



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
August 12, 2015

COR 15-007 Request by John M. Brennan, Sr., including variances, to demolish the existing single car garage and add a freestanding two car garage with a second floor accessory dwelling unit at the rear of his property located at 814 Antonette Avenue. Variances are requested for five foot side and rear setbacks. Contributing historic resource listed in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-01-100.

The applicant is requesting a Certificate of Review to demolish the existing single car garage and add a freestanding two car garage with a second floor dwelling unit at his property located at 814 Antonette Avenue. Garage apartments are fairly common on historic properties in the city and the use and placement would not meet the zoning code today. Such accessory dwelling units may be permitted as an incentive for historic preservation. The Historic Preservation Board may allow a garage apartment or accessory dwelling unit to be determined to be a conforming use on individually designated historic properties and properties in a designated historic district (*Section 58-469(3)*). Building setbacks shall be determined by the HPB, however no setback shall be closer than five feet to a rear or side line unless such setback currently exists. Such accessory dwelling units shall not exceed 1,000 square feet. The request is for a 572 square foot unit. A variance is requested for a rear setback of five feet in lieu of 35 feet to a two story dwelling unit and/or ten feet to a garage of this size. A variance is requested for a side setback of 5 feet in lieu of ten feet to a second floor dwelling.

Description The house at 814 Antonette Avenue is a contributing historic landmark in the College Quarter Historic District. The district was established in 2003. The house may be described as a landmark as opposed to a resource because it was designed by noted Winter Park architect Harold Hair for College Place developer and Winter Park Mayor James Treat. The first occupants were Carl and Ethel Williams. The stylish one story home was designed with details borrowed from Mission Revival and Italian Renaissance influences. It stands out for the series of arched casement windows across the façade, its tiled and sculpted parapet and wide arched porte cochere. The existing front-facing gable garage at the end of the single width driveway does not relate to the high style architecture of the house. The property's development pattern is typical of the College Quarter. The lot is 50 feet by 150 feet with a single width driveway on the south side that passes through the porte cochere to the rear garage. The existing garage sits at a slight angle .5 to 1.5 feet from the south side lot line.

The proposed two car garage with second floor dwelling unit has a 22 foot by 26 foot footprint. The foundation is slab on grade. Exterior cladding is stucco. The asphalt shingled roof is hipped with a moderate pitch which reduces the visual bulk on all sides. The stairs to the second floor are within the

structure. Two pairs of French doors and a window access an optional second floor balcony. The design is conceptual at this stage but appears to be compatible with the historic main house without competing with the architecture. The proposal meets the Secretary of the Interior's Standards for Rehabilitation nine and ten (*Section 58-469(1)*):

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

(10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All new or reactivated accessory dwelling units require a third separately accessible parking space behind the front setback. The two required parking spaces for the main house are within the new garage and the third space is proposed across from the garage near the main house. When an accessory dwelling unit is added, the guest or tenant is required to park on site in a separately accessible parking space. On street parking is very limited in the city's historic areas and applicants should be aware that the use of an accessory dwelling unit is contingent upon the guest or tenant parking on site as required. The proposed tenant parking by the deck does not seem workable and staff recommends parking at the side of the new structure instead.

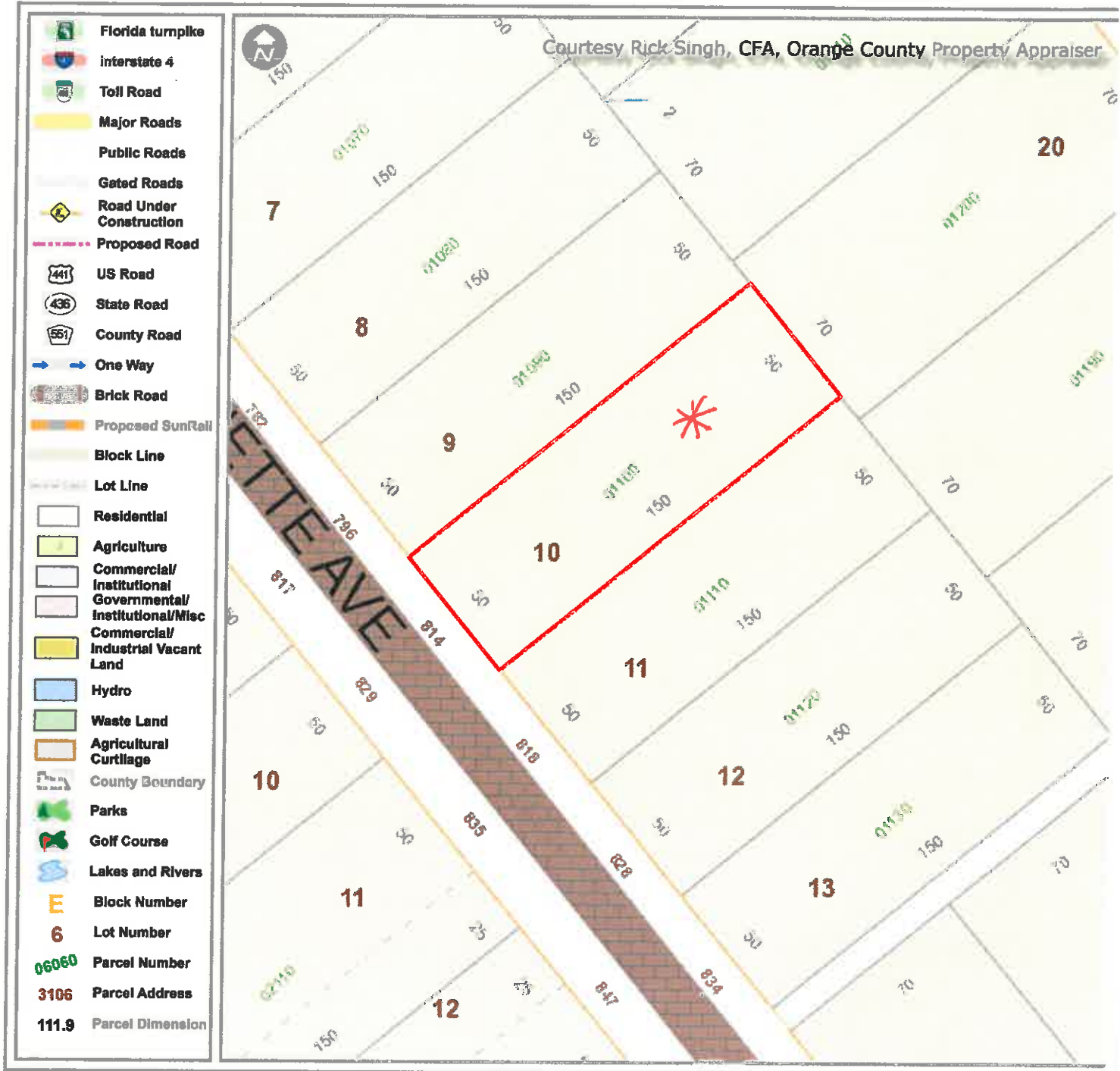
Staff has met with the neighbor to the south at 818 Antonette Avenue. Ms. Bosserman has concerns about a new two story structure being placed five feet from the side of her property given that the property to the south of her property (828 Antonette Avenue) has a high two story rear addition that predates the establishment of the historic district and amended R-1AA zoning code. Ms. Bosserman said the combination of that existing two story addition and the new two story garage apartment would visually impact her rear yard. Ms. Bosserman would prefer the new structure be placed further from her side lot line and has met with the applicant.

