

# Historic Preservation Board



**March 11, 2015 at 9:00 a.m.**

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

## **1 administrative**

Call to order and approval of the January 14, 2015 and February 11, 2015 meeting minutes.

Public comments on any business not appearing under action.

## **2 action**

- 1) COR 15-002 Certificate of review request from Peter and Jordon Celeste to replace the windows and to replace a rear door with a window at their property at 368 Vitoria Avenue. Contributing historic building in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-03-080.
- 2) COR 15-003 Certificate of review request for final exterior elevations and materials for COR 13-004; April 10, 2013 request of Stephen and Pamela Coutant for additions and alterations to their property located at 905 Lakeview Avenue including front and rear additions totaling 977 square feet, a 30 square foot side entry porch addition and a 114 square feet rear lanai. Variance requested to allow a front setback of 47 feet in lieu of the average 55 feet. The property is a contributing resource in the College Quarter Historic District; Zoned R-1AA. Parcel ID #07-22-30-1490-01-170.
- 3) Betsy Owens, Executive Director, Friends of Casa Feliz, JGR II Colloquium award program

## **4 new business**

Staff updates.

## **5 adjourn**

The next regular meeting will be 9:00 a.m. Wednesday, April 8, 2015.

## **appeals & assistance**

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

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



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

9:00 a.m.  
January 14, 2015  
Commission Chambers  
401 Park Avenue South

MINUTES

1. Call to order. The meeting was called to order at 9:05 a.m.

Present: Chairman Randall Glidden, Vice-Chair Rebecca Talbert, Louise Sprimont, Barbara De Vane, Genean MacKinnon, and Phil Wood. Absent: Candace Chemtob and Michael Miller. Also Present: City Attorney Robin McKinney. Staff: Senior Planner Lindsey Hayes, Sylvia Hawkins and Smitha Raphael representing Code Compliance and Recording Secretary Lisa Smith.

2. Approval of Minutes.

Motion made by Ms. Talbert, seconded by Mrs. Sprimont to approve the October 22, November 12, and December 10, 2014 meeting minutes. Motion carried unanimously.

Public Comments:

No one wished to speak. Public comment was closed.

3. Action Item.

- COR 15-001 Request of Rollins College on behalf of Holt Properties LLC to demolish the duplex at their property located at 483 Holt Avenue. The property is a contributing resource in the College Quarter Historic District; Zoned R-2. Parcel ID #05-22-30-9400-89-161.

Senior Planner Lindsey Hayes presented the staff report. She explained that the residential property located at 483 Holt Avenue is a contributing property in the College Quarter Historic District by virtue of its age and association with the final period of development in the College Quarter. She used a Power Point presentation to review the history of the subject property and discuss the details of the certificate of review request. She said that the duplex has been vacant since its purchase by Rollins College; and that Rollins College as Holt Properties LLC, has no plans to activate the duplex as living space. Ms. Hayes noted that the empty building is in a state of decline, and that Code Compliance is monitoring the condition of the property. She explained that Rollins is requesting to demolish the duplex and proposes to completely fence the commercial property from this residential property with chain link fencing and add climbing jasmine along the fence line. The existing portion of the chain link fence around the commercial property would then completely separate the commercial from the residential lots and direct campus traffic to the commercial property entrance. The property would then be maintained in an open park-like condition. A more permanent fence or wall structure would help dispel neighborhood concerns about rezoning and encroachment of non-residential uses in the future.

In addition, at this time Rollins College would construct a sidewalk on the north side of Holt Avenue from the existing sidewalk to the curb cut serving Rollins' commercial property in an effort to improve pedestrian connections now rather than in the future. Some additional landscaping will be added along the fence line to screen the property. She noted that the historic district residents have long been concerned about the vacant commercial property and unlive in duplex. With city permission, the commercial lot has been used in the past as a staging area for campus construction. To allay some longstanding neighborhood concerns, it should be stated that any future use(s) of the lot, including commercial or public quasi-public, other than what is permitted in an R-2 residential district would require rezoning. Storm water retention or parking for commercial or public quasi-public uses on the adjacent lot would not be permitted without rezoning. She said that if demolition is approved, any future redevelopment must meet the Residential R-2 zoning code and would require design review approval by the HPB at a public hearing. She reviewed in detail the Comprehensive Plan Future Land Use Policies relating to this application and the demolition guidelines established in the Land Development Code for historic districts. She stated the demolition criteria as follows:

(1) The structure is of such interest or quality that it would reasonably meet national, state or local criteria for designation as a historic landmark. *(Ms. Hayes noted that the subject property is not a landmark.)*

(2) The structure is of such design, craftsmanship or material that it could be reproduced only with great difficulty and/or expense. *(Ms. Hayes noted that this would be a simple structure to replicate, and the type of masonry block is available.)*

(3) The structure is one of the last remaining examples of its kind in the city, the county or the region. *(Ms. Hayes stated that the structure is not a significant architectural example and does not embody distinctive craftsmanship.)*

(4) The structure contributes to the historic character of a designated district. *(Ms. Hayes noted that the simple dwelling helps establish the beginning of the residential historic district at the northwest corner of the neighborhood.)*

(5) Retention of the structure promotes the general welfare of the city by providing an opportunity for study of local history, architecture, and design, or by developing an understanding of the importance and value of a particular culture and heritage. *(Ms. Hayes noted that the building does not contribute in this area other than being part of the final period of development of the College Quarter historic district.)*

(6) There are definite plans for reuse of the property if the proposed demolition is carried out, and there is an explanation of what the effect of those plans will be on the character of the surrounding area. *(Ms. Hayes noted that removing the building subtracts a dwelling from the district entrance at northwest end of Holt Avenue, and it is desirable that an appropriate dwelling be built on the site in the future.)*

Staff recommended approval subject to HPB review, with a condition that a fence and landscaping be installed and maintained. Ms. Hayes responded to Board member questions and concerns.

Scott Bitikofer, Facilities Manager, represented Rollins College. He agreed with the staff report as presented by Ms. Hayes. He explained that Rollins desires to demolish the structure because they do not feel it is a benefit to the neighborhood. He said that Rollins has no plans for future of the property and feel that demolition makes the most sense. He provided insight with regard to the decline of the property. He responded to Board member questions and concerns. Messrs. Glidden and Wood questioned the applicant about potential trade-offs that Rollins would be willing to provide. Mr. Bitikofer stated that he could not commit to anything on behalf of Rollins College.



Several residents of the College Quarter Neighborhood were present for the public hearing. The following addressed the Board:

Nancy La Porte, 479 Holt Avenue, opposed the request. She said that she feels that the subject property is the cornerstone of their historic neighborhood, and that it provides both sight and sound barriers. She explained that her property is the most impacted in the neighborhood as she owns next door. She expressed frustration that the applicant has allowed the property to exist continually in the current state of decline. She presented photographs to validate her concerns.

John Schofield, 358 Vitoria Avenue, stated that he is an admirer of Rollins in the community, but feels that the subject property degrades the surrounding community with the way the property has been maintained and opposes demolition.

Margie Bridges, 767 Antonette Avenue, opposed the demolition of the structure as it is a contributing resource, and it marks the end of the residential in the historic district. She said that she feels that demolition would create a domino effect. She added that she feels that the structure could be rehabbed and used as housing in the City.

Gordon Blich, 695 French Avenue opposed the demolition. He expressed concern about the parking lot on residential zoned property. He stated that he feels that demolition is inappropriate. He suggested that the Holt Avenue property be sold at market rate, or donate the property to either the College Quarter Neighborhood or the City for use as a park.

Nancy Galyean, 746 McIntyre Avenue, opposed the demolition and also expressed concerns with Rollins' use of the College Arms residential property as parking.

Elizabeth Bosterman, 818 Antonette Avenue, agreed with the previous comments and wanted to go on record as opposed to the demolition.

No one else wished to speak concerning the request. Public Hearing closed.

The Board members requested further information concerning the pending code compliance case for the subject property. Sylvia Hawkins, Code Compliance Section Chief, addressed the Board concerning the pending case against the applicant. She stated that in order for the property to be brought up to compliance standards it requires exterior painting, installation of buffer on rear of property, repair doors, and removal of the boarded up windows. She provided the Board with a detailed overview of the entire code compliance process and responded to Board member questions and concerns.

Mr. Wood observed that this case appeared to be a case of demolition by neglect. Mrs. McKinnon stated that she feels that this request is a classic example of an owner's right to decide what to do with their property versus the neighborhood. She agreed with the comments made regarding the "little house movement" but felt that it is at the discretion of the applicant what they chose to do with the property. Further, if the structure is demolished and the green space created, that would enhance the drive along Holt Avenue. She supported staff recommendation. She encouraged anyone that wanted to see the property redeveloped with two tiny residences to make an offer to purchase the property from the applicant.



**Motion made by Mrs. McKinnon to approve the request subject to staff recommendations. Motion failed due to lack of a second.**

**Motion made by Mr. Wood to deny the request. Mr. Wood withdrew his motion.**

City Attorney McKinney read Section 58-474, Decision of the Commission, into the record in its entirety. She reiterated that if the Board motions to deny the request the specific section of the code must be cited for the basis of the recommendation of denial, and a description of the findings, specifically the six points spelled out by staff in the staff report.

