



# Historic Preservation Board Regular Meeting

November 11, 2020 at 9:00 a.m.

721 W. New England Avenue  
Winter Park, Florida

## Agenda Items

1. Call to Order
2. Approval of the October 14, 2020 meeting minutes.
3. Public Hearing Action Items

HDA 20-05 Request by Ron Scarpa to designate the property at 1199 Washington Avenue including the 1935 cottage on the Winter Park List of Historic Places, zoned R-3. ID# 07-22-30-1292-01-150

COR 20-05 Request by Ron Scarpa to restore the 1935 cottage at 1199 Washington Avenue and construct a new two-story residence to the rear with certain setback variances on property zoned R-3. ID # 07-22-30-1292-01-150

4. Planning Report
5. Board Updates & Comments
6. Upcoming Meeting Schedule

Next Work Session: Thursday, November 19, 2020 at 9:00 a.m.

Next Regular Meeting: Wednesday, December 9, 2020 at 9:00 a.m.

### appeals & assistance

"If a person decides to appeal any decision made by the Board 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."

## **Historic Preservation Board Staff Report for November 11, 2020 Meeting**

[HDA 20-05. Request of Ron Scarpa to designate the property at 1199 Washington Avenue built in 1935 to the Winter Park Register of Historic Places.](#)

[COR 20-05 Request of Ron Scarpa to restore the 1935 existing cottage at 1199 Washington Avenue and build a new two-story, 1,500 sq. ft. residence to the rear.](#)

Zoned: R-3 Parcel ID # 07-22-30-1292-01-150

Ron Scarpa (contract purchaser) has voluntarily agreed to designate the existing Minimal Traditional cottage home at 1199 Washington Avenue, built in 1935, to the Winter Park Register of Historic Places, contingent upon the approval of further development plans for the property.

This property at 1199 Washington Avenue on the corner of Melrose Avenue is zoned R-3. This property now allows for the development of two new residential two-story townhouse units, as is seen on most of the Washington Avenue. Most buyers would rather quickly decide that the existing small 1935 cottage should be demolished for the redevelopment of two new townhouse units.

Mr. Scarpa has a different vision for the potential of this property. He is offering to designate the existing 1935 cottage, restore that cottage home while adding to the existing 873 square foot home, a new bathroom and front entry porch enlarging that structure by 75 sq. ft. to a 949 sq. ft. total. Gary Hancock of Winter Park Design has provided preliminary elevations. Both parties are understanding that this is a preliminary approval with further material details to be provided to the HPB based upon concurrence of this preliminary design.

Mr. Scarpa then intends to build a freestanding second two-story home to the rear of the 1935 cottage fronting on Melrose Avenue. That home would be 1,500 sq. ft. in size, split evenly into the two floors. A preliminary design is also provided with the intent of compatibility of the look between the two structures.

There are three variances requested, that relate to the setbacks for the new two-story home. The side setback (North) is 7 feet to the one-story component of the structure and 10 feet to the two-story component of the structure. The plans request a 7-foot setback for both floors. The staff is comfortable with this variance as there have been extensive discussions with the affected neighbor who is in support.

The second variance is similar as the rear setback (West) is 10 feet to the one-story component of the structure and 25 feet to the two-story component. The plans request a 12-foot setback to both floors. The staff is comfortable with this variance as the adjacent historically designated property at 1124 Azalea Lane (now under construction) has a two-story garage/guest house at a 5-foot (variance) setback previously approved by Historic Preservation Board in November 2016.

The third variance is a street setback to Melrose Avenue of 11-feet in lieu of the required 15 feet. Staff is comfortable with this variance because the 11-feet proposed, is further back and behind the existing street side setback of the existing 1935 cottage.

It is important to point out that the total size of the two structures will be a combined 2,449 sq. ft. which is a floor area ratio (FAR) of 43.8%. This is less than the maximum 50% FAR allowed. Similarly, the building lot coverage proposed (footprint) is at 32% which is less than the permitted 35%.

### **Summary and Recommendation**

One goal of our historic preservation designations is the preservation of authentic architectural styles built in the past that portray the architectural heritage of the City. However, a second goal is to maintain the historic scale and character of our neighborhoods even if the individual structure is not an iconic example of an architectural style.