The site visit found neighboring properties have shallow rear and side setbacks to their accessory buildings. Ms. Bosserman's property also includes a wood frame building within a few feet of the south side lot line. Antonette Avenue in the College Quarter Historic District has narrow lots and many existing setbacks that would not meet code today. Design review for new construction should respect traditional neighborhood development patterns but also minimize impacts to the adjacent properties.

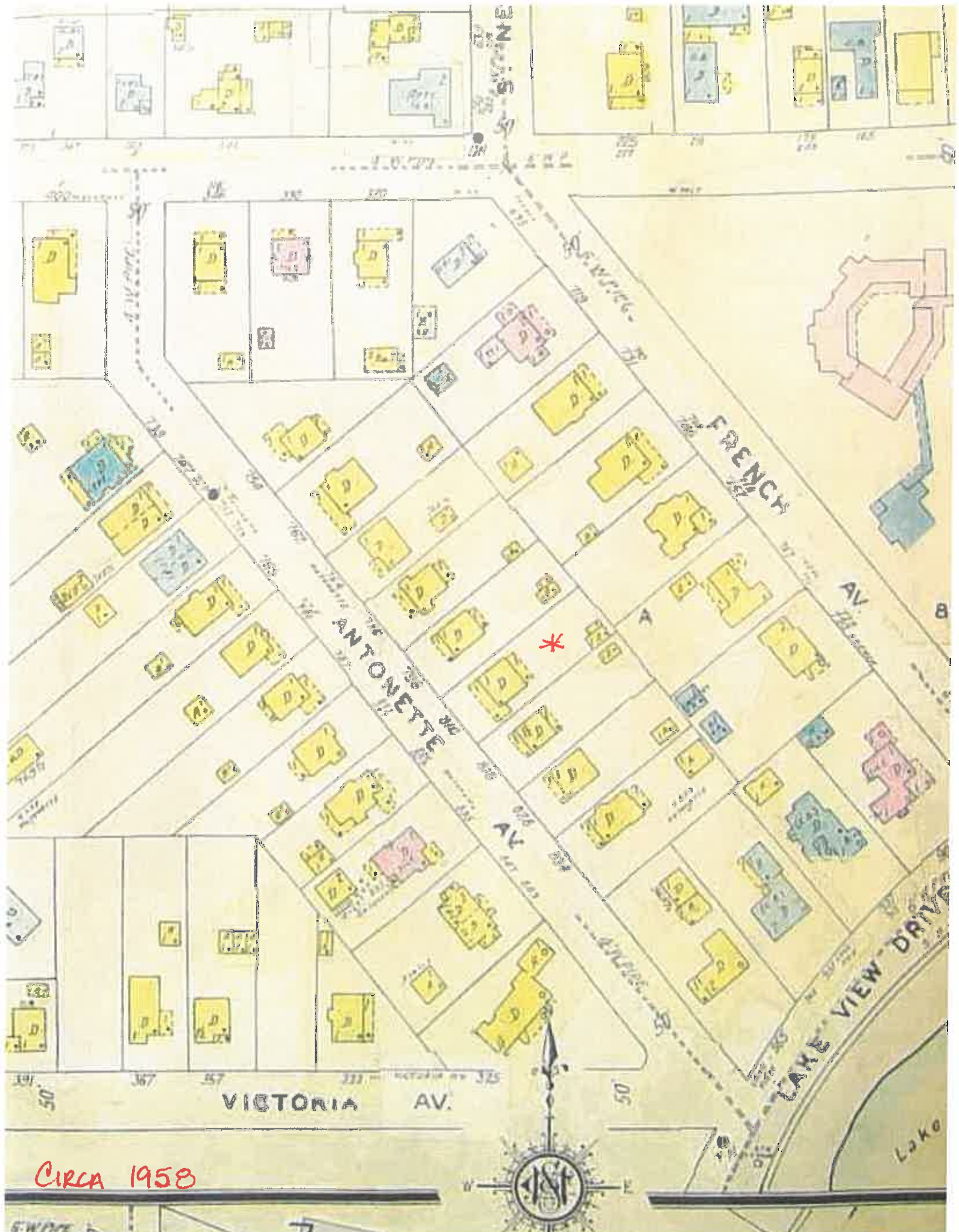
RECOMMENDATION: Staff recommends **approval** with the following conditions:

1. A 10 foot minimum south side setback from the side lot line to the side wall of the new structure and a variance to allow a five foot rear setback.
2. The required third parking space should be located to one side or the other of the new building.
3. Final site plan, elevations and materials require HPB staff approval before permit application.

