

Historic Preservation Board



November 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.

Approval of the minutes from August 12 and 19, 2015 and September 9 and 15, 2015.

Public comments on any business not appearing under action.

2 action

- COR 15-007 Request by John M. Brennan, Jr. For a Certificate of Review 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. A variance is requested for a ten foot rear setback. Contributing historic resource listed in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-01-100.
- COR 15-008 Request by Angela and William Weatherford for a Certificate of Review for alterations to their property at 1583 Highland Road, Winter Park, Florida including enclosing a rear screened porch, replacing east and north facing windows, replacing the existing entry door, replacing a rear door, replacing the rear deck pergola with a partially roofed pergola. Non-contributing historic resource in the Virginia Heights East Historic District. Parcel No. 07-22-30-8908-14-120. Zoned R-1AA.
- COR 15-009 Request by Gregory Engelman for a Certificate of Review for additions and alterations to his property located at 863 North Park Avenue, Winter Park, Florida including replacing the existing non-original section with a two story 4,363 square foot garage and living area addition and a 576 square foot cabana with a ten foot setback and a 280 square foot open porch. A variance is requested to allow the 856 square foot cabana and open porch under roof to exceed the allowed 500 square feet with a ten foot rear setback. Individually designated historic landmark. Parcel No. 06-22-30-5772-00-460. Zoned R-1AA.

3

non-action

Staff report on ordinance and incentives status.

4

adjourn

The next regular HPB meeting will be 9:00 a.m. Wednesday, December 9, 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

Staff Report
November 11, 2015

COR 15-007 Request by John M. Brennan, Jr. For a Certificate of Review 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. A variance is requested for a ten foot rear setback. Contributing historic resource listed in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-01-100.

Description. The house at 814 Antonette Avenue is a contributing historic resource 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 Spanish Eclectic 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.

Certificate of Review Request. 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. The application was originally on the August 12 HPB agenda but was tabled at the owner's request. The application has been revised to increase setbacks, and to reduce windows that would overlook adjacent properties.

Garage apartments are not unusual on historic properties in the city. New and reactivated accessory dwelling units are permitted as an incentive for historic preservation. Chapter 58, Section 58-469(3) allows the HPB to determine that a garage apartment or accessory dwelling unit may be a conforming use on individually designated historic properties and properties in a designated historic district. Building setbacks shall be determined by the HPB, however accessory building shall not be closer than five feet to a rear or side line unless such setback currently exists. A third parking space must be provided, and tenant vehicles must be parked on site so no regular day or night parking occurs on city streets. Accessory dwelling units shall not exceed 1,000 square feet. The request is for a 572 square foot unit over a two car garage. A variance is requested for a rear setback of ten feet in lieu of 35 feet to a two story dwelling.

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 front facing second floor balcony. The required third parking space is provided. The design is compatible with the historic main house without competing with the historic 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.

The single car garage to be demolished does not add to the historic character of the property. The new construction is freestanding and does not impact the historic house. There are other examples of two story accessory buildings behind one story main houses in the immediate area, so that size and scale of development is not unusual or detrimental. The architecture of accessory buildings does not have to mimic historic architecture, but needs to be compatible as is the proposed structure. Typically, accessory buildings are simpler than the main building.

(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.

The freestanding structure could be removed without impacting the historic main house.

To repeat, 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 adjacent to the structure in the 12 foot side setback. When an accessory dwelling unit is added or reactivated, 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 the applicant is aware that the use of an accessory dwelling unit is contingent upon the guest or tenant parking on site as required.

Staff has met with the neighbor to the south at 818 Antonette Avenue. Ms. Bosserman had concerns about the two story structure previously proposed five feet from the side of her property. The revised application moves the new structure 12 feet from the side setback. Mr. Miller, the owner of 767 French Avenue adjacent to the rear of the property, had concerns about the five foot rear setback previously proposed. The revised application requests a ten foot rear setback. Rear and side elevations have revised to reduce the size of windows and to raise them order to address privacy concerns.

Nearby properties have shallow rear and side setbacks to their accessory buildings; sometimes zero setback. Antonette Avenue in the College Quarter Historic District has narrow lots and many existing

setbacks that would not meet code today. There is a mix of one and two story homes and one and two story accessory buildings.

RECOMMENDATION: Staff recommends approval of:

1. Demolition of the existing single car garage;
2. construction of a two car garage with a second floor accessory dwelling unit; and
3. a variance to allow a ten foot rear setback to the new two story structure.



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. 214 ANTONETTE AVENUE, WINTER PARK, FL. 32789
 Building address

X JOHN M. BRENNAN, SR. 214 ANTONETTE AVE, WINTER PARK, FL 32789 707-210-1835
 Owner's name(s) Address Telephone

DAVID E. RUMBLE, ARCHITECT 233 WEST PARK AVE., W.P. 407-646610
 Applicant's name (if other than owner) Address Telephone

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

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

4. Site plan Floor plan(s) Elevations(s) Photo(s) Survey
 Material samples for color and texture Sealed and coverage calculations worksheet
 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: 7-17-15 HPC Meeting: 11-14-15 Case File No. COB 15-007
REVISED SEPTEMBER 19, 2015

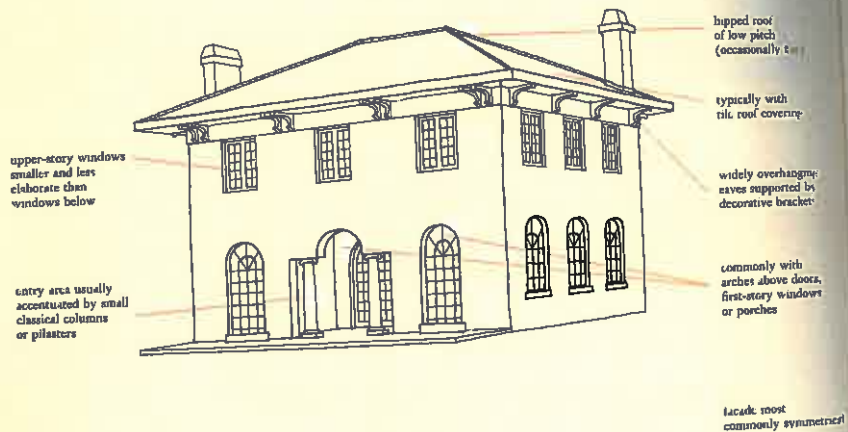
Historic name of building (if any) COLLEGE QUARTER
 Historic district name (if any) 1925

Parcel Identification Number 07-22-30-1490-01-100 Year built 1925

district contributing element district non-contributing element

Italian Renaissance

1890-1935



IDENTIFYING FEATURES

Low-pitched hipped roof (flat in some examples); roof typically covered by ceramic tiles; upper-story windows smaller and less elaborate than windows below; commonly with arches above doors, first-story windows, or porches; entrance area usually accentuated by small classical columns or pilasters; facade most commonly symmetrical.

PRINCIPAL SUBTYPES

Four principal subtypes can be distinguished:

- SIMPLE HIPPED ROOF**—Over half of Italian Renaissance houses have a simple hipped roof with a flat, symmetrical front facade. Full-width porches, often with massive square piers as porch supports, are frequent in examples built before 1920.
- HIPPED ROOF WITH PROJECTING WING(S)**—Many Italian Renaissance houses have either a small central wing projecting forward from the front facade, or two small wings at either end of the facade with a recessed central block in between.
- ASYMMETRICAL**—A relatively small proportion of Italian Renaissance houses have unbalanced, asymmetrical facades. Usually the asymmetry involves only door and window placement on an otherwise symmetrical building of simple square or rectangular plan. Less commonly L plans or more complex shapes are used.
- FLAT ROOF**—Many high-style Italian Renaissance houses have flat roofs, usually with a prominent, dentiled cornice and roof-line balustrade. Typically the first story is rusticated (finished as exaggerated stonework courses), while the floors above have smooth wall finishes. Facades are symmetrical. These are almost always architect-designed landmarks built of stone; they are closely related to flat-roofed, Beaux Arts style houses, which are similar but add more elaborate facade detailing.

VARIANTS AND DETAILS

Details are borrowed more or less directly from the Italian originals. Among the most characteristic are recessed entry porches and full-length first-story windows with arches above. The roof, except when flat, commonly has broadly overhanging, boxed eaves; normally the eaves have decorative brackets beneath. These features of the roof-wall junction are helpful in distinguishing Italian Renaissance houses from related Mediterranean styles with tiled roofs. Mission houses usually have wide eave overhangs, but

SIMPLE HIPPED ROOF



pages 400-1

HIPPED ROOF WITH PROJECTING WING(S)



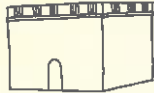
pages 402-3

ASYMMETRICAL



pages 404-5

FLAT ROOF



pages 406-7

Eclectic Houser: Spanish Eclectic

HIPPED ROOF

1. Palo Alto, California; 1930s. Kennedy House.
2. Morgan Hill, California; 1930s. Fountain Oaks.
3. Corning, New York; 1930s.
4. Dallas, Texas; 1942. Luse House. Note the elaborate door surround, the two focal window areas, and the corner quoins.
5. Dallas, Texas; 1932. Bounds House. Note the roof-top cupola, centered visor roof echoed on the porte cochere, and massive door surrounds with spiraled columns.



FLAT ROOF

1. Santa Barbara, California; ca. 1930. Figures 1 and 2 are typical of smaller examples built by the thousands in California suburbs during the 1920s and '30s. The flat roof with decorative tiles along the parapet is typical, as is the arched entryway with either gabled or flat roof.
2. Santa Barbara, California; ca. 1920.
3. St. Louis, Missouri; 1930s. Figures 3, 4, and 5 combine both one- and two-story sections. Note the small shed roofs over the windows and the shed-roof entryways.
4. Durham, North Carolina; 1930s.
5. Independence, Missouri; 1930s.





IDENTIFYING FEATURES

Low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; facade normally asymmetrical.

PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

SIDE-GABLED ROOF—About 20 percent of Spanish Eclectic houses have side-gabled roofs. Many of these are multi-level with taller, side-gabled sections bounded by lower, side-gabled wings.

CROSS-GABLED ROOF—About 40 percent of Spanish Eclectic houses have cross-gabled roofs with one prominent, front-facing gable. These are usually L-plan houses; one-story and two-story forms are both common, as are examples with wings of differing heights.

COMBINED HIPPED-AND-GABLED ROOFS—Some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. Typically both hipped and gabled roofs are used in combination, a pattern which mimics the varied roof forms of Spanish villages.

HIPPED ROOF—About 10 percent of Spanish Eclectic houses have low-pitched hipped roofs. These are generally two-story forms with simple rectangular plans.

FLAT ROOF—About 10 percent of Spanish Eclectic houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

SIDE-GABLED ROOF



pages 422-3

CROSS-GABLED ROOF



pages 474-5

COMBINED HIPPED-AND-GABLED ROOFS



pages 426-7

HIPPED ROOF



page 428

FLAT ROOF



page 429

PRINCIPAL SUBTYPES

VARIANTS AND DETAILS

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the

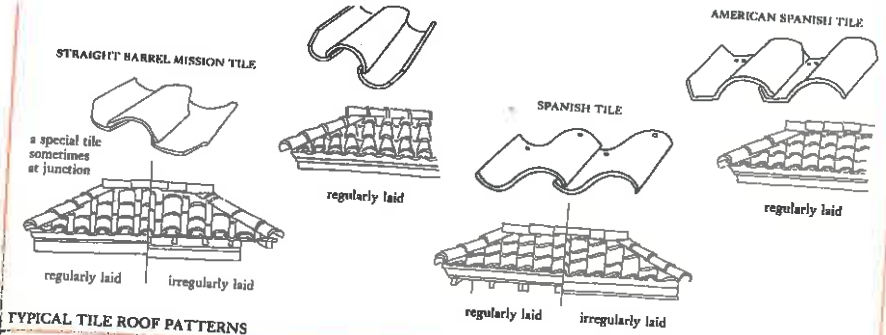
tiles and the patterns in which they are applied. Dramatically carved door surrounds in Spanish architecture; these are more common on high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass. Many examples have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountains; arcaded walkways (usually leading to a rear garden); and round or square towers.

OCCURRENCE

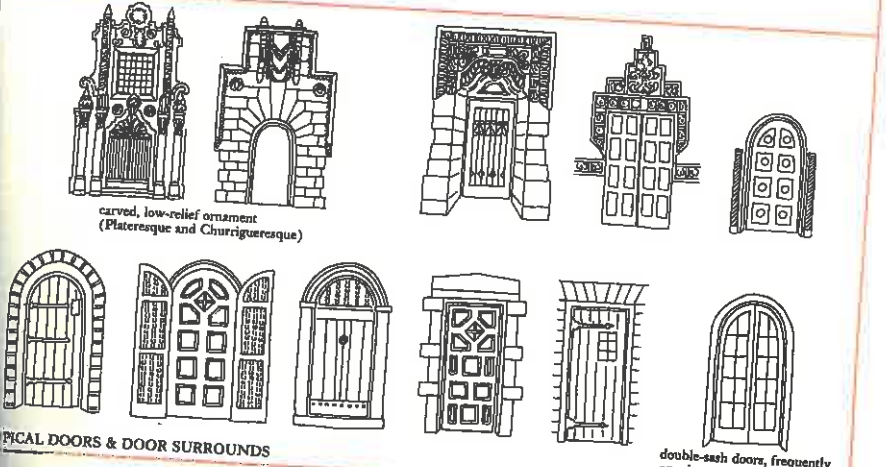
Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. Landmark houses in this style are rare outside of Florida and the Southwest but, as in the related Mission style which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920s, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older towns (such as Santa Barbara, California) sought to affect a Spanish Colonial image.

COMMENTS

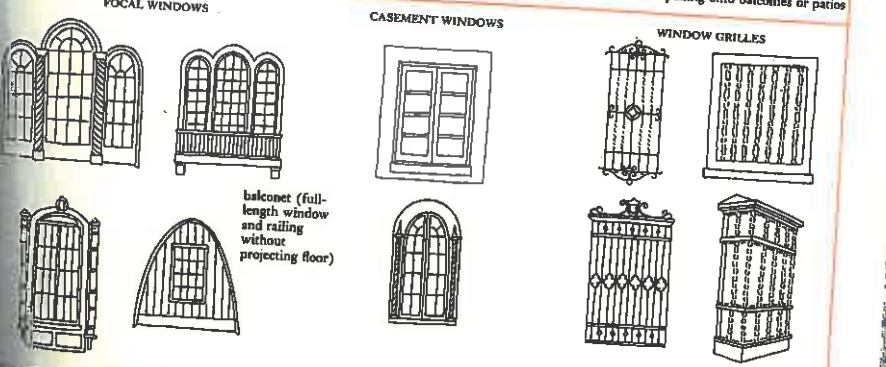
Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots we prefer the more inclusive name Spanish Eclectic. The style reached its apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s.



TYPICAL TILE ROOF PATTERNS



TYPICAL DOORS & DOOR SURROUNDS



WINDOWS Double-hung windows also common

boxed grille to allow casement windows to open outward

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



2015

COLLEGE PLACE REPLAT

SCALE 1 INCH = 80 FEET.

DATE FEB. 1923.

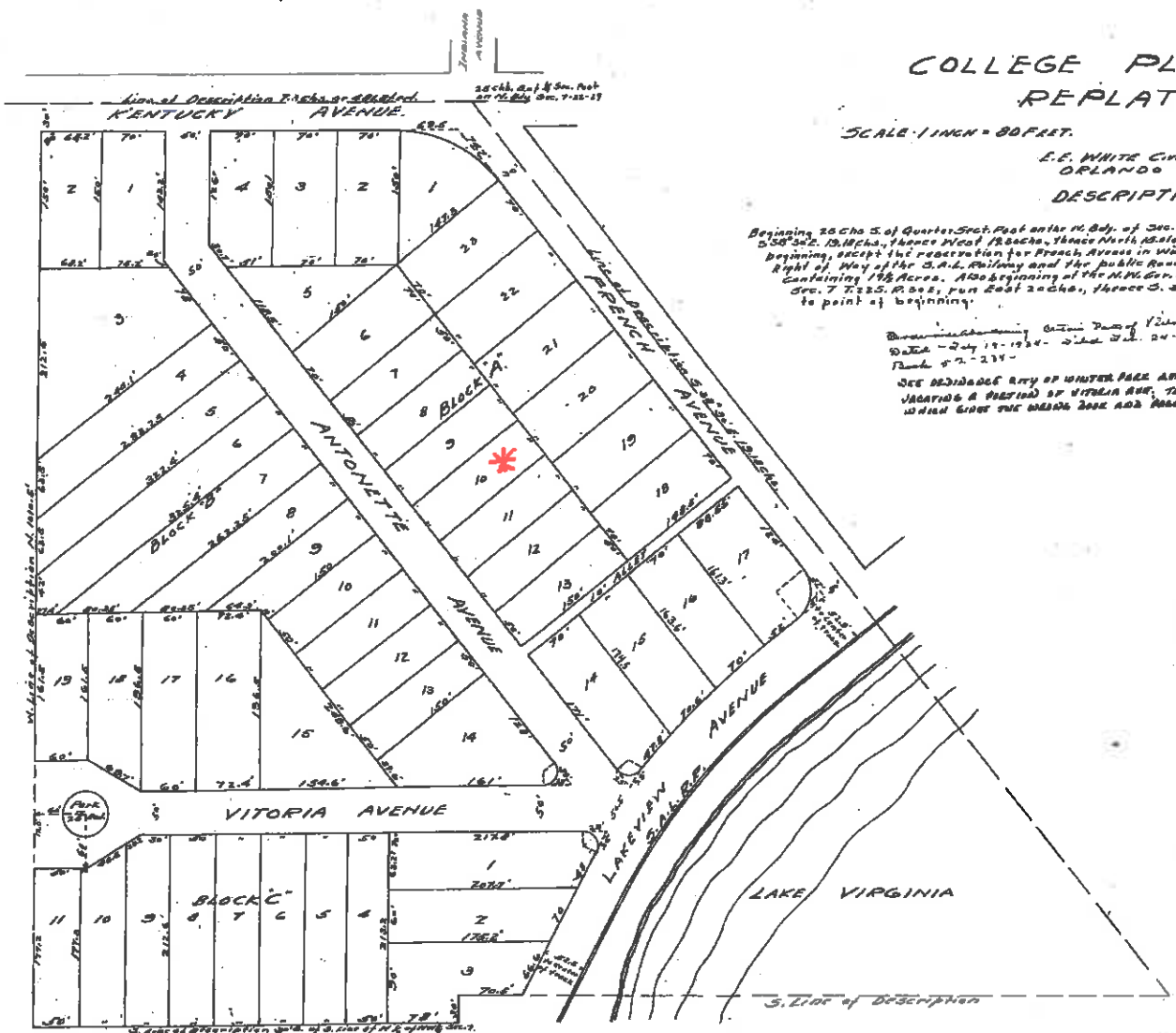
E.E. WHITE CIVIL ENGINEER
ORLANDO FLORIDA.

DESCRIPTION

Beginning 26 Chs S. of Quarter Sect. Foot on N. Adj. of Sec. 7 T.25S. R.20E. Run S58°30'2" W. 13.18 Chs., thence West 18 Chs., thence North 12 Chs., thence E. 2 Chs., to beginning, except the reservation for Franch. Ave. 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 19 1/2 Acres. Also beginning of the N.W. Cor. of the N.E. 1/4 of Sec. 7 T.25S. R.20E.; run East 2 Chs., thence S. 20 feet, thence N. 20 Chs., thence N. 20 feet to point of beginning.