**Motion made by Ms. Talbert, seconded by Mrs. De Vane recommending denial of the request based upon evidence presented at today's hearing in that the applicant failed to prove their case to demolish the structure located at 483 Holt Avenue in accordance with Section 58-479(a)(4) in that the simple dwelling helps establish the beginning of the residential historic district at the northwest corner of the neighborhood; and plans for reuse of the property did not follow the criteria set forth in Section 58-479(a)(6) of the Land Development Code. A roll call vote was taken and the following Board members voted in favor of the motion: Mr. Wood, Mrs. Devane, Ms. Talbert, Mr. Glidden and Mrs. Sprimont. Mrs. McKinnon voted against the motion. Motion carried with a vote of 5-1.**

- Potential Incentive discussion

Ms. Hayes continued the discussion with the Board members regarding proposed Incentives for historic preservation that need to be incorporated into the ordinance. She explained that at the Board's request, staff has studied more closely the pros and cons of offering ad valorem tax relief in exchange for designation. She stated that staff took a very close look at FLA Statutes 196 regarding Taxation and Finance, specifically Statutes 196.1961 and 196.1997. She advised that staff did not find any broad ability to provide ad valorem tax relief for historic properties. She noted that staff found two exemptions for historic properties. One is used for commercial and non-profit properties that open to the public, and one that relates to the rehabilitation of historic properties, and that is already in the City's ordinance. Ms. Hayes reviewed in detail how ad valorem tax relief would affect the properties currently on the city's historic resources survey. This issue was discussed at length. They responded to questions posed by Board members. Mr. Glidden proposed that in lieu of providing tax relief the City could potentially allocate a percentage of the taxable income from historic properties to fund the grant. He suggested that the grant could be developed and funded based on the income that the City receives in taxing historic properties. Ms. McKinney responded that Mr. Glidden's proposal is more restrictive. She said that if a grant program is initiated, the City could benefit in that there is more control over the improvements that are made because all of the applications would have to come before the Board for review and approval; and from the budgeting perspective, the City would be able to predict more accurately the amount of funds utilized each year.

City Attorney McKinney and Ms. Hayes also reviewed the pros/cons of whether it is legally possible to create a non-profit organization as a shelter and incentive to reduce property taxes for designated historic properties specifically Tier One or Tier Two. City Attorney McKinney reviewed the provisions of Florida Statutes Chapter 617 that governs the establishing of non-profits. Attorney McKinney explained that the advantage of this is that it allows the city more control, and the city will be able to accurately predict each year the amount of funds that will be coming in. They responded to questions posed by members of the Board.

Mr. Woods requested that more consideration be given to the idea of ad valorem tax relief. Mrs. De Vane requested more information from communities that have grant programs and what they entail. City Attorney McKinney agreed to research the grant programs more and report back with her findings.

- Staff Updates

Ms. Hayes reported that The Gary Morgan House (formerly Mrs. Ann Saurman's home) located at 1041 Osceola Avenue, is up for consideration for designation to the national trust for historic preservation.

She said that staff is researching Lake Killarney condos as they have requested to come forward for designation.

The First Congregational Church at 225 South Interlachen Avenue is requesting designation of the church and fellowship hall. She noted that the subject property is already included in the Interlachen Avenue National Historic District.

Mrs. McKinnon inquired as to when the recognition of Mr. John Spang would occur, and the possibility of spotlighting historic homes at each city commission meeting. Ms. Hayes responded that staff would have to address these inquiries to City Management.

4. New Business.

There were no items of new business.

5. Adjournment. There was no further business. The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary



## PLANNING DEPARTMENT

## CITY OF WINTER PARK HISTORIC PRESERVATION BOARD

9:00 a.m.  
February 11, 2015  
Commission Chambers  
401 Park Avenue South

### MINUTES

1. Call to order. The meeting was called to order at 9:05 a.m.

Present: Chairman Randall Glidden, Vice-Chair Rebecca Talbert, Candace Chemtob, Barbara De Vane, Genean MacKinnon. Absent: Louise Sprimont, Phil Wood and Michael Miller. Also Present: City Attorney Robin McKinney. Staff: Planning & Community Development Director Dori Stone, Senior Planner Lindsey Hayes, and Recording Secretary Lisa Smith.

2. Approval of Minutes.

Action on the minutes was deferred until the March 11, 2015 meeting.

#### Public Comments:

No one wished to speak. Public comment was closed.

3. Action Item.

- 1) HDA 15-001 Request to designate the First Congregational Church of Winter Park and the Fellowship Hall at 225 South Interlachen Avenue, Winter Park, Florida as a historic landmark and add it to the Winter Park Register of Historic Places. Religious use, Zoned R-4. Parcel ID #05-22-30-9400-38-010.

Senior Planner Lindsey Hayes presented the staff report. Ms. Hayes used a Power Point presentation to provide details of the applicant's request. She explained that the First Congregational Church of Winter Park and the Fellowship Hall are located on the church's property at 225 South Interlachen Avenue. She stated that the Church is requesting to designate both buildings to the Winter Park Register of Historic Places. She noted that the buildings were identified as contributing historic properties in the Interlachen Avenue Historic District, and as eligible for individual listing in the National Register of Historic Places. She provided Board members with insight concerning the history of the church and its architecture. She noted that staff finds that the First Congregational Church of Winter Park sanctuary and Fellowship Hall meets the criteria for designation in section 58-456(1) (c), and recommends approval to list as a landmark in the Winter Park Register of Historic Places. Ms. Hayes responded to questions and concerns of Board members.

Dr. Jack Lane, Professor Emeritus Rollins College and Church Historian, agreed with the contents of the staff report. He provided more insight into the Church's history. Dr. Lane responded to Board questions posed by Board members.



Mr. Glidden asked staff was aware of whether church members were on board with the request. Ms. Hayes responded that the Church Pastor provided a portion of the Church's Council meeting minutes from January 6, 2015, in response to earlier concerns. Mr. Glidden expressed concern about land use regulations with regard to religious institutions. City Attorney McKinney and Ms. Hayes responded to Mr. Glidden's concerns. City Attorney McKinney stated that she would do further research concerning this topic.

Sean Garvey, Senior Minister of the First Congregational Church, addressed the Board. He provided insight into the theological and architectural history of the church and Congregationalist philosophy. He stated that if there are any future improvements or repairs, it is extremely important to the church to restore to the original look. He responded to questions and concerns of Board members.

No one else wished to speak concerning this issue. Public Hearing closed.

**Motion made by Mrs. De Vane, seconded by Mrs. Chemtob to designate the First Congregational Church of Winter Park and the Fellowship Hall at 225 South Interlachen Avenue, Winter Park, Florida as historic landmarks and to add them to the Winter Park Register of Historic Places. A roll call vote was taken and all board members voted yes. Motion carried with a vote of 5-0.**

Mrs. Chemtob restated that she feels that when the plans for the cupola/belfry are ready for restoration, those should come back to the Board for review and approval and not be something that is done administratively. Ms. McKinney stated that the requirements for what can be approved administratively will have to be re-evaluated. She stated that there is not enough information available today to make that determination.

2) AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58 "LAND DEVELOPMENT CODE" ARTICLE VIII, "HISTORIC PRESERVATION" SO AS TO PROVIDE CLARITY, IMPROVE FUNCTIONALITY, INCLUDE ADDITIONAL MEMBERSHIP QUALIFICATIONS, REVISE THE PROCESS AND PROCEDURES FOR THE CREATION OF HISTORIC DISTRICTS, CREATE ADDITIONAL INCENTIVES FOR HISTORIC PROPERTIES, REVISE THE CERTIFICATE OF REVIEW PROCESS, AND TO ALLOW THE CITY TO MEET THE STANDARDS FOR PARTICIPATION IN THE FLORIDA CERTIFIED LOCAL GOVERNMENT PROGRAM; PROVIDING FOR SEVERABILITY, CODIFICATION, CONFLICTS AND AN EFFECTIVE DATE.

Senior Planner Lindsey Hayes presented the staff report. She reviewed the progress that has transpired with the proposed draft to date. She noted that the draft amendments include the board's "housekeeping" amendments for clarity, improved function in order to meet the requirements for Certified Local Government (CLG) status, and legal language has been updated throughout. She stated that staff is seeking a document that once approved by the HPB, the amendments can be introduced at public open houses and proceed through the process to the City Commission. She reviewed the proposed amendments that are included:

- 1) Intent and purpose restated.
- 2) Board members qualifications amended to meet CLG requirements.
- 3) Historic districts with an unsuccessful vote must wait at least six months before reapplication.
- 4) The historic district public notice, outreach and informational process improved.
- 5) The historic district voting process improved.
- 6) Districts that are not approved by the Commission receive notice.
- 7) Guidelines for review and for variance requests clarified.

- 8) Accessory dwelling units should not exceed 750 square feet unless the HPB determines the lot size or configuration may allow a larger unit.
- 9) "Standard Certificate of Review" changed to "Administrative Review" with a streamlined process reflective of the actual process.
- 10) "Special certificate of review" changed to "Certification of Review" throughout.
- 11) Additional incentives referenced in "Administration and Enforcement".
- 12) An additional tax incentive as allowed by Florida Statute 196.1961 added.

Staff recommended approval of the draft ordinance. Attorney McKinney and Ms. Hayes responded to questions posed by Board members.

**10:00 a.m. – Mrs. MacKinnon left the meeting.**

No one wished to speak on this item. Public hearing closed.

**Motion made by Mrs. De Vane, seconded by Mrs. Chemtob to approve the draft as presented by staff at today's meeting including the suggested Board modifications and further Board review of policies. A roll call vote was taken and all board members voted yes. Motion carried unanimously with a 4-0 vote.**

**10:10 a.m. – Mrs. De Vane left the meeting. A quorum was no longer present.**

- Staff Updates

Mrs. Hayes noted that Rollins College has officially appealed the HPB decision. The hearing is scheduled for City Commission on March 23<sup>rd</sup>.

4. New Business.

- Betsy Owens, Executive Director, Friends of Casa Feliz, JGR II Colloquium award program

Ms. Owens informed Board members that the Casa Feliz Historic Preservation Colloquium is scheduled for May 16<sup>th</sup>. She gave background information concerning the event. She proposed the idea to the Board that the HPB consider presenting an annual award for a local historic property that has been restored, or to an individual that has made significant contributions to historic preservation throughout the year or over their lifetime. Ms. Owens responded to Board member questions and concerns.

The Board members present expressed their support, and requested that this come back at the next meeting as an action item on the agenda.

Dr. Jack Lane, Professor Emeritus Rollins College, asked if he could come back at a later date and address the Board concerning its mission and vision. Mrs. Stone responded that staff would welcome this, and this could be an opportunity to orient and educate new board members.

Aimee Spencer, 1509 Orange Avenue, spoke concerning sunshine requirements.