Courtesy Rick Singh, CFA, Orange County Property Appraiser



2015



CIRCA 1958



VICTORIA AV.

ANTONETTE ST.

FRENCH AV.

LAKE VIEW DRIVE

Lake

COLLEGE PLACE REPLAT

SCALE 1 INCH = 80 FEET.

DATE FEB. 1923.

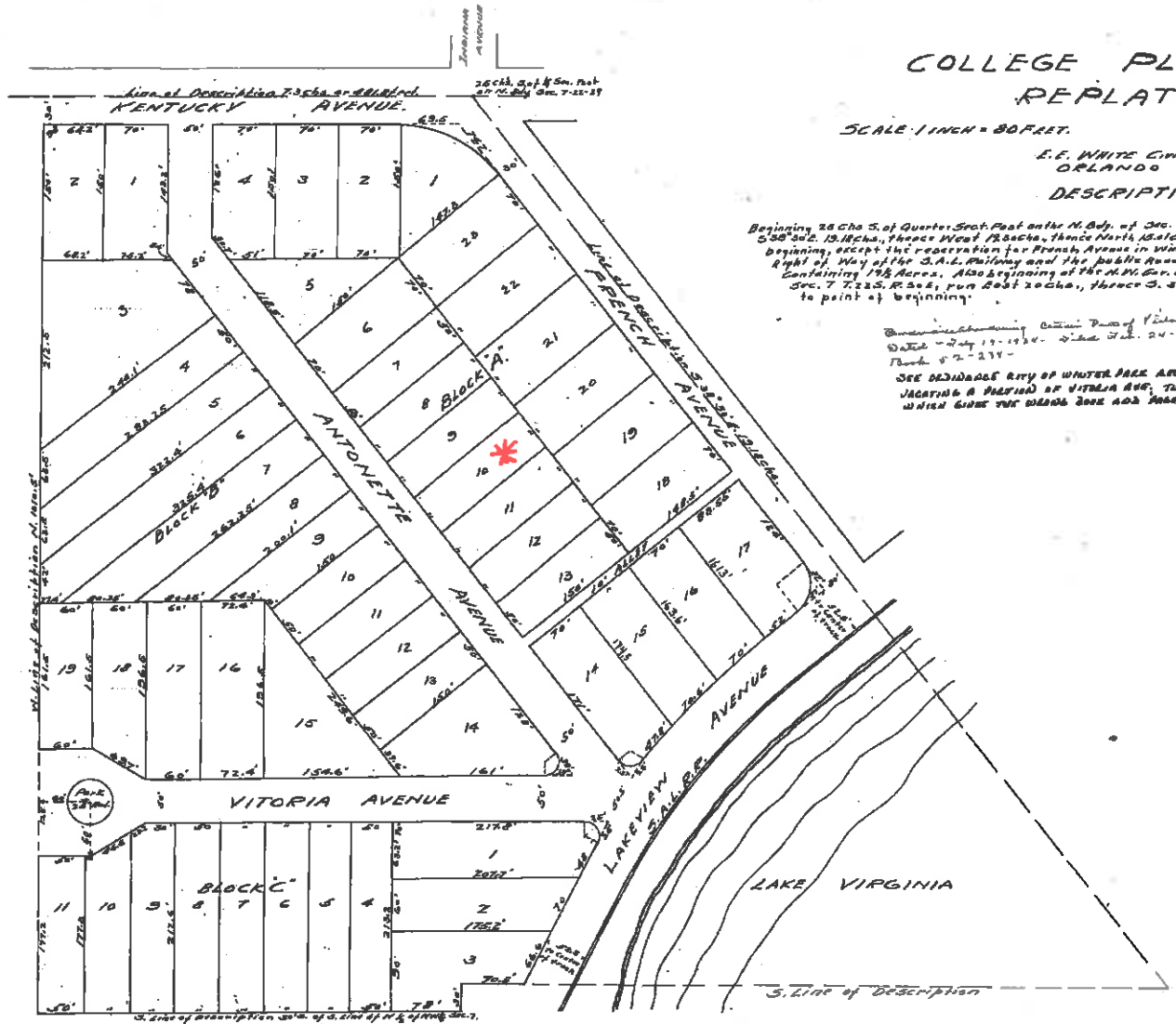
E. E. WHITE CIVIL ENGINEER
ORLANDO FLORIDA.

DESCRIPTION

Beginning 20 Chs 5, of Quarter Sect. Post on the N. Coy. of Sec. 7 T22S. R24E. Run S 50° 20' E. 13.18 Chs., thence West 12.8 Chs., thence North 10.5 Chs., thence E. 7.2 Chs., to beginning, except the reservation for Branch Avenue in Winter Park, also excepting the Right of Way of the S.A.L. Railway and the Public Road on the West side of the Railway, containing 15.8 Acres. Also beginning at Point No. 60, of the S.W. 1/4 of the S.W. 1/4 of Sec. 7 T22S. R24E, run East 20 Chs., thence S. 20 feet, thence N. 20 Chs., thence West to point of beginning.

Understandings Certain Part of Victoria Avenue - By City of W.P.
Dated - July 17, 1924 - Filed Feb. 24, 1924 - Revised and Amended
Book 57-277

SEE ORIGINAL CITY OF WINTER PARK APPROVED PLAT IN FILE BOOK 54 PAGE 235
INDICATING A PORTION OF VICTORIA AVE; THIS ENTRY IS TO CORRECT THE ABOVE ENTRY
WHICH SHOWS THE WRONG BOOK AND PAGE



STATE OF FLORIDA
COUNTY OF ORANGE

James B. Treat
Personally appeared before me *J. A. Treat*, who being duly sworn deposes and says that he is the owner of the land described in the Caption and has authorized and accepted the survey and subdivision as shown hereon.

