

# Historic Preservation Board



**May 11, 2016 at 9:00 a.m.**

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

## 1 administrative

1. Call to order.
2. Public comments on any business not appearing under action.

## 2 action

1. COR 16-005 Request by Lien Pham on behalf of Pensco Trust Co. for a Certificate of Review for a two story addition at the residence at 407 Melrose Avenue. A variance is requested to allow a side setback of 7 feet in lieu of the required 20 feet to the lot line; with 25 feet to the street edge. A variance is requested to allow a floor area ratio of 39% in lieu of the allowed 38%.
2. COR 16-006 Request by Elizabeth and David Corddry for a Certificate of Review for alterations including an expansion to the second story, and to enclose the existing rear open porch and balcony at the residence located at 346 Vitoria Avenue. A variance is requested to allow the second floor expansion to utilize the existing 4.4 foot side setback in lieu of the required 10 feet. A variance is requested for a continuous side wall plane of 45.3 feet in lieu of the allowed 36 feet.
3. 2016 City of Winter Park Historic Preservation Awards.

## 3 adjournment

### 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

Staff Report  
May 11, 2016

COR 16-005 Request by Lien Pham on behalf of Pensco Trust Co. for a Certificate of Review for a two story addition at the residence at 407 Melrose Avenue. A variance is requested to allow a side setback of 7 feet in lieu of the required 20 feet to the lot line; with 25 feet to the street edge. A variance is requested to allow a floor area ratio of 39% in lieu of the allowed 38% Zoned R-1AA.

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**New Staff Summary:** This item was tabled at the April 13<sup>th</sup> meeting in order to give the Board members another opportunity to visit the site to see the context of this request.

At the April 13<sup>th</sup> meeting, the homeowner provided the rationale and justification for the variances, which all the Board members concurred with. The house addition is in keeping with and complimentary to the existing architectural style of the home. There is ample landscape screening on the side street (Oxford Road) to screen the view of this addition. There are two neighbors that have send letters of 'no objection'. There are NO neighbors voicing objections in writing or that have attended the previous meeting to voice concerns. There is 25 feet between the house additions and the street roadway of Oxford Road so there is ample room for landscape screening and street trees. Staff has recommended approval and the request has met all of the requirements for approval by the HPB.

**Description.** Placed in the Winter Park Register of Historic Places in 2002, the residence at 407 Melrose Avenue was built in 1926 as part of the Florida Land Boom development of the Virginia Heights subdivision. It is a relatively rare example of the Tudor Revival style in Winter Park. The two-story house is textured stucco over wood frame. It has a steeply pitched ridged, hipped roof with multiple levels. The front facade features a large hipped roof dormer. The windows are primarily eight-light casements in groups. The heavy, battened door is set in a simple arched entryway. The original house has been enlarged with an addition on the west side and the original open porch on the east side has been enclosed with windows as a sunroom. The addition and alterations are in keeping with the original architectural character of the house.

The house was designed and built by Albert D. Proudfit who was a contractor in Florida during the 1920s. Mr. Proudfit built custom homes and 407 Melrose Avenue was built as his personal residence. The house won third place in the Winter Park section of the National Better Homes Week contest in 1926. It later received honorable mention at the national level. Much as the Parade of Homes winners are today, this house and others in the contest served as exemplary examples of exceptional home styles.



**Certificate of Review Request.** The applicant is proposing to add a two story addition at the northeast rear area of the house behind the sunroom. The rectangular addition would have a hipped roof to be compatible with the original body of the house, and minimize the visual volume from the street. The exterior walls would be clad in stucco to blend with original. Eight and six light casement windows with exterior mullions also coordinate with the original house. On the south facing primary façade, an open porch with a shed roof is proposed across the front of the sunroom. The new rear north facing elevation includes access to a new open deck/balcony off the second floor.

A new balcony is also proposed for the rear elevation of the existing house with the addition of a French door. Both new balconies would have ground floor access from circular stairs and would have aluminum railings. The location of the swimming pool may, in staff's observation, preclude stairs to the separate balcony and will affect the ground support locations.

This corner lot has an irregular shape; tapering toward the shorter rear (north) lot line. The proposed addition is in line with the main body of the house so that the northeast rear corner would require a variance to allow a seven (7) foot side setback from the lot line which is along the Oxford Road side of the property. The bulk of the addition is placed on the wider portion of the side and is further from the lot line and street. There is an eighteen foot right of way along Oxford Road between the subject property and the paved road.

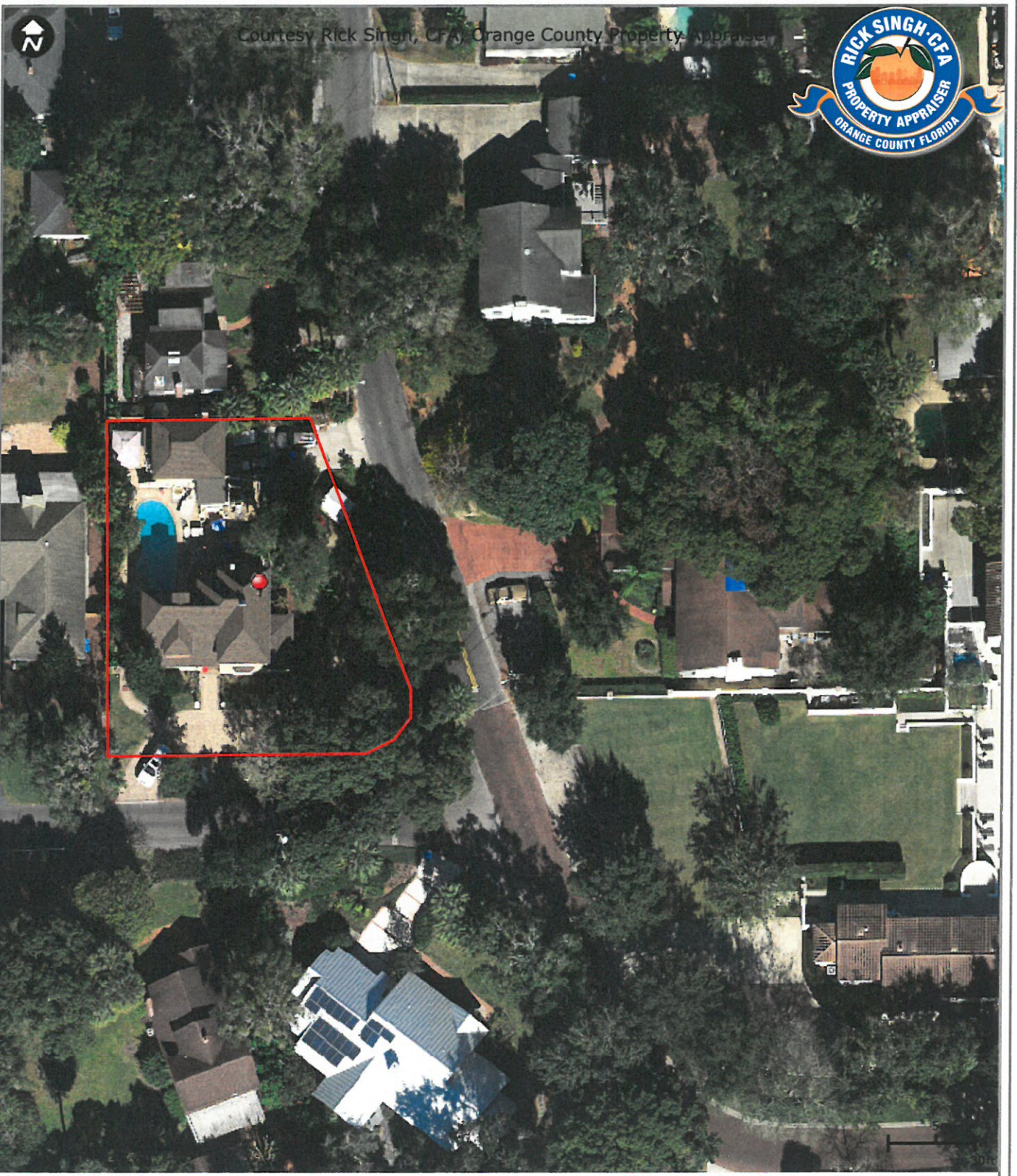
While a portion of open rear porches can be excluded from the allowed floor are ratio (FAR), the application with the addition and rear balconies appears to go over the allowed 38% FAR for the property and a variance is requested for a 39% FAR.

As of April 7, comments received are that the neighbors at 420 and 447 Melrose Avenue have no objections. No comments or concerns have been voiced by any neighbors.

**RECOMMENDATION: Staff Recommendation is for Approval.**



<b>OCPA Web Map</b>	Major Roads	Proposed Road	Residential	Commercial/Industrial Vacant Land	Parks	<b>6</b> Lot Number
Florida turnpike	Public Roads	Brick Road	Agriculture	Agricultural Curtilage	Lakes and Rivers	<b>06060</b> Parcel Number
Interstate 4	Gated Roads	Block Line	Commercial/Institutional	Hydro	Building	<b>3106</b> Parcel Address
Toll Road	Road Under Construction	Lot Line	Governmental/Institutional/Misc	Waste Land	<b>E</b> Block Number	<b>111.9</b> Parcel Dimension



Created: 4/13/2016

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



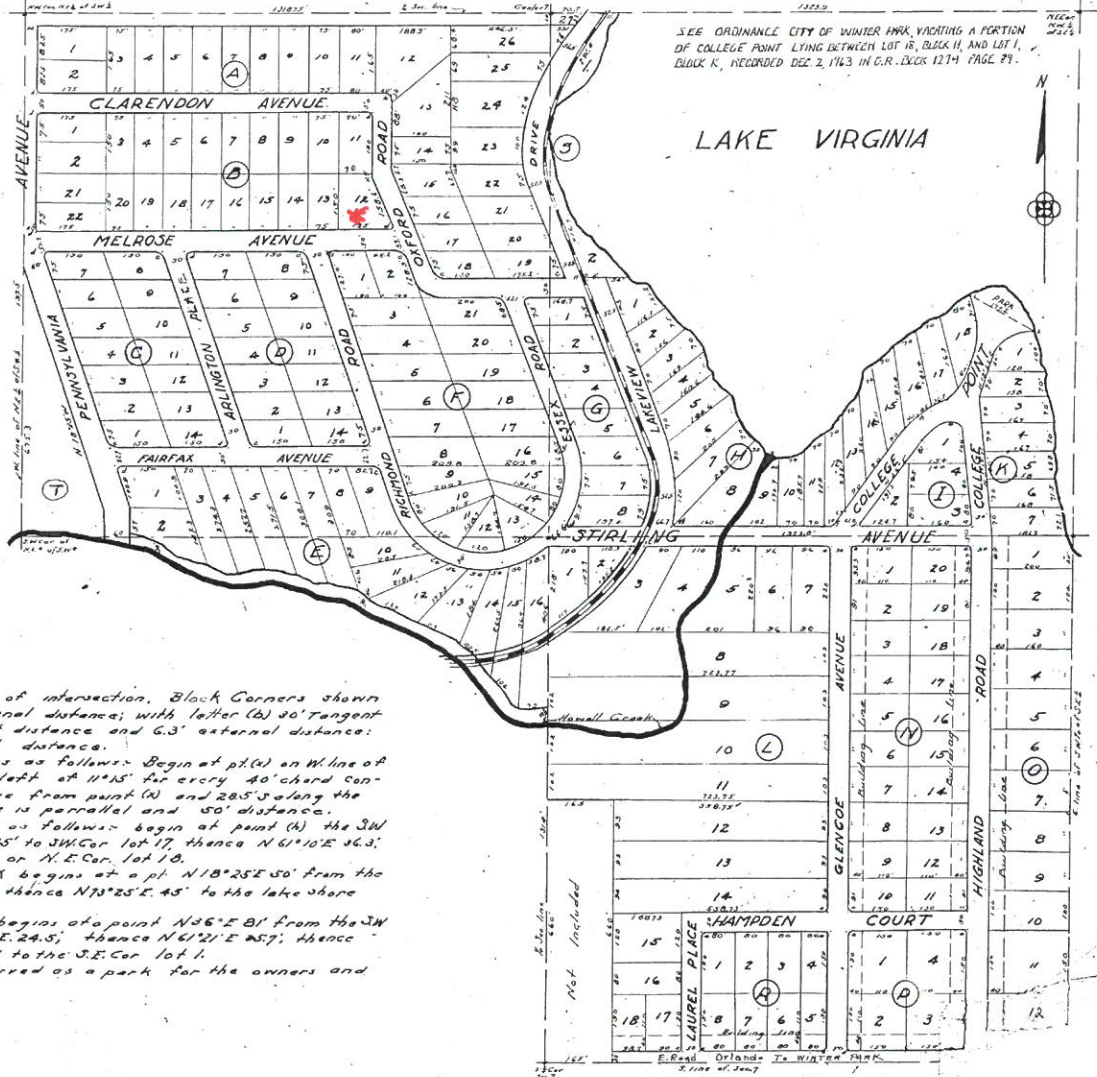
of VIRGINIA HEIGHTS, REPLAT 107 107  
 led 2/29/1924 P.B.J. Page 28  
 replating BLOCKS B, C, D; LOTS 17 to 20 BLOCK A; LOTS 17 to 9 BLOCK E;  
 LOTS 17 to (less 3) BLOCK F.  
 Sub: ELLNO-WILLO  
 filed 1/17/1925 Pl. K' Page 15  
 replating LOTS 1, 3, 4 BLOCK O  
 CHEROKEE PARK  
 filed 11/17/1925 4 137  
 replating BLOCK T  
 ELLNO-WILLO THE  
 filed 3/26/1926 0 50  
 LOT 2 BLOCK O

# VIRGINIA HEIGHTS

DESCRIPTION  
 The NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4 except the N. 30 feet; the SW 1/4 of the SE 1/4 except beginning of the S 1/2 Cor  
 thence N along the Sec line 660; E 160; S 660; to the S line of SW 1/4; thence W 165' to point of beginning. Also all  
 that part of SE 1/4 of the SW 1/4 lying North of the center of Howell Creek except a strip of land 30' wide  
 bordering the center of said creek. All being in Section 7, Trip 223, Range 30 E.  
 Scale: inch = 200 feet Date: Jan. 1922 EX: White, Civil Engr., Orlando, Florida. by H.M. Tinklebaugh

Engineers Certificate  
 State of Florida  
 County of Orange  
 Personally appeared before me E.F. White,  
 Civil Engr., who being duly sworn, deposes and says that the plat  
 herein is a true and correct representation of the survey and  
 subdivision of the land described in the caption.  
 E.F. White, Civil Engr.  
 Subscribed and sworn to before me this 15th day of January 1922  
 (Notarial Seal) Betty Henderson, Notary Public  
 My commission expires August 24, 1924

Owners Certificate  
 State of Florida  
 County of Orange  
 Personally appeared before me (Notary Seal)  
 who being duly sworn depose and says that they  
 are the owners of the land described in the  
 caption and have authorized and accepted the  
 survey and subdivision as shown hereon.  
 J.M. Bradshaw James M. Hirsch } owners  
 W.M. McRaney John M. Harris }  
 Subscribed and sworn to before me this 14th  
 day of January AD 1922.  
 (Notarial Seal) H.E. Mohr, Notary Public  
 My commission expires Sept 10th 1923



SEE ORDINANCE CITY OF WINTER PARK, VACATING A PORTION  
 OF COLLEGE POINT LYING BETWEEN LOT 16, BLOCK H, AND LOT 1,  
 BLOCK K, RECORDED DEC. 2, 1913 IN G.R. EXC. 1214 PAGE 24.

