

Historic Preservation Board



December 9, 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 July 14, October 14 and November 2015.

Public comments on any business not appearing under action.

2 action

HDA 15-006 Request by James Martin Sullivan and Maura T. Smith to nominate their property located at 901 Georgia Avenue, Winter Park, Florida for listing as a historic landmark in the Winter Park Register of Historic Places. Parcel No. 06-22-30-2264-00-081. Zoned R-1AA.

HDA 15-007 Request by Jose and Ann Lacambra to nominate their property located at 700 Oxford Road, Winter Park, Florida for listing as a historic resource in the Winter Park Register of Historic Places. Parcel No. 07-22-30-8908-07-010. Zoned R1-AA.

COR 15-007 Request by John M. Brennan, Jr. For a Certificate of Review for final design review of a freestanding two car garage with a second floor accessory dwelling unit at the rear of his property located at 814 Antonette Avenue; approved with a variance to allow a ten foot rear setback at the November 13, 2015 HPB meeting. Contributing historic resource listed in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-01-100.

COR 15-010 Request by Oliver Constable for a Certificate of Review to demolish the existing open air cabana and replace it with a new enclosed cabana with open porch at his property at 333 Vitoria Avenue, Winter Park, Florida. A variance is requested to allow the 710 square foot cabana and open porch under roof to exceed the allowed 500 square feet with a ten foot rear setback. Project includes replacing the pool deck. Non-contributing historic resource in College Quarter Historic District. Parcel No. 07-22-30-1490-02-150. Zoned R-1AA.

3

non-action

Staff report on Winter Park Country Club Clubhouse rehabilitation.
Staff report on ordinance amendments.

4

adjourn

The next regular HPB meeting will be 9:00 a.m. Wednesday, January 13, 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
December 9, 2015

HDA 15-006 Request by James Martin Sullivan and Maura T. Smith to nominate their property located at 901 Georgia Avenue, Winter Park, Florida for listing as a historic landmark in the Winter Park Register of Historic Places. Parcel No. 06-22-30-2264-00-081. Zoned R-1AA.

History. The residential property at 901 Georgia Avenue was built in 1917 for Professor and Mrs. Edward S. Meyer of Cleveland, Ohio. It was identified as a potential local landmark building in the 1986 survey of historic resources.

Dr. Meyer made arrangements to build the house when he and his wife wintered at the Osceola House in 1916. He was educated at the University of Heidelberg, and had taught German at Adelbert College in Cleveland (now Case Western Reserve University). He joined the Rollins College faculty in 1917. He was a professor of German Language and Literature. Dr. Meyer was active on the local School and Civic League, serving as Chair of the Advisory Teacher Committee. The Edward S. Meyer Scholarship was established at Rollins in 1942. Dr. and Mrs. Meyer also had a summer house in Gordon Bay, Ontario. The architect and builder of the house have not been identified. It is possible that the house was designed by L. Percival Hutton who designed the English style cottage, Pine Needles, at 242 Chase Avenue around the same time.

From 1947 to 1951, it was the residence of J. Lynn Pflug and his wife Kelly Pflug. J. Lynn Pflug served as Winter Park Mayor from 1958 to 1961.

Description. The Tudor style residence is a two story frame building on a continuous brick foundation. The hip and jerkinhead roofline has very distinctive curved eaves that create the impression of a thatched roof. The horizontal siding is beveled edge heart pine. There is a half basement. There is an eyebrow dormer on the main roof and on the entry porch roof. The porch has a jerkinhead roof and the entry door is flanked by windows. There is a pair of second floor bay windows and a ground floor bay window on the façade. The windows are sash style and have one over one and six over one glazing patterns.

The chimney is placed at the center ridge. The rear roofline repeats the jerkinhead and eyebrow details of the façade. There is a screened porch on the rear elevation. The front brick driveway accesses Georgia Avenue and Cherokee Lane and also runs along the north side of the property

to a freestanding one story, two car frame garage at the northwest rear corner of the property. The original garage was located by Cherokee Lane. The property is in very good condition.

Architecture. Designed to resemble a thatched roof English cottage, 901 Georgia Avenue is a rare subtype of the Tudor style; in its case, with wood wall cladding and a false thatched roof. The popular name for the style is historically imprecise since few examples closely mimic the true characteristics of early 16th century England. Instead, the style is loosely based on a variety of late Medieval English prototypes ranging from thatched roof cottages to grand timbered manor houses. Uncommon in America before World War I, the style gained popularity through plan books and newer construction materials and techniques. It became one of the most popular house styles from 1915 to 1930.

The unusual false thatched roof imitates with modern materials the picturesque thatched roofs on rural English cottages. Composition roofing materials are rolled around eaves and rakes to suggest a thick layer of thatch. The English Art and Crafts movement during the same time period also provided inspiration for the building's details.

RECOMMENDATION: Staff recommends listing as a historic landmark on the Winter Park Register of Historic Places.



PLANNING DEPARTMENT

received
10/20/15

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

City of Winter Park Historic Designation Application

1. 901 Georgia Ave.
 Building address

James Martin Sullivan & Marnet T. Smith 901 Ga. Ave. 407-629-4648
 Owner's name(s) Address Telephone

cell 407-484-0112

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

2. I, J M Sullivan and M T Smith, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

James Martin Sullivan / Marnet T. Smith 9/26/15
 Owner's Signature Date

Historic Preservation Board Office Use

Criteria for Designation

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- B. Association with the lives of a person or persons significant in our past; or that
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or are likely to yield information important in prehistory or history.

06-22-36-2264-00-081 1917
 Legal description Year built

EDWARD S. MEYER HOUSE
 Historic name of building (if any) Historic district name (if any)

Date received: 10-21-15 HPC Meeting: 12-9-15

Case File No.: HDA 15-006 Florida Master Site File No.: OR- 0633

Local Historic Landmark
 1996 Survey

Local Historic Resource

WINTER PARK HISTORIC SURVEY
HISTORIC SITE SUMMARY FORMS

Site Name MEYER, EDWARD S. HOUSE
Address 901 GEORGIA
Date 1917 SITE NUMBER WP019
Architect _____
Builder _____
Style ENGLISH COTTAGE

Significance:

This style of bungalow was common in plan books in the early part of this century. The rounded eaves and low roofs gave the impression of a thatched roof. The house was built in 1917 for Edward S. Meyer a member of the Rollins Faculty in 1917. Meyer also had a summer home in Gordon Bay, Ontario.



