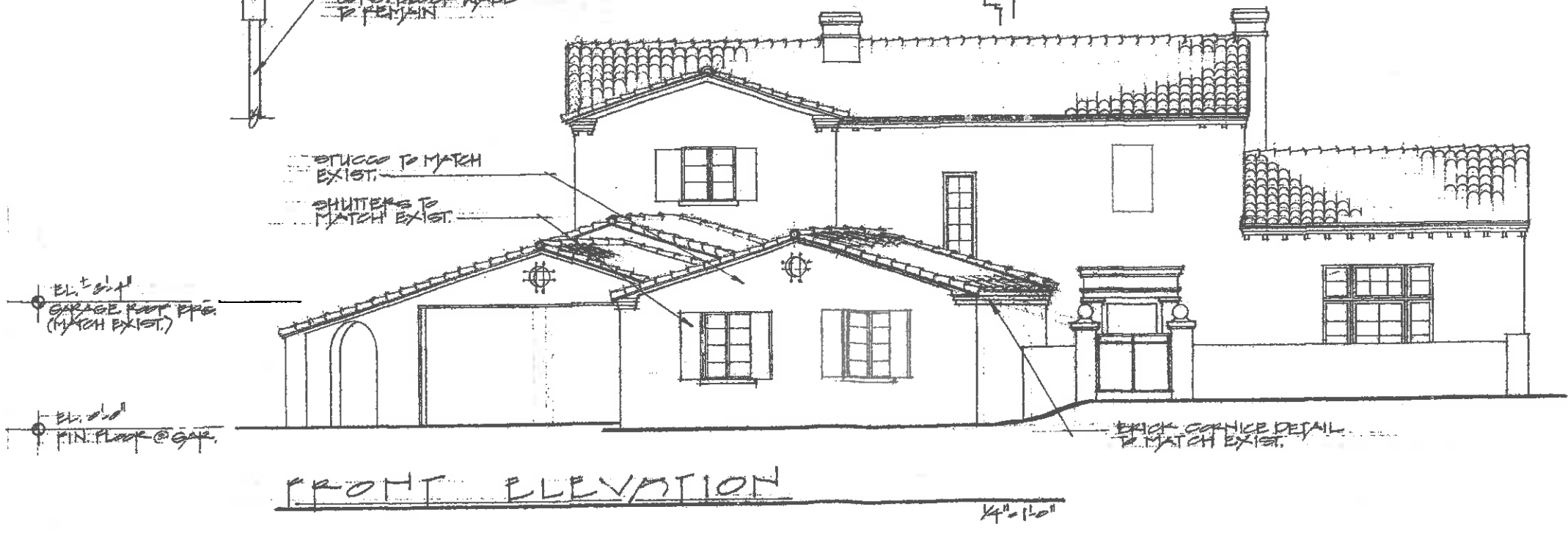
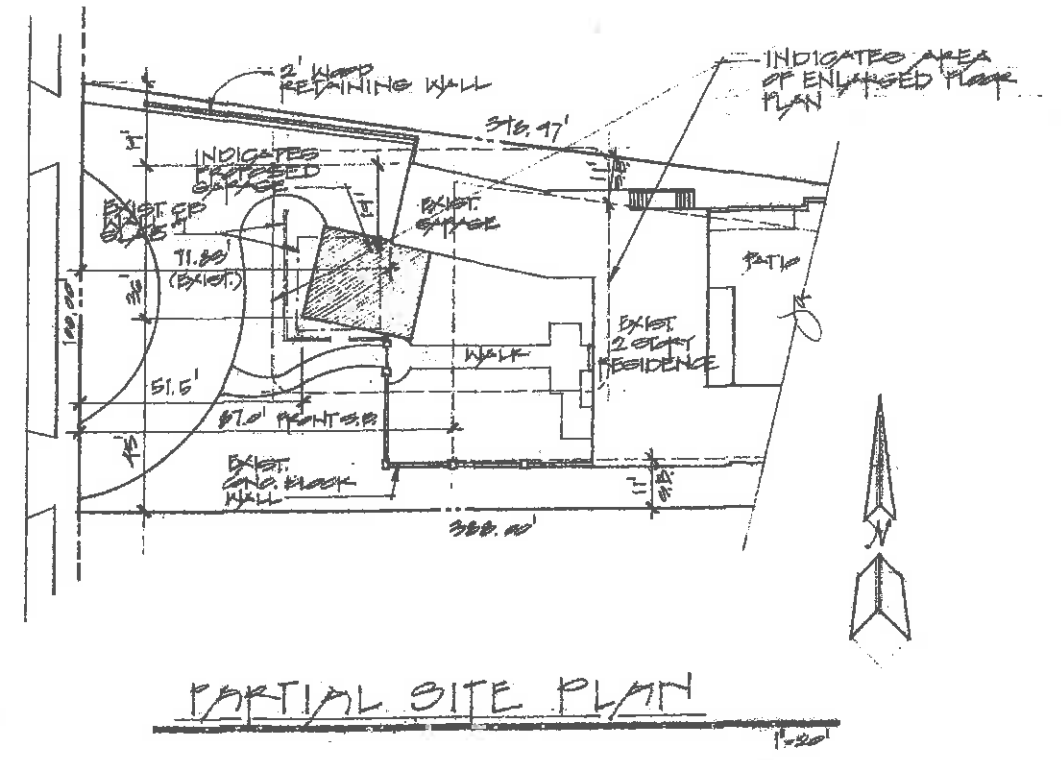
