Historic Preservation Board
Work Session

November 19, 2020 at 11:00 a.m.
City Hall Commission Chambers or Virtual Meeting
401 S. Park Ave. | Winter Park, Florida

Virtual Historic Preservation Board public involvement procedures:

- https://cityofwinterpark.org/government/board-public-meetings/.

Agenda Items – No Action Will Be Taken. Work Session Is Discussion Only

1. Call to Order

2. Discussion Items

A. COR #20-05 Request of Paul Bryan for: Approval to demolish the existing home at 807 Maryland Avenue and to construct a new two-story, 3,125 square foot single family home with a second-floor garage apartment located in the College Quarter Historic District, subject to certain variances. Zoned: R-2 Parcel ID # 07-22-30-8760-00-172

3. Upcoming Meeting Schedule

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

4. Adjourn

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."

401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

Historic Preservation Board
Staff Report for Work Session on 807 Maryland Ave
Meeting Date: November 19, 2020

COR #20-05 Request of Paul Bryan for: Approval to demolish the existing home at 807 Maryland Avenue and to construct a new two-story, 3,125 square foot single family home with a second-floor garage apartment located in the College Quarter Historic District, subject to certain variances. Zoned: R-2 Parcel ID # 07-22-30-8760-00-172

Description of the Request

In April 2018, Mr. Paul Bryan purchased the property at 807 Maryland Avenue, on the corner of Maryland and Huntington Avenues. The property is within the College Quarter Historic District. The previous address of this property was 461 Huntington and the existing home, built in 1941 of a Minimal Traditional style is considered "contributing" to the District. The request is to demolish the existing home and to construct a new two-story home of 3,125 square feet of living area and garage including a second-floor garage apartment on the property, which is zoned R-2. In addition, four variances are requested from the R-2 zoning regulations. While this structure has been deemed "contributing", it is not the most attractive example of Minimal Traditional and has not been maintained very well.

Background

This case is quite unique and upon placing this item on the agenda in August, staff determined that the extensive background surrounding the project had not been adequately covered or presented to the Board. The extreme amount of turnover on Boards and Committees, combined with virtual meetings due to the Covid Pandemic, led to lapses in ensuring that new and continuing Board members had all the correct information and all the necessary background information. This project had a previous worksession with the Board and had a number of revisions based on Board input that was not reflected in the initial report and backup that was placed in the August HPB agenda packet. This oversight on the part of staff placed the applicant in an unfair situation, and staff determined the additional steps needed to be taken to make sure the process remained fair for all. To ensure that this project receives the same professional and unbiased consideration as other HPB applications, staff determined that it was appropriate to have a dedicated worksesssion for the HPB to discuss the application, and all the background that many new Boardmembers are unaware of. Additionally, staff hired a neutral, 3rd party architect to assess the project, review the College Quarter Design Standards in comparison to the application, and give a neutral

analysis of the information presented by staff and the applicant. The City has three (3) architectural firms under continuing services contracts, and staff chose to utilize Zyscovich Architects, with Managing Principal of the Orlando office, located here in Winter Park, John Cunningham, AIA. Unbeknownst to staff at the time of the selection of Mr. Cunningham to act as a 3rd party reviewer, he was actually one of the founding members of the Historic Preservation Board, serving as the first Chair and played a large part in the creation of the College Quarter Design Guidelines.

Staff hired Mr. Cunningham to review all the materials that had been provided, go through the history of the property and the current proposal, and provide staff with a memorandum of the findings (attached herein). Mr. Cunningham will also be present at the work session to discuss the project application with the Board, the applicants and staff.

BUILDINGS | INTERIORS | CITIES

ZYSCOVICH
ARCHITECTS

250 Park Avenue, Suite 510
Winter Park . FL 32789

t 407.674.1959
e info@zyscovich.com

w www.zyscovich.com

MIAMI ORLANDO NEW YORK

October 5, 2020

Bronce Stephenson
Director- Planning and Community Development
City of Winter Park

401 South Park Avenue
Winter Park, FL 32789

FINAL DRAFT

Re: 807 Maryland Avenue, Winter Park Florida

Dear Bronce,

Thank you for allowing Zyscovich Architects the opportunity to review the HPB August 13, 2020 Staff report, the 2003 College Quarter Historic District Design Guidelines, Mr. Paul Bryans (applicant) Architectural Designs by Michael Wenrich (architect) dated 01/22/20 and 04/10/20.

Based upon the information provided we offer you the following observations, findings and professional opinions with regard to the HPB August 13, 2020 Staff Report and the April 10, 2020.

The Purpose of the Guidelines can be found on page 1, part B: *The purpose of the design guidelines is to create a communication tool between the Historic Preservation Commission (HPC) and the public. The College Quarter Historic District Guidelines describe the historic context of the neighborhood and its architectural styles, as well as provide a philosophy for design review. The guidelines establish standards for rehabilitation and maintenance of existing historic buildings in the College Quarter and allow for harmonious new development*.

Additionally, Page 2, part B it states: *Encourage new buildings and development that will be harmonious with existing historic resources.*

The guidelines allow 7 distinct architectural styles, the applicant has chosen Minimal Traditional Style (pages 20 and 21 of the guidelines). The applicant and his architect have in our professional opinion complied with the guidelines on page 20 with an upgrade from shingles to a metal roof, no decorative ironwork or wood porch supports or shutters as they would not be appropriate here with this specific design).

Of note in the Minimal Traditional Style from page 20, part A- "*The earliest modern style used was the Minimal Traditional, a simplified form loosely based upon the Tudor style of the 1920's and 1930's. Predominate features included dominant front gable and massive chimneys.* High pitched roofs were lowered and facades were simplified by omitting most of the detailing".

Part B. Plan- Irregular plan- complies

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e info@zyscovich.com

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Part C. Foundation slab or continuous footing…. Built at grade with minimal elevation. This project complies

Part D. Porches and facades

Usually includes a large chimney- This project complies

Usually one front gable- This project Complies

Part E. Low or intermediate pitch-roofs

(intermediate shown)- This project complies

Close eaves or rakes- This project complies

Part F. Brick, wood, stone or a mixture- This project complies

Part G. Windows and doors

Ribbon windows- This project complies

Wide variety of windows used (double/single hung, casement, emphasizing horizontality)- This project complies

Wood or Aluminum windows- This project complies

Wooden Doors with no detailing- This project Complies (we recommend allowing aluminum for durability)

Part H. Exterior Decoration- if some detailing is used it is loosely based upon Spanish or English Colonial styles

Minimum façade Detail based upon English colonial style- this project complies

Page 36, VI Design of Compatible New Construction/Additions:

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

New Development *should incorporate good architectural design principles, in character with the existing buildings in the district. New construction should be compatible with the historic buildings without copying their detail.*

With regard to the term contemporary referenced on page 37, the definition of the word contemporary is *belonging to or occurring in the present".* As such, no matter which of the 7 architectural styles that are used with in the College Quarter, they are ALL contemporary as they are of the present.

The sentence- "*Contemporary design for new construction is compatible with the size and scale of the property, neighborhood and immediate environment".* This sentence is in reference to the topic of SCALE part B, page 37 for compatibility of new construction, NOT with regard to style… *New buildings and their components should be compatible in scale with each other, the human body and neighboring structures…. Some components that contribute to the overall massing and form include:*

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ARCHITECTS

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Winter Park . FL 32789

t 407.674.1959
e info@zyscovich.com

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Term contemporary referenced on page 37- continued;

> *Windows and doors- size and relation to the facade and neighboring structures*
>
> *Roofs- Pitch and size in relation to façade and neighbors*
>
> *Number of stories- avoid overpowering adjacent building*
>
> *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.*

This design complies with these compatibility requirements of size, scale and massing of its immediate environment.

The home is not "contemporary" or "modern" it is Minimum Traditional Style and by virtue of the lack of ornament "Minimal" it appears to the layperson as different, yet compliant. With regard to the detailing massing and style it is clearly based upon its "Traditional" roots of English Colonial, as allowed.

Scale, Part C , page 37 Massing and Building Form

……*"The residential buildings within the historic Districts are mostly one story in height with a few two story structures"….* Nowhere does it state two story homes are precluded in new construction, it does state: *"New construction should create a sense of layers using steps, brackets (not appropriate here with this style), chimneys, vegetation and other projecting elements to make it look less massive".* This design possesses these elements and therefore complies.

With regard to the front entry, Scale, Part C, page 38:

"All new buildings <u>should have</u> the main entrance oriented to the street and in full view from the public right-of-way., and " Primary residential entries for new structures <u>should</u> face the street and should not be recessed more than 6 feet from the face of the primary façade".

The operative words here are "<u>should have</u>" and "<u>should</u>", the Guidelines do not say "<u>will have</u>", "<u>shall have</u>" or "<u>will</u>", "<u>shall</u>" and do not say "<u>must have</u>" or "<u>must</u>", the word "<u>should</u>" is defined as a goal, a non-mandatory provision"; as the words <u>will</u>, <u>shall</u> and <u>must</u> are requirements, commands or directives.

Therefore, a design professional can interpret there is leeway in the placement and location of the front door and as such they have proposed a side entry, therefore the HPB must consider these proposals.

Given the site, the consideration for school traffic and the vastness in width of Huntington, the concept of creating an almost hidden garden approach to the front door on Maryland Ave. is an appropriate response, additionally the layering of garden elements along Huntington and Maryland Ave. as well and the compositional treatment of the large casement windows along Maryland gives a warm and inviting feel.

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e info@zyscovich.com

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Façade Proportion Part H, page 40:"Attention should be placed on the location of building elements, such as windows, doors, roofs and there relation to the overall size of the building."

> *New buildings to be designed so that their front façade 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* (eg. The transparency of front facades should be maintained and windows should be vertical in proportion). This building has vertically composed windows with the exception of 1 window on the northside elevation (which is a ribbon window and is allowed (see page 20).
>
> *Larger buildings should be designed so their facades are divided into smaller elements that relate to those of surrounding neighborhood*. This design complies as the architect has broken the building into two massing and compositional elements, a primary residence and accessory building, has created a layering of landscape and garden walls throughout the property.

In conclusion, based upon our review, observations and analysis in our professional opinion we recommend HPB approve this design in its entirety (the design documents submitted dated April 10,2020) and therefore in addition, consider all variance requests to allow and facilitate the design be built in its current configuration.

Please feel free to call me should you have any questions.

Sincerely,
Zyscovich Architects

John A. Cunningham, AIA, NCARB
Managing Principal, Orlando

Date:

APRIL 9TH, 2020

HISTORIC PRESERVATION BOARD SUBMISSION

807 MARYLAND AVE

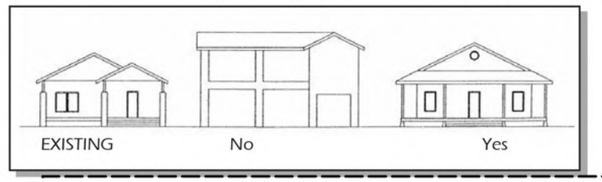
VI. New Construction/Additions (Cont.)

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.

The **College Quarter Historic District** is important for its collection of historic architecture, which was built during the years from 1920 to 1953, and for its early subdivision style street pattern. The historic architectural styles found within the College Quarter Historic District are representative of its period of historic development. They include but are not limited to Craftsman Bungalow, Mission Revival, Mediterranean Revival, Colonial Revival, Vernacular and Minimal Traditional styles.

home > Architectural Styles > Minimal Traditional

Minimal Traditional Architecture

During the 1930s, home styles evolved to include what is now called the Minimal Traditional style. It remained a prevalent style until about 1950, when it was replaced by the popular Ranch.
The Minimal Traditional incorporates Colonial and Tudor forms with the Modern and International preference for as little ornamentation as possible. Nevertheless, homes built during the Depression continued to have nice quality built-ins, cabinetry, and woodwork though somewhat simplified. Housebuilding was curtailed during WWII, but this remained a dominant residential form in the years immediately following the war. Small, post-WWII cottages were very popular with the advent of the GI Bill and can be found in most areas of the country as both individual and tract homes.

This style may incorporate the basic form of a Cape Cod for example, but introduces a forward facing gable, small covered porch, and occasionally corner-wrapped windows. Hipped roofs are not uncommon. Minimal Traditional style homes were often fairly small cottage-size single- to two story homes with practical floor plans.

Typically, they have gabled roofs, no eaves, and lapped wood siding of wood as well as shake, brick, or stone facing. They are generally asymmetrical with the front entrance off center. As an eclectic style, elements of contemporaneous Tudor, Colonial Revival, or Spanish Revival are often found. Garages may be entirely detached or attached to the main house, but if attached the garage is usually a subordinate element unlike later homes where the garage became more prominent.

This style is the Plain Jane of 20th century American residential architecture, but is being "discovered" by new homebuyers as the style that immediately preceded the developer's suburban tract homes of the post-WWII period.

General Characteristics
Asymmetrical
Shallow to medium pitched, gabled or hipped roof usually with no eaves
Small entry porch with simple pillars or columns
Simple floor plan, rectangular shape, often with small ells
Garages may be either detached or part of the main house
Minimal ornamentation

The proposed design for 807 Maryland Avenue is a modern interpretation of the Minimal Traditional style which is one of seven approved styles for the College Quarter. The articulation, height, scale and mass are all consistent with the existing structures and the simple forms and minimal ornamentation of the Minimal Traditional style.

STYLE 101

MINIMAL TRADITIONAL

1935 - 1950

The Minimal Traditional style is often overlooked as a "non-style" but in fact was a deliberately-designed form of residential architecture in response to the need for quick, large-scale development during and following WWII. The style is characterized by:

Home > Styles

Minimal Traditional Style — 1925 to 1950

Characteristics
- Often small, 1 to 1 1/2 one story
- Low- to medium-pitched hipped or gabled roof
- Narrow, boxed eaves
- Windows may be single- or double-hung, often with two-over-two horizontal panes. Windows may wrap corners. Doors were often flat panels with small glass windows.
- Simple, built-in cabinetry
- Wall cladding may be mixed according to local availability including wood in clapboards, plain or raked shingle. Asbestos shingle is not uncommon. Brick veneer and stone are seen.
- Often seen with substantial chimneys
- Small, covered front porch
- Little if any ornamentation
- Garages were usually separate, but occasionally were integrated or attached by a breezeway to the house. Not dominant, usually set back.

The short answer

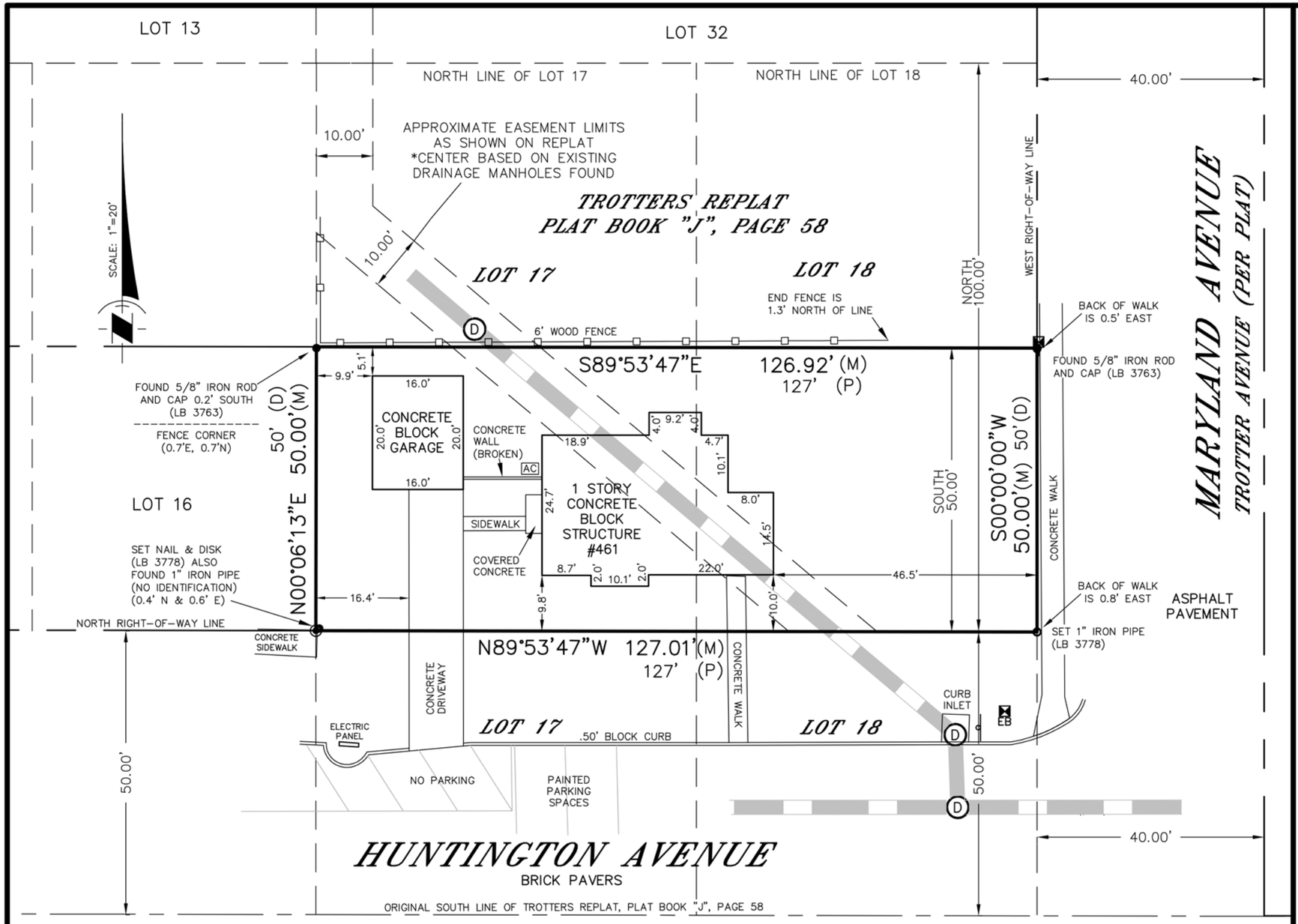
One of the most ubiquitous house styles is the Minimal Traditional. Commonly overlooked as a non-style, it quickly evolved from the simplified "modern" interpretation of the many revival styles prevalent during the 1920s.

The more ornamented, distinctive styles of the 1920s such as the English Revival or Spanish Eclectic were stripped of all unnecessary details and marketed as Modern American, Modern English, or Modern Colonial cottages. These small homes replaced the craftsman-style bungalows of the previous decade, which by the early 1910s were considered out of date and hopelessly old-fashioned. Because they were small, they were also affordable by many working and middle-class families.

Some writers have concluded that the Minimal Traditional style evolved as a result of cost-cutting measures during the Depression which resulted in smaller, more streamlined buildings. While it's true than the Depression put the stops on more ornate or grandiose plans, Deco, International, and Art Moderne were going strong and they all contributed to the streamlining of small homes.

At the same time, homebuyers were very traditional about their tastes in homes. The decorous and more formal Colonial Revival of the first quarter of the 20th century was simplified for smaller families on a modest budget. While people wanted to be "modern" in many respects, they often tended to distrust modern design as being faddish.

Rather than small houses, cheaply built of inferior materials, the Minimal Traditional was usually constructed of the same quality materials as larger, more expensive homes. Where they differed was in the number of built-ins and the interior finishes. The average size was about 800 square feet and often the only cabinetry were the sink and a counter unit in the kitchen, possibly a bathroom closet, and a linen closet in the hall. The result is a small house with few exotic decorative details.



AS-BUILT SURVEY

DESCRIPTION

The South 50 feet of the North 100 feet of Lots 17 and 18, TROTTERS REPLAT, as per plat thereof recorded in Plat Book "J", Page 58, Public Records of Orange County, Florida.

SURVEYOR NOTES

1.) BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF MARYLAND AVENUE AS BEING NORTH 00°00'00" EAST.

2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP No.12095C0255F DATED SEPTEMBER 25, 2009, THIS PROPERTY LIES IN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.02% CHANCE OF ANNUAL FLOOD OR OUTSIDE THE 500 YEAR FLOOD PLAIN.

3.) THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT No.2037-3961443 DATED MARCH 12, 2018 AT 8:00 A.M. EXCEPTIONS LISTED BELOW AFFECT THE SUBJECT PROPERTY. SURVEYOR'S COMMENT SUBJECT TO ATTORNEY REVIEW.

4.) UNDERGROUND UTILTIES WERE NOT LOCATED FOR THIS SURVEY.

5.) THE 10 FOOT WIDE DITCH RIGHT-OF-WAY EASEMENT SHOWN ON THE PLAT OF TROTTERS REPLAT IS NOT MATHMATICALLY DEFINED AND IS SHOWN APPROXIMATELY BASED ON THE POSITION OF THE EXISTING DRAINAGE MANHOLES LOCATED DURING THIS SURVEY.

