



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
July 8, 2015

COR 15-006 Request by Samuel and Catherine Bowers to replace the windows at their property at 1500 Berkshire Avenue. Individual resource listed in Winter Park Register of Historic Places. Zoned R-1A. Parcel ID #12-22-29-6432-13-160.

Description. 1500 Berkshire Avenue was sold in 1925 by Walter Rose's Central Florida Development Company to George F. Brass. The October 16, 1925 deed indicates that the property was sold as vacant land and states that the buyers "shall at no time erect any dwelling on the above described premises costing any less than \$6,500.00." The Central Florida Development Company also held the right to approve the buildings in Orwin Manor. Located on the southern side of the Westminster section of Orwin Manor, it is a bungalow with Craftsman and Prairie style influences that was part of the initial construction of the Orwin Manor Westminster section. The architect remains unknown but it is a singular design for Winter Park.

The one house has a continuous raised foundation and an irregular footprint. The moderately-pitched and hipped roof is surfaced with composition shingles. Less than 10% of Craftsman bungalows are the hipped roof subtype and the deep, wide boxed overhang is more similar to Prairie style houses. There is a second story belvedere on the front (west) corner of the house. It appears as an open porch with decorative shaped columns; however it can be considered an architectural folly because there is no access into it. The exterior wall finish is smooth stucco over wood framing. The façade is asymmetrical with the entry porch recessed through a broad arch with knee walls. The nine light front door is in a popular pattern for Prairie and Craftsman style homes. The wood windows have a six over one glazing pattern. The rear of the house has an added screened porch and deck. The rear porch is accessed through a pair of the nine light doors that have glass transom over them. There is a freestanding stucco garage in the style of the house at the southeast corner of the lot. The property also includes 10 feet of lot 17 on the left (east) side. The house is in excellent condition.

Certificate of Review Request. The owners are reporting high energy bills and issues with cooling the house. Mr. and Mrs. Bowers are requesting a certificate of review to replace the windows with PGT SH5400 vinyl single hung type with grids in the upper sash. The existing window openings would be preserved. The proposed window selection's six over one style and sash type opening mechanism is in keeping with the original. The wood frame screen will

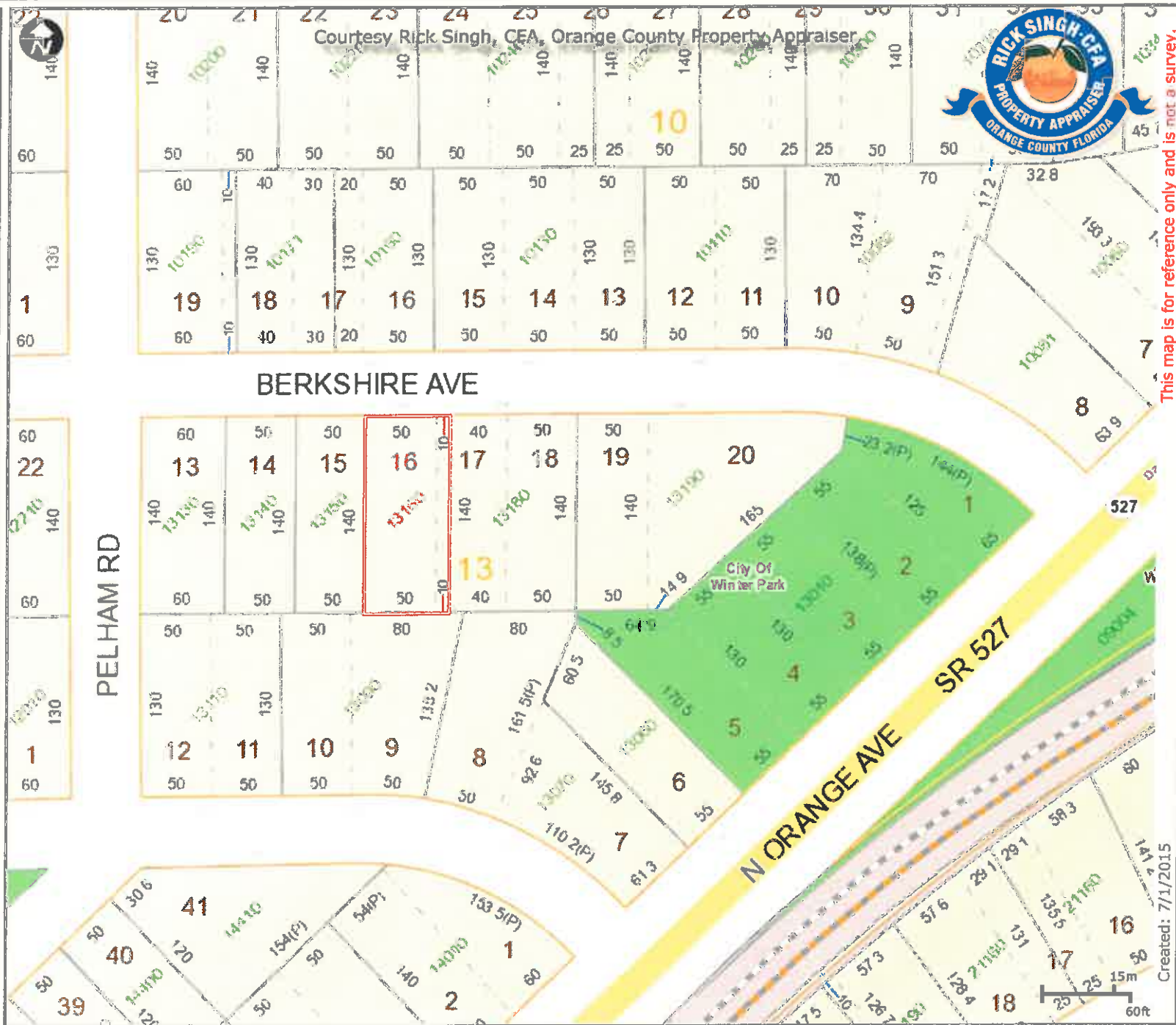
also be replaced. Staff recommends selling or donating the removed sashes and screens for reuse elsewhere.