5. Adjournment. There was no further business. The meeting adjourned at 10:00 a.m.

Respectfully submitted,

Lisa M. Smith,  
Recording Secretary

DRAFT





**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
March 11, 2015**

COR 15-002 Certificate of review request from Peter and Jordon Celeste to replace the windows and to replace a rear door with a window at their property at 368 Vitoria Avenue. Contributing historic building in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-03-080.

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**Description.** 368 Vitoria Avenue is a story and a half, wood frame, cross gabled Craftsman style bungalow built around 1930. The front porch is under a separate front facing gable, and has been enclosed with sliding windows. The roof's overhang is wide and features Craftsman style brackets. The façade's triple window is original and provides a clue as to what the side and rear elevation windows would have looked like. The windows on the side and rear elevations have been previously replaced. There is a side ribbon driveway leading to the rear yard. A rear deck has been added along with additional rear French doors. There is a contributing freestanding garage and a non-contributing swimming pool in the rear yard. The property is a contributing historic resource in the College Quarter Historic District.

**Certificate of Review Request.** The applicants are requesting a certificate of review to replace the non-original windows and to replace a non-original rear double French door with a double window. The existing window openings would be preserved. The proposed windows will be a clad wood type and an upgrade to the previously replaced windows. The proposed window selection's style and opening mechanism (sash etc.) must be shown to be appropriate for the Craftsman style. The narrow lots and organization of the buildings on Vitoria Avenue provides little view of side elevations thus minimal impact to the character of the house and street.

**RECOMMENDATION:** *Pending final manufacturer and specification selection.*



**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. 368 Victoria Ave, Winter Park FL 32789  
Building address

Peter & Jordan Celeste 315 E New England Ave, Unit 22 717-215-2502  
Owner's name(s) Address Telephone

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

2. Please indicate the work your propose to undertake:

Minor alteration  New construction  Addition  Demolition  Rehabilitation  
 Variance request (additional information required)  Other: \_\_\_\_\_

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

Minor alt - back French door to windows; cover unused windows  
Rehab - replacement windows (original openings)

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

Site plan  Floor plan(s)  Elevations(s)  Photo(s)  Survey  
 Material and product information  Setback/Coverage worksheet REQUIRED

Other: Plans provided by John Skafeld; Photos to be taken by MS Haje

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

[Signature] 2/19/2015  
Owner's Signature Date

**Historic Preservation Commission Office Use**

Date received: 2-19-15 HPC Meeting: 3-11-15 Case File No COR 15-002

Historic name of building (if any) COLLEGE QUARTER  
Historic district name (if any)

07-22-30-1490-03-080 C. 1930  
Parcel Identification Number Year built

historic landmark  historic building/structure

district contributing element  district non-contributing element

Courtesy Rick Singh, CFA, Orange County Property Appraiser

# VITORIA

































- Florida Turnpike
- Interstate 4
- Toll Road
- Major Road
- Public Road
- Gated Road
- 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





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
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension

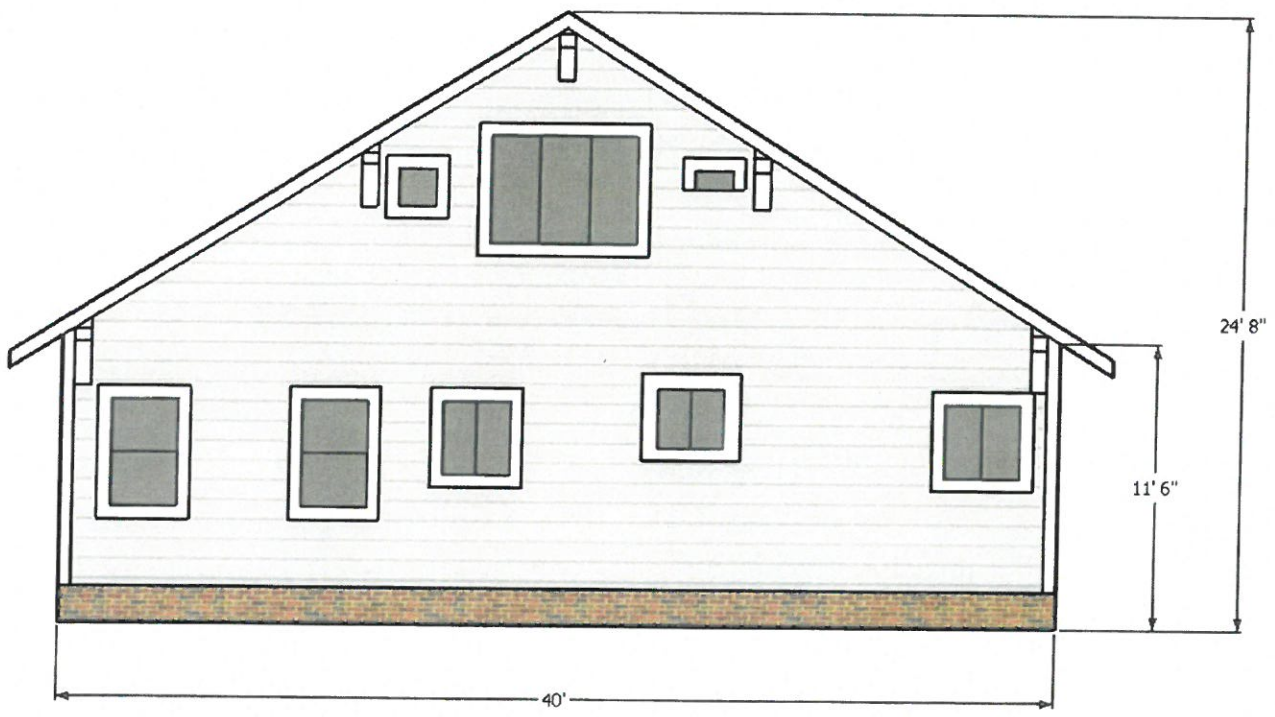


# Parcel Photos - 368 Vitoria Ave



302207149003080 03/23/2006





as built





6 proposed



as built



← proposed



S as built





S. proposed



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

Staff Report  
March 11, 2015

COR 15-003 Certificate of review request for final exterior elevations and materials for COR 13-004; April 10, 2013 request of Stephen and Pamela Coutant for additions and alterations to their property located at 905 Lakeview Avenue including front and rear additions totaling 977 square feet, a 30 square foot side entry porch addition and a 114 square foot rear lanai. Variance requested to allow a front setback of 47 feet in lieu of the average 55 feet. The property is a contributing resource in the College Quarter Historic District; Zoned R-1AA. Parcel ID #07-22-30-1490-01-170.

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**Description.** The property at 905 Lakeview Avenue was built around 1925 and was one of the first homes in the College Place subdivision which is part of the College Quarter Historic District. It was the home of former Mayor and College Place developer James A. Treat and later Rollins College Dean Arthur D. Enyart. The stuccoed house is built in the Spanish Eclectic style. The primary roof is flat and has Spanish tile roof parapets and finishes where the roof covers the porch. Arched focal windows are featured. The walls have decorative vents and the chimney cap is elaborated. The house has decorative wing walls at the street facing elevations.

**Certificate of Review Request.** On April 10, 2013, the HPB approved the applicants' request for front and rear additions totaling 977 square feet, a 30 square foot open entry porch addition and a 114 square foot rear lanai. A variance was requested to allow a front setback of 47 feet in lieu of the average 55 feet. The property's existing front setback is 55.5 feet to the front elevation. The front addition would replicate the existing front elevation. The existing low terrace on the front elevation would remain in place with the addition extending onto it. The applicant is requested a 30 square foot addition at the side entry and to alter the side entry by orienting it to French Avenue with a covered portico. The covered portico would encroach into the required 25 foot side setback, however since the sides are more than 75% open, a five foot encroachment would be allowed. The request includes an addition and covered lanai at the inner rear corner of the house. This portion of the additions is not visible from the street. This was a preliminary request to determine if the additions will be approved subject to final plans and materials.

The front addition request is at odds with the Secretary of the Interior's Standards in that the proposed new addition is on a character defining elevation ( the Lakeview facing front elevation), and also that the new addition would duplicate the existing front elevation and may appear to be an original part of the building. Building the additional interior space the applicant is requesting in the area of the open air courtyard would have a negative impact on the interior character defining space of the home. The

interior of the home retains historic finishes and features. The multi-windowed sunroom that faces the French and Lakeview corner d that is not altered is a memorable architectural feature. Given that the original design which wraps around the interior courtyard, and given that this house is not a stand-alone landmark building, the front addition was worthy of consideration. The proposed duplication of the existing front elevation, while not meeting the Standards, may present a lesser impact on the district than an addition that is plainly of contemporary construction. The side entrance alteration improves access and has a lesser impact on the house and on the historic district setting. The rear addition has no impact on the character defining features or the setting.

The HPB granted preliminary approval to the plans and to the front setback variances subject to the following conditions; that the applicant must return with all final elevations and materials information, and that there must be a development agreement to preserve the existing interior courtyard. The applicants are now returning with the complete elevations and they have no objection to a development agreement to retain the open courtyard.

**RECOMMENDATION:** Staff recommends approval subject to HPB architectural review with the condition that building permits would not be released until a development agreement to preserve the open courtyard and keep the portico open as shown is signed.



CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD

9:00 a.m.  
April 10, 2013  
Commission Chambers  
401 Park Avenue South

MINUTES

1. Call to order. Chairman Randall Glidden called the meeting to order at 9:00 a.m.

Present: Chairman Randall Glidden, Candace Chemtob, Christie Underwood, Patrick Doyle and Genean MacKinnon. Absent: Rebecca Talbert, Billy Wilson. Staff: Sr. Planner Lindsey Hayes and Recording Secretary Lisa Smith.

2. Approval of Minutes:

**Motion made by Mrs. Underwood, seconded by Mr. Doyle to approve the March 13, 2013 meeting minutes. Motion carried unanimously with a 4-0 vote.**

3. Action Items.

- \* COR 13-004 Request of Stephen and Pamela Coutant for additions and alterations to their property located at 905 Lakeview Avenue including front and rear additions totaling 977 square feet, a 30 square foot side entry porch addition and a 114 square foot rear lanai. A variance is requested to allow a front setback of 47 feet in lieu of the average 55 feet. The property is a contributing resource in the College Quarter Historic District; Zoned R-1AA. Parcel ID #07-22-30-1490-01-170.