Whereas the City of Orlando, Florida, by its Ordinance No. 100, passed July 19, 1914, and Ordinance No. 101, passed July 24, 1914, has reserved and vacated a portion of the above described land for the use of a public road, to-wit: Franch. Ave., and the same is now a public road.

SEE ORDINANCE NO. 100 OF WINTER PARK APPROVED MARCH 10, 1914, AND THE ORDINANCE NO. 101 OF WINTER PARK APPROVED MARCH 10, 1914, FOR A FULLER DESCRIPTION OF THE ABOVE DESCRIBED TRACT AND THE MANNER IN WHICH THE SAME IS TO BE USED.



STATE OF FLORIDA
COUNTY OF ORANGE

Owners Certificate.
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 herein.
James A. Treat
Owner

Subscribed and sworn to before me this 17 day of Feb A.D. 1923
M.I. Hart
Notary Public

My Commission expires 4/13/1925
Notarial Seal.

STATE OF FLORIDA
COUNTY OF ORANGE

Engineers Certificate.
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.I. Hart
Notary Public

My Commission Expires 4/13/1925
Notarial Seal.

FILED AND RECORDED FEB 17, 1923 12 M.
B.M. Robinson - Clerk
By M.A. Anderson, D.C.

1923 PLAT MAP

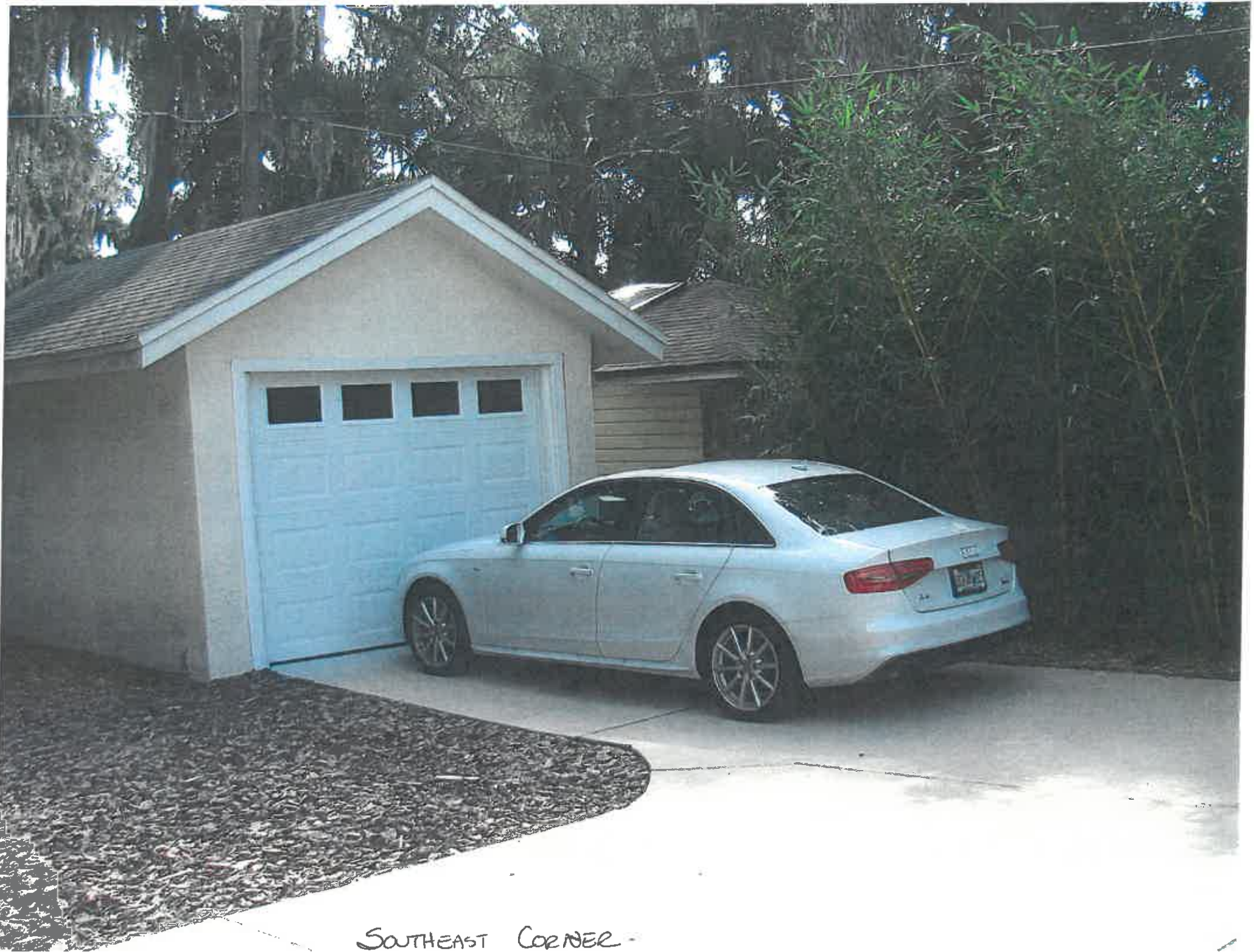
H 46



814 ANTONETTE AVE.
FRONT ELEVATION



REAR YARD



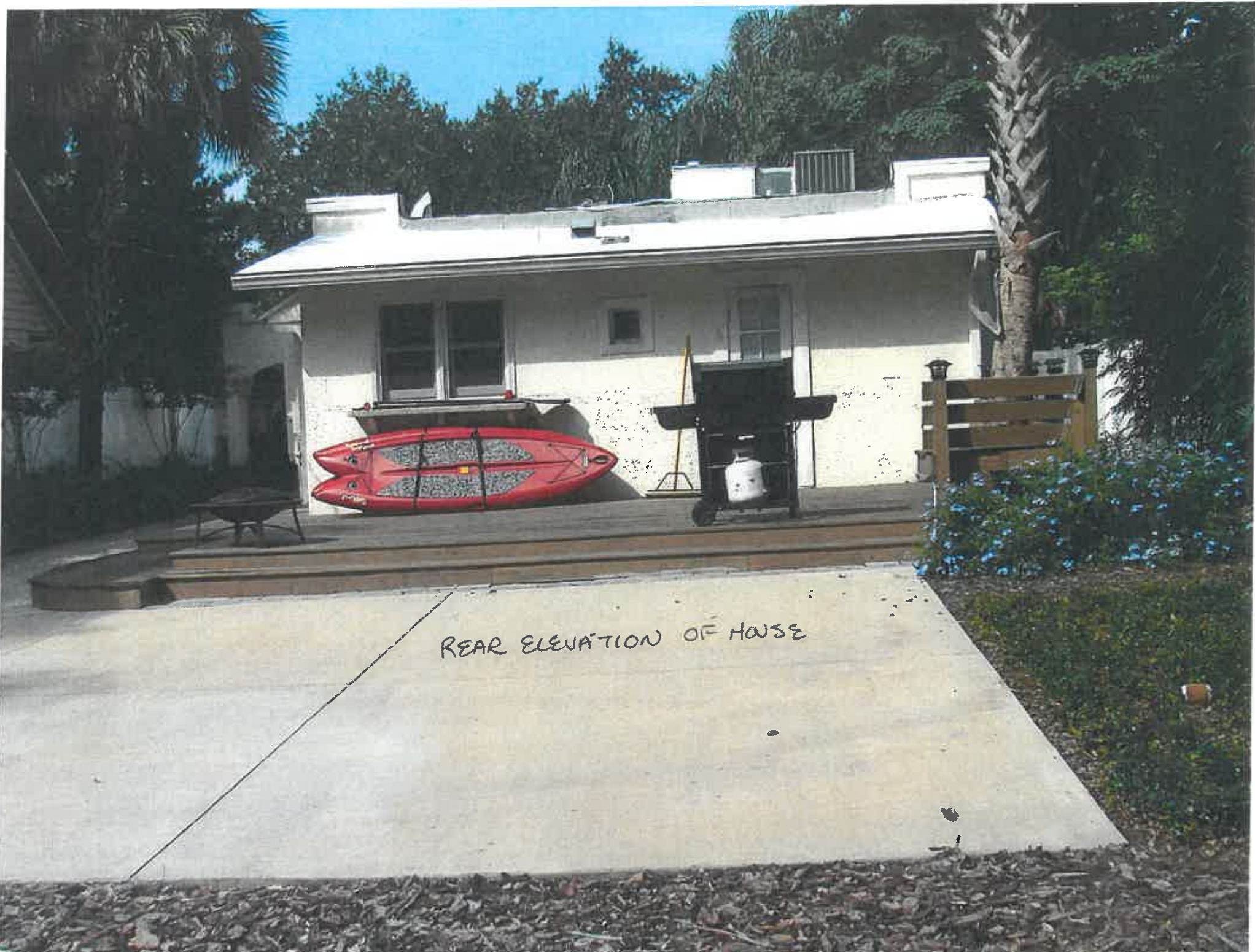
SOUTHEAST CORNER

SOUTH SIDE LOT LINE
WITH EXISTING BUILDINGS





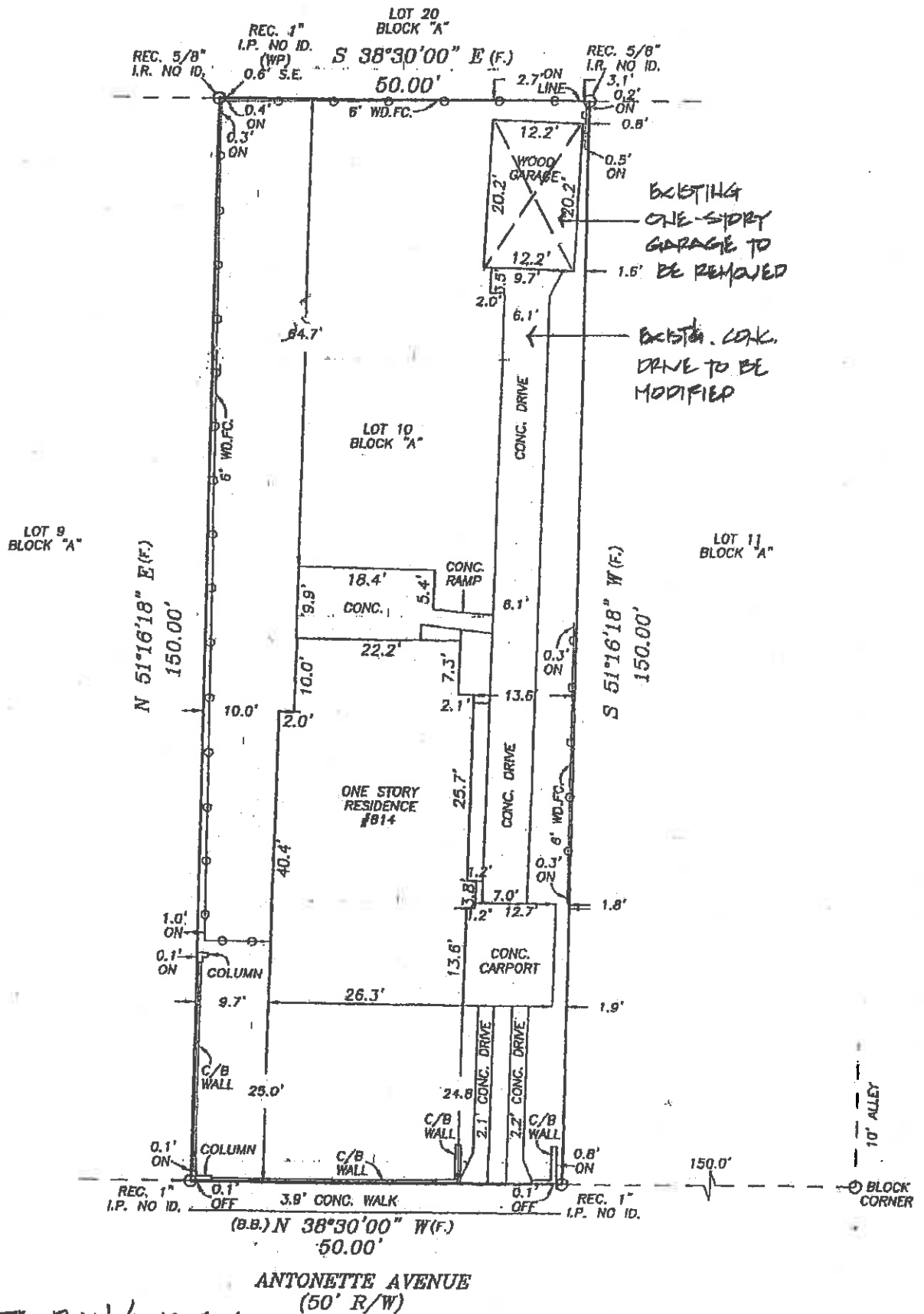
NORTHWEST CORNER



REAR ELEVATION OF HOUSE

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.

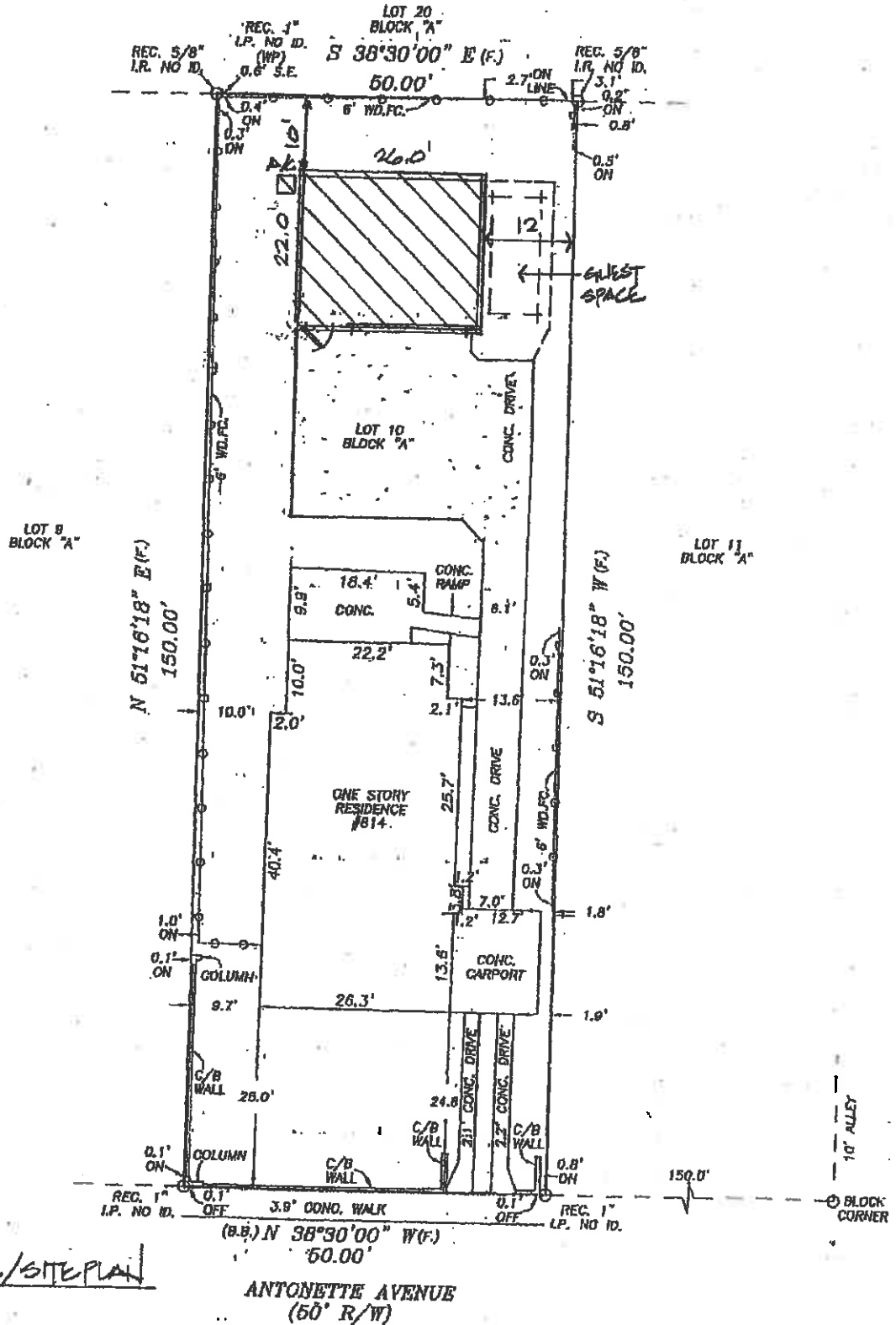


EXISTING SITE PLAN/SURVEY

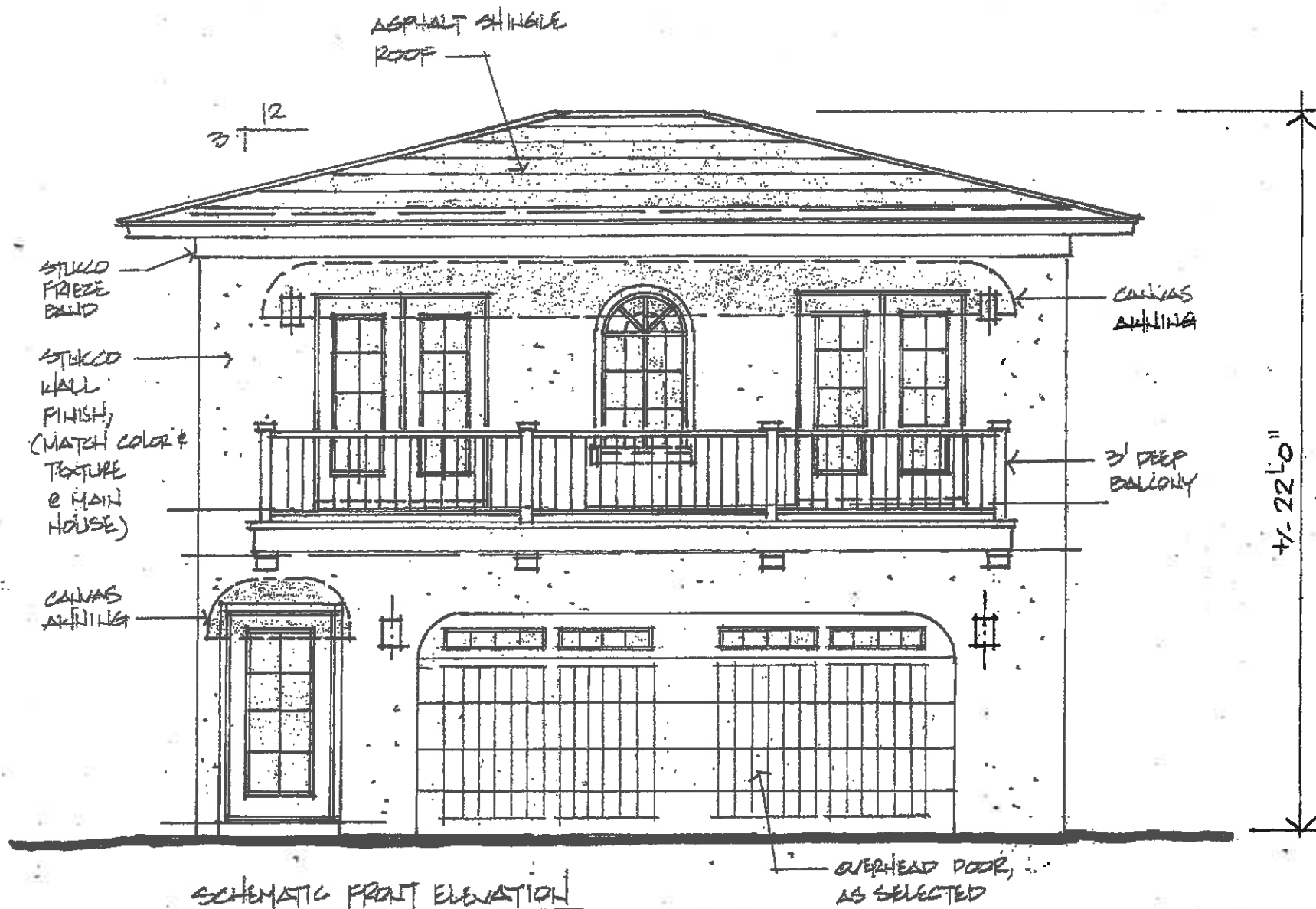
1"=20'

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.