COPY OF FIELD NOTES  
 Relating to Block Corners, Curves, etc.  
 The dimensions given at Block corners end to the point of intersection. Block Corners shown  
 with letter (a) have 20' Tangent distance and 83' external distance; with letter (b) 50' Tangent  
 distance 15' external distance; with letter (c) 20' Tangent distance and 6.3' external distance;  
 with letter (d) 25' Tangent distance and 13' external distance.  
 The curve (a) of the S end of Block F is as follows: Begin at pt. (a) on W line of  
 Block at SW Cor lot 3, thence by deflection angles to left of 11° 15' for every 40' chord con-  
 tinue around to the point (c) which is 640' arc and curve from point (a) and 285.3' along the  
 street line from the S.E. Cor of lot 17. The outer curve is parallel and 50' distance.  
 The curve (b) at the N.E. of Block H is as follows: begin at point (b) the SW  
 Cor of lot 16, thence N 48° 35' E 40'; thence N 61° 10' E 45' to SW Cor lot 17, thence N 61° 10' E 56.3';  
 thence N 6° 39' W 106.6'; thence N 15° 0' W 71.4' to lake or N.E. Cor. lot 10.  
 The curve (k-l) at the N end of Block K begins at a pt. N 18° 25' E 50' from the  
 SW Cor of lot 14 thence N 36° 45' E 27'; thence N 55° 5' E 27'; thence N 73° 25' E 45' to the lake shore  
 and the N.E. Cor of lot 1.  
 The curve (g) at the N end of Block I begins at point N 36° E B1' from the SW  
 Cor of lot 1, thence N 44° 27' E 24.5'; thence N 52° 54' E 24.5'; thence N 61° 21' E 25.7'; thence  
 S 80° 53' E 174'; thence S 43° 7' E 17.4'; thence S 5° 20' E 100' to the S.E. Cor lot 1.  
 The North end of "College Point" is reserved as a park for the owners and  
 residents of Virginia Heights.

Filed and recorded Jan 20, 1922 2-30 PM  
 J.M.C. Johnson, Clerk  
 by W.A. Howard, D.C.

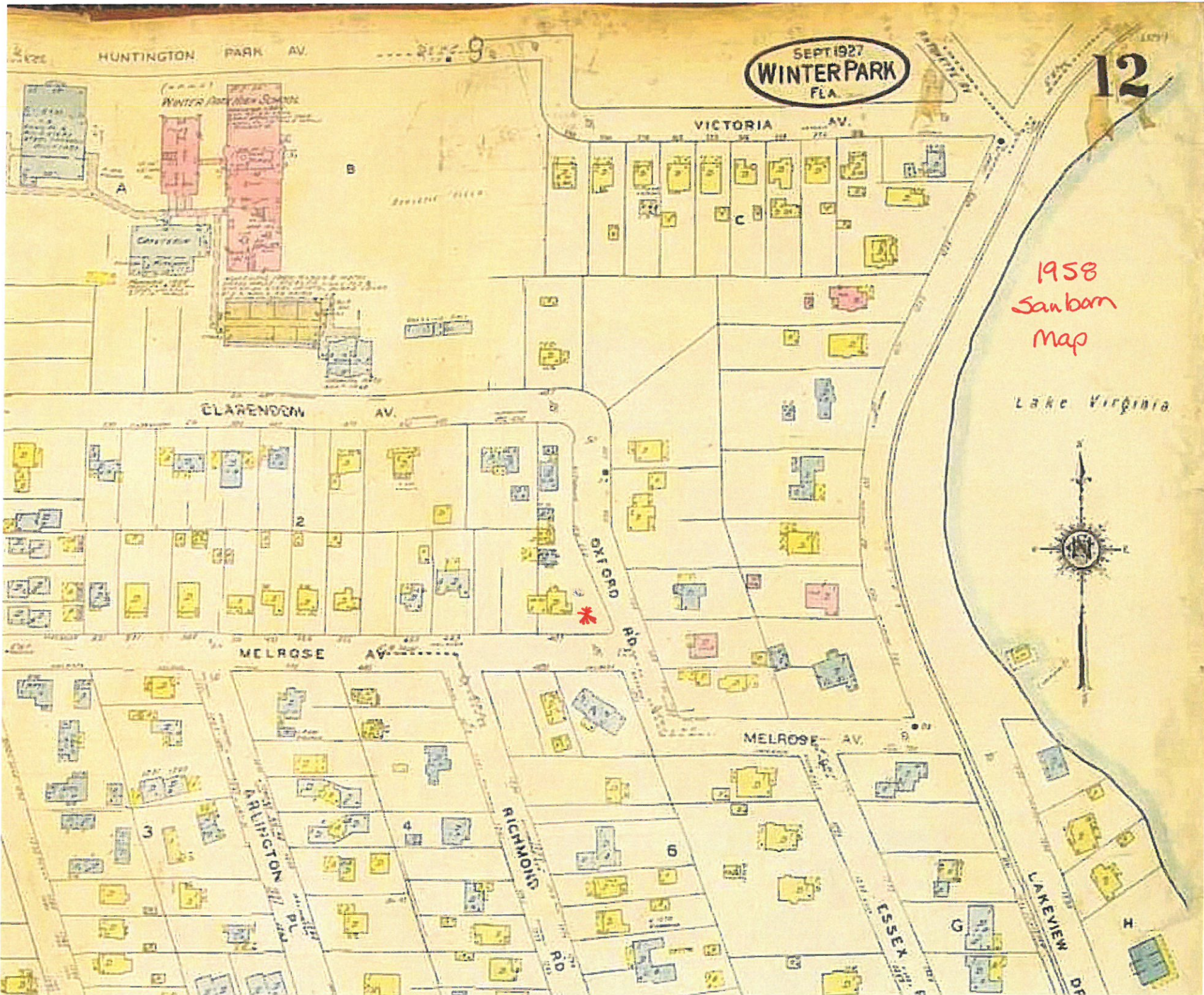


SEPT 1927  
WINTER PARK  
FLA.

12

1958  
Sanborn  
Map

Lake Virginia











SOUTH FACING FRONT ELEVATION





EAST SIDE ELEVATION





EAST SIDE ELEVATION REAR CORNER





REAR ELEVATION & NORTHEAST CORNER  
VIEW FROM OXFORD ROAD





REAR ELEVATION





Certificate of Review Application

1. Building address: 407 MELROSE AVE, WINTER PARK, FL
Owner's name(s): LYNN PHAM
Address: 407 MELROSE AVE, WINTER PARK
Telephone: (407) 404-2378
Applicant's name (if different from above): LIEN PHAM
Address:
Telephone: (407) 404-2378

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

3. Proposed project narrative: (attach additional page if necessary)
ADD 2-STORY 20X30 FOR 2nd FLR MASTER BED + BATH + CLOSET, 1ST FLOOR NEW KITCHEN, STAIRWAYS, MUDROOM, FAMILY/PLAY ROOM

4. The following supplementary information shall be provided as applicable to describe the proposal:
[X] Site plan [X] Floor plan(s) \_\_\_ Elevations(s) [X] Photo(s) [X] Survey
\_\_\_ Material and product information [X] Setback/Coverage worksheet REQUIRED
Other: \_\_\_

5. I, LIEN PHAM, as owner of the property described above, do hereby authorize the filing of this application on my behalf.
Owner's Signature: [Signature] Date: 2/29/16

Historic Preservation Commission Office Use
Date received: 3-21-16 HPC Meeting: 4-13-16 Case File No: COP 16-005
A.D. PROWDFIT HOUSE
Historic name of building (if any) Historic district name (if any)
07-22-30-8910-02-211 1926
Parcel Identification Number Year built
[X] historic landmark \_\_\_ historic building/structure
\_\_\_ district contributing element \_\_\_ district non-contributing element



Historic Preservation Commission  
Certificate of Review  
Supplemental Application for Variance Request

1. Describe variance request:

1. FAST SIDE SETBACK TO BE 25' +/- FROM NE CORNER OF ADDITION TO SIDE ST (OXFORD RD) PAVEMENT EDGE.
2. ALLOW 250 SF OVERAGE OF FAR MAX.

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?

BUILT IN 1930 ON IRREGULARLY SHAPED LOT... OXFORD RD @ E. SIDE HAS NO CURB NOR SIDEWALKS - ADJACENT PROPERTY ON NO SIDE + EAST SIDE OF OXFORD ARE ADVERSELY IMPACTED BY THIS PROJECT AS DESIGNED

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

SIDE YARD CORNER LOTS OFTEN REQUIRE 25' SETBACK FROM CURB, THERE IS NO CURB. RE FAR MAX COVERAGE SEEME TO BE 4,225 SF THIS RENOVATION/ADDITION CALCULATES TO 4,475 SF

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

ALL EXTERIORS WILL MATCH 1930 ARCHITECTURAL + STRUCTURAL ELEMENTS!

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

SEE ATTACHED

File this form with your completed Certificate of Review application.





# SETBACK / COVERAGE WORKSHEET

VARIABLE: SIDE BACK TO BE 25' FROM  
EDGE OF PAVEMENT TO NEW  
#1 ALSO ALTER FAR  
TO BE + 250 SQ FT  
MAX

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 407 MELROSE

Lot width<sup>2</sup>: 11,119

Submitted by: WM. M. LYNCH III GC FOR MS LIEN PHAM-OWEN

Lot area<sup>3</sup>: 11,119<sup>4</sup>

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>10</sup>	Additional Proposed Area <sup>10</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%	4,182	600 + 40 = 640	4,822	5,560
	1 story - 60%				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6</sup></b> 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 <sup>7</sup> , and accessory bldgs. <b>EXCLUDE</b> - pool screen enclosure areas and certain open front, side & rear porches <sup>8</sup> .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	2307 Res Max 968 SF 3,275	1,200	4,475	4,225
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR				
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>9</sup>				

	Minimum % Required	Existing Area <sup>10</sup>	Landscape Area Reduced <sup>10</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%	AS IS	+/- 0	- 0 -	AS IS

### NOTES:

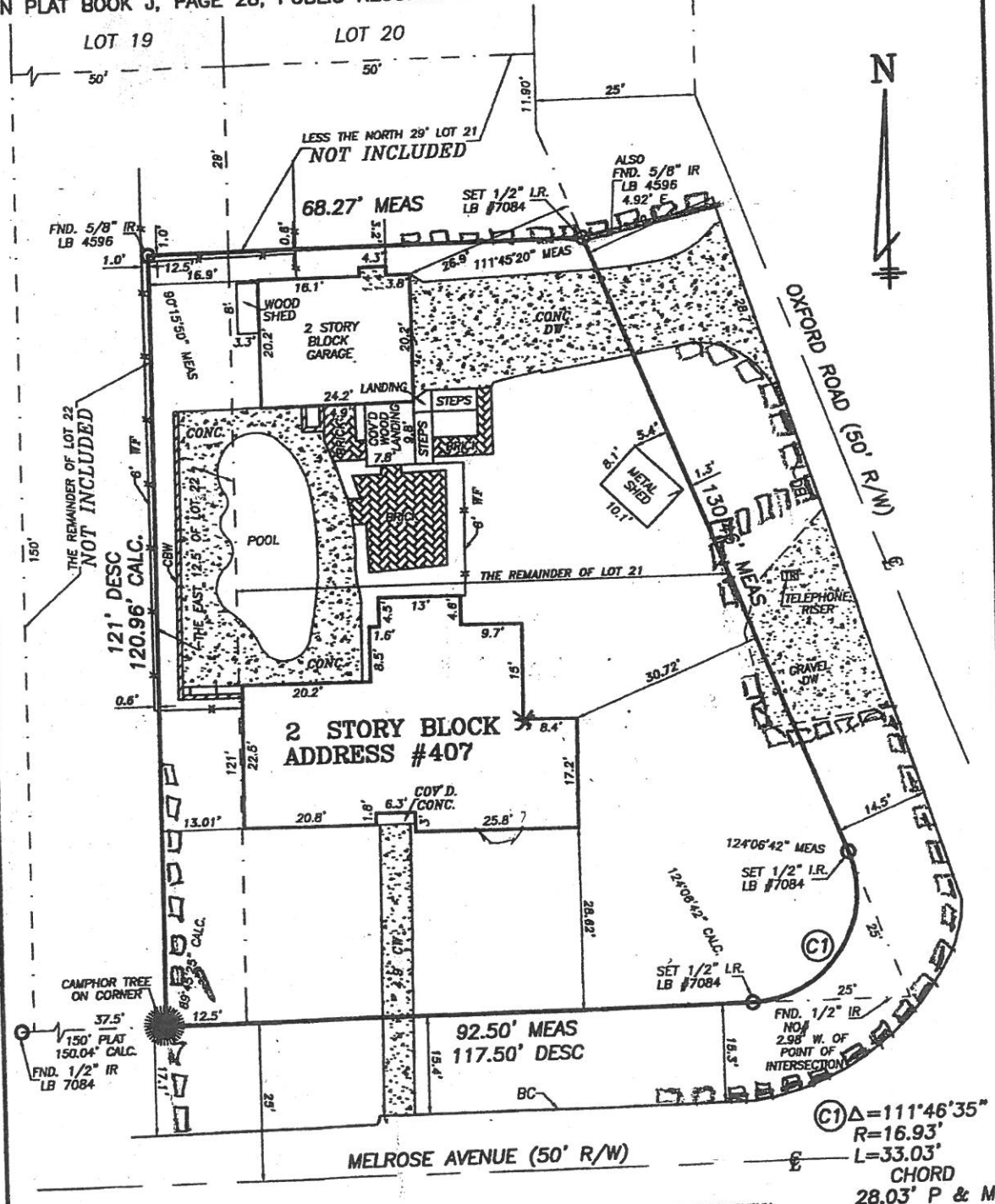
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall 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 45% 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 cochere 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.