Senior Planner Lindsey Hayes presented the staff report. She explained that the property at 905 Lakeview Avenue was built around 1925 and was one of the first homes in the College Place subdivision which is part of the College Quarter Historic District. She provided Board members with background information on the subject property. She explained that the applicant is requesting 977 square foot in additions. The front addition would encroach 8 feet into the front setback. The average front setback in this area of the block is 55 feet. The property's existing front setback is 55.5 feet to the front elevation. The addition would replicate the existing front elevation. The existing low terrace would remain in place with the addition extending over it. The applicant is requesting a 30 square foot addition at the side entry and to alter the entry by orienting it to French Avenue with a covered portico. The covered portico would encroach into the required 25 foot side setback, however since the sides are more than 75% open, a five foot encroachment would be allowed. The request includes an addition and covered lanai at the inner rear corner (where the morning room is shown). This portion of the additions is not visible from the street. This is a preliminary request to determine if the additions will be approved subject to final plans and materials.



Staff recommended HPB deliberation about the front addition as an alternative to filling in the courtyard. Staff has no objection to the rear addition and side entry alteration subject to HPB review. Final details including window, door, material reuse and other material choices will need board or staff approval. Ms. Hayes responded to Board member questions and concerns.

Steve Coutant, the applicant, explained that they are attempting to make a 1920's home work for today's family. He detailed the proposed additions and alterations and responded to Board member questions and concerns. No one else wished to speak concerning this issue. Public Hearing closed.

The Board members discussed the request. Mrs. Underwood stated that she has no problem with the plan. Mrs. Chemtob said that she is cautious about this property and everything related to it. She stated that she would like to see the footprint of the other houses. Mrs. MacKinnon said that she has no objection to the front extension; however, she would like to see plans with detailed dimensions. She also urged the applicants to speak with their neighbors as soon as possible.

\* Motion made by Mrs. MacKinnon, seconded by Mrs. Underwood to grant preliminary approval to the plans and front setback along with deed restriction as well as plans for the kitchen area. The applicant is to return to the HPB when plans and elevations are more fully developed. A roll call vote was taken and all Board members voted yes. Motion carried unanimously with a 5-0 vote.

Downtown Historic District Sign Design.

Senior Planner Lindsey Hayes presented the sign with the suggested changes made previously by the Board. The Board members expressed support of the sign but requested a scaled graphic be provided. No one wished to speak concerning this issue. Public Hearing closed.

Motion made by Mrs. Chemtob, seconded by Mr. Doyle to approve the sign with the peacock centered with the provision that a scaled graphic version be provided. Motion carried unanimously with a 5-0 vote.

#### 4. New Business – Informational

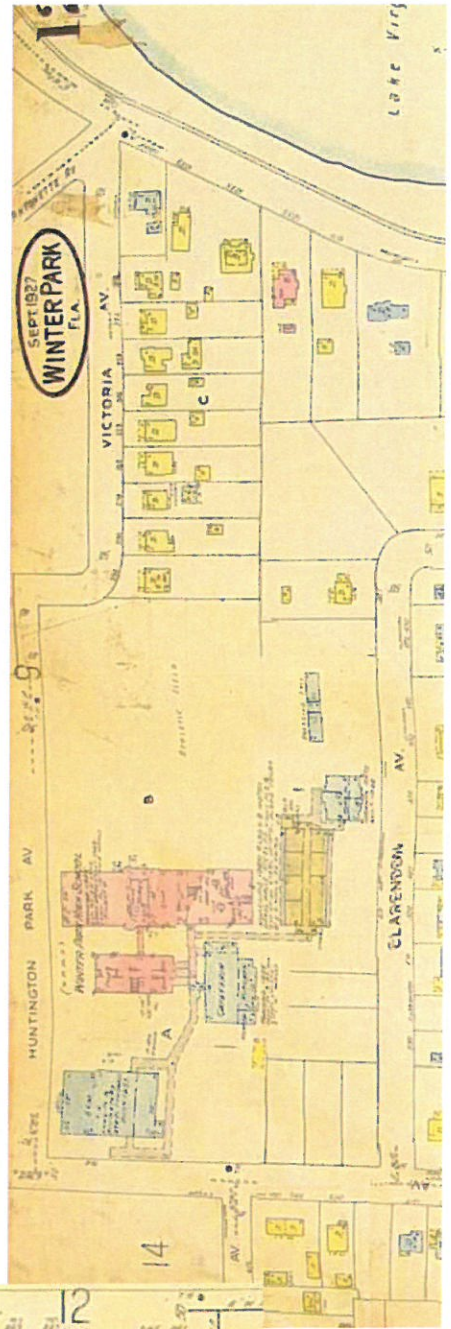
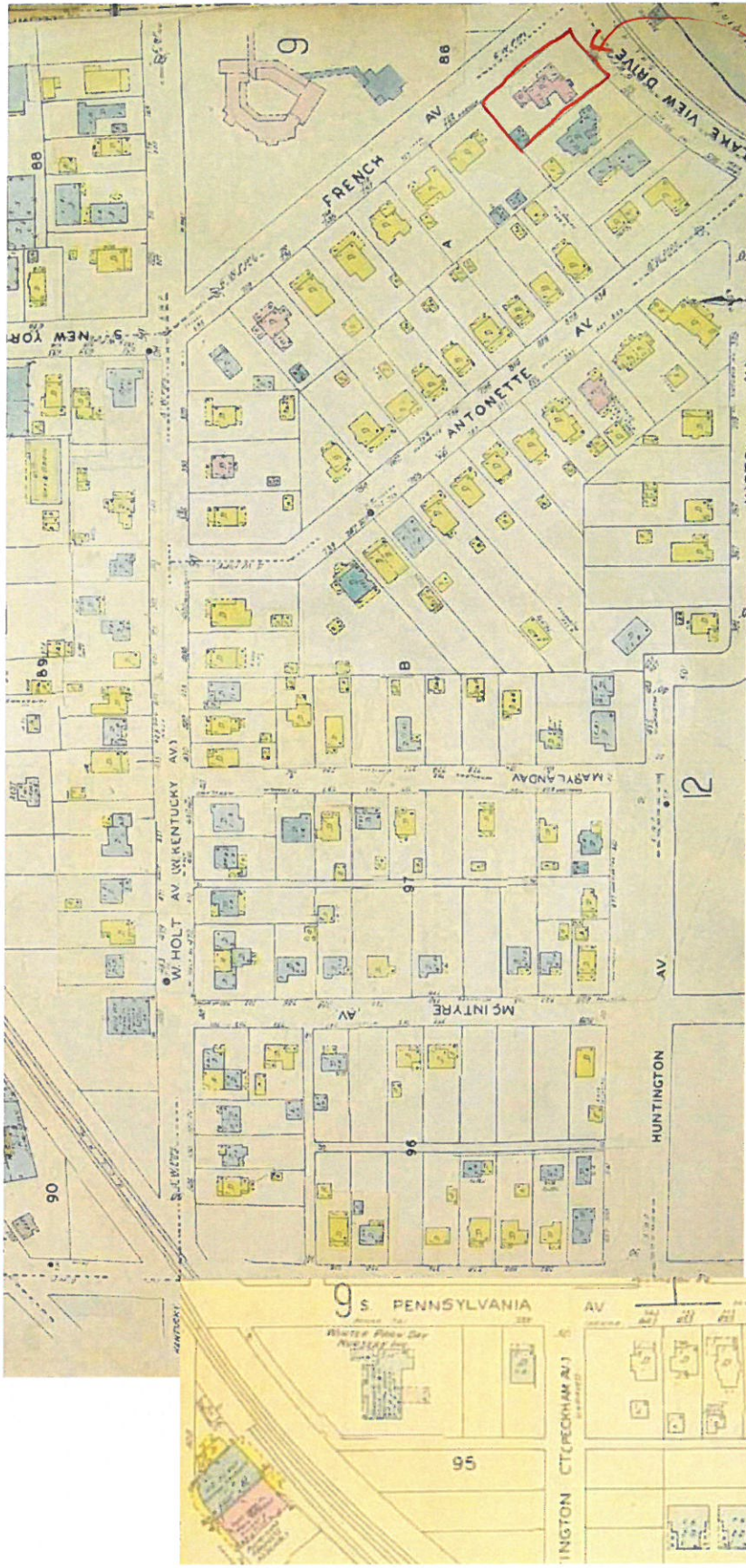
Ms. Hayes provided the Board members with a brief update on the Lyman Avenue rezoning, and changes to the Historic Preservation ordinance. She noted that the proposed amendments will be brought back at the May meeting to make the necessary wording changes.