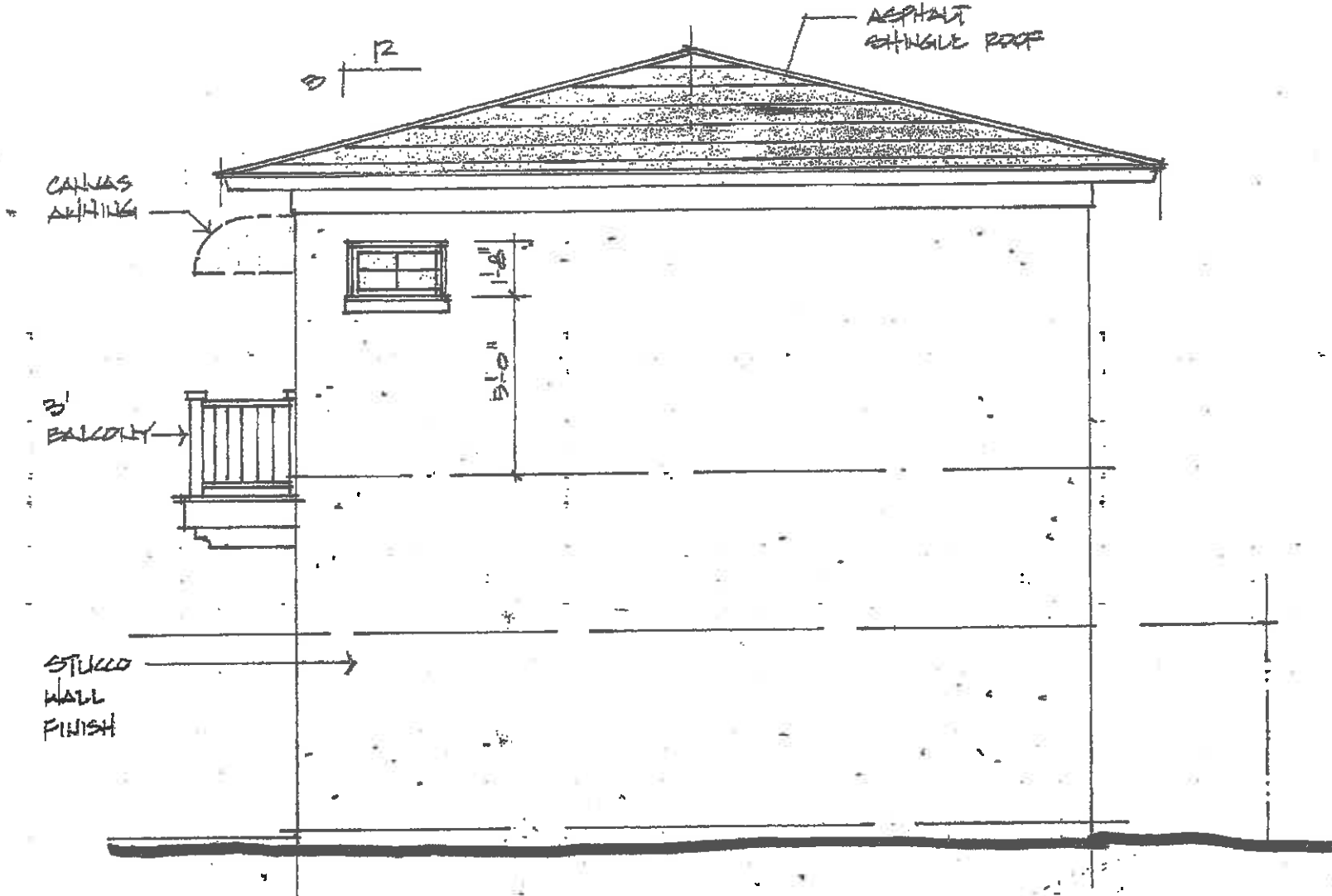


ALTERNATE/SITE PLAN
1"=20'

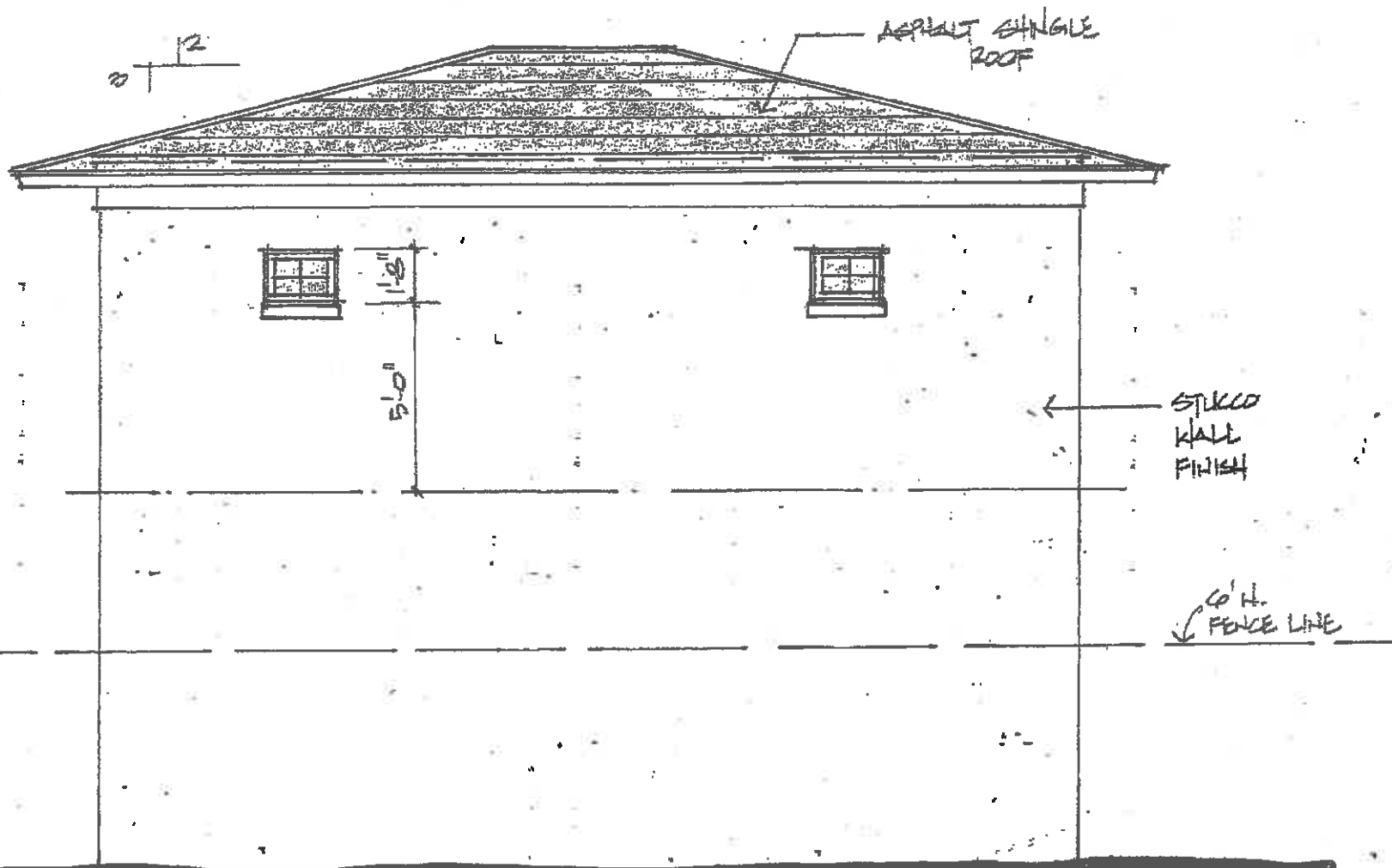


SCHEMATIC FRONT ELEVATION

1/4" = 1'-0"



SCHEMATIC EAST (SIDE) ELEVATION
1/4" = 1'-0"



SCHEMATIC NORTH (REAR) ELEVATION

1/4" = 1'0"



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
November 11, 2015

COR 15-008 Request by Angela and William Weatherford for a Certificate of Review for alterations to their property at 1583 Highland Road, Winter Park, Florida including enclosing a rear screened porch, replacing east and north facing windows, replacing the existing entry door, replacing a rear door, replacing the rear deck pergola with a partially roofed pergola. Non-contributing historic resource in the Virginia Heights East Historic District. Parcel No. 07-22-30-8908-14-120. Zoned R-1AA.

Description. The original portion of 1583 Highland Road was built about 1919, likely in a wood frame Craftsman or Vernacular style. Although the house retains a Craftsman feel, the exterior of the original house was obscured with additions and alterations. Because the façade was essentially new, the property was classified as non-contributing when the Virginia Heights East Historic District was established. The overall appearance of the property is compatible with the variety of historic architectural styles within the district.

Certificate of Review Request. When a non-contributing (non-historic) home is a district requests a certificate of review, the primary consideration for the HPB is to ensure that the proposal does not conflict with the essential historic character, scale and massing within the district. The applicants are proposing a number of improvements to the property. The most visible is replacing the double front door with a single Craftsman style door with sidelights. A rear screened porch recessed under the roof is proposed to be enclosed to create a bathroom for the master bedroom. North and east side windows are proposed for replacement. The windows to be replaced are not the original, and the replacement style is compatible with both the property and the surrounding homes.

The existing French door onto the rear deck will be replaced, and the wood pergola replaced with a 10 by 15 foot shade structure.

The proposal meets the Secretary of the Interior's Standards for Rehabilitation three and nine (*Section 58-469(1)*):

(3) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

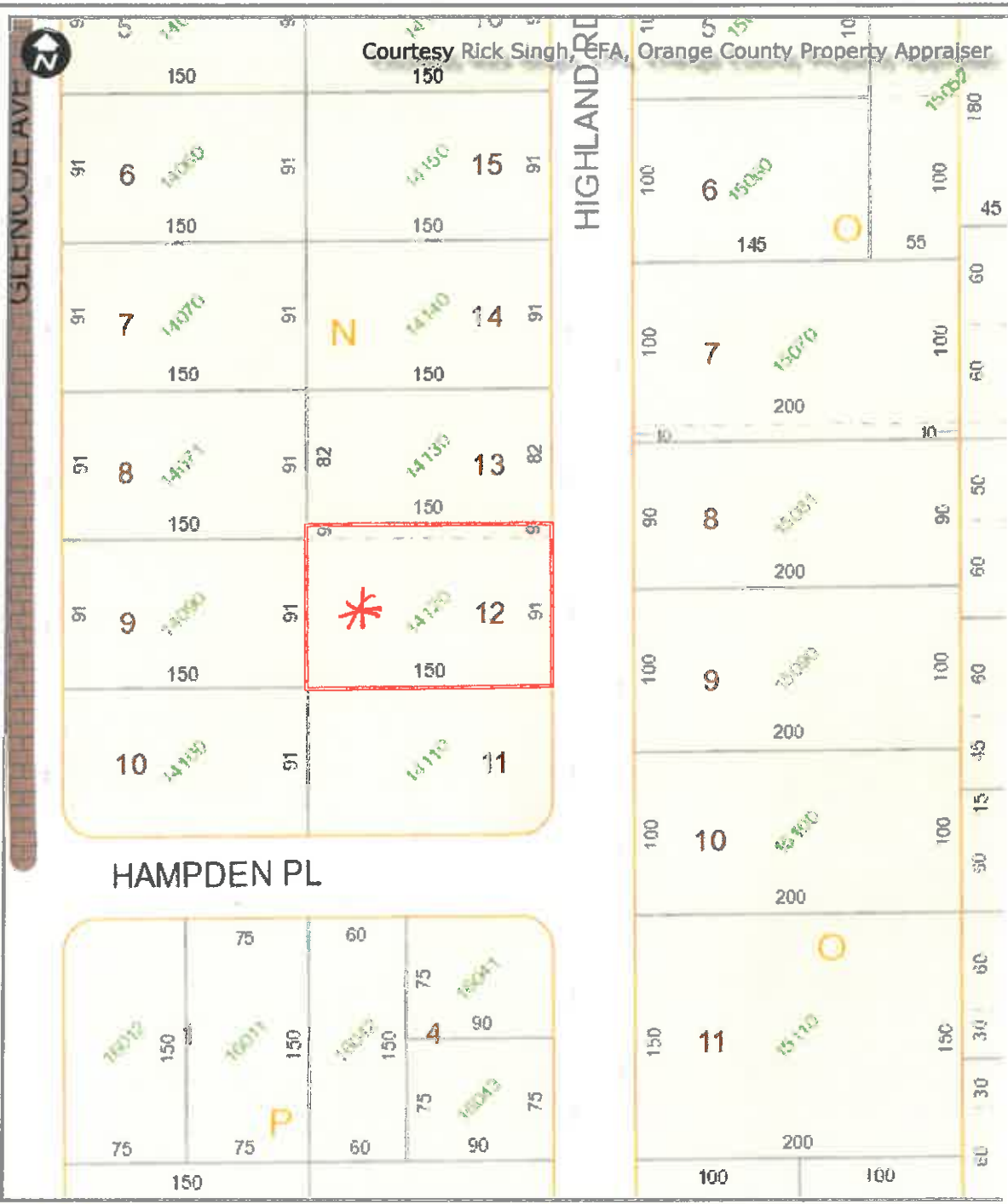
The owners are incorporating Craftsman style but with modern materials that do not pretend to be original to the property.

(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.

The historic façade of the original house is already covered with newer construction. The enclosure of the rear screened porch has no impact to the district, and the replacement windows and doors, and shade structure are compatible with the historic district environment.

RECOMMENDATION: Staff recommends approval of the certificate of review are proposed.

- 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

















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. 1583 Highland Road
Building address

Angela & William Weatherford 1583 Highland Road Winter Park 407/645-1767
Owner's name(s) Address Telephone

Not applicable
Applicant's name (if different from above) Address Telephone

2. Please indicate the work you 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)
see attached

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: _____

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

Owner's Signature

October 16, 2015
Date

Historic Preservation Commission Office Use

Date received: 10-16-15 HPC Meeting: 11-11-15 Case File No CDR-15-008

Historic name of building (if any)

Historic district name (if any)

07-22-30-8908-14-120

C.1919 (ALTECED)

Parcel Identification Number

Year built

historic landmark historic building/structure

district contributing element district non-contributing element

Proposed Exterior Renovations to Weatherford Home

1583 Highland Road, Virginia Heights Historic District

The following improvements are proposed to the residence at 1583 Highland Road in the Virginia Heights Historic District:

- 1. Enclose existing screened porch on the rear of the home to create space for a master bath. The existing porch is approximately 9 x 15. Exterior finishes for the enclosed porch will match existing exterior finishes. There will be no changes to the existing foot print or roof line of the home.**
- 2. The home has an existing deck on the north side of the home. On the north side of the wood deck is a wooden pergola. The existing pergola will be replaced with a partial roof structure to provide shelter and shade for a portion of the wood deck. The roof will cover an area of an approximate size of 10 x 15 feet.**
- 3. The home is on the west side of Highland Road facing east. Existing windows on the sides of the home which face east and north will be replaced. Plans showing the appearance of the proposed windows accompanies this application. The vendor may be different than the vendor which prepared the plans. However, the appearance will be the same as depicted on the plans.**
- 4. Existing French door on the northwest side of the home to the current wood deck will be replaced with a new French door with a design as shown on the accompanying plan. The vendor may be different than the vendor which provided the plan.**
- 5. Replace existing double front door (which is 64 inches wide) with a 42 inch single door in a craftsman style with a side light on each side of the front door. An example of a similar door is attached.**

Provided are elevations for the north, side and west sides of the home. No elevation is provided for the east of the home, the side facing Highland Road, because there are no changes to the east side of the home.



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address: 1583 Highland Road

Submitted by: Brill Weatherford

Lot width²: 100.00

Lot area²: 15,000 S.F.

	Maximum % Allowed ⁴	Existing Area ¹⁰	Additional Proposed Area ¹⁰	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%				
	1 story - 60%	6,572 S.F.	219 S.F.	6,791 S.F.	9,000 S.F.
FLOOR AREA RATIO (F.A.R.)^{5,6} For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁷ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁸ .	Lots < 11,600 sf: Use 38% Base FAR or w/ Increased side setbacks: 49% Max FAR				
	Lots 11,600 sf to 13,600 sf Use 4,500 sf Base area & 5,200 sf Maximum area				
	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR	3,993 S.F.	219 S.F.	4,212 S.F.	4,950 S.F.
SCREEN POOL ENCLOSURE	8% ⁹	NO SCREEN ENCLOSURE PROPOSED			
	Minimum % Required	Existing Area ¹⁰	Landscape Area Reduced ¹⁰	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Count all landscaped grass areas - exclude hard surfaces and all driveway surfaces (paved & impervious). Front Lot Area:	50%	NO FRONT YARD MODIFICATIONS PROPOSED			

NOTES:

1. Windbreak & Waterbarriers may use these standards, except lot types A, B, & C in Windbreak. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, B.R. maximum width and 2.6 ft. back from the required setback, occupying 48% of roof area within the same roof plane.
6. See page 3 on how to achieve maximum F.A.R.
7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, level, patio enclosure or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilize up to 300 sf of the total 500 sf of excludable gross floor area. Utilizing this exception requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
10. These columns only apply to existing homes.

Oct. 15, 2015 2:41PM

No. 0191 P. 3

Note: No changes to existing setback conditions are proposed.