RECOMMENDATION: Approval



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



This map is for reference only and is not a survey.

Created: 7/1/2015







REAR ELEVATION ↙

FREE STANDING GARAGE ↗





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. 1500 Berkshire Ave
Building address
Samuel & Catherine Bowers
Owner's name(s) Address Telephone 407-579-2094

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

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

4. The following supplementary information shall be provided as applicable to describe the proposal:
___ Site plan ___ Floor plan(s) ___ Elevations(s) [X] Photo(s) ___ Survey
[X] Material and product information ___ Setback/Coverage worksheet REQUIRED
Other:

5. I, Catherine Bowers, as owner of the property described above, do hereby authorize the filing of this application on my behalf.
Catherine Bowers
Owner's Signature Date 6/16/15

Historic Preservation Commission Office Use
Date received: 6-18-15 HPC Meeting: 7-8-15 Case File No. COR-15-006
Historic name of building (if any) 12-22-29-6432-13-160 Historic district name (if any) c. 1926
Parcel Identification Number
___ historic landmark [X] historic building/structure
___ district contributing element ___ district non-contributing element



INTERIOR

FROM PGT WINDOWS BROCHURE

energyVu Brochure.pdf (page 12 of 28)

energyVu's advanced program and superior construction
and individuals save money and protect our climate
through superior energy efficiency.

OURS WILL BE 6 OVER ONE
AND WHITE

PGTINDUSTRIES.COM

(NOT
8 OVER
ONE.)



CUSTOMIZATION ►

SOUTHERN WINDOW DESIGN, LLC

2233 W FAIRBANKS AVENUE
 WINTER PARK, FL 32789-4509
 Phone# Fax# (407) 374-1728

PO#:
 Job Name:
 Job Address:
 Quote # 178545
 Ship Date:06/16/2015
 Sales Person:Frank Messina

SWD'S PGT QUOTE

ShipTo: SOUTHERN WINDOW DESIGN, LLC
 Account#: A02088
 3600 PARKWAY CENTER COURT 012018-1
 ORLANDO, FL 32808-1096
 Phone# Fax# (407) 696-3078

Customer Cathie Bowers
 Account #
 1500 Berkshire Dr.
 Winter Park, FL 32789
 Phone# Fax#

Line #	Item Description	Quantity	Line Pricing	
0001 (1.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 7.00	Sell Price \$305.14	Ext Price \$2,136.98

Configuration: 34.X82.X,STD,EQUAL,W,EQUAL,IG,CL,ARG,SB 70XL,7/8" TDL,2V1H0V0H,AUTO,1816K,SuperSpacer,CMFRT LFT HNDL,LFT RL



Certification Type: AAMAA440
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: ACTUAL
 Height: 62.0000
 Rough Masonry: 35 3/4 X 63
 Egress: 29 3/4 X 26 3/8 (5.443 SQFT)
 Does unit need to meet Turtle Code: NO
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CLEAR
 Privacy Glass: NONE
 Grid Type: 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)
 Vent Latch: Y
 PositiveDesignPressure: 50.0000
 PANumber: FL 1435
 CondensationResistance: 60.0000
 SolarHeatGainCoeff: 0.1900
 VTCOG: 0.6400