TITLE REVIEW – SCHEDULE BII EXCEPTIONS

1.–8. – STANDARD EXCEPTIONS

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TROTTER'S REPLAT, as recorded in Plat Book J, Page(s) 58, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS–NOT PLOTTABLE)

SYMBOL LEGEND

- TRAFFIC SIGN
- SET IRON PIPE & CAP (LB3778)
- FOUND IRON ROD & CAP (LABELED AS SHOWN)
- (D) DRAINAGE MANHOLE
- TELEPHONE PEDESTAL
- EIB ELECTRIC PEDASTAL

CERTIFIED TO:

Paul F. Bryan
Waterstone Mortgage Corporation, ISAOA/ATIMA
Swann Hadley Stump Dietrich & Spears, P.A.
First American Title Insurance Company

I hereby affirm that this survey represented hereon is true and correct to the best of my knowledge and belief. It has been prepared in accordance with the Standards set forth in Chapter 5J-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

ROBERT W. MONACO — P. S. M. NO. 5980

FIELD BY:	BP	DATE:	03-29-18
DRAWN BY:	WCG	ORDER NO.	T18A68
SCALE:	1"=20'	FILE No.	BX-8573

CENTRAL FLORIDA SURVEYS, INC., dba:
Tinklepaugh
SURVEYING SERVICES, INC.
5125 Adanson Street, Suite 800 ▫ Orlando, Florida 32804
Tele. No. (407) 262-0957 LICENSED BUSINESS No. 3778

BRYAN RESIDENCE

MICHAEL WENRICH ARCHITECTS

SITE PLAN

FLOOR AREA:
LIVING: 2048 sf
GARAGE: 626 sf
GARAGE APT: 451 sf

BRYAN RESIDENCE

MICHAEL WENRICH
ARCHITECTS

FLOOR PLAN


807

BRYAN RESIDENCE

MICHAEL WENRICH
ARCHITECTS

STREET SIDE ELEVATION

BRYAN RESIDENCE

MICHAEL WENRICH
ARCHITECTS

SIDE ELEVATION

BRYAN RESIDENCE

MICHAEL WENRICH ARCHITECTS

FRONT VIEW

BRYAN RESIDENCE

MICHAEL WENRICH
ARCHITECTS

STREET SIDE VIEW

BRYAN RESIDENCE

MICHAEL WENRICH
ARCHITECTS

BIRDS EYE VIEW

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

PLANNING DEPARTMENT

Certificate of Review Application

807 Maryland Avenue, Winter Park FL 32789

1. _____
Building address

Paul F. Bryan | 544 North Knowles Ave., #540, Winter Park FL 32789 | 321-460-0707
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 __X__ New construction ____ Addition __X__ Demolition ____ Rehabilitation

__X__ Variance request (additional information required) ____ Other: _____

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

Construction of a new house and garage with apartment. Please reference the separate package submitted to the Historic Preservation Board, from Michael Wenrich, Architect.

4. The following supplementary information shall be provided as applicable to describe the proposal:

__X__ Site plan __X__ Floor plan(s) __X__ Elevations(s) ____ Photo(s) __X__Survey

____ Material and product information __X__ Setback/Coverage worksheet REQUIRED

Other: _____

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

_____ JULY 15, 2020
Owner's Signature Date

Historic Preservation Commission Office Use

Date received: _____ *HPC Meeting:* _____ *Case File No*_____

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

_____
Parcel Identification Number *Year built*

__ *historic landmark* __ *historic building/structure*

__ *district contributing element* __ *district non-contributing element*

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

   A. *10' street side setback instead of 14'*

   B. *14' first floor wall height for detached, single story structure to be constructed on the 10' first floor rear setback instead of 12' single story wall height.*

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?

   A. *The property has a 19'-6" ROW along Huntington Ave so the proposed 10' street side setback results in the street side wall at 29'-6" from the curb. There is ample on-street parking and a proposed 2-car garage to address parking requirements.*

   B. *The 14' first floor wall height in conjunction with the proposed dormers provides more usable area for the modest living area above the garage. Accessory structures and garage apartments are encouraged in the College Quarter Historic District Design Guidelines.*

   Also, the rear setback of this home abuts the side yard of the rear neighbor which faces Huntington so this 10' rear setback would be a similar condition if this was a typical side yard to side yard relationship.

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

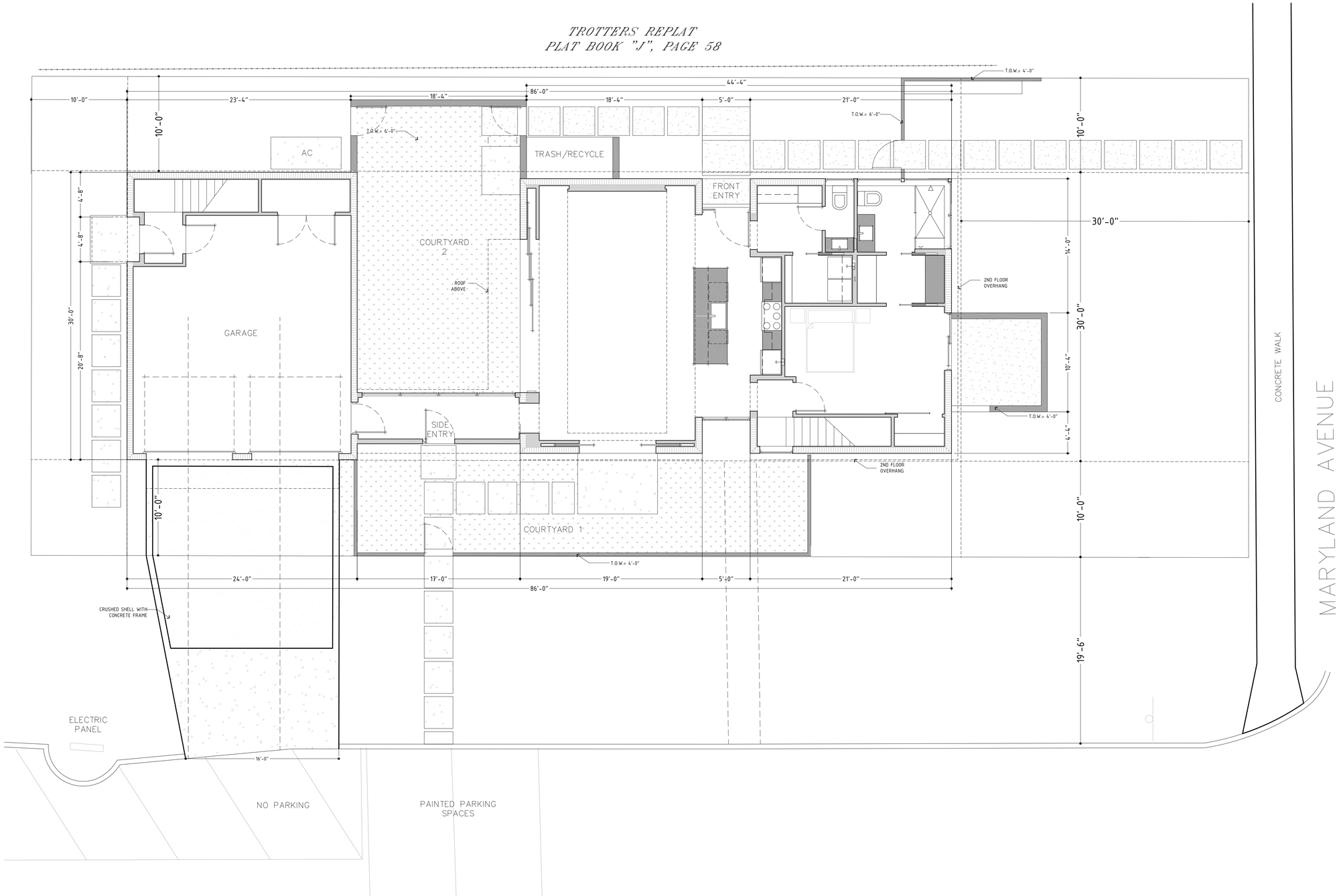
   A. *The street side setback is 14' as stated in the Land Development Code whereas we are proposing 10' because of the narrow lot and very deep 19'-6" ROW*

   B. *The maximum first floor wall height constructed on the 10' rear setback is 12' whereas we are proposing 14' as described above.*

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

   The 10' street side setback provides 30' buildable width on this narrow, 50' wide lot. This buildable width allows the design to have overall massing, scale and proportions in keeping with the neighborhood. The accessory structure and the garage apartment above are trademark design elements in this district. The additional 2' in wall height creates a functional garage apartment while allowing enough separation between the main house and the accessory structure.

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



PROPOSED SITE PLAN 3/16" = 1'-0"

ARCHITECT:

MICHAEL WENRICH ARCHITECTS

1800 ORANGE AVENUE
ORLANDO, FLORIDA 32804
AR94634 407.702.0506

MICHAELWENRICH.COM

ARCHITECT'S SEAL:

ENGINEER:

BRYAN RESIDENCE
807 MARYLAND AVE.
WINTER PARK, FL

PRINTINGS

Printing	Date

REVISION HISTORY

Revision No.	Date

PROJECT NO:	1803
DRAWN BY:	FJR
DRAWING SCALE:	
DATE:	10/22/2019

SHEET TITLE

SURVEY & SITE PLAN

A0.1

MICHAEL WENRICH
ARCHITECTS

DATE: April 14th, 2020
TO: Historic Preservation Board
RE: 807 Maryland Avenue

Dear Board Members,

Thank you for your time, attention and feedback during our working session on February 26th, 2020. Paul Bryan and I greatly appreciate this opportunity to review the proposed design and our code interpretations for his new home at 807 Maryland Avenue in the College Quarter.

We have reconsidered many design elements, materials and details to address your concerns and improve the design as it relates to this specific location. Paul and I have listened closely and responded thoroughly to your comments and we continue to be very excited about the proposed design.

We have deleted the 'eaveless' detail with the roofing material turning down the wall and we have replaced it with a more conventional, minimal eave and trim detail with a clear distinction between roof and wall surfaces. In addition to the articulated eave, there is now a strong contrast in color and texture between the roof and walls. We have also eliminated the 2nd story overhang so there is now continuity from the 1st floor to the 2nd floor siding. The standing seam metal roofing and the vertical and horizontal siding are now materials and details more consistent with other homes found in this neighborhood.

We have revised the 2nd floor windows facing Maryland as well as the 1st floor doors on the patio below. This increases the transparency and provides symmetry on this elevation. We have added (3) 2nd floor windows facing Huntington to increase transparency and to improve the overall composition. We have added an attic window in the courtyard which is visible from Huntington. All windows now include divisions/mullions and their proportions have been adjusted to reflect more traditional window sizes and patterns. We have also revised the dormer shape on the detached garage to standard gable dormers more in keeping with the neighborhood.

We have added a fireplace and chimney on the courtyard elevation which adds a strong vertical element providing increased depth and articulation which is visible from Huntington. The chimney is an important design element highlighted in the College Quarter Design Guidelines.

Please review the updated design document and let me know if you have any questions or additional concerns. Paul and I look forward to reviewing the new design with you at our next working session once the City is back to a normal schedule.

Very best,

1800 NORTH ORANGE AVENUE ORLANDO FLORIDA 32804 **MICHAEL@MICHAELWENRICH.COM** 407.702.0506

Planning & TRANSPORTATION

401 South Park Avenue • Winter Park, Florida 32789

407-599-3324 • planning@cityofwinterpark.org
cityofwinterpark.org

Historic Preservation Board
Staff Report for August 13, 2020 Meeting

COR #20-05 Request of Paul Bryan for: Approval to demolish the existing home at 807 Maryland Avenue and to construct a new two-story, 3,125 square foot single family home with a second-floor garage apartment located in the College Quarter Historic District, subject to certain variances. Zoned: R-2 Parcel ID # 07-22-30-8760-00-172

Description of the Request

In April 2018, Mr. Paul Bryan purchased the property at 807 Maryland Avenue, on the corner of Maryland and Huntington Avenues. The property is within the College Quarter Historic District. The previous address of this property was 461 Huntington and the existing home, built in 1941 of a Minimal Traditional style is considered "contributing" to the District. The request is to demolish the existing home and to construct a new two-story home of 3,125 square feet of living area and garage including a second-floor garage apartment on the property which is zoned R-2. In addition, four variances are requested from the R-2 zoning regulations. While this structure has been deemed "contributing", it is not the most attractive example of Minimal Traditional and has not been maintained very well. In order to justify the demolition of a "contributing" structure, the replacement structure must fully comply with and be in conformance with the College Quarter Design Guidelines.

College Quarter Design Guidelines

In 2002, when the College Quarter Historic District was created, also adopted were the College Quarter Design Guidelines (CQDG). This document contains the standards for determining whether construction is in conformance with the Historic District. It is the legal basis upon which the Historic Preservation Board (HPB) must base decisions concerning conformance with the District.

The CQDG is a lengthy, 77-page document, which contains the legal standards for construction, rehabilitation and repair, as well as recommendations on how to appropriately undertake such work. In the beginning of the document, the CQDG outlines on pages 7-23, the seven types of architectural styles that are permitted in the District and provides local examples of such, that date from the 1920's-1950's. The CQDG, in order to maintain the character of this Historic District, requires new construction to be of architectural styles which are similar to and compatible with the historic nature of the District, which is composed primarily with homes built in that 1920's-1950's. There are other buildings in the District that were built after that period which generally constitute the "non-contributing" structures in the District. The goal over time is to allow the "non-contributing" building to be replaced with new buildings that replicate one of the seven permitted architectural styles so that the District is a more cohesive example of the architecture and heritage from that era.

In the backup materials are street front pictures of the seven new homes that have been built since the District was created in 2002 for reference as to previous actions. These are located at 363 Holt; 483 Holt; 530 Holt; 546 Holt; 550 Holt; 779 & 789 S. Pennsylvania and 774 Maryland Avenue. They are provided simply for reference, as no previous decision is precedent setting. Each application is judged on its own merits because the location or context is important in that one style may be appropriate in one location but otherwise not deemed as such, in another section of the District.

As indicated, the CQDG is a lengthy, 77-page document, and as can happen, there are occurrences when some text is not internally consistent with other text, or when the text itself is contradictory. One example is on the bottom of page 37 where the CDDG text reads "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". This statement is inconsistent with 22 other pages of the CQDG which outline the permitted architectural styles. This sentence is also contradicting itself. It says "contemporary design should not be discouraged", thus permitted. But only when "such new construction is compatible with the……neighborhood and immediate environment". Contemporary modern design is not compatible in a neighborhood and immediate environment that is a Historic District, predominated with 1920's-1950's examples of the seven permitted architectural styles. The staff brings this issue to the Board's attention because this one sentence does not void and waive the requirement to follow the seven permitted architectural styles. As a result, the applicant's primary request for approval is based on their design as an updated version of the Minimal Traditional architectural styling (pages 20-21)

Minimal Traditional Architecture

The Minimal Traditional architectural style or 'non-style' was popular from 1935 to 1950, predominately because it was inexpensive to build in the era of the Depression and after World War II. Buyers could not afford the ornamentation of Bungalows or Craftsman homes, so builders stripped down the homes to one-story "plain jane" versions that became the predecessors of similar one-story tract housing popularized after WWII. It was the style of home bought by the 'blue collar' workers who could not afford the more attractive styles or multi-story homes with architectural styling that were bought by 'white collar' workers with more financial resources. In Winter Park, there are many neighborhoods with existing one-story Minimal Traditional homes but they are most prevalent in the Hannibal Square neighborhood due to the cheaper affordable cost.

Ironically, the vast majority of the new production homes being built today across the neighborhoods of Winter Park could claim to be Minimal Traditional. The exteriors are stripped down flat stucco walls with little architectural styling or ornamentation.

Conformance to Minimal Traditional Architecture

There are elements of the Minimal Traditional architectural style that are evident in the applicant's plans. These are also elements that the proposed architectural style that are in common with Contemporary architecture. The question for the HPB is whether this home is an updated version of Minimal Traditional or an updated version of Contemporary architecture. Both styles share common elements.

Understanding the history of the use of Minimal Traditional styling in Winter Park and in College Quarter as a budget cutter economical means to own a home affordable to lower income buyers creates a conflict with the assertion that a two-story, 3,125 square foot home proposed relates to Minimal Traditional. However, that height and scale certainly relate well to Contemporary homes built in the City.

The applicant's submission that indicates the "height, scale and mass are all consistent with… the Minimal Traditional style". Staff has not found in the College Quarter District, any examples of two-story Minimal Traditional style. The staff does find examples of two-story Contemporary architecture in the College Quarter district. It is thus questionable if the proposed two-story height and 3,125 square foot size then would be consistent the "height and scale" with Minimal Traditional style homes built in College Quarter from 1935-1950.

The College Quarter Design Guidelines (page 38) requires that "all new buildings should have the main entrance oriented to the street and in full view from the public right-of-way" and that "primary residential entries for new structures should face the street". The applicant's submission has the front door facing the side property line (to the north) and a sliding glass patio door facing the street. You will find no examples anywhere in the City of a Minimal Traditional style home from 1935-1950 that does not have the front door entry/porch facing the street. With the blank slate in creating the floor plan, these criteria would seem easy to accomplish. This design element then is not in compliance with this aspect of the College Quarter Design Guideline standards.

The windows fenestration proposed for this home also do not replicate or mimic that window styling of the Minimal traditional style. Per the criteria (page 42) "rectangular windows should be casement and single or double hung". The windows proposed do not the meet that criteria, there is a vertical orientational versus a horizontal orientation with no shutters that are typical in Minimal Traditional. However, the window type and orientation are similar to what is used for Contemporary architecture.

In summary, there are four design elements that are visible when looking at a house: the walls/façade, the roof, the door/entry and the windows. This proposal meets the Minimal Traditional styling for the walls and roof. It does not meet that styling for the doors and windows. The home meets all of these four styling elements when compared to Contemporary architectural styling. When one adds in the fact that the two-story height and 3,125 square foot size does not relate to Minimal Traditional, the conclusion of the staff is that this is a Contemporary home that shares many of the design elements with Minimal Traditional.

Variances Requested

There are four variances requested as part of this application. They are, as follows:

1. Variance for a 10-foot street side setback to Huntington Avenue in lieu of the required 14 feet;

2. Variance for a rear setback of 10 feet in lieu of the required 25 feet when a detached accessory garage exceeds a first-floor wall height of 12 feet:

3. Variance for two parking spaces located behind the front façade of the building versus the three spaces required; and

4. Variance for a garage door opening 10 feet from the property line in lieu of the required 20 feet.

Huntington Avenue is an exceptionally wide, 100-foot right-of-way. It has 90-degree parking on both sides and ample roadway between. Per the applicant's survey, there is 19.5 feet of grass/landscape area between the curb of the road and the property line of their lot. This is more than is typical. As a result, the applicants desire to come closer to the south property line of Huntington Avenue than is permitted by placing the home four feet closer and the garage ten feet closer to the property line. This allows them to build a wider home and wider garage, as they are asking to come closer to the property line than Code allows.

The applicant is also asking for any future tenant in the garage apartment to be able to park in the street, since there is ample in-street parking. The detached garage building could be ten feet from the rear line if it the rear wall height were ten feet of less, but they desire 12 feet.

It is important to point out that variances granted by the HPB are deemed to be incentives. When someone is preserving a structure and needs to do additions and the HPB wants to help them, then the HPB can grant variances as an incentive for their preservation. When someone is not preserving a structure but building new, an incentive is appropriate if the HPB feels that the replacement structure is fulfilling the goals of the HPB. No one is entitled to variances. For HPB, variances have been treated as rewards for furthering the goals and purposes of the HPB.

Options for Action by the Historic Preservation Board

There are four options for action by the Historic Preservation Board:

1. Approval of the request and variances requested, as presented, which you would do upon the conclusion that the proposed replacement home for a "contributing" structure is in-compliance with the College Quarter Design Guidelines and compatible with the District.

2. Approval of the request but denial of the variances which you would do upon the conclusion that you do not feel that the College Quarter Design Guidelines are specific enough to warrant denial, are uncomfortable with a denial but do not feel the need to allow a larger (wider) home by virtue of encroachments into required setbacks. This type of action indicates to the applicant to redesign the home to fit within the Code and then you can expect an approval.

3. Denial of the request and the variances based upon your determination that the structure does not conform to the College Quarter Design Guidelines in a sufficient manner and does not conform the R-2 Zoning based upon the variances requested.

4. Table of the request if there are changes that you would like to see in the plans that would make one more comfortable with an approval subject to those changes.

Staff Recommendation

The applicant's position is that their design is Minimal Traditional. The staff's position (which includes review and input from two professionally trained architects from the Building & Permitting staff) is that the styling has more in common with Contemporary architectural design than Minimal traditional. Staff is concerned about precedent because, if this submission is deemed to be an updated version of Minimal Traditional architecture, then virtually every other new Production home being built in the City of Winter Park of a Contemporary design could be considered Minimal Traditional. Many of the Production homes in a Contemporary style share similar façade, roof and window elements to this proposal. Allowing this style of architecture proposed within College Quarter, then would not compel people to design anything differently than they would anywhere else in the City.

However, with what we have today, in looking at the options presented above, there are only two options that the City staff can support. One is an action for Denial based upon the findings presented in this staff report, public input and any commentary to be offered by the HPB; that the proposed home and variances do not meet the standards of the College Quarter Design Guideline standards.

The second option, is if the Board's conclusion is that inclusion of Minimal Traditional architectural styling as an approvable architectural image has created a loophole or lack of clarity about what is and is not

acceptable. Then the staff could support approval of the request but not the variances, including the front door facing the street. To the staff, the granting of variances by the HPB from the R-2 zoning regulations and College Quarter Design Guidelines is a reward for full compliance with the goals of maintaining the historic character of Designated Homes or Historic Districts. This application has not demonstrated full compliance to justify the reward of allowing added width and square footage and economic value for this home. This option allows the applicant to redesign the home without the aforementioned variances, maintain the styling and to expect a subsequent approval by the HPB. Or the applicant can alter the styling to another one of the other six permitted architectural styles and then can expect support for the variances from the R-2 Code.

THE STAFF RECOMMENDATION IS FOR DENIAL OF THE PROPOSED BUILDING PROGRAM AND VARIANCES REQUESTED, AS PRESENTED.