# MAP OF SURVEY

## DESCRIPTION

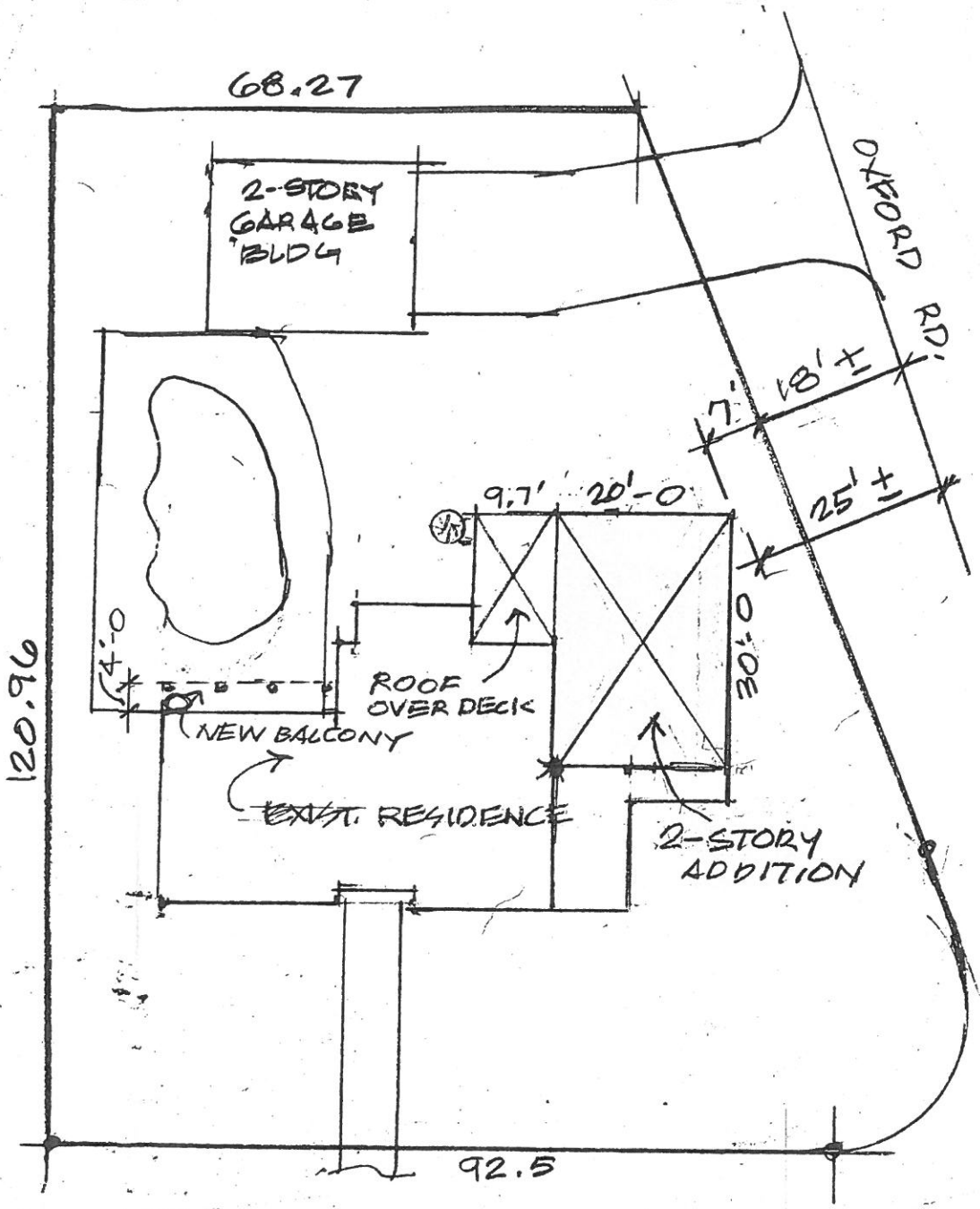
LOT 21 (LESS THE NORTH 29 FEET) AND THE EAST 12.5 FEET OF LOT 22 (LESS THE NORTH 29 FEET OF THE EAST 12.5 FEET OF LOT 22), BLOCK 2, VIRGINIA HEIGHTS REPLAT, AS RECORDED IN PLAT BOOK J, PAGE 28, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



$C1 \Delta = 111^{\circ}46'35''$   
 $R = 16.93'$   
 $L = 33.03'$   
 CHORD  
 $28.03' P \& M$

DF# OCJ-28-BLK2-LOT21-22  
 NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.  
 FIELD DATE: SEP. 10, 2013  
 SCALE: 1"=20' DRAWN BY: A.R.  
 BEARING STRUCTURE BASED ON THE NORTH RIGHT OF WAY LINE OF MELROSE AVENUE.  
 BOUNDARY SURVEY CERTIFIED TO: PENSICO TRUST COMPANY, CUSTODIAN,  
 FBO LIEN T. PHAM, DOWNING LAW OFFICES, P.A.; OLD REPUBLIC NATIONAL  
 TITLE INSURANCE COMPANY.  
 BASED ON FLORIDA INSURANCE RATE MAP, NO.120188 0255 F, CITY OF WINTER PARK.



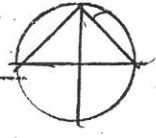


OVERFORD RD.

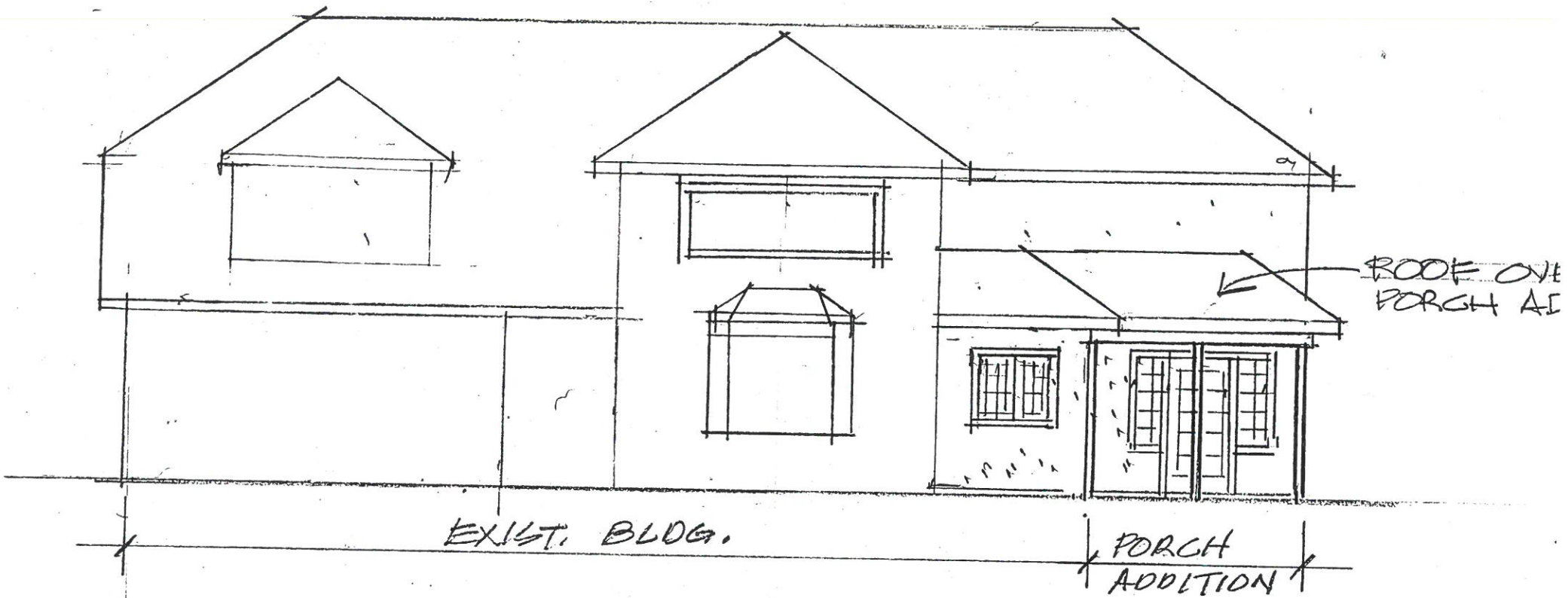
MELROSE AVE

SITE PLAN 1" = 20'-0"

NORTH





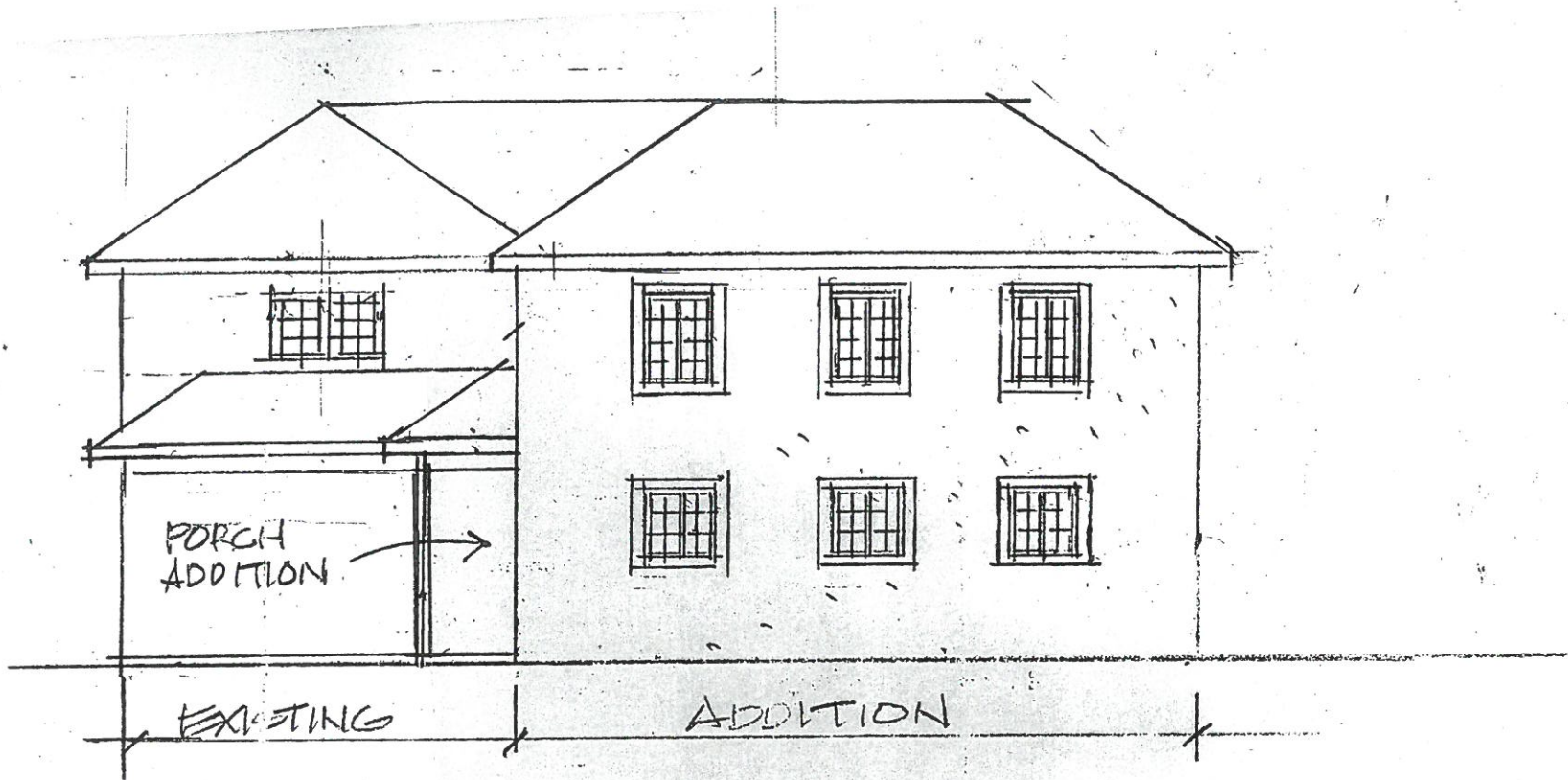


SOUTH ELEVATION

48" = 1'-0"

FRONT FACING





PORCH  
ADDITION →

EXISTING

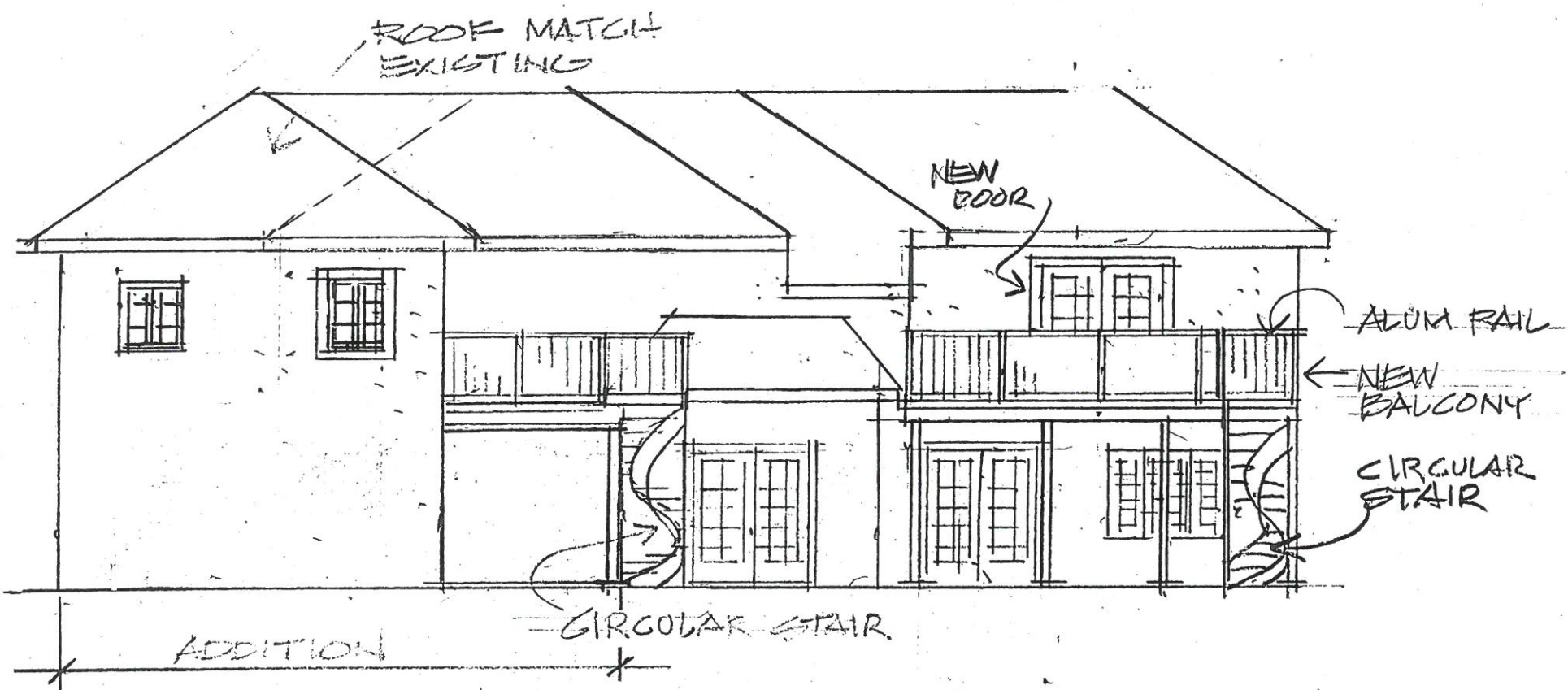
ADDITION

EAST ELEVATION

1/8" = 1'-0"

SIDE FACING





ROOF MATCH  
EXISTING

NEW  
DOOR

ALUM RAIL

NEW  
BALCONY

CIRCULAR  
STAIR

CIRCULAR STAIR

ADDITION

NORTH ELEVATION

48" = 1'-0"

REAR





front













REAR









CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

Staff Report  
May 11, 2016

COR 16-006 Request by Elizabeth and David Corddy for a Certificate of Review for alterations including an expansion to the second story, and to enclose the existing rear open porch and balcony at the residence located at 346 Vitoria Avenue. A variance is requested to allow the second floor expansion to utilize the existing 4.4 foot side setback in lieu of the required 10 feet. A variance is requested for a continuous side wall plane of 45.3 feet in lieu of the allowed 36 feet. Contributing resource in the College Quarter Historic District. Zoned R-1AA.