SETBACKS (complete boxes A and B first)

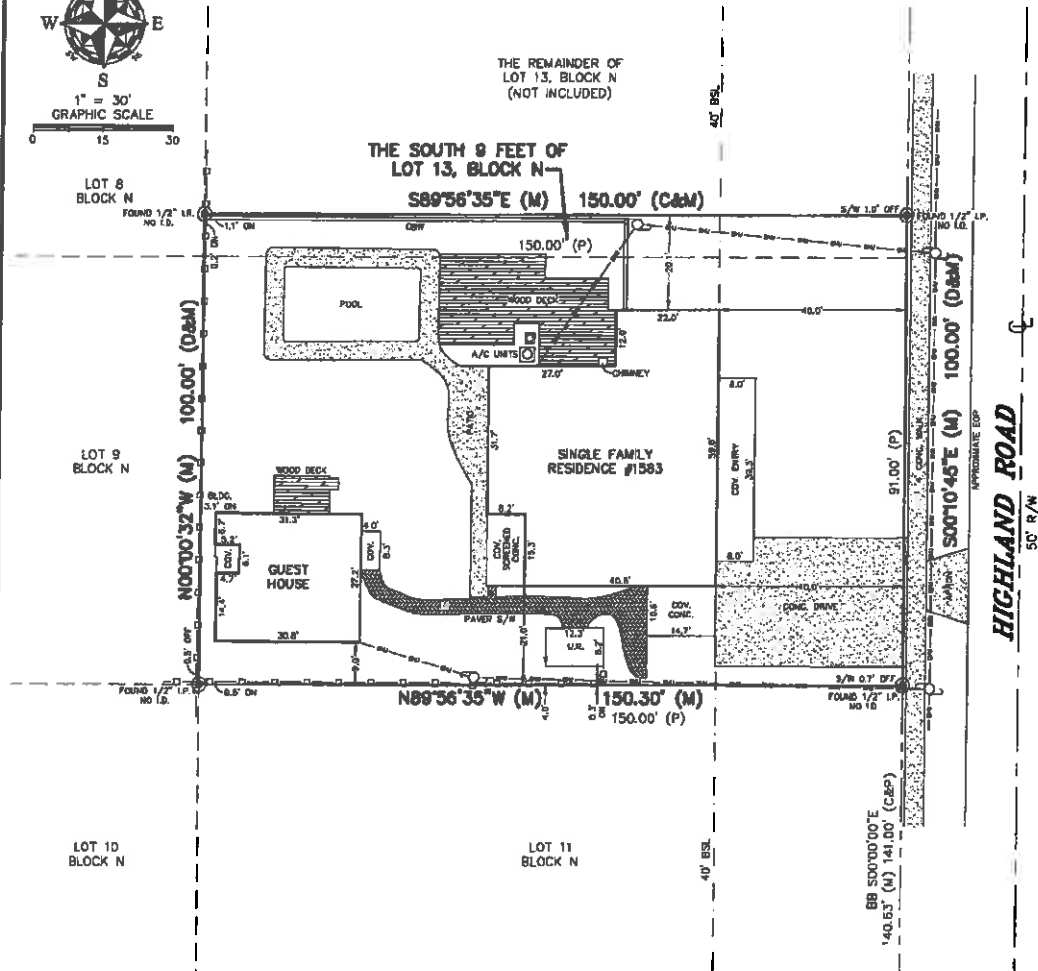
	Minimum Allowable Dimensions			Existing	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.			32.0 ft.	N/A
SIDES ^{1,2} (see other side setback options on pg 4)	1st Floor	See pages 3&4	A	13.0 ft.	13.0 ft.
	2nd Floor		B	N/A	N/A
REAR ^{1,3,4}	1st Floor		25 ft.	no work proposed	
	2nd Floor		35 ft. ⁵	at rear setback	
	Lakefront		see note 6	N/A	N/A
CORNER LOT	1st Floor	Lot width ≤ 65 ft.	15 ft.	N/A	N/A
		Lot width > 65 ft. ⁷	20 ft.	N/A	N/A
	2nd Floor	Lot width ≤ 65 ft.	15 ft.	N/A	N/A
		Lot width > 65 ft. ⁷	22.5 ft.	N/A	N/A
BUILDING HEIGHT ^{8,9,10,11,12}	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12) :			No changes	proposed

Notes:

- 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.
- Accessory buildings' maximum side wall height (natural grade to roof eave/finch) shall not exceed 10.5 ft. and front side setback is 5 ft. minimum (no gable end allowed) for garages up to 600 sq. ft., pool cabana up to 500 sq. ft. and all other accessory buildings up to 320 sq. ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- Rear setbacks for properties abutting non-residential zoned, R-3R-4, or a permanent commercial retention area over 25 ft. in width may be 10 ft.
- Accessory buildings: garage/carport up to 620 sq. ft., pool cabana up to 500 sq. ft. and storage bldg up to 320 sq. ft. - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- 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 eave and 18-ft max height of a typical one-story structure.
- Requires Planning & Zoning commission approval. Lakefront setback is based on the average setback established by the adjacent residences within 200 ft. or 50 ft., whichever is greater, measured from ordinary high water line.
- Setbacks given are maintained 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.
- 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.
- No building or portion thereof shall exceed 30 ft. in height except for houses with a roof slope of 8:12 or greater may be permitted to have 2 ft. additional building height.
- Accessory building that exceeds 10 ft. in height shall meet the same setbacks as the principal building on the property.
- Properties or lots with at least 50 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.
- 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.

BOUNDARY SURVEY

PROPERTY DESCRIPTION: LOT 12 and THE SOUTH 9 FEET OF LOT 13, BLOCK N, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



LEGEND:

- Δ = DELTA/CENTRAL ANGLE
- A/C = AIR CONDITIONER
- APT. = APARTMENT
- BB = BEARING BASIS (ASSUMED)
- C = CALCULATED
- CH = CHORD
- CS = CHORD BEARING
- CSW = CONCRETE BLOCK WALL
- C.M. = CONCRETE MONUMENT
- CNA = CORNER NOT ACCESSIBLE
- CONC. = CONCRETE
- COV. = COVERED
- D = DESCRIBED
- CONC. = CONCRETE
- BRICK = BRICK
- = LINE BREAK
- = CENTERLINE
- = RIGHT-OF-WAY LINE
- = BUILDING SETBACK LINE
- = PVC-VINYL FENCE/VF
- = WOOD FENCE/WF
- = CHAIN LINK FENCE/CLF
- = OVERHEAD UTILITY LINES

- d/b/e = DONE BUSINESS AS
- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE & UTILITY EASEMENT
- EDP = EDGE OF PAVEMENT
- EDW = EDGE OF WATER
- F = FIELD
- FF ELEV = FINISHED FLOOR ELEVATION
- I.D. = IDENTIFICATION
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L = ARC LENGTH
- LS = LAND SURVEYOR
- LB = LAND SURVEYING BUSINESS
- M = MEASURED
- MR = NON-RADIAL
- O.R. = OFFICIAL RECORDS
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- UTILITY POLE
- SET 1/2" I.R. & CAP LB #7020
- FOUND PROPERTY CORNER
- FOUND CONCRETE MONUMENT
- WELL
- UTILITY RISER
- GAS METER
- GUYWIRE
- FIRE HYDRANT

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POL = POINT ON LINE
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- PT = POINT OF TANGENT
- R = RADIUS
- RAD = RADIAL
- RES. = RESIDENCE
- RP = RADIAL POINT
- R/W = RIGHT OF WAY
- (TYP) = TYPICAL
- U.R. = UTILITY ROOM
- U.E. = UTILITY EASEMENT
- WM = WATER METER
- WPP = WOOD POWER POLE

FLOOD ZONE INFORMATION:
 MAP NUMBER: 12055C 0253A 1
 DATE: 08/25/08
 ZONE: 2
 (FOR INFORMATIONAL PURPOSES ONLY AND IS NOT CERTIFIED)

CERTIFIED TO:
 WILLIAM P. WEATHERFORD, JR.

ADDRESS:
 1583 HIGHLAND ROAD
 WINTER PARK, FLORIDA 32789

Bradley Cox & Associates

Land Surveying

405 W. 25th Street
 Sanford, Florida 32771
 Phone (407) 323-9202
 Fax (407) 324-9661
 WWW.BRADLEYCOXSURVEYING.COM

JOB # BCA15336-U
DRAWN BY: DFY-MP
CHECKED BY: BC
FIELD BY: BG/AJ/KD
 (FIELD DATE): 12/29/09
REVISIONS: UPDATE
 09/25/15 MLO

NOTES:

- 1: THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.
- 2: THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
- 3: DO NOT RECONSTRUCT PROPERTY LINES FROM INTERIOR IMPROVEMENTS. (BUILDINGS, FENCES ETC...)
- 4: NO FOOTINGS OR OVERHANGS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- 5: NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS SHOWN.
- 6: NO WETLANDS AND/OR OTHER NATURAL FEATURES HAVE BEEN LOCATED EXCEPT AS SHOWN.
- 7: THIS SURVEY SHALL NOT BE USED FOR DESIGN OR CONSTRUCTION WITH OUT PRIOR WRITTEN AUTHORIZATION FROM THE SIGNING SURVEYOR.
- 8: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RADIUS OF CURVATURE OF THE SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE SURVEY OF THE FOREGOING DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 472, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472, FLORIDA STATUTES.

09/25/15
BRADLEY G. COX, PSM #5567 (DATE)
 CERTIFICATE OF AUTHORIZATION LB #7020

1" = 20'

LOT 8
BLOCK N

LOT 9
BLOCK N

WEATHERFORD RESIDENCE SITE PLAN

1583 HIGHLAND RD.
ALL INDICATED SITE CONDITIONS
ARE EXISTING UNLESS NOTED.

THE REMAINDER OF
LOT 13, BLOCK N
(NOT INCLUDED)

EXIST. WD.
PERGOLA TO
BECOME PART OF
CANOPY

S89°56'35"E (M) 150.00' (CAN)

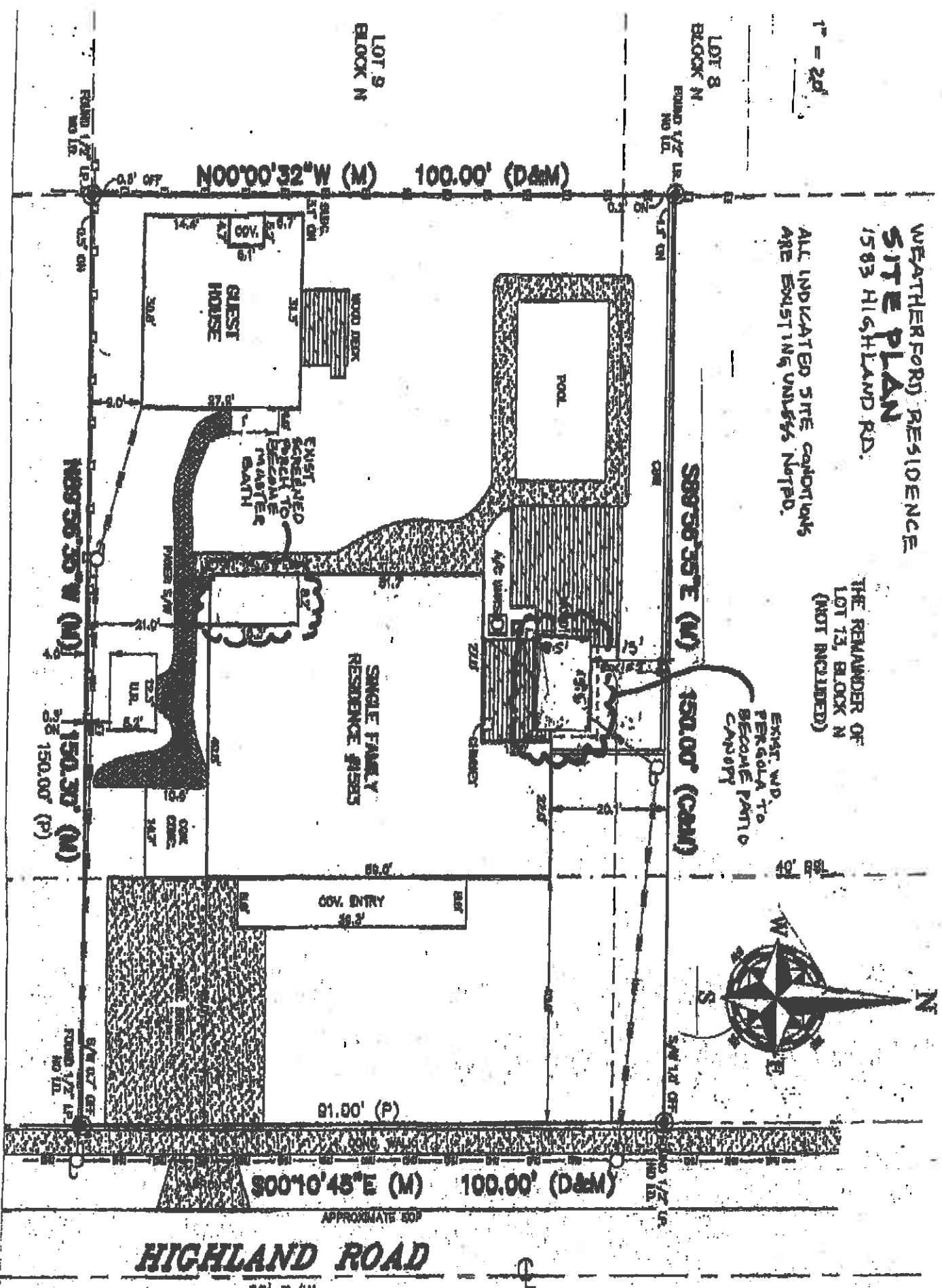
N00°00'32"W (M) 100.00' (D&M)

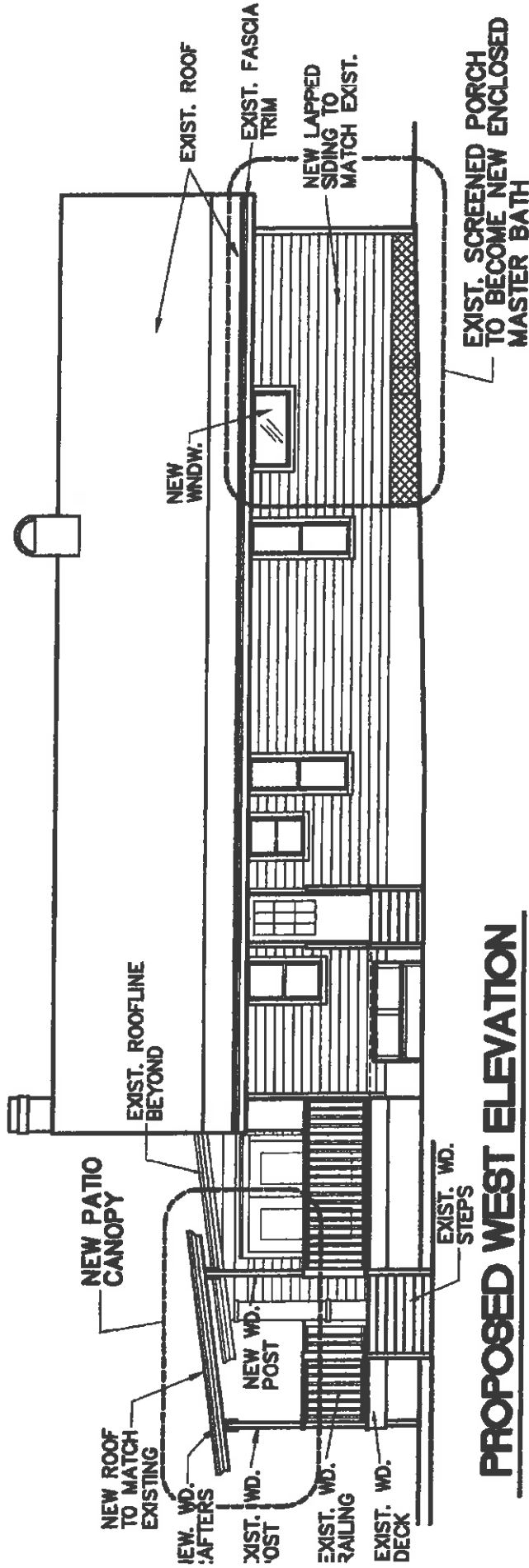
N89°56'35"W (M) 150.30' (M)
2/3 150.00' (P)

S00°10'45"E (M) 100.00' (D&M)

HIGHLAND ROAD

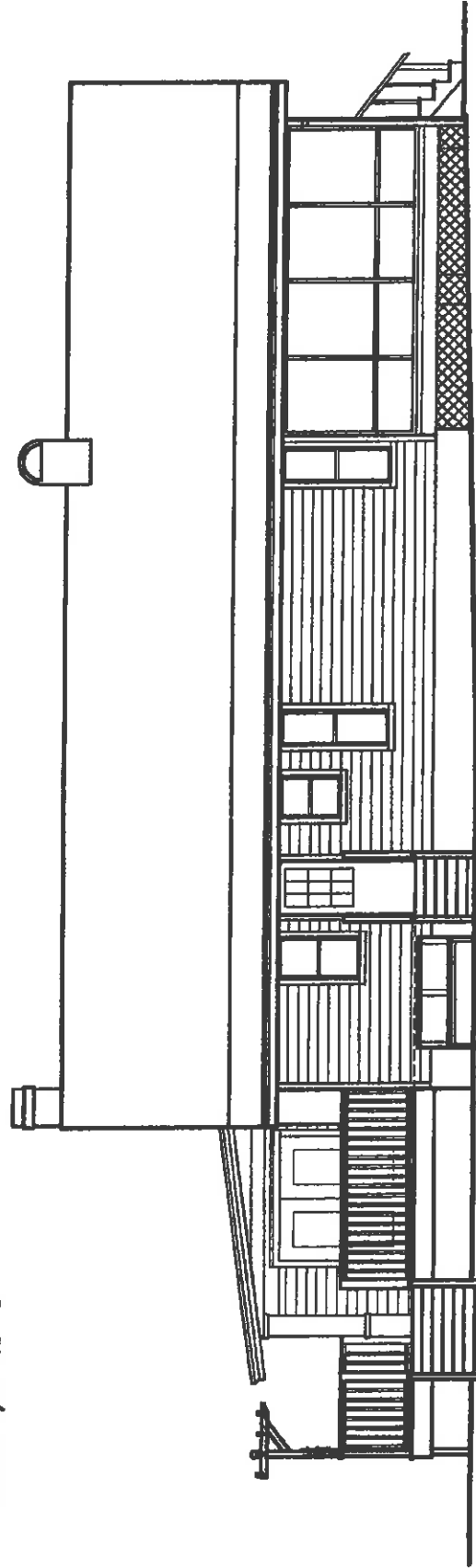
50' R/W





PROPOSED WEST ELEVATION

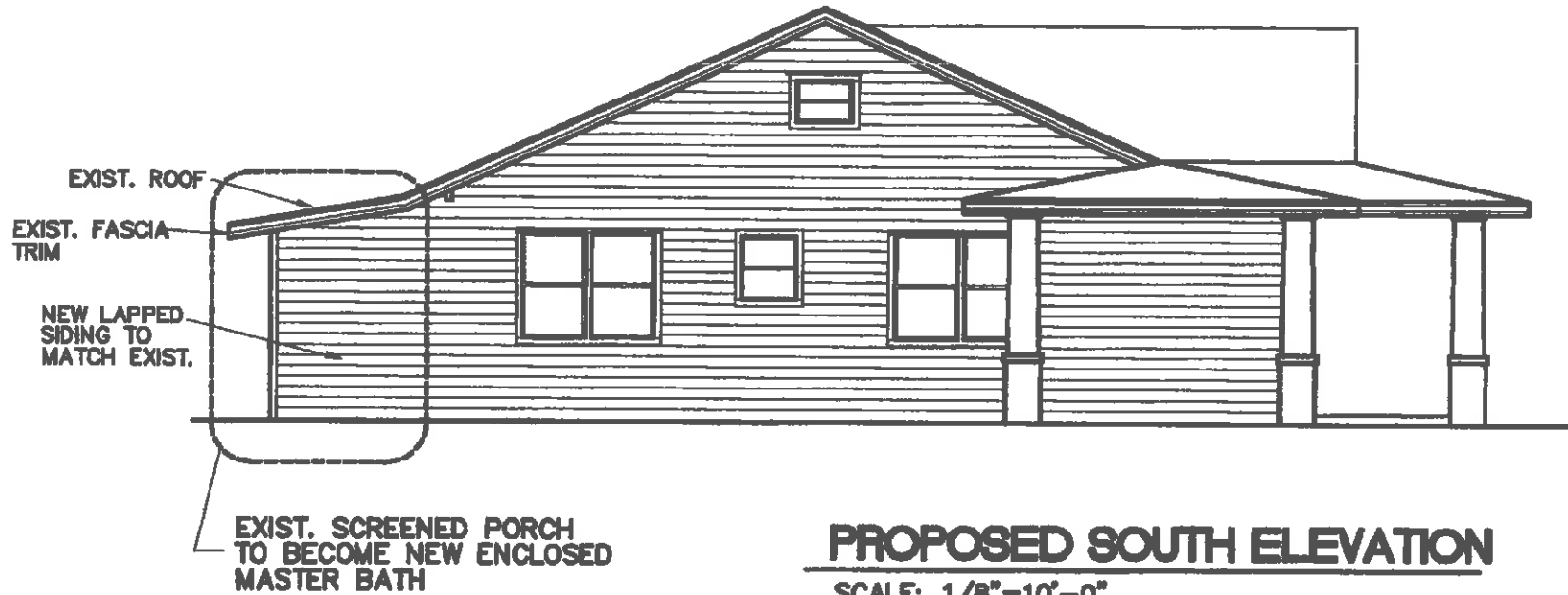
SCALE: 1/8"=10'-0"