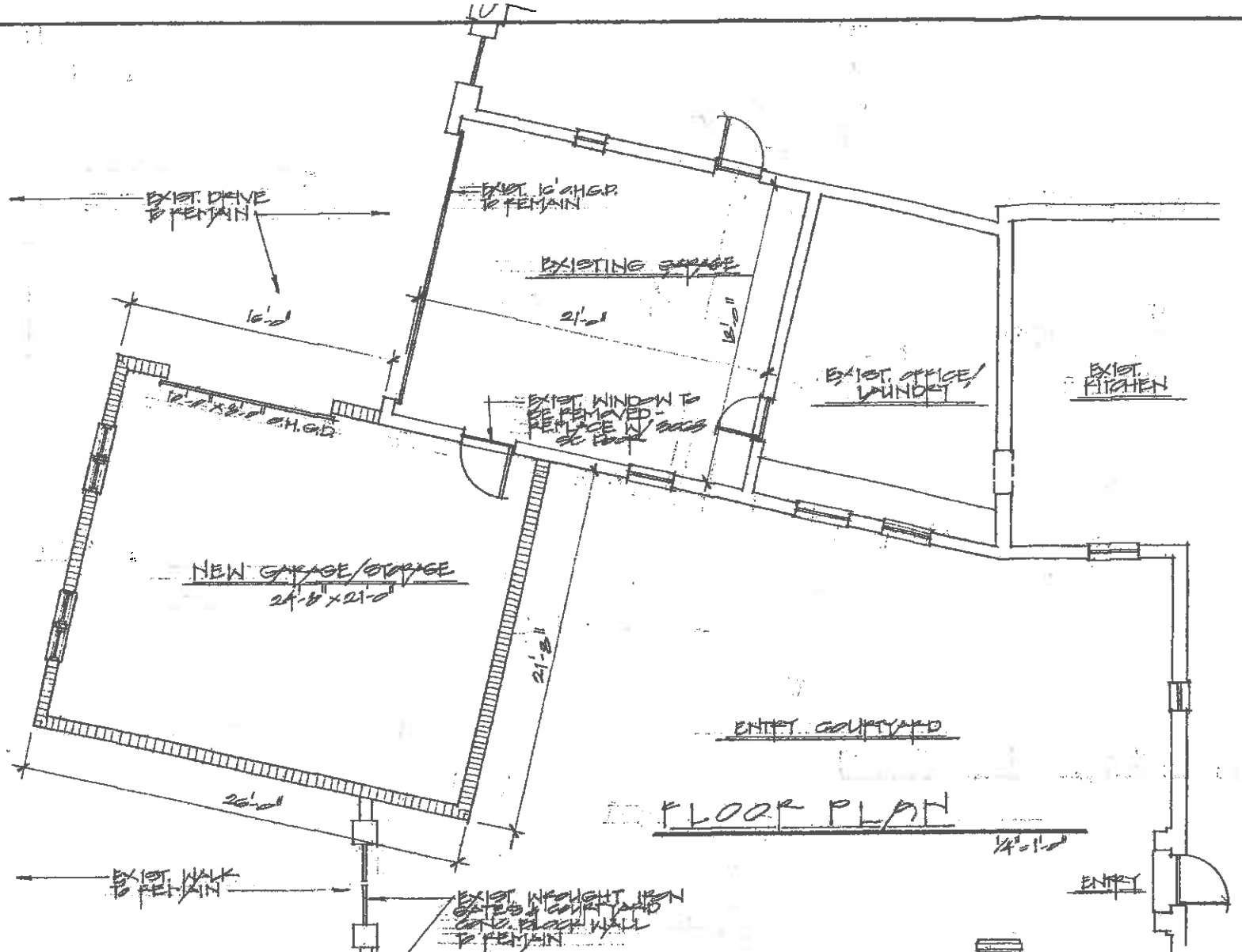


