

September 10, 2014

Staff Report

COR 14-004 Request for a Certificate Review for additions and alterations including the construction of a one story accessory dwelling unit with five foot side and rear setbacks at the property located at 1520 Glencoe Avenue. Variances requested to utilize the existing 9.5 foot north side setback in lieu of the required 11 feet, front setback of 47.59 feet to an enclosed addition in lieu of the required 58 feet, and for a total floor area ratio for the property of 37.4%. Virginia Heights East Historic District contributing historic resource. Zoned R-1AA. Parcel ID #07-22-30-8908-14-060.

Background. 1520 Glencoe Avenue is a contributing historic resource in the Virginia Heights East Historic District. Built about 1930, the single family dwelling is a wood frame one and a half story structure on a continuous raised foundation. The roof is side gabled and the half story features a wide shed roofed dormer on the front elevation and a short dormer on the rear elevation. There are one story wings to the south and north sides, and a detached garage on the north that appears to be non-contributing. There is a chimney for a fireplace between the main body of the house and the south wing. A front gabled entry is centered on the front elevation. Like the garage, it a more contemporary addition not original to the house.

Certificate of Review request. The property recently changed hands. While other interested buyers were looking for a tear-down opportunity and were discouraged by staff, the current owner wants to retain the original house and is requesting approval for a number of alterations and additions. They include a one story rear addition and screened porch, and to replace the existing north side garage and wing with new construction. The non-original entry is proposed to be removed and replaced with a shed-roofed open entry porch and sunroom across the front elevation. The request also includes a freestanding guest cottage in the northeast rear corner of the property with five foot side and rear setbacks. Originally advertised as a request for two story guest house, the applicants have reduced the request to a one story cottage that is smaller in size. All the additions are in keeping with the original wood frame vernacular cottage style.

As the board has regularly seen, vintage houses often don't meet current development standards and an appropriate addition or alteration may require variances. The following variances are requested:

- a) Front setback variance of 47.59 feet to the proposed front sunroom in lieu of 58 feet for this section of Glencoe.

- b) Utilization of the existing north side setback of 9.5 feet in lieu of the required 11 feet for the reconstructed garage.
- c) Freestanding one story guest cottage with a rear setback of 5 feet.
- d) Total floor ratio of 37.4% for the main and guest house in lieu of 33%.

The board should be aware that a 38% floor area ratio is permitted in this R-1AA zoning district for lots of this size, over 13,500 square feet, with one story buildings with increased side setbacks. That development criterion reduces the visual impact of a larger home from the street view. This historic house does not have those increased setbacks; however the 38% FAR allowance indicates that the 37.4 FAR merits consideration, and staff observes minimal charge to the street view of the property given that other than the entry alteration. The one story additions are located to the rear of the property.

Staff generally has reservations about altering front elevations; however the existing entry porch is not original to the house. There is no information available about the original entry so staff is looking primarily for compatibility. 1520 Glencoe Avenue is not a high style house and the open porch and sunroom with bands of windows are in keeping with the cottage style of the house and are visually open.

Staff Recommendation: Staff recommendation is for approval subject to HPB review.



PLANNING DEPARTMENT

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

Certificate of Review Application

1. 1520 GLENCOE AVENUE
Building address

BENJAMIN NATHAN LAND TRUST
Owner's name(s) Address Telephone

DAVID RUNNELS, ARCHITECT; 233 WEST PARK AVE. 407-644-6610
Applicant's name (if different from above) Address Telephone
WINTER PARK, FL.

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

3. Proposed project narrative: (attach additional page if necessary)
ADDITION & REMODEL TO THE
PRIMARY RESIDENCE; ADDITION OF A TWO-STORY GUESTHOUSE.

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, DAVID RUNNELS, as APPLICANT owner of the property described above, do hereby authorize the filing of this application on my behalf.

APPLICANT [Signature] ARCHITECT
Owner's Signature Date 8-18-14

Historic Preservation Commission Office Use
Date received: 8-18-14 HPC Meeting: 9-10-14 Case File No. COR 14-004
Historic name of building (if any) VIRGINIA HEIGHTS EAST Historic district name (if any)
Parcel Identification Number 07-22-30-8908-14-060 Year built c. 1930
[X] district contributing element [] historic landmark [] historic building/structure
[] district non-contributing element

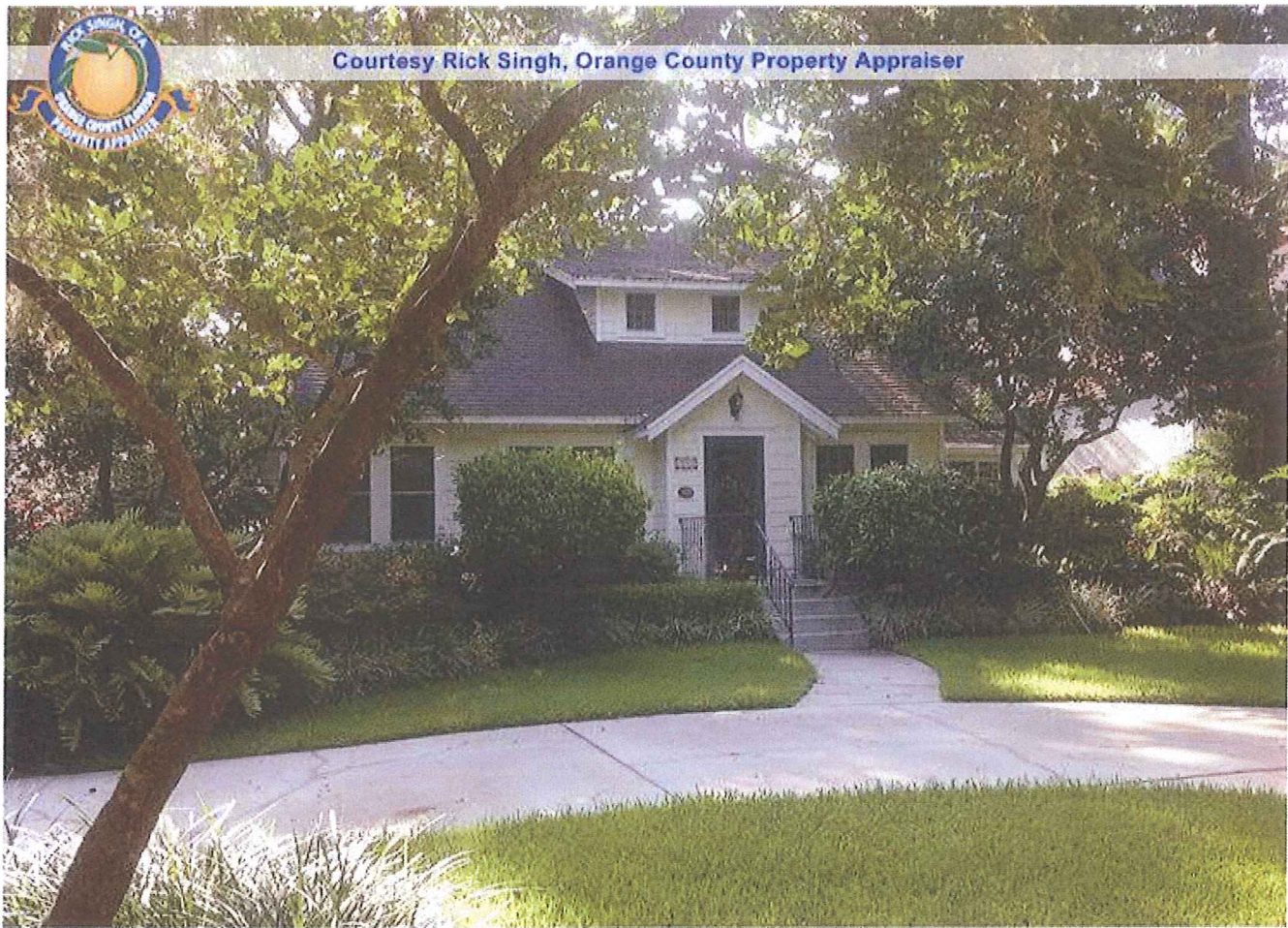
SETBACKS (complete boxes A and B first)