EXISTING WEST ELEVATION

SCALE: 1/8"=10'-0"

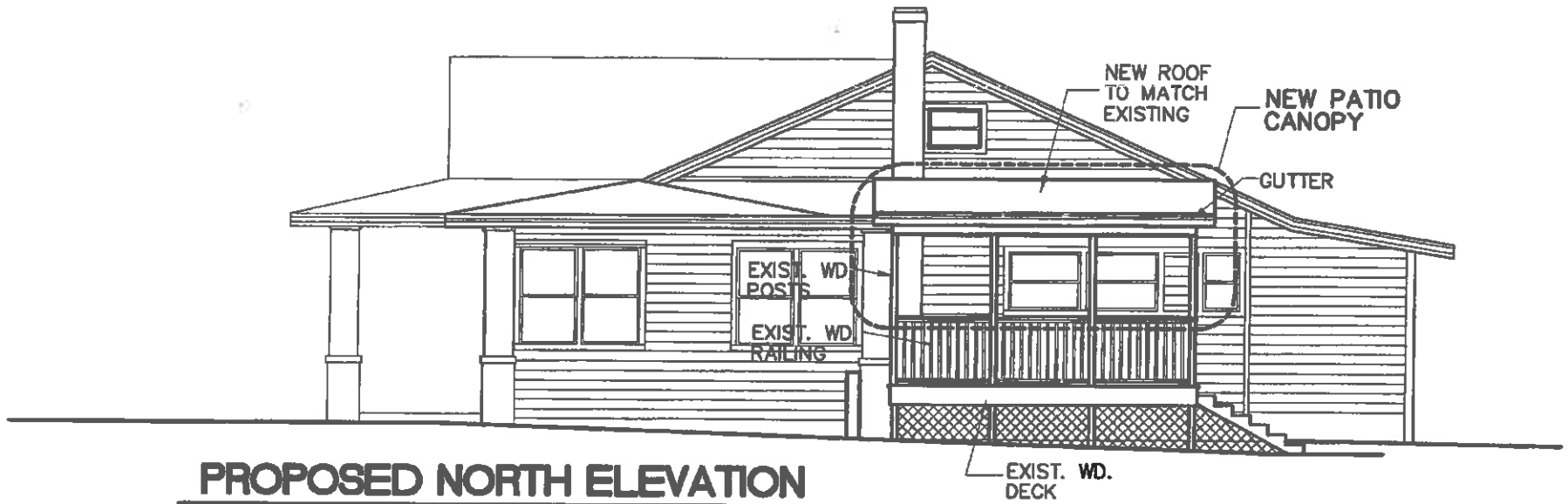
WEATHERFORD RESIDENCE
1583 HIGHLAND ROAD



EXISTING SOUTH ELEVATION

SCALE: 1/8"=10'-0"

WEATHERFORD RESIDENCE
1583 HIGHLAND ROAD



PROPOSED NORTH ELEVATION

SCALE: 1/8"=10'-0"



EXISTING NORTH ELEVATION

SCALE: 1/8"=10'-0"

WEATHERFORD RESIDENCE
1583 HIGHLAND ROAD



Andersen Windows - Abbreviated Quote Report



Project Name: Weatherford

Quote #: 110

Print Date: 10/06/2015

Quote Date: 10/06/2015

IQ Version: 15.1

Dealer:

Customer: FAS Orlando Retro

Billing

Address:

Phone:

Fax:

Contact:

Trade ID:

Promotion Code:

Sales Rep: Administrator - DO NOT REMOVE

Created By: Terry Blair

Item	Qty	Item Size (Operation)	Location
------	-----	-----------------------	----------

0001 1 FWOD6065 (APLR)

RO Size = 6' 0" W x 6' 8" H Unit Size = 5' 11 1/4" W x 6' 7 1/2" H

Unit, 4 9/16" Frame Depth, Gray Sill, APLR Handing, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 Tempered, Divided Light with Spacer, Specified Equal Lite, 3w3h, 7/8", Ext Grille - White, Int Species - Pine, Int Grille - White - Factory Painted
 Sill Step, Maple, White - Factory Painted
 Hardware Trim Set, FWH/FWO, AP/PA, Encino - Distressed Bronze
 Lock, FWH/FWO, Exterior Keyed, Oil Rubbed Bronze

Zone: Southern

U-Factor: 0.30, SHGC: 0.15, ENERGY STAR® Certified: Yes

0002 1 ADH 2' 1 5/8" x 4' 0"-APW 4' 3 1/4" x 4' 0"-ADH 2' 1 5/8" x 4' 0" (AA-F-AA)

RO Size = 8' 8 3/4" W x 4' 0 3/4" H Unit Size = 8' 8" W x 4' 0" H

Composite Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 Top/Bottom*High Performance SmartSun Low-E4*High Performance SmartSun Low-E4 Top/Bottom Glass, Divided Light with Spacer Top*No Grille(s) Bottom*Divided Light with Spacer*Divided Light with Spacer Top*No Grille(s) Bottom, Mulling Location: Factory (Direct), Mull Type: Non-Reinforced Mull, Mull Priority: Vertical
 Equal Sash, TruScene Insect Screen, White
 Custom Grilles Adjustment

Zone: Southern

Unit	U-Factor	SHGC	ENERGY STAR® Certified
------	----------	------	------------------------

1	0.30	0.18	Yes
2	0.30	0.19	Yes
3	0.30	0.18	Yes

Item Qty Item Size (Operation) Location



0003 1 ADH 2' 11 5/8" x 4' 0"-ADH 2' 11 5/8" x 4' 0" (AA-AA)

RO Size = 6' 0 3/4" W x 4' 0 3/4" H Unit Size = 6' 0" W x 4' 0" H

Composite Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 Top/Bottom*High Performance SmartSun Low-E4 Top/Bottom Glass, Divided Light with Spacer Top*No Grille(s) Bottom*Divided Light with Spacer Top*No Grille(s) Bottom, Mulling Location: Factory (Direct), Mull Type: Non-Reinforced Mull, Mull Priority: Vertical

Equal Sash, TruScene Insect Screen, White

Custom Grilles Adjustment

COMMENT: - Custom Grilles

Zone: Southern

Unit U-Factor SHGC ENERGY STAR® Certified

1	0.30	0.18	Yes
2	0.30	0.18	Yes



0004 1 ADH 2' 11 5/8" x 4' 0"-ADH 2' 11 5/8" x 4' 0" (AA-AA)

RO Size = 6' 0 3/4" W x 4' 0 3/4" H Unit Size = 6' 0" W x 4' 0" H

Composite Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 Top/Bottom*High Performance SmartSun Low-E4 Top/Bottom Glass, Divided Light with Spacer Top*No Grille(s) Bottom*Divided Light with Spacer Top*No Grille(s) Bottom, Mulling Location: Factory (Direct), Mull Type: Non-Reinforced Mull, Mull Priority: Vertical

Equal Sash, TruScene Insect Screen, White

Custom Grilles Adjustment

COMMENT: - Custom Grilles

Zone: Southern

Unit U-Factor SHGC ENERGY STAR® Certified

1	0.30	0.18	Yes
2	0.30	0.18	Yes



Item	Qty	Item Size (Operation)	Location
------	-----	-----------------------	----------

0005	1	ADH 2' 11" x 4' 0" (AA)	
------	---	-------------------------	--

RO Size = 2' 11 3/4" W x 4' 0 3/4" H Unit Size = 2' 11" W x 4' 0" H

Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 (Each Sash), (Top Sash) Divided Light with Spacer, Specified Equal Lite, 3w1h, 7/8", Ext Grille - White, Int Species - Pine, Int Grille Color - White - Factory Painted, Traditional, Oil Rubbed Bronze, 1 Sash Locks, w/ Standard Flange

Equal Sash, TruScene Insect Screen, White

ADJUSTMENT: Custom Grilles Adjustment

COMMENT: -- Custom Grilles

Zone: Southern

U-Factor: 0.30, SHGC: 0.18, ENERGY STAR® Certified: Yes



0006	1	ADH 2' 11" x 4' 0" (AA)	
------	---	-------------------------	--

RO Size = 2' 11 3/4" W x 4' 0 3/4" H Unit Size = 2' 11" W x 4' 0" H

Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 (Each Sash), (Top Sash) Divided Light with Spacer, Specified Equal Lite, 3w1h, 7/8", Ext Grille - White, Int Species - Pine, Int Grille Color - White - Factory Painted, Traditional, Oil Rubbed Bronze, 1 Sash Locks, w/ Standard Flange

Equal Sash, TruScene Insect Screen, White

ADJUSTMENT: Custom Grilles Adjustment

COMMENT: -- Custom Grilles

Zone: Southern

U-Factor: 0.30, SHGC: 0.18, ENERGY STAR® Certified: Yes



Item Qty Item Size (Operation) Location

0007 1 ADH 2' 11 3/4" x 4' 0"-ADH 2' 11 3/4" x 4' 0"-ADH 2' 11 3/4" x 4' 0" (AA-AA-AA)

RO Size = 9' 1 1/2" W x 4' 0 3/4" H Unit Size = 9' 0 3/4" W x 4' 0" H

Composite Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 Top/Bottom*High Performance SmartSun Low-E4 Top/Bottom*High Performance SmartSun Low-E4 Top/Bottom Glass, Divided Light with Spacer Top*No Grille(s) Bottom*Divided Light with Spacer Top*No Grille(s) Bottom*Divided Light with Spacer Top*No Grille(s) Bottom, Mulling Location: Factory (Direct), Mull Type: Non-Reinforced Mull, Mull Priority: Vertical

Equal Sash, TruScene Insect Screen, White

Custom Grilles Adjustment

COMMENT: -- Custom Grilles

Zone: Southern

Unit U-Factor SHGC ENERGY STAR® Certified

Unit	U-Factor	SHGC	ENERGY STAR® Certified
1	0.30	0.18	Yes
2	0.30	0.18	Yes
3	0.30	0.18	Yes



0008 1 ADH 2' 11 3/4" x 4' 0"-ADH 2' 11 3/4" x 4' 0"-ADH 2' 11 3/4" x 4' 0" (AA-AA-AA)

RO Size = 9' 1 1/2" W x 4' 0 3/4" H Unit Size = 9' 0 3/4" W x 4' 0" H

Composite Unit, 4 9/16" Frame Depth, White/Pine, White - Factory Painted, High Performance SmartSun Low-E4 Top/Bottom*High Performance SmartSun Low-E4 Top/Bottom*High Performance SmartSun Low-E4 Top/Bottom Glass, Divided Light with Spacer Top*No Grille(s) Bottom*Divided Light with Spacer Top*No Grille(s) Bottom*Divided Light with Spacer Top*No Grille(s) Bottom, Mulling Location: Factory (Direct), Mull Type: Non-Reinforced Mull, Mull Priority: Vertical

Equal Sash, TruScene Insect Screen, White

Custom Grilles Adjustment

COMMENT: -- Custom Grilles

Zone: Southern

Unit U-Factor SHGC ENERGY STAR® Certified

Unit	U-Factor	SHGC	ENERGY STAR® Certified
1	0.30	0.18	Yes
2	0.30	0.18	Yes
3	0.30	0.18	Yes

Item Qty Item Size (Operation) Location

Customer Signature

Total Load Factor

3.489

Dealer Signature

**** All graphics viewed from the exterior**

**** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**



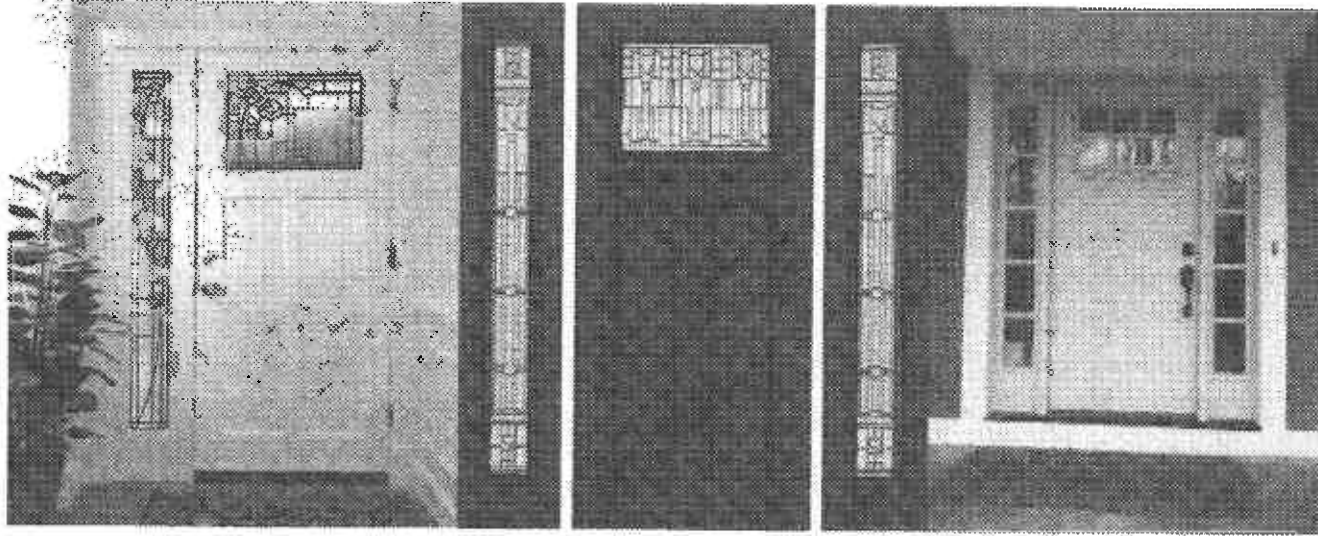
Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

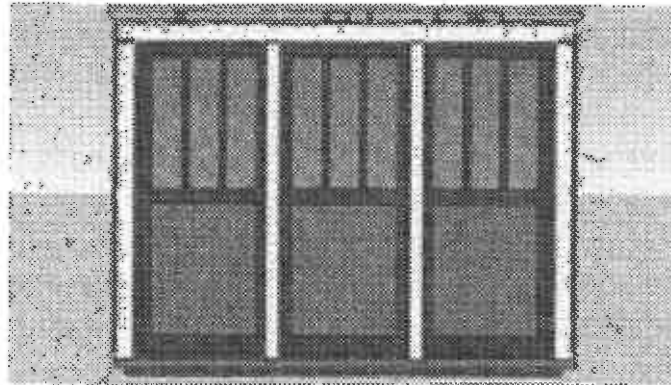
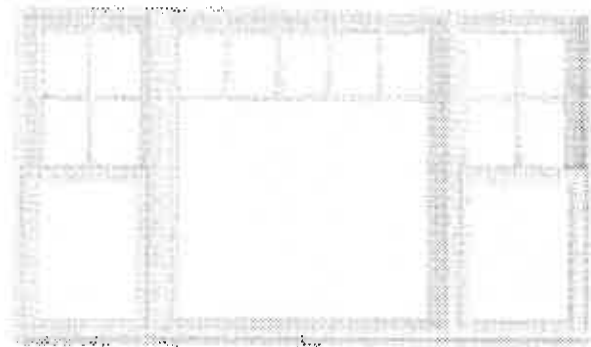
Data is current as of June 2015. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Project Comments:



Front door – proposed ideas

We would like to replace our current double front door with a single 42" wide craftsman style door with a small side light on each side.



Left – proposed kitchen window. Side windows will be either double hung or casement.

Right – proposed front windows. TBD – either double hung or casement.

Window style will be Craftsman Bungalow.



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
November 11, 2015

COR 15-009 Request by Gregory Engelman for a Certificate of Review for additions and alterations to his property located at 863 North Park Avenue, Winter Park, Florida including replacing the existing non-original section with a two story 4,363 square foot garage and living area addition and a 576 square foot cabana with a ten foot setback and a 280 square foot open porch. A variance is requested to allow the 856 square foot cabana and open porch under roof to exceed the allowed 500 square feet with a ten foot rear setback. Individually designated historic landmark. Parcel No. 06-22-30-5772-00-460. Zoned R-1AA.

Description. The Spanish Eclectic variety of Mediterranean Revival style residence at 863 Park Avenue North was built in 1930 for \$10,000 on speculation by the Winter Park Land Company. Architect Maurice Kressley designed the house. A variety of Mediterranean themed styles virtually defined Florida's great 1920s land boom era and appear in most areas of Florida. The style was popular in Winter Park for both grand and modest homes. The style was applied to every type of building, and its popularity has extended to the present. The Winter Park Land Company built this house and the former neighboring house believing that they would still be sellable even during the Depression.

Architect Maurice Kressley reportedly worked under Addison Mizner who popularized Mediterranean Revival styles. Kressley designed several notable residences in Central Florida including Windsong in Winter Park for Dr. and Mrs. Richard Genius and Casa Alameda in Orlando. Kressley also designed a home for Roy Crane, cartoonist of "Buzz Sawyer" and "Captain Easy." He was best known as the architect for the Lion's Club who sponsored the 1930s Orlando Zoo, which was located at Garland and West Livingston Avenues. *The Hammer and the Pencil*, a history of the McCree Construction Company, described Kressley as, ". . . more artistic than practical", and also said that he had a, "reputation for creating unusual and artistic homes." Kressley had a reputation for being difficult to get along with and regularly used the specification, "as directed by the Architect" on drawings, which kept contractors guessing.

863 North Park Avenue is an excellent example of his artistic work. It incorporates many of the stylistic elements seen in Spanish Eclectic architecture. The house is a two-story rambling series of front and side facing gabled masses with single-story wings. Construction is stucco over hollow tile, the roof is terra cotta barrel tile, and construction included a basement. The irregularly placed windows are mostly original steel divided light casements. The entrance is

through a recessed loggia with arched openings. Originally screened, the loggia has been glass enclosed in a design that replicates the screen support patterns. The cypress entry door is modeled after the house's original doors. The architect designed a sway into the front of the side facing single-story wing roofs. The front elevation is decorated with second floor ironwork balconet. An ironwork rod may indicate an original intent to have an awning over a balconet window. The rear of the house mirrors the irregular massing of the front elevation. There is a tapered chimney flanked by arch topped windows on the southern wing. A swimming pool and patio have been added to the spacious rear yard. The original one car garage was enclosed and a flat roofed open carport and room were added to the northern side elevation in the 1970s. When the house was listed on the Winter Park Register of Historic Places, it was recognized for its architectural distinction.

During the recession, the house stood empty for a time and suffered from the lack of maintenance and repair. The current owner has rehabilitated the house in keeping with the original character. The house is now in excellent condition, the original portion possesses its design integrity and materials.