REVISIONS	BY

GARAGE ADDITION
 WARD RESIDENCE
 1107 N. INTERLACHEN AVE. - WINTER PARK, FL

SITE PLAN
 FLOOR PLAN
 ELEVATION

Date: 1 MAY 15
 Scale: 1/8" = 1'-0"
 Drawn: CEM
 Job #: 1000015
 Sheet: 1
 Of: 2 Sheets

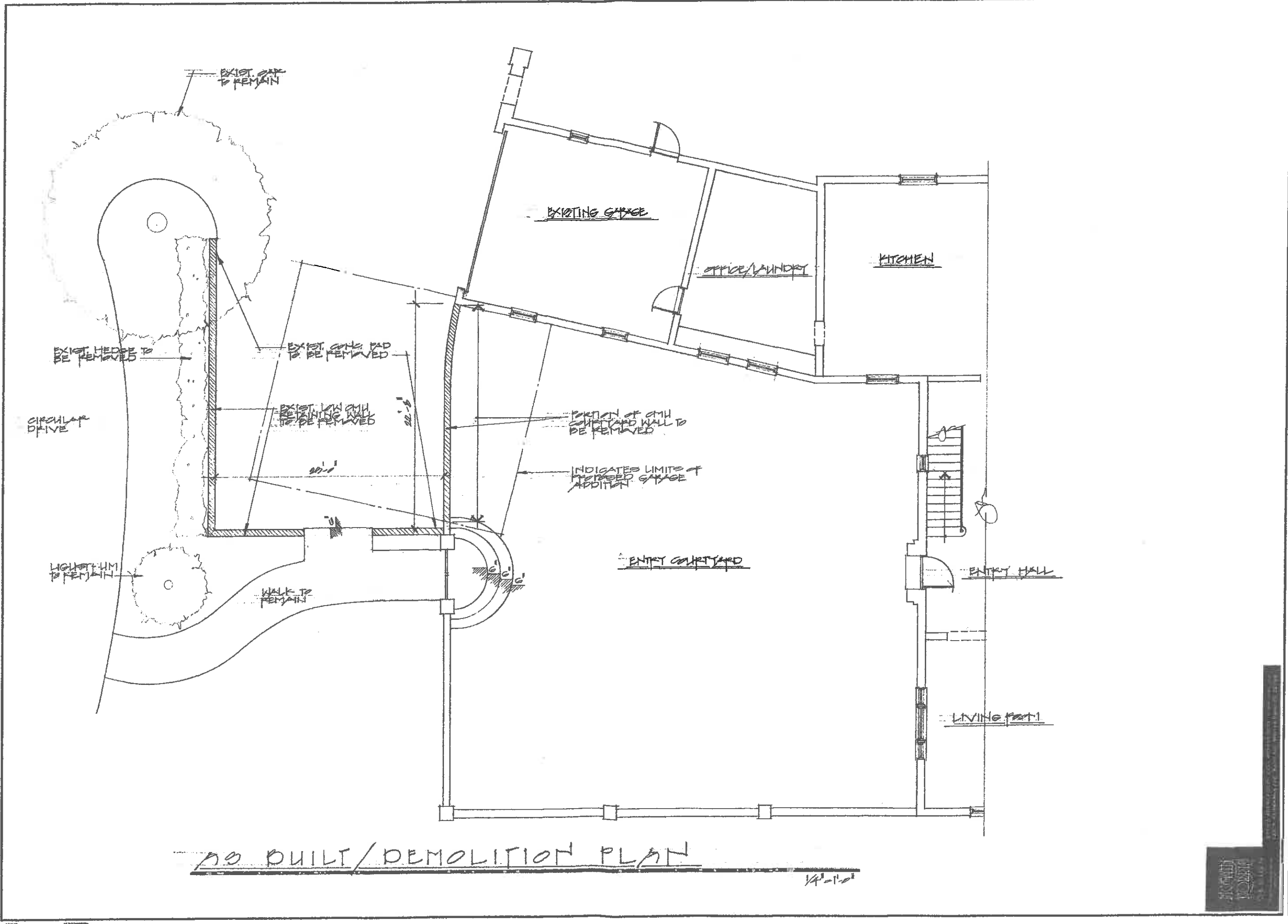


REVISIONS	BY

GARAGE ADDITION
 WARD RESIDENCE
 500 N. INTERLOCKEN AVE. • WINTER PARK, FL

AS BUILT
 DEMOLITION
 PLAN

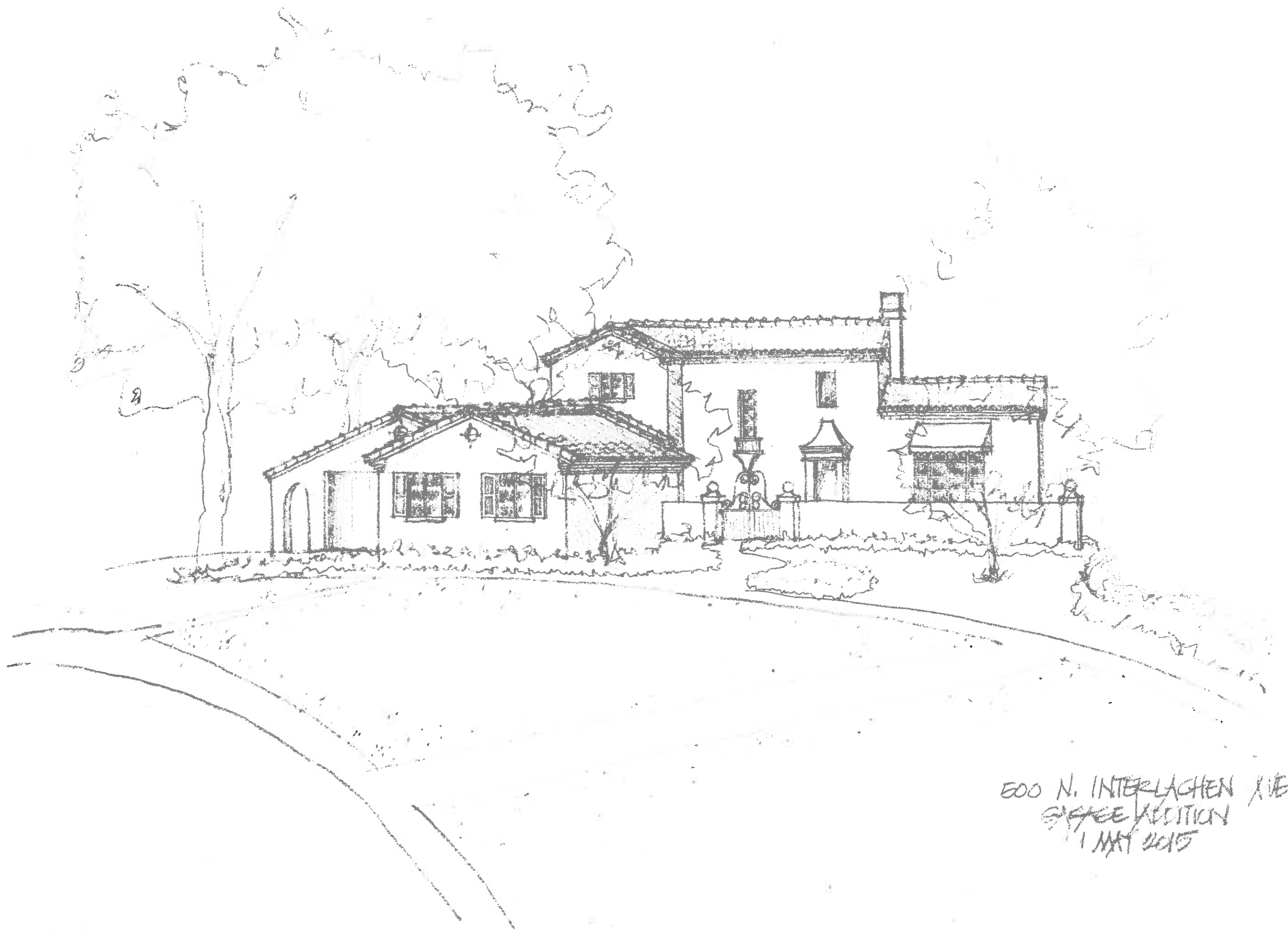
Date: MAY 15
 Scale: 1/4" = 1'-0"
 Drawn: CHN
 Job #: 10002.15
 Sheet: 2
 Of: 2 Sheets



AS BUILT / DEMOLITION PLAN

1/4" = 1'-0"





500 N. INTERLACHEN AVE.
SPACE ADDITION
1 MAY 2015

Connie J. Neville
William V. Neville
420 N. Interlachen Ave.
Winter Park, FL 32789

April 1, 2015

City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789-4386

Re: Variance Request for 500 N. Interlachen Ave., Winter Park, Florida

Dear City of Winter Park:

We own the property at 420 N. Interlachen Avenue which is the property just to the south of 500 N. Interlachen Avenue owned by Valmore and Katherine Ward. We understand the Wards are applying for a variance to add an attached garage with a front setback of 51.5 feet in lieu of 87 feet. We are in full support of the Wards' request to obtain this variance.

Sincerely,



Connie J. Neville



William V. Neville

erosoff@atlantic.net

Ward Garage

April 8, 2015 10:18:40 AM EDT

Buzz Ward <bward13@me.com>, CYNDE NORRIS <CLNARCH@aol.com>

I do not object to the replacement design of the proposed garage. Eric Rosoff. Casa Dieena Apartments. 503 N. Interfachen Avenue.

Sent from my BlackBerry 10 smartphone.









**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
May 13, 2015**

HDA 15-003 Request by Stuart and Janice Omans to designate their property at 1565 Forest Avenue as a historic resource and add it to the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID #07-22-30-2472-03-180.