| Minimum Allowable Dimensions | | Existing | Proposed |
|---|--|--------------------------------|----------|
| FRONT | Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes. | 52.94' | 47.59' |
| SIDES ^{1,2} (see other side setback options on pg 4) | 1st Floor | 9.5' | 9.5' |
| | 2nd Floor | 51.9' | 51.9' |
| REAR ^{1,3,4} | 1st Floor | 25 ft | 36' |
| | 2nd Floor | 35 ft ⁵ | 72' |
| | Lakefront | see note 6 | — |
| CORNER LOT | 1st Floor | Lot width ≤ 65 ft | 15 ft |
| | 2nd Floor | Lot width > 65 ft ⁷ | 20 ft |
| | | Lot width ≤ 65 ft | 15 ft |
| | Lot width > 65 ft ⁷ | 22.5 ft | |
| BUILDING HEIGHT ^{8,9,10,11,12} | 30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12) | | |

Notes:

1. Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
2. Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 600 sf, pool cabana up to 500 sf and all other accessory buildings up to 320 sf. Other accessory buildings used for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned, R-3(R-4), or a permanent stormwater retention area over 25 ft in width may be 10 ft.
4. Accessory buildings: garage/carpport up to 820 sf, pool cabana up to 500 sf and storage bldg up to 320 sf - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. The rear setback may be reduced to 25 ft for two-story components when those consist of a second story loft or mezzanine that is within the normal scale and 18-ft max height of a typical one-story structure.
6. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback establish by the adjacent residences within 200 ft or 50 ft, whichever is greater, measured from ordinary high water line.
7. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft with 1st and 2nd floor setbacks of 25 ft may reduce the rear setback by 5 ft on each floor.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. No building or portion thereof shall exceed 30 ft in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft additional building height.
10. Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
11. Properties or lots with at least 80 ft of width at the building line are permitted to have a building height of 35 ft if the side setbacks are increased to 20 ft at 30 ft above the side lot line. Exception: homes with a roof slope of 8:12 or greater are permitted 2 ft of additional building height.
12. Properties or lots exceeding 50,000 sq.ft. in size with at least 100ft width at the building line may be permitted building heights of 40 ft if side setbacks are increased to 35 ft to the portion of the roof over 30 ft in height.