Certificate of Review Request. The applicants are requesting a certificate of review to demolish the enclosed garage, flat roofed carport and room to add a one and two story wing that will include an enclosed two car garage and living space. The applicants are also requesting approval of a rear yard pool cabana with 576 square feet of enclosed space and an open porch of 280 square feet in lieu of the allowed 500 square feet under roof. The new addition preserves the original body of the house, and the irregular massing and details of the addition continues the historic architectural pattern. The floor area ratio and impervious surface coverage are within the allowed maximum.

The historic preservation ordinance regulations act as an overlay to existing zoning designations. The intent of the HPB is to preserve the exterior historic characteristics of the property or district while properties are renovated or expanded for contemporary use. The guidelines for review are the Secretary of the Interiors' Standards for Rehabilitation. The proposal meets the following applicable standards:

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be retained.

The enclosed former garage and flat roofed addition are not character defining elements and their demolition in preparation for the new addition preserves the original body of the property.

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.

The new addition is placed on a secondary side elevation and does not destroy the original body of the house. It is differentiated by a change in wall and roof lines. The repetition of fenestration type, irregular massing and even the arch detail is inspired by the historic architecture but does not compete with it. The façade of the new addition does not overpower the original body of the house. The freestanding cabana is located in the southwest corner of the rear yard. Although not visible to the public, the cabana's style and trio of arches along the open loggia are compatible with the historic property.

10) New additions and adjacent 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.

Should a future owner desire, the addition and cabana could be removed without damaging the historic body of the house.

RECOMMENDATION: Staff recommends approval of:

- 1. demolition of the enclosed single car garage, carport and room;
and**
- 2. one and two story new wing; and**
- 3. cabana with a variance to allow a total of 856 square feet under
roof, and**
- 4. Semi-circular driveway.**



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. 863 PARK AVENUE, NORTH
Building address

GREG ENGELMAN, 863 PARK AVE., N., W.P. 32789 321 276-9540
Owner's name(s) Address Telephone

STEVE FELLER, 126 PARK AVE., S. W.P. 32789 407 647-8778
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)

DEMO FLAT ROOF ADDITIONS; ADD ONE & TWO STORY TO EXIST. HOUSE; ADD CABANA & PORCH, NEW POOL, HARDSCAPE, DRIVE.

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: _____

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

[Signature]
Owner's Signature

10/21/15
Date

Historic Preservation Commission Office Use

Date received: 10-21-15 HPC Meeting: 11-11-15 Case File No COE 15-008

(CASA COLINA BY FORMER OWNER)
Historic name of building (if any) Historic district name (if any)

06-22-30-5772-CO-460 1930
Parcel Identification Number Year built

historic landmark historic building/structure

district contributing element district non-contributing element

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

Cabana to be 576 S.F. living area and 280 S.F. Porch; total area 856 S.F.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

- Very large lot is adjacent to non-residential use (University Club).*
- Total S.F. of Cabana is well within the maximum F.A.R. & Impervious when added to the residence.*

3. Describe the requirements, from the Land Development Code upon which this request is based.

Maximum S.F. of Cabana is 500 S.F.

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

- Architectural style of Cabana matches house.*
- Materials match house.*

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.



IDENTIFYING FEATURES

Low-pitched roof, usually with little or no eave overhang; red tile roof covering; typically with one or more prominent arches placed above door or principal window, or beneath porch roof; wall surface usually stucco; facade normally asymmetrical.

PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

SIDE-GABLED ROOF—About 20 percent of Spanish Eclectic houses have side-gabled roofs. Many of these are multi-level with taller, side-gabled sections bounded by lower, side-gabled wings.

CROSS-GABLED ROOF—About 40 percent of Spanish Eclectic houses have cross-gabled roofs with one prominent, front-facing gable. These are usually L-plan houses; one-story and two-story forms are both common, as are examples with wings of differing heights.

COMBINED HIPPED-AND-GABLED ROOFS—Some landmark examples have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. Typically both hipped and gabled roofs are used in combination, a pattern which mimics the varied roof forms of Spanish villages.

HIPPED ROOF—About 10 percent of Spanish Eclectic houses have low-pitched hipped roofs. These are generally two-story forms with simple rectangular plans.

FLAT ROOF—About 10 percent of Spanish Eclectic houses have flat roofs with parapeted walls. These typically show combinations of one- and two-story units. Narrow, tile-covered shed roofs are typically added above entryways or projecting windows. This subtype, loosely based on flat-roofed Spanish prototypes, resembles the Pueblo Revival house.

SIDE-GABLED ROOF



pages 422-4

CROSS-GABLED ROOF



pages 424-5

COMBINED HIPPED-AND-GABLED ROOFS



pages 426-7

HIPPED ROOF



page 428

FLAT ROOF



page 429

PRINCIPAL SUBTYPES

VARIANTS AND DETAILS

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the

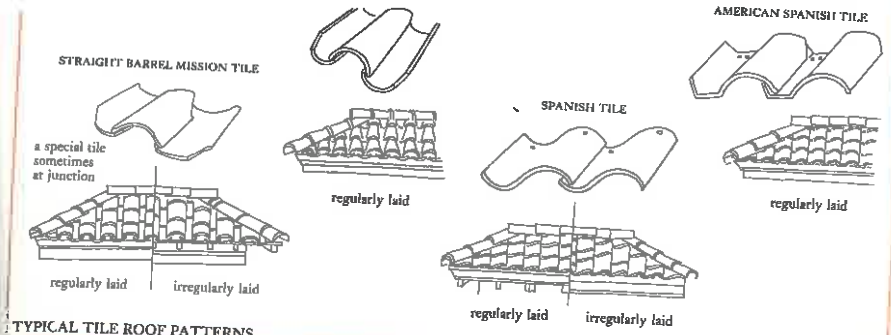
tiles and the patterns in which they are applied. Dramatically carved doors are typical of Spanish architecture; these are more common on high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass. Many examples have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountain; arched walkways (usually leading to a rear garden); and round or square towers.

OCCURRENCE

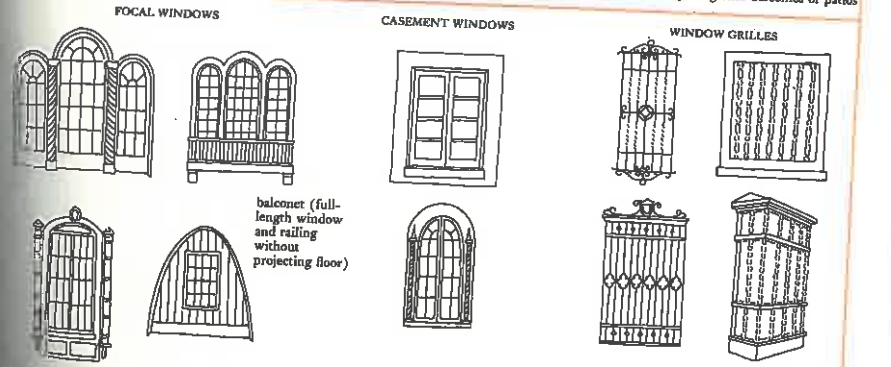
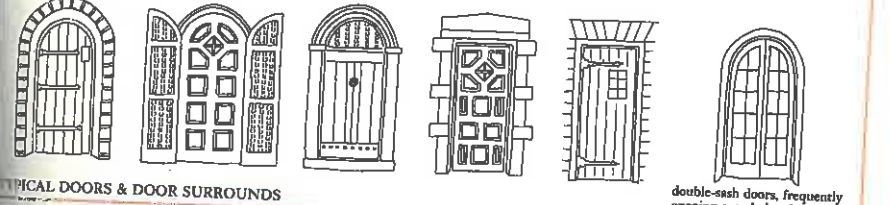
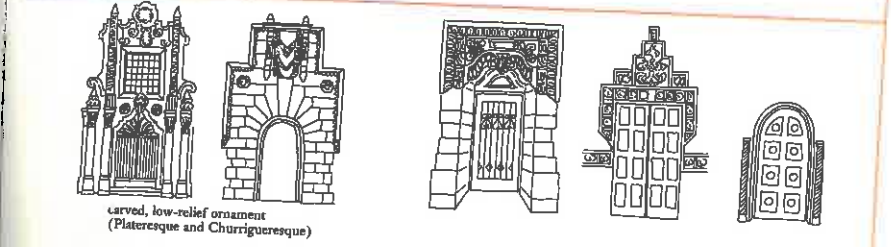
Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial building occurred and continued into the 19th century. Landmark houses in this style are rare outside of Florida and the Southwest but, as in the related Mission style which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920s, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older towns (such as Santa Barbara, California) sought to affect a Spanish Colonial image.

COMMENTS

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots we prefer the more inclusive name Spanish Eclectic. The style reached its apex during the 1920s and early 1930s and passed rapidly from favor during the 1940s.



TYPICAL TILE ROOF PATTERNS



WINDOWS

Double-hung windows also common

CROSS-GABLED ROOF

1. Delano, California; 1930s. Simple one-story examples similar to this dominate many 1930s neighborhoods in Florida and California.
2. Santa Barbara, California; 1923. Burke House; George Washington Smith, architect. Note the restrained facade with large expanses of windowless wall. The small house-shaped chimney capping at the right is a favorite Spanish Eclectic detail.
3. Louisville, Kentucky; 1930s. Note the strong textured pattern of the stucco walls.
4. Dallas, Texas; 1936. Baty House. This small example is complete with a bell tower, a focal window with stained glass, and a front entry court enclosed by a low stone wall.
5. St. Louis, Missouri; 1930s.
6. Oklahoma City, Oklahoma; 1930s.
7. Dallas, Texas; 1947. Cox House. This late example illustrated the trend toward the sprawling one-story Ranch style, which was inspired by Spanish Colonial prototypes.
8. Dallas, Texas; 1934. Cohn House. Note the recessed arched porch and the tiny roof extensions over the upper-story windows to the right.



- OCPA Web Map**
- Florida Turnpike
 - Interstate 4
 - Toll Road
 - Major Roads
 - Public Roads
 - Gated Roads
 - Road Under Construction
 - Proposed Rail Road
 - Proposed SunRail
 - Proposed
 - Block Line
 - Lot Line
 - Residential
 - Agriculture
 - Commercial/Institutional
 - Governmental
 - Misc
 - Commercial/Industrial/Vacant Land
 - Agricultural
 - Carthouses
 - Hydro
 - Waste Land
 - County Boundary
 - Parks
 - Golf Course
 - Lakes and Rivers
 - Building
 - Hospital



Created: 11/6/2015

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



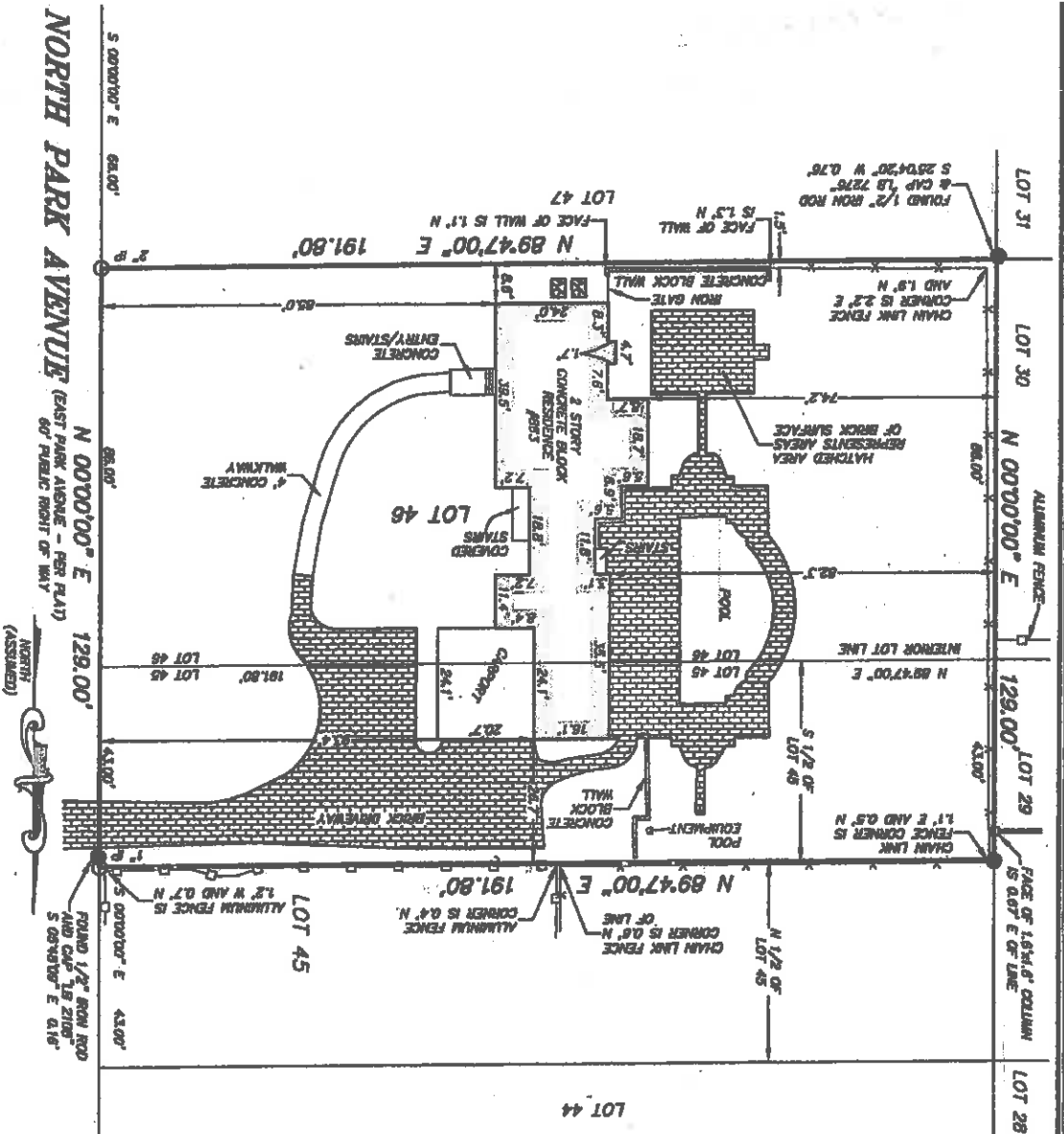








LEGAL DESCRIPTION:
 LOT 46 AND THE SOUTH 1/2 OF LOT 45, MORSELAND GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
 PLAT BOOK Q PAGE 13 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA



**NORTH PARK AVENUE (EAST PARK AVENUE - PER PLAT)
 60' PUBLIC RIGHT-OF-WAY**

SURVEYOR'S REPORT:

1. Based on the National Flood Insurance Program "Year" Map Community - Pond Number 128182 0225 F, dated September 25, 2009 the above described Property is located in Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.
2. Bearings are assumed based on the East line of Lot 46 and the South 1/2 of Lot 45, being N 00°00'00" E.
3. The Surveyor has not determined the lands shown herein for monuments and/or rights of way of record.
4. No underground installations, foundation footings, or improvements have been located except as noted.
5. There may be additional encroachments that are not reflected on this survey that may or may not be found in the public records of this county.
6. There is no evidence on the ground of use of the property which might suggest a possible color of easement other than those shown on the survey.
7. This Survey was prepared for the Entities named herein, and is "nontransferable".
8. Improvements which shall specific statements have and been located on a part of this survey.
9. Boundary monuments may be suggested for platting purposes only and not to mark.

LOT 46
 1" = 30'

CERTIFICATION:

I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the STANDARDS FOR LAND SURVEYING AND METHODS IN THE STATE OF FLORIDA in accordance with CHS-17, Florida Administrative Code.

BOUNDARY SURVEY (MAY)

Certified to:

Mark Troice

Old Republic National Title Insurance Company

Winderweide, Haines, Ward & Woodman, PA

Sam Arterburn

Fifth Third Mortgage Company

Date of Field Survey	Reference to Plat	Scale	Method of Survey
10/21/11	11067-46	1" = 30'	BOUNDARY SURVEY

LEGEND

⊙ - FOUND BORN FIRE (SEE AS NOTED)

⊙ - AS CONTRACTOR PAID

Unless Noted Otherwise

PAUL & S. HANCOCK
 Professional Surveyors
 100-10-11th No. 4782
 Fort Lauderdale, Florida 33304
 The seal of a Florida licensed surveyor and mapper.

LAND SURVEYING & MAPPING CORP.
 330 S. Central Ave., Davenport, FL 32705
 P.O. Box 621882, Davenport, FL 32762
 Voice (407) 355-1025
 Fax (407) 355-1028
 Licensed Address No. 5777

11067-46



SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address: 863 NORTH PARK AVENUE

Lot width²: 129'

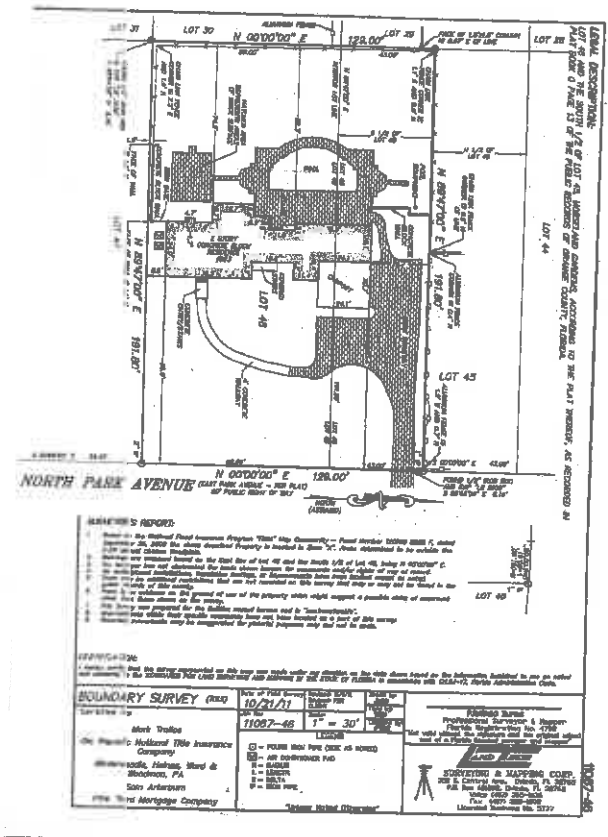
Submitted by: STEVE FELLER, ARCHITECT

Lot area³: 24,742 S.F.