History. The residential property at 1565 Forest Avenue was built in the Craftsman style about 1926 as one of the first homes in the Ellno-Willo subdivision. The Ellno-Willo subdivision was platted in 1925 by Dr. N. L. Bryan during the Florida Land Boom. Many subdivision plats were recorded that year including Orwin Manor, College Place, Virginia Heights, Forest Hills, Cortland Park and many others. Dr. Bryan named the subdivision after his children; Elliot, Norman, William and Louise. The plat included Virginia Drive, Forest Avenue and Ellno-willo Avenue which has since been renamed Hillcrest Avenue. Circa 1925 deed restrictions included such provisions as allowing only residences and garages to be constructed, requiring that houses built on Block C such as this property be built at a cost of at least \$5,000 with a setback of 35 feet. Deed records indicate that the first occupants were E.E. Lytle and his wife Luella. The Great Depression drastically slowed housing construction and the neighborhood was so undeveloped the hunters dashing through the area with their dogs was a reported problem. Many houses fell into foreclosure, including this one. Ellno-Willo claims a number of landmark homes including the Bryan House, the Haverstadt House, the Breneman House, the Edwards House and the Joiner House on Virginia Drive, and other distinctive examples of architectural styles from the first part of the last century.

Description. 1565 Forest Avenue is a side-gabled, story and a half Craftsman style bungalow. It is a larger and more substantial variation of the style compared to the smaller bungalows found in nearby neighborhoods. The roof is shingled with wide eaves and the exterior is stucco over wood frame. There are triangular knee braces at the corners and an arbor over a side porch entrance. The foundation is continuous stone-faced block and raised. A distinctive wide hipped roof dormer is centered on the second story above the entry. There is a full width front porch recessed under a break in the slope of the roof. The entry is centered and approached up broad steps flanked with curved knee walls. The skirted front porch has broad arched supports that allow a wide view toward Lake Virginia from the interior. The dormer has a band of six over one sash windows. The windows elsewhere on the house are typically six over one singly and in combination. There is a tapered brick chimney on the south elevation, and a hipped roof extension on the rear elevation for a dormer with an eyebrow vent. A sunroom with modernized is on the rear elevation. The property includes a freestanding hipped roof stone-faced block garage on the north west rear corner. It is accessed by a single width side driveway. The property possesses its original appearance with only minor alterations that do not affect the historic character. It is in very good condition.

Architecture. Craftsman style bungalows were inspired primarily by the work of Charles Summer Greens and Henry Mather Greene; two California brothers who practiced in Pasadena from 1893 to 1914. With origins in East Asia, bungalows are low homes with generous porches and they display their structural components including rafter tails, knee braces and ridge beams. They designed several landmark examples that reflected English Arts and Crafts influences as well as oriental wooden architecture. Their work was widely publicized in architecture and home publications. Pattern books appeared that sold plans for bungalows and even pre-cut kits of lumber and detailing could be purchased. Craftsman style bungalows quickly became the most popular smaller homes in the country. In Florida, the style is found throughout the state typically dating from the 1920s.

RECOMMENDATION: Staff recommends listing as a historic resource on the Winter Park Register of Historic Places.



City of Winter Park
Planning & Community
Development Department
401 Park Avenue, South
Winter Park, Florida 32789

407-599-3498

City of Winter Park Historic Designation Application

1. 1565 Forest Ave
Building address

Stuartland Janice Omens 1565 Forest Ave, W.P., 32789
Owner's name(s) Address Telephone

407-645-5216

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

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

Janice Omens Owner's Signature March 17, 2015 Date

Historic Preservation Commission 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.