James B. Treat
Owner

Subscribed and sworn to before me this 17 day of Feb A.D. 1923

M. J. Hart
Notary Public

My Commission expires 4/13/1925

Notarial Seal.

STATE OF FLORIDA
COUNTY OF ORANGE

E. E. White
Personally appeared before me *E. E. White*, Civil Engineer, who being duly sworn deposes and says that the plat herein is a true and correct representation of the survey and subdivision of the land described in the Caption.

E. E. White
Civil Engineer

Subscribed and sworn to before me this 17 day of February A.D. 1923

M. J. Hart
Notary Public

My Commission Expires 4/13/1925

Notarial Seal.

FILED AND RECORDED FEB. 17, 1923 12 M.
P.M.C. Johnson - Clerk
By *m. a. Howard*, D.C.

1923 PLAT MAP

H 46



814 - ANTONETTE AVE
FRONT ELEVATION



REAR YARD



SOUTHEAST CORNER -

SOUTH SIDE LOT LINE
WITH EXISTING BUILDINGS





NORTHWEST CORNER



REAR ELEVATION OF HOUSE



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

Certificate of Review Application

1. 614 ANTONETTE AVENUE, WINTER PARK, FL. 32789
 Building address
- X JOHN M. BRENNAN, SR. 614 ANTONETTE AVE. W.P. 407-810-1835
 Owner's name(s) Address Telephone
- DAVID E. RUNKELS, ARCHITECT 233 WEST PARK AVE., W.P. 407-644-6410
 Applicant's name (if different from above) Address FL. Telephone

2. Please indicate the work your propose to undertake:
2-STORY - DETACHED GARAGE/GUESTHOUSE
- Minor alteration New construction Addition Demolition Rehabilitation
- Variance request (additional information required) Other: _____

3. Proposed project narrative: (attach additional page if necessary)
SCOPE IS TO CONSTRUCT NEW DETACHED 2-CAR GARAGE W/ 2ND STORY GUESTHOUSE; REMOVE EXISTING 1 CAR GARAGE; EXTEND DRIVEWAY AREA

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 sample/product information Setback and coverage calculation worksheet
- Other: _____

5. I, JOHN M. BRENNAN, SR., as owner of the property described above, do hereby authorize the filing of this application on my behalf.
- X (SEE ATTACHED)
 Owner's Signature X Date

Historic Preservation Commission Office Use	
Date received: <u>7-17-15</u>	HPC Meeting: <u>8-12-15</u> Case File No. <u>CDR 15-007</u>
Historic name of building (if any)	<u>COLLEGE QUARTER</u> Historic district name (if any)
<u>07-22-30-1490-01-100</u> Parcel Identification Number	<u>1925</u> Year built
<input type="checkbox"/> historic landmark <input type="checkbox"/> historic building/structure <input checked="" type="checkbox"/> district contributing element <input type="checkbox"/> district non-contributing element	



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

Certificate of Review Application

1. 514 ANTONETTE AVENUE, WINTER PARK, FL. 32789
 Building address

X JOHN M. BRENNAN, SR. 514 ANTONETTE AVE, W. PARK, FL 32789 407-510-1835
 Owner's name(s) Address Telephone

DAVID E. RUMBLE, ARCHITECT 233 WEST PARK AVE., W.P. 407-644-0410
 Applicant's name Address Telephone

2. Please indicate the work you propose to undertake:
2-STEP - DETACHED GARAGE/QUESTHOUSE
 Minor alteration New construction Addition Demolition Rehabilitation
 Variance request (additional information required) Other

3. Proposed project narrative: (attach additional page if necessary)
QUESTHOUSE; REMOVE EXISTING 1 CAR GARAGE; EXTEND DRIVEWAY AREA