5. Adjournment. There was no further business. The meeting adjourned at 10:36 a.m.

Respectfully submitted,

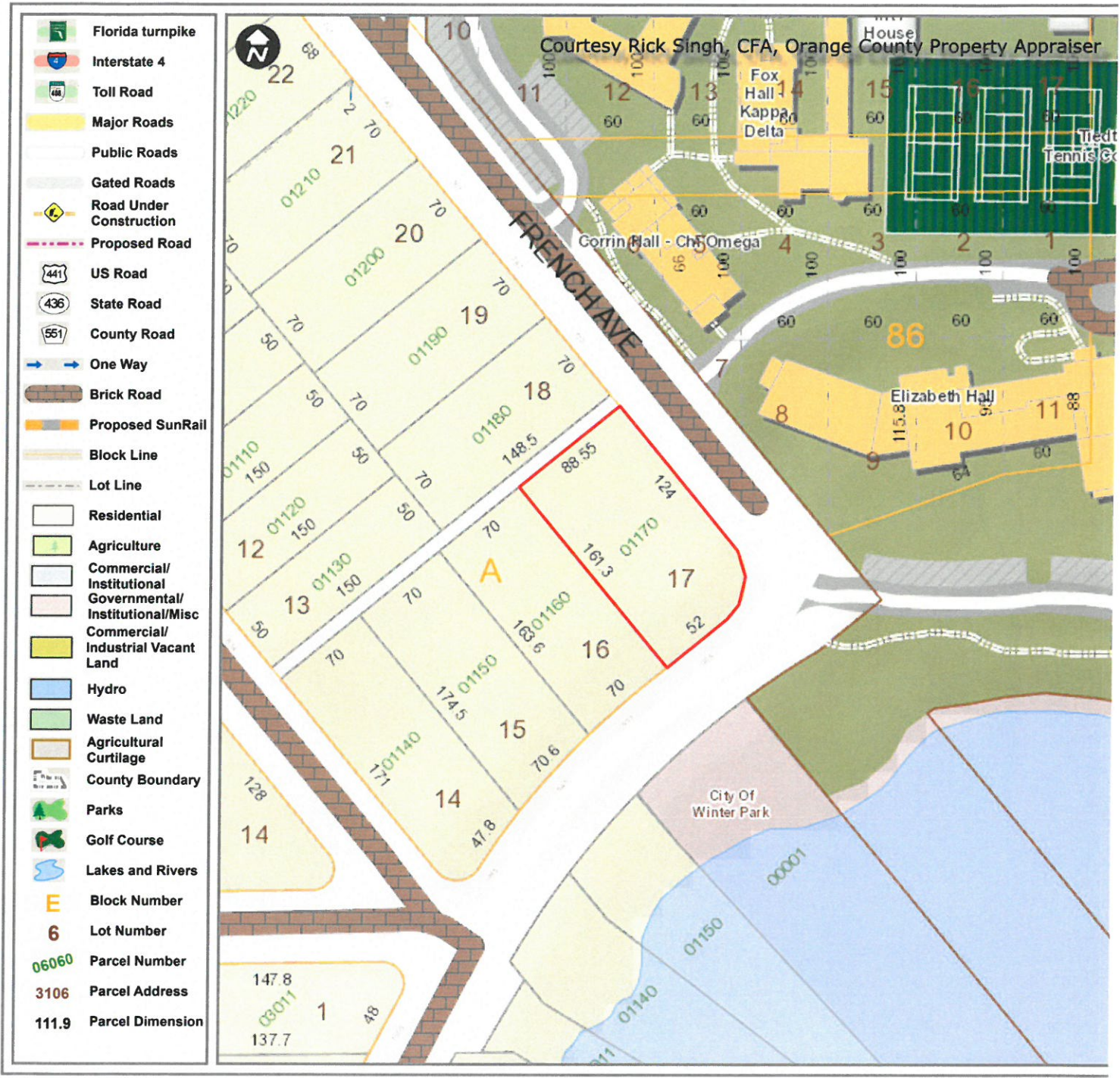
Lisa M. Smith,  
Recording Secretary

SANBORN MAPS SHOWING COLLEGE QUARTER



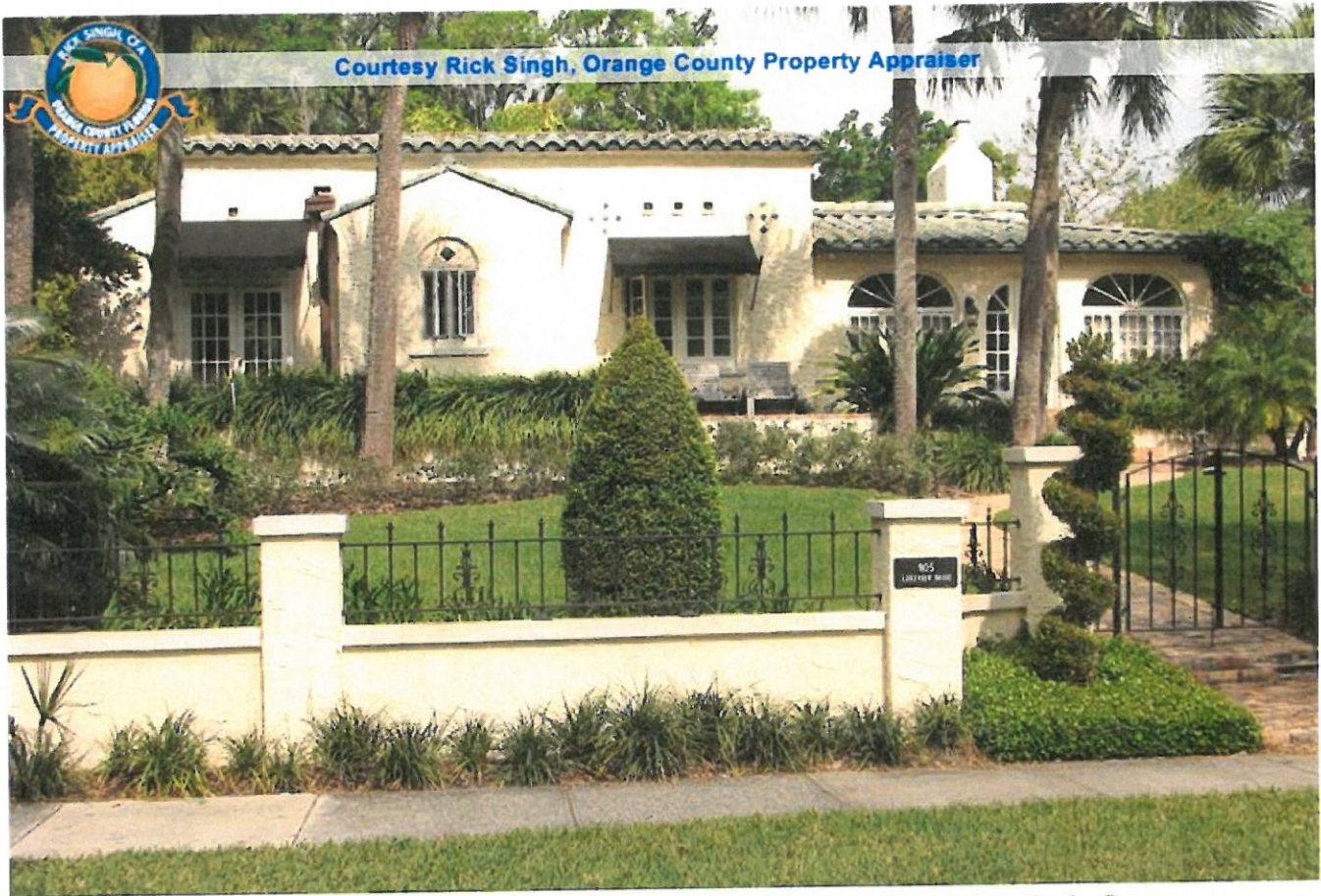
905  
LAKEVIEW  
C.1958 MAP







# Parcel Photos - 905 Lakeview Dr

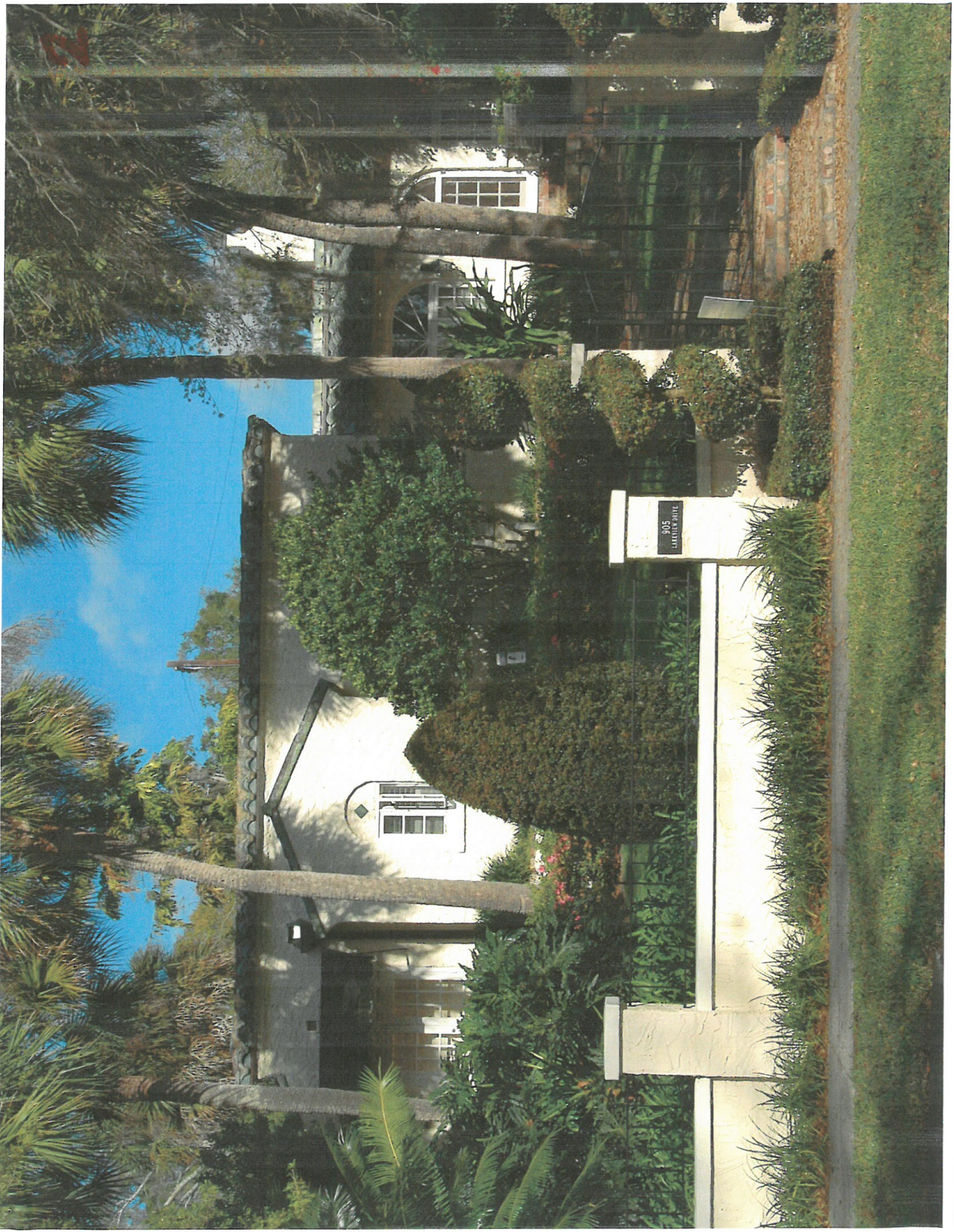


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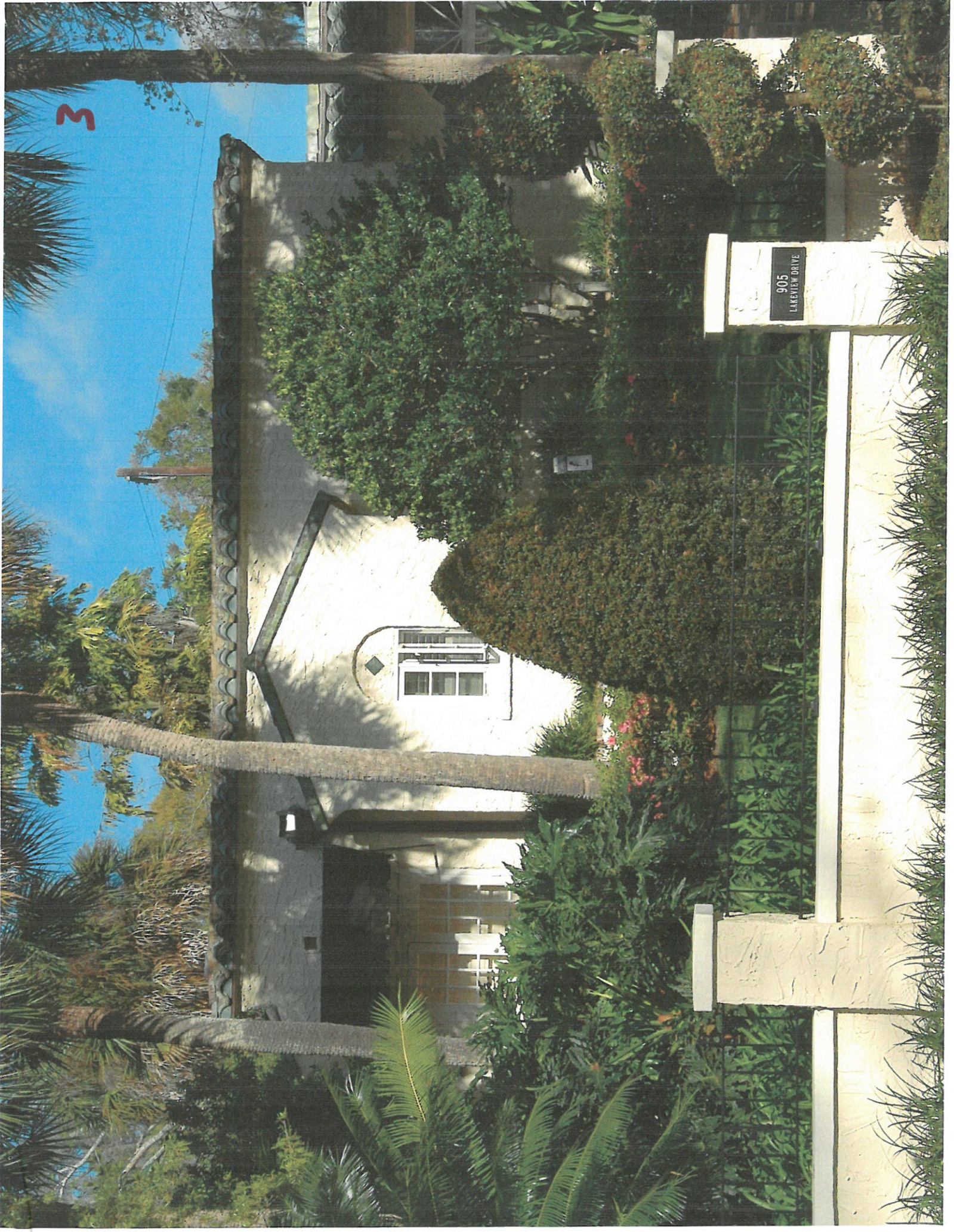












905  
LAKEVIEW DRIVE

3











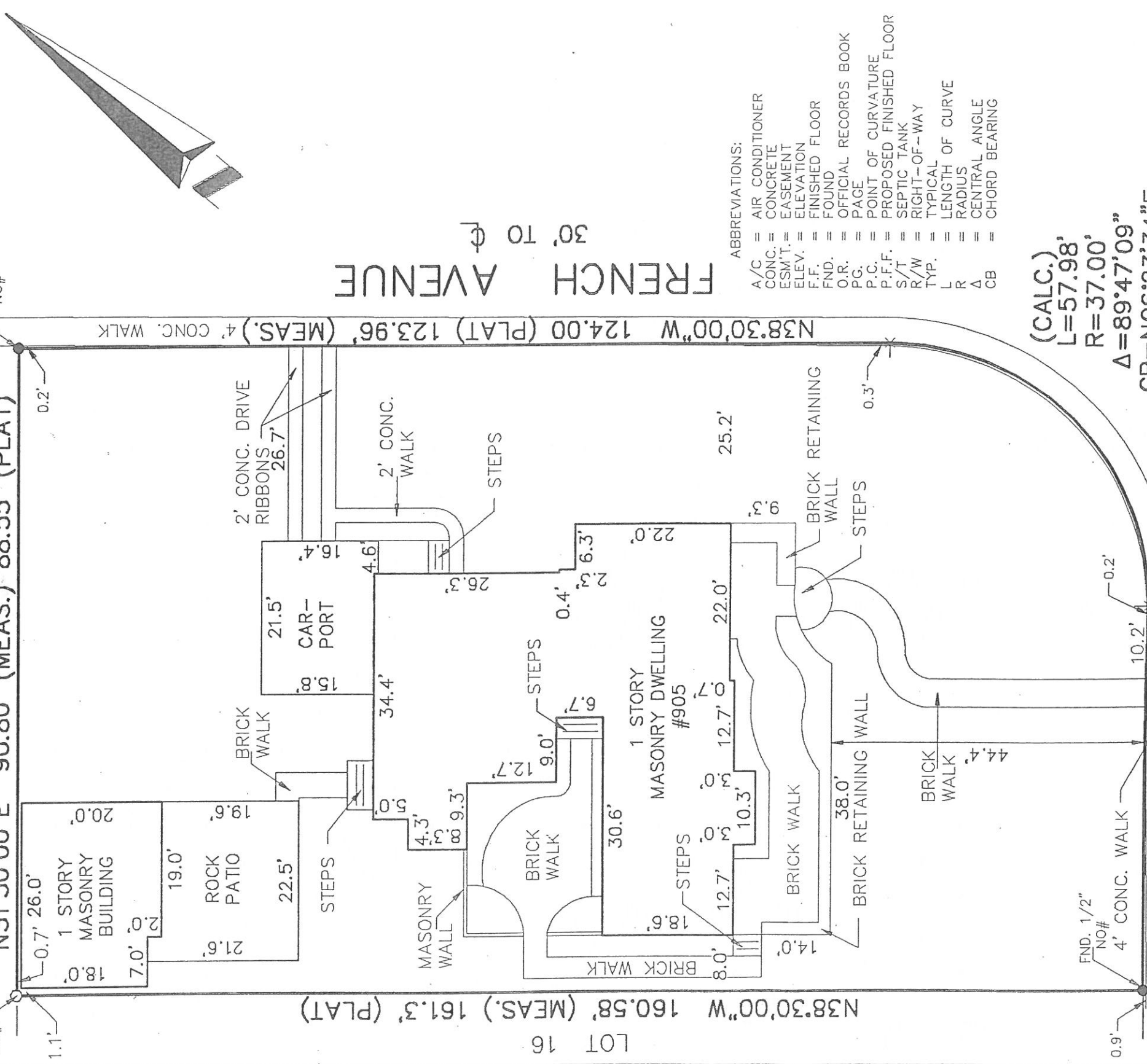




Legal Description: Lot 17 Block A, COLLEGE PLACE REPLAT

Recorded in Plat Book H Page 46 of the Public Records of Orange County, Florida

FND. 1/2" NO# 10' ALLEY 90.80' (MEAS.) 88.55' (PLAT)



(CALC.)  
 $L=57.98'$   
 $R=37.00'$   
 $\Delta=89^{\circ}47'09''$   
 $CB=N06^{\circ}23'34''E$