Package Selection: ENERGY
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 34.0000
 Actual Size: 34 X 62
 Wood Frame: 34 1/4 X 62 1/4
 Frame Color: White
 Glass Family: Insulating
 Argon Gas: ARGON
 Low E: ENERGY SHIELD MAX
 Glass Spacer Type: SS
 Grid Style: U.COL.LITES
 Summary Top: 3A2D LITES (2V1H BARS)
 Screen Type: 1816 Charcoal
 Comfort Lift: Y
 NegativeDesignPressure: 50.0000
 EnergyStar: 1234.0000
 UF: 0.2900
 VT: 0.4300

Location:

Notes:

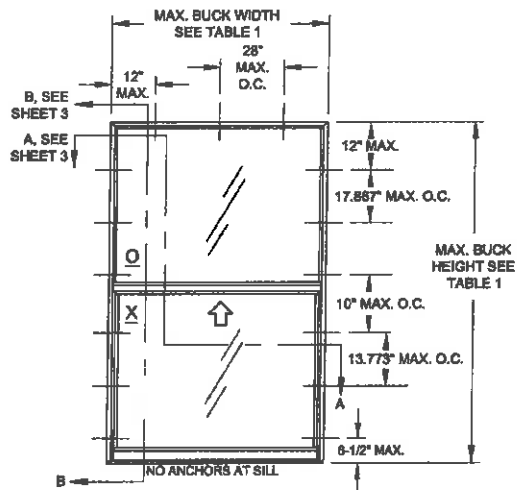
0002 (2.00)	SH5400 VINYL SINGLE HUNG 5400	Ordered: 3.00	Sell Price \$229.65	Ext Price \$688.95
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Configuration: 24.X38.X,STD,EQUAL,W,EQUAL,IG,CL,ARG,SB 70XL,7/8" TDL,1V1H0V0H,AUTO,1816K,SuperSpacer,CMFRT LFT HNDL,LFT RL

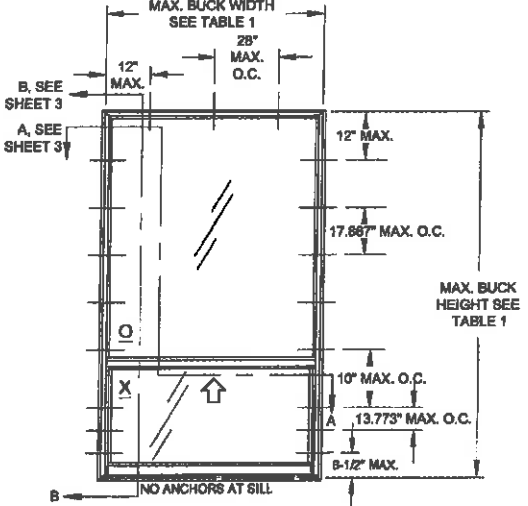


Certification Type: AAMAA440
 Frame Type: EQUAL
 Window Style: STD
 Size Ref: ACTUAL
 Height: 38.0000
 Rough Masonry: 25 3/4 X 39
 Egress: 19 3/4 X 14 3/8 (1.967 SQFT)
 Does unit need to meet Turtle Code: NO
 Glass: 3/4" IG (1/8 AN- 1/2 ARG - 1/8 AN)
 Glass Color: CLEAR
 Privacy Glass: NONE
 Grid Type: 7/8" Traditional SDL
 Grid Location: UNIT
 Summary Bottom: 1A1D LITES (0V0H BARS)

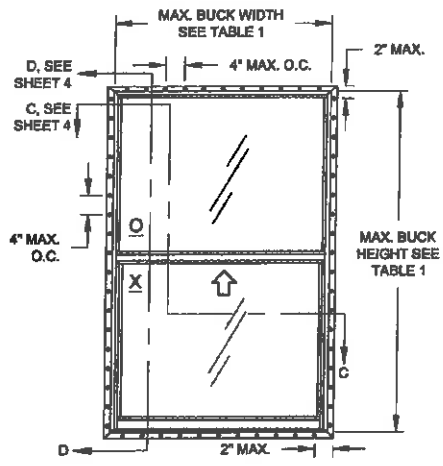
Package Selection: ENERGY
 Vent Configuration: EQUAL
 Size Selection: CUSTOM
 Width: 24.0000
 Actual Size: 24 X 38
 Wood Frame: 24 1/4 X 38 1/4
 Frame Color: White
 Glass Family: Insulating
 Argon Gas: ARGON
 Low E: ENERGY SHIELD MAX
 Glass Spacer Type: SS
 Grid Style: U.COL.LITES
 Summary Top: 2A2D LITES (1V1H BARS)
 Screen Type: 1816 Charcoal