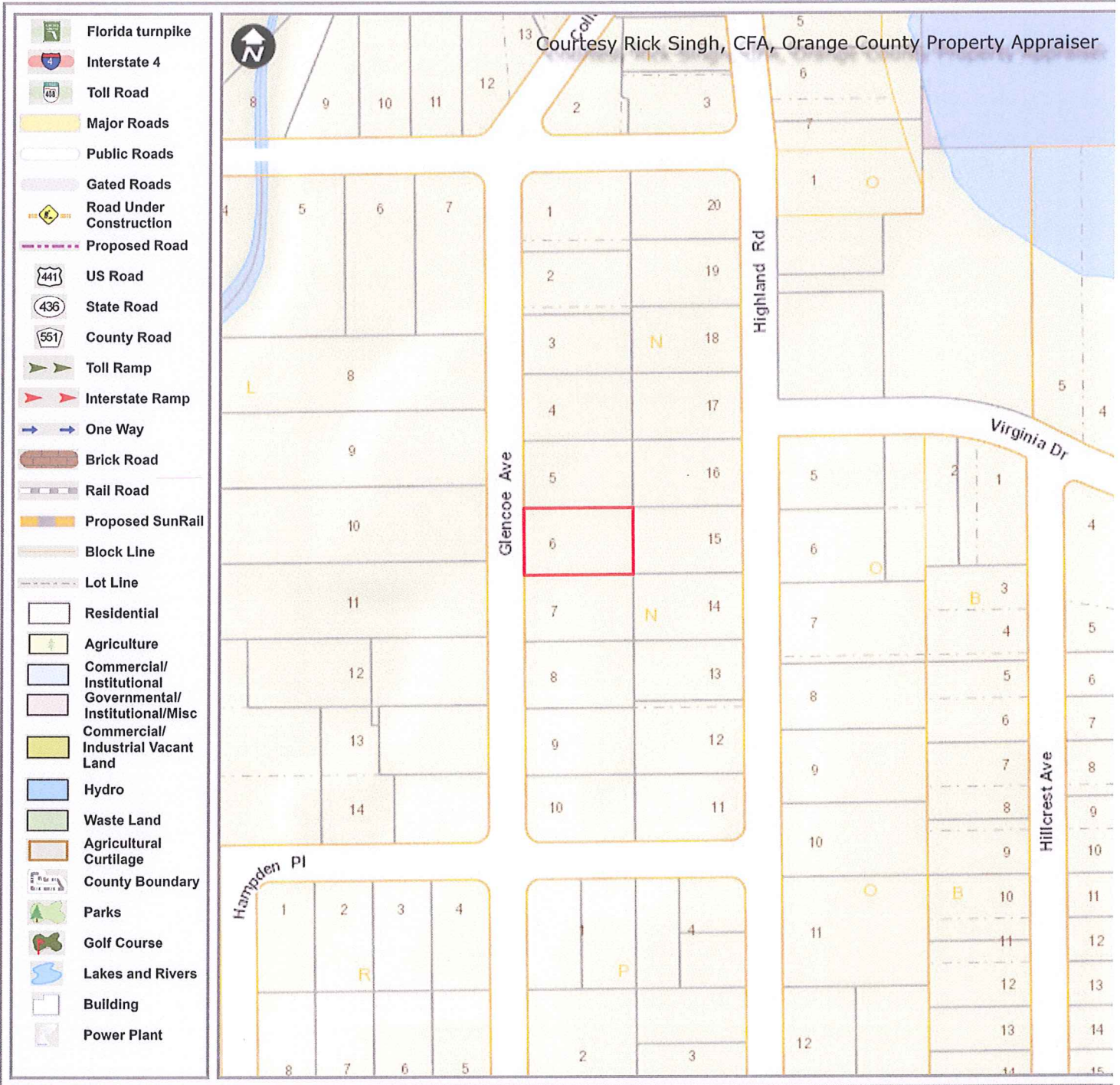
Parcel Photos - 1520 Glencoe Rd



1520 GLENCOE RD 06/27/2014




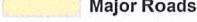
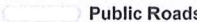

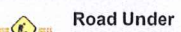
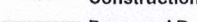



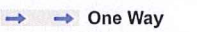



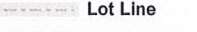


















302207890814060 03/09/2006



Courtesy Rick Singh, CFA, Orange County Property Appraiser



-  Florida Turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
-  Proposed Road
-  US Road
-  State Road
-  County Road
-  One Way
-  Brick Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/
Institutional/
Governmental/
Institutional/Misc
-  Commercial/
Industrial Vacant
Land
-  Hydro
-  Waste Land
-  Agricultural
Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  E Block Number
-  6 Lot Number
-  06060 Parcel Number
-  3106 Parcel Address
-  111.9 Parcel Dimension