NOTE: Bearings shown hereon are based on the centerline of French Avenue per Plat Book H Page 46, being S38°30'00" W.

**LAKEVIEW AVENUE (PLAT)**  
**AKA LAKEVIEW DRIVE 25.5' TO  $\phi$**

- ABBREVIATIONS:
- A/C = AIR CONDITIONER
  - CONC. = CONCRETE
  - ESM'T. = EASEMENT
  - ELEV. = ELEVATION
  - F.F. = FINISHED FLOOR
  - FND. = FOUND
  - O.R. = OFFICIAL RECORDS BOOK
  - PG. = PAGE
  - P.C. = POINT OF CURVATURE
  - P.F.F. = PROPOSED FINISHED FLOOR
  - S/T = SEPTIC TANK
  - R/W = RIGHT-OF-WAY
  - TYP. = TYPICAL
  - L = LENGTH OF CURVE
  - R = RADIUS
  - $\Delta$  = CENTRAL ANGLE
  - CB = CHORD BEARING

**Boundary Survey**

CERTIFIED TO  
 Stephen J. Coutant  
 Pamela C. Coutant  
 Dan Lefevre, Attorney  
 NationsBanc Mortgage Corporation

Date: Sept. 17, 1993 CS  
 Job No.: 18464 Scale: 1" = 20'

- LEGEND
- $\bullet$  = Iron Rod as shown
  - $\circ$  = Iron Pipe as shown
  - $\blacksquare$  = Conc. Monument
  - $\circ$  = Nail & Disc.
  - X = Cross Cut