Site plan Floor plan(s) Elevations(s) Photo(s) Survey
 Other: _____

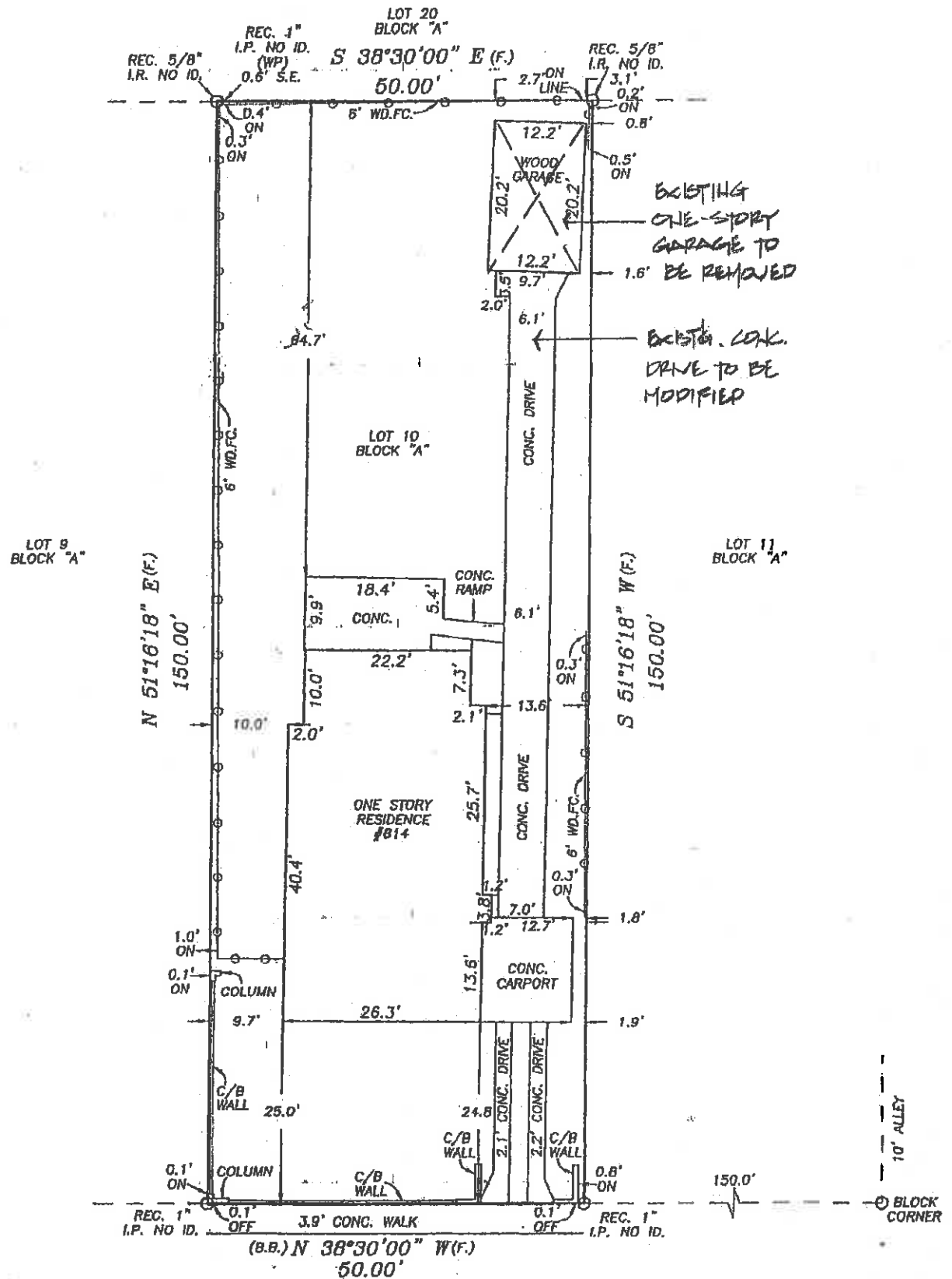
5. I, John M. Brennan, Sr., as owner of the property described above, do

X [Signature] 7/17/15
 Owner's Signature Date

Historic Preservation Commission Office Use	
Date received: _____	Case File No. _____
HPC Meeting: _____	
Historic name of building (if any) _____	Historic district name (if any) _____
Parcel Identification Number _____	Year built _____
<input type="checkbox"/> district contributing element <input type="checkbox"/> district non-contributing element	

DESCRIPTION AS FURNISHED: Lot 10, Block A, COLLEGE PLACE REPLAT, as recorded in Plat Book H, Page 46 of the Public Records of Orange County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: John M. Brennan, Jr.; Suntrust Mortgage, Inc.; Chicago Title Insurance Company, Inc.; Gray Robinson, P.A.; Chicago Title Insurance Company, Inc.