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**New Staff Summary:** This item was withdrawn at the April 13<sup>th</sup> meeting due to notice issues. The homeowners have provided the rationale and justification for their variance requests. The house additions are in keeping with and complimentary to the existing architectural style of the house.

The one affected adjacent neighbor to the west, the Schofield's at 358 Vitoria has provided a well reasoned compromise for approval. It breaks up the long unarticulated wall that would be facing their home with a 3 foot additional setback for the second floor and a traditional mission tiled roof element that softens the façade facing their home. It would have been very easy and understandable for the Schofield's to oppose all the variances for these house additions that are closer to their property than allowed by Code. Then the Board would be faced with two neighbors in total disagreement. With the compromise proposed the applicants lose 38 square feet which in a 3,700+ square foot home is so minimal as to not be relevant. The compromise essentially gives the applicants everything they are requesting with one minimal change in respect to the façade that the neighbors will look at.

**Description.**

346 Vitoria was built in 1925 by James Wellman who was also the President of Winter Park Lumber and Supply and a town councilman. Built during the first phase of development in James Treat's College Place subdivision along with the homes on lots 4, 5, 7, 8 and 9, the first owner was C. A. Pelton. Built in the Mission style, the original one story house has a second floor addition. The house retains its distinctive Mission style façade. Separated into three bays, the asymmetrical residence has a tiled shed roof and low pitched gabled parapet over the projecting center bay. The center bay has the offset entry door and a triple window. The left bay has a higher raised gabled parapet and a wide band of divided light casement windows. The smaller right side bay also has a raised gable parapet and casement windows. The second floor addition is set back from the front elevation and has an asymmetrical parapet. The rear elevation has an open porch and balcony across the back.



The Mission style originated in California during the 1880s and 1890s in response to increased interest in that state's colonial Spanish heritage. The style was widely popularized when the Santa Fe and Southern Pacific railroads applied it to railroad stations and hotels throughout their system. While authentic reproductions are scarce, most Mission style buildings incorporate element of the style such as a shaped parapet, quatrefoil window and bell tower. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings in Florida including churches, train stations, government buildings and private residences in Florida. Thanks to building catalogs and pattern books, even modest residences were built in the Mission style.

**Certificate of Review Request.** The applicants are requesting an expansion of the non-historic second floor addition. The expansion includes enclosing the rear first floor porch and second floor balcony. The challenge for the applicants and their architect has been to expand the front portion of the second floor with the desire also to improve the compatibility of the historic first level and non-historic second floor.

This is a property within the College Quarter Historic District. The section regarding new construction and additions is attached. The following text portions from The College Quarter Historic District Design Guidelines, VI. New Construction/Additions may apply.

"New construction should create a sense of layer using steps, brackets, chimneys, vegetation and other projecting elements to make the buildings look less massive."

"Additions to historic landmarks and contributing structures within the historic district should show consistency of design, massing and scale in relation to the existing structure and the surrounding area."

The enclosure of the rear porch and balcony is not visible from the street and has no impact on the historic character. A variance is requested for a continuous wall plane of 45.3 feet on the southeast side elevation in lieu of the required side articulation at 36 feet. The view shed along this side is very limited. The side wall is broken by a recessed arched topped entry. Maintaining the width of the driveway all the way to the rear yard and garage is necessary.

While the new second floor addition is forward of the existing second floor, it is still well recessed from the front of the house and differentiated from the historic façade. A significant visible change occurs at the northwest side elevation where the proposed addition goes up extends to the side elevation; adding a second story up from the existing one story area for a distance of 12.5 feet before ending and moving back to the existing side wall. A variance is requested for a second floor setback of 4.4 feet (the existing one story side setback) in lieu of the required ten foot side setback. This creates a second story "block" along this otherwise one story elevation that is visible from the street.

The abutting neighbor has raised an objection to this portion of the proposal and the variance request due to the proximity to the lot line and the visual impact (statement attached). A compromise was presented that staff recognizes as a solution to the 12.5 foot second story

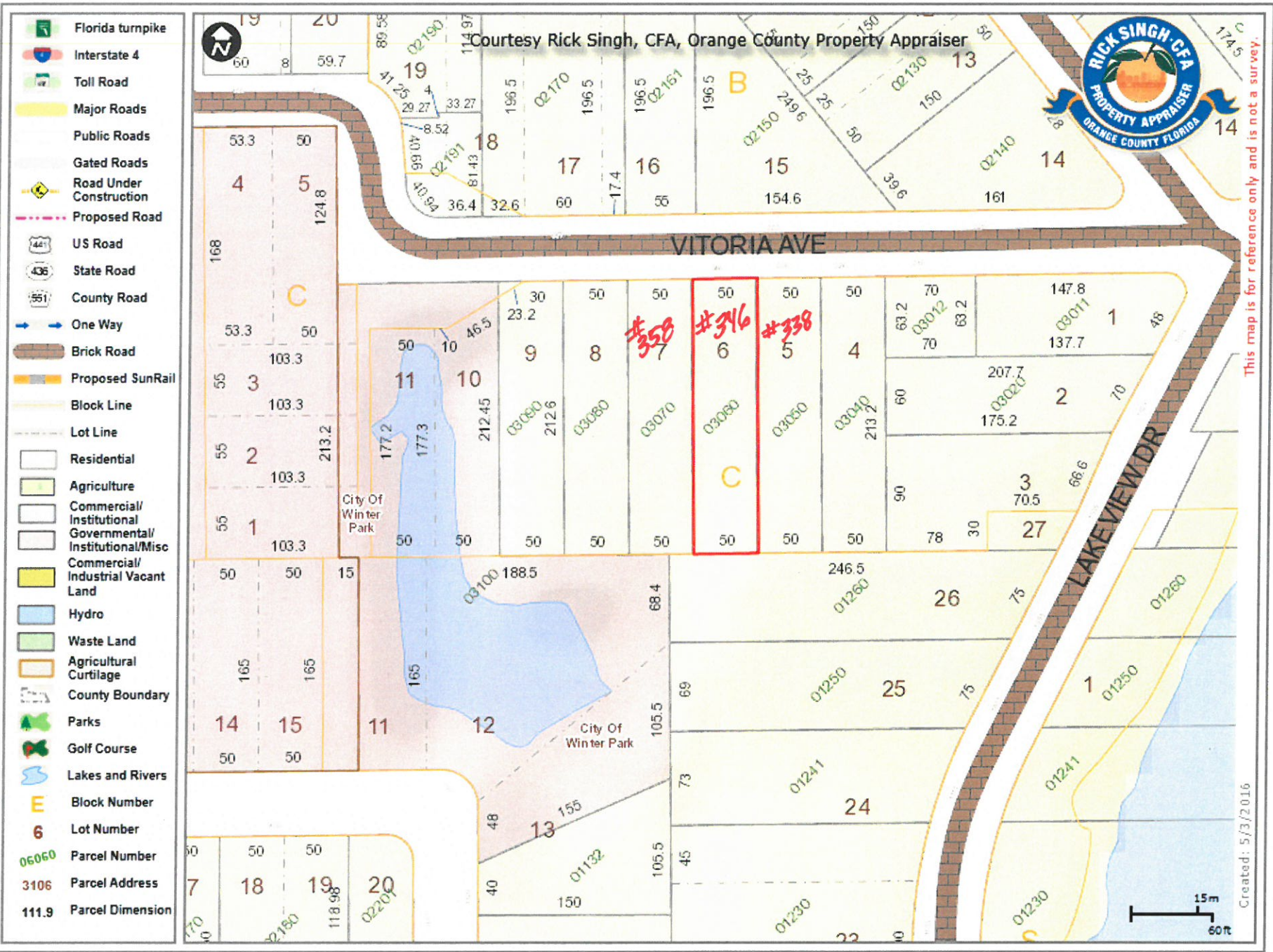


“block” of the addition on the northwest side. The recommendation is to recess the northwest side portion of the second floor addition back from the side wall plane by 3 feet with a tiled shed roof to make the transition from the second floor to the first. A variance to allow a 7.4 foot side setback to the second floor in lieu of the required ten feet would still be needed. The addition’s massing would be improved and the neighbor would have less visual imposition from the addition. A tiled shed roof would be compatible with the architecture.

**STAFF RECOMMENDATION:**

1. **Approve the enclosure of the first floor rear porch and second floor balcony; granting a variance to allow a continuous sidewall plane of 45.3 feet in lieu of the required 36 foot side wall articulation.**
2. **Approve the second floor addition with the condition that the northwest side wall of the second floor be recessed 3 feet from the first floor side wall plane with a tiled shed roof transition; granting a variance to allow a 7.4 foot side setback to the second floor addition.**





- 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







# 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.



## VI. DESIGN OF COMPATIBLE NEW CONSTRUCTION/ADDITIONS

The detailed standards contained in the following sections have been established to assist property owners and the Historic Preservation Commission when designing/reviewing new construction and alterations to existing structures within the College Quarter Historic District.

In considering an application for Certificate of Review, the Historic Preservation Commission should adhere to the guidelines contained in this section. The purpose of these design standards is to ensure that new development within the district is carried out in accordance with the character of the district.

The guidelines are intended to encourage applicants to adapt the following principles:

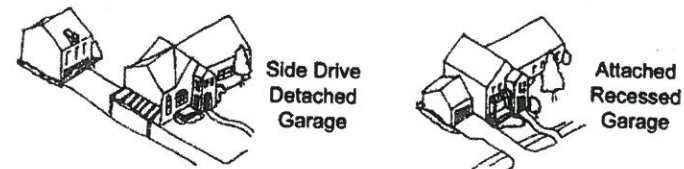
- **Additions** should utilize building elements and features that are harmonious with the facades of contributing buildings within the district. Applicants are encouraged to rescue and reuse architectural elements from buildings that are to be demolished for use in new construction/additions.
- **New Development** should incorporate good architectural design principles, in character with the existing buildings in the district. New construction should be compatible with historic buildings without necessarily copying their detail.

The guidelines contained in this section are consistent with the **Secretary of the Interior's Standards for the Treatment of Historic Properties**, which are basic principles created by the National Park Service for preservation, rehabilitation, restoration, and reconstruction.

### A. Lot Layout

How a site plan is designed determines how the new building will respond to the street and neighboring structures. It is important for new development to respect and continue the urban fabric of the College Quarter Historic District. The following guidelines are intended to help new development blend with the existing historic fabric of the district.

- The creation of substandard lots shall be prohibited. Similarly, the consolidation of lots into larger parcels shall be discouraged, as it would be inconsistent with the predominant lot width present in the district.
- The principal building should be located closer to the front, leaving enough space for accessory structures (including a garage) in the rear of the property.
- Where alleys are available, new garages should be located facing the rear of the lot and should be located no closer than thirty-five (35) feet to the front property line.



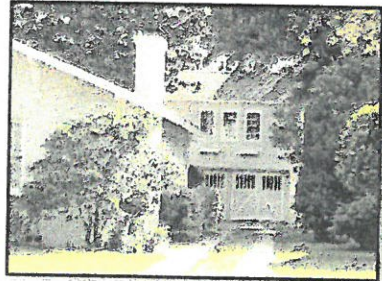
- Where alleys are not available, the garages should be located behind the front building line of the principal structure.

### B. Scale

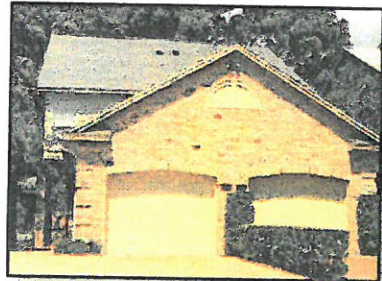
This section provides guidelines to ensure consistency and



## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)



Appropriate



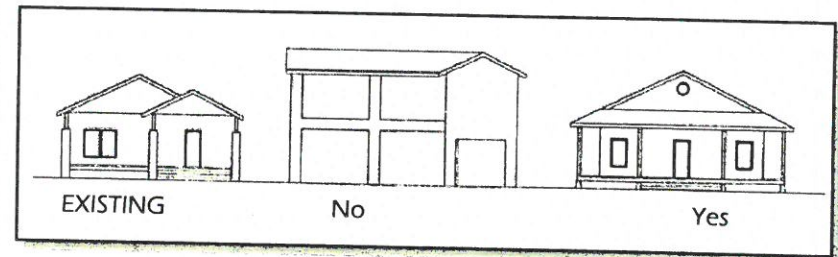
Inappropriate

compatibility of new development/redevelopment with the established building proportion and scale characteristics of the existing development pattern in the district.