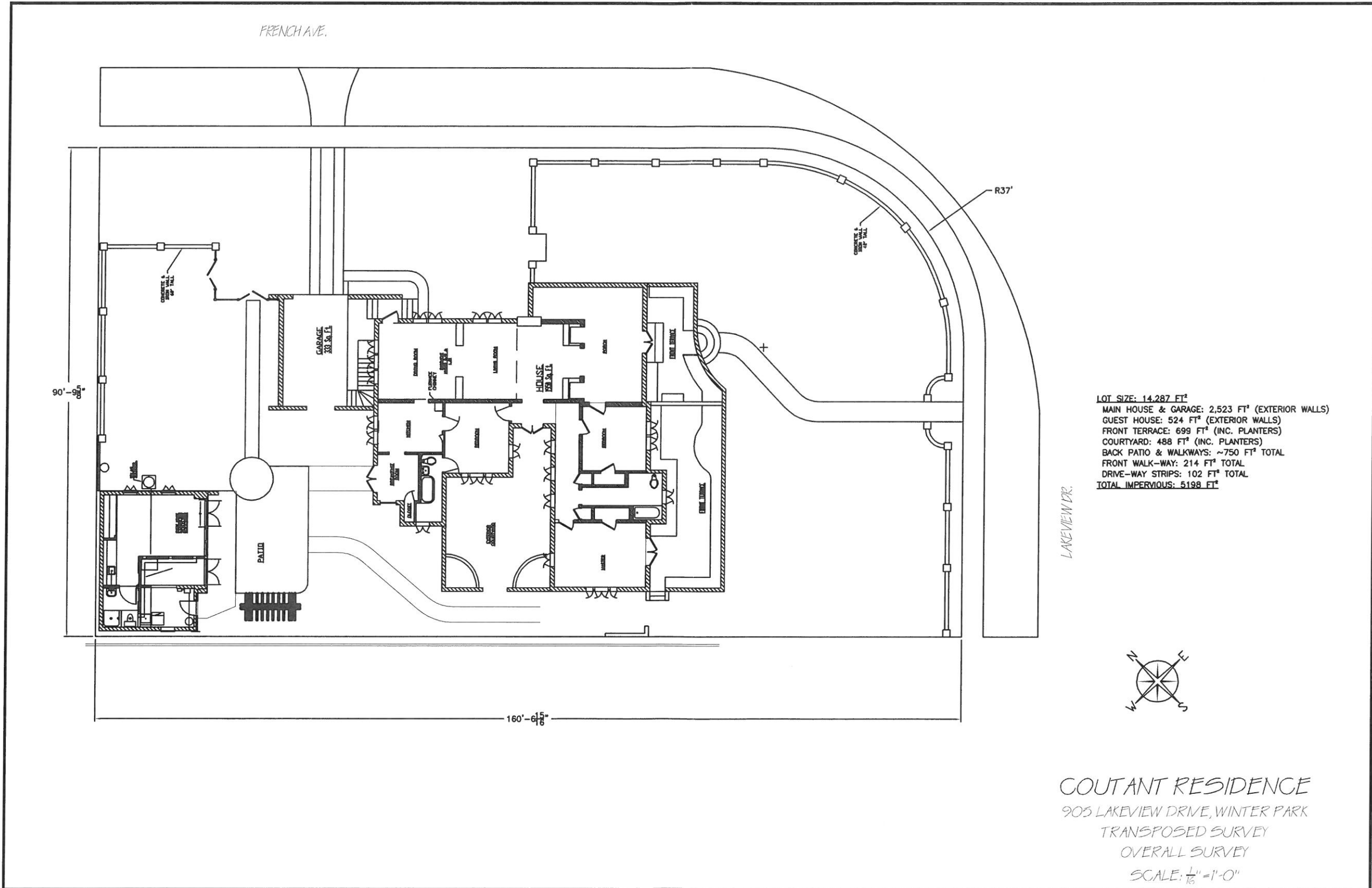
Revised:

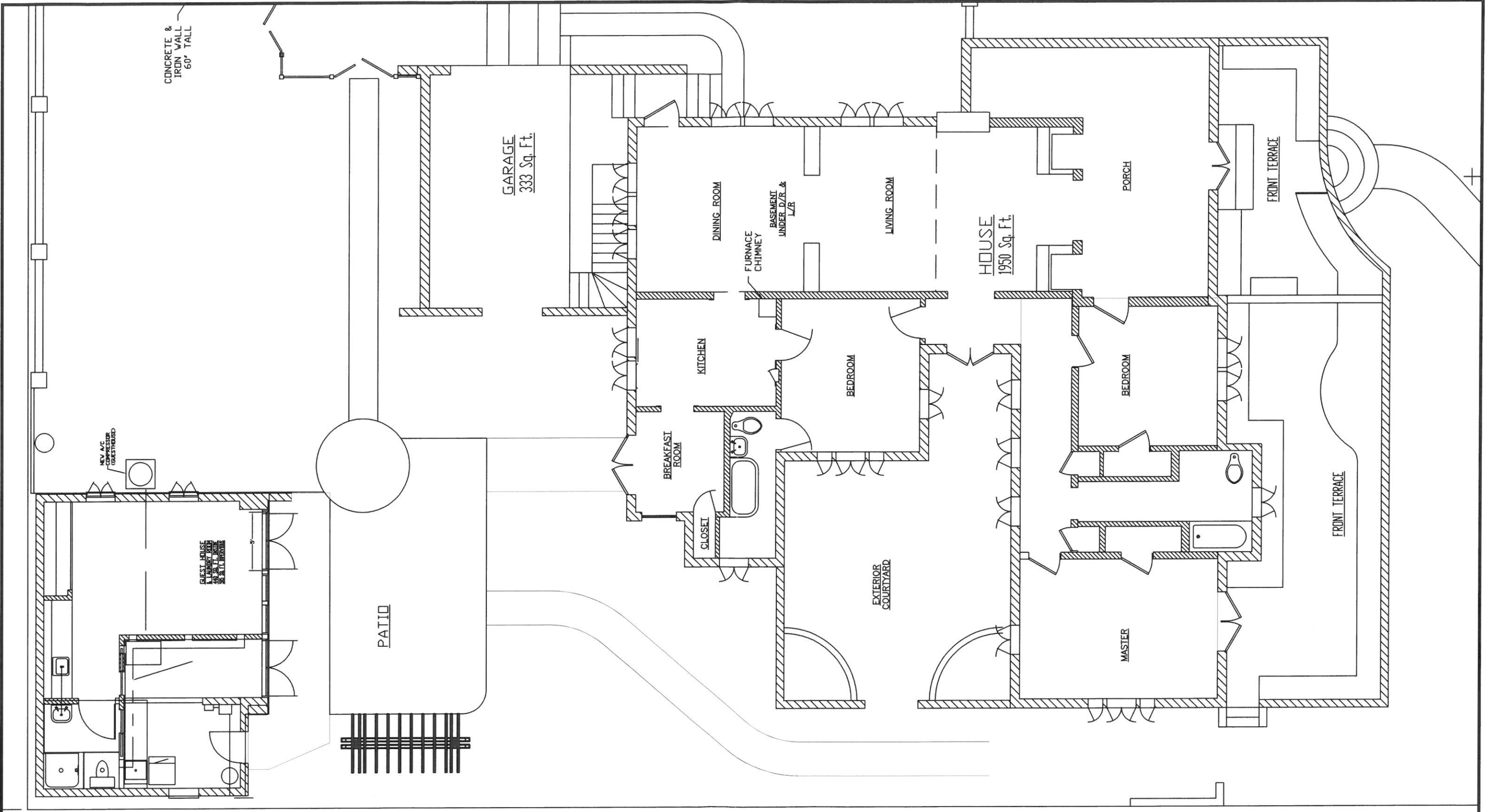


SOUTHEASTERN SURVEYING & MAPPING CORP.  
 925 S. Semoran Blvd., Suite 112  
 Winter Park, Florida 32792  
 407/678-8729

ROGER LONSWAY  
 REGISTERED LAND SURVEYOR  
 No. 2247

WORK\18464





CONCRETE &  
IRON WALL  
60' TALL

GARAGE  
333 Sq. Ft.

DINING ROOM

FURNACE  
CHIMNEY  
BASEMENT  
UNDER DZR &  
LZR

LIVING ROOM

PORCH

FRONT TERRACE

HOUSE  
1950 Sq. Ft.

KITCHEN

BEDROOM

BEDROOM

FRONT TERRACE

NEW A/C  
FOR GUESTHOUSE

GUEST HOUSE  
1,100 SQ. FT.  
2 BR. 2 BATHS  
20' x 11' DEPT.