At Rollins College, Room, Board and Tuition in the Academy and Business School was increased from \$190 to \$224, and in the Collegiate Department from \$210 to \$244. Rev. Nathaniel M. Pratt, Clella M. Avery and Alfred J. Hanna joined the faculty. Dr. W. F. Blackman resigned as President because of ill health, and Dr. George Morgan Ward again took charge. Graduates of the College were Anne Bellows and Donald M. Marvin.

1916—

In the Presidential election Winter Park cast 167 out of a possible 170 votes. Hughes received 73 votes, Wilson 57.

The gap in the highway between the Maitland and Sanford brick roads was filled, completing fifty miles of brick road between Kissimmee and the St. Johns River bridge. Shoulders were put on the nine foot County brick road from Maitland to the south boundary of Winter Park to make a sixteen foot paved road through town. A fifteen foot gravel road was built beginning at the brick road at the intersection of New England and Park, west across the railroad, north along West Park Avenue, to the packinghouse. Interlachen Avenue was paved twenty-four feet wide from the Boulevard to Pulsifer Circle. Genius Drive was laid out, and a road was built around the west side of Lake Knowles. Webster Avenue was paved eighteen feet wide from the County road to the New Seminole Hotel. A new bridge was built over the Virginia-Mizell run. Sidewalks were laid on West Boulevard and Welborne Avenue.

Winter Park had a per capita valuation of \$2,500; bonded indebtedness, \$40 per capita; one automobile to each eight inhabitants and one telephone to each five.

Sixty-nine votes were cast in the municipal election. W. C. Temple was re-elected Mayor; Percy Dale, Clerk; D. C. Overstreet, Marshall. Aldermen elected were H. A. Ward, E. F. Keezel and James Campbell. Arthur Schultz was appointed Fire Chief; Ed Favor, assistant. Ira Rigdon was appointed Tax Collector. A set of books was opened and Mr. Rigdon hired as town bookkeeper at \$75 a month, because of the confusion in town finances. The Town Clerk's salary was raised from \$15 to \$20 a month. The tax levy was set at 11 mills.

An ordinance was drawn up regulating the blocking of street traffic on crossings and sidewalks by trains; also an ordinance requiring all cats residing in Winter Park to be licensed, at a fee of one dollar. The Woman's Club erected tablets on all highways entering the town bearing the words "Winter Park Bird Sanctuary." Deputy marshalls were appointed to enforce the ordinances relating to birds and game.

An occupational tax was levied, with 70 businesses on the list. The lowest license was 50 cents for a one-chair barber shop, the highest \$125 for merchants using trading stamps. Winter Park's "Great White Way" lights were turned on for the first time on East Park Avenue. Fourteen new incandescent lights were installed at street corners where needed. A Model T Ford with chemical tanks was added to the town's fire fighting equipment. A new pumping system was installed giving a maximum water supply of 300 gallons per minute. Pipe was laid in Hannibal Square to furnish city water to the colored people.

Arthur Schultz, President of the Board of Trade, addressed the Town Council with reference to the condition of Palm Cemetery, as a result of which \$500 was appropriated from the 1917 tax levy for cemetery purposes. On May 4 the Town Hall was dedicated and the council chamber moved. It was built with the \$2000 bond issue and \$5000 donated by an anonymous citizen.

Building permits were issued to Harley B. Gibbs, Wm. Whitney Farnam, H. C. Caldwell, Frank A. Purdy, C. D. Powell, H. E. Spangler, R. B. Barbour, W. L. Barze, James Stokes, James Harper, J. O. Hale and Rev. G. Monroe Royce. H. A. Ward built a home on Ohio Avenue, John Boyer on Chase, Jas. C. Sigler on Carolina, H. Siewert on the Winter Park-Orlando Highway, Dr. E. S. Meyer near the Seminole Hotel. Mrs. H. V. M. Hyde and Wm. G. Hoffman built homes on Lyman Avenue, M. M. Hyde on Fairbanks, Emily A. Street on New England, Mrs. Russell on Orange, A. W. Mason on New England. Susan E. Peschman built a boarding house on Lyman Avenue, Kittie Vanderpool a tea room on the corner of Cook and Swoope Avenues, C. J. Holdorf a boarding house west of the Daetwyler packinghouse. Dr. Roland F. Hotard built a brick office building on Park Avenue. T. M. Henkel and J. A. Trovillion erected a two story brick building on Park Avenue with four apartments

usual atmosphere of this little community, that convinced me that Winter Park was where I wanted to live and work and have my friends.' "

Married: Evelyn Maude Peschmann and Joseph Clement Brossier. Grace Harrop and Joel P. Phillips. *Died:* Louise Maria Abbott, member of Rollins' first faculty. Geo. A. Rollins, one of its founders. Wm. C. Temple, former mayor.

The Dyer Section of the Navy League was organized in Winter Park in memory of the late Commander Geo. L. Dyer. A branch of the National Surgical Dressings Committee was organized, Mrs. Walter Chess, Chairman; Dorothea Chess, Secy-Treas. The use of the Town Hall was given for a workroom, and fifty women met twice a week to make dressings under the direction of Mrs. W. F. Blackman and Mrs. W. C. Temple. The Country Club Auxiliary of the American Red Cross sent 1,510 dressings to the National Surgical Dressings Committee, and 16,042 dressings to the American Red Cross.

Florida Marmalades for the Wounded was organized and sent 700 pounds of marmalade to the wounded soldiers of France. A Food Conservation Club was organized. Rev. W. H. Burr loaned the Woman's Club a room for a Community Kitchen, where a course in war cooking was given. Mrs. George M. Ward sent 1000 baby caps to the New York office of American Girls Aid.

Prof. Hiram Powers sailed to take up YMCA work. Ray Greene did YMCA work among the U. S. forces in Officers' Reserve Schools. Dean A. D. Enyart went to France to engage in educational work among the French military forces. F. Ellison Adams drove a Red Cross ambulance on the firing line—later he entered the Air Force. Joe Ahik was the second Winter Park citizen to reach the firing line, enlisting in the Seventh Volunteer Regiment of the Engineer Corps. Company C went from Orlando and Winter Park; among its members were Fred Floyd and Ray Trovillion.

The Winter Park Country Club turned its links into pasture for 250 sheep and 150 goats, to relieve the shortage in the meat supply.