- To maintain the predominant scale and proportion in the district, **new buildings, additions and alterations** should be designed so that elements of the building façade are aligned with the façade elements of the neighboring structures (e.g. windows, doors, awnings, etc.).
- **New buildings** and their components should be compatible in scale with each other, the human body, and the neighboring structures. Some of the building components that contribute to the overall massing and form include:
  - Windows and doors - size in relation to the façade and neighboring structures
  - Roofs - Pitch and size in relation to facade and neighbors.
  - Number and height of stories - Avoid overpowering adjacent buildings.
- Contemporary design for **new construction** should not be discouraged when such new construction is compatible with

the size and scale of the property, neighborhood and immediate environment.

- To achieve the appropriate scale, the height to width, length to width and solid to void ratios must be considered. The scale (height to width ratio) of a street-facing façade should be compatible with and maintain the proportions established



by the structures within the district.

- New buildings that are larger than its neighbors in terms of square footage, should still maintain the same scale and rhythm as the existing buildings, by breaking the volumes into smaller parts.

### C. Massing and Building Form

These guidelines address the relationship of building massing and form to other buildings in the district. The residential buildings within the historic districts are mostly one story in height, with a few two story structures. Many homes in the historic district emphasize horizontality (typical of the Craftsman Bungalow style).

- **New construction** should create a sense of layers using steps, brackets, chimneys, vegetation, and other projecting elements to make the buildings look less massive.



## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

- **All new buildings** should have the main entrance oriented to the street and in full view from the public right-of-way.
- **Additions** to historic landmarks and contributing structures within the historic district should show consistency of design, massing and scale in relation to the existing structure, and the surrounding area.
- The width of **new or altered buildings** should be consistent with the predominant building width in the surrounding neighborhood.

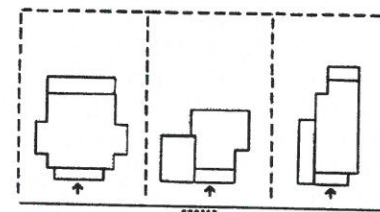


- **Additions or alterations** to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
- Primary residential entries for **new structures** should face the street and should not be recessed more than six feet (6') from the face of the primary façade.
- There are several buildings in the district with porte-cochères. They are a characteristic feature in the district and as such, they should be preserved. The enclosure of such structures for garage or living area shall be discouraged.

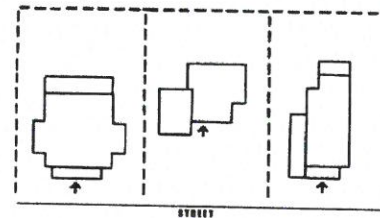
### D. Setbacks

New development and redevelopment projects should maintain the district's historic building setback.

- New buildings and additions should meet the required setbacks of the zoning district, except as noted in this section.
- New buildings, and additions should be designed so that the front facades of the buildings are closely aligned with other buildings on the block to maintain a uniform setback.
- In order to encourage the use of front porches, new open porches, balconies, and stoops should be permitted to encroach up to three (3) feet into the front yard setback to match the existing setback of any existing porches in the block, but shall in no case encroach into the public right of way.



Appropriate Setbacks



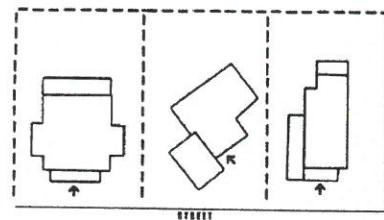
Setback not consistent



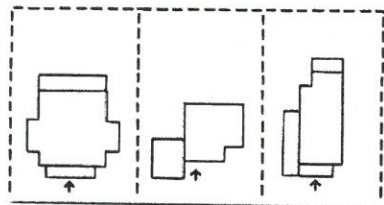
## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

### E. Orientation

Any new development or redevelopment within the district should preserve the existing building orientation. Most houses in the district were built with the main facade and entrance facing the street. Also, most buildings in the district were placed following the lot orientation (using right angles). New development and additions to existing buildings should respect that.



Orientation not consistent



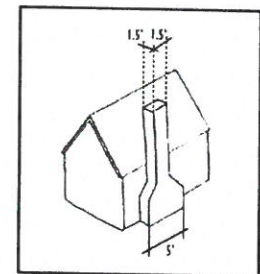
Appropriate Orientation

### F. Building Features (Trim and Detail)

Building features can be used to provide a link between old and new. New construction should incorporate building elements based on the old significant buildings in the district to achieve

compatibility with the historic buildings in the district. However, new construction should not replicate styles.

- **Alterations and additions to contributing structures** should be compatible with the color, material, and character of the structure, neighborhood or immediate environment.
- Building features within **new construction** should be compatible with the color, material, and character of the property, neighborhood and immediate environment.
- Balconies within the commercial historic district should be permitted to encroach into the public right-of-way up to three feet (3') from the property line, as long as they meet clearance requirements required in the city code.
- Posts, balconies, porches and bay windows, as well as columns, piers and arches, should use materials consistent with the style of the structure.
- Chimneys should have a minimum width of five (5') feet at the ground floor, and a dimension of one and a half (1.5') feet in either direction above the roof line. The transition should be tapered.
- Exterior chimneys and foundations should be finished in brick, stone, or stucco only.
- New or replacement brackets for cantilevers, and open balconies should be made of brick, wood, stone or steel, if visible, consistent with the style of the structure.
- Stoops may be made of brick, stucco, cast concrete or wood, also consistent with the style of the structure.



Chimney dimensions

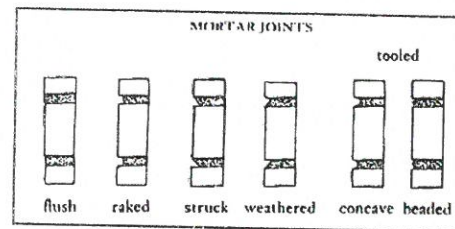


## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

### G. Materials/Exterior Fabric

The use of materials common to the district and the avoidance of use of inappropriate materials in construction.

- Any and all **additions** to wood sided structures should be of wood and match the existing siding in size, shape, color, orientation and texture.
- Any and all additions to stuccoed structures should be of stucco to match the existing in color, composition and texture.
- Any and all additions to concrete block structures should be of matching concrete block and should have mortar joints that match the existing.
- When a brick veneer is applied only to a front façade, it should return onto both side façades a minimum depth of two (2) feet.
- Brick mortar joints should be struck, concave, or flush only.
- Trim on brick buildings may be made of pre-cast concrete, terracotta, or stone.
- Stucco should be applied consistent with the style of the structure, which is typically a smooth sand finish for Masonry Vernacular buildings and rustic for Mission and Mediterranean Revival.



### H. Facade Proportion

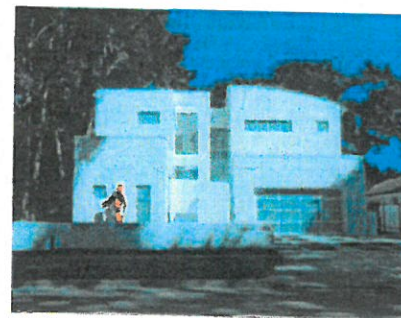
Attention should be placed on the location and proportion of building elements, such as windows, doors and roofs, and their relation to the overall size of the building.

- New buildings should be designed so that their front facade is consistent with the existing facades in the district. The solid/void relationship (proportion of windows and doors to the overall building) should be maintained (e.g. the transparency of front facades should be maintained, and windows should be vertical in proportion).



Inappropriate door proportion

- Larger buildings should be designed so their facades are divided into smaller elements that relate to those of the



Inappropriate Infill



Appropriate Infill



## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

surrounding neighborhood.

- The design of an **existing non-contributing** structure may be modernized or contain historical references, but should not be redesigned to create a false historical appearance.

### I. Entrances and Porch Projections

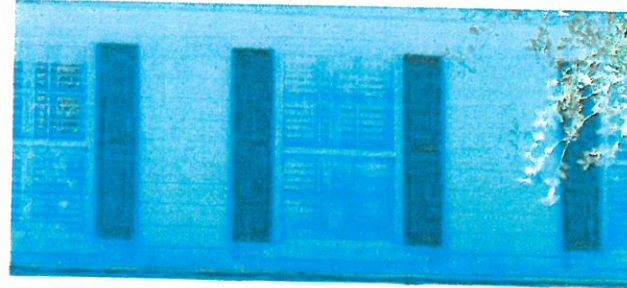
Most residential buildings in the district have, or had at one time, a front porch. New buildings should incorporate porches in their designs. The size, shape, and proportion of the entrances and porches should respect the existing pattern in the district.

- The addition of front porches and balconies to new residential structures is encouraged as they contribute to healthy streets and safe neighborhoods.
- Porch additions should have a roof type that is either similar to the existing roof or is in character with the style and period of the building.
- No porch additions will be allowed in front of volumes originally designed as porches. If a porch is desired, the original porch should be restored.
- No decks should be allowed within the front yard.

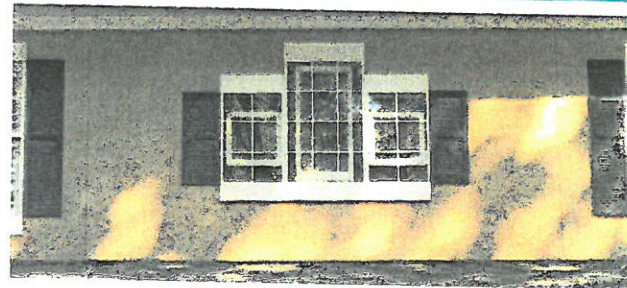
### J. Windows and Doors

Windows on additions should have the same orientation and be of a similar size to the existing or original windows of the principal façade except if the addition is on the same plane as the existing principal façade, then the windows of the addition should match the original windows in orientation, size,

materials and configuration.



Appropriate Window Type



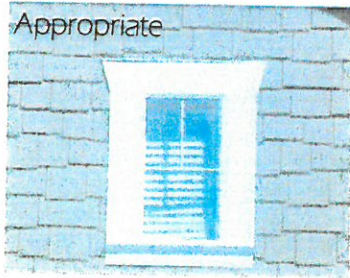
Inappropriate Window Type

- All **new windows** in building additions should have mullion profiles consistent with the style of the original structure. If single hung or double hung windows are placed in groupings, a four to six inch trim piece should separate the windows.





## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)



Attic Windows

- All windows, including attic and dormer windows should be real windows. No false windows should be allowed.
- Windows and doors should be glazed in clear glass with no more than ten (10) percent daylight reduction. The use of reflective glass and reflective film is prohibited on all buildings.
- Stained glass and art glass installations in new buildings may only be used, when in character with the style of the building (Prairie).
- The use of etched glass is not consistent with any of the architectural styles present in the district. Therefore, it may only be used if not visible from the public right-of-way.
- Rectangular windows should be casement and single or double hung; circular and hexagonal windows may be fixed or pivot.
- Muntins, if provided, should be true divided lites.
- Ornamental iron, grills, or bars on windows (Mission and Mediterranean styles only) should be constructed of steel, wrought iron or similar material, and should be painted with a gloss paint of dark color.

- The total glazing area on any facade should not exceed thirty (30) percent of the facade surface.
- Bay windows, when provided, should be habitable spaces carried to the ground on walls or feathered back to the wall with appropriate moldings.



Examples of inappropriate window additions

- Exterior doors must be side-hinged except for garage doors. Sliding doors are not permitted in contributing structures, except in a place not visible from the right-of-way.
- New garage doors may be constructed of wood, metal or fiberglass, and should not exceed a maximum width of nine (9) feet for a single door.



## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

### K. Foundations

The area between the ground level and the finished floor elevation needs to be designed consistent with the style of the building, maintaining pedestrian proportions, and in a way not to detract from the style of the building and surrounding structures.

- Most styles recommend elevating the structure from the ground level, a minimum of two feet.
- The undercroft of decks and foundations with spaced piers should be enclosed by a material consistent with the style of the structure, and should be located between the pillars instead of covering the pillars.
- Property owners need to be creative when selecting materials to cover the crawlspace. See Rehabilitation section for examples of recommended materials.
- A raised trim should be considered between the foundation area and the bottom of the first floor.
- Heavy landscaping should be used to cover the foundation as much as possible.
- A slightly darker color in character with the style should be considered for the area below the finished floor elevation.

### L. Roof Forms and Materials

New construction should include roofs that are consistent and compatible with the existing buildings on the district.

- Roofs on additions should have similar shape, materials and pitch as the existing structure. New features, such as

skylights or solar collectors, should be flush with the roof and should not be installed on roofs visible from the public right-of-way.

- A flat or pitched roof that is not visible from the ground may have a different material than the rest of the existing roof.
- Flat roofs should be provided only in the form of balconies (accessible from an adjacent habitable room and enclosed by parapets no less than 36' high).
- Gutters should be made of galvanized steel, copper or painted aluminum.

### M. Building Color

Paint color selection for new buildings within the College Quarter Historic District should be appropriate to the predominant architecture of the structure and the district.

- Paint colors for new buildings should not be restricted with the exception of intense bright and arresting colors such as fluorescent green, orange, yellow and similar shades. The number of colors for the exterior should be in keeping with the style of the structure and with other buildings within the historic district.
- Brick, stone, or other materials intended to be naturally unpainted should remain unpainted.
- Wood surfaces should be treated and/or painted.



**Inappropriate Colors for a Historic District**



# COLLEGE PLACE REPLAT

SCALE 1 INCH = 80 FEET.

DATE FEB. 1923.