MICHAEL WENRICH
ARCHITECTS

DATE: September 5th, 2020
TO: City of Winter Park
RE: Project Timeline for 807 Maryland Avenue
Historic Preservation Board Design & Review Process

PRE-COVID ACTIVITIES, CORRESPONDENCE & MEETINGS

December 5, 2019

Michael & Paul met with Jeff & Renata to present the proposed design concept and to review potential variances. A number of observations were made and direction provided regarding design changes recommended by Renata.

January 7, 2020

Follow up meeting with Jeff & Renata where Michael & Paul presented design revisions in response to the recommendation and variance requests were clarified, per the December 5th meeting. Jeff suggested a workshop session with the HPB to focus on design, prior to submitting a final package for a public hearing.

January 23, 2020

Site plan, floor plans, exterior elevations and 3D renderings were submitted by Michael to the City, for an HPB workshop session, as suggested by Jeff.

February 26, 2020

HPB workshop session was schedule and Michael and Paul met with the board. A very productive and collaborative design discussion took place; the input during the meeting resulted in significant design modifications consistent with feedback from the HPB members. The meeting included precedent images provided by a Board member as well as “real time” sketching of proposed elevation changes with the Board. The meeting ended with a significant majority of the Board supporting the proposed design revisions that were discussed. There was no objection from the staff or the board members of the minor variances that were requested. Michael and Paul agreed to incorporate the design modifications into the house plan. We collectively decided to have a brief follow up, informal, design review session with the Board prior to public hearing to ensure that the design revisions we discussed at this meeting had been incorporated, so that the design would have their support at the public meeting.

1800 NORTH ORANGE AVENUE ORLANDO FLORIDA 32804 **MICHAEL@MICHAELWENRICH.COM** 407.702.0506

March 12, 2020

Michael proceeded to incorporate the changes suggested by the HPB into a re-design, with Paul's support. Michael sent an email to Jeff requesting to schedule a follow up design review session with the Board as agreed upon at the February 26th meeting.

March 13, 2020

Jeff replied to follow up meeting request suggesting we use the next scheduled HPB meeting on April 8 to review the design changes, rather than schedule a separate meeting.

POST COVID ACTIVITIES, CORRESPONDENCE & MEETINGS:

March 18, 2020

In response to the pandemic's disruption to "business as usual," Michael sent a request to Jeff for a virtual session with the Board or a digital/email distribution of material for the Board's review, since they all had already reviewed the project and we had met **ALL** of the design modifications requested by the Board on February 26.

March 18, 2020

Jeff responded favorably to our request for virtual or digital/email submission

April 10, 2020

Revised site plan, floor plans, exterior elevations, 3D renderings and detailed design narrative addressing **ALL** of the Boards questions and concerns on February 26 were submitted for distribution to the Board. See design narrative attached.

June 5, 2020

After (8) weeks of no response from the City, Paul sent an email requesting an update and virtual meeting date with the Board as soon as possible since receiving word that the City was going to re-open on Monday, June 8th.

Jeff responded to let us know that the City Commission would be appointing new members on all City Boards on June 22nd - and that a virtual meeting is not an ideal format for new Board members.

We agreed that a virtual meeting would not be ideal for new Board members unfamiliar with the project or the design review process started with the City (6) months earlier in December 2019. Our HPB workshop was on February 26 and a full redesign addressing ***ALL*** *questions and concerns was provided digitally on April 10th. The new Board members were appointed (10) weeks after we made these design revisions available to the Board. Everyone was aware of this upcoming change and everything was done to resolve any design related issues with the previous Board before the new members were appointed on June 22nd.*

The pandemic did not cause the delay in providing information to the original Board members and allowing feedback in a virtual meeting. The purpose of the meeting was not to provide design input, but only to review the revised design to ensure compliance with the suggestions made (and agreed to) at the February 26 HPB meeting. So much business continued to be conducted in a timely and efficient manner virtually and electronically during this time. Regardless of the pandemic, we had a thorough and productive meeting with the full Board on February 26th and the proposed design changes requested by the Board could also have been easily reviewed as an email attachment and/or brief zoom call. It was the Board's request that we resubmit to them for their 2nd review prior to a formal application and public hearing, We complied and yet the opportunity for review by the original board was never granted.

July 16, 2020

After six (6) more weeks of silence we were notified that our project would be on the agenda of the July 30th hearing. Again, the Board suggested a secondary review of our proposed design changes based on their February 26th questions and concerns prior to a public hearing, but this was never facilitated. The date of the hearing was postponed to August 13th, yet no review meeting was arranged prior to that new date for the public hearing.

August 11, 2020

After (4) more weeks of silence and no indication that the new Board members had any additional concerns with the proposed design we were issued a staff report recommending denial. The report was issued only two days prior to the scheduled public hearing with the HPB and without any advance notice of issue or the opportunity to review and discuss with either the City staff or the HPB. The staff report did not provide the full history to the new Board members, who were therefore not aware of all of the efforts, communication, coordination and design modifications that occurred during the six (6) months prior to this staff report, The report was in stark contrast to the very positive response we received from the Board on February 26.

MICHAEL WENRICH
ARCHITECTS

DATE: April 14th, 2020
TO: Historic Preservation Board
RE: 807 Maryland Avenue

Dear Board Members,

Thank you for your time, attention and feedback during our working session on February 26th, 2020. Paul Bryan and I greatly appreciate this opportunity to review the proposed design and our code interpretations for his new home at 807 Maryland Avenue in the College Quarter.

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Please review the updated design document and let me know if you have any questions or additional concerns. Paul and I look forward to reviewing the new design with you at our next working session once the City is back to a normal schedule.

Very best,

1800 NORTH ORANGE AVENUE ORLANDO FLORIDA 32804 **MICHAEL@MICHAELWENRICH.COM** 407.702.0506

Historic Preservation Board

Work Session

February 26, 2020 at 9:00 a.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Agenda Items

1. Call to Order

2. Discussion Items

Review of Preliminary Plans for 807 Maryland Avenue

Discussion of Outreach Materials to Communicate the Value and Benefit of Historic Designation.

Agenda Preview for the March 11, 2020 regular meeting

3. New Business

4. Planning Manager's Report

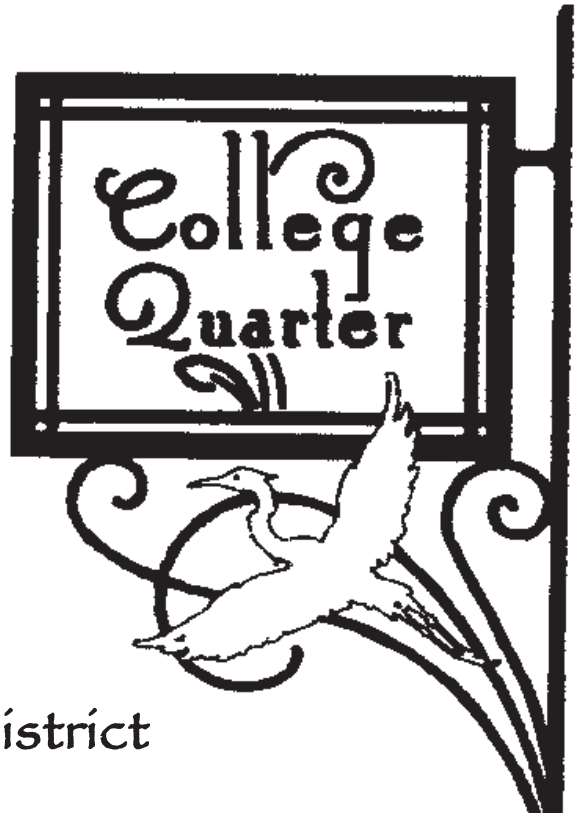
5. Board Updates & Comments

6. Adjourn

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."



The College Quarter Historic District

Design Guidelines

2003

A guide to rehabilitation and new construction in the
College Quarter Historic District

Credits

City of Winter Park Historic Preservation Commission

2003

Marjorie Bridges
Bill Felkel
Scott Hillman
John Cunningham
Eleanor Fisher
Ann Stevens

Prepared By

Land Design Innovations, Inc.

Winter Park, Florida

and

City of Winter Park Planning and Community Development Department

Don Martin, Director
Alberto Vargas, Assistant Director
Maria Perez, City Architect
Lindsey Hayes, Planner III

Editing

College Quarter Neighborhood Association

Acknowledgement

This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Florida Historical Commission. However, the contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Florida Department of State.

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I. Introduction

A. Background

Historic buildings, sites, structures, and areas serve as visible reminders of the history and cultural heritage of a city, State or nation. The College Quarter Historic District in the City of Winter Park is important for its collection of early twentieth century architectural styles, its streetscape pattern, and for its association with the City's development history.

Formal interest in historic preservation in Winter Park dates back to the seventies when a group of volunteers from the Junior League of Orlando-Winter Park conducted a Florida Master Site File survey of 32 selected resources under the direction of staff from the State Division of Historical Resources. The Junior League also created a driving tour of historic Winter Park.

In 1984, the City formed a Winter Park Historic Preservation Commission to act as an advisory group to make recommendations regarding local historic resources and to oversee a survey of those resources. The survey, performed by Florida Preservation Services, was completed in 1986 and added 373 properties to the Florida Master Site Files. A historic preservation ordinance proposed by the advisory board in 1988 was not successful and the group disbanded. The 1991 Comprehensive Plan included a historic resources section with the 1986 survey data and recommendations for historic preservation.

The City Commission, responding to citizens' requests, established the Historical Resources Task Force in 2000 to provide consensus for the contents of a preservation ordinance and to review the Comprehensive Plan amendments pertaining to historical resources. The Historical Resources Task Force also provided oversight for the 2001 Architectural Survey and National Register Evaluation conducted by GAI Consultants-Southeast, which added 245 historic resources to the Florida Master Site Files. The Task Force report was well received, and the City Commission adopted their proposed historic preservation ordinance establishing a permanent Historic Preservation Commission (HPC) on June 28, 2001. Since it's first meeting in August 2001, the HPC has lead the City's growing historic preservation program including the successful creation of the College Quarter Historic District.

The College Quarter Historic District was the first formally established historic district in Winter Park. The College Quarter Neighborhood Association requested guidelines in order to preserve and enhance the historic character of the district. The City retained Land Design Innovations, Inc. (LDI) to prepare guidelines to meet the needs of the College Quarter.

B. Purpose

The purpose of the design guidelines is to create a communication tool between the Historic Preservation Commission and the public. The College Quarter Historic District Design Guidelines describe the historic context of the neighborhood and its architectural styles, as well as provide a philosophy for design review. The guidelines establish standards for rehabilitation and maintenance of the existing historic buildings in the College Quarter and allow for harmonious new development.

I. Introduction (cont.)

This document is intended to guide city staff and the Historic Preservation Commission in their review of rehabilitation and development projects within the historic district. It is also intended for the property owners to use as a guide when planning to rehabilitate or remodel existing properties within the district. It contains both guidelines and recommendations.

The guidelines are based upon *The Secretary of Interior's Standards for Rehabilitation*, which are the national benchmark for preservation. The basic philosophy of those standards define rehabilitation as, "the process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values." The ***Standards*** allow for a thoughtful process that respects the original character of each historic building while allowing for orderly change. The ***Standards*** follow this section.

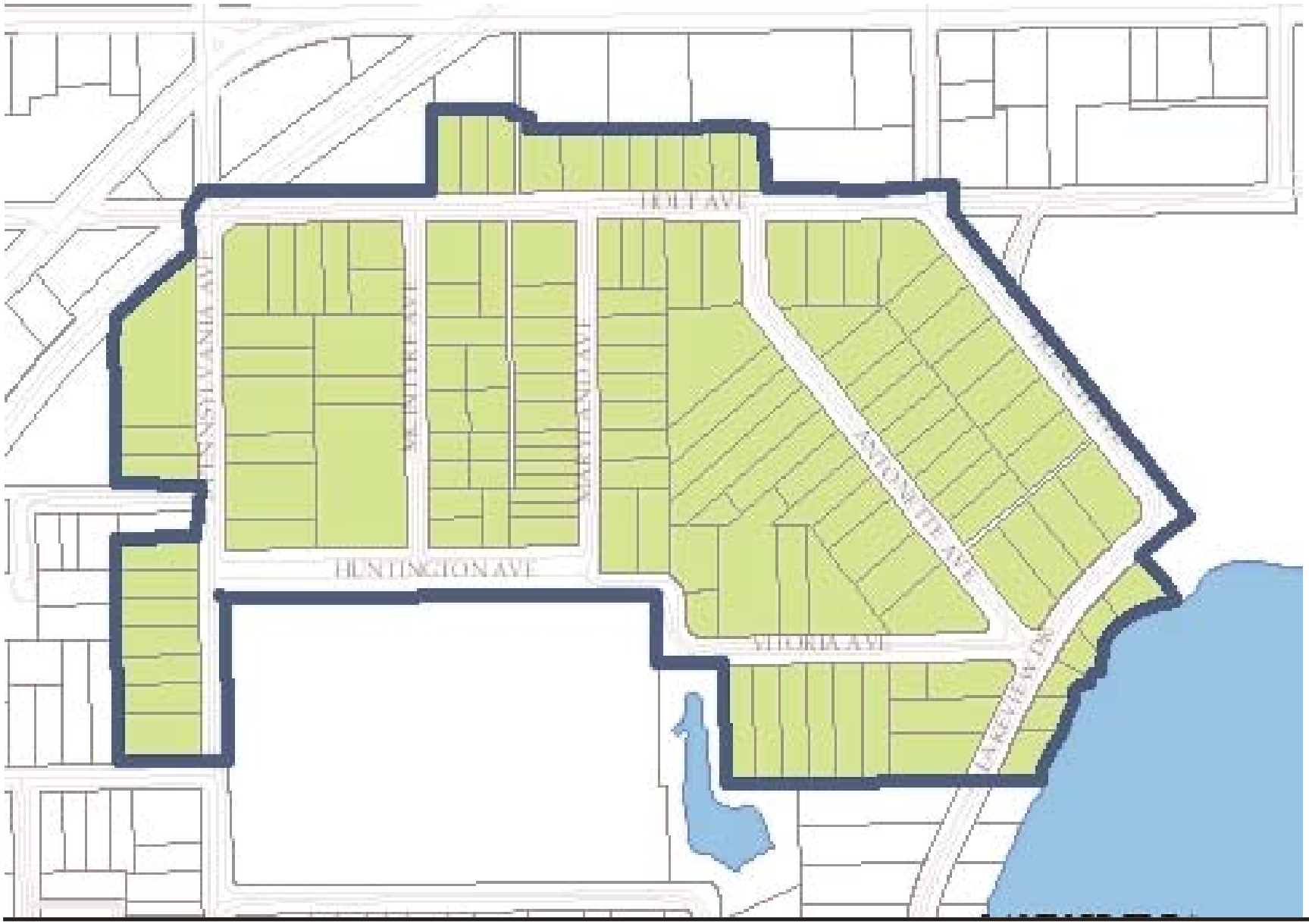
The implementation of these guidelines will:

- Promote the educational, cultural, and economic welfare of the City residents by preserving and **protecting historic and archaeological resources** located within the College Quarter Historic District;
- Strengthen the economy of the City by stabilizing and improving property values in historic areas, and
- Encourage new buildings and development that will be harmonious with the existing historic resources.

C. Application

City regulations require a Certificate of Review for alterations, additions, demolition and/or new construction within the historic district. The Certificate of Review is the preliminary step towards obtaining a building permit or demolition permit. The College Quarter Historic District Design Guidelines are specifically tailored for the defined area. The Historic Preservation Commission and their staff will use the recommendations whenever an application is made for a Certificate of Review for a property within the College Quarter HIstoric District.

College Quarter Historic District Map



II. Secretary of the Interior's Standards

Standards for Rehabilitation

The Secretary of Interior's Standards for Rehabilitation may be used as a guide by the Historic Preservation Commission when reviewing all Certificates of Review. The Standards, which are reinforced by the guidelines contained in this report, are as follows[1]:

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(3) Each property will 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 elements from other historic properties, will not be undertaken.

(4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

(10) New additions and adjacent or related new construction will 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.

Source: Code of Federal Regulations, Title 36, Chapter 1, Part 68, Section 68.3(b).

III. History of the College Quarter Historic District

The area that would become Winter Park was a sparsely settled agricultural community from about 1858 to 1880. The settlement centered on the east side of Lake Osceola and south of Sylvan Lake. The construction of the South Florida Railroad line in 1879-1880 opened new commercial transportation links and stimulated real estate investment along its path. Partners Loring Chase and Oliver Chapman purchased a total of 600 acres between Lakes Maitland and Osceola in 1881 to develop a new town and winter resort. Later that year Chase and Chapman hired a surveyor to map and plat the new town that the two partners named Winter Park. A planned community from its start, the town plan included a business district, central park, a system of curved and gridded streets and large lots for churches, schools and resort hotels. The essential town plan for Winter Park remains intact today.

Winter Park began its most significant growth and development during the first half of the twentieth century. In 1904, much of the town around the central business district still consisted of scattered residences and buildings surrounded by extensive orange groves. Winter Park was also a resort community for winter residents escaping the cold of the north. Public improvements in the center of the City included cement sidewalks, brick streets and electric streetlights (GAI 2000, 20). In 1923, the Town of Winter Park became the City of Winter Park and adopted the slogan "The City of Homes" to describe itself. By 1925, Winter Park's year-round population was 2,372.

The most important feature of Winter Park history during the period from 1904 to 1930 was the rapid subdivision and development of the large groves surrounding the town center. Propelled by the Florida Land Boom, twelve major subdivisions were platted and developed in just two years (FPS 1986, 32). Development was concentrated along the lakefronts, near Rollins College and in the southwest section of the City. The Hannibal Square community experienced a similar surge of development. The eastern half of Winter Park developed more slowly but by 1927, it too was almost fully developed. Many of Winter Park's established neighborhoods developed during this time including Orwin Manor, Osceola Summit, Golfview Terrace, Columbia Court, Virginia Heights, Ellno Willo and the College Quarter.

The east side of the College Quarter historic district is bounded by Rollins College. Founded in 1885, Rollins College experienced its most significant growth years from the 1920s to the 1940s, and again in recent years is enjoying another wave of growth. The campus gained a national reputation for academic excellence and became the showplace of Mediterranean Revival style architecture that it is today. During this time and into the 1950s Winter Park also acquired a reputation as an artists' and writers' colony.

The College Place subdivision, the east side of the College Quarter district, was formerly part of a large orange grove centered by the Morton home. The property was subdivided in 1921 by James A. Treat who developed over forty houses in the area. James Treat would be elected Mayor twice, and he and his family lived at 905 Lakeview Drive. The streets included French, Antonette, Vitoria, and Kentucky Avenues and Lakeview Drive. French Avenue was named for General Samuel G. French, a West Point graduate from Georgia and 1880s Winter Park resident who owned extensive groves along Lake Virginia. Antoinette and Vittoria were the middle names of Treat's wife and daughter. The spellings have appeared differently over the years on signs and maps. The College Place subdivision

III. History (Cont.)

included deeded access to Lake Virginia. College Place developed quickly with a variety of modest sized homes on the upland area and larger estates facing Lake Virginia. Development in the area included the Mediterranean Revival style College Arms Apartments that offered one and two bedroom apartments in a high style "modern" building.

J.E. Trotter created the Trotter's Replat subdivision in 1925 from Huntington family groves. Trotter's Replat included Trotter, Kentucky, and McIntyre Avenues and a portion of South Pennsylvania Avenue. That year Trotter also built the triangular office building on Fairbanks Avenue by the Atlantic Coast Line tracks. Several buyers in Trotter's Replat purchased two lots - one to build a house on and an adjacent lot to reserve for a spacious yard. Trotter Avenue was renamed Maryland Avenue in 1931. Kentucky Avenue east from Orange Avenue through the Rollins College campus was renamed Holt Avenue in 1941 in honor of Rollins College President Hamilton Holt. In 1941, sidewalks were added to Maryland, Holt and Pennsylvania Avenues.

The homes in the College Quarter district were built primarily as year-round residences for local businessmen, professionals, Rollins College professors and teachers at the nearby elementary and high schools. The growth of the neighborhood was indicative of the economic maturity of Winter Park as it developed from a winter resort surrounded by scattered farms and groves into a complete community. The residences from the 1920s to 1930s are built in a variety from the Bungalow, Mission, Mediterranean Revival and Colonial Revival styles. During the late 1930s through the 1940s Cape Cod, Minimal Traditional and Ranch styles appeared. Noted architect James Gamble Rogers II designed the rambling Cape Cod type Colonial Revival style house, which was built in 1934 at 325 Vitoria Avenue for the Dr. Lucius C. Clark family.

The south side of the College Quarter historic district is anchored by the Winter Park Ninth Grade Center. While not in the legal boundaries of the district, the former Winter Park High School adds to the history and character of the neighborhood. In 1926, the five-acre Ufford tract on Huntington Avenue was purchased for the construction of a high school. Designed by noted architect Howard M. Reynolds, the Mediterranean Revival style Winter Park High School opened in 1927. It was described as the, "most complete and architecturally perfect school building to be found in the state." For many years, the campus served as a center for the community. The cafeteria hosted civic dinners and provided meeting space for Winter Park's many community groups. In 1936, a Mediterranean Revival style auditorium designed by Harold Hair, another noted architect and resident of the College Quarter, was built with assistance from the Works Progress Administration (WPA). It also served the City as a performing arts center. Damaged by a fire, the auditorium was rebuilt in a contemporary style in 1958.

In 1939, Harold Hair would also design an Art Moderne Industrial Arts building and a since demolished athletic locker room building. The barrel-vaulted roof gymnasium was designed by James Gamble Rogers II and built in 1951. The Winter Park School District was abolished in 1948 and became part of the Orange County school system. The campus later served as a junior high school before becoming the Ninth Grade Center. A veritable "Who's Who" of central Florida has graduated from the school.