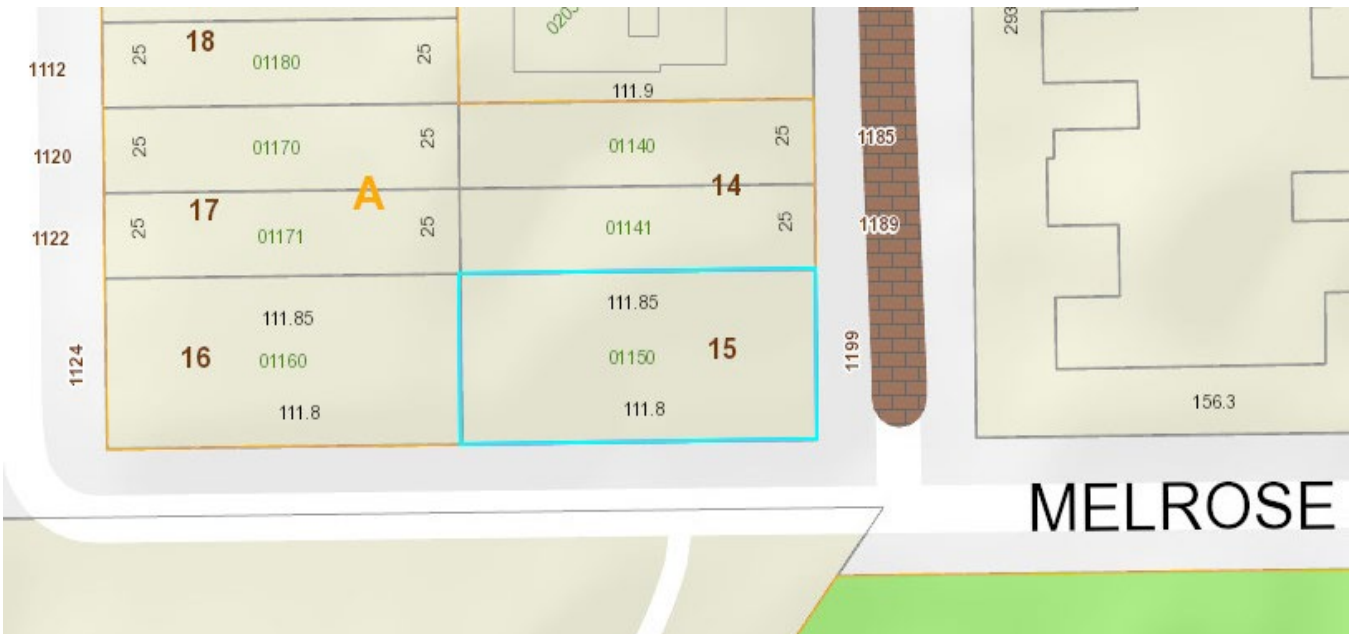
As indicated prior, almost every buyer of this property would only be interested in the land and its R-3 zoning that can yield two new townhouse units which would be maximized to the full maximum 50% FAR and the full 35% lot coverage.

The staff has full confidence that the applicant and architect will complete the design to fully complement each individual structure. As such staff supports the application as qualified for listing on the Winter Park Register of Historic Places.

**STAFF RECOMMENDATION IS FOR APPROVAL OF 1199 WASHINGTON AVENUE IN THE WINTER PARK REGISTER OF HISTORIC PLACES AND PRELIMINARY APPROVAL OF THE SITE AND BUILDING PLANS AS SUBMITTED INCLUSIVE OF THE VARIANCES REQUESTED.**







**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1199 WASHINGTON AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.**

**WHEREAS**, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

**WHEREAS**, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

**WHEREAS**, there is the desire foster awareness and civic pride in the accomplishments of the past; and

**WHEREAS**, the Winter Park Historic Preservation Board has determined and recommended that the property at 1198 Washington Avenue with the existing cottage home as an example of the Minimal Traditional style architecture popular during that period.

**NOW, THEREFORE**, be it resolved by the City Commission of the City of Winter Park, Florida that:

**SECTION 1.** That the City Commission of the City of Winter Park hereby designates 1199 Washington Avenue as a historic resource on the Winter Park Register of Historic Places, such action being taken in concert with the approval by the Historic Preservation Board for a new two-story residence in the rear of this property, as is permitted by the R-3 zoning.