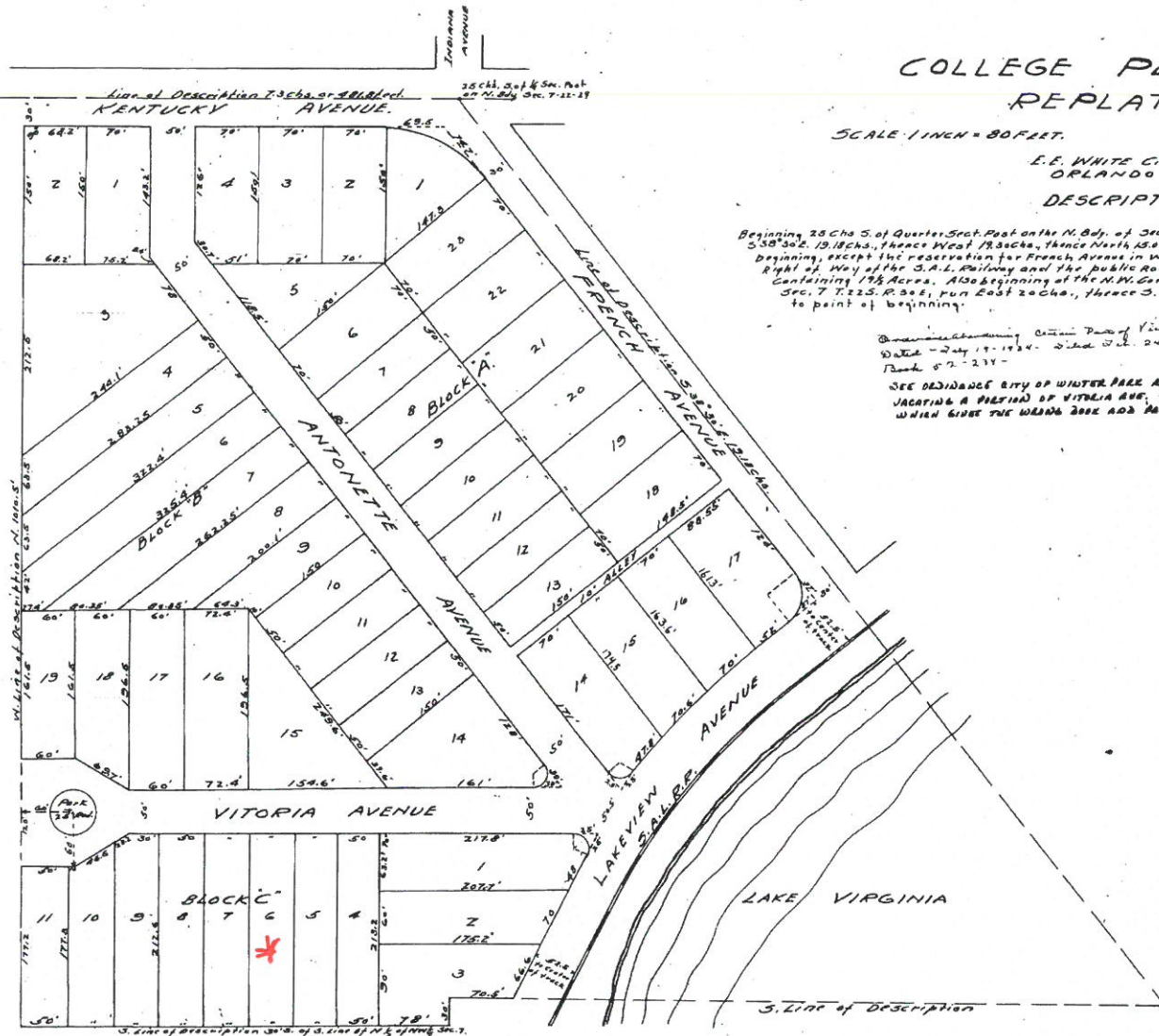
E. E. WHITE CIVIL ENGINEER  
ORLANDO FLORIDA.

## DESCRIPTION

Beginning 25 Chs S. of Quarter Sect. Post on the N. E. of Sec. 7, T. 25, R. 30 E. Run  
S. 58° 30' E. 19.18 Chs., thence West 17.8 Chs., thence North 15.0 Chs., thence E. 7.0 Chs., to  
beginning, except the reservation for French Avenue in Winter Park, also excepting the  
Right of Way of the S. A. L. Railway and the Public Road on the West side of the Railway,  
containing 1.8 Acres. Also beginning of the N. W. Cor. of the S. 14. & of  
Sec. 7, T. 25, R. 30 E. run East 20 Chs., thence S. 30 feet, thence N. 20 Chs., thence N. West  
to point of beginning.

Replat of certain parts of Victoria Avenue - By City of W. P.  
Dated - 27th 1924. Filed 2d 24-1924. Recorded  
Book 57-234

SEE DECISIONS CITY OF WINTER PARK APPROVED 2/14/24 IN FILE BOOK 54 PAGE 435  
JACUATING A PORTION OF VICTORIA AVE. THE ENTRY IS TO CORRECT THE ABOVE ENTRY  
WHICH GIVES THE WRONG BOOK AND PAGE



1923

STATE OF FLORIDA  
COUNTY OF ORANGE

Owners Certificate.

Personally appeared before me J. A. Treat, who being duly sworn, deposes and says that he is the owner of the land described in the Caption and has authorized and accepted the survey and subdivision as shown hereon.  
James A. Treat  
Owner

Subscribed and sworn to before me this 17 day of Feb A.D. 1923

M. I. Hart  
Notary Public

My Commission expires 4/13/1925

Notarial Seal.

STATE OF FLORIDA  
COUNTY OF ORANGE

Engineers Certificate.

Personally appeared before me E. E. White, Civil Engineer, who being duly sworn, deposes and says that the plat herein is a true and correct representation of the survey and subdivision of the land described in the Caption.  
E. E. White  
Civil Engineer

Subscribed and sworn to before me this 17 day of February A.D. 1923

M. I. Hart  
Notary Public

My Commission Expires 4/13/1925

Notarial Seal

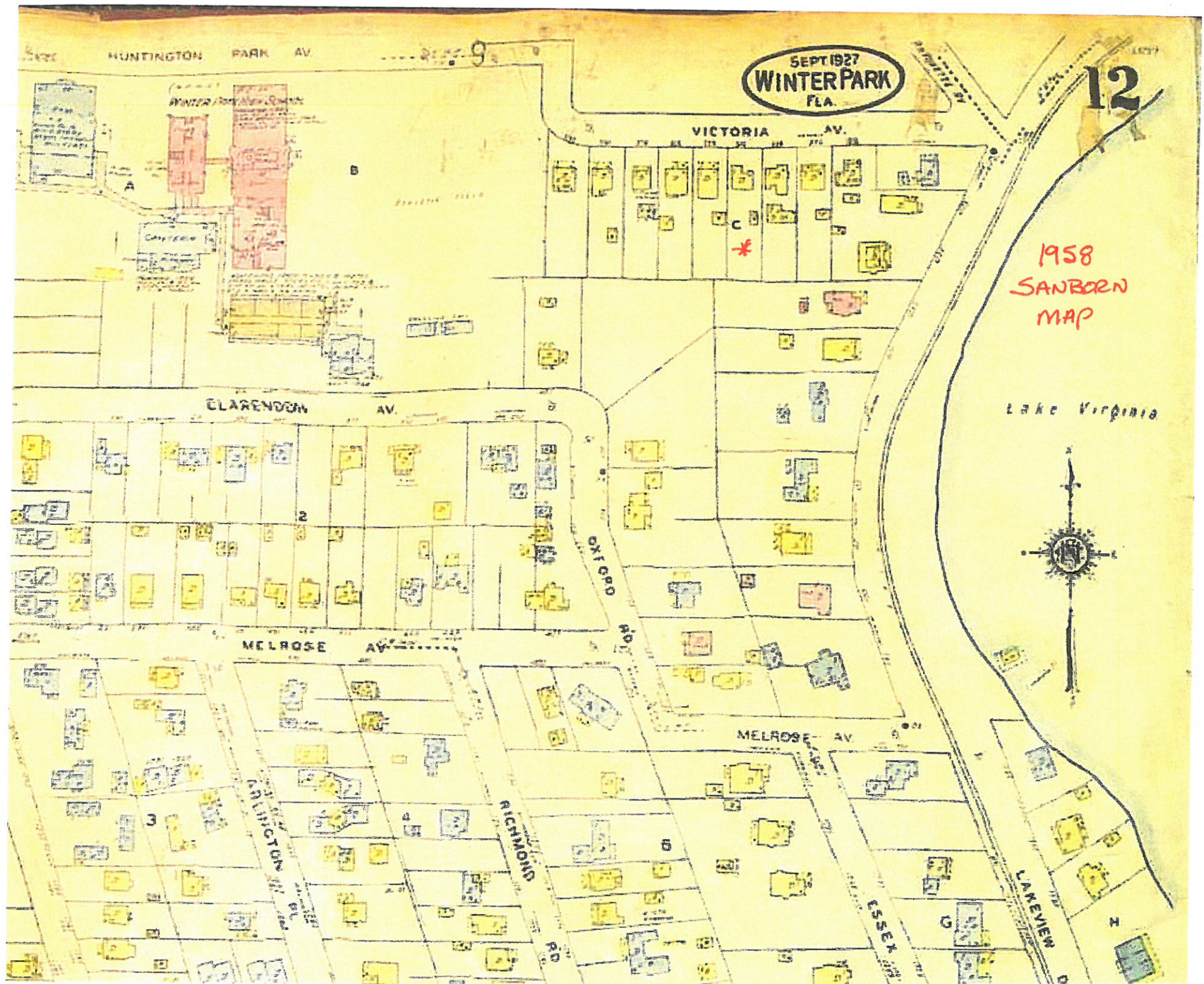
FILED AND RECORDED FEB. 17, 1923 12 M.  
B. W. Robinson, Clerk.  
By my attorney, J. E.



SEPT 1927  
WINTER PARK  
FLA.

12

1958  
SANBORN  
MAP







FRONT ELEVATION





WEST SIDE WALL (4.4 FOOT SIDE SETBACK)





STREETVIEW LOOKING SOUTHEAST





WEST SIDE ELEVATION FROM REAR



REAR ELEVATION







REAR ELEVATION



EAST SIDE ELEVATION





FRONT SETBACK  
OVERVIEW

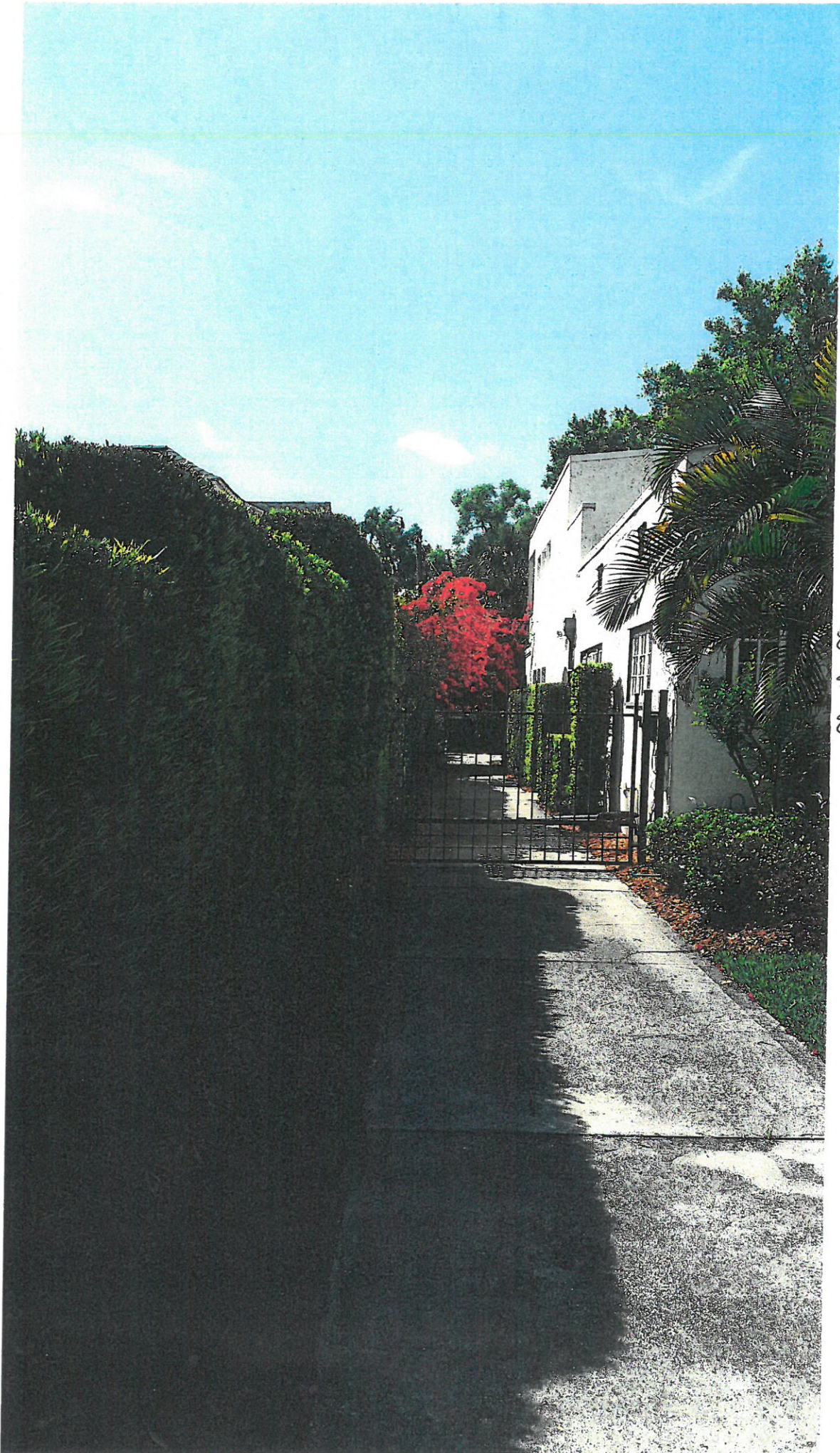






WEST  
4.4'  
LOT  
SIDE





EAST  
SIDE  
ELEVATION



## Lindsey Hayes

---

**From:** John Skolfield <John@skohomes.com>  
**Sent:** Tuesday, April 05, 2016 12:47 PM  
**To:** Lindsey Hayes  
**Subject:** 346 Vitoria Avenue

Hi Lindsey,

Thank you once again for the good work you do for Historic Preservation. I'm writing in reference to the variance application by David and Elizabeth Corddy, our next door neighbors.

As you know, prior to the designation of the College Quarter as a qualifying historic district, the proposed addition/renovation would have required a variance approval through the board of adjustments. A likely denial to allow the non-conforming first floor setback of 4.5 in lieu of the required 6.0 feet as well as the requested 4'5" for the second floor setback in lieu of the required 10'0". In recognition of the peculiarity of 50' wide lots and the flexibility granted homeowners in a historic district allow me to make the following observations.

The first floor west wall extends 49' without articulation that would be required of new construction, built in the 20's, I get it. At 4'5" from our property line the home is close, noted by the photo from the inside of our kitchen. This is how it was when we purchase our home and how it was in 1926, no problem.

David and Elizabeth Corddy deserve praise for the care and attention they have exercised to maintain the beautiful small home look from the street. It is absolutely charming. At some point in the past large square flat roof additions were placed on the rear of this small home.

To extend this unfortunate disconnect in architecture by placing a vertical wall a mere 4'5" from our property line in lieu of 10.0' would be imposing, unfortunate, and unfair to me and my family. This wall, as represented on the plans, would extend over 20' straight up, additional square footage for sure but doing nothing to soften the abrupt transition from the charming front facade to the boxy addition.

I think the following represents a reasonable solution. This is so close to the property line that I believe it would require a fire rated wall.

**Symmetry:** I understand the desire for the second floor front elevation to align with the wall on the right, albeit 49' back from the front plane and not so noticeable. It's appropriate to note that symmetry isn't an established characteristic on the home, nor should it be. The first floor architecture is beautiful, and asymmetric.