IV. Architectural Styles

A. Introduction

The first step in defining design guidelines for an area is to define the character of the area and determine those features that need to be preserved. Also, it is important to determine those changes that have occurred over the years and whether these changes have had a positive or negative effect on the district. If new development and structural changes to existing structures are made in line with the defining characteristics of the district, the collective impact of future changes will be the retention of the original character of the district.

B. Development Pattern

The College Park subdivision, located west of Rollins College, was developed in 1920 by H.A. Treat, who built a house on French Avenue. The district is predominantly residential and includes single family and duplex units. Many of the homes in this district were built as year-round residences for local businessmen and professors at Rollins College, rather than as winter retreats. The original plat identified small lots with relatively smaller houses than those along the lake shores or those now being built in the area.

Based on the small sized lots in the area, most homes occupy at least fifty percent of the lot, resulting in compact yards. Most sites have one accessory building, used either for parking or storage, or as a garage apartment. The location of the homes within the district generally show uniformity in terms of setbacks and side yards, which should be maintained.

C. Architectural Styles

The historic property surveys conducted for the College Quarter Historic District concluded that the most common styles found in this historic section of the City are Bungalow, Mission, Mediterranean Revival and Colonial Revival . Other styles found in the historic district included Minimal Traditional and Frame Vernacular. This section describes the characteristics of the predominant styles found in the College Quarter HIstoric District.

IV. Architectural Styles (Cont.)

1. Craftsman Bungalow

a. Background

One of the most prevalent styles in Winter Park in the early nineteen hundreds was the Bungalow style. The Bungalow style was an outgrowth of the Craftsman Style, which was originated in California but quickly spread throughout the Country by pattern books and popular magazines. The style, a one-story vernacular variation of the Craftsman style, faded from favor after the mid-1920s, and few were built in the 1930s. The Craftsman Bungalow Style was the popular style for smaller houses being built throughout the Country during from 1905 to 1920. Bungalow Style houses were mass-produced and rarely designed by architects. Therefore, they were popular for middle- and working-class residences. The style faded from favor after the mid-1920s, and few Craftsman houses were built in the 1930s.

b. Plan

Usually rectangular, with the narrow side oriented toward the street.

c. Foundation

Masonry piers occasionally flared at the bottom, or continuous brick or concrete block. Lattice or louvered panels are normally used to cover the porch crawlspace.

d. Porches and Facades

Craftsman Bungalows are normally one or one-and-a-half stories, and elevated 2'-6" to 3'-4" above grade.

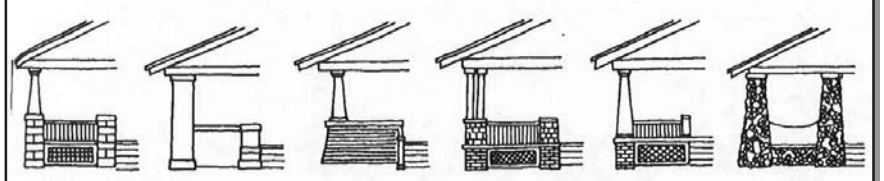
The front porch is an essential element of all Craftsman Style houses; they are often the most prominent architectural feature of the house and are wide and deep enough to feel like an outside room.

Porch wide beams help define the horizontal proportions of the style.

Porches are either full or partial width (usually a minimum of ¾ of the front facade), or in some cases wrapped around the side of the house. Partial porches are placed at the center of the main body or fully to one side.

Porch roofs are normally supported by tapered square columns, made of wood, concrete, or masonry. They frequently extend to ground level (without a break at the level of porch floor). Mouldings are normally found at top and bottom of column.

Craftsman Bungalow Porches



IV. Architectural Styles (Cont.)

Solid knee walls, matching column bases, are used between the column bases. Railings and balusters which are occasionally used consist of open, heavy wood railings with regular or irregular pattern.

e. Roof

There are four types of roofs typically associated with Craftsman Bungalows:

- Hip roof over one-and-a-half story, with a shed dormer on the main façade;
- One or more front gable roofs, with one being the most dominant, usually above the porch;
- Side gable roof parallel to the street with cross gable intersecting; cross gable typically covers the front porch and entrance to the building;
- Side gable roof parallel to the street and incorporating a dormer.

Craftsman roofs are low- to moderately-pitched roofs, emphasizing the horizontal massing of the style. Integral porch roof may match main pitch, or break at front wall to a 3:12 or 4:12 pitch.

Rafter ends normally extend beyond the face of the wall, and often display a decorative cut.

Decorative (false) beams or braces are commonly found under the gables.

Roof coverings are normally wood, composition, or metal shingles, or crimped metal panels. Shingles are often patterned.

Chimneys are typically brick and tapered to match the column base, with simple decorative caps. Normally located on the outside of gable wall.

f. Exterior

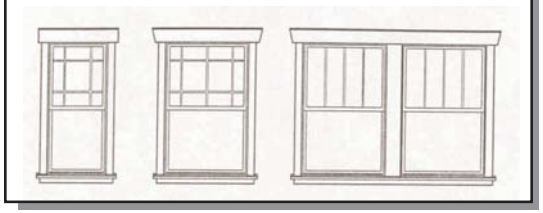
- Wood siding, shingle and clapboard are the most common exterior wall surface materials. Corner trim used with siding.
- Stucco and brick less frequently used.
- Different siding on the first and second floors – wooden clapboards on the first floor and wooden shingles on the second- although only one material is also common.

g. Windows and Doors

- Simple doors, often with panes of glass. No transom or sidelights used.
- Windows are large and wide proportioned.
- Wood windows, either single or double-hung, or casement sash.
- Windows often grouped in clusters of two or three windows.
- Windows can be single-pane, 2- or 4-pane; the upper sashes may be multiple-pane (vertical) with the lower sashes single pane.

Craftsman Bungalow Doors

Craftsman Bungalow Windows



IV. Architectural Styles (Cont.)

Dormer windows do not cover the full width of the dormer.

- Shutters not used.
- Window trim is thick to project out from the wall.

h. Exterior Decoration

- Great degree of ornamentation, but the ornament was used to emphasize the structure and construction of the building rather than to adorn for the sake of adornment.
- Carved rafter ends.
- Decorative gable end trim; knee braces; battered porch piers.
- Window surrounds.
- Column base and capitals.
- Lattice attic vents in the gable ends.

i. Additions

- Should be smaller than the main body.
- Gable roofs of equal or lower pitch than the main roof.

j. Local Examples

781 Antonette

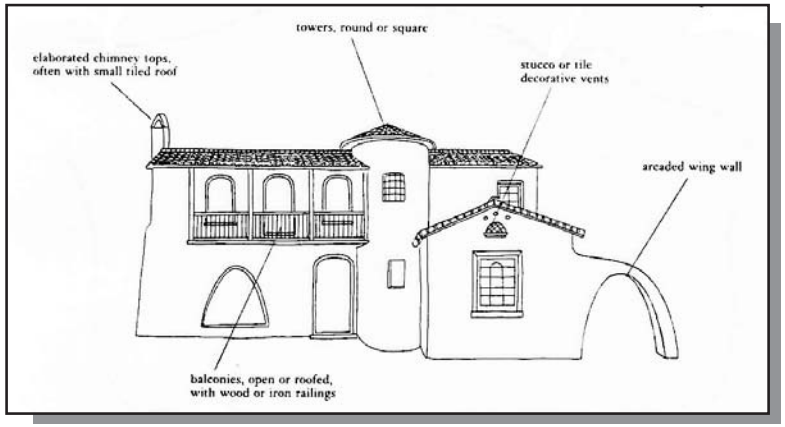
734 Maryland

391 Vitoria

404 Holt

IV. Architectural Styles (Cont.)

2. Mediterranean Revival



a. Background

This style was common in California, Florida and Texas during the 1920s. This style takes the Mission style as a base and emphasizes the richness of Spanish precedents. The style has also been referred to as Spanish Colonial Revival, and Spanish Eclectic2. However, the Department of State, Division of Historical Resources, prefers the term Mediterranean Revival.

The characteristic features of the style include low-pitched roof, usually with little or no overhang; red tile roof; arches; stucco; and asymmetrical facades.

b. Plan

- Rectangular, L-shape.
- Partially enclosed patios and gardens/courtyards.

c. Foundation

Masonry; not exposed.

d. Porches and Facades

- One and two stories are both common, as are wings of differing heights.
- Typically one or more prominent arches placed above door or principal window, or beneath porch roof.
- Façade normally asymmetrical.
- Tile-roofed chimney tops.
- Overhanging balconies.

e. Roof

- Red clay barrel tile (half-cylinders) or Spanish tile (S-curve shape).
- Low pitched roof, usually with no eave overhang.
- Side gable, cross-gabled, combination hipped-and-gabled, hipped and flat roof.
- Multi-level roofs.
- Narrow, tile-covered shed roofs are typically added to flat roof structures. These are placed above entryways or projecting windows.

f. Exterior

- Wall surface usually stucco; textured stucco.
- Wrought iron work on balconies.
- Arcades, usually leading to a rear garden.
- Sometimes exterior stairs.

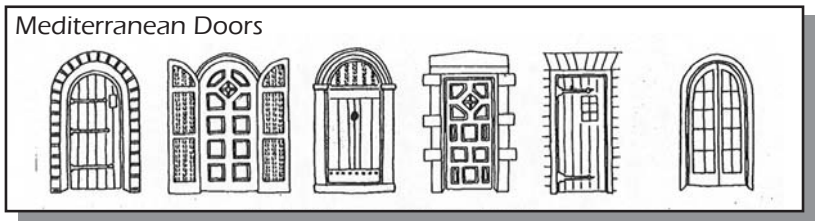
g. Windows and Doors

- Dramatically carved doors.

IV. Architectural Styles (Cont.)

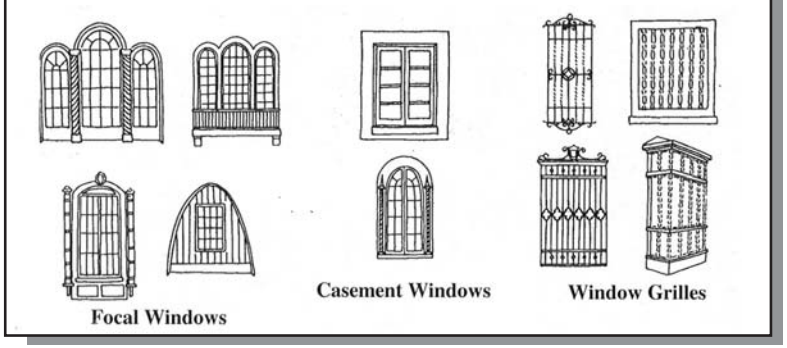
- Doors usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common.
- Doors leading to the exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass.

Mediterranean Doors



- Many examples have at least one large focal window. Commonly-tripled arched or parabolic in shape and may be filled with stained glass of varying design.
- Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes.

Mediterranean Windows



h. Exterior Decoration

- Decorative details borrowed from the entire history of Spanish architecture (Moorish, Byzantine, Gothic, or Renaissance inspiration).
- Decorative brick or tile vents and rondels.
- Decorative iron sconces, doorknockers, etc.
- Fountains.
- Decorative pavers.

i. Additions

- Should be smaller than the main body.
- Roofs of equal pitch and material as the main roof.
- Maintain proportion and detail.

j. Local Examples

363 Holt

528 Huntington

937 Lakeview

IV. Architectural Styles (Cont.)

3. Mission

a. Background

Although not as common as the classical styles, scattered examples were built in the early 20th century throughout the country. The Mission style was normally associated with a wide variety of buildings including churches, train stations, government buildings, and some private residences.

b. Plan

- Simple square or rectangular plans.
- Arched loggias or patios.

c. Foundation

Slab, continuous. Masonry; not exposed.

d. Porches and Facades

- Two types of façade:
  - Symmetrical - Balanced, symmetrical façade; most commonly of simple square or rectangular plan with hipped roofs.
  - Asymmetrical – The façade asymmetry is superimposed on a simple square or rectangular plan. Elaborate, rambling compound plans are found in some.
- Great variety of dormers and roof parapets.
- Prominent one-story porches either at the entry area or covering the full width of the façade; these sometimes have arched roof supports to simulate the arcades of Hispanic buildings.

e. Roof

- Flat roofs with curvilinear parapets are most common. Gable and hip roofs also used.
- Some examples have unusual visor roofs. These are narrow, tiled roof segments cantilevered out from a smooth wall surface. They most commonly occur beneath the parapets of flat roofs.
- Open eaves are most common. However, boxed eaves also occur, usually with brackets below.
- Mission-like bell towers occur on a few cases.
- Clay tile used to cap parapets or chimney shoulders.

f. Exterior

- Brick and stucco are the most common materials used. Very few Mission houses used stone.
- Shaped parapets.
- Arches.
- Smooth, flat wall surfaces

IV. Architectural Styles (Cont.)

g. Windows and Doors

- Quatrefoil windows are common.
- Arched windows

h. Exterior Decoration

Decorative detailing is generally absent, although patterned tiles, carved stonework, or other wall surface ornament is occasionally used.

i. Additions

- Repeat elements from original building such as parapets, arches, visor roofs

j. Local Examples

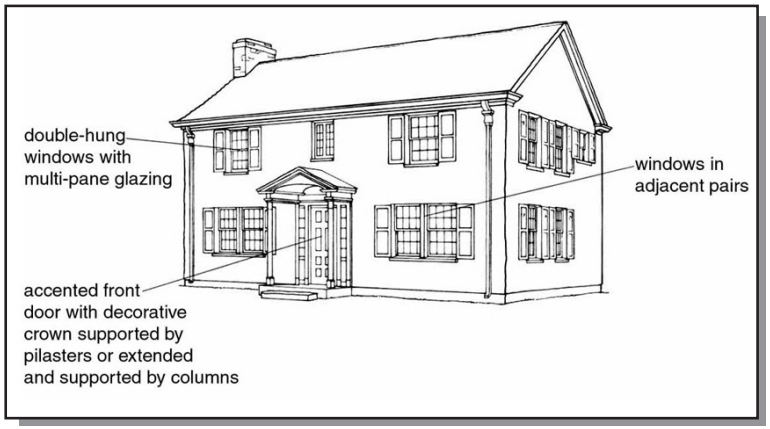
747 Antonette

814 Antonette

358 Vitoria

IV. Architectural Styles (Cont.)

4. Colonial Revival



a. Background

The Colonial Revival Style was a nationally popular style that first appeared in Winter Park around 1910 and is still being used. Given the northern influence on many winter residents, the Colonial Revival Style in Winter Park possessed a distinctly New England flavor. Some of the elements of the Colonial Revival, such as entry, cornice, and windows are adapted from Georgian and other earlier period styles to embellish these modest, yet elegant homes.

b. Plan

- Plan is regular, rectangular or nearly square, sometimes with add-on elements (additions and wings). The long axis parallels the street.
- In rectangular floor plans, the long axis is normally one third longer than the short axis. When the short axis of the main body exceeds two-thirds of the length of the long axis, the roof is normally a hip instead of a gable.
- Height is two to two and one half stories.
- Entrance stairs typically centered on the main façade.

c. Foundation

- The foundation is usually of brick piers or continuous brick. Concrete piers used at later times.
- Spaces between piers left open to allow for ventilation and for protection from high water.

d. Porches and Facades

- The main body is dissected into 3 or 5 implied bays. The entry is almost always centered on the main body.
- Simple rectangular volumes are combined creating a main body and side wings.
- Side wings decrease in scale from the main body and usually incorporate a side porch, porte-cochere, and/or simple one story enclosed space.
- Finished floor elevation normally not less than 2'-6" above grade.
- Porches are most common as side wing elements and may be enclosed if porch detailing (columns, balustrade element, entablature) is preserved.
- Entries are the most dramatic part of the façade, normally contained by a pediment supported by pilasters or protruding out supported by columns.

IV. Architectural Styles (Cont.)

- Porches may be portico/simple entry porches. They maintain a vertical proportion.
- The single story portico with pediment is typical for a single bay entry. Flat roof porch or portico with balustrade is typical for a single bay entrance or a side wing porch.
- May have a porch on the rear.
- Simple, classical columns spaced evenly across the front façade.
- Simple railings and balusters, when present
- Symmetrical façade.

Colonial/Georgian Revival Porches

e. Roof

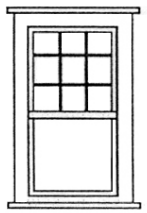
- Roofs are simple forms with pitches from 7:12 to 10:12 (Colonial Revival); or 4:12 to 7:12 and 18:12 to 20:12 (Dutch Colonial).
- Add-ons and wings have their own roof form (a single roof does not encompass all the volumes).
- Gable, hip (Colonial Revival) or gambrel (Dutch Colonial) roof.
- Eaves are less embellished than classical eaves, but elements such as the architrave and crown are options often taken.
- Overhangs in Florida have been broadened to accommodate the climate.
- Roof over porch is typically shed or low-sloped hip roof.
- Dormers with hip, gable or shed roofs are a defining characteristic.
- Rafter ends are typically exposed and decoratively cut.
- Composition shingles are the most often used; occasional metal roof coverings.
- Chimneys are brick with simple coursing, shoulder and corbel details.

f. Exterior

The primary exterior material is usually horizontal wood siding or shingles.

g. Windows and Doors

Colonial Revival Window

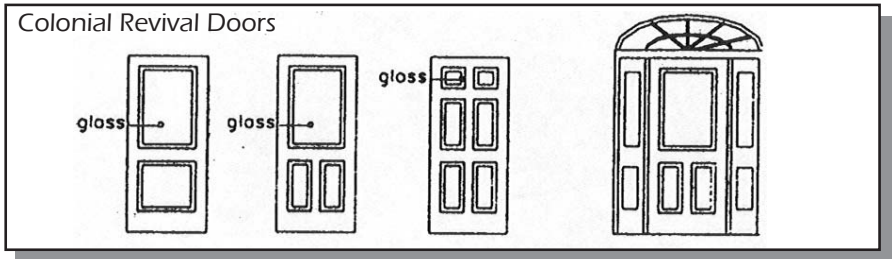


- Paired or grouped double-hung wood sash windows. Typical windows have multiple panes with a 6/1 muntin pattern. Variants include 3/1 and 6/6 patterns.
- Windows are detailed with simple molding. Group windows are separated by a mullion.
- Windows sometimes framed by wooden or wrought iron grills.
- Single 6 panel doors with side lights and/or fan light above

IV. Architectural Styles (Cont.)

are most common.

- Doors often flanked by fixed glass sidelights, surrounded by simple classical trim.



h. Exterior Decoration

The exterior detailing is usually classically derived columns, pediments, broken pediments and wood shutters.

i. Additions

- One story additions to side are common.
- Additions should be recessed from front building line.
- Maintain proportion and detail.

l. Local Examples

735 McIntyre

325 Vitoria

757 French

965 Lakeview

IV. Architectural Styles (Cont.)

5. Prairie

a. Background

The Prairie Style originated in Chicago at the beginning of the twentieth century. The style borrowed largely from Japanese design and the English Arts and Crafts movement. Vernacular examples were spread widely by pattern books and popular magazines; they are common in early 20th-century suburbs throughout the Country. Most were built between 1905 and 1915; the style quickly faded from fashion after World War I. The style is characterized by low-pitched roofs, usually hipped, with widely overhanging eaves; two stories, with one-story wings or porches; eaves, cornices, and facade detailing emphasizing horizontal lines; often with massive, square porch supports. There is a two-story Prairie Style residential structure in the College Quarter Historic District. It is located at 695 French Avenue.

b. Plan

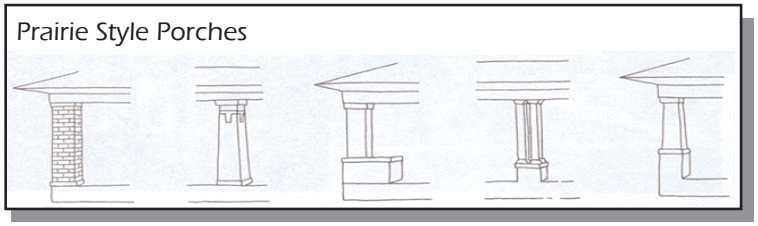
- Simple, square or rectangular.

c. Foundation

- Continuous foundation of concrete or brick.

d. Porches and Facades

- Two stories, with one-story wings or porches.
- Horizontal decorative emphasis achieved by using contrasting caps on porch and balcony railings; contrasting wood trim between stories; horizontal board-and-batten siding; contrasting colors on eaves and cornice; and selective recessing of only the horizontal masonry joint.
- Eaves, cornices, and façade detailing emphasizing horizontal lines.
- Massive square or rectangular piers of masonry used to support porch roofs.



e. Roof

- Low-pitched roof, usually hipped, with widely overhanging eaves (peak sometimes projecting farther than the lower edges).

IV. Architectural Styles (Cont.)

- Broad, flat chimneys.

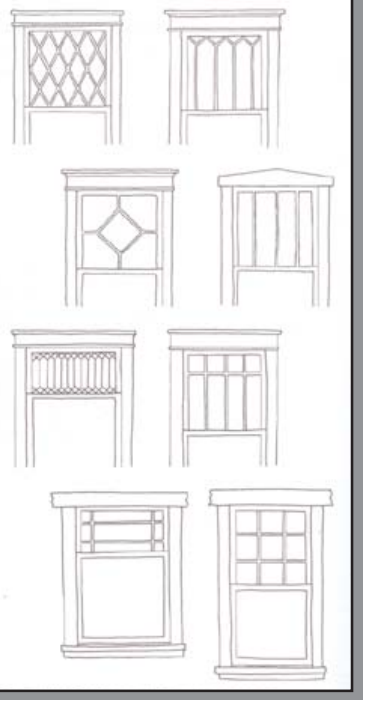
f. Exterior

- Masonry or Horizontal board and batten siding.
- Contrasting wall materials or trim emphasizing the upper part of the upper story
- Decorative friezes.

g. Windows and Doors

- Tall casement windows with geometric pattern of small-pane window glazing (in leaded casement windows, or upper sashes of wooden muntin, double-hung windows).
- Decorative friezes or door surrounds consisting of bands of carved geometric or stylized floral ornamentation.
- Horizontal rows of windows, sometimes wrapping around corners.