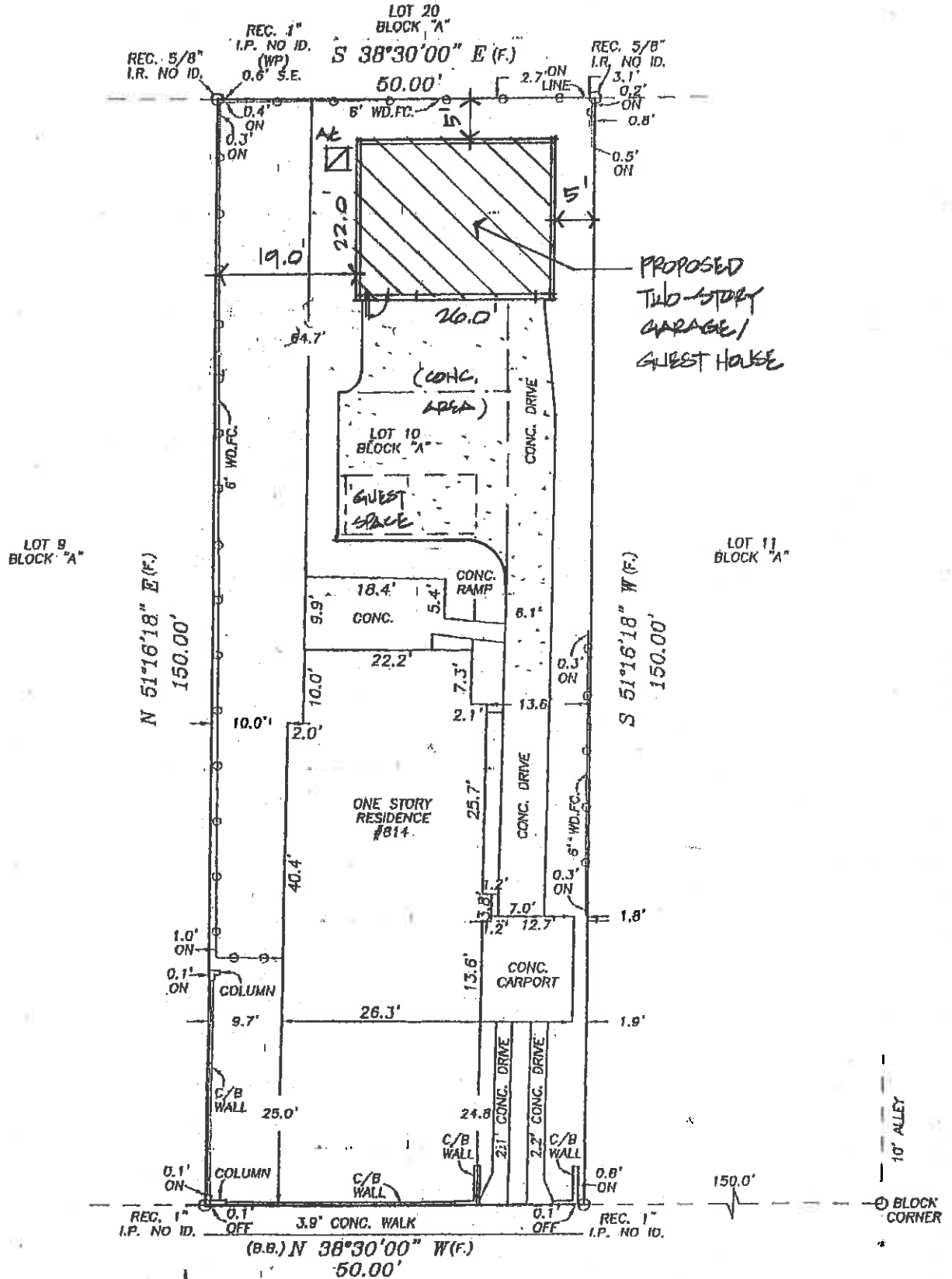


EXISTING SITE PLAN/SURVEY
 1"=20'

ANTONETTE AVENUE
 (50' R/W)

DESCRIPTION AS FURNISHED: Lot 10, Block A, COLLEGE PLACE REPLAT, as recorded in Plat Book H, Page 46 of the Public Records of Orange County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: John M. Brennan, Jr.; Suntrust Mortgage, Inc.; Chicago Title Insurance Company, Inc.; Gray Robinson, P.A.; Chicago Title Insurance Company, Inc.



PROPOSED SITE PLAN

1"=20'

ANTONETTE AVENUE
(50' R/W)

ASPHALT SHINGLE
ROOF

5' 12"

STUCCO
WALL
FINISH

OPTIONAL
BALCONY

4'-22'-0"

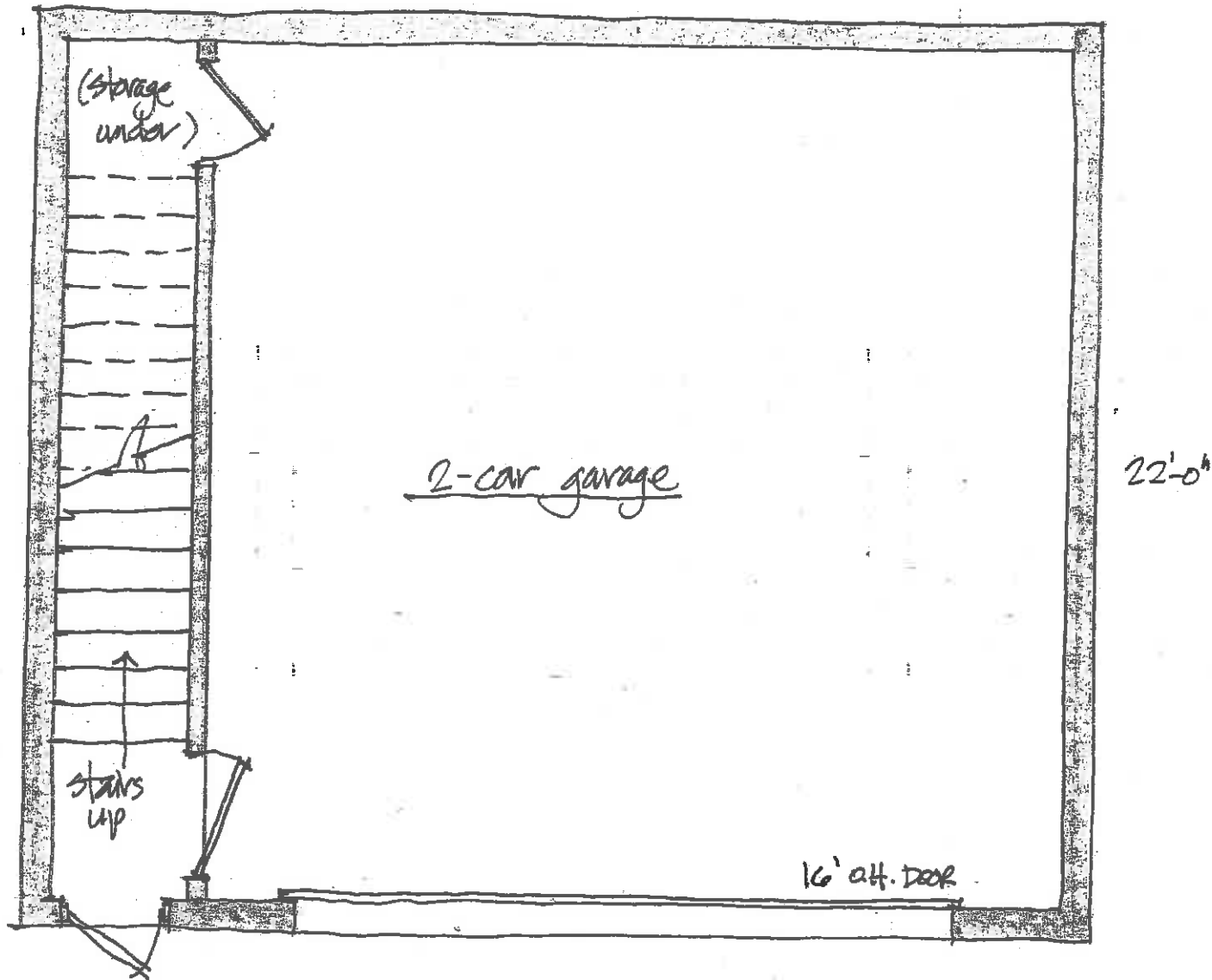
OVERHEAD DOOR,
AS SELECTED

SCHEMATIC FRONT ELEVATION

1/4" = 1'-0"