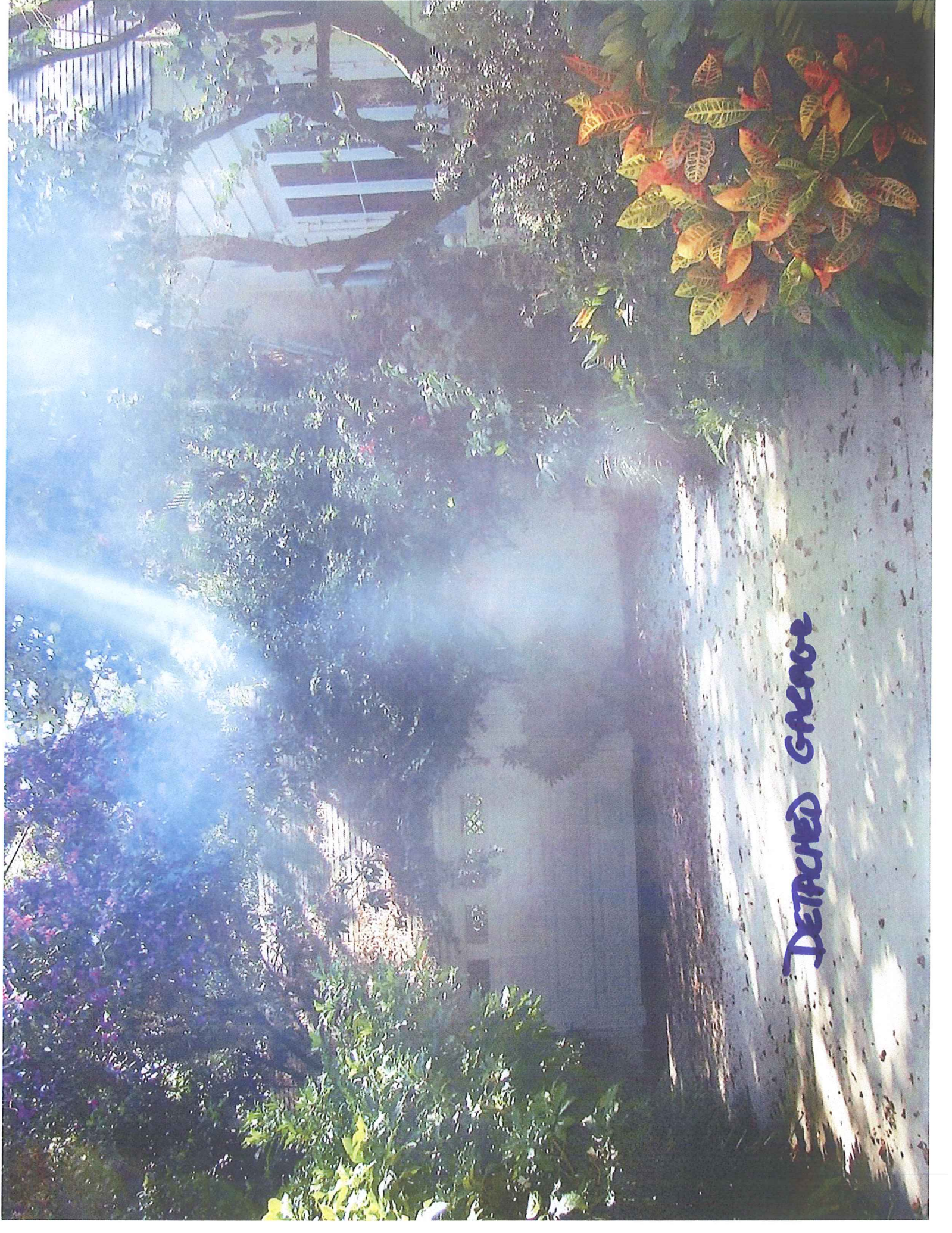




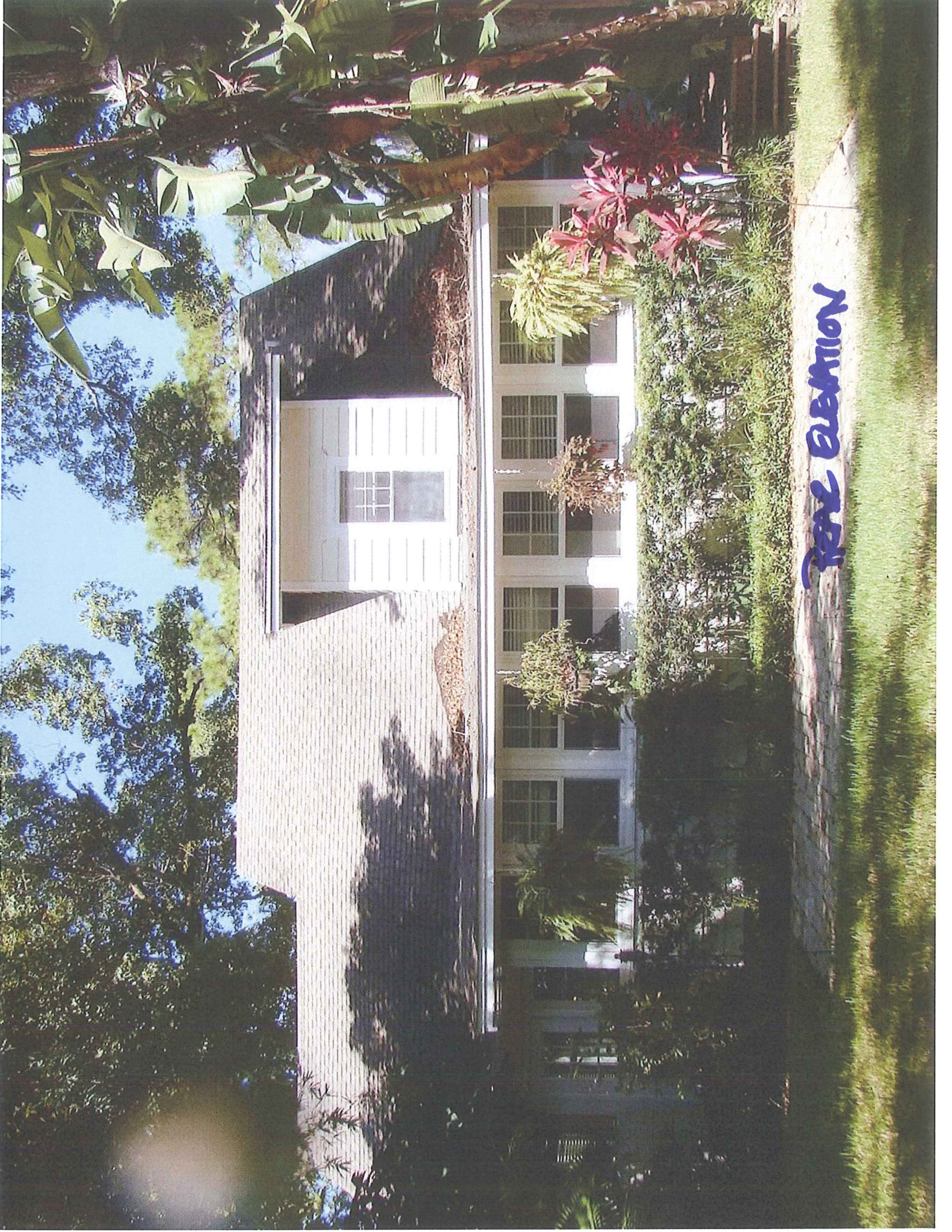
FRONT ELEVATION

ENTRY FROM THE
NORTH SIDE



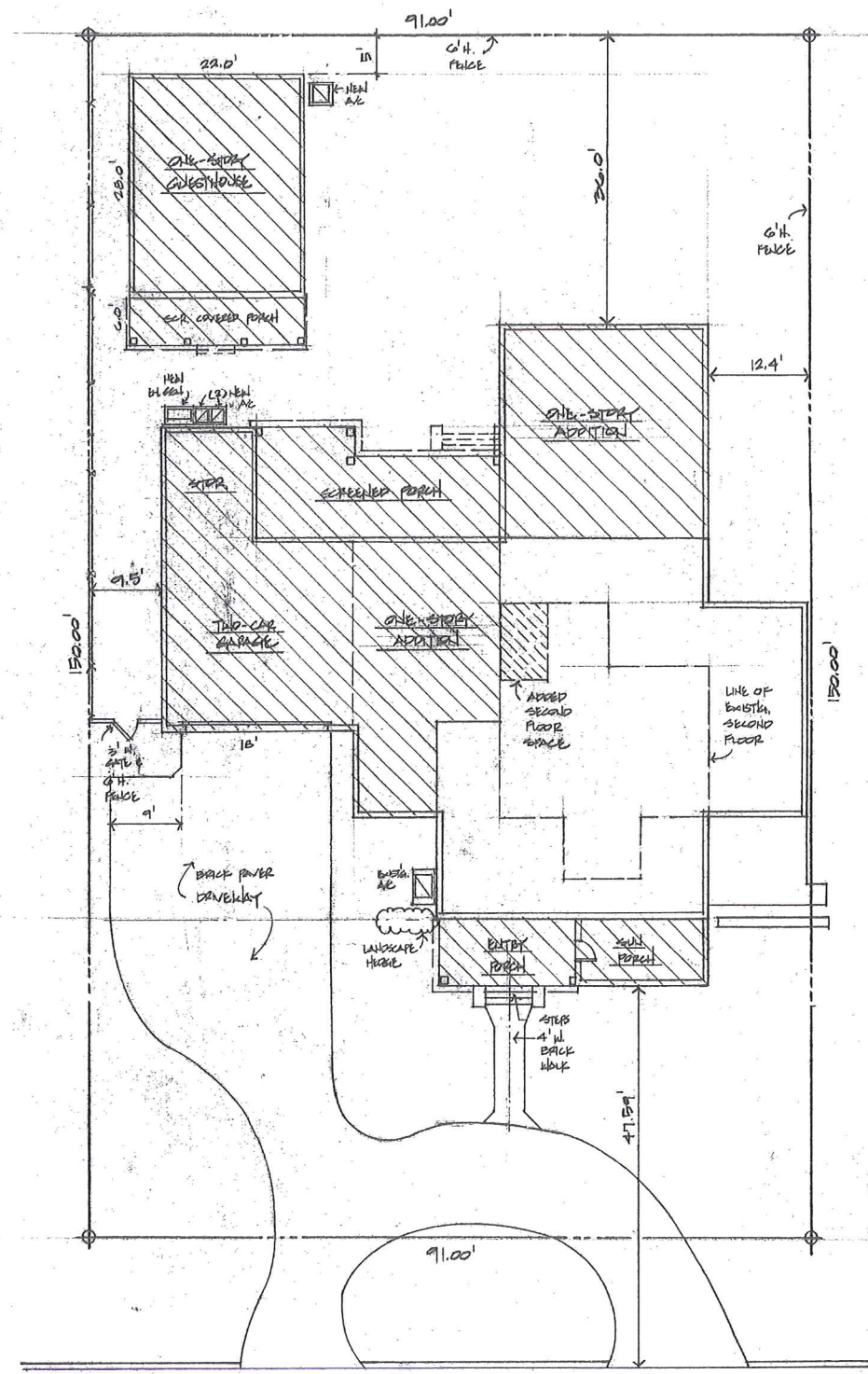


DETACHED GARAGE



REAL ESTATE

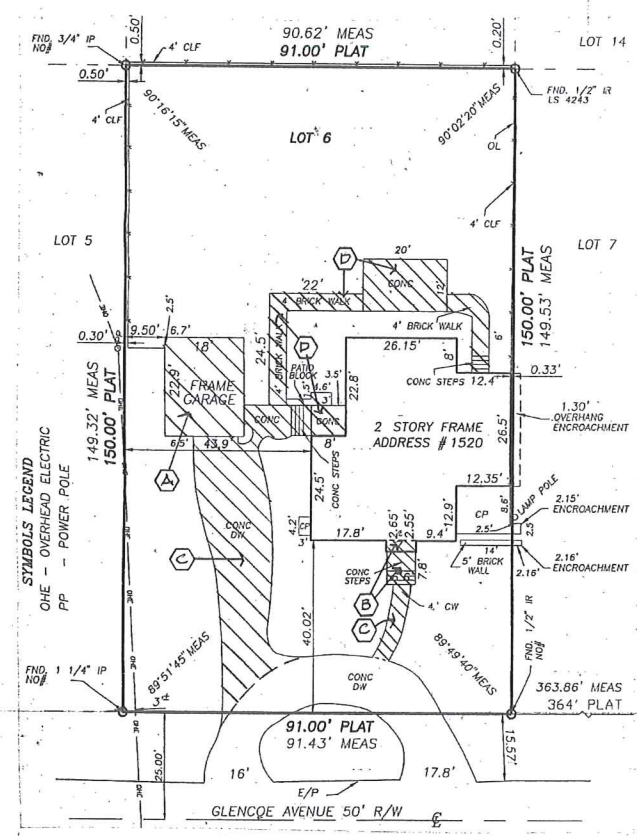
9-5-14



ARCHITECTURAL SITE PLAN
 REFERENCE NORTH
 SCALE: 1" = 10'

SITE/BUILDING DEMOLITION NOTES:

- (A) EXISTING GARAGE TO BE REMOVED
- (B) FRONT ENTRY AREA & STEPS TO BE REMOVED
- (C) PORTION OF EXISTING WALK & DRIVE TO BE REMOVED
- (D) EXISTING CONC STEPS, WALK & TERRACE TO BE REMOVED



EXISTING SITE SURVEY (AS FURNISHED)

REFERENCE NORTH
 1" = 20'