**SECTION 2.** That the two residences shall be eligible for the historic preservation incentive of city fee waiver for underground electric

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Steve Leary, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

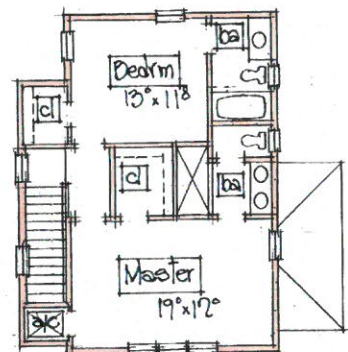




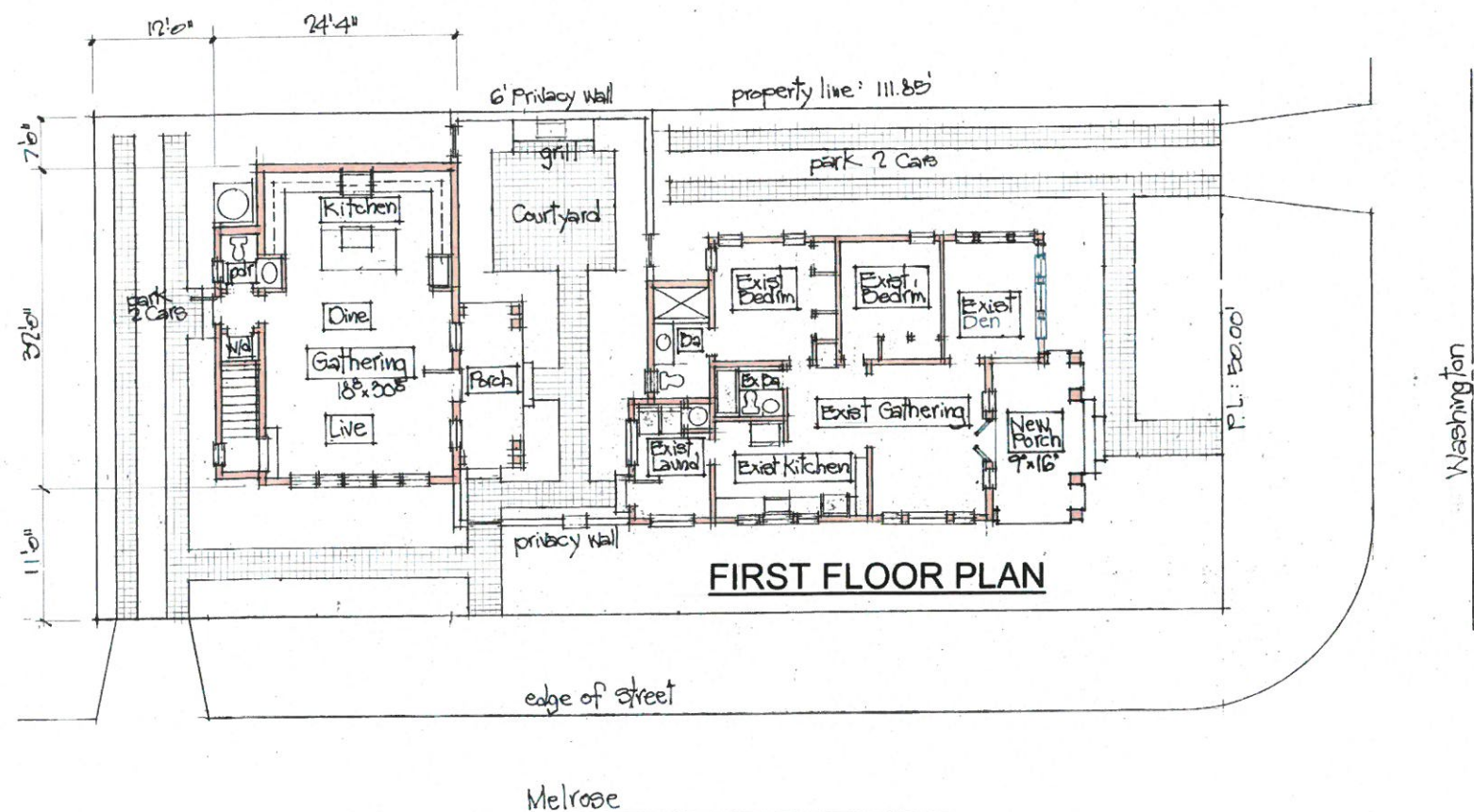








**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

AREA CALCULATION	
Existing Zoning	R-3
Address	1199 Washington Ave.
Lot Area	5,591 SF
BUILDING AREA	
<b>Existing Cottage</b>	
Existing Living	873
New Addition	76
New Porch	145
FAR	949 SF
<b>New Cottage</b>	
First Floor	750
Second Floor	750
Total Living	1,500 SF
Front Porch	100
Total Construction	1,600 SF
FLOOR AREA RATIO	
Existing Cottage	949
New Cottage	1,500
Total FAR	2,449 (43.8%)
FAR Allowed	2,796 (50.0%)
LOT COVERAGE	
Proposed	1,799 (32%)
Allowed	1,957 (35%)

**MELROSE RESIDENCE**  
 WINTER PARK, FLORIDA

DATE: 7/2/12  
 DRAWN BY: RGH  
 CHECKED:

DATE: 11/10/10  
 DRAWN BY:  
 CHECKED:





**WASHINGTON ELEVATION**



**MELROSE ELEVATION**

**MELROSE RESIDENCE**  
 WINTER PARK, FLORIDA

DATE: 10/24/20

BY: FGH

DATE: Sept 27, 2020

REVISIONS

SHEET

01





City of Winter Park  
 Planning Department  
 Historic Preservation Board  
 401 Park Avenue, South  
 Winter Park, Florida 32789  
 407-599-3440

**Certificate of Review Application**

1. 1199 Washington Ave, WP  
 Building address

Ronald Scarpa 2034 East End Ave 863-287-1061  
 Owner's name(s) Address Telephone

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

2. Please indicate the work you 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)  
Please see attached Elevation and floor plan

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: SETBACK COVERAGE SEE SITE PLAN

5. I, Ronald Scarpa, as owner of the property described above, do hereby authorize the filing of this application on my behalf.





City of Winter Park  
 Planning Department  