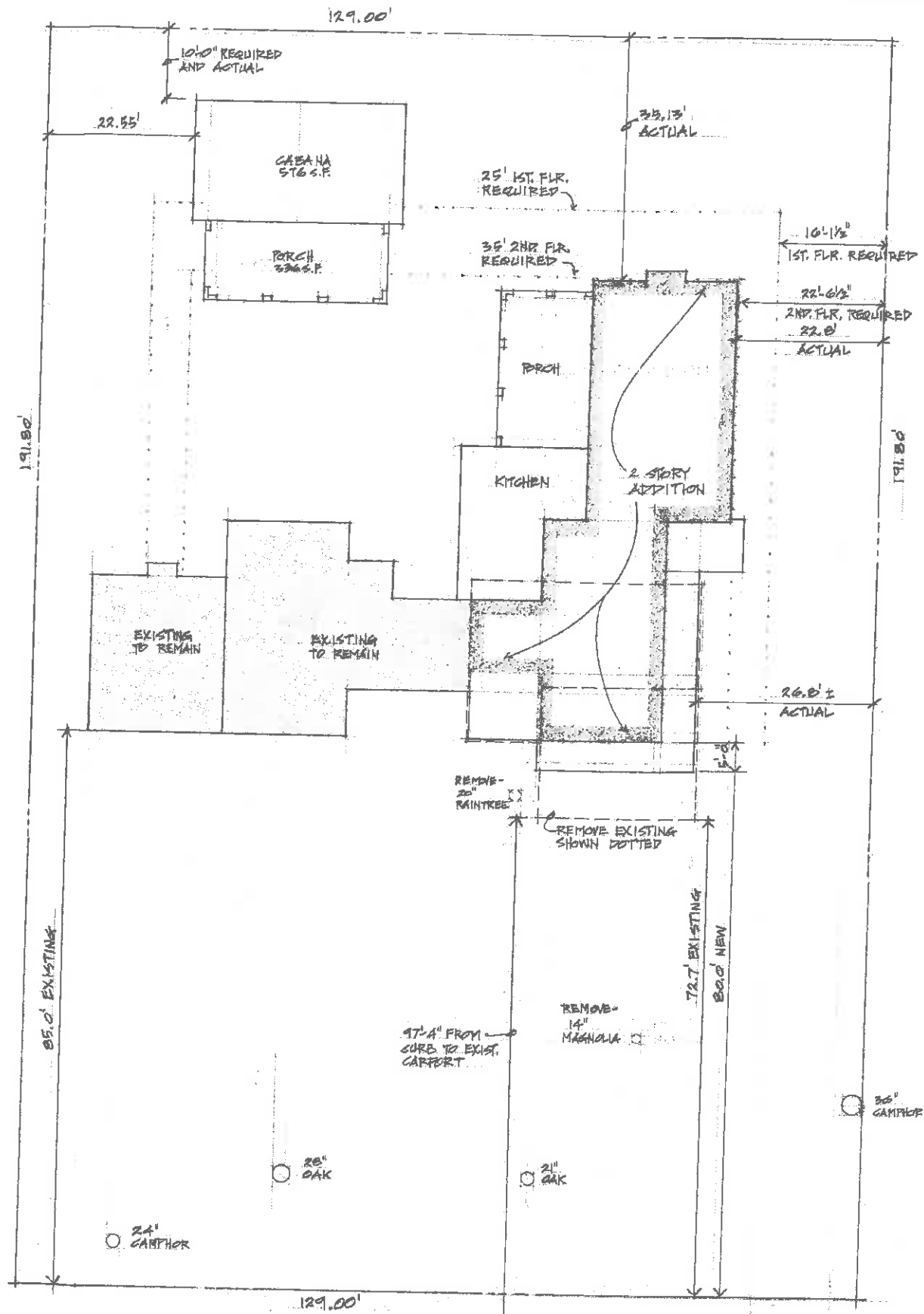
	Maximum % Allowed ⁴	Existing Area ¹⁰	Additional Proposed Area ¹⁰	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%			12,056 SF	12,371 SF
	1 story - 60%				
FLOOR AREA RATIO (F.A.R.)^{5,6} For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁷ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁸ .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area				
	Lots > 13,600 sf Use 33% Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	2,340 S.F.	CABANA: 888 S.F. HOUSE: 4,263 S.F.	7,615 SF	8,165 SF
SCREEN POOL ENCLOSURE	8% ⁹				

	Minimum % Required	Existing Area ¹⁰	Landscape Area Reduced ¹⁰	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). Front Lot Area:	50%			3,447 S.F.	5,676 SF

- NOTES:**
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
 2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setbacks as described on page 2.
 3. Submerged lands or land across the street shall not be included.
 4. Percentage based on the lot area.
 5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof domers, 8 ft maximum width and 2.5 ft back from the required setback, occupying 45% of roof area within the same roof plane.
 6. See page 3 on how to achieve maximum F.A.R.
 7. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
 8. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to be utilized up to 300 sf of the total 500 sf excludable gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions precluding the enclosing of side and/or rear porches; and enclosing and screening of front porches.
 9. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
 10. These columns only apply to existing homes.



SURVEY OF EXISTING



SITE PLAN
SC: 1" = 10'

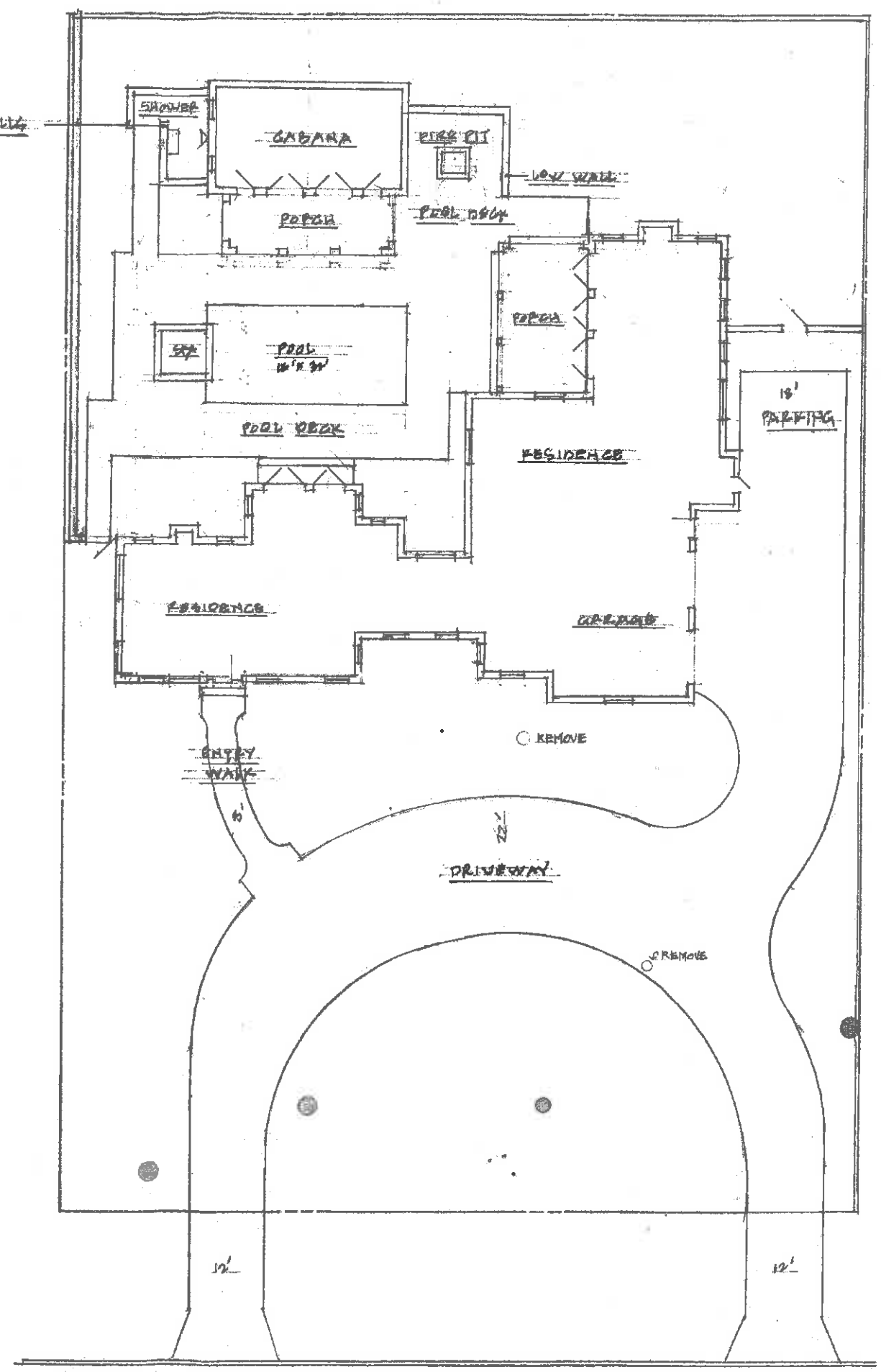


STEPHEN FELLER
ARCHITECT
124 PARK AVE., S. SUITE 101
WINTER PARK, FL 32789
407-647-8115

ENGELMAN RESIDENCE



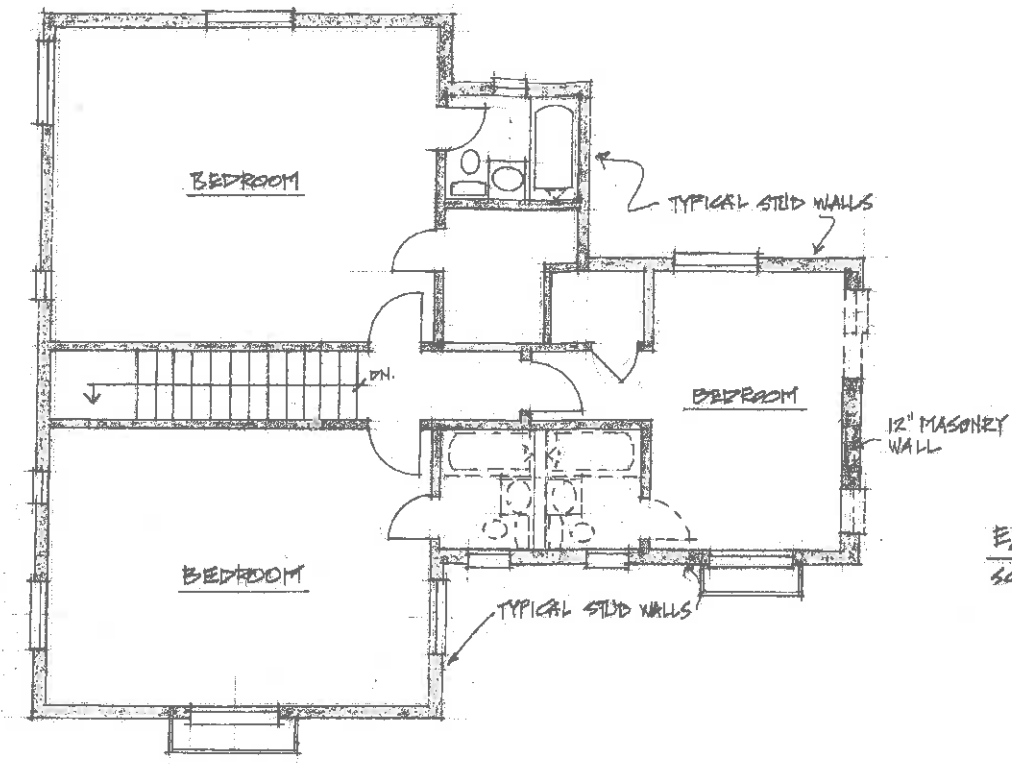
TOTAL SITE AREA	24,742.68
ALLOWABLE IMPERVIOUS AREA	12,371.34 (50%)
RESIDENCE, GARAGE & PORCHES	5,092.58
DRIVEWAY & ENTRY WALK	2,070.69
POOL & ALL RELATED HARDSCAPE	1,508.07
TOTAL	12,671.34 (51.2%)



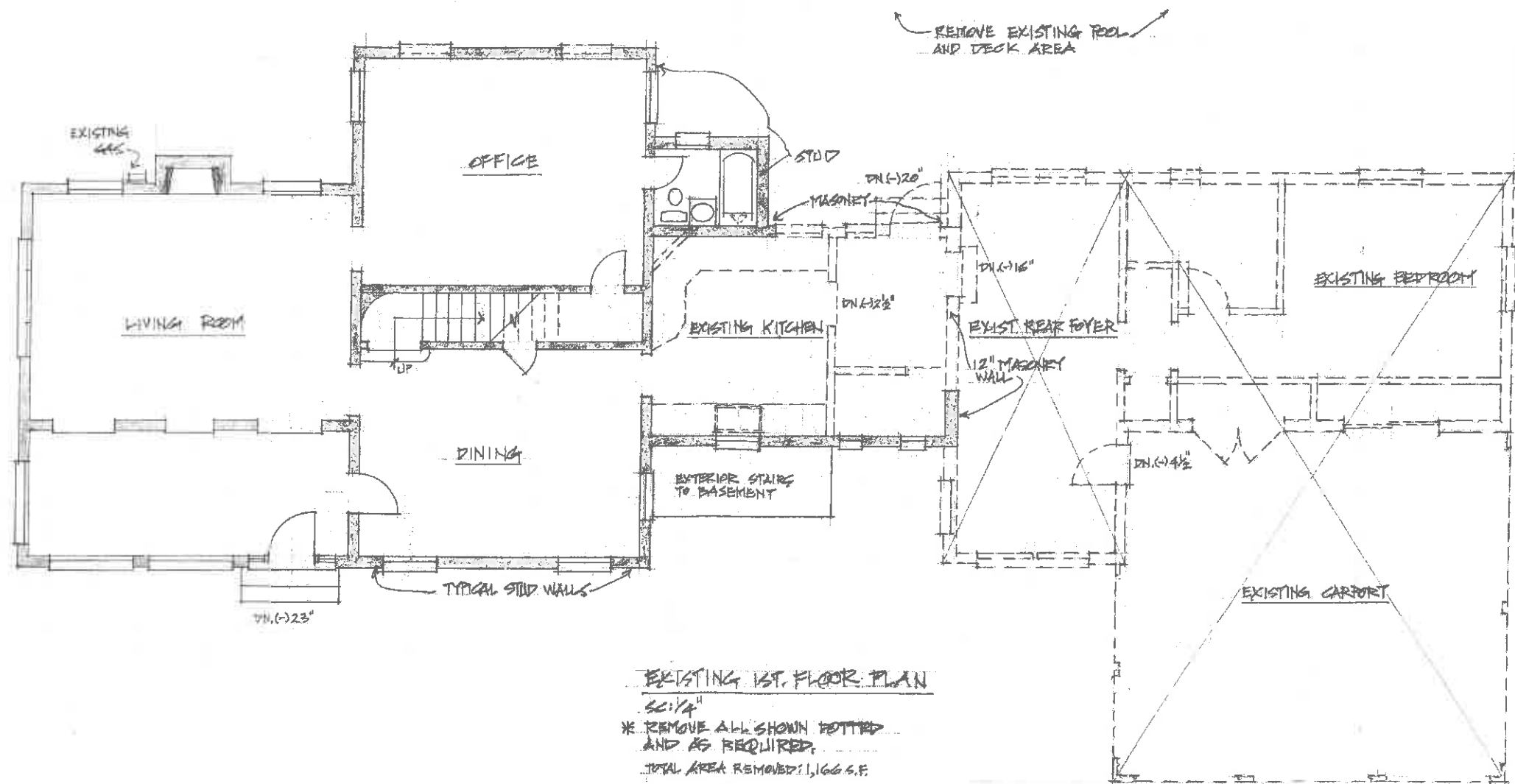
ENGELMAN RESIDENCE SITE PLAN

DATE: 10/14/00
 BOB HERTZ 301-948-5702

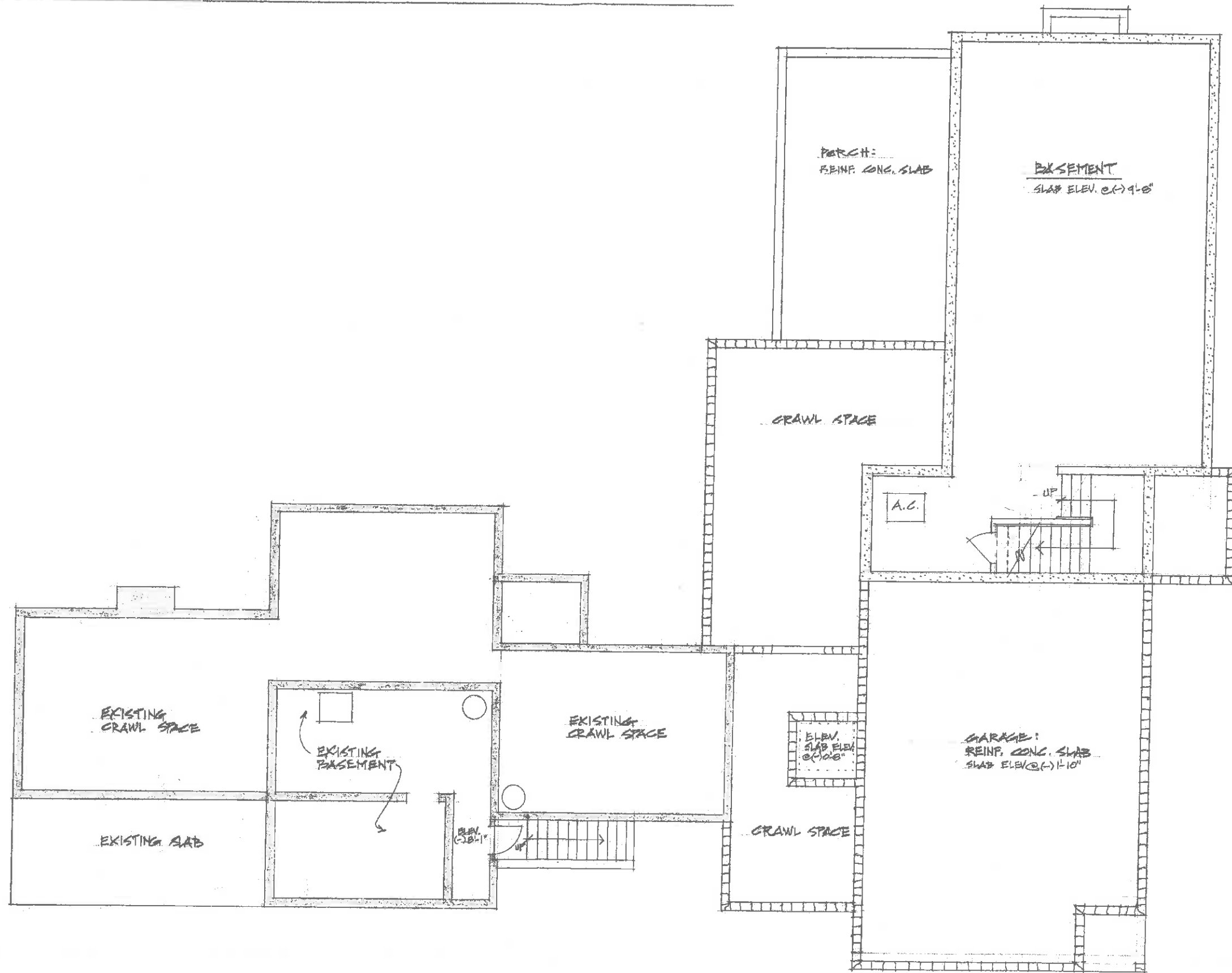




EXISTING 2ND FLOOR PLAN
 SC: 1/4"



EXISTING 1ST FLOOR PLAN
 SC: 1/4"
 * REMOVE ALL SHOWN DOTTED AND AS REQUIRED.
 TOTAL AREA REMOVED: 1,166 S.F.



PERCH:
REINP. CONC. SLAB

BASEMENT
SLAB ELEV. (-) 1'-0"

CRAWL SPACE

A.C.