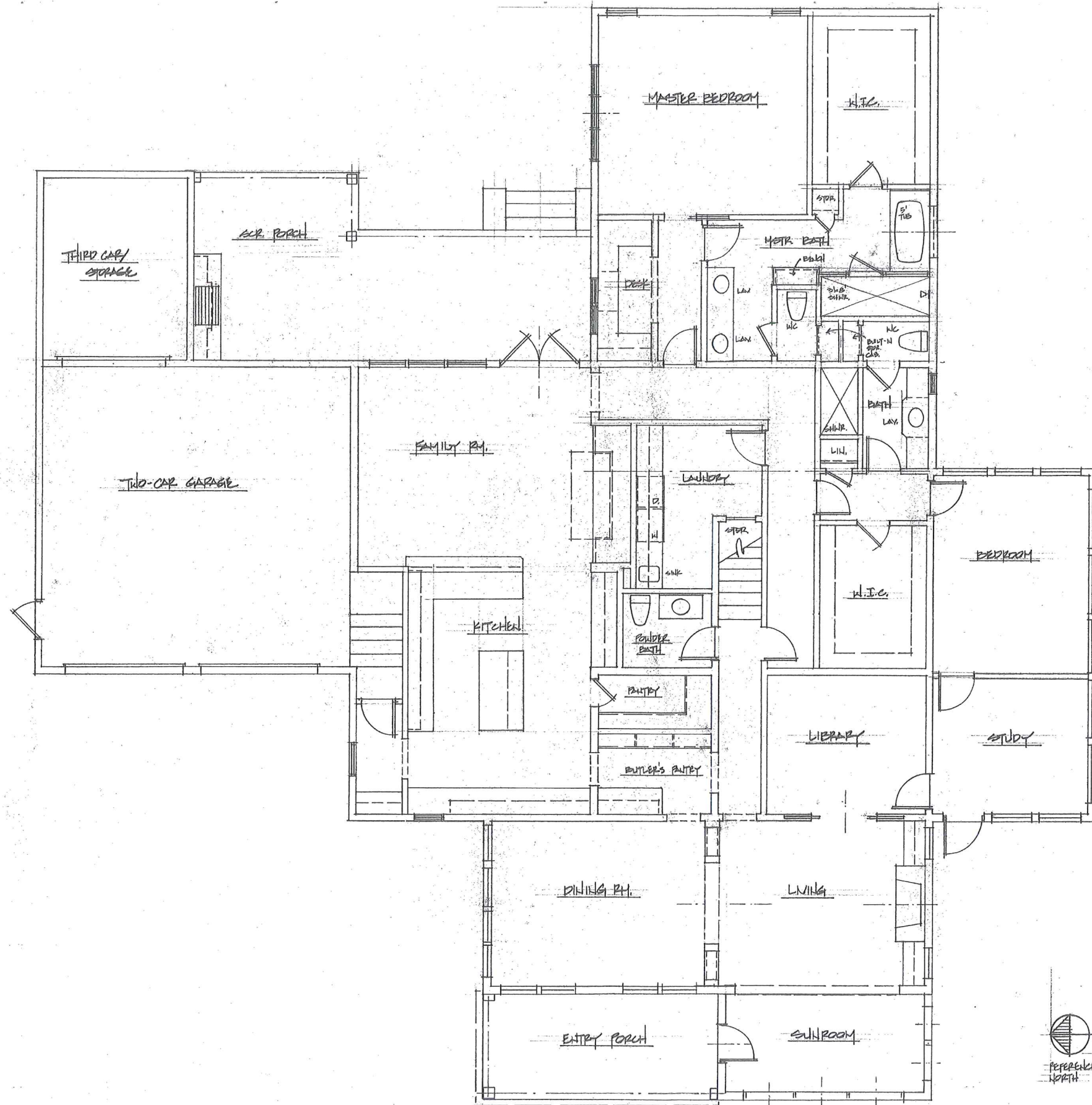
| SITE & BUILDING SF SUMMARY: | | LOT AREA: 13,650 SF | PROPOSED LOT COVERAGE (TSP): 6,806 SF (49.9%) |
|--|-------|---------------------|---|
| EXISTING, H.C. SF NET: | | | |
| FIRST FLOOR: 1,164 | | | NEW ENTRY PORCH SF: 144 |
| SECOND FLOOR: 869 | 2,333 | | NEW REAR PORCH SF: 330 |
| NEW ADDITION, H.C. SF: | | | |
| FIRST FLOOR: 1,866 | | | PROPOSED GUEST HOUSE H.C. SF: 606 |
| SECOND FLOOR: 56 | 1,422 | | GUEST HOUSE PORCH: 182 |
| NEW GARAGE/STORAGE SF: | 744 | | |
| TOTAL, MAIN HOUSE: 4,499 SF (32.9%) F.A.R. | | | F.A.R. w/ GUEST HOUSE: (37.4%) |