W. H. Schultz was chairman of the YMCA campaign in Winter Park, which netted \$1,808 for war work on a quota of \$1000. The YWCA campaign raised \$1,100, Red Cross \$300. In the First

Liberty Loan Drive the Bank of Winter Park sold \$15,000 worth of bonds, the highest in Orange County except the State Bank of Orlando. In the second drive a total of \$59,600 was sold in Winter Park. Walter Schultz was chairman of the Men's Committee, Mrs. Luther Detwiler of the Women's Committee.

At Rollins College 205 students enrolled, 43 being in the Collegiate Department. Many Rollins boys enlisted, and others answered the draft. Fifty young men received military training under Malcolm McGowan, Company Captain. Dr. Calvin H. French succeeded Dr. George M. Ward as President. Newcomers to the faculty were Helen L. Warner, Mrs. Christine Harcourt, Dr. Herrick Dr. Meyer, Dr. Rencher and Dr. Short. The students adopted two war orphans. A Red Cross group was organized with Margaret Smith Pres.; Mary Conoway, Secy.; Dorothy Richards, Treas.

The Congregational Education Society gave the College \$2,000. F. S. Child gave \$1,500, Mrs. W. R. O'Neal \$2,000, E. H. Brewer \$5,400, Mrs. Chas. L. Smith \$6,900, W. C. Comstock \$9,400, Chas. H. Morse \$35,000. H. A. Weaver gave a \$400 tennis court. When George A. Rollins died he left his fortune to the College.

The first number of the *Tomokan* was issued, named after Tomoka, the original (Indian) name of the peninsula of Florida. Alfred J. Hanna was editor-in-chief. The Delphic Debating Society was reorganized, with Mr. Hanna as President. Paul L. Thoren was President of the Rollins College Athletic Association, A. J. Hanna of the Alumni Association. Graduates were Mary L. Conoway, Anna F. Funk, Edwin A. McQuaters, Paul L. Thoren and Alfred J. Hanna.

1918—

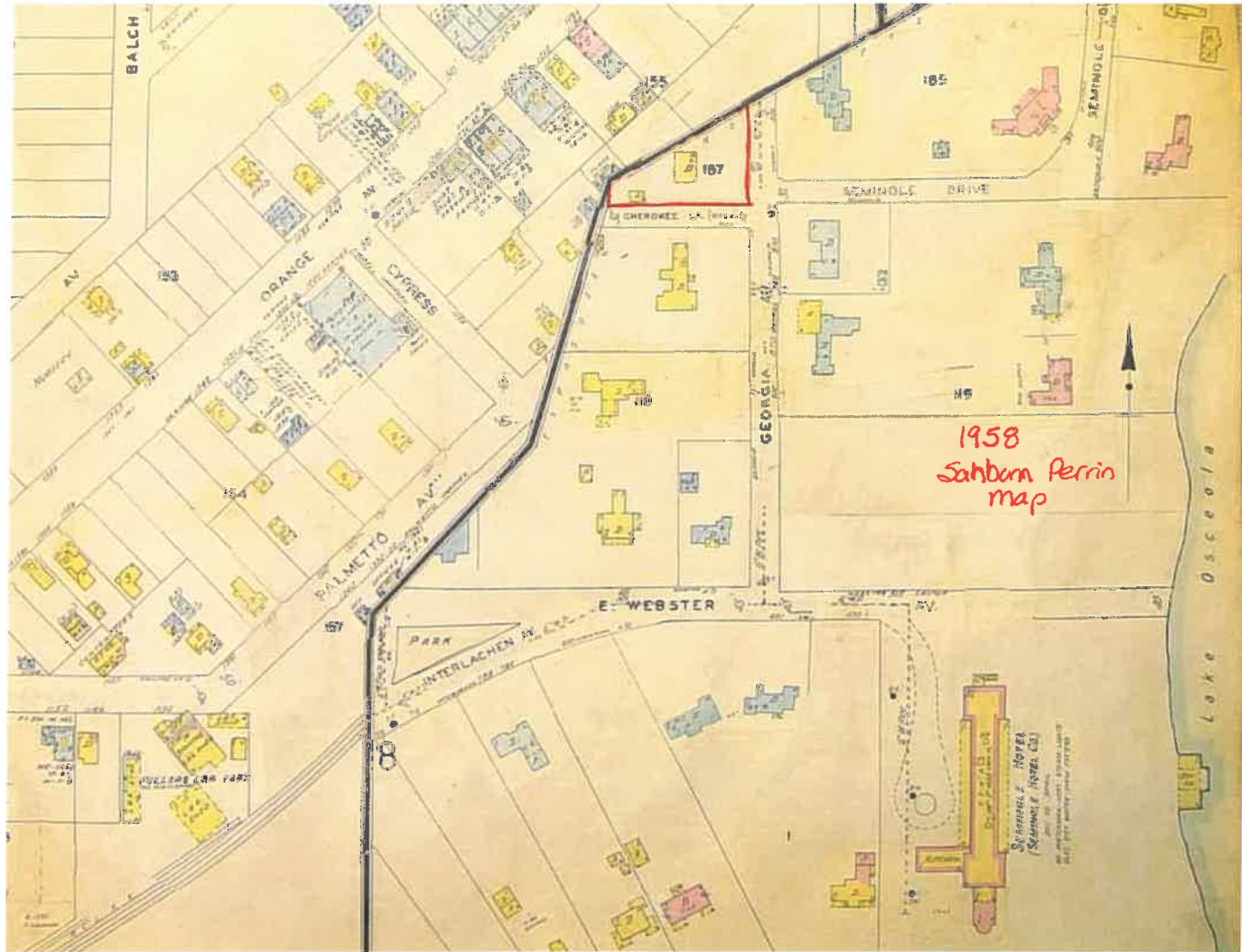
Armistice was declared November 11, bringing hostilities to an end.

The population of Orange County was 24,752, an increase of almost 10,000 in three years.

Item in *Winter Park Post*, March 7:

"The following true story is somewhat indicative of how strangers are impressed with Winter Park: Mrs. E. A.