 401 Park Avenue, South Winter  
 Park, Florida 32789  
 407-599-3440

City of Winter Park Historic Designation Application

1. 1199 WASHINGTON AVE  
 Building address

Ronald A. Scarpa 2034 EAST END AVE 863 287-1061  
 Owner's name(s) Address Telephone

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

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

[Signature] Oct 1, 2020  
 Owner's Signature Date

**Historic Preservation Board Office Use**

*Criteria for Designation*

A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or

B. Association with the lives of a person or persons significant in our past; or that

C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or

D. Has yielded or are likely to yield information important in prehistory or history.

Legal description \_\_\_\_\_ Year built \_\_\_\_\_

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

Date received: \_\_\_\_\_ HPC Meeting: \_\_\_\_\_

Case File No.: \_\_\_\_\_ Florida Master Site File No.: QR

Local Historic Landmark

Local Historic Resource

Certificate of Review  
Supplemental Application for Variance Request

1. Describe variance request:

Second floor side setback of 7' in lieu of 10'  
Street side setback on Melrose of 11' in lieu of 15'

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?

Property is zoned R-3, we are reducing to R-2 in order to preserve original 1935 structure + restore to its former glory. Lot size is 5,578 sqft. MAKE IT QUITE CHALLENGING TO FIT WITHIN FAR + HEIGHT RESTRICTIONS. WE HAVE MANAGED TO ACHIEVE BOTH WHILE ADDING A COMPLIMENTARY STRUCTURE MATCHING THE HISTORIC DESIGN OF ORIGINAL BUILDING

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

THE EXTREMELY SMALL SIZE OF THE LOT

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

VARIANCE WILL ALLOW FOR STRUCTURE TO BE PRESERVED WHILE ADDING ADDITIONAL COTTAGE. SIMILAR TO PROJECT TO THE WEST BUT AT A SMALLER SCALE AND FAR FOR THE SAME LOT SIZE

