



# Historic Preservation Board Regular Meeting

December 9, 2020 at 9:00 a.m.

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

## Agenda Items

1. Call to Order
2. Approval of the October 14, 2020 and November 11, 2020 meeting minutes.
3. Public Hearing Action Items

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

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

COR 20-06 Request by Paul Bryan 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. Zoned: R-2. Parcel ID # 07-22-30-8760-00-172

**THIS REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT AND WILL NOT BE HEARD AT THIS MEETING.**

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

Next Regular Meeting: Wednesday, January 13, 2021 at 9:00 a.m.

## appeals & assistance

"If a person decides to appeal any decision made by the Board with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

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

## **Historic Preservation Board Staff Report for December 9, 2020 Meeting**

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

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

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

### **Background:**

These requests were discussed by the Historic Preservation Board on November 11<sup>th</sup>, but due to a lack of the physical quorum present at the meeting, these requests and the vote needs to be repeated at this December 9<sup>th</sup> meeting. The staff report that follows, is the same as was presented on November 11<sup>th</sup>.

### **Requests for 1199 Washington Avenue:**

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

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

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

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

There are three variances requested, that relate to the setbacks for the new two-story home. The side setback (North) is 7 feet to the one-story component of the structure and 10 feet to the two-story component of the structure. The plans request a 7-foot setback for both floors.

The staff is comfortable with this variance as there have been extensive discussions with the affected neighbor who is in support.

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

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

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

### **Summary and Recommendation**

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

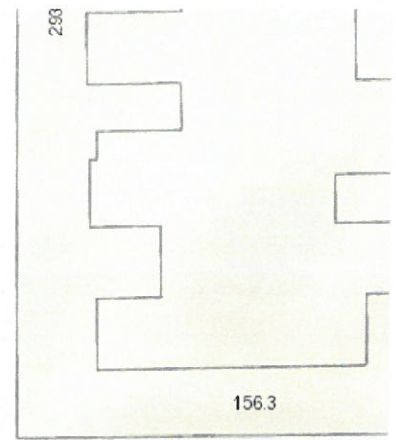
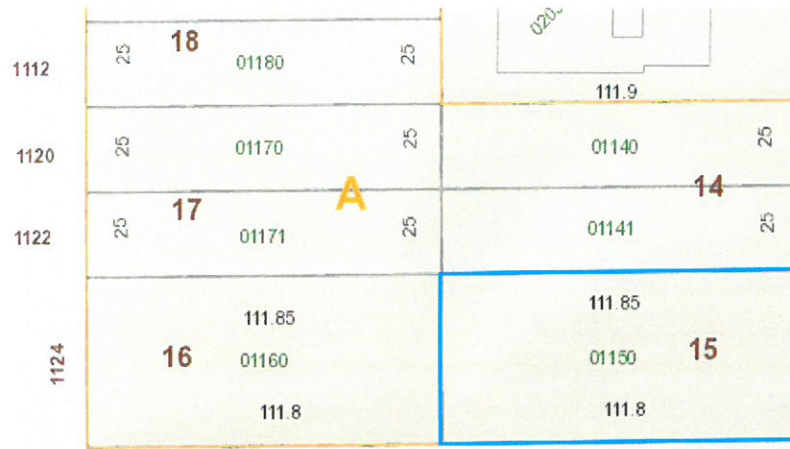
As indicated prior, almost every buyer of this property would only be interested in the land and its R-3 zoning that can yield two new townhouse units which would be maximized to the full maximum 50% FAR and the full 35% lot coverage.

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

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







MELROSE

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

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

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

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

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

**WHEREAS**, the Winter Park Historic Preservation Board has determined and recommended that the property at 1199 Washington Avenue with the existing cottage home as an example of the Minimal Traditional style architecture popular during that period.

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

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

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

**ADOPTED** at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

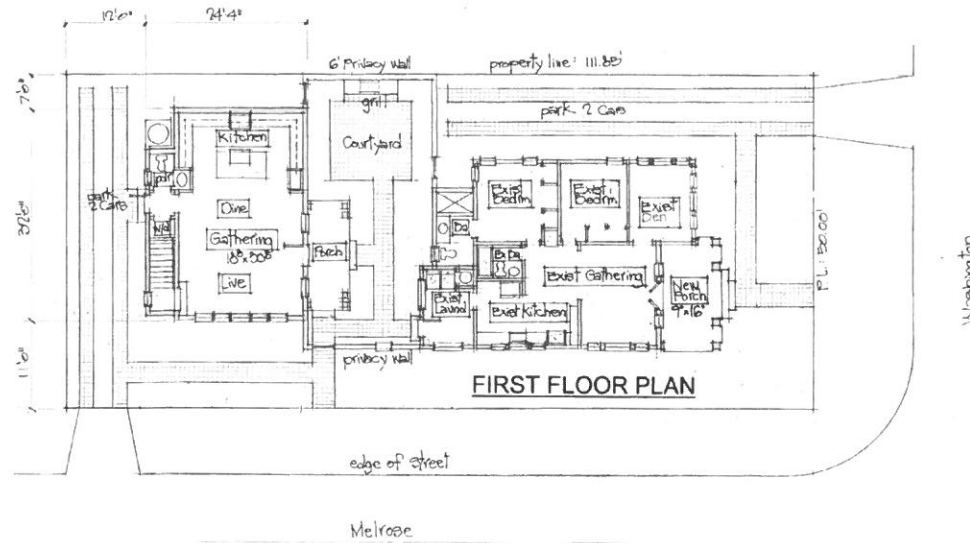
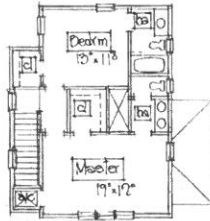
\_\_\_\_\_  
Steve Leary, Mayor