| REVISIONS | BY |
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**Addition & Remodel for
 1520 Glencoe Avenue**

| DRAWN | CHECKED | DATE | SCALE | JOB NO. | SHEET |
|-------|---------|--------------|----------|---------|----------------------|
| DER | DER | AUGUST, 2014 | AS NOTED | 1406 | SITE PLAN/ SURVEY |
| | | | | | ONE (1) |
| OF | | | | | SHEETS |




 NEW CONSTRUCTION PLAN
 REFERENCE NORTH
 SCALE: 1/4" = 1'-0"

| REVISIONS | BY |
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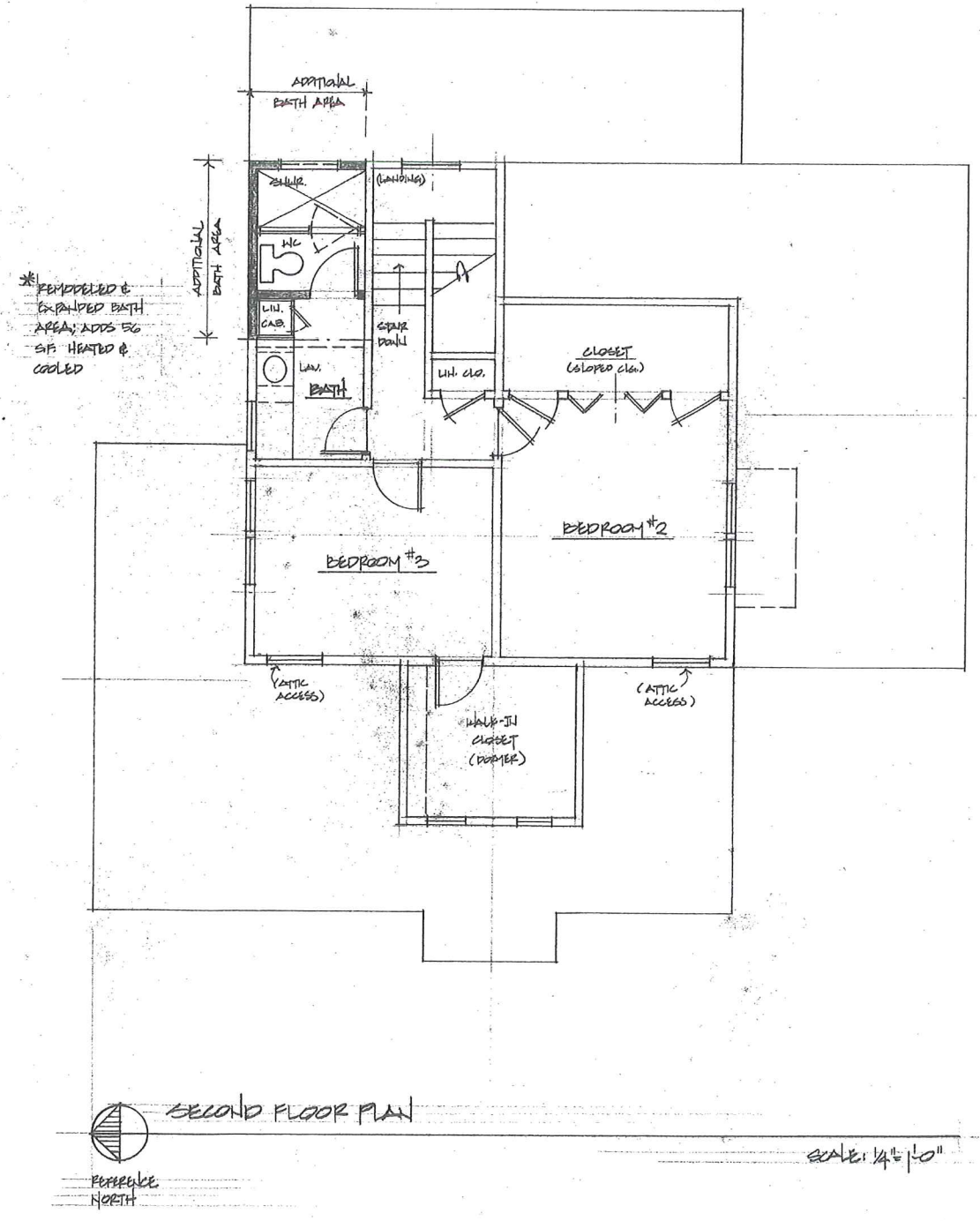
**Addition & Remodel for
 1520 Glencoe Avenue**