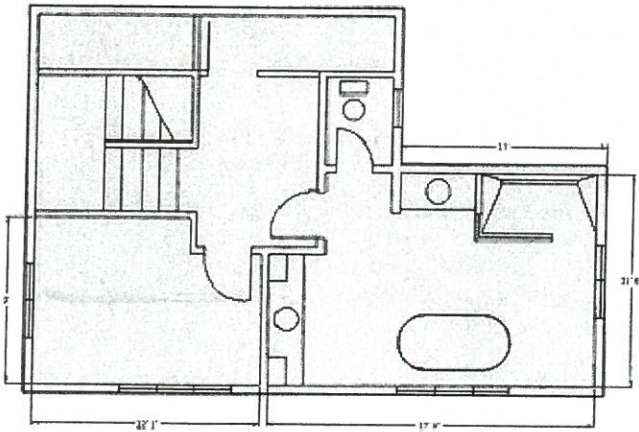
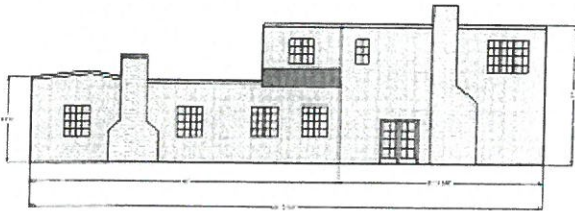
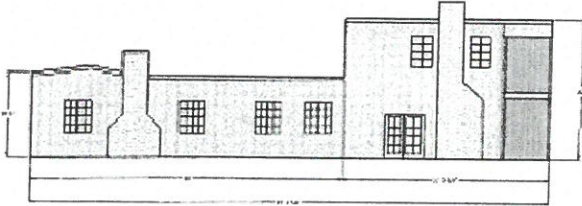
**Side set back:** In lieu of the 4'5" side setback proposed on the second floor or the required 10'0" setback one could do the following. If the addition were pulled back just three feet then a small tile roof, matching the front of the home, would break up the excessive plane and provide some open space, minimizing the "canyon" effect. This would result in a second floor side setback of 7'5" in lieu of 10'0", still a sizable variance but acceptable for us.

**Windows:** The lack of windows on the walls were perhaps intended to minimize the sense that our privacy is compromised, if so, we appreciate the consideration. The aesthetics are begging for windows. Window treatment would likely stay in place removing the privacy concerns with a benefit of soft bathing afternoon sunlight on the interior space, the "magic hour, so to speak, brought inside. The small window in the toilet room would serve likewise.

**Layout:** With the enclosing of the screen porches and the additional space for the bathroom the result for the design in the application is 3,775 square feet under air. If brought back 3' as I'm proposing, it would be 3,737, 1% less. As you will see from the sketch below I've laid out some suggestions. Basically it leaves the wish list as is with a 188 square foot master bathroom. 2.6 times larger than the current master bathroom.

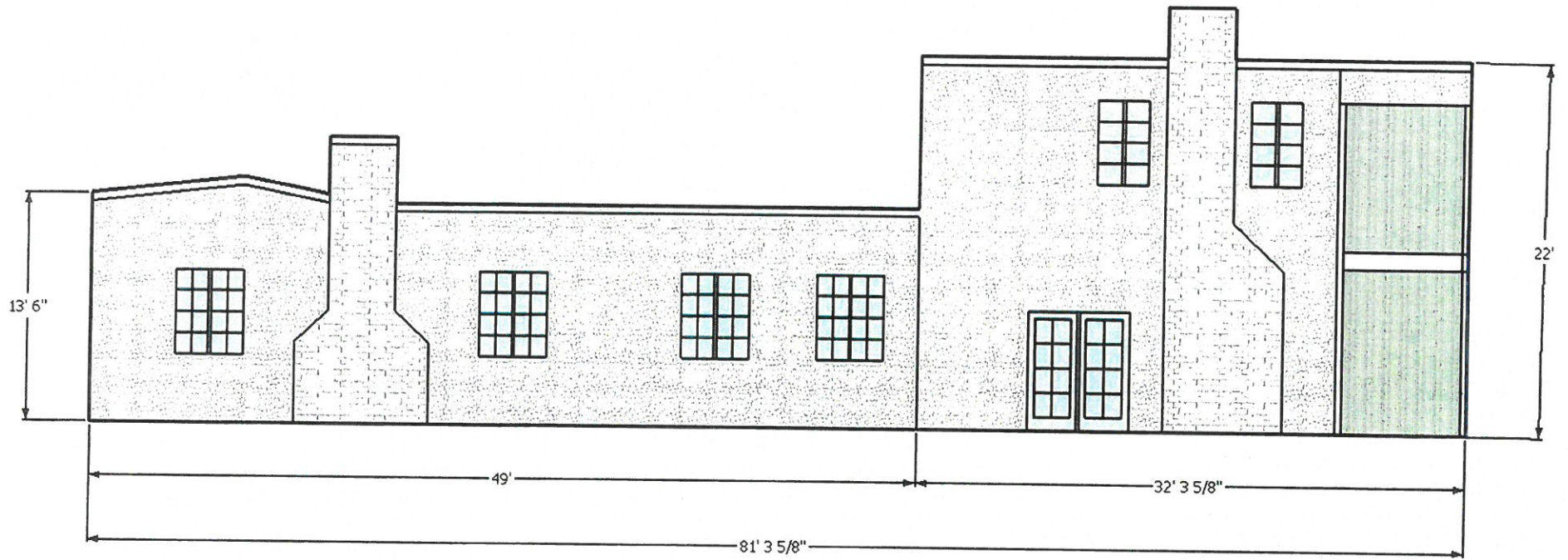


**Why, why why:** Why have I put this together. For many reasons. I like great design and am particularly fond of exterior facades that look great, like the Corrdry's front elevation; We live here, we don't want a big wall next to us. If we were to stand up as the adjacent neighbor most affected, screaming no,no,no, the application would likely be sent back to the drawing board with denial. This decidedly wouldn't respect the board and their volunteer time; it would delay an ultimate approved design; and would cause more work for Lindsey, etc. So, I hope my time results in a tasteful addition that is not overbearing.

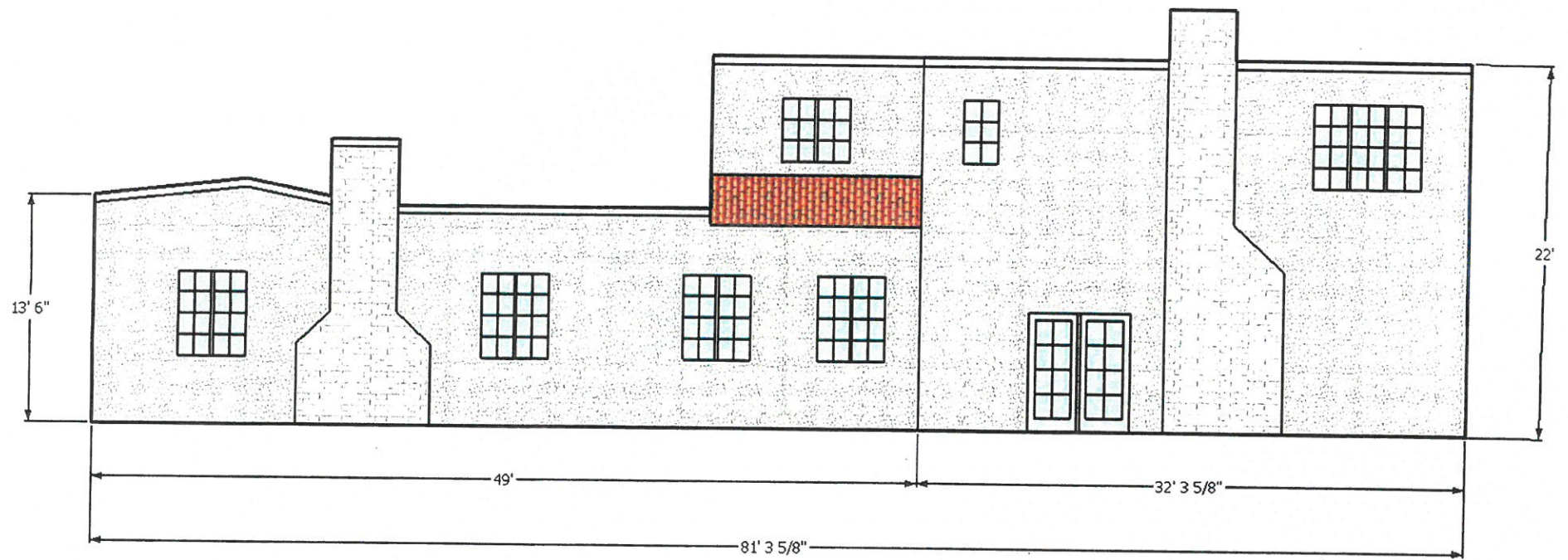


John T. Skolfield III  
Managing Member  
Skolfield Homes LLC  
office 407-647-7730  
mobile 321-228-3990

