ATTEST:

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



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

AREA CALCULATION	
Existing Zoning	R-3
Address	1199 Washington Ave.
Lot Area	5,581 SF
BUILDING AREA	
Existing Cottage	
Existing Living	873
New Addition	78
New Porch	
FAR	949 SF
New Cottage	
First Floor	750
Second Floor	750
Total Living	1,500 SF
Front Porch	100
Total Construction	1,600 SF
FLOOR AREA RATIO	
Existing Cottage	949
New Cottage	1,500
Total FAR	2,449 (43.8%)
FAR Allowed	2,796 (50.0%)
LOT COVERAGE	
Proposed	1,709 (32%)
Allowed	1,957 (35%)

WINTER PARK DESIGN



**MELROSE RESIDENCE**  
WINTER PARK, FLORIDA

DATE

1/17/20

1/17/20

DATE

1/17/20

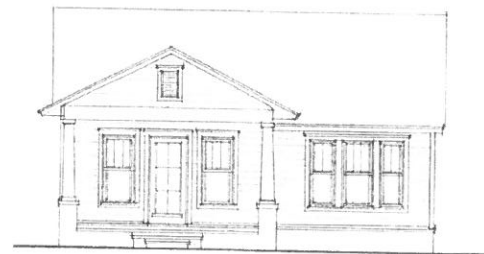
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DATE

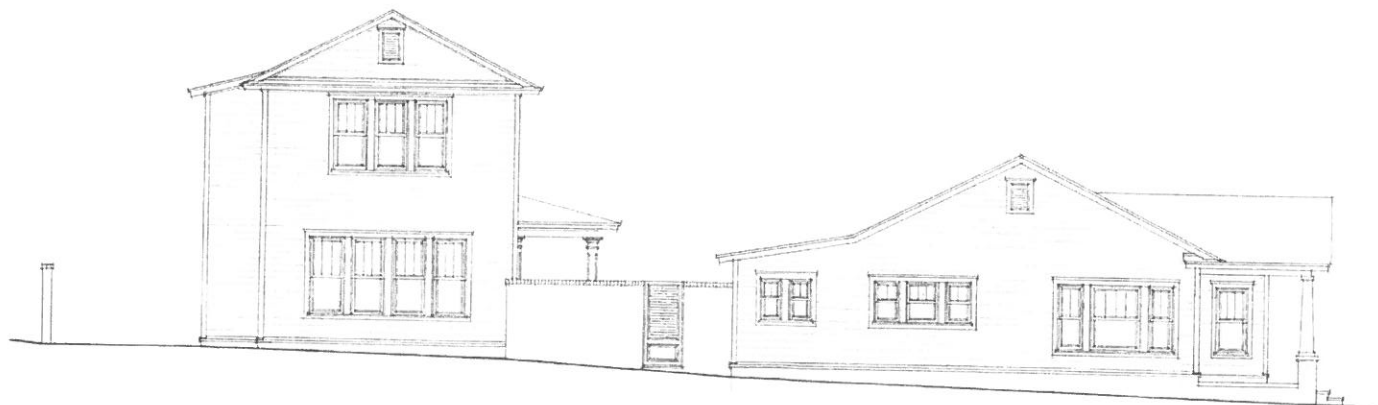
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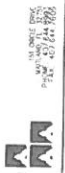


WASHINGTON ELEVATION



MELROSE ELEVATION

WINTER PARK DESIGN



MELROSE RESIDENCE  
WINTER PARK, FLORIDA

DATE	1/24/20
BY	WPD
FOR	WPD
PROJECT	MELROSE RESIDENCE

NO.	1
DATE	1/24/20



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

City of Winter Park Historic Designation Application

1. 1199 WASHINGTON AVE

Building address

Ronald A. Scarpa 2034 EAST END AVE 863 287-1061

Owner's name(s)

Address

Telephone

Applicant's name (if different from above) Address

Telephone

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

Owner's Signature

Date

Historic Preservation Board Office Use

Criteria for Designation

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development, or  
B. Association with the lives of a person or persons significant in our past, or that  
C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction, or  
D. Has yielded or are likely to yield information important in prehistory or history.

Legal description

Year built

Historic name of building (if any)

Historic district name (if any)

Date received: \_\_\_\_\_

HPC Meeting: \_\_\_\_\_

Case File No.: \_\_\_\_\_

Florida Master Site File No.: QR

☒ Local Historic Landmark

☐ Local Historic Resource