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|---------|--------------|
| DRAWN | DER |
| CHECKED | DER |
| DATE | AUGUST, 2014 |
| SCALE | AS NOTED |
| JOB NO. | 1406 |
| SHEET | FIRST FLOOR |
| PLAN | |

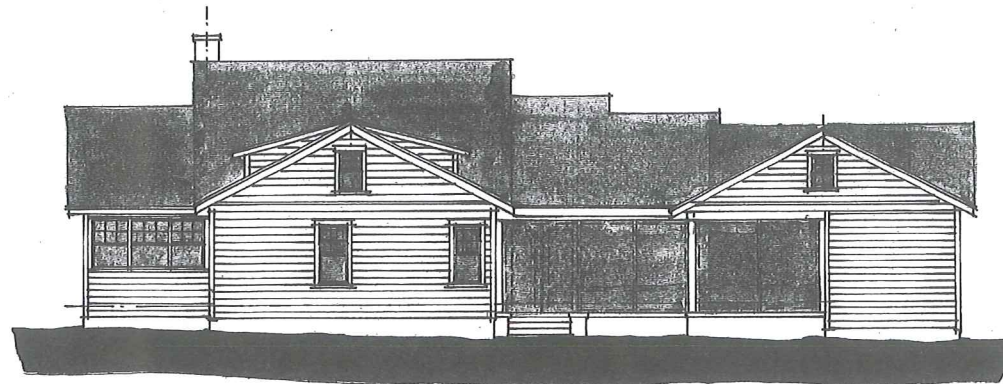
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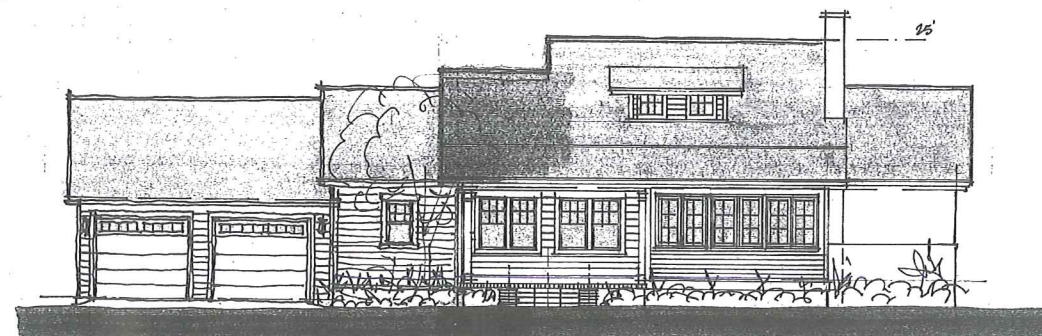
**Addition & Remodel for
 1520 Glencoe Avenue**



| | |
|---------|-------------------|
| DRAWN | DER |
| CHECKED | DER |
| DATE | AUGUST, 2014 |
| SCALE | AS NOTED |
| JOB NO. | 1400 |
| SHEET | SECOND FLOOR PLAN |
| OF | SHEETS |



rear elevation/schematic
1/8"=1'-0"



NEW GARAGE AREA * NEW ADDITION * NEW PORCH 8' DEEP * NEW PORCH / 8' SUNROOM DEEP * (EXISTING)

FRONT ELEVATION/SKETCH
1/8"=1'-0"

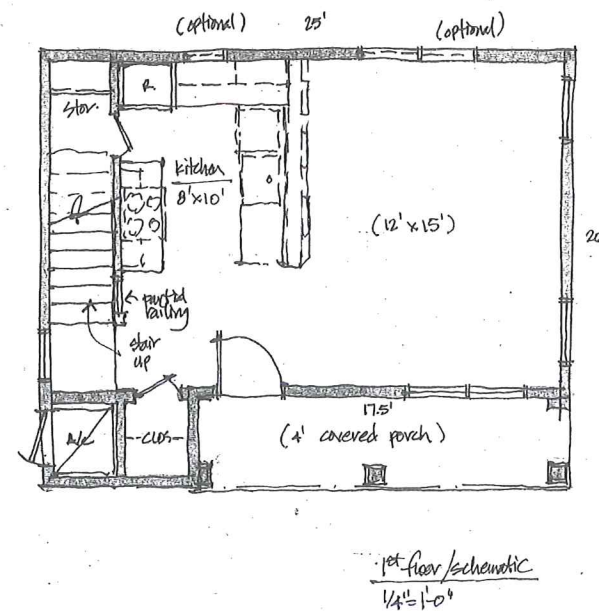
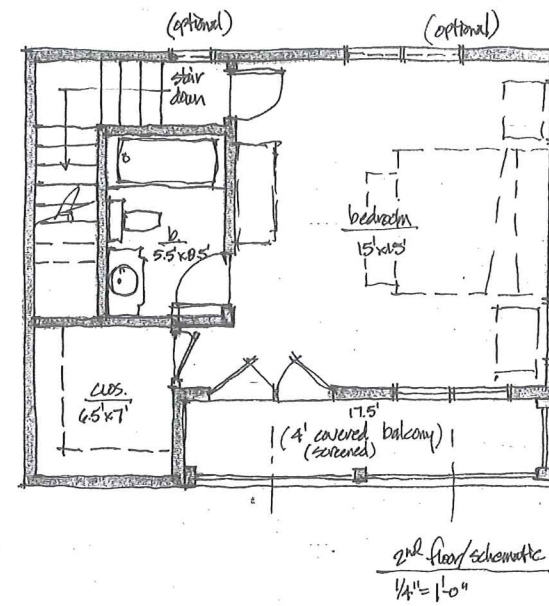
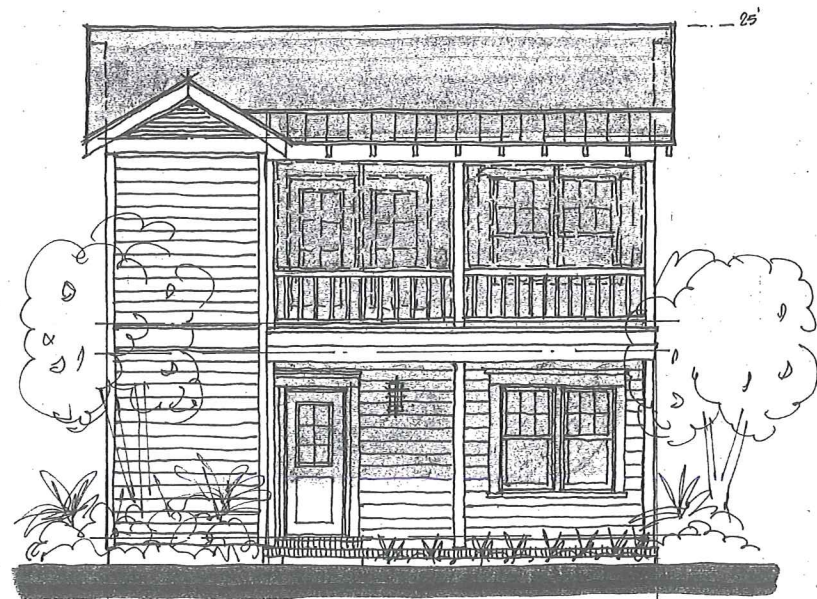
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**Addition & Remodel for
1520 Glencoe Avenue**