**ELEVATION FOR TYP. EQUAL LEG FRAME,
EQUAL-LITE CONFIGURATION**



**ELEVATION FOR TYP. FLANGE FRAME,
PROVIEW/ORIEL CONFIGURATION
(COTTAGE SIMILAR)**



**ELEVATION FOR TYP. FIN OR J-CANNEL FRAME,
EQUAL-LITE CONFIGURATION
(SIMILAR ANCHOR DIMENSIONS FOR OTHER CONFIGURATIONS)**

**GENERAL NOTES: SERIES 5400 NON-IMPACT RESISTANT,
VINYL SINGLE HUNG WINDOW**

- 1) THIS PRODUCT HAS BEEN DESIGNED & TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
- 2) ALL WOOD BUCKS LESS THAN 1-1/2\"/>
- 3) ANCHOR EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO. USE ANCHORS OF SUFFICIENT EMBEDMENT. INSTALLATION ANCHORS SHOULD BE SEALED. OVERALL SEALING/FLASHING STRATEGY FOR WATER RESISTANCE OF INSTALLATION SHALL BE DONE BY OTHERS AND IS BEYOND THE SCOPE OF THESE INSTRUCTIONS.
- 4) MAX. 1/4\"/>
- 5) THE ANCHORAGE METHODS SHOWN HAVE BEEN DESIGNED TO RESIST THE WINDLOADS CORRESPONDING TO THE REQUIRED DESIGN PRESSURE. THE 33-1/3% STRESS INCREASE HAS NOT BEEN USED IN THE DESIGN OF THIS PRODUCT. THE 1.6 LOAD DURATION FACTOR WAS USED FOR THE EVALUATION OF ANCHORS INTO WOOD. ANCHORS THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE FOR CORROSION RESISTANCE.

TABLE 1:

Window Buck Size		Configuration	Reinf. Level	Design Pressure		Certification (CAR) Number
Width	Height			(+) psf	(-) psf	
40"	63"	Equal-lite	R4	50.0	70.0	190-1022
36"	62"	Equal-lite	R4	50.0	50.0	190-1027
36"	62"	Std. ProView				
36"	67-9/16"	Custom Sash	R1	50.0	50.0	190-1021
52-1/8"	84"	Equal-lite				
52-1/8"	84"	Std. ProView				
52-1/8"	91-13/16"	Custom Sash	R2	65.0	70.0	190-1026
52-1/8"	84"	Equal-lite				
52-1/8"	84"	Std. ProView				
52-1/8"	91-13/16"	Custom Sash				

SHAPES MAY BE USED BY INSCRIBING THE SHAPE IN A BLOCK AND OBTAINING DESIGN PRESSURES FOR THAT BLOCK SIZE FROM THE TABLE ON THIS SHEET.

CERT. OF AUTH. #28286
1070 TECHNOLOGY DRIVE
N. VENICE, FL 34275
(941)-480-1600

Special/Rev 2	Rev. 1	Date	12/13/14
Title		VINYL SH WINDOW FPA (NON-IMPACT)	
Drawn By		J ROSOWSKI	
Date			
SH-5400	Scale	NTS	Sheet
			1 OF 4
	DWG. No.	FPA-5400.0	Rev. No.

A. LYNN MILLER, P.E.
P.E.# 58705



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
July 8, 2015**

Review Process Update

The July 8, 2013 historic preservation review process from the City Commission is attached denoting the completed tasks.

At their June 22nd meeting, the City Commission directed that the Article VIII, Historic Preservation ordinance amendments be presented at their November 9, 2015 meeting. To meet that date, the following is the timeline:

August 12 HPB regular meeting with draft ordinance review (citizen group comments may be available at this meeting)

September 9 HPB regular meeting, receive and final recommendations from citizen group

Community Forums in late September

October 7 Special HPB meeting to consider any amendments

October 14 HPB regular meeting to approve the ordinance and final report

November 9 Ordinance amendment review at City Commission

HISTORICAL PRESERVATION REVIEW PROCESS:

City of Winter Park, Florida

Proposed and Presented at the Winter Park City Commission July 8, 2013

GOALS:

Determine current inventory of historic properties, review City historic preservation ordinances and recommend goals or changes to achieve preservation.