Prairie Windows



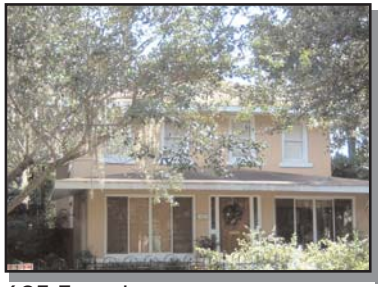
h. Decoration

- Window boxes or flattened pedestal urns for flowers.

i.Additions

- Should be smaller than the main body.
- Gable roofs of equal pitch as the main roof
- Maintain horizontality.

I. Local Examples



695 French

IV. Architectural Styles (Cont.)

6. Minimal Traditional Style

a. Background

Not much construction of residential homes occurred during the depression. When construction resumed in 1946, modern styles were preferred over the classical styles. The earliest modern style used was the Minimal Traditional, a simplified form loosely based on the Tudor style of the 1920s and 1930s. Predominant features included dominant front gable and massive chimneys. The high-pitched roofs were lowered and the facades were simplified by omitting most of the detailing. By the early 1950s, this style started being replaced by the Ranch style, which dominated American domestic building through the 1960s. There are sixteen (16) residences in the College Quarter Historic District representing the Minimal Traditional Style.

b. Plan

- Irregular, but mostly L-shaped or rectangular with wings.

c. Foundation

Slab or continuous footings commonly used. Most homes built at grade, or with minimal elevation.

d. Porches and Facades

- Usually includes a large chimney (not always).
- Usually have one front gable.

e. Roof

- Low or intermediate pitch-roofs.
- Close eaves and rakes, rather than overhanging as in the Ranch style.
- Shingle roofs are most common.

f. Exterior

Brick, wood, stone or a mixture of these, are used.

g. Windows and Doors

- Ribbon windows are frequent as are large picture windows in living areas.
- Wide variety of windows used (double/single hung, casement), emphasizing horizontality.
- Wood and aluminum windows.
- Wooden doors with no detailing.

h. Exterior Decoration

- Minimum facade detail.
- If some detailing is used, it is loosely based on Spanish or English Colonial styles. Decorative iron or wooden porch supports and decorative shutters are the most common.

IV. Architectural Styles (Cont.)

i. Additions

- One story additions to side are common.
- Additions should be recessed from front building line.
- Maintain proportion and detail.

j. Local Examples

375 Holt Avenue

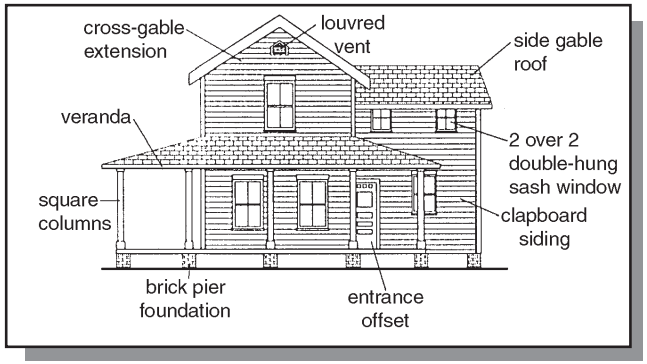
453 Huntington Avenue

723 Maryland Avenue

767 McIntyre Avenue

IV. Architectural Styles (Cont.)

7. Frame Vernacular



a. Background

Vernacular architecture refers to a regional or "folk" architecture, built with local materials and local labor, without formal plans, and for the most economical price at the time. Vernacular, while considered a style, is defined by its not belonging to any particular formal architectural style. There is one structure within the College Quarter Historic District that was classified as a Frame Vernacular. The house is located at 867 Pennsylvania Avenue.

There are several types of Frame Vernacular homes. Some have one story, others have two; some have front gable roof, others have side-gable or cross gable. There are two variations of the Frame Vernacular style: Shotgun, and Fisherman Cottage. (see illustrations on this page).

When considering new construction in the College Quarter Historic District, the Frame Vernacular style, as described in this section, should be considered as a style that may be compatible with all the other styles present in the district.

b. Plan

- Simple building forms.
- Rectangular and L-shaped building plans, although some buildings have irregular plans, especially if additions have been added in later years.
- Buildings range from one to two-and-one-half stories.

c. Foundation

- Brick or concrete block pier foundation.
- Spaces between piers left open to allow for ventilation and for protection from high water.
- Lattice infill between piers is common.

d. Facades

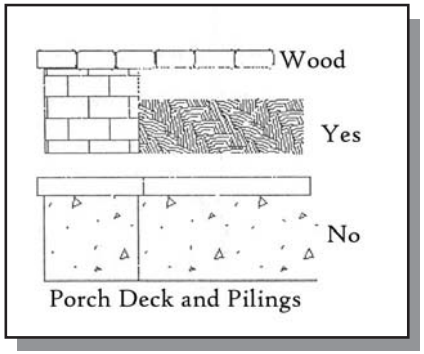
- Facades are vertically proportioned following a three-bay or five-bay pattern on the front elevation.
- Most commonly they have a simple entrance.

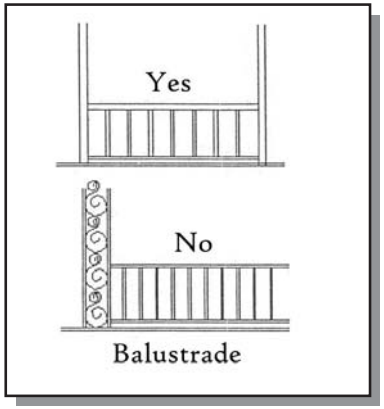
e. Porches

- Wide front porches
- Porches can be full width, wrap around, front facing gable, or fill in between the "L" formed by the main body and the front gable.
- Porches normally have a minimum depth of 6 feet.
- Porches are commonly elevated 2'-6" to 3'-6" above grade.
- Columns are typically narrow and made of wood; usually spaced evenly across the façade, with few details.
- In most cases, porches were built without railings. If railings

IV. Architectural Styles (Cont.)

were used, they were wooden with typical 1 ¼ inch square balustrades.





Frame Vernacular Porches

f. Roof

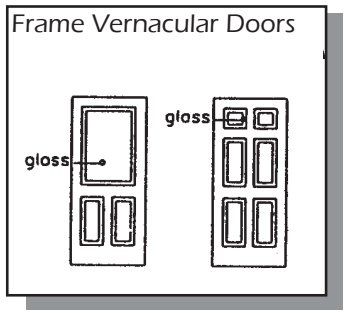
- Front, side and cross gable.
- Shed roof over porch.
- Earlier period homes have steep pitches, to accommodate attic space.
- Later period homes have a lowered roof pitch.
- Main roofs are steeply pitched (8:12 to 12:12). Porch roofs should have a low pitch (2:12 to 4:12).
- Rafter ends are unadorned, exposed, and extend beyond the face of the wall.
- Wood shingles were often used to cover the roofs in early homes.
- Asbestos shingles, composition shingles, V-crimp metal or metal shingles were used on later period structures, or as a replacement roof material.
- Brick or stucco chimneys, normally located on the outside of the gable end walls.
- Dormers were sometimes used on 1 ½ story homes.

g. Exterior

Primary exterior material is horizontal wood siding; less common are wood shingles and board and batten.

h. Windows and Doors

- Windows are single, tall and narrow.
- Multi-pane, double-hung sash windows (6/6, 3/1, 2/2 or 1/1).
- Transoms, fanlights and attic louvers are common.
- Second floor windows align with first floor windows.
- Jalousie windows, French doors and simple balconies are used occasionally.
- Windows made of wood.
- Windows are spaced evenly along all facades.
- Window and door trim projects out from wall cladding, approximately ¾ inch. Jamb trim is at least 4" wide, and headers (lintel) are normally 6" wide.
- Doors contain recessed wood panels
- Shutters are not typically used. When used, they should be paneled and should be either operable or proportioned to look operable.



IV. Architectural Styles (Cont.)

i. Exterior Decoration

Sparse, limited to ornamental woodwork.

j. Additions

- Large additions detract from the simple mass of the main body. These should be limited to the rear elevation.
- Small-scale additions may be used on the sides. These should have a lower roof with a pitch to match the porch roof.

k. Local Examples

867 Pennsylvania Avenue

V. Rehabilitation and Maintenance of Existing Buildings

A. Introduction

The key to a successful rehabilitation is maintaining the characteristic details and historic fabric of a building. However, a successful rehabilitation may also involve repair or replacemet of original building details or the introduction of new elements that can relate properly to the original components of the building and the neighborhood. This section recommends sensible rehabilitation treatments by describing the typical elements of each style found in the district, and how these elements contribute to the character of not only the building but also the neighborhood.

The emphasis of this section is on rehabilitation, which is a compromise between remodeling, which has no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance. Buildings should not be made to look older or newer than they really are by using details from another style or period. This would alter both the building and the streetscape.

B. Original Building Features & Detail

The distinguishing original characteristics of an existing building, structure or site should be **preserved**. If **replacement** is necessary, the replacement feature should match the original feature in composition, color, texture, and other visual qualities. The application of non-traditional materials such as aluminum siding, vinyl siding, and metal frame windows obscures the original character of the building and impacts the historic fabric of the neighborhood.

Repair or replacement of missing architectural features should be based on accurate duplications of original features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements as seen on other buildings or structures in the area.

Replacement column not consistent with building style

When rehabilitating a building, an effort should be made to **uncover** previously encased or hidden finishes and details such as siding, stone, ornamental plaster or brick, and decorative structural elements such as pylons, beams and brackets. The encasing of original elements may in many cases lead to deterioration, and may detract from the building's overall harmony within the neighborhood.

Preserve Architectural Details

When **uncovering** original building details, technical assistance from the HPC should be sought for proper preservation procedures. Sandblasting or other harsh methods should not be used to remove original materials (see Section VIII, Ordinary Maintenance).

V. Rehabilitation and Maintenance (Cont.)

C. Doors and Entrances

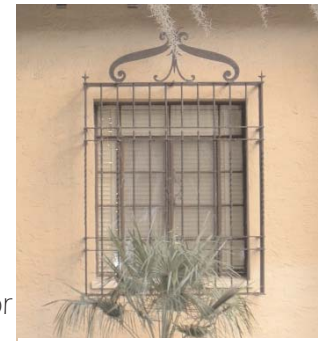
Doors, door details, frames, lintels, fan lights, sidelights, pediments and transoms, in good condition or repairable that are in character with the style and period of the building should be retained. If doors or door details on principal facades are found to be unrepairable, they should be replaced with new doors and door details in character with the original structure in material, size and configuration.

Replacement doors should preserve the original opening mechanism, which in most cases is side hinged. Sliding doors should not be used to replace original side hinged doors.

Doors should not be relocated, enlarged, reduced or introduced, unless the change is appropriate to the style and period of the building,

Doors with modern designs, including flush or sliding glass doors, should not be allowed.

Ornamental iron, grills, or bars on windows, appropriate only for Mediterranean Revival or Mission style buildings, should be constructed of steel, wrought iron or similar material, and should be painted with a gloss paint of dark color.



Grills on windows - Mediterranean

Garage doors that are in good condition or repairable and are in character with the style and period of the building should be retained. Garage doors should be repaired so that they match the existing materials, size and configuration.

If replacement is necassary, the replacement garage door should be the same size as the one being replaced unless an original garage door is narrower than eight (8) feet. Then, a new door may span the original width of the garage door opening.

D. Windows

All of the architectural styles seen in the district normally use wood sash windows. However, based on the architectural surveys recently conducted, it was observed that some of the windows have been replaced with metal windows, usually maintaining the sash layout. In the future, additions and remodels should preserve the original window style and materials.

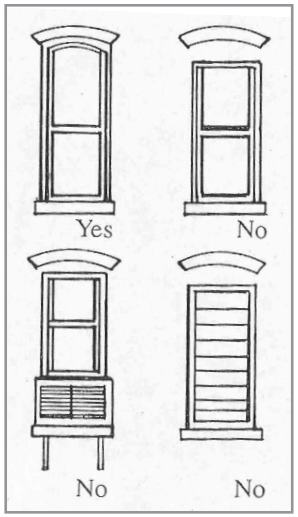
Windows, frames, glass, muntins, mullions, sills, lintels and pediments in good condition or repairable and in character with the style and period of the building should be retained. If windows or window details on principal facades are found to be unrepairable, they should be replaced with new windows matching the original in material, size, and muntin and mullion proportion and configuration.

Replacement windows should preserve the original opening mechanism, which in most cases is single or double-hung (see window characteristics by style in Section IV)

When replacing existing windows that are inappropriate to the style and period of the building, they should be replaced with new

V. Rehabilitation and Maintenance (Cont.)

windows that are appropriate to the style and period of the building.



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

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 may be used only in Prairie style buildings in a manner consistent with the style (see Section IV).

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

Replacement windows should preserve the opening mechanism originally used (single or double hung, casement, etc.).

Shutters in good condition or repairable and in character with the style and period of the building should be retained. Missing shutters should be replaced with wood shutters to match the existing. All replacement shutters should be similar to the original in size, configuration and style, should fit the window openings and should not overlap each other on the surface of the wall.

New operable wood shutters and canvas awnings are permitted accessories, as long as they are sized to match the corresponding window openings and their shapes, material, proportions, design, color, lettering and hardware are in character with the style of the building.

- No backlit, or interior lit vinyl awnings should be allowed.

Appropriate Replacement Windows for Bungalows

Not appropriate

V. Rehabilitation and Maintenance (Cont.)

- Awnings may be used if they are made of canvas, and shall complement the style of the structure in terms of shape, proportion and color. No metal or vinyl awnings shall be allowed.

E. Materials/Exterior Fabric

The most common materials used in buildings are asbestos siding, wood siding, stucco, block, and brick for facades; asphalt shingles and clay tile for roofs; wood for windows and doors; and brick or block for chimneys. In later years, some of these materials have been replaced with modern materials such as vinyl and aluminum, and some brick buildings have been coated with stucco.

Alterations should use the wall finish most acceptable for the architectural style (see Section IV). The following materials are generally acceptable for principal and accessory structures within the historic districts:

- Wood clapboard, wood shingle, wood drop siding, and horizontal wood board and batten siding.
- Brick, stucco and stone or cast stone are appropriate for some styles (Prairie, Mission, Mediterranean Revival, Minimal Traditional).
- Imitation materials such as Wolverine Premium vinyl siding, HardiePlank, and similar materials should only be used in new construction.

Resurfacing existing historic landmarks or contributing buildings with a new material that is inconsistent with the style of the building or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, rustic shakes, and vinyl or aluminum siding, should not be allowed. In cases where artificial siding is currently in place, its removal is not necessary. An owner may retain the material or remove it, however, if the material is removed, it should be replaced with historically appropriate materials.

The use of lattice should be limited to small areas not to exceed 18 square feet, and the lattice shall be contained within a frame or volume (see examples below). Lattice panels should not be used as walls or fences.

Inappropriate

Appropriate

1. Wood Facades

Horizontal **wood siding** is a common exterior finish found in historic districts. In the case of the College Quarter Historic District, wood siding is used in the Craftsman Bungalow, Minimal Traditional and Frame Vernacular homes. Important characteristics of wood siding that should be considered in its

V. Rehabilitation and Maintenance (Cont.)

repair or replacement are board size, width of exposure, length, and trim detail such as corner boards.

- **Existing** wood siding, trim and details in good condition or repairable should be retained. Deteriorated wood should be replaced with wood to match the existing wood in size, shape and texture. No aluminum, vinyl or other man-made type siding materials should be used to replace or cover wood siding, trim or details.
- Board width, length and exposure should be preserved.
- Board trim at corners and around openings should not exceed six (6) inches except at the front door surround which may be any size or configuration, consistent wit the style of the building.
- Wood posts, where adequate to a style, should be no less than 5" X 5" and chamfered at the corners.
- Detailing of the wood, such as beveling or beading should not be removed.
- Vertical bBoard and batten siding should be discouraged.

2. Masonry Facades

Masonry exterior finishes and detailing such as brick, tile, stucco, coquina, and concrete block can be found in the Prairie, Mission and Mediterranean Revival style homes. Masonry features, such as brick cornices or terra cotta detailing, surface treatments, modeling, tooling, bonding patterns, joint size and color, are important to the historic character of these buildings.

- **Existing** masonry features that are important to defining the overall historical character of the building, such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; as well as joint and unit size, tooling, and bonding patterns, coatings and color should be retained if they are in good condition or repairable. **Repair or replacement** should be made with materials duplicating the existing masonry in color, composition and texture.
- No aluminum, vinyl or other man-made type siding materials should be used to replace or cover masonry, trim or details.
- Mortar joints should be repointed only where there are obvious signs of deterioration such as disintegrating mortar, cracks in the mortar joints, loose bricks, damp walls or damaged plaster work. Repointing should duplicate the existing mortar joints in size, composition, texture, color and structural strength.
- Where brick and other masonry finishes were unpainted, they should generally remain unpainted. Painting hides detailing and alters the distinguishing original qualities of a building. Under some circumstances, particularly where the brick quality is poor or abrasive cleaning methods have been used, painting brick may be appropriate as a protective measure.

3. Existing Aluminum or Vinyl Siding or Other Simulated Wall Cladding

Any and all additions to structuresthat have previously been re-sided with aluminum or vinyl siding or other simulated cladding should be rehabilitated with materials to match the existing historic structure in size, shape, color, orientation and texture.

V. Rehabilitation and Maintenance (Cont.)

4. Facades with a Combination of Materials

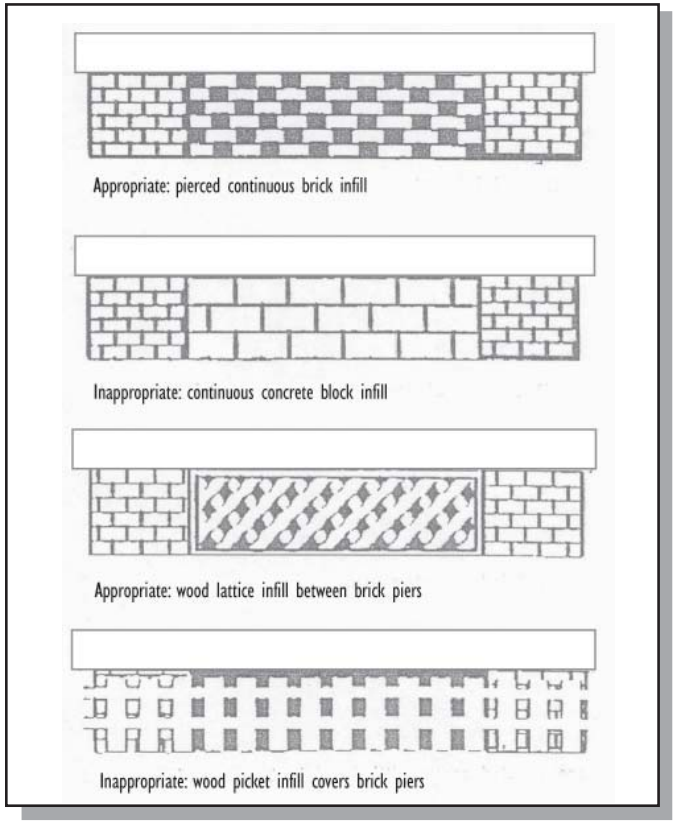
Any and all additions to structures with a combination of cladding materials should be sided using one or more of the existing cladding materials in a manner that is in character with the style and period of the structure.

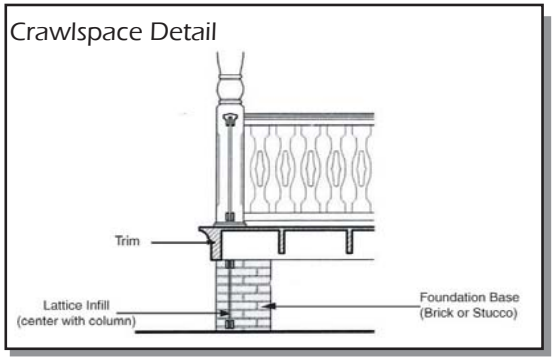
F. Foundations

Property owners need to be careful when selecting materials to cover the crawlspace. The materials used need to be consistent with the original materials used, which included wood lattice, open brickwork, and iron grates. Materials not recommended include concrete, plywood, aluminum grates, as these materials detract from the overall appearance of the building.

Landscaping should be used to conceal the foundation as much as possible.

Appropriate crawlspace cover





V. Rehabilitation and Maintenance (Cont.)

G. Roof Forms and Materials

Roofs are mostly gable and hip, and combine multiple roof lines. The roof pitches are varied, depending on the style of the structure. Shingle and clay tile roofs are common within the historic district, but metal roofs are also found.

- The original roof shape and material of the principal and accessory buildings should be retained if it is in good condition or repairable.
- Deteriorated roofing material should be replaced with new material that is consistent with the style of the structure, and should be similar to the existing or original roof in composition, size, shape, color and texture, except in the case of asbestos shingles, which may be replaced with new materials, such as fiberglass shingles, cement fiber tiles or shingles, or clay tiles that are similar to the original roofing.
- Architectural features that give the roof its character, such as dormers, cornices, towers, decorative brackets, eaves, chimneys, parapets, and exposed rafter ends should be retained or replicated.
- Principal building roof shapes and materials should be consistent with the style of the structure.
- Replacement gutters should not cover any original architectural elements of the building. They should be made of galvanized steel, copper or painted aluminum, consistent with the style of the original building.