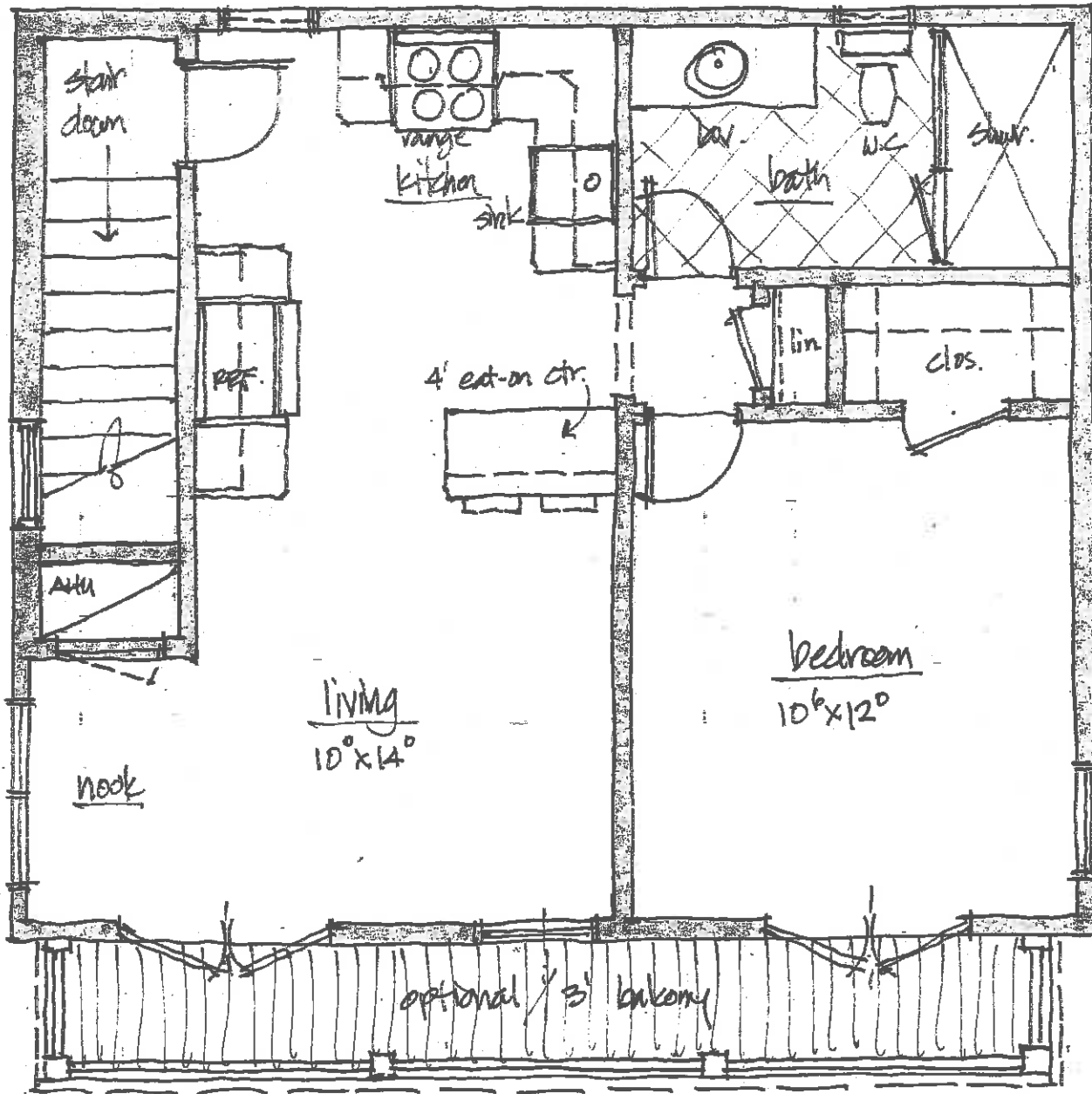


26'-0"



lower level/floor plan
1/4" = 1'-0"

26'-0"



22'-0"

upper level floor plan

1/11/11



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
August 12, 2015**

Historic Preservation Incentive Background

Justification. Since a historic preservation article was added to Winter Park's Land Development Code in 2001, the City has offered incentives to individual owners who list their properties in the Winter Park Register of Historic Places and owners in designated local historic districts. Under the code, individual owners are responsible for bringing their property forward for listing in the Winter Park Register of Historic Places, and the City wants to encourage this for the welfare of the community. The many and varied benefits of preserving community's historic properties has been widely documented, and for a City that is recognized for its special sense of place like Winter Park, it is especially important to preserve and promote its modest number of character defining historic resources.

Preserving and advocating for Winter Park's historic properties is consistent with Comprehensive Plan Future Land Use Objective 1.3.12. Winter Park's historic downtown and neighborhoods distinguish it from surrounding cities and set it apart as a cultural tourism destination. The historic development of Winter Park provides the foundation for the City's excellent quality of life for its residents. The community has benefited from the protection of historic resources while accommodating beneficial growth and revitalization.

Recognizing that Winter Park's historic resources are unique assets for the entire community, the existing and proposed incentives offer a variety of programs to maximize the public and private benefits of preservation. Incentives encourage appropriate preservation practices, and support effectively keeping historic resources in active use. Public policies that favor preservation and financial and technical benefits that offset the necessary regulation that comes with historic designation encourage owners to maintain and preserve their vintage properties.

Recommended Incentives. Though the historic preservation program first adopted in 2001, Winter Park provides assistance to meet the needs of properties listed in the Winter Park Register of Historic Places. The task assigned by the City Commission includes recommending additional incentives. All the existing and proposed incentives apply to buildings listed in the Winter Park Register of Historic Places to ensure that public services and funds are used for the preservation of historic properties. The variety of existing and proposed incentives falls into four general categories:

- Technical
- Educational/Promotional
- Development
- Financial

It will not be possible to immediately implement all the proposed incentives, but the recommendations can be phased in as policies, programs and funding mechanisms are developed further following direction from the City Commission. Some new incentives can be implemented quickly; relying on staff time and expertise and low budget impacts.