1917



1958
Sahburn Perrin
map

STANLEY NOVEL
(Sawney & Sons, Inc.)
1958

OCA Web Map

- | | | | | | |
|------------------|-------------------------|------------------|---------------------------------|-----------------|------------------|
| Major Roads | Proposed Road | Block Line | Commercial/Institutional | Hydro | Golf Course |
| Florida Turnpike | Public Roads | Brick Road | Governmental/Institutional/Misc | Waste Land | Lakes and Rivers |
| Interstate 4 | Gated Roads | Rail Road | Residential | County Boundary | Building |
| Toll Road | Road Under Construction | Proposed SunRail | Agriculture | Parks | Hospital |

Courtesy Rick Singh, CFA, Orange County Property Appraiser 13



Created: 11/12/2015

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

WOODEN WALL CLADDING

1. Taylor, Texas; 1920s. The arched extension of the front-gabled wall extending beyond the main house to the right is called an "arcaded wing wall." This is a feature found on both Tudor and Spanish Eclectic houses (see also Figure 3).
2. Kansas City, Missouri; 1920s. An unusually tall and steeply pitched front-gabled roof forms the principal facade. Note the pedimented entry; varying interpretations of classical doorways were added to Tudor house forms in the 1920s.
3. Ste. Genevieve, Missouri; 1920s. It is easy to identify the simple side-gabled form in this example and to see how the addition of the gabled entry, massive front chimney, and dominant front gable converts it to Tudor styling.
4. St. Louis, Missouri; 1920s.
5. Buffalo, New York; 1910s. An early symmetrical example with a full front-gabled roof. Note the open eaves with exposed rafters, borrowed from contemporaneous Craftsman houses. Decorative half-timbering, seen here and in Figure 4, is uncommon on Tudor houses with only wooden wall cladding.



FALSE THATCHED ROOF

1. Portland, Oregon; 1920s. This steeply pitched roof with curved dormer and curved gable roof gives a convincing imitation of thatch. The roofing material is probably a replacement of the original.
2. St. Louis, Missouri; 1920s. The tightly wrapped roof edge seen here is less common and less convincing than the more gently rolled edge of the other examples shown. Note the undulating texture of the original composition roofing material, visible on the left gable.
3. Cleveland, Ohio; 1920s. False-thatched-roof examples are more likely to have asymmetrical facades than other Tudor subtypes (see also figures 4 and 5). The original roofing material has probably been replaced here and in Figure 4.
4. Cleveland, Ohio; 1920s.
5. Catsburgh, New York; 1910s. This typical example lacks the front-facing gable usually found on Tudor houses. The trellised front entry shows some Craftsman influence. The original composition roofing is shown; note the textured pattern which closely simulates thatch.





901 GEORGIA AVENUE FRONT ELEVATION



(LEFT) SOUTH SIDE ELEVATION



REAR ELEVATION



(RIGHT)
NORTH
SIDE
ELEVATION



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
December 9, 2015**

HDA 15-007 Request by Jose and Ann Lacambra to nominate their property located at 700 Oxford Road, Winter Park, Florida for listing as a historic resource in the Winter Park Register of Historic Places. Parcel No. 07-22-30-8908-07-010. Zoned R1-AA.

History. The eclectic style residential property at 700 Oxford Road was built in 1938-39 by building contractor Frank A. Heigel. It was built in its highly visible location during the later days of the development of the Virginia Heights subdivision. This section of Oxford Road was once named as an extension of Melrose Avenue according to the 1958 Sanborn Perrins Insurance Company map. Platted in the 1920s, the property changed hands several time before Heigel bought the property and built the house. The deed required that the residence must be erected at a cost no less than \$5,000.00 and must be at least 30 feet from the front lot line.

Frank Heigel started his business as a contractor in 1924 during the Florida Land Boom. He was active in civic organization, becoming a charter member of the Kiwanis when the Winter Park Chapter started in 1931. He was elected its president in 1936.

Virginia Heights. By the 1920s, the Florida Land Boom was in full swing. This was an unprecedented period of growth that followed World War I. Immediately upon the end of the war, real estate activity rose to a frenzied pitch. Property values climbed dramatically. In Winter Park, new subdivisions were platted and lots sold and re-sold for quick profits. Platted in January 1922 by J. H. Bradshaw, W. H. McRainey, James H. Hirsch and Julian H. Harris, Virginia Heights was touted as "Winter Park, Florida's finest new subdivision" in a real estate postcard. It was developed by the National Realty Company of Indianapolis.

The property was platted by civil engineer E. F. White. The Virginia Heights street design is a modified grid that responds to the eastern shore of Lake Virginia and to the creek that runs from Lake Sue to Lake Virginia. The developers included a park at the northern end of College Point which is deeded to Virginia Heights property owners. A vintage postcard shows the neighborhood as it was platted and as it is today with one exception; a road was not extended across the wetlands between Lakes Sue and Virginia. Many historic homes from the earliest development of Virginia Heights and the original street plan lend the neighborhood its distinctive charm. Until the 1920s Florida Land Boom, the area was primarily undeveloped woodlands tapped by the local turpentine industry. The "Dinky Line" railroad ran along the shore of Lake Virginia.

In the early phase of development, Virginia Heights included the variety of residential style popular at the time including Colonial Revival, Tudor, Craftsman and Mediterranean. After World War II, home building completed development within the neighborhood. The dominant domestic architectural style during the 1940s was Minimal Traditional. By the 1950s, the end of Virginia Heights' period of significance, Ranch and Contemporary Rambler style homes were the norm.

Description. 700 Oxford Road faces Oxford Road between the corners of Lakeview Drive and Essex Road. The two story stuccoed masonry residence has a flat tile, side facing gable roof and a flat roofed one story sun porch on the east side. There is a two story wing on the rear elevation. The shallow eaves have decorative moldings. The foundation is raised and continuous. The façade is symmetrical with a center entry. The entry stoop has low ironwork railings. The paneled entry door is topped with a Colonial Revival broken triangular pediment. The entry pilasters and over door panel are ornamented with classical patterns typical of Beaux Arts patterns, and the doorway is flanked with lights. There is an ornamental window with decorative ironwork grill on the second floor above the entry. The windows are divided light casements and have fixed shutters and cornices.

The west side elevation has an exterior chimney on the two story main body of the house. There is an attached, now enclosed, garage off the northwest corner of the house. The wing has a tiled pent roof wrapping the building. A screened porch has been added to the rear. Like many Florida homes of the era, its eclectic architecture borrows details from several pure styles. The property is in very good condition.

Architecture. Colonial Revival style refers to the rebirth of interest in the early English and Dutch homes of the Atlantic seaboard that emerged at the 1876 Philadelphia Centennial Exposition. The structures reflected classical traditions from Georgian, Federal and Jeffersonian styles. Major elements included symmetrical facades, prominent porticos, molded details in Bas relief, small paned windows, and entry fanlights. It was the dominant house style during the first half of the last century. There were several subtypes based on primarily on roof forms and variants of entrances, windows and cornices.