Roof shape not consistent with district

Colonial Revival style dormer

Craftsman Bungalow style dormers

V. Rehabilitation and Maintenance (Cont.)

H. Porches

Most houses in the College Quarter district have front porches. Originally, porches were intended for protection from the elements, as a focal point for the entrance to the home, and also as a cool, ventilated and visually open space. Over the years, these porches have been modified to add to the living space, or simply to add screens. Porches are a key feature, not only architecturally but also for neighborhood safety. Therefore, porches should be preserved, restored, and they should be encouraged in new construction.

Porches and porch features that are in good condition or repairable and are in character with the style and period of the building should be retained. The repairs should match the existing porch in materials, size and configuration.

Replacement of existing porches or porch elements, such as balusters and columns, should be compatible with the style and period of the building.

Porch supports not consistent with style

Porches visible from the right-of-way should not be enclosed with solid materials such as glass, wood, aluminum, vinyl, fiberglass or masonry. Porches not visible from the right-of-way may be screened. The screening materials should be installed so as not to conceal or damage historical architectural elements. The framing members for screening should have a design and scale that is in character with the style and period of the building.

No decks should be added to the front of existing homes. Decks are not consistent with the predominant site design and building styles present in the disrict.

Porches should not be enclosed

I. Porte-cocheres/Detached Garages

Porte-cocheres are the visual reminders of the impact of the carriage and the automobile on the design of the home.. They are an important historic feature that should be preserved. They shuld not be converted into garages or enclosed for any other use.

Detached garages, often with a garage apartment, are very common in the College Quarter Historic District. The structures are

V. Rehabilitation and Maintenance (Cont.)

small and typically placed in a corner of the rear yard, at or near the property lines. They should be preserved.


Porte-cocheres should be preserved

J. Modern Equipment

The introduction of modern equipment, such as air conditioners, conventional antennas, satellite dishes, skylights, fire escapes, security bars, solar collectors, and hurricane shutters, should be done carefully not to detract from the character of the historic district. These elements and their mounting devices should not be placed where they could be visible form the street, and should be installed as unobtrusive as possible.

Not allowed on front facade.

If central air-conditioning is not economically or architecturally feasible, installation of a window or wall unit is acceptable as long as the unit is not installed on the street facades. Central A/C compressors should be located as far as possible from the street and screened from public view.

Fire Stairs, where required by code, should be designed to be as unobtrusive as possible. It is recommended that these should not be visible from the street when possible. If this is not possible, they should be designed of materials similar to those used on the original building exterior and in harmony with the historic fabric of the building.

Universal access ramps, where required, are to be constructed according to code. However, they should be designed to be as unobtrusive as possible. It is recommended that these should not be visible from the street. If this is not possible, they should be designed of materials similar to those used on the original building exterior and in harmony with the historic fabric of the building.

K. Building Colors

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

- The colors for historic landmarks and contributing structures should be selected from the colors endorsed by the National Trust for Historic Preservation, which are included in the American Tradition® Paints sample book (developed by Valspar Corporation), which is filed in the Planning Department. At least two colors should be selected, one for the body of the building and one or more for the accents and trims.
- Paint colors for non-contributing buildings should not be

V. Rehabilitation and Maintenance (Cont.)

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 original style and with other buildings within the historic district. Refer to the Architectural Styles Section for paint color recommendations based on style.

- Brick, stone, or other materials intended to be naturally unpainted should remain unpainted, unless the material has been painted before.
- Wood stained surfaces should continue to be stained and not painted. Other wood surfaces should be treated and/or painted.
- Paint should not be removed from materials that were originally painted.
- Tile roofs may be painted, however, the color selected should be similar to the natural color of the original roofing material of the building.
- The following are the recommended colors by style:

1. Craftsman Bungalow:

Houses with different siding materials often received two different paint colors. These houses usually have natural colors such as earth-browns, moss greens, sand yellows, and terra cotta reds. The body of the house is often unpainted with stained shingles in brown or red. These colors were less saturated and earthier than Victorian-era colors.

Appropriate Colors for a Bungalow Style

While trim colors were used to bring out architectural details, they were chosen to complement the overall color scheme rather than to emphasize specific architectural elements. Trim colors were often white, light yellow, gray and light green. Doors were left unpainted and were varnished.

Window colors are normally different than the main body and the trim.

2. Mediterranean Revival:

Building colors range in the pastel family from light pinks and oranges to deep browns and terra-cottas.

3. Mission:

Colors range in the pastel family from light whites, creams and yellows to grays and light pastel colors.

4. Colonial Revival:

Usually white, pale yellow, tan, or pale stone gray in the body of the building.

Trim color is usually white-yellowish, or off-white, not our modern stark white.

Shutters are dark green or black.

V. Rehabilitation and Maintenance (Cont.)

Doors were usually left unpainted, or were varnished or grained. Sometimes olive green was used for the main door.

5. Prairie:

Colors are natural browns and tans. Brown was often used for trims, and dark green for sashes

6. Minimal Traditional:

Subdued colors are most common. Usually two colors are used for main body and another for trim/details.

7. Frame Vernacular:

Colors range from light whites, yellows and grays to light pastel colors.

L. Preservation of Significant Interiors

These guidelines apply to the exterior portion of the buildings. The City does not intend to regulate the rehabilitation or renovation of interior plans.

Applicants should be aware that, even though the City does not have guidelines for modifications to the interior of the structures, the preservation of the interior space is as significant as the exterior. The interior space expresses the way of life of a period in history or of an individual. Modifications to adapt a building to function in the present are necessary and, if compatible, are a part of the building's evolution. Whenever an applicant is using federal tax credits, federal or state grants, loans or tax incentives for building rehabilitation or renovations there are State requirements that will need to be followed (see Secretary of the Interior's Standards for Rehabilitating Historic Buildings). The Standards recommend selection of a compatible use, which requires minimal alteration. Likewise, the standards encourage the preservation of a building's craftsmanship, features, and spaces. The document states:

An interior floor plan, the arrangement of spaces, and built-in features and applied finishes may be individually or collectively important in defining the historic character of the building. Thus, their identification, retention, protection, and repair should be given prime consideration in every rehabilitation project and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.

The burden of preservation of significant interiors rests with the commitment of the owner to present and future generations. It is this kind of commitment which makes preservation of districts, structures, artifacts, and architecture a viable force.

[INSERT PICTURES OF INTERIORS - to be provided by staff]

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:

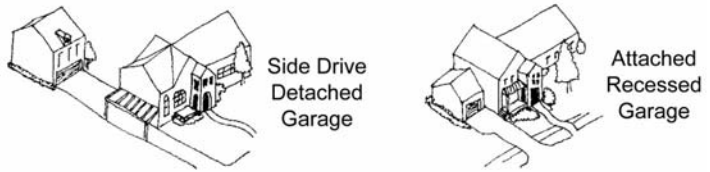
- ***Additions*** should utilize building elements and features that are harmonious with the facades of contributing buildings within the district. Applicants are encouraged to rescue and reuse architectural elements from buildings that are to be demolished for use in new construction/additions.
- ***New 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 prohibitted. 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

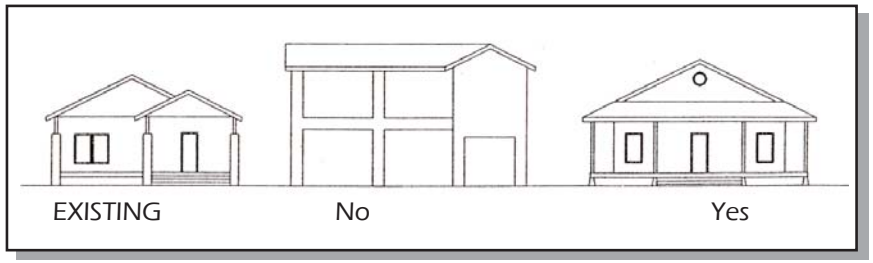
VI. New Construction/Additions (Cont.)

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.)

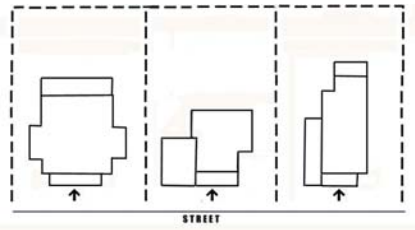
- All **new buildings** should have the main entrance oriented to the street and in full view from the public right-of-way.
- **Additions** to historic landmarks and contributing structures within the historic district should show consistency of design, massing and scale in relation to the existing structure, 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-cocheres. 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.

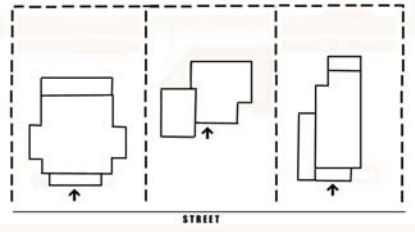
D. Setbacks

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

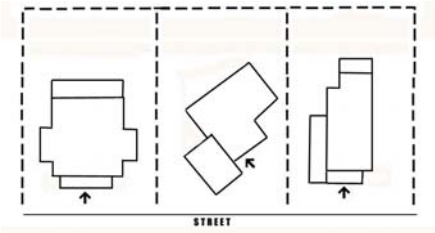


Setback not consistent

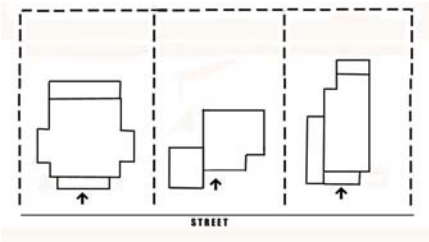
VI. New Construction/Additions (Cont.)

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

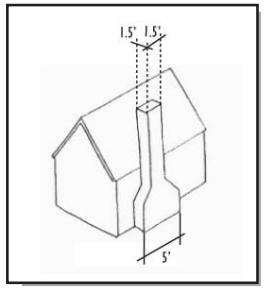


Appropriate Orientation

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.



Chimney dimensions

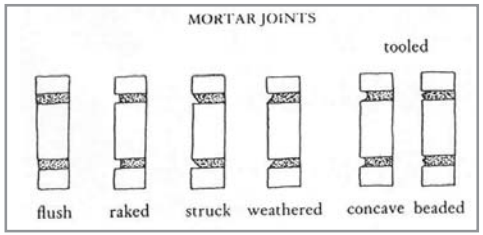
- New or replacement brackets for cantilevers, and open balconies should be made of brick, wood, stone or steel, if visible, consistent with the style of the structure.
- Stoops may be made of brick, stucco, cast concrete or wood, also consistent with the style of the structure.

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 facades 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 mantained (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 glasss 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 Rahabilitaion 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.

Inappropriate Colors for a Historic 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.

VII. Landscape and Site Elements

The urban pattern is shaped not only by the built environment but also by ancilliary features or site elements, such as landscaping, driveways, lighting, and fences. It is important to maintain existing significant trees and landscaping in the district, and to make sure that the ancilliary features do not have a negative effect on the existing historic fabric.

A. Pavement, Driveways and Curbs

Concrete is the predominant material used for sidewalks, driveways and walkways in the College Quarter Historic District. Any redevelopment activity should continue this trend..

- The area in front of the house should not be paved to eliminate lawn maintenance. This includes using materials such as turf-blocks, gravel and mulch when the intent is a total substitute for lawns.
- In order to minimize the amount of concrete used in the district, ribbon driveways and interlocking pavers are encouraged.
- No circular driveways should be allowed in the district.

B. Parking

Parking requirements for properties within the district are set forth in the City's Land Development Code. In addition to the City-wide parking requirements, the following should be observed within the College Quarter Historic district.

- Because of the negative visual impact that vehicles may have on the historic fabric, every attempt should be made to hide parking from the view of pedestrians.
- Landscaping and fencing, in addition to building location/orientation, can assist on screening parking from public view.
- Parking should be limited in front of buildings.
- The pavement area within the front yards should not be increased to accommodate parking.

C. Fences and Garden Walls

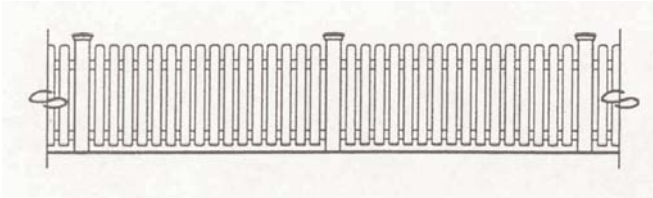
Fences and garden walls in historic districts generally vary depending on the architectural style of the main building. Most fences in the College Quarter historic district are of the painted wood variety. It is important to select appropriate fencing styles and materials to maintain the architectural integrity of the district. The following guidelines should apply to all development/redevelopment within the district.

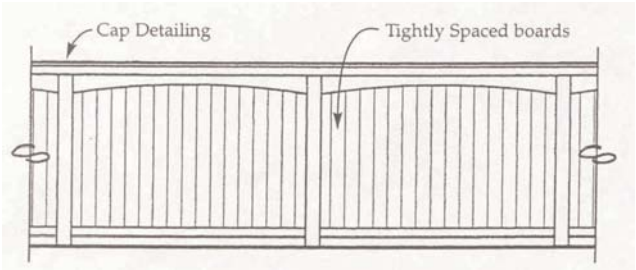
- The overall design of walls and fences should present a quality image consistent with the historic characteristics of the structure or the surrounding area.
- Vinyl fences should be avoided within the historic district, as

VII. Landscape and Site Elements (Cont.)

they are not consistent with any of the architectural styles present in the districts.

- Where new fences are introduced, the materials should be compatible with the style, texture, or exterior materials of the buildings on the site. No unpainted or unstained fences are allowed.
- Fences should consist of vertical pickets in simple designs, especially on lots with Bungalows and Frame Vernacular buildings. Cast iron fencing is allowed but should be limited to high styled buildings such as Colonial Revival, Mission, and Mediterranean Revival.

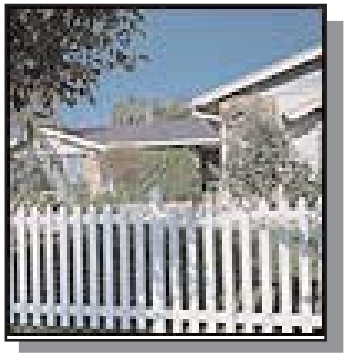




- Garden walls may be of brick or stucco only if they match the materials present on the principal building. Brick or stucco garden walls should be no less than eight (8) inches wide and capped by a flat, round or pitched top, overlapping the wall below by no less than one fourth of an


Mission


Colonial Revival


Vernacular

VII. Landscape and Site Elements (Cont.)

inch (¼").

- Fences should be made with no more than three (3) inch gaps between pickets.
- All walls and fences should have their finished side facing outward toward the public row.

D. Exterior Lights

Exterior wall-bracketed or soffit-mounted lights provide light and decoration, and can be used to focus attention on particular details or to accent planting areas. Original decorative fixtures should be maintained and restored whenever possible.


Appropriate

Floodlights, high intensity lights or lights that intrude upon adhjacent properties should not be used. Lighting the exterior of buildings within the district must be accomplished without distracting from the harmony and unity of the street. Light sources should be concealed.

Light fixtures that are indicative of the period and style of architecture for each building are encouraged. Contemporary light fixtures maybe used; however, they should be in an appropriate scale for the building and should not detract from historic detail.



Not recommended

Acceptable

E. Landscaping

Most commonly, plants are utilized for their aesthetic qualities, but they also serve useful purposes such as shading and climate control, privacy, erosion control and wind resistance. Landscaping and site details within the historic district must conform to the requirements of the City ordinances governing trees, tree removal, site clearing, and landscaping. These ordinances also provide lists of appropriate trees and landscaping for various uses.

Planting varies within the district; however plant materials should be chosen to be similar to those used along the streetscape, and within the district. Landscape elements are important to the overall character of the historic district and should be considered as a part of any site rehabilitation or new construction.

Oak treesare the predominant type of tree in the district, and

VII. Landscape and Site Elements (Cont.)

should be favored as the most appropriate type of street tree for the College Quarter historic district.

F. Urns and Planters

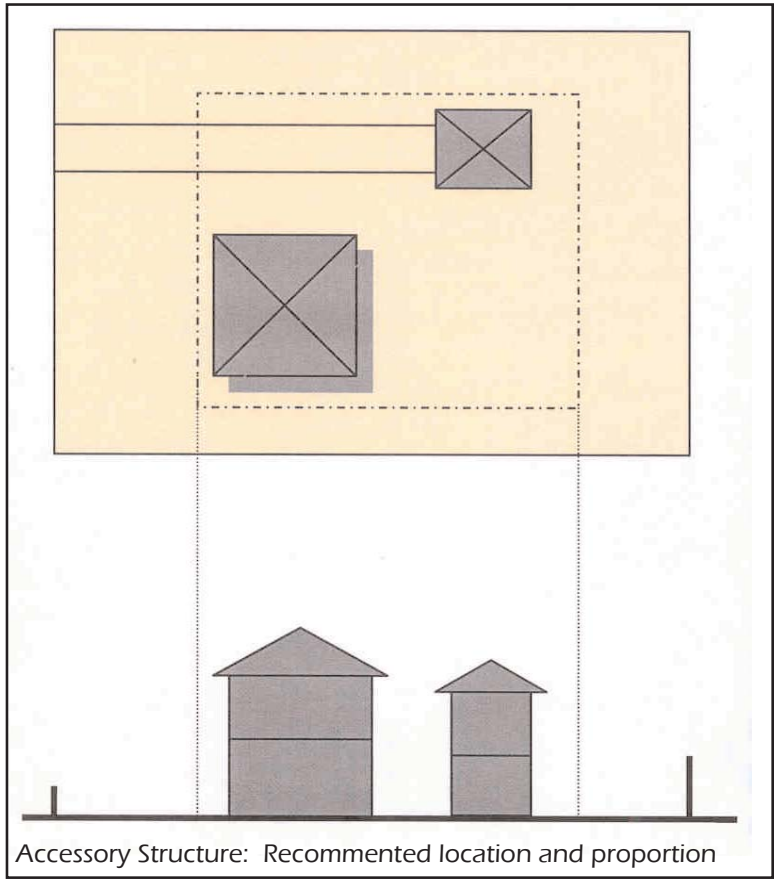
The Craftsman Bungalow and Prairie styles use characteristic urns/planters that make part of the main facade. Many of the original urns and planters are still intact on porches throughout the district. These planters are desirable because they enhance the architecture and provide historic character to the buildings. It is important to maintain and repair original planters and urns whenever possible.

Appropriate urns and planters for Bungalow and Prairie styles

The introduction of rough-sawn planters or stained or unfinished wood planters is not appropriate for use on sites where historic buildings are present. Urns and planters that are not characteristic of the area should be avoided.

G. Accessory Structures & Pool Enclosures

Accessory structures are very common in the district. They normally include a detached garage, a garage apartment, or a garden or storage room. Garage apartments are encouraged in the district, as long as there are no additional vehicles parked on the property, or the vehicles are not visible from the right-of-way.



Accessory Structure: Recommented location and proportion

VII. Landscape and Site Elements (Cont.)

The City's Land Development Code contains standards for accessory structures and pool enclosures. The following guidelines are intended to maintain the historic character of the district.

- Two accessory structure are allowed per site.
- Accessory structures should not exceed the height of the main structure.
- Accessory structures should be of similar style, color, design and materials as used for the principal residence.
- Pool enclosures attached to historic landmarks and contributing buildings should be reviewed by the Historic Preservation Commission to determine if the proposed structure fits the historic architectural style of the home. For properties designated as historic landmarks or contributing structures, the supports should be made of wood instead of aluminum. In no event should the pool enclosure exceed the height of the main structure.

VIII. Ordinary Maintenance/Demolition

The purpose of this section is to recommend standards for the maintenance of historic properties within the College Quarter Historic District.

A. Required Maintenance

The owner of a structure within a historic district or of a designated landmark should not permit such structure or landmark to fall into a state of disrepair which may result in the deterioration of any exterior appurtenance or architectural feature so as to produce or to tend to produce, in the judgment of the Historic Preservation Commission, a detrimental effect upon the character of the district as a whole or the life and character of the landmark or structure in question, including but not limited to:

- The deterioration of exterior walls or other vertical supports;
- The deterioration of roofs or other horizontal members;
- The deterioration of exterior chimneys;
- The deterioration or crumbling of exterior plaster or mortar;
- The ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
- The deterioration of any feature so as to create or permit the creation of any hazardous or unsafe condition(s).
- The deterioration of any architectural feature which contributes to the architectural or historic significance and/or integrity of the structure.

Nothing in this document should be construed to prevent the ordinary maintenance or repair of any exterior feature in a historic district or of any landmark which does not involve a change in design, material, color, or other appearance thereof.

B. Standards for Building Maintenance

Property owners should adhere to the following standards when performing ordinary maintenance on buildings within the district.