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|---------|------------------------------|
| DRAWN | DER |
| CHECKED | DER |
| DATE | AUGUST, 2014 |
| SCALE | AS NOTED |
| JOB NO. | 4200 |
| SHEET | FRONT ELEVATION SCHEMATIC |
| OF | SHEETS |

REQUEST CHANGED TO
THE FOLLOWING ONE STORY
PLAN:

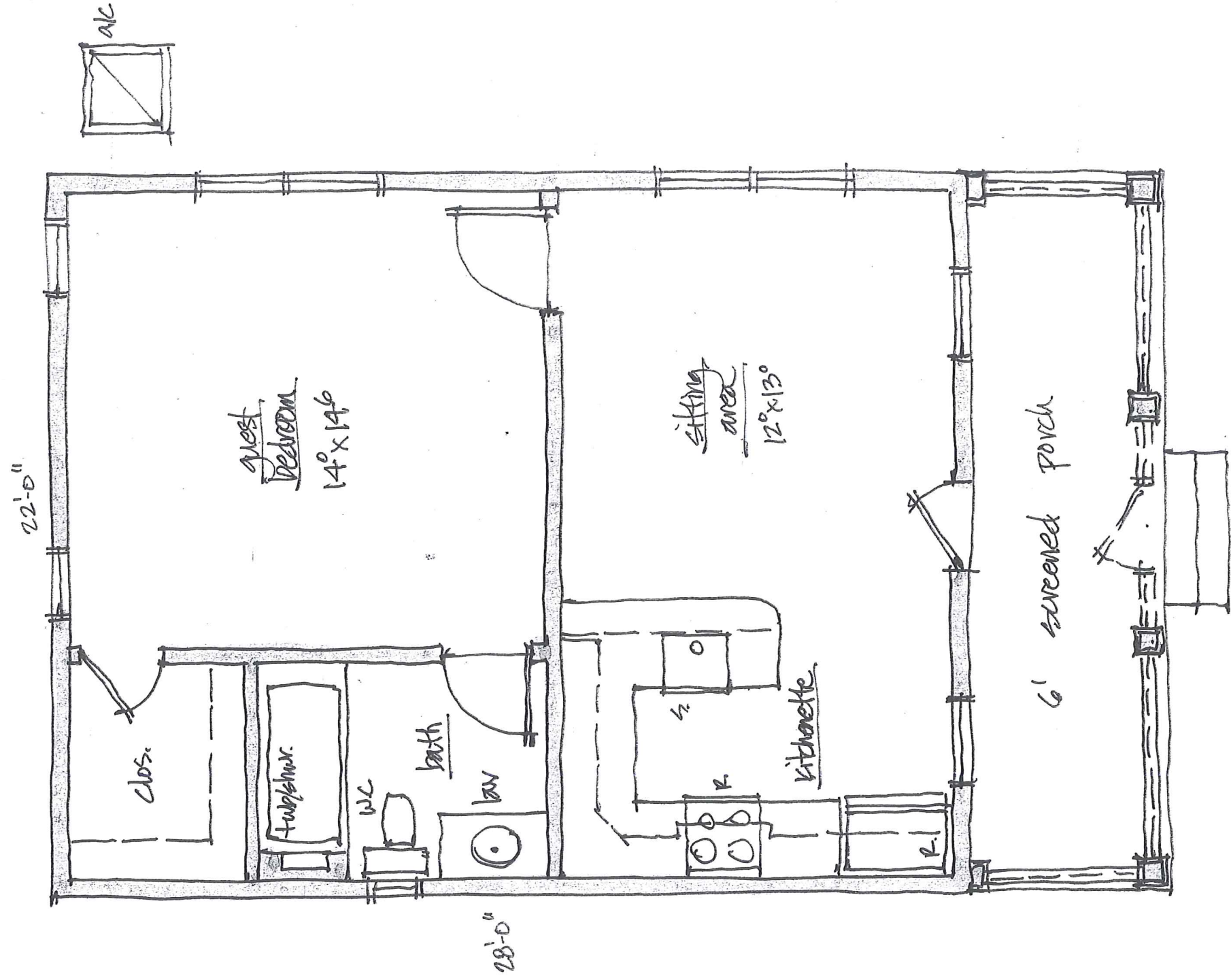


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**Addition & Remodel for
1520 Glencoe Avenue**

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|---------|------------------|
| DRAWN | DKR |
| CHECKED | DKR |
| DATE | August 21, 2014 |
| SCALE | AS NOTED |
| JOB NO. | 1402 |
| SHEET | WESTHOUSE |
| | PLANS/ELEVATIONS |



guesthouse floor plan
 14' x 14' = 196 sf.
 12' x 13' = 156 sf.
 6' x 14' = 84 sf.
 Total = 436 sf.