Technical Assistance. Some assistance is both educational and technical such as providing incentives property owners with information and staffs' expertise relating to the maintenance, repair, rehabilitation or reuse of designated historic properties. At modest cost, a resource guide and library of materials for the maintenance, repair and restoration of historic properties can be made available to the public. Staff technical expertise could be made available to inspect historic properties, develop building assessments and help develop preservation plans.

Educational/Promotional. The existing plaque program has proved very popular with owners and builds awareness of the City's variety of historic resources. A newsletter similar to the Lakes & Waterways newsletter would spotlight different historic resources and aspects of local history as well as provide information and advice to the owners of historic properties. Self-guided walking tours of downtown and residential neighborhoods could be developed using technology such as QR codes. Regular walking tours led by staff and volunteers could also be offered to build awareness and appreciation of local history and architecture. Educational programs could also explain how the "greenest" building is the one already existing, and how to improve the sustainability of historic buildings.

Development. The ability to add or activate an accessory dwelling unit such as a garage apartment has been fairly popular. It not only offers owners an income producing opportunity, but it creates additional housing opportunities while preserving historic resources. The existing ordinance allows owners of historic properties to make variance requests to the Historic Preservation Board for appropriate designs for additions. Historic properties often do not meet current zoning requirements but don't meet a hardship definition, thus appropriate additions require a variance. This has been attractive to owners as a means to keep historic properties in contemporary use, and streamlines the certificate of review process.

Financial. The City does not charge for listing properties on the Winter Park Register of Historic Places or for a certificate of review. The existing local code and state statutes allow tax valorum tax benefits for major restoration of historic properties that would otherwise add to taxable value. Given the limits on increasing taxes on homestead properties and the paperwork procedures, this has not attracted consideration. The proposed new ad valorum tax credit would apply to a portion of the taxes paid by a well preserved historic commercial or multi-family building in public view. The amount of local tax reduction would be made on a case by case basis.

The City could rebate the portion of building permit fees charged for historic property projects as an incentive to rehabilitation. The City can and has received the donation of historic façade easements which may allow owners a federal tax benefit. The City could also explore the option to buy preservation easements that would permanently protect historic properties but in that case would not include tax benefits for owners. The City could also offer rehabilitation grant for property improvements. The grants could focus on electrical system, plumbing, heating and cooling and fire suppression to ensure the longevity and safety of historic structures. The City could offer electric undergrounding to historic

property owners at no charge. Historic districts could be offered period appropriate decorative streetlights at no charge.

The City could consider a transfer of development rights (TDR) program for historic commercial properties in the downtown area. Policies would have to be developed to determine what properties have development potential to transfer, and a receiving area to accept the additional development would have to be determined. For exceptional historic properties that are threatened, the City could buy them and resell with a preservation plan to an appropriate owner.

The new financial incentives could be funded through a historic preservation reinvestment fund dedicated to providing financial assistance to designated historic properties. The funds could come from a small fee charged to new construction and/or an annual budget.

Historic Preservation Incentive Guide

Status	Incentive	Type	Cost	Comments
Existing	Plaque program	Promotion/Educational	Budget	Offered to owners of designated properties
Existing	Accessory dwelling unit	Development	No cost	Single Family residential bonus ADU
Existing	Ad valorem tax residential rehabilitation	Financial	Property specific	Offered for major rehabilitation projects for 10 year period
Existing	HPB variance review	Development	No cost	No owner cost or hardship requirement for appropriate design
Existing	FL Building Code flexibility	Development	No cost	Flexibility allowed by the FBC for designated properties
Existing	No fee for designation or Certificate of Review	Financial	Staff time	No application fees charges to owners
Existing	Preservation easement donation	Financial	Project specific	City can receive preservation easements that may give owners tax benefits
Proposed	Preservation easement purchase	Financial	Project specific	City could purchase future development rights
Proposed	Ad valorem tax commercial preservation	Financial	Property specific	For commercial properties in public view and case by case basis
Proposed	HP resource guide	Educational/Technical	Staff time	Located at WPPL and/or City Hall
Proposed	HP resource library	Educational/Technical	Budget	Located at WPPL and/or City Hall
Proposed	HP newsletter	Educational/Promotional	Staff time and printing costs if in print	Highlights properties and provides technical information
Proposed	Walking tours	Educational/Promotional	Staff time and printing costs if in print	Could be in partnership with HP organizations

Proposed	Illustrated design guidelines	Educational/Development	Budget	Provides illustrated guidelines for appropriate rehabilitation and infill development
Proposed	Building assessment	Technical	Staff time	Assist owners in preservation planning to a greater and more technical degree
Proposed	Reduced permit fees	Financial	Rehabilitation specific	Amend fee schedule to rebate city portion of permitting fees
Proposed	Expedited plan review and inspection	Development	Staff time	Involves both Planning and Building departments
Proposed	Transfer of density (TOD) for commercial properties	Development	No cost	Requires a policy and receiving area to accept additional density/intensity from downtown
Proposed	Preservation investment fund	Financial	Project specific	% of construction costs reserved for preservation activities. Establish Commission policy.
Proposed	Rehabilitation grants	Financial	Project and budget specific cost	Establish Commission policy and program
Proposed	Undergrounding electric building to main line	Financial	Budget	Estimated to be about a \$3,000 benefit
Proposed	Period appropriate streetlights for districts	Financial	Budget	Adds property value and pedestrian safety to walkable historic neighborhoods
Proposed	City acquisition	Financial	Property specific	Establish Commission policy for unique and threatened properties