- The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting, and the use of abrasive, corrosive or damaging techniques for cleaning should be prohibited as they could damage the historic building materials.
- Paint removal is another threat to historic wood siding. The proper method for removing paint is cleaning, light scraping and sanding down the next sound layer. If more intensive paint removal is required, the gentlest means possible should be used. Harsh abrasive methods such as rotary sanding discs, rotary wire strippers, and sandblasting should never be used to remove paint from exterior wood. Such methods leave visible circular depressions in the wood; shred the wood, or erode the soft, porous fibers of the wood, leaving a permanently pitted surface.
- Clean wood using the gentlest means possible. Repair trim and siding before applying paint. Seal holes, caulk cracks, and treat for wood fungus. Remove loose paint using commercial strippers, electric heat guns or plates, wire brushes and scrapers. Hand sand to reduce paint layer differential.
- Abrasive cleaning methods should be avoided using such devices as rotary sanding or wire brushing, sand blasting or

VIII. Ordinary Maintenance/Demolition (Cont.)

extreme high pressure washing (PSI of more than 100) or harsh thermal methods such as propane or butane torches.

- Masonry should be cleaned only when necessary to halt deterioration or remove heavy soiling. Clean masonry surfaces with the gentlest method possible, such as water and detergents and natural bristle brushes. While masonry is the most durable historic building material, the cleaning of historic masonry is a special consideration because it is susceptible to damage by improper maintenance or repair techniques and abrasive cleaning methods. Sandblasting changes the visual qualities of brick, and damages and destroys the exterior glazing. As a result, rapid deterioration of the brick and potential water damage to the interior of the building are possibilities.
- Avoid sandblasting brick or stone surfaces using dry or wet grit or other abrasives. Such methods of cleaning permanently erode the surface of the material and accelerate deterioration.
- Paint historically unpainted masonry only if it has been previously painted or as a protective measure to prevent further deterioration caused by poor quality materials prior to abrasive cleaning.
- Treat mortar joint deterioration from leaking roofs or gutters and differential settlement of the building.
- Evaluate the overall condition of the masonry to determine whether repairs rather than protection and maintenance are required.
- Protect leaking roofs with plywood and building paper until it can be properly repaired.
- Protect and maintain masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

C. Checklist

The Code Enforcement staff should use the checklist included in Appendix F when inspecting historic landmarks or properties within designated historic districts. The list covers topics, such as:

- Exterior of Property (Property Maintenance, Grading/ Drainage, Walkways and Driveways, Weeds, Fences and Accessory Structures).
- Exterior of Structure (Street Numbers, Exterior Appearance, Foundation Walls, Windows and Doors, Roofs, Drainage, Chimneys, and Porches/Decks).

D. City Action to Prevent Deterioration

Whenever the Code Enforcement staff determines that there has been a violation of any provisions of the City regulations, he/she should:

1. Provide the occupant of the property with a notice, delivered in person, advising of future City actions if there is not an attempt to correct the violation within 10 days. A copy of the warning should also be mailed to the property owner.
2. If, after the 10 days noted above, there has been no attempt to correct the violation, Code Enforcement staff should give written notice of violation to the person(s) responsible for the correction. Such notice should include a

VIII. Ordinary Maintenance/Demolition (Cont.)

schedule for completion of the required improvements necessary to bring the building into compliance with the Code. The time given should not exceed 45 days for both major and minor violations.

3. Any violation not corrected in the time and manner specified in the notice may be referred to the Code Enforcement Board, pursuant to the City Code.

E. Criteria for Reviewing Demolition Permits

No structure within a local historic district shall be demolished or removed in whole or in part until after an application for a Certificate of Review has been submitted to and approved by the Historic Preservation Commission. When reviewing such applications, the HPC shall consider the following criteria:

1. The historic, architectural or environmental significance of the structure.

2. The historic, architectural or environmental significance of the structure to the overall ensemble of structures within the district and the importance of the structure to the integrity of the district.

3. The aesthetic interest that the structure adds to the district, or in the case of an historic landmark, to the City.

4. The number of remaining examples of similar significance in the district or, in the case of an historic landmark, in the City.

5. The difficulty or impossibility of reproducing such a structure because of its design, texture, material, detail, size, scale or uniqueness of location.

6. The plans for future utilization of the site and the effect those plans will have on the architectural, historical, archaeological, social, aesthetic or environmental character of the district.

7. The reasonable measures that can be taken to save the structure from further deterioration, collapse, arson, vandalism or neglect.

8. Any measures that have been taken to prevent the structure from deteriorating, such as performance of normal maintenance and repairs and provision of normal tenant improvements. In addition, whether the structure was willfully or negligently allowed to deteriorate.

9. The determination by the Building Official that the structure is an imminent hazard to public safety and that repairs would be impractical.

10. The economic hardship imposed on the owner if the application for Certificate of Appropriateness for demolition is denied.

Appendix A - Definitions

A. General Terms:

Adaptive Re-Use - The process of converting a building to a use other than that for which it was originally designed.

Addition - New construction added to an existing building or structure.

Alteration - Work which impacts any exterior architectural feature including construction, reconstruction, or removal of any building or building element.

Archaeological Resources - Any material remains of past human life, activities or habitation which are of historic or pre-historic significance. Such material includes, but is not limited to, pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, skeletal remains, personal items and clothing, household or business refuse, printed matter, manufactured items, or any piece of any of the foregoing items.

Archaeological Site - A property or location that has yielded or may yield information on the City's history or prehistory. Archaeological sites may be found within historic sites, historic districts, private property, public properties, and other areas of the City. Archaeological sites are evidenced by the presence of artifacts and features below and at times above the ground surface indicating the past use of a location by people.

Archaeological Zone - A geographically defined area that has or may reasonably be expected to yield information on local history or prehistory based upon broad prehistoric or historic settlement patterns.

Articulate - To express the parts or segments of a building clearly; to divide into segments.

Artifacts - Objects which are a product of human modification or objects which have been transported to a site by people.

Board – When used in this section it should mean the Historic Preservation Commission.

Certificate of Review - A document awarded by the Historic Preservation Commission allowing an applicant to proceed with a proposed alteration, demolition or new construction in a designated historic area, district or site, following a determination of the proposed improvements suitability to applicable design and compatibility criteria.

Contributing Structure or Property - Buildings, structures, or sites that add to the historical association, architectural quality, or archaeological value of a property or district because (1) they were present during the period of significance and possess historical integrity reflecting their character at the time or potential for yielding historical information; (2) their potential to qualify independently for the National Register of Historic Places; and (3) are fifty (50) years or older.

Demolition - The complete or constructive removal of a building or structure upon any site when the building will not be relocated intact to a new site.

Demolition by Neglect – The destruction of a building or structure through abandonment or lack of maintenance.

Designated Site, Landmark, or District - Any site, landmark, or district designated by the federal, state, or local government as having historical, architectural, or archaeological significance.

Design Guidelines - Criteria developed by a preservation commission, board, or review body to identify design concerns in an area or historic district, and to help property owners ensure

Appendix A - Definitions (Cont.)

that rehabilitation and new construction respect the character of designated buildings or districts.

Design Review - The process of ascertaining whether modifications to historic structures, sites, or districts meet standards of appropriateness established by a governing or advisory review board.

Disturbance - The cumulative digging, excavating, site preparation work or other such construction activities, regardless of the number of individual excavation or construction areas, related to an archaeological site.

Elevation - The vertical plane of a façade of a building. An elevation drawing is a view of such vertical plane.

Florida Master Site File - The state's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State. The Master Site File properties are not required to meet any minimum level of historical or scientific importance, but usually are at least fifty years old and adequately located and documented.

Historic Building - A building that is classified as a historic landmark and a building classified as contributing in the City's Historic Districts.

Historic District - A Historic District is an area that includes or encompasses historic sites, landmarks, buildings, signs, appurtenances, structures or objects as the Historic Preservation Commission may determine to be appropriate for historical preservation. Designated district(s) need not be a single enclosed area nor do the areas or sites have to be contiguous to constitute a district.

Historic Landmark - Historic Landmarks include any site (including significant trees or other plant life located thereon), building, or structure of particular historic or aesthetic significance to the City, the state, or the nation. Landmarks include, sites, buildings, or structures where cultural, political, spiritual, economic, social or artistic history of the community, state or nation is reflected or exemplified or which are identified with historic personages or with important events in local, state or national history, or which embody the distinguishing characteristics of an architectural specimen, inherently valuable for a representation of a period, style or method of construction, or a notable work of construction, or a notable work of a master designer or architect whose individual genius influenced his age.

Historic Preservation Commission - A board of citizens created by local ordinance and charged with enforcing provisions of local laws governing historic districts and buildings.

Historic Resource - Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. The properties may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state.

Historic Site - A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history or

Appendix A - Definitions (Cont.)

prehistory.

Historic Survey - A comprehensive survey involving the identification, research and documentation of buildings, sites and structures of any historical, cultural, archaeological or architectural importance.

Landmark - A designated building, site, or structure having historical, architectural, or archaeological significance.

Mitigation - A process designed to prevent adverse impact of an activity on cultural resources, by the systematic removal of the prehistoric, historic, or architectural data and materials in order to acquire the fundamental information necessary for understanding the property within its proper historic context. For structures, at a minimum, this may require primary archival studies, informant interviews, measured drawings, and large-scale photography. For archaeological sites, at a minimum, this may require literature studies, informant interviews, field survey, excavation, and artifact analysis. All mitigation projects require the preparation of reports.

National Historic Landmark Program - A federal program, which was authorized in 1935 and implemented in 1960, to identify sites and buildings of national significance.

National Register of Historic Places - Established by Congress in 1935, the National Register of Historic Places is a listing of culturally significant buildings, structures, objects, sites, and districts in the United States. The listing is maintained by the U.S. Department of Interior.

Non-Contributing Structures - Buildings, structures, or sites that do not add to the historical association, architectural quality, or archaeological value of a district because (1) it was not present during the period of significance of the district, or (2) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity.

Object - A material thing of functional, aesthetic, cultural, historical, or scientific value that may be by nature or design, movable, yet related to a specific setting or environment.

Preservation - The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Proportions – The relative size of two or more dimensions of a building; many architectural styles use highly developed mathematical proportions to determine the composition of facades and volumes of interior space.

Prospect - Means the use of a probe, metal detector, or any other device or tool to search or test or excavate for artifacts, historic sites or archaeological sites.

Reconstruction - The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation - The act or process of making possible an efficient compatible use for a property through repair, alterations, and additions while preserving those portions or features which

Appendix A - Definitions (Cont.)

convey its historical, cultural, or architectural values.

Relocation – When a building is moved, intact, to a new site.

Renovation - Modernization of an old or historic building that may produce inappropriate alterations or elimination of important features or details.

Repairable – Structures or building features that can be fixed or restored without creating an imminent hazard to public safety. For the purpose of this document, it is assumed that most damage, including partial termite or partial fire damage, can be repaired. It should be the applicant's responsibility to demonstrate otherwise.

Resource - Sites, buildings, structures, objects, districts, and areas, public or private, single or in combination.

Restoration - Act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

Revitalization - The imparting of new economic and community life in an existing neighborhood, area, or business district while at the same time preserving the original building stock and historic character.

Right-of-Way – The strip of land owned or controlled by the City or another governmental agency over which the public has a right of passage, including the streets, parkways, medians, sidewalks and driveways constructed thereon. For the purpose of this section "right-of-way" should exclude alleys.

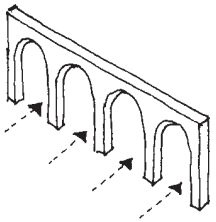
Sense of Place – The sum of attributes of a locality, neighborhood, or property that give it a unique and distinctive character.

Site - The location of a significant event, activity, building, structure, or archaeological resource.

Streetscape - The distinguishing and pictorial character of a particular street as created by its width, degree of curvature and paving materials, design of the street furniture, and forms of surrounding buildings.

Appendix A - Definitions (Cont.)

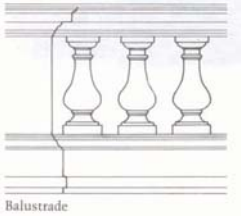
B. Architectural Terms:



Arcade - A series of arches supported by columns or pillars; a covered passageway; a recessed gallery with columns or piers open to the street.

Balcony - A railed projecting platform found above ground level on a building.

Baluster - One of a series of short pillars or other uprights that support a handrail. One of the upright, usually rounded or vase-shaped, supports of a balustrade. Related term: picket, spindle.



Balustrade - A row of balusters topped by a rail, serving as an open parapet, as along the edge of a balcony, terrace, bridge, staircase, or the eaves of a building.

Base - The lowest part of a column or architectural structure. A base story is the lowest story of a building.

Bay - A main division of a structure, usually containing a window or door. A building with three windows across the front is referred to as three bays wide. Also, an enclosed space protruding from the exterior of a building such as a bay window.

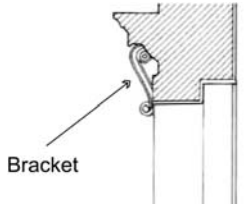
Board and Batten - Siding fashioned of boards set vertically and covered where their edges join by narrow strips call battens.

Bond - A term used to describe the various patterns in which brick, or stone is laid, such as "common bond" or "Flemish bond".

Common Bond - A brickwork pattern where most courses are laid flat, with the long "stretcher" edge exposed, but every fifth to eighth course is laid perpendicularly with the small "header" and exposed, to structurally tie the wall together.

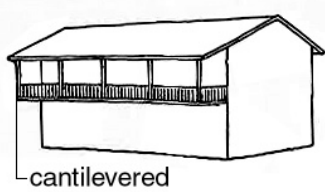
Flemish Bond - A brickwork pattern where the long "stretcher" edge of the brick is alternated with the small "header" end for decorative as well as structural effectiveness.

Bracket - A projecting support member found under eaves or other overhangs. Related terms: modillion, corbel.



Building - A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, retail store, or similar structure.

Bulkhead - The structural panels just below display windows on storefronts. Bulkheads can be both supportive and decorative in design. Nineteenth century bulkheads are often of wood construction with rectangular raised panels. Twentieth century bulkheads may be of wood, brick, tile, or marble construction. Bulkheads are also referred to as kick plates.



Cantilevered –A projecting structure, such as a beam, that is supported at one end and carries a load at the other end or along its length. A member, such as a beam, that projects beyond a fulcrum and is supported by a balancing member or a downward force behind the fulcrum. A bracket or block supporting a balcony or cornice.

Chamfer - A beveled edge.

Character – The qualities and attributes of any structure, site, street or district.

Clapboards - Horizontal wooden boards, thinner at the top

Appendix A - Definitions (Cont.)

edge, which are overlapped to provide a weather-proof exterior wall surface.

Column - A supporting pillar. The parts of a column in classical architecture are the base, shaft, and capital.

Contemporary – Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure, or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

Corbel - A shelf or ledge formed by projecting successive courses of masonry out from the face of the wall.

Cornice - The uppermost, projecting part of an entablature, or feature resembling it. Any projection ornament molding along the top of a wall, building, etc.

Crawl Space - The area between the ground and the first finished floor, usually 18-24 inches.

Exterior features – For the purpose of this document, exterior features should include the architectural style, general design and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures and other natural features such as trees and shrubbery.

Fabric - The physical materials of a building, structure, district, or city connoting an interweaving of component parts.

Façade - The face or front elevation of a building.

Fascia - A flat horizontal member of a building. A fascia sign is one attached flat against a building.

Fenestration - The arrangement of windows on a building; openings in an external wall such as doors and windows.

Flashing - Thin metal sheets used to prevent moisture infiltration at joints of roof planes and between the roof and vertical surfaces.

Fluting - Shallow, concave grooves running vertically on the shaft of a column, pilaster, or other surface.

Foundation – The lowest exposed portion of the building wall, which supports the structure above.

Front Facade - The principal face or front elevation of a building.

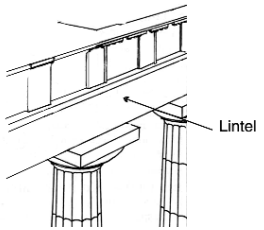
Gable – The triangular section of a wall to carry a pitched roof.

Glazing - Fitting glass into windows and doors.

Knee Brace – An oversized bracket supporting a cantilevered or projecting element.

Lattice – An open work grill of interlacing wood strips used as screening.

Lintel - A horizontal structural member that supports a load over an opening.



Masonry – Exterior wall construction of brick, stone or adobe laid up in small units.

Massing – Composition of a building's volumes and surfaces that contribute to its appearance.

Mortar - A mixture of plaster, cement, or lime with a fine aggregate and water; used for pointing and bonding bricks or stones. Mortars for repointing should be softer (measured in compressive strength) than the masonry units and no harder than the historic mortar.

Appendix A - Definitions (Cont.)

Paneled Door – A door composed of solid panels (either raised or recessed) held within a framework of rails and stiles

Parapet - A low wall or protective railing often used along the edge of a roof.

Pediment – A triangular crowning element forming the gable of a roof; any similar triangular element used over windows, doors, etc.

Permastone – Façade material that handles like plaster with stone-like results. Can be cast into virtually any mold type reproducing building details. Finished pieces are a warm bisque white, but can also be buffed to a high luster. Accepts paints, is waterproof, weather-proof and scratch resistant.

Picket - A wooden strip forming part of a fence.

Pointing - The process of removing deteriorated mortar from the joints of a masonry wall and replacing it with new mortar.

Roof Terms

Dormer/Dormer Window - A window that projects from a roof.

Eaves - The edge of a roof that projects beyond the face of a wall.

Pitch – The degree of the slope of a roof.

Ridge - The top horizontal member of a roof where the sloping surfaces meet.

Gable Roof - A pitched roof with one downward slope on either side of a central, horizontal ridge. The following are some variations of gable roofs:

Cross-Gable - A secondary gable roof, which meets the primary roof at right angles.

Front-Gable – The gables face the sides of the lot, and the gable end faces the street.

Gambrel Roof – A ridge roof with two slopes on either side.

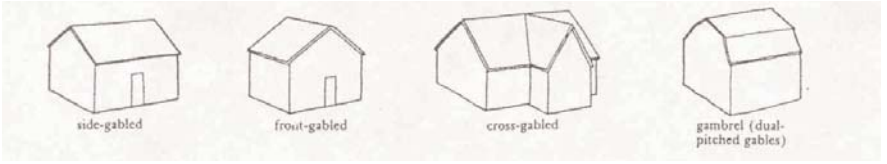
Shed Roof – A gently-pitched, almost flat roof with only one slope.

Side-Gable – The roof gable faces the street.

Hipped Roof – A roof with uniform slopes on all sides.

Mansard Roof – A roof with a double slope on all four sides, with the lower slope being almost vertical and the upper almost horizontal.

Setback - The distance between the street right-of-way line and the front line of a building or any projection thereof.



Sheating – An exterior covering of boards or other surfaces applied to the frame of the structure (see Siding)

Siding – The exterior wall covering or sheating of a structure.

Spindles – Slender, elaborately turned wood dowels or rods often used in screens and porch trim.

Stoop - A small porch, platform, or staircase leading to the entrance of a house or building.

Structure - A work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, it may be an engineering project large in

Appendix A - Definitions (Cont.)

scale, such as a bridge, wall, gate, or building, or small in scale, such as monuments or fountains.

Stucco - A type of exterior plaster applied as a two-or-three part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder. After 1900, most stucco was composed of Portland cement, mixed with some lime. Many of the contemporary stucco products on the market today are not compatible with historic stucco buildings.

Style – A type of architecture distinguished by special characteristics of structure and ornament and often related in time; also, a general quality of distinctive character.

Trim – The decorative framing of an opening and other features on a façade.

Turret – A small slender tower.

Veranda - A covered porch or balcony on a building's exterior.

Vernacular Buildings – Buildings designed and built without the aid of an architect or trained designer; buildings whose design is based on ethnic, social, or cultural traditions rather than on an architectural philosophy.

Visual Compatibility Criteria - Factors dealing with height, proportion, rhythms, materials and color, which the Historic Preservation Commission uses to determine whether new construction and renovation of existing buildings is visually compatible with the Historic District.

Wall Dormer – Dormer created by the upward extension of a wall and a breaking of the roofline.

Weatherboard – Wood siding, consisting of overlapping boards usually thicker at one edge than the other.

Window - A glazed opening in a wall that provides an interior space with natural light and ventilation.

Awning - Awning windows are top-hinged windows that swing out horizontally from the bottom.

Bay Window - A projecting window that forms an extension to the floor space of the internal room; usually extending to the ground level.

Casement Windows - A window with one or two slashes which are hinged at the sides and usually opens outward.

Double-Hung Window - A window with two sashes, one sliding vertically over the other.

Fanlight - A semi-circular window usually over a door with radiating muntins suggesting a fan.

Louvered - Louvered windows have several strips of glass that one tilted open to allow ventilation.

Mullion - The vertical bar between coupled windows or multiple windows.

Muntin - One of the thin strips of wood used for holding panes of glass within a window. Related terms; glazing bar, division bar, mullion.

Pane - A single piece of window glass. Double hung windows are often described according to the number of panes they have in each sash. For example, a six over six indicates that each sash has six panes.

Sash - The framework into which window panes are set.

Appendix A - Definitions (Cont.)

Transom – A horizontal opening (or bar) over a door or window.

Sill – The bottom crosspiece of a window frame.

Appendix B - Secretary of the Interior's Standards

Code of Federal Regulations

Title 36 – Parks, Forests, and Public Property
Chapter 1 – National Park Service, Department of The Interior
Part 68 – The Secretary of The Interior's Standards For The Treatment of Historic Properties
S68.3 Standards.

One set of standards—preservation, rehabilitation, restoration, or reconstruction—will apply to a property undergoing treatment, depending upon the property's significance, existing physical condition, the extent of documentation available, and interpretive goals, when applicable. The Standards will be applied taking into consideration the economic and technical feasibility of each project.

(a) Preservation.

(1) A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

(2) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(3) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

(4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(b) Rehabilitation.

(1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Appendix B - Secretary of the Interior's Standards (Cont.)

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

(3) Each property will 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 elements from other historic properties, will not be undertaken.

(4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

(10) New additions and adjacent or related new construction will 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.

(c) Restoration.