RECOMMENDATION: The property represents the middle phase of historic development during Virginia Heights' period of significance. It is an eclectic example of Colonial Revival influenced architecture. Staff's recommendation listing the house as a historic resource in the Winter Park Register of Historic Places.



City of Winter Park
 Historic Preservation Commission
 Planning and Community Development Department
 401 Park Avenue, South
 Winter Park, Florida 32789
 (407) 599-3498

Historic Designation Application

1. 700 OXFORD ROAD, Winter Park, FL. 32789-5087
 Building address
JOSÉ + ANN LACAMBRA " " " "
 Owner's name(s) Address Telephone
 C. 407 718 1629
 H. 407 644 0235

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

2. I, JOSÉ M. LACAMBRA, as owner of the property described above, do hereby authorize the filing of this application for historic designation for that property.

[Signature] Ann Lacambra 11/12/15
 Owner's Signature Date

Historic Preservation Commission Office Use

Criteria for Designation

- A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development; or
- B. Association with the lives of a person or persons significant in our past; or that
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded or are likely to yield information important in prehistory or history.

Va. Heights G/107 LOT 1 + N 1/2 Lot 2 BKG 1937
 Legal description Year built

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

Date received: 11-13-15

HPC Meeting: 12-9-15

Case File No.: HDA 15-007

Florida Master Site File No.: OR- 9369

Local Historic Landmark

Local Historic Resource

VIRGINIA HEIGHTS

DESCRIPTION

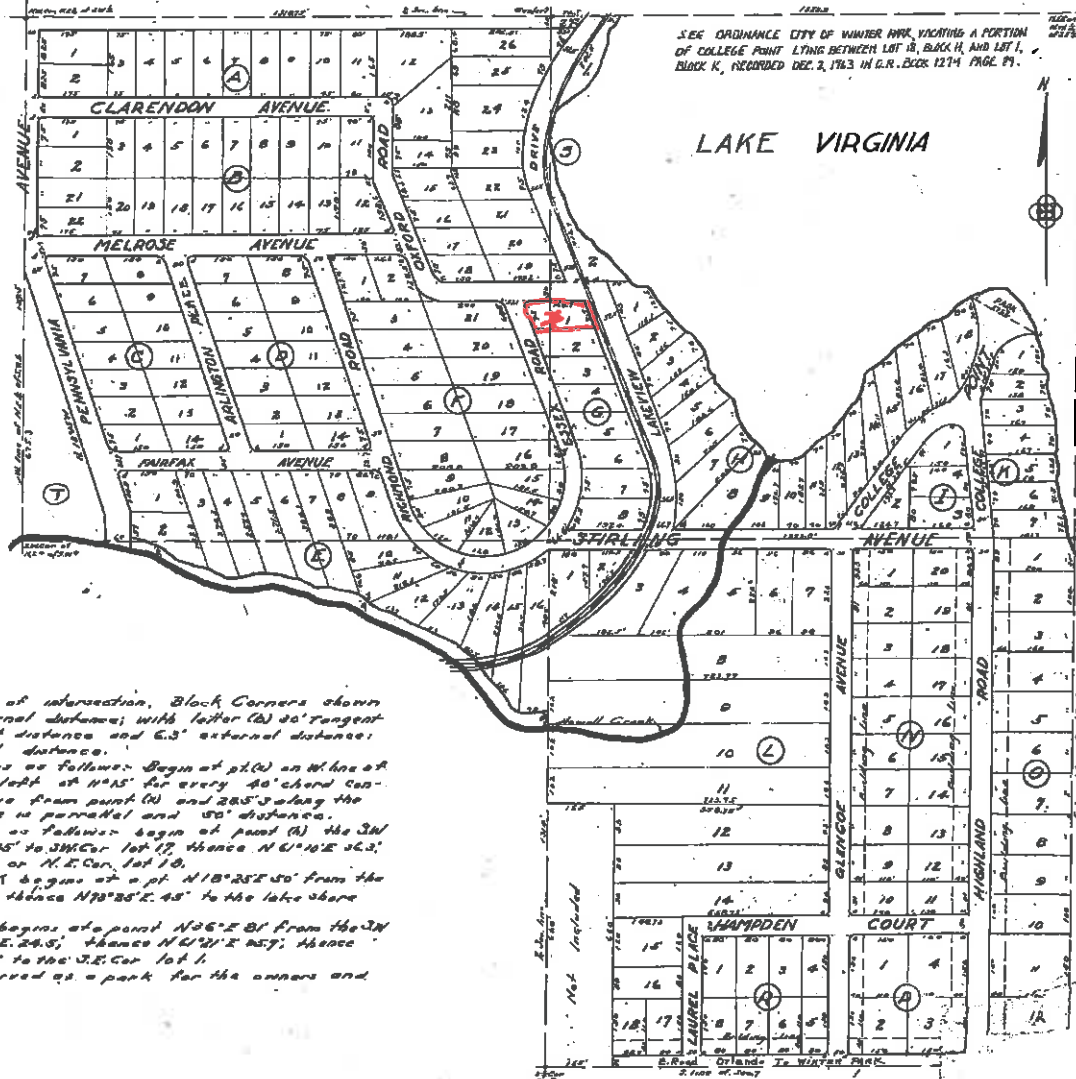
The NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4 except the N 30 feet; the SW 1/4 of the SE 1/4 except beginning of the SE Cor. thence N along the Sun line 600; 1160; 3500; to the S line of Sun, thence N 165° to point at beginning. Also all that part of SE 1/4 of the SW 1/4 lying North of the center of Marshall Creek except a strip of land 30' wide bordering the center of said creek. All being in Section 7-Twp 22S, Range 30E.