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

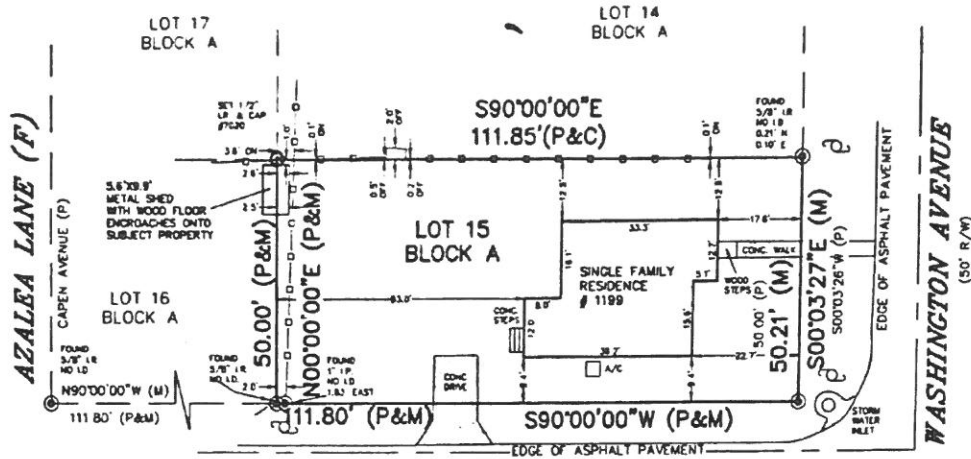
SEE SITE PLAN

*File this form with your completed Certificate of Review application.*



# BOUNDARY SURVEY

**PROPERTY DESCRIPTION:** LOT 15, BLOCK A, CHEROKEE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "L", PAGE(S) 137, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