07-22-30-2472-03-180 Legal description 1. 1925 Year built


































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

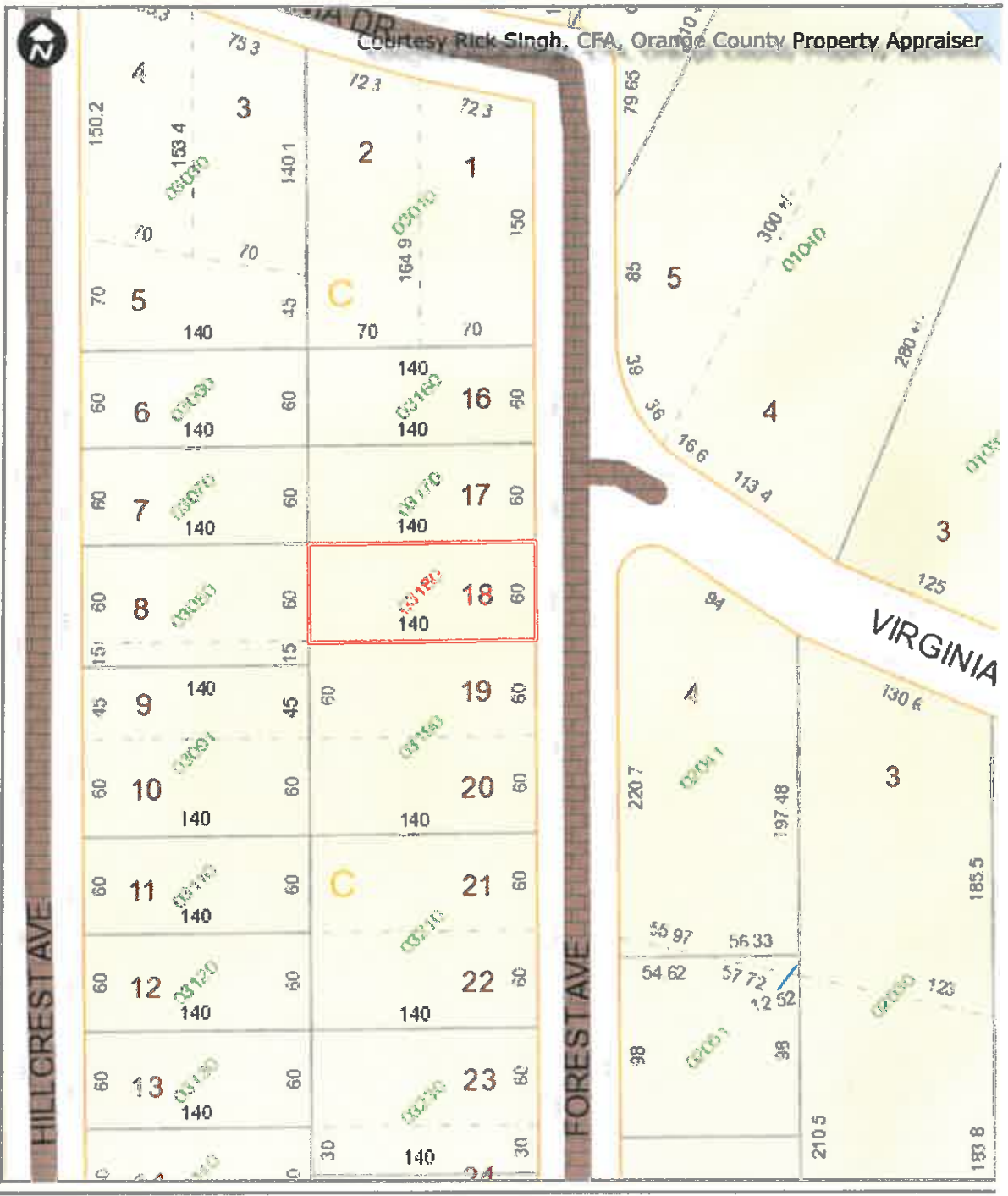
Date received: 3-19-15 HPC Meeting: MAY 13, 2015

Case File No.: HDA 15-003 Florida Master Site File No.: OR-

Local Historic Landmark

Local Historic Resource

-  Florida Turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
-  Proposed Road
-  US Road
-  State Road
-  County Road
-  One Way
-  Brick Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/Institutional
-  Governmental/Institutional/Misc
-  Commercial/Industrial Vacant Land
-  Hydro
-  Waste Land
-  Agricultural Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension



Parcel Photos - 1565 Forest Ave



Courtesy Rick Singh, Orange County Property Appraiser

1565 FOREST AVE 05/12/2014



FRONT ELEVATION



FRONT PORCH INTERIOR





NORTH SIDE

REAR ELEVATION





SOUTH ELEVATION



GARAGE