Date: Jan. 1922
 E.S. White, Civil Engr., Orlando, Florida. by H.A. Tankle pang.

on VIRGINIA HEIGHTS... REPLACES 107 107
 Vol. 2/29/1924 P. D. J. Page 21
 replacing BLOCKS B C D; LOTS 1719 BLOCK A; LOTS 1707 B BLOCK E;
 LOTS 1708 (less 3) BLOCK F.
 See ELLNO-WILLO
 Filed 11/17/1925 H. K. Page 15
 replacing LOTS 1, 3, 4 BLOCK O
 CHEROKEE PARK
 Filed 11/17/1925 L 137
 replacing BLOCK 7
 ELLNO-WILLO THE
 3/26/1926 0 50
 replacing LOT 2 BLOCK O

Engineers Certificate
 State of Florida,
 County of Orange.
 Personally appeared before me R.E. White,
 Civil Engr., 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.S. White, Civil Engr.
 Subscribed and sworn to before me this 15th day of January A.D. 1922
 (Notarial Seal)
 My commission expires August 31st 1922

Owners Certificate
 State of Florida,
 County of Orange.
 Personally appeared before me J.M. Bradshaw
 Notary Public,
 who being duly sworn, deposes and says that they are the owners of the land described in the caption and have authorized and accepted the survey and subdivision as shown herein.
 J.M. Bradshaw James M. Bradshaw
 W.M. McBurney John M. McBurney
 Subscribed and sworn to before me this 15th day of January A.D. 1922.
 (Notarial Seal) H.E. Mohr, Notary Public.
 My commission expires Sept 15th 1922



SEE ORDINANCE CITY OF WINTER PARK, VACATING A PORTION OF COLLEGE POINT LYING BETWEEN LOT 18, BLOCK H, AND LOT 1, BLOCK K, RECORDED DEC. 2, 1923 IN G.R. BOOK 1274 PAGE 71.

COPY OF FIELD NOTES

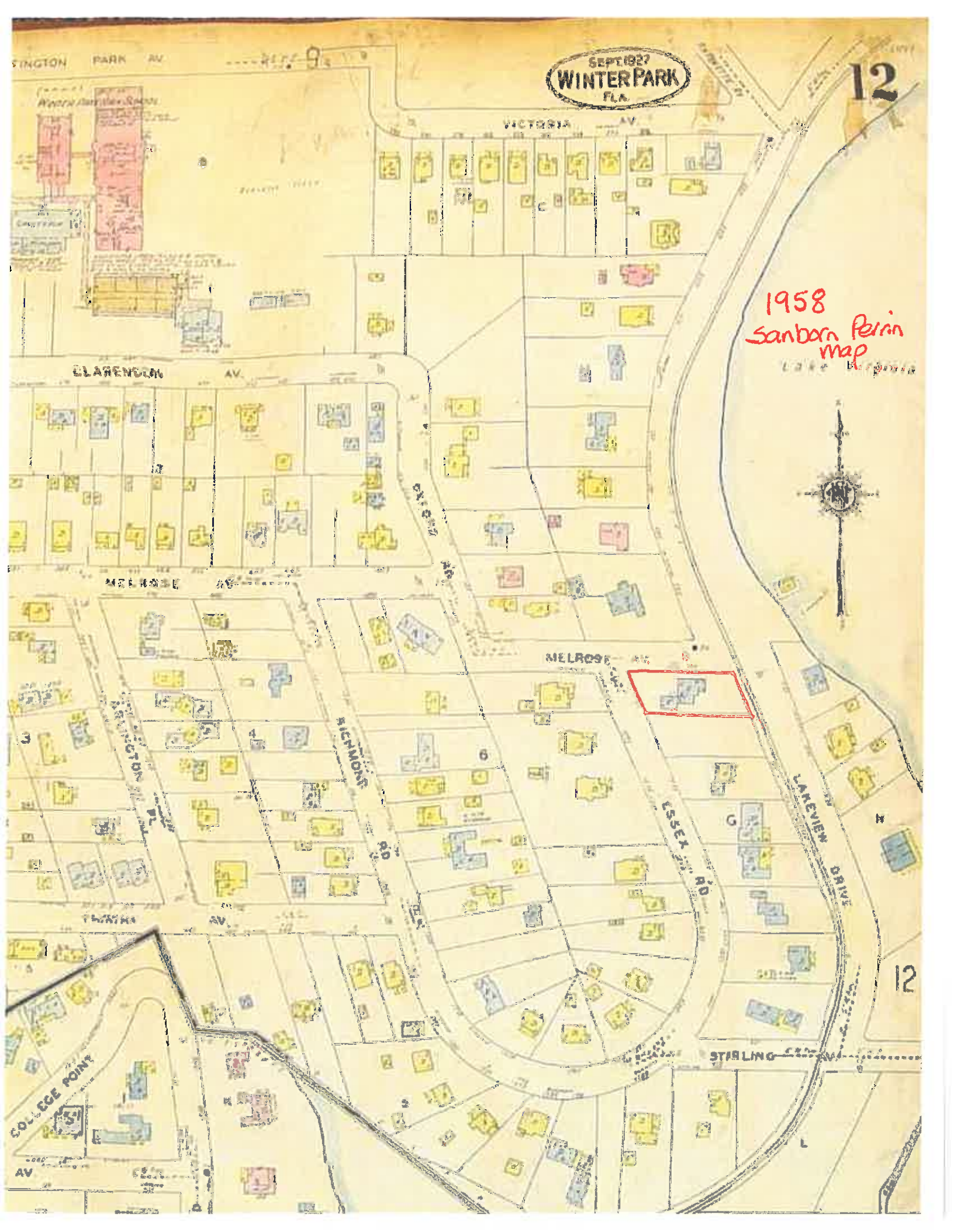
Relating to Block Corners, Corner A.
 The dimensions given of Block corners and to the point of intersection, Block Corners shown with letter (A) have 20' tangent distance and 83' external distance; with letter (B) 30' tangent distance and 15' external distance; with letter (C) 20' tangent distance and 63' external distance; with letter (D) 25' tangent distance and 15' external distance.
 The curve (A) of the head of Block F is as follows: Begin at pt. (A) on W line of Block at SW Cor. lot 3, thence by deflection angles to left of N 65° for every 40' chord run - have ground to the point (B) which is 640' ground curve from point (A) and 285' along the street line from the N.E. Cor. of lot 17. The outer curve is parallel and 50' distance.
 The curve (B) of the N.E. of Block H is as follows: begin at point (B) the SW Cor. of lot 14, thence N 82° 25' E 40', thence N 61° 10' E 45' to SW Cor. lot 17, thence N 61° 10' E 32.5', thence N 61° 10' E 32.5', thence N 13° 14' W 114' to lake or N.E. Cor. lot 10.
 The curve (C) of the head of Block K begins at a pt. N 18° 25' E 50' from the SW Cor. of lot 4 thence N 35° 45' E 27', thence N 45° 5' E 27', thence N 70° 35' E 45' to the lake shore and the N.E. Cor. of lot 1.
 The curve (D) of the head of Block J begins at point N 25° E 81' from the SW Cor. of lot 4 thence N 44° 27' E 24.5', thence N 32° 54' E 24.5', thence N 61° 10' E 45', thence S 85° 53' E 174', thence S 43° 14' E 104', thence S 35° 20' E 100' to the S.E. Cor. lot 1.
 The North end of "College Point" is reserved as a park for the owners and residents of Virginia Heights.