**MELROSE AVENUE (F)**  
A.K.A MELROSE DRIVE CONDO BOOK, PAGES 4-12  
(20' R/W) PLAT BOOK A, PAGE 67-72

**LEGEND:**

<ul style="list-style-type: none"> <li> = CONCRETE</li> <li> = BRICK</li> <li> = BUILDING SETBACK LINE</li> <li> = METAL FENCE</li> <li> = WOOD FENCE</li> <li> = CHAIN LINK FENCE</li> <li> = OVERHEAD UTILITY LINES</li> </ul>	<ul style="list-style-type: none"> <li> = UTILITY POLE</li> <li> = SET 1/2" IR &amp; CAP PSM # 7020</li> <li> = FOUND PROPERTY CORNER</li> <li> = FOUND CONCRETE MONUMENT</li> <li> = WELL</li> <li> = GAS METER</li> <li> = GUYWIRE</li> <li> = FIRE HYDRANT</li> <li> = CENTERLINE</li> <li> = BUILDING SETBACK LINE</li> <li> = METAL FENCE</li> <li> = WOOD FENCE</li> <li> = CHAIN LINK FENCE</li> <li> = OVERHEAD UTILITY LINES</li> </ul>	<ul style="list-style-type: none"> <li><math>\Delta</math> = DELTA/CENTRAL ANGLE</li> <li>A/C = AIR CONDITIONER</li> <li>APT = APARTMENT</li> <li>BLDC = BUILDING</li> <li>C = CALCULATED</li> <li>CB = CONCRETE BLOCK</li> <li>CH = CHORD</li> <li>CH BRG = CHORD BEARING</li> <li>CM = CONCRETE MONUMENT</li> <li>CHA = CORNER NOT ACCESSIBLE</li> <li>CONC = CONCRETE</li> <li>COV = COVERED</li> <li>CPP = CONC. POWER POLE</li> <li>D = DESCRIPTION</li> <li>D/B/A = DOING BUSINESS AS</li> <li>DE = DRAINAGE EASEMENT</li> <li>DUE = DRAINAGE &amp; UTILITY EASEMENT</li> <li>E.O.P. = EDGE OF PAVEMENT</li> <li>E.O.W. = EDGE OF WATER</li> <li>F = FIELD</li> <li>FF ELEV = FINISHED FLOOR ELEVATION</li> <li>IR = IRON ROD</li> <li>IP = IRON PIPE</li> <li>L = ARC LENGTH</li> <li>LS = LAND SURVEYOR</li> </ul>	<ul style="list-style-type: none"> <li>LB = LAND SURVEYING BUSINESS</li> <li>M = MEASURED</li> <li>NR = NOT RADIAL</li> <li>O.R. = OFFICIAL RECORDS</li> <li>P = PLAT</li> <li>PC = POINT OF CURVATURE</li> <li>POC = POINT OF COMPOUND CURVATURE</li> <li>PCP = PERMANENT CONTROL POINT</li> <li>PI = POINT OF INTERSECTION</li> <li>POB = POINT OF BEGINNING</li> <li>POC = POINT OF COMMENCEMENT</li> <li>PRC = POINT OF REVERSE CURVATURE</li> <li>PRM = PERMANENT REFERENCE MONUMENT</li> <li>PT = POINT OF TANGENT</li> <li>R = RADIUS</li> <li>RAD = RADIAL</li> <li>RES = RESIDENCE</li> <li>R/W = RIGHT OF WAY</li> <li>S/W = SIDEWALK</li> <li>T.O.B. = TOP OF BANK</li> <li>TX = ELECTRIC TRANSFORMER BOX</li> <li>UR = UTILITY ROOM</li> <li>UE = UTILITY EASEMENT</li> <li>WF = WOOD FRAME</li> <li>WM = WATER METER</li> <li>WPP = WOOD POWER POLE</li> </ul>
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<p><b>CERTIFIED TO:</b> AARON MEE'S ARNOLD, MATHNEY &amp; EAGAN, P.A. FIRST AMERICAN TITLE INSURANCE COMPANY TAYLOR, BEAM &amp; BINTAKER MORTGAGE CORP.</p>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1 THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT</li> <li>2 THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND</li> <li>3 DO NOT RECONSTRUCT PROPERTY LINES FROM BUILDING TIES</li> <li>4 NO FOOTING OR OVERHANGS HAVE BEEN LOCATED EXCEPT AS SHOWN</li> <li>5 NO IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN</li> <li>6 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</li> </ol>	<div style="text-align: center;"> <p><b>BRADLEY COX &amp; ASSOCIATES</b> LAND SURVEYING 405 W 25TH STREET SANFORD, FLORIDA 32771 (407) 323-9202</p> </div>										
<p>BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 15, BLOCK "A", AS BEING S90°00'00"W ASSUMED</p> <p>ACCORDING TO THE FLOOD INSURANCE RATE MAP NO 12295C 0255 E DATED 12/06/00 THE PROPERTY SHOWN HEREON APPEARS TO BE IN ZONE X.</p>	<p>I HEREBY CERTIFY THAT WE HAVE PERFORMED A FIELD SURVEY OF THE HEREON DESCRIBED PROPERTY THIS DRAWING IS A REPRESENTATION OF THAT SURVEY AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 81C17-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES</p> <p style="text-align: right;">  06/30/09  <b>BRADLEY COX, PSM #5567 (DATE)</b> </p>											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">JOB NO. BCA14958</td> <td style="width: 50%;">(FIELD DATE.) 06/29/09</td> </tr> <tr> <td>DRAWN BY: DFY-MP</td> <td>REVISED</td> </tr> <tr> <td>CHECKED BY: BC</td> <td></td> </tr> <tr> <td>FIELD BY: F</td> <td></td> </tr> <tr> <td>OPERATING UNDER LB # 7020</td> <td></td> </tr> </table>	JOB NO. BCA14958	(FIELD DATE.) 06/29/09	DRAWN BY: DFY-MP	REVISED	CHECKED BY: BC		FIELD BY: F		OPERATING UNDER LB # 7020			
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CHECKED BY: BC												
FIELD BY: F												
OPERATING UNDER LB # 7020												

## Jeffrey Briggs

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**From:** Tony Ruben <finance1@iname.com>  
**Sent:** Thursday, October 29, 2020 3:30 PM  
**To:** Jeffrey Briggs  
**Subject:** [External] HDA 20-05 Ron Scarpa 1199 Washington Ave.

[**Caution:** This email originated from outside the City of Winter Park email system. Before clicking any hyperlinks, verify the real address by hovering over the link. Do not open attachments from unknown or unverified sources.]

Hi-

I am a Winter Park resident residing across the street from the subject property. I wish to object to the proposed variance. Per the letter sent to me, I am requesting participation in the November 11 meeting.

Thank You,

Tony Ruben  
700 Melrose Ave., K41  
Winter Park, FL 32789  
407-927-0196