UP

EXISTING
CRAWL SPACE

EXISTING
BASEMENT

EXISTING
CRAWL SPACE

ELEV.
SLAB ELEV.
(-) 1'-0"

GARAGE:
REINP. CONC. SLAB
SLAB ELEV. (-) 1'-10"

EXISTING SLAB

ELEV.
(-1'-0")

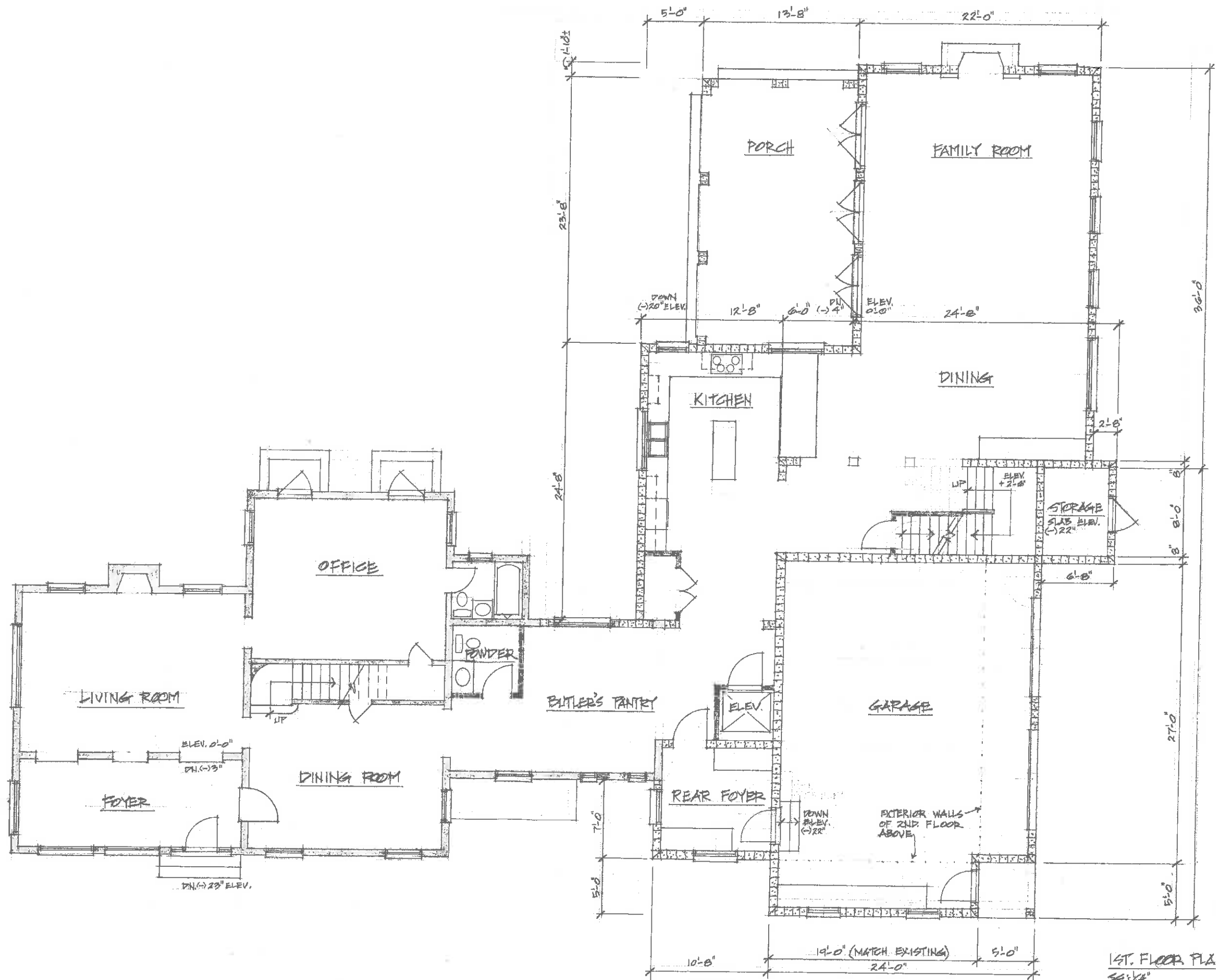
CRAWL SPACE



FOR VENTS

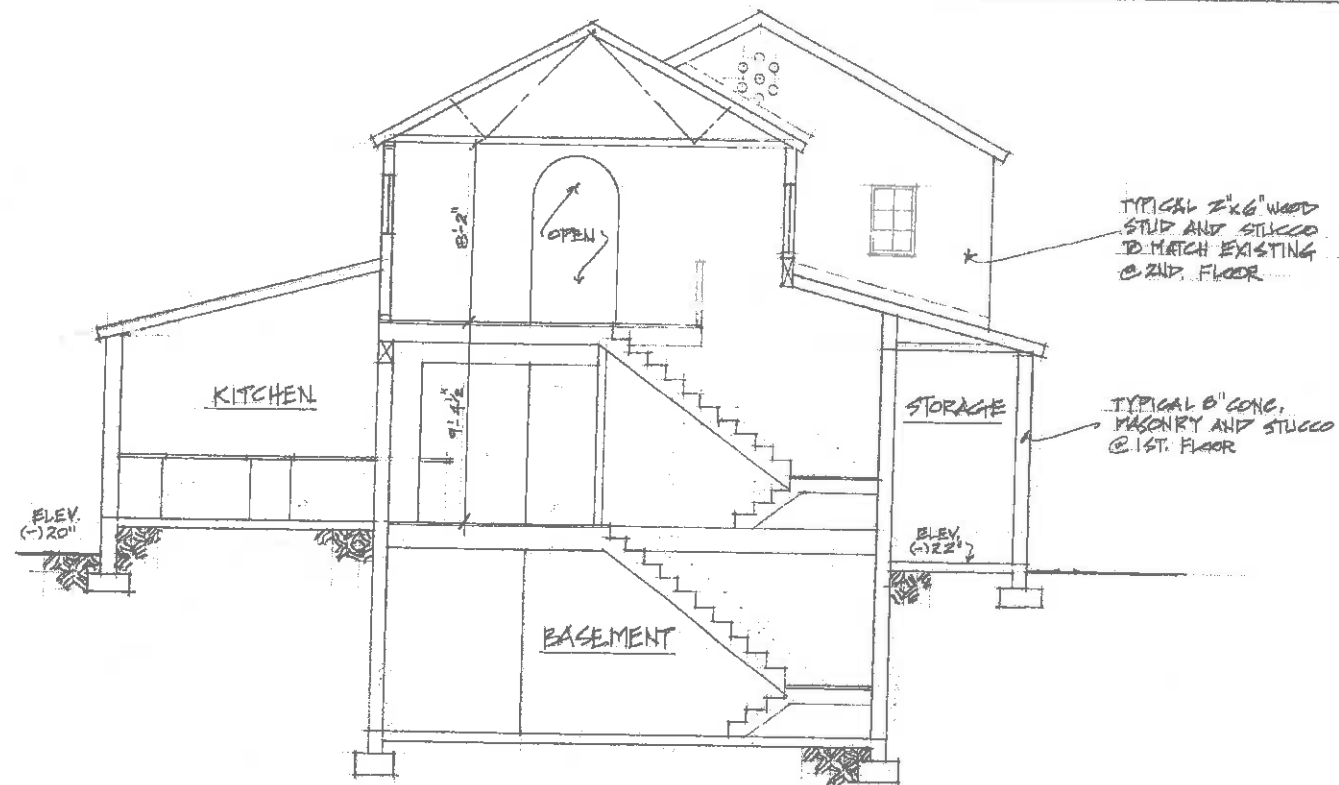
BASEMENT PLAN
SC: 1/4"

30

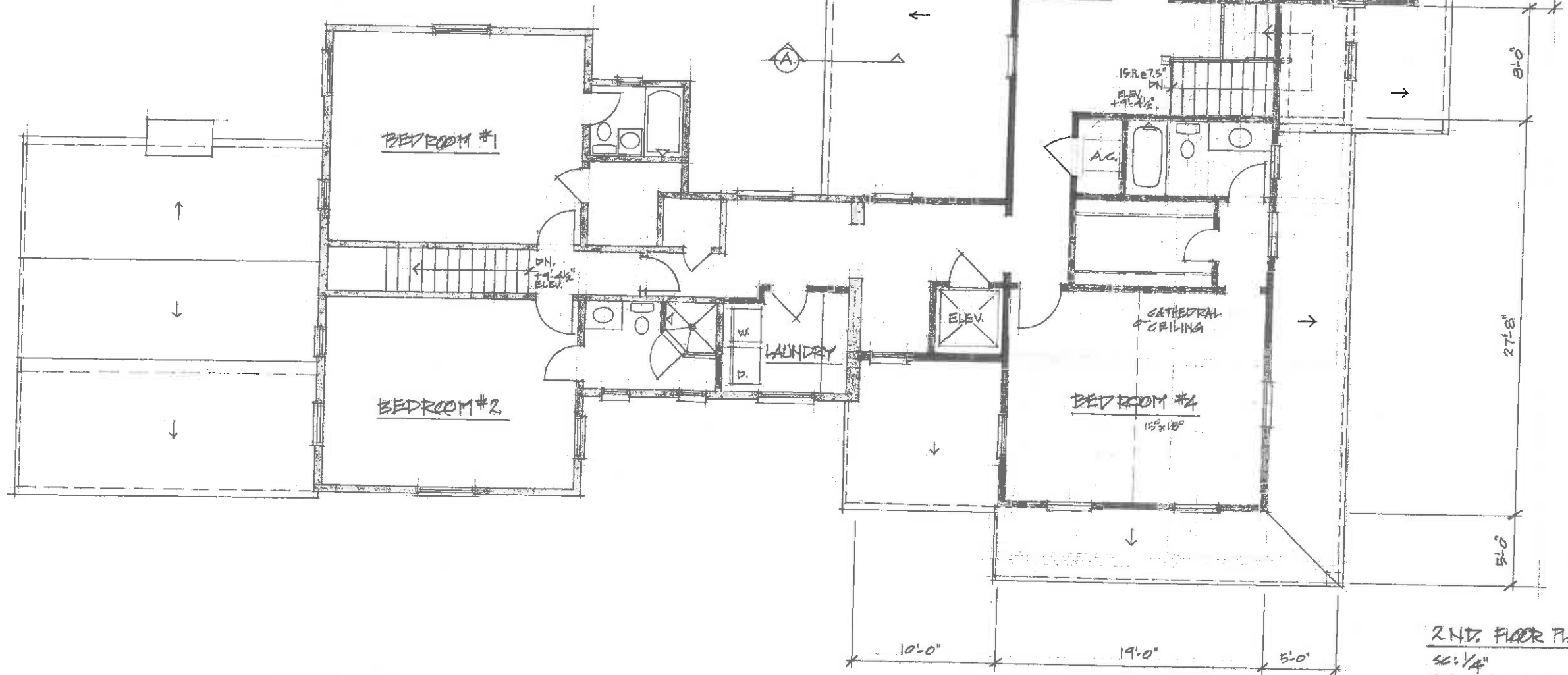


1ST. FLOOR PLAN
 30'-1/4"
 TOTAL LIVING AREA:
 3,039 S.F.

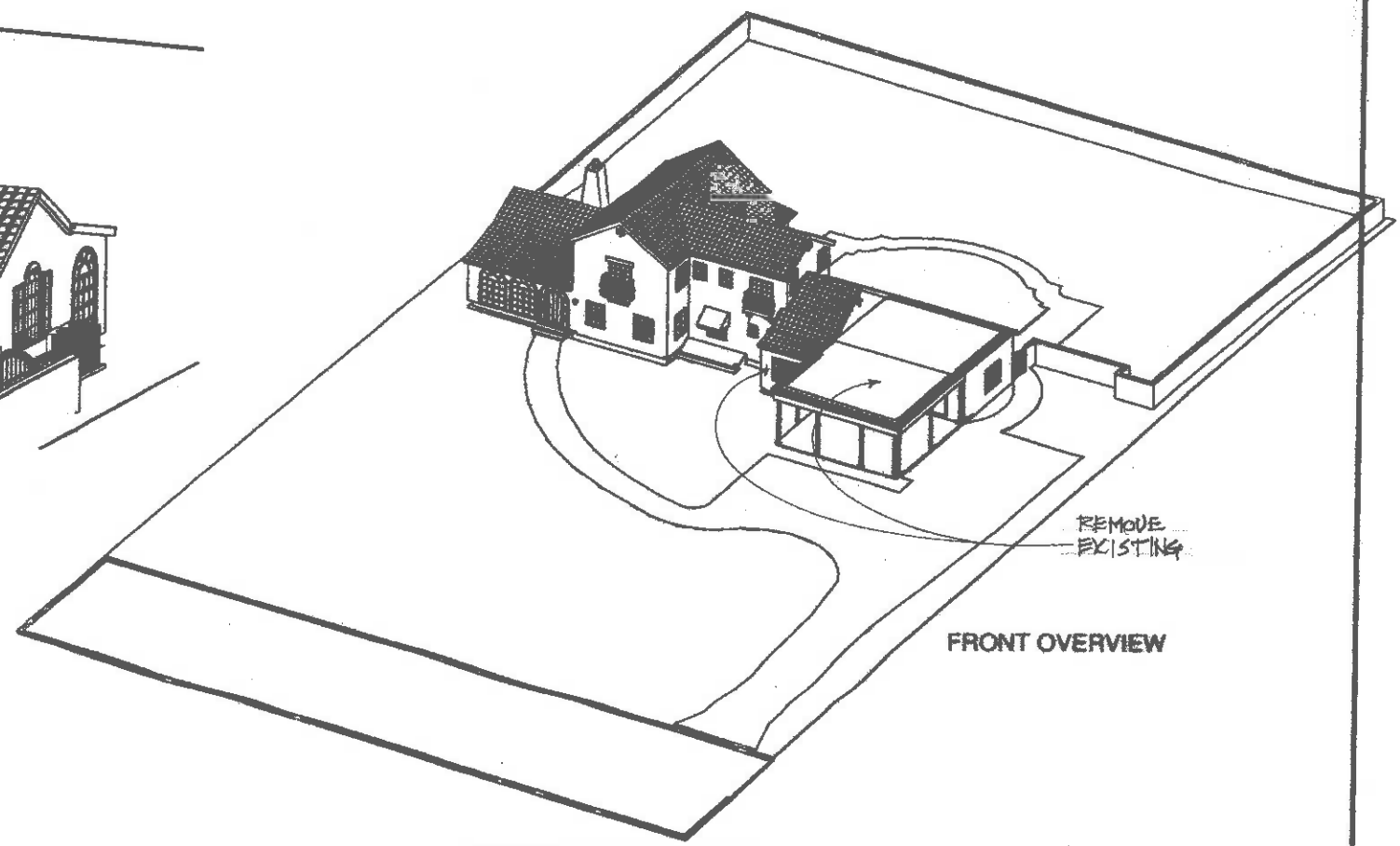
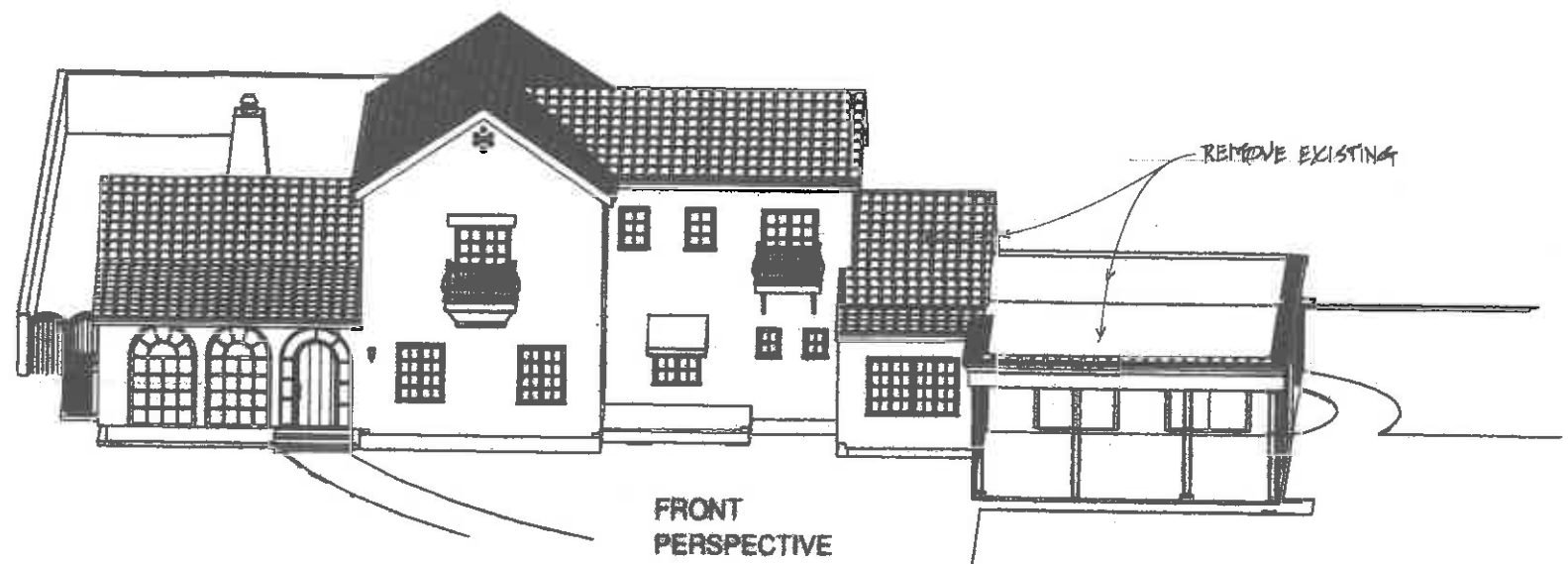
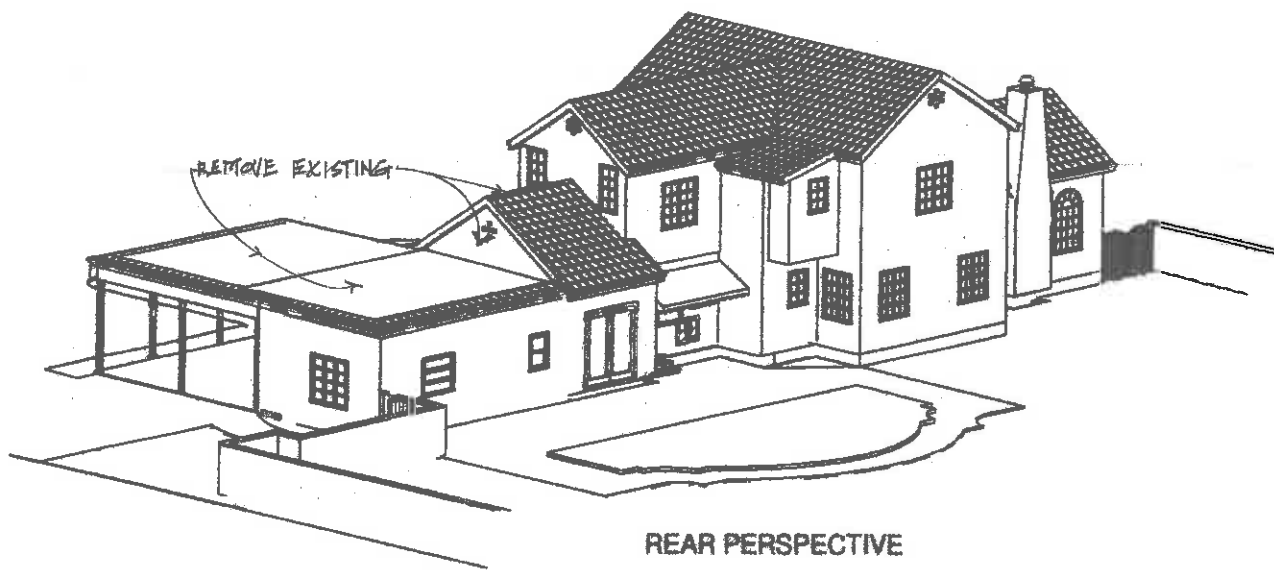




BUILDING SECTION A.
SC: 1/4"



2ND FLOOR PLAN
SC: 1/4"
TOTAL LIVING AREA:
2,522 S.F.



EXISTING RESIDENCE