Filed and recorded Jan 20, 1922 3:40 PM
 H.W.C. Strickland, Clerk
 H.A. Tankle pang, D.C.

SEPT. 1927
WINTER PARK
FLA.

12

1958
Sanborn Perin
map



12

OCA Web Map

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 12/1/2015

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

VARIANTS AND DETAILS

As in their Georgian and Adam prototypes, the principal areas of elaboration in Colonial Revival houses are entrances, cornices, and windows.

ENTRANCES—The illustrations of Georgian and Adam entrances on pages 155 and 158 include most variants found on colonial prototypes; some common additional variations favored on Colonial Revival houses are illustrated here. Broken pediments, rare on colonial originals, were particularly favored by the Revivalists. Entrance details on careful Colonial Revival copies can be distinguished from originals only by their regular, machine-made finish, which contrasts with the slightly irregular hand finishes of early examples. On less precise Colonial Revival copies, door surrounds are typically flatter than the originals; that is, less wood and fewer and shallower moldings are used to gain a similar frontal effect but less depth and relief are apparent when viewed from the side.

CORNICES—In original Georgian and Adam houses the cornice is an important identifying feature. It is almost always part of a boxed roof-wall junction with little overhang, and is frequently decorated with dentils or modillions (see page 155). These are also typical of many Colonial Revival examples. Some, however, have open eaves and rake, or even exposed rafters, features never found on original colonial houses.

WINDOWS—As in the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each sash has six, eight, nine, or twelve panes. Equally common are multi-pane upper sashes hung above lower sashes that have only a single large pane, a pattern never seen on colonial originals. Where bay windows, paired windows, or triple windows (except the Adam Palladian type) are present, they clearly signify a Colonial Revival house rather than an original.

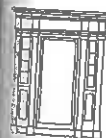
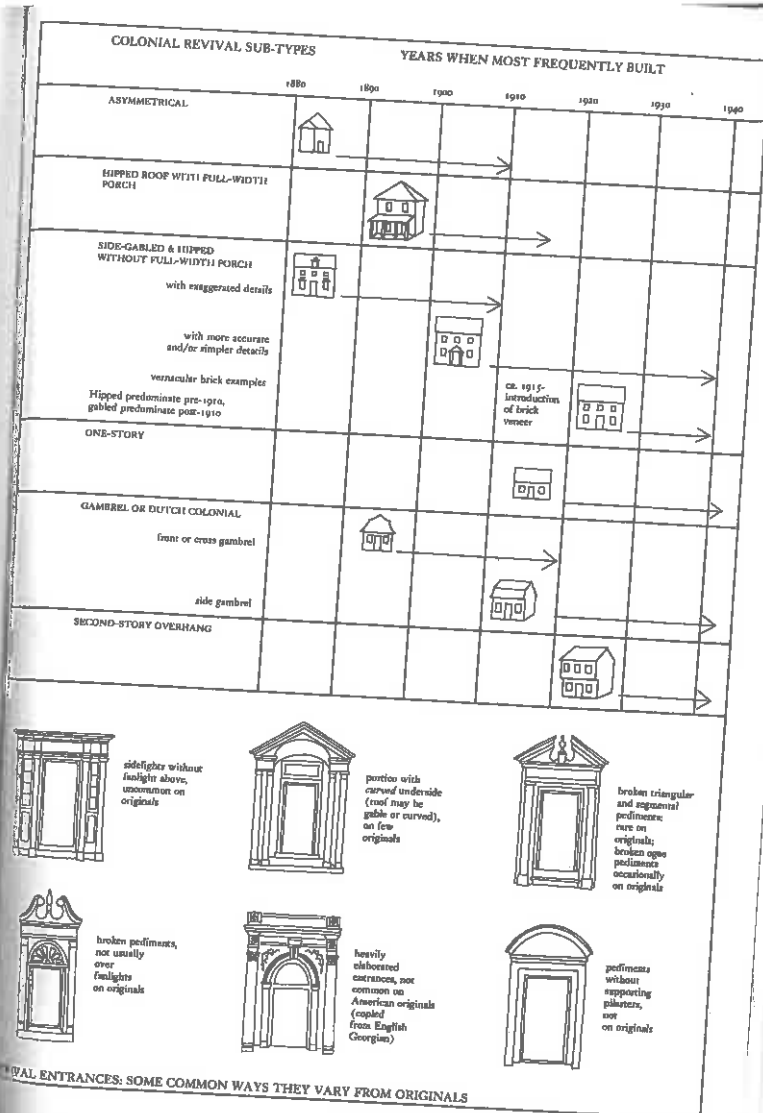
OTHER DETAILS—All common wall materials were used, but masonry predominates in high-style examples. Vernacular examples were generally of wood before about 1920, with masonry progressively more common as veneering techniques became widespread in the 1920s. High-style elaborations of Georgian and Adam originals may also occur on landmark Colonial Revival copies.

OCCURRENCE

This was a dominant style for domestic building throughout the country during the first half of this century. The different subtypes were not, however, equally common throughout this long period, but shifted with changing fashion (see each subtype above). After briefly passing from favor in mid-century, the style has recently reappeared in somewhat different form as a dominant Neoclectic style (see page 489).

COMMENTS

The term "Colonial Revival," as used here, refers to the entire rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles form the backbone of the Revival, with secondary influences from Postmedieval English or Dutch Colonial prototypes. Details from two or more of these precedents are freshly combined in many examples so that pure copies of colonial houses are far less common than are eclectic mixtures.