PATIO

BREAKFAST ROOM

CLOSET

EXTERIOR  
COURTYARD

MASTER



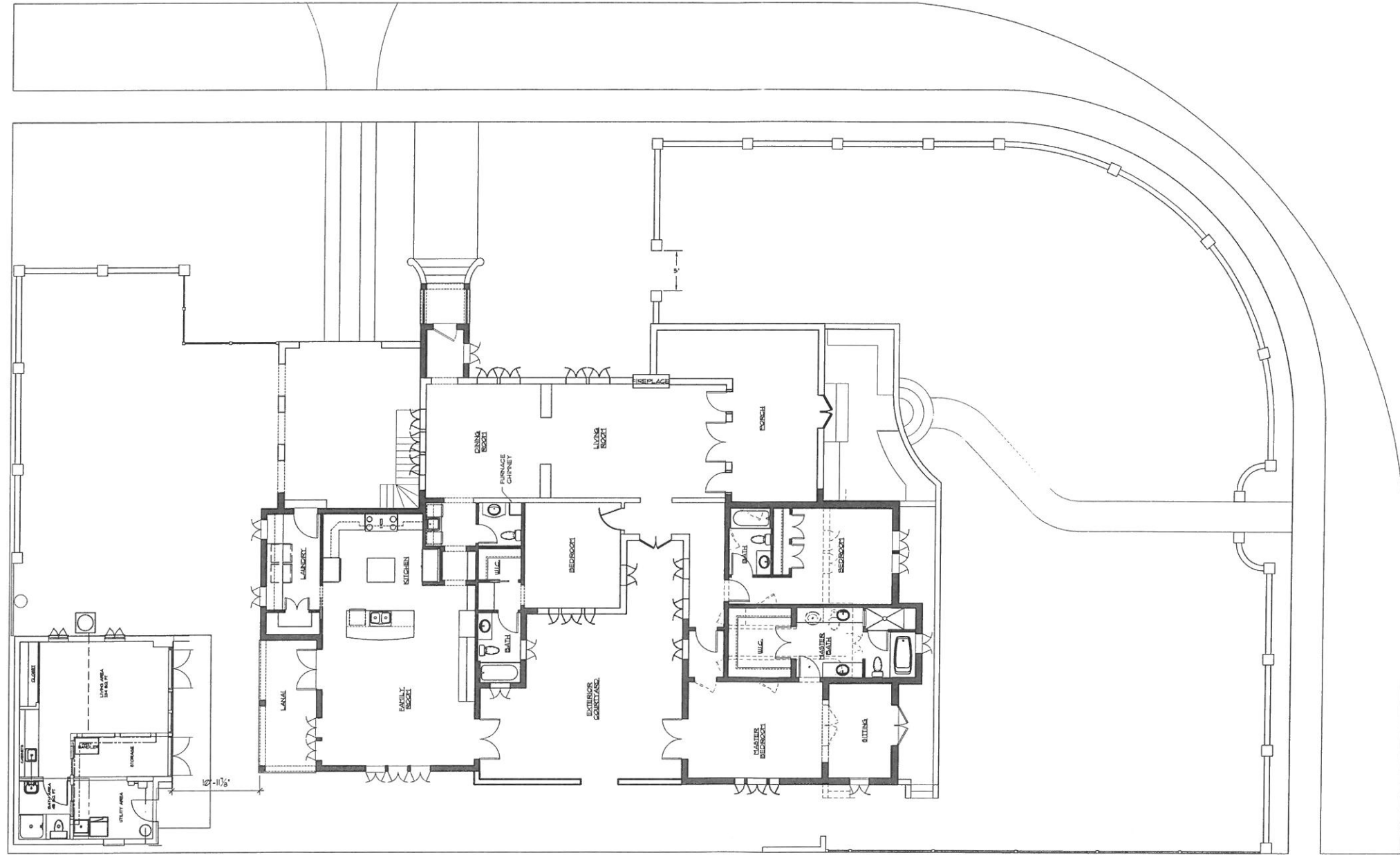
**COUTANT RESIDENCE**

905 LAKEVIEW DRIVE, WINTER PARK  
MAIN HOUSE & GUEST HOUSE

SCALE: 1/8" = 1'-0"



**1 PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



X-FLAND.US

DRAWN	CAD
CHECKED	WFP
DATE	XX-XX-12
SCALE	AS NOTED
JOB NO.	XX-XXX
SHEET	<b>A1.0</b>

**FLOOR PLANS**

**PROJECT NAME**

ST. PETERSBURG

FLORIDA

WILLIAM P. PLATTS ARCH362



**SLOCUM PLATTS**  
ARCHITECTS, P.A.

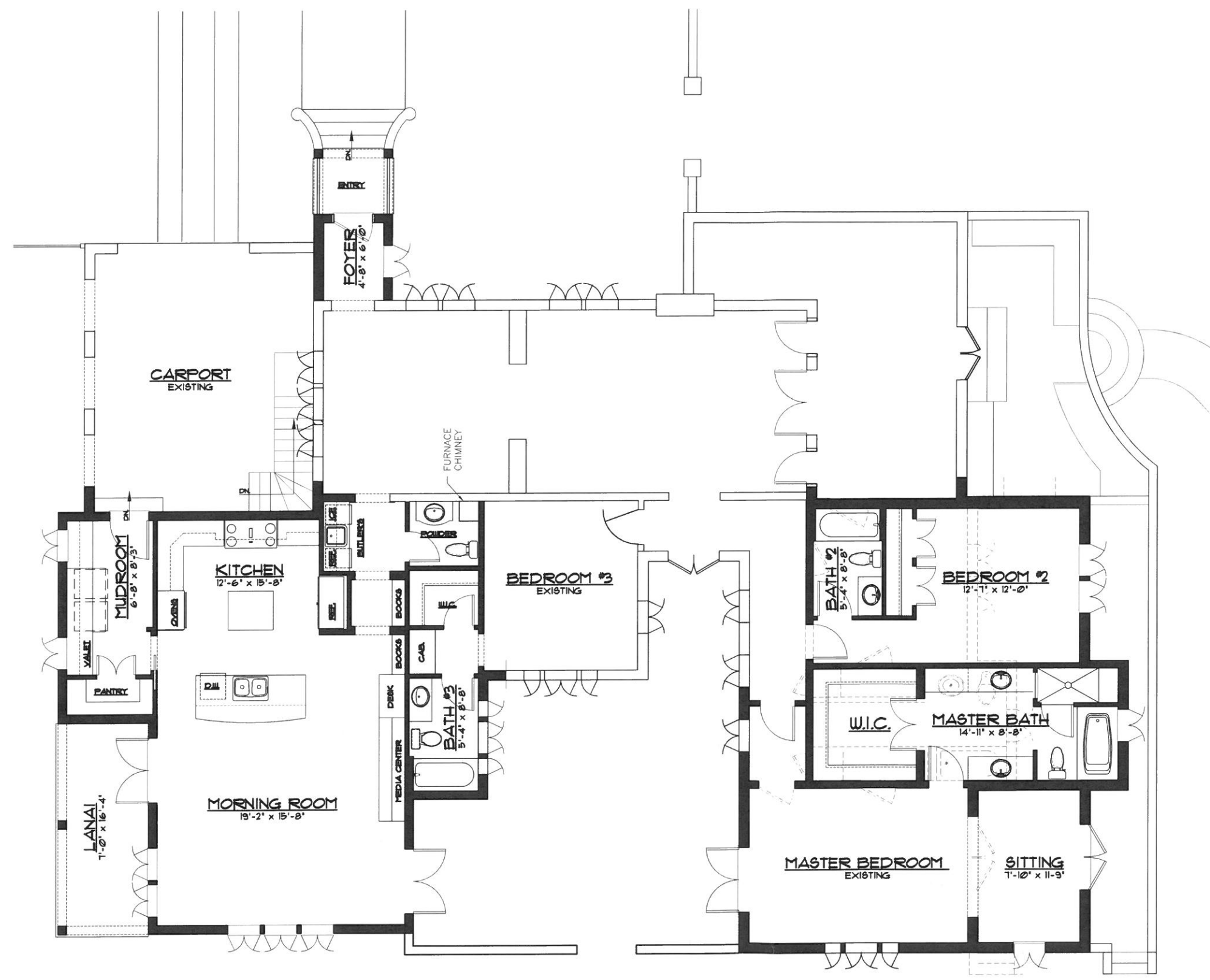
RANDALL J. SLOCUM ARCH 3302 WILLIAM P. PLATTS ARCH 3302/P  
200 E. NEW ENGLAND AVE. SUITE 300 WINTER PARK, FL 32789  
TEL: (407)845-3099 FAX: (407)845-2771  
WWW.SLOCUMPLATTS.COM

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AREA CALCULATIONS	
EXISTING LIVING AREA:	1,710 S.F.
EXISTING PORCHES:	320 S.F.
EXISTING GARAGE:	301 S.F.
EXISTING GUEST HOUSE:	505 S.F.
<b>TOTAL EXISTING AREA:</b>	<b>2,836 S.F.</b>
PROPOSED LIVING:	977 S.F.
PROPOSED LANAI:	114 S.F.
PROPOSED ENTRY PORCH:	30 S.F.
<b>TOTAL PROPOSED AREA:</b>	<b>1,121 S.F.</b>
<b>TOTAL AREA:</b>	<b>4,105 S.F.</b>
<b>TOTAL LOT AREA:</b>	<b>14,287 S.F.</b>

REVISIONS
PERMIT SET XX-XX-XX



1 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SLOCUM PLATTS  
ARCHITECTS, P.A.  
RANDALL J. SLOCUM ARCHITECT  
WILLIAM P. PLATTS ARCHITECT  
200 E. NEW ENGLAND AVE. SUITE 300 WINTER PARK, FL 32789  
TEL: 407.844.2771  
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WILLIAM P. PLATTS ARCHITECT

FLOOR PLANS  
**COUTANT RESIDENCE**  
FLORIDA  
WINTER PARK

DRAWN	CAD
CHECKED	UFP
DATE	11-28-12
SCALE	AS NOTED
JOB NO.	12-041
SHEET	A1.0

2-PLAN.DWG



1 EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

X-PLAN.DWG



2 EXISTING SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

X-PLAN.DWG

REVISIONS	

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EXISTING ELEVATIONS

**COUTANT RESIDENCE**

WINTER PARK FLORIDA

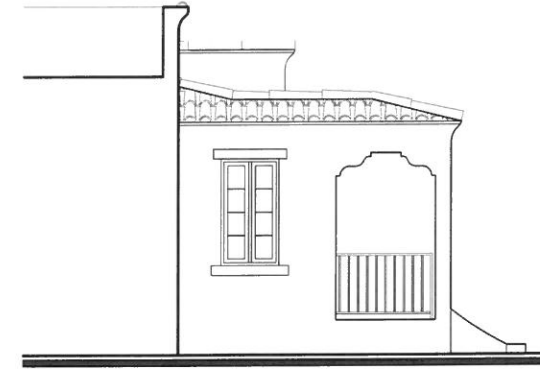
WILLIAM F. PLATTS ARCH3262

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CHECKED	WFP
DATE	12-26-12
SCALE	AS NOTED
JOB NO.	12-041
SHEET	<b>A6.0</b>

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REVISIONS	



1 PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

X-PLANDWG

1 PARTIAL ENTRY SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

X-PLANDWG



3 PROPOSED SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

X-PLANDWG

**SLOCUM PLATTS**  
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WWW.SLOCUMPLATTS.COM



WILLIAM P. PLATTS AR3367

PROPOSED ELEVATIONS  
**COUTANT RESIDENCE**

FLORIDA

WINTER PARK

DRAWN  
CAD  
CHECKED  
WPP  
DATE  
12-26-12  
SCALE  
AS NOTED  
JOB NO.  
12-041  
SHEET

**A6.1**

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