(1) A property will be used as it was historically or be given a new use which reflects the property's restoration period.

(2) Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

(3) Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

(4) Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or

Appendix B - Secretary of the Interior's Standards (Cont.)

removal.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

(6) Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

(7) Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

(8) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

(9) Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(10) Designs that were never executed historically will not be constructed.

(d) Reconstruction.

(1) Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

(2) Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

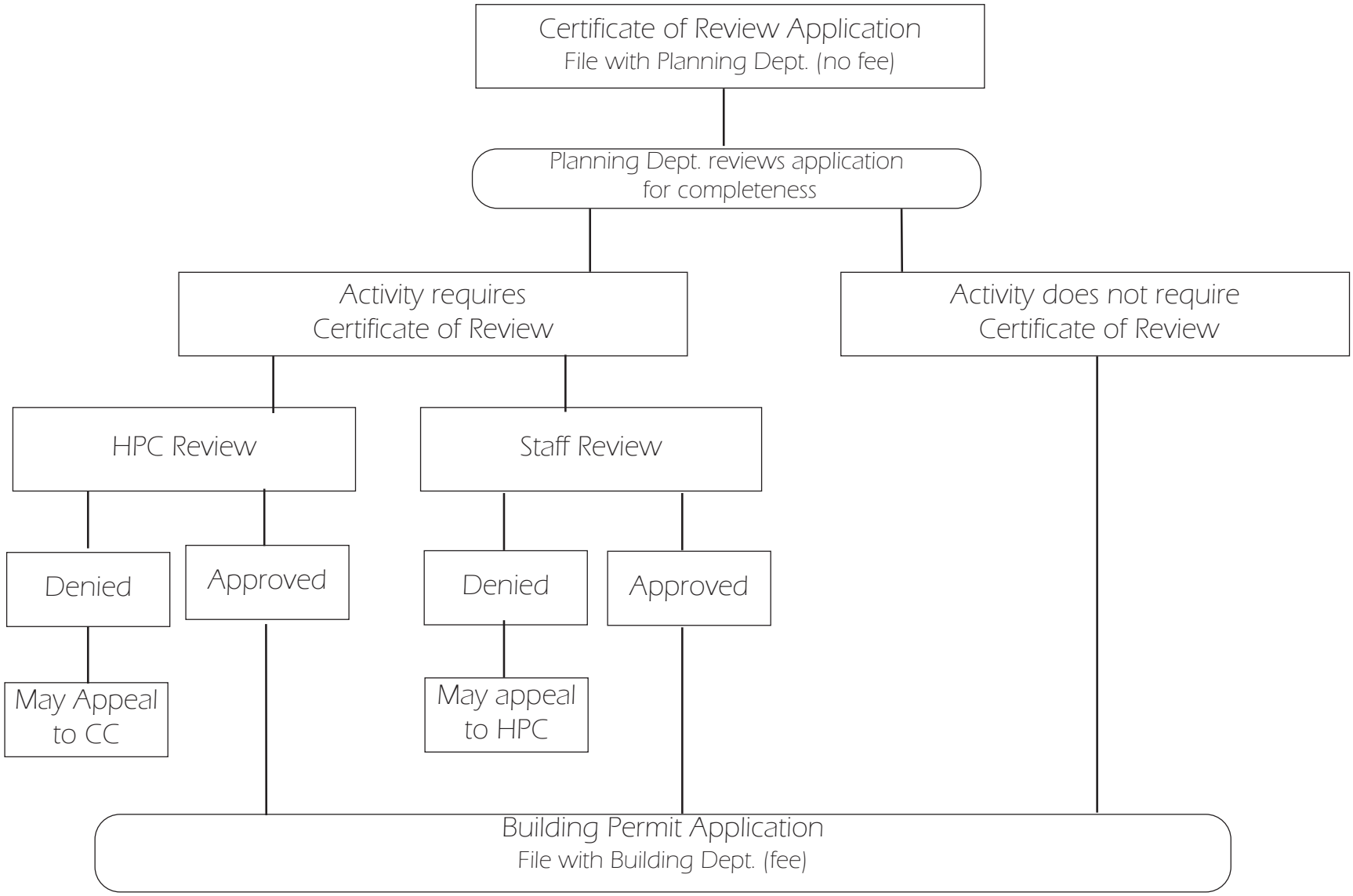
(3) Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.

(4) Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.

(5) A reconstruction will be clearly identified as a contemporary re-creation.

(6) Designs that were never executed historically will not be constructed.

Appendix C. Application Processing



Appendix D. Activity/Development Review

ACTIVITY	CERTIF. OF REVIEW.	HPC REVIEW	ADMIN. REVIEW
New Construction			
New principal structure			
Accessory building			
Signs			
Site clearing			
Additions/Modifications			
AC unit			
Accessory building - modifications			
Architectural Features - change or removal			
Awnings			
Carport/porch enclosure			
Dormers			
Door changes			
Driveway			
Exterior Lighting			
Fire Escape			
Foundation Enclosure			
Hardware (no building permit required)			
Light fixtures (exterior)			
Materials - change			

ACTIVITY	CERTIF. OF REVIEW.	HPC REVIEW	ADMIN. REVIEW
Paint - new or change			
Patio/slab			
Pool screen enclosure			
Pool/spa			
Porch supports or ornamentation			
Repairs - Major			
Roof - change in slope, materials, features			
Satellite dish, antennas			
Shutters			
Signs			
Signs at Hist. landmarks			
Skylights - addition			
Solar collector			
Wall/fence			
Window replacement			
Replace with same			
Door replacement			
Building Materials			
Landscaping (no permit required)			

Appendix D. Activity/Development Review (Cont.)

ACTIVITY	CERTIF. OF REVIEW.	HPC REVIEW	ADMIN. REVIEW
Paint			
Roof materials and color			
Porch supports or ornamentation			
Replace/repair porch supports			
Sign			
Window replacement			
Relocation*			
Restoration			
Demolition (partial or total)*			
Variance*			

* Activities that require property posting

Appendix E. College Quarter Historic Distric Properties

STREET ADDRESS	ARCHITECTURAL STYLE	YEAR BUILT	CONTRIBUTING	PROPERTY NOTES
701 Antonette Avenue	Craftsman Bungalow	c. 1920	YES	S. L. Yon House, alterations, recorded as 400 Holt Av.
736 Antonette Avenue	Craftsman Bungalow	c. 1925, 1983	YES	P. G. Wendland House, porch enclosure, alterations, recorded as 346 Holt Avenue
739 Antonette Avenue	Mission Revival	c. 1925	YES	William Houston House, Rear additions, 2001 garage & guesthouse
751 Antonette Avenue	Mission Revival	c. 1924	YES	S. W. Cason House, Recorded as 747-749, minor alterations, duplex
754 Antonette Avenue	Craftsman Bungalow	c. 1925	YES	G. H. Doan House, addition
757 Antonette Avenue	Bungalow	1946	YES	Recorded as 769, duplex
762 Antonette Avenue	Craftsman Bungalow	1926	YES D	Baldwin Palmer House, side addition
764 Antonette Avenue	Minimal Traditional	1947	YES	Alterations
767 Antonette Avenue	Craftsman Bungalow	c. 1920, 1933	YES	Partial porch enclosure
781 Antonette Avenue	Craftsman Bungalow	1926	YES D	J. E. Blackburn House, Alterations
782 Antonette Avenue	Bungalow	c. 1925	YES	D. N. Barbour House, Recorded as 786
787 Antonette Avenue	Bungalow	c. 1925	YES	Robert Poole House, porch enclosure, front deck
796 Antonette Avenue	Craftsman Bungalow	c. 1925	YES	Porch enclosure
814 Antonette Avenue	Mission Revival	c. 1925	YES	Carl Williams House, porch enclosure
817 Antonette Avenue		1990	NO	
818 Antonette Avenue	Craftsman Bungalow	c. 1920	YES	Eliza Swasey House
828 Antonette Avenue		c. 1920	NO	Luther A. Leach House, Altered facade, materials, addition
829 Antonette Avenue	Craftsman Bungalow	c. 1925	YES	
834 Antonette Avenue	Craftsman Bungalow	c. 1925	YES	Annie B. Johnson House

Appendix E. College Quarter Historic Distric Properties (Cont.)

STREET ADDRESS	ARCHITECTURAL STYLE	YEAR BUILT	CONTRIBUTING	PROPERTY NOTES
835 Antonette Avenue	Craftsman Bungalow	c. 1925	YES	Porch enclosure, alterations
847 Antonette Avenue	Colonial Revival	1941	YES	Built as duplex, used as single-family
695 French Avenue	Prairie, Four-Square	c. 1925	YES D	Porch enclosure
719 French Avenue	Mission Revival	c. 1925	YES	L. A. Detwiler House
731 French Avenue	Craftsman Bungalow	c. 1925	YES	G. C. Dieterly House (contractor), Enclosed porch
745 French Avenue		2002	NO	Site of former P. E. Davis House
757 French Avenue	Colonial Revival	c. 1925	YES	Huida H. Forbes House, alterations
767 French Avenue	Minimal Traditional	1942	YES	Alterations
777 French Avenue		1935	NO	Major remodeling with contemporary style
320 Holt Avenue	Craftsman Bungalow	c. 1925, 1930	YES	C. Hasslinger House
330 Holt Avenue	Craftsman Bungalow	c. 1925	YES	F. J. Lindergreen House
363 Holt Avenue	Mediterranean Revival	1940	YES	Porch enclosure alterations, double flat
367 Holt Avenue	Vernacular	1940	YES	Alterations, double flat
375 Holt Avenue	Minimal Traditional	1943	YES	Porch enclosure
393 Holt Avenue	Frame Vernacular	1941	YES	Alterations, duplex
404 Holt Avenue	Craftsman Bungalow	c. 1920	YES	Rev. Francis Yarnell House, porch enclosure alterations
408 Holt Avenue	Masonry Vernacular	1942	YES	Alterations, triplex
411 Holt Avenue	Minimal Traditional	1940	YES	Alterations
422 Holt Avenue	Craftsman Bungalow	c. 1925	YES	Irvin Pribble House
425 Holt Avenue	Minimal Traditional	1953	YES	Alterations
430 Holt Avenue	Craftsman Bungalow	c. 1925	YES	B. H. Malin House
435 Holt Avenue	Craftsman Bungalow	1937	YES	

Appendix E. College Quarter Historic Distric Properties (Cont.)

STREET ADDRESS	ARCHITECTURAL STYLE	YEAR BUILT	CONTRIBUTING	PROPERTY NOTES
440 Holt Avenue		1957	NO	Duplex
450 Holt Avenue	Minimal Traditional	1946	YES	Significant alterations
451 Holt Avenue	Minimal Traditional	1951	YES	Minor alterations
468 Holt Avenue		2003	NO	Duplex
470 Holt Avenue		2003	NO	Duplex
471 Holt Avenue	Minimal Traditional	1943	YES	Alterations
472 Holt Avenue	Minimal Traditional	1953	YES	Triplex
479 Holt Avenue	Minimal Traditional	1940	YES	Alterations
483 Holt Avenue	Minimal Traditional	1940	YES	Duplex
520 Holt Avenue	Masonry Vernacular	1948	NO	Duplex
530 Holt Avenue			NO	Vacant
546 Holt Avenue	Craftsman Bungalow	c. 1925	YES D	H. L. Patty House, recorded as 544
550 Holt Avenue		1968	NO	Duplex
451 Huntington Avenue		1958	NO	
453 Huntington Avenue	Minimal Traditional	1943	YES	
455 Huntington Avenue	Minimal Traditional	1948, 1937	YES	Duplex + Modern style single-family house
461 Huntington Avenue	Minimal Traditional	1941	YES	Alterations
475 Huntington Avenue		1970	NO	
555 Huntington Avenue		1987	NO	
565 Huntington Avenue		1987	NO	
575 Huntington Avenue		1987	NO	
585 Huntington Avenue		1987	NO	
595 Huntington Avenue		1987	NO	

Appendix E. College Quarter Historic Distric Properties (Cont.)

STREET ADDRESS	ARCHITECTURAL STYLE	YEAR BUILT	CONTRIBUTING	PROPERTY NOTES
597 Huntington Avenue	Minimal Traditional	1947, 1947	YES	Min. Trad. style duplex and modern style single-family house
905 Lakeview Drive	Mediterranean Revival	c. 1925	YES	J. A. Treat House
937 Lakeview Drive	Mediterranean Revival	c. 1925	YES	J. A. Treat House, Alterations, 2nd floor addition
945 Lakeview Drive	Italian Renaissance Revival	1937	YES	
965 Lakeview Drive	Colonial Revival	1936, 1947	YES	Alterations
1005 Lakeview Drive	Colonial Revival**	1940	YES	Alterations ** notes original style
1022 Lakeview Drive			YES	College Place lakeside
1023 Lakeview Drive	Craftsman Bungalow**	1925	YES	H. R. Wainwright House, Facade alterations could be removable, ** notes original style
1035 Lakeview Drive	Craftsman Bungalow	1926, 1933	YES	J. H. Verigan House
723 Maryland Avenue	Minimal Traditional	1948	YES	
726 Maryland Avenue	Craftsman, Eclectic	1938	YES	Unique rounded siding is evocative of log cabins
734 Maryland Avenue	Craftsman Bungalow	1926	YES D	
735 Maryland Avenue		1987	NO	Duplex
737 Maryland Avenue		1987	NO	Duplex (site of Mrs. Harlan Beach House)
747 Maryland Avenue	Minimal Traditional	1948	YES	Porch enclosure
757 Maryland Avenue	Craftsman Bungalow	1927	YES	Porch Enclosure
762 Maryland Avenue		1966	NO	Duplex
772 Maryland Avenue	Minimal Traditional	1948 D	YES	Alterations
774 Maryland Avenue	Frame Vernacular	c. 1925	YES	Alterations
777 Maryland Avenue		1966	NO	Duplex

Appendix E. College Quarter Historic Distric Properties (Cont.)

STREET ADDRESS	ARCHITECTURAL STYLE	YEAR BUILT	CONTRIBUTING	PROPERTY NOTES
778/780 Maryland AV		1999	NO	Duplex
784 Maryland Avenue		1973	NO	Duplex
785 Maryland Avenue		1986	NO	Duplex (site of E. I. Benson House)
787 Maryland Avenue		1986	NO	Duplex
789 Maryland Avenue		1988	NO	Duplex
791 Maryland Avenue		1987	NO	Duplex
803 Maryland Avenue		1989	NO	Duplex
805 Maryland Avenue		1989	NO	Duplex
701 McIntyre Avenue	Minimal Traditional	1951	YES	Triplex
735 McIntyre Avenue	Colonial Revival	1941	YES	Cape Cod type, Alterations, additions
746 McIntyre Avenue	Minimal Traditional	1950	YES	Alterations
747 McIntyre Avenue	Minimal Traditional	1950	YES	Alterations, materials
748 McIntyre Avenue	Minimal Traditional	1948	YES	Altered, 2nd floor addition
756 McIntyre Avenue		1990	NO	Duplex
758 McIntyre Avenue		1990	NO	Duplex
767 McIntyre Avenue	Minimal Traditional	1941	YES	Porch enclosure
775 McIntyre Avenue		1987	NO	Duplex
776 McIntyre Avenue		1996	NO	Duplex
778 McIntyre Avenue		1996	NO	Duplex
782 McIntyre Avenue		1988	NO	Duplex
785 McIntyre Avenue		1987	NO	Duplex

Appendix E. College Quarter Historic Distric Properties (Cont.)

STREET ADDRESS	ARCHITECTURAL STYLE	YEAR BUILT	CONTRIBUTING	PROPERTY NOTES
786 McIntyre Avenue		1988	NO	Duplex
792 McIntyre Avenue		1988	NO	Duplex
795 McIntyre Avenue		1986	NO	Duplex
796 McIntyre Avenue		1988	NO	Duplex
800 McIntyre Avenue	Minimal Traditional	1948	YES	Altered, 2nd floor addition
805 McIntyre Avenue		1986	NO	Duplex
808 McIntyre Avenue		1990	NO	Duplex
815 McIntyre Avenue		1987	NO	
605 Minnesota Avenue		1990	NO	Triplex
605 Minnesota Avenue		1990	NO	Triplex
738 S. Pennsylvania AV	Bungalow	c. 1925	YES	Alterations
741 S. Pennsylvania AV		1955	YES.	
750 S. Pennsylvania AV	Minimal Traditional	1943	YES	
766 S. Pennsylvania AV		1989	NO	Duplex
768 S. Pennsylvania AV		1989	NO	Duplex
774 S. Pennsylvania AV		1989	NO	Duplex
776 S. Pennsylvania AV		1989	NO	Duplex
778 S. Pennsylvania AV	Craftsman Bungalow	1935	YES	A. A. Wessona House, alterations
779 S. Pennsylvania AV			NO	Vacant
782 S. Pennsylvania AV		1988	NO	Duplex
784 S. Pennsylvania AV		1988	NO	Duplex
786 S. Pennsylvania AV		1988	NO	Duplex
788 S. Pennsylvania AV		1988	NO	Duplex

Appendix E. College Quarter Historic Distric Properties (Cont.)

STREET ADDRESS	ARCHITECTURAL STYLE	YEAR BUILT	CONTRIBUTING	PROPERTY NOTES
789 S. Pennsylvania AV		1947	NO	Altered, porch addition, materials
843 S. Pennsylvania AV	Craftsman Bungalow	c. 1925	YES	Porch alterations
853 S. Pennsylvania AV	Craftsman Bungalow	1924	YES	F. B. Mehler House
855 S. Pennsylvania AV	Craftsman Bungalow	1924	YES	
865 S. Pennsylvania AV	Craftsman Bungalow	c. 1925	YES	
867 S. Pennsylvania AV	Frame Vernacular	1918	YES	Unique roofline and eyebrow over bay window
937 S. Pennsylvania AV		1965	NO	Duplex
941 S. Pennsylvania AV		1990	NO	Triplex
318 Vitoria Avenue	Mission Revival	1922	YES	Dr. Alfred Kent House
325 Vitoria Avenue	Colonial RevivalCape Cod type	1933	YES	Dr. Lucius Clark House,, designed by James Gamble Rogers II, National Register Eligible
326 Vitoria Avenue	Mission Revival**	c. 1925	YES	D. A. Woodard House, alterations 2nd floor addition **notes original style
333 Vitoria Avenue		c. 1925	NO	Major alterations and additions
338 Vitoria Avenue	Bungalow (Tudor)	c. 1925	YES	Albra Whitmore House
346 Vitoria Avenue	Mediterranean Revival **	c. 1925	YES	Walger Johnston House, 2nd floor addition alterations **notes original style
357 Vitoria Avenue	Craftsman bungalow	c. 1925	YES	W. C. Winslow House, alterations Tudor influence
358 Vitoria Avenue	Mission Revival**	c. 1925, 1941	YES	F. D. Merrill House, 2nd floor addition, alterations ** notes original style
367 Vitoria Avenue		1990	NO	
368 Vitoria Avenue	Craftsman Bungalow	1930	YES	Porch enclosure
378 Vitoria Avenue	Bungalow (Colonial)	c. 1925, 1948	YES	R. C. Baker House
391 Vitoria Avenue	Craftsman Bungalow**	c. 1925	YES	Altered, 2nd floor addition **notes original style

Appendix E. College Quarter Historic Distric Properties (Cont.)

Table Notes:

1) Construction dates are based upon Orange County Property Appraiser's Office data. The abbreviation "c." denotes an approximate construction date.

2) Contributing properties, with few exceptions, are based upon the age of the structure and no value judgment is made in this document as to the degree to which they contribute to the historic character of the College Quarter. Properties less than approximately fifty years of age and vacant sites typically do not contribute to the historic character of the district.

3) "D" denotes an individually designated property on the Winter Park Register of Historic Places.

4) Minor alterations are not generally noted.

5) **Denotes the original architectural style when exterior alterations have been made that may change or obscure original architectural characteristics.

6) "Recorded as" refers to information recorded on the Florida Master Site File records.

Appendix F - Code Enforcement Checklist

NOTE: Checklist to be filled by Code Enforcement staff when inspecting properties within historic districts (see Section V)	YES	NO
Exterior of Property		
Property Maintenance		
Accumulation of litter, garbage or discarded items		
Grading/Drainage		
Areas of erosion		
Low areas allowing accumulation of stagnant water		
Discharging stormwater directly on public sidewalks, streets or neighboring property		
Walkways and Driveways		
Significant cracks on the pavement that may cause accidents		
Broken areas		
Uneven slabs creating possible trip hazard		
Accessory Structures: (fences, detached garages, sheds, garden walls)		
Structurally sound		
Peeling of flaking paint		
Rusting surfaces		
Missing or unsecured components		
Weeds		
Weeds or tall grass growth greater than twelve (12) inches in height		

Appendix F - Checklist (Cont.)

Exterior of Structure	YES	NO
Street Numbers		
Visible from street and at least 3" in height		
Exterior Appearance		
Peeling or flaking paint		
Exterior finishes with holes/breaks		
Deterioration		
Missing or unsecured components		
Foundation Walls		
Cracks/breaks		
Tuckpointing		
Windows and Doors		
Glass with cracks and breaks		
Trim with deterioration		
Peeling and flaking paint		
Roofs		
Loose shingles		
Worn, missing or unsecured roofing materials		
Flashing		
Fascia & soffits		

Appendix F - Checklist (Cont.)

Exterior of Structure (Cont.)	YES	NO
Drainage		
Gutters and downspouts with disconnected, unsecured and missing sections		
Guttering with an accumulation of leaves		
Chimneys		
Tuckpointing		
Plumb		
Porches/Decks		
Handrails and guardrails		
Stairways		
Flooring		
Structural members		

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