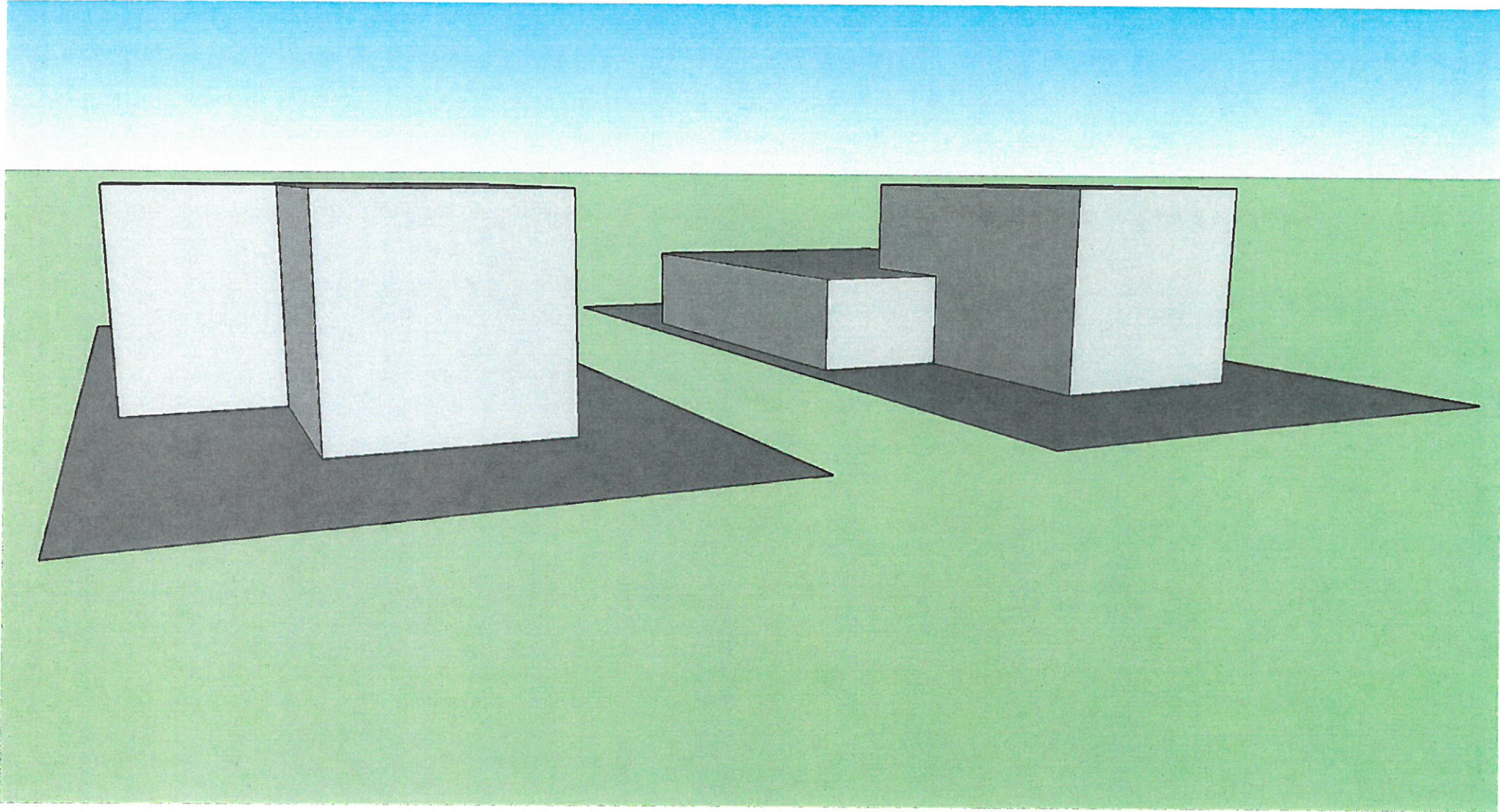










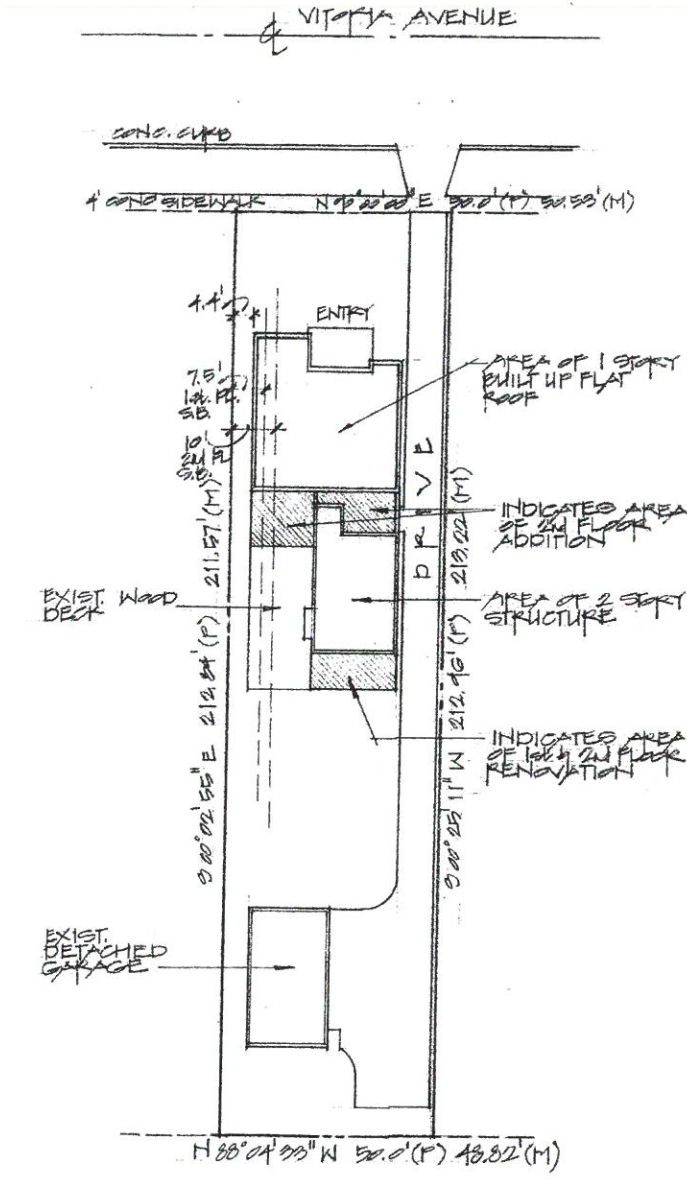








NO.	DESCRIPTION



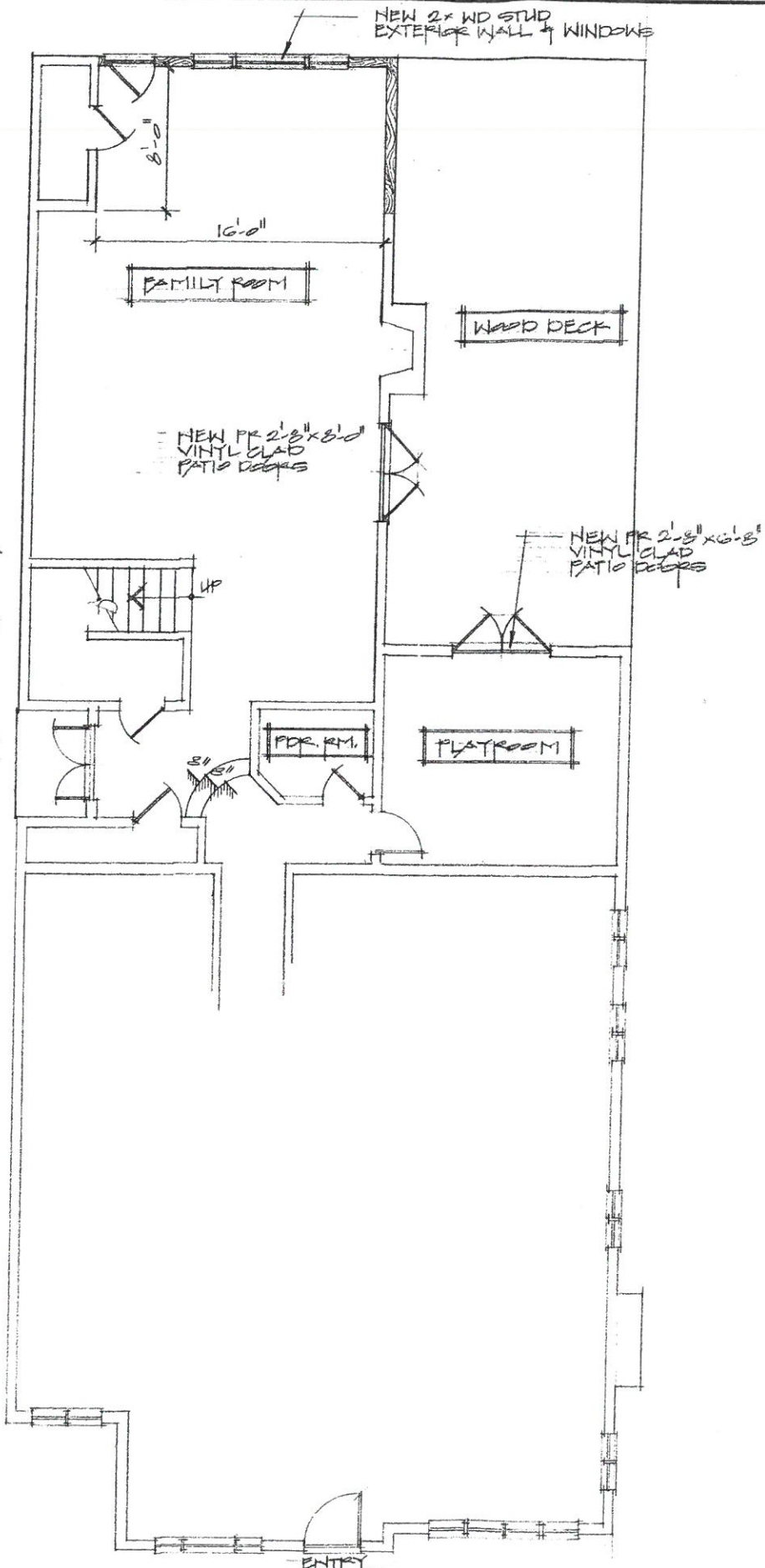
### SITE PLAN

1" = 20'

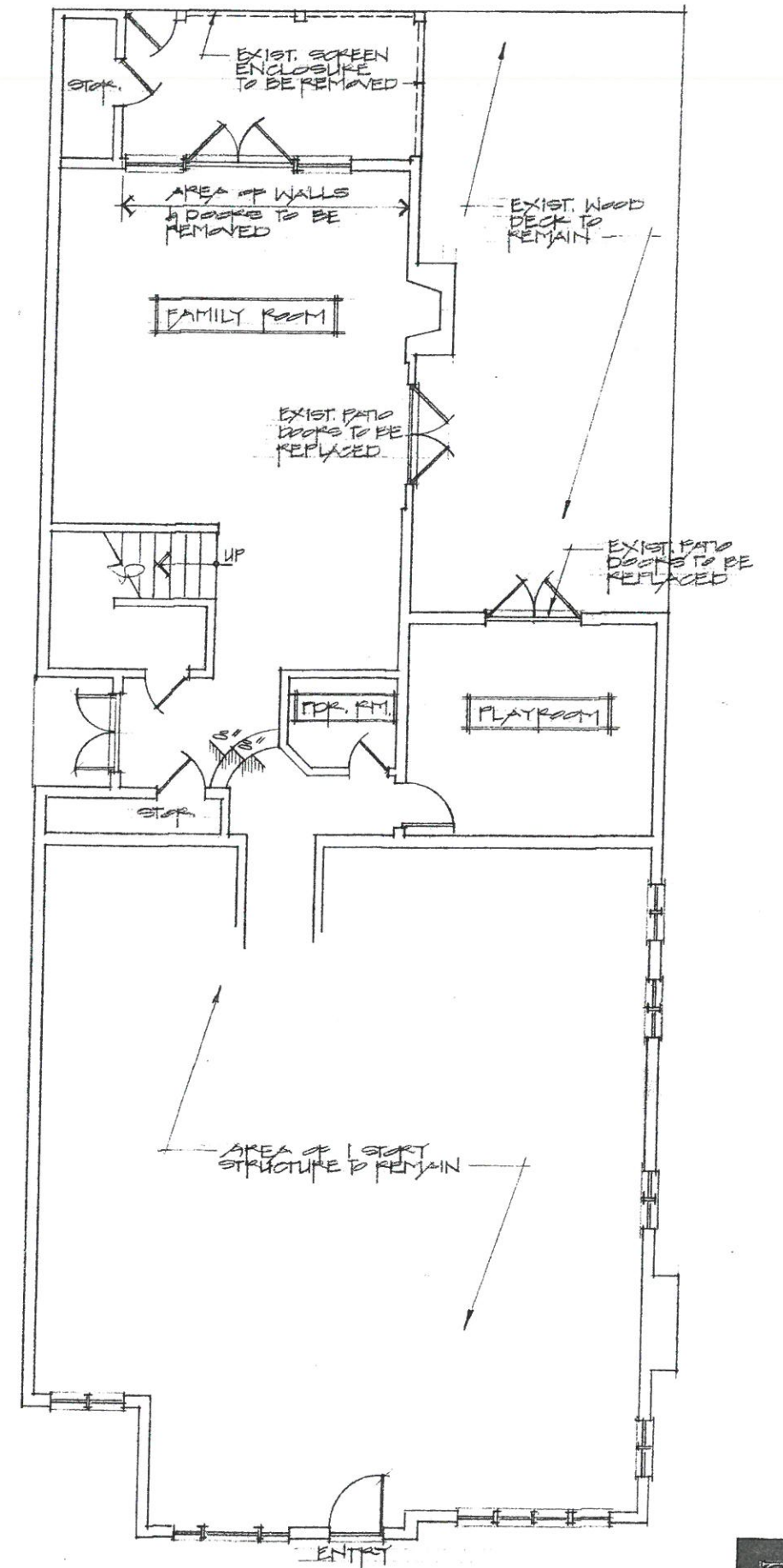
**LEGAL DESCRIPTION:**  
 LOT 6, BLOCK C, COLLEGE PLACE  
 REPLAT, ACCORDING TO THE PLAT  
 THEREOF AS RECORDED IN PLAT  
 BOOK H, PAGE 40, PUBLIC RECORDS  
 OF ORANGE COUNTY, FLORIDA.

**AREA CALCULATIONS:**

EXIST. 1st FL. A/C	2,135 SF
EXIST. 2nd FL. A/C	511 SF
TOTAL EXIST. A/C	2,784 SF
POTENTIAL ADDITION	304 SF
PATCH RENOVATIONS	320 SF
TOTAL NEW A/C	3,363 SF
GARAGE	614 SF
TOTAL AREA (FAIR)	3,952 SF
MAX FAIR ALLOWABLE	4,028 SF



1st FLOOR PLAN - RENOVATION  
 1/2" = 1'-0"



1st FLOOR PLAN - AS BUILT  
 1/4" = 1'-0"

ADDITION of RENOVATION  
 CORCORDY EVIDENCE  
 816 VITKVA AVENUE  
 WINTER PARK, FLORIDA

Date	15 MAR 16
Scale	AS NOTED
Drawn	SPIN
Job #	1601.16
Sheet	
Of	Sheets









## 2016 City of Winter Park Historic Preservation Awards

### Excellence in Residential Renovation - *Grover House, 567 Osceola Avenue*

Recipients: current owners William and Joanne Stange

567 Osceola Avenue is significant as an example of the Free Classic type of Queen Anne style house and for its association with the early period of development in Winter Park. Built around 1912 by L. W. Spangler, it was sold to F. L. Hall in 1925 who subdivided the surrounding property and also was the developer of nearby Osceola Court in the late 1920s. At different times, the house became the home of Dr. and Mrs. Edwin Grover and his sisters Eulalie and Anne, and the retirement home of Sidney and Louise Homer. Dr. Grover was the Professor of Books at Rollins College beginning in 1926. In his early career, he was an editor and publisher. He also wrote several books and mentored many students who were published. Dr. Grover was among the active group of residents who helped create Mead Garden. Eulalie Grover wrote the Sunbonnet Babies series of children's' book. Sidney Homer was a noted composer and Louise Homer was a classically trained opera singer.

Listed on the Winter Park Register of Historic Places in 2005, The Grover House at 567 Osceola Avenue had been a student rental for many years and while little altered, it was also not in good condition. Richard Booth of Boowell Properties purchased the house and set about rehabilitating it and preparing it for modern living. The original windows, wood siding and porch columns were painstakingly restored. The tangle of electrical and plumbing lines replaced with code compliant systems and plan approved for a rear addition to permit an updated kitchen and bathrooms. The accurate restoration makes the Grover House an elegant nod to Winter Park's early days.

### Excellence in Commercial Renovation – *Osceola Lodge, 231 North Interlachen Avenue and Knowles Cottage, 232 North Knowles Avenue*

Recipient: Charles Hosmer Morse Foundation

Osceola Lodge, named after the Seminole Indian chief, was built on speculation in 1886 by Winter Park pioneer Francis B. Knowles. Charles Hosmer Morse (1833-1921) bought it in 1904 and he expanded and remodeled it in the Arts and Crafts style. Granddaughter Jeannette Genius moved into the house in 1937, and she and her husband Hugh McKean lived in the house for a few years beginning in 1947. A private residence for most of its life, Osceola Lodge is now home to the Rollins College Winter Park Institute; a visiting scholars program launched in 2008.

Supervised by John Parks of the preservation firm Renker Eich Parks Architects of St. Petersburg, the Morse Foundation completed a roof to foundation rehabilitation of Osceola Lodge. Historical photographs and Jeannette Genius McKean's records provided the basis for an accurate restoration. The original pale yellow



exterior color was restored and the asbestos roof shingle replaced with cedar of the type used in the early 19<sup>th</sup> century. Osceola Lodge stands as a representative of Charles Hosmer Morse's legacy and as an excellent example of Winter Park's early history.

Excellence in Adaptive Reuse –*The Capen-Showalter House, 633 Osceola Avenue*

Recipients: The Albin Polasek Foundation Inc.

The Capen-Showalter House is associated with the pioneer development of Winter Park and families significant in city history. It was built in 1885 for James S. Capen, one of the City's early settlers. The house was originally a Folk Victorian style wood frame building located at 520 North Interlachen on Lake Osceola. It was remodeled in 1923 in the Tudor Revival style fashionable during the Florida Land Boom period. It is significant for its association with James Capen and early development of Winter Park, and its altered original architecture has achieved its own significance over time due to its association with the Showalter family.

The Albin Polasek Museum & Sculpture Gardens, Winter Park History Museum, the Friends of Casa Feliz and hundreds of community supporters rescued the home by raising funds to relocate the 200-ton building across Lake Osceola to a new lakefront site on the Polasek Museum grounds. Split into two halves nicknamed Fred and Ginger for the move, the part was floated across the lake in an event that attracted national media attention. The Capen-Showalter House is now beautifully restored and adapted for its new life as museum offices, history and art exhibits, and gracious space for workshops, meeting and special events.

Lifetime Achievement –*In Remembrance of Kenneth Murrah*

Recipient: Mrs. Ann Hicks Murrah

Kenneth Murrah arrived in Winter Park in 1944 when he was 12. He established his law firm in Winter Park in 1963, helping people plan their futures and solve their problems. A lifetime passion for community service led him to work on numerous non-profit and city boards and to service as a City Commissioner. Kenneth gave generously of his time and money to educational and philanthropic efforts.

Today we are honored to remember Kenneth Murrah as "Mr. History" for his popular presentation about Winter Park's early days to Leadership Winter Park, the Winter Park Library and numerous community groups. The delightful presentation featured images of Winter Park from sand road and grove house days to brick streets and elegant 1920s architecture. When the 2011 James Gamble Rogers II Colloquium on Historic Preservation included a downtown tour with reenactors, Mr. Murrah donned a vintage apron to play the part of 1880s general store owner and postmaster John Ergood. He reprised his role as Ergood for the City of Winter Park 125<sup>th</sup> Anniversary celebration. He thoroughly researched the people who made a difference in the development of Winter Park and through a lifetime of service to his city, central Florida cultural organizations, alma mater and church became one of those people who made a difference.