PROCESS:

A. Inventory all current City wide historic assets through a new or updated historic survey (e.g. homes, buildings, properties etc.).

1. Utilize outside consultation if necessary.
2. Determination of historic assets by accepted Florida and National standards.
3. Inventory current City, State or National registry designations and determine current % of eligible properties preserved either by public or private auspices.

Posted October 2013

B. City staff will summarize the differences / benefits / distinctions between any current City ordinances / designations or National designations including preservation, demolition etc.. Also, summarize the differences between “district” versus “specific property” designations. City staff to present this summary to the Historic Preservation Board first then the City Commission by August 15, 2013. ***Presented August 8, 2013***

C. Review current Winter Park historic preservation ordinances, policies and incentives:

1. **Benchmark** to key municipalities including:
 - Orlando, Florida
 - Maitland, Florida
 - Longwood, Florida
 - Orange County, Florida
 - Sarasota, Florida
 - Coral Gables, Florida
 - St. Augustine, Florida
 - Savannah, Georgia
 - Charleston, South Carolina

2. Benchmark targeted designations to actual preservation both by public and private preservation efforts in key municipalities.

Reported October 2013

3. **Determine from Winter Park property owners** the number of voluntary City / National designations along with their reasons for designating or not designating under either criteria since the enactment of current Winter Park ordinances (circa 2001). Determine property owner's awareness of current ordinances and benefits.

Posted on Winter Park Register of Historic Resources October 2013, and owner survey results reported February 2014

4. **Study the business model** and success of private preservation in Winter Park e.g. Friends of Casa Feliz etc. *Casa Feliz is owned by the city and managed by the Friends of Casa Feliz with expenses covered by donations and event rentals. The Polasek Museum is managed by its non-profit board and supported through a modest endowment, donations, entry fees and event rentals. The Capen House is included under Polasek Museum ownership and management.*

D. The Historic Preservation Board, after seeking appropriate public input, will recommend to the City Commission the City wide goal for % of properties eligible for historic designation designated with time frames. Recommend goals for both public and private preservation.

E. The Historic Preservation Board, after seeking appropriate public input, will recommend to the City Commission any necessary changes to existing ordinances, policies or incentives to accomplish the City wide goal of historic designation and preservation.

Any recommendations to ordinances, policies or incentives will be referred to the City's Planning and Zoning Board (ordinances) and Economic Development Advisory Board (incentives) for their review and input of any impacts before the City Commission reviews the final recommendations.

F. This review process should be substantially complete by October 15, 2013.

Action Items Requiring Discussion

a. Historical Preservation Review Process

Mayor Bradley provided a brief overview regarding his recommendations that were submitted to the City Clerk's office for inclusion in this agenda packet.

Motion made by Mayor Bradley to move the process that is in our packet for discussion (attached); seconded by Commissioner Leary.

Senior Planner Lindsey Hayes answered questions relative to the current process for outbound communications with property owners to encourage historic designation.

Commissioner McMacken explained that he will not be voting in favor of this because this should be a bottom up process and not a top down process. He would prefer to have the recommendations come from a board rather than the Commission as they previously discussed.

Motion amended by Commissioner Cooper to delete everything except item 'e'. Motion failed for lack of a second. Commissioner Cooper felt that we should not be benchmarking the cities nor provide a firm timeline in a short period of time; and now that this information has been brought to her attention she does not feel comfortable supporting this.

No public comments were made.

Upon a roll call vote, Mayor Bradley and Commissioners Leary and Sprinkel, voted yes. Commissioners Cooper and McMacken voted no. The motion carried with a 3-2 vote.

Public Hearings:

- a. AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING WITHIN THE CHARTER LAWS OF THE CITY OF WINTER PARK, SECTION 1.02, "CORPORATE LIMITS DESCRIBED" SO AS TO ANNEX THE RIGHT-OF-WAY OF ALOMA AVENUE FROM 2015 ALOMA AVENUE EAST TO THE CITY LIMITS AND THE RIGHT-OF-WAY OF BALFOUR DRIVE FROM AMSDEN ROAD SOUTH TO THE CITY LIMITS, MORE PARTICULARLY DESCRIBED HEREIN. First Reading

Attorney Reischmann read the ordinance by title.

Planning Director Jeff Briggs explained that this ordinance would annex that portion of the Aloma Avenue right-of-way from 2015 Aloma Avenue (Mellow Mushroom) out east to the city limits (at the CVS Pharmacy). He explained that years ago the City annexed down from the north and up from the south and never included the Aloma right-of-way. This will eliminate the confusion in this section of Aloma Avenue and also for a tiny section of Balfour Drive where the same condition exists for the