side light without pediment above, uncommon on originals



pediment with curved underside (roof may be gable or curved), on few originals



broken triangular and segmental pediments rare on originals; broken ogive pediments occasionally on originals



broken pediments, not usually over fanlights on originals



heavily elaborated entrances, not common on American originals (copied from English Georgian)



pediments without supporting pilasters, rare on originals

ENTRANCES: SOME COMMON WAYS THEY VARY FROM ORIGINALS

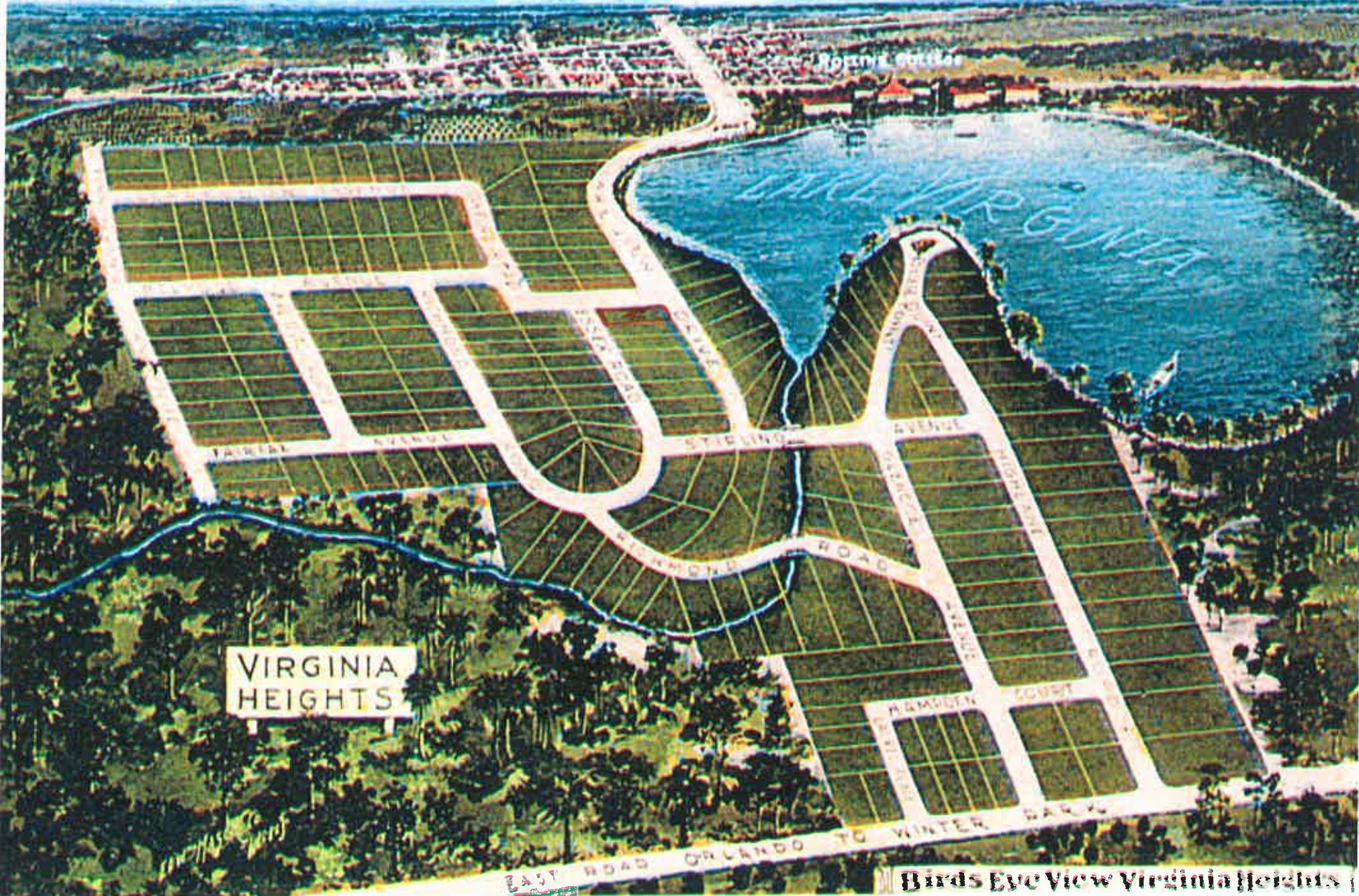
SIDE-GABLED ROOF

1. Baltimore, Maryland; ca. 1910. A very simple, two-ranked example.
2. Louisville, Kentucky; 1920s. Side porches are common on Colonial Revival houses (see figures 3, 4, and 7).
3. Louisville, Kentucky; 1930s. Another Regency house (see also page 331, Figure 6). This type of metal entry porch, with a canopy roof is a characteristic Regency feature.
4. Kansas City, Missouri; 1910s. Although at first glance this looks like an accurate copy, the roof overhang is too wide and the windows too broad for an original colonial house.
5. Cleveland, Ohio; 1920s. The entry porch with a curved underside is a favored Revival detail.
6. Dallas, Texas; 1941. Young House. Small round windows (above the entry here and in the gable end of Figure 3) were widely used in the late 1930s, '40s, and early '50s on Colonial Revival houses and on other styles.
7. Dallas, Texas; 1919. Thonson House. This example was inspired by the Middle Colonies Georgian house. Note the pent roof and the hood over the entry. The side porch to the left has a summer sleeping porch above with windows on three sides. These were especially favored in the South where they appear in many early 20th-century styles.
8. Cambridge, Massachusetts; 1901. John W. Ames, architect. This house demonstrates that reasonably accurate Colonial copies were being designed in the early years of the Revival; those with exaggerated detailing were, however, far more common.
9. Louisville, Kentucky; 1920s. The garden facade of a very large example. Note the door surround with the pediment extending over the side-lights but lacking a fanlight. Although this combination was never used in colonial houses, the example here faithfully captures the spirit of a Georgian or Adam doorway.



WINTER PARK, FLORIDA'S FINEST NEW SUB-DIVISION

WINTER PARK



VIRGINIA HEIGHTS

EAST ROAD ORLANDO TO WINTER PARK

Birds Eye View Virginia Heights

ONAL REALTY CO. OF INDIANAPOLIS, IND., EXCLUSIVE AGENTS.



Perk, Fla. Lake Virginia.

This Indenture,

Made this Eighteenth day of August, A. D. 1938

Between WILLIAM RUSSELL HENRY, AND MARGARET R. HENRY,
HIS WIFE

of the County of Lancaster and State of Pennsylvania

party of the first part, and FRANK A. HIEGEL

of the County of Orange and State of Florida

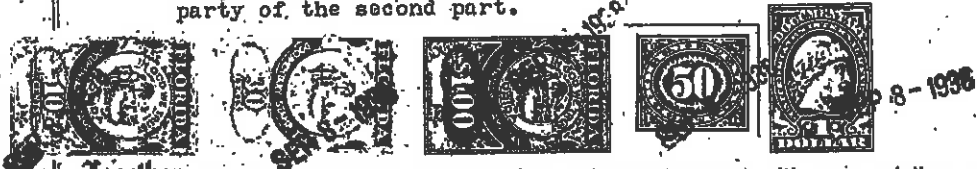
party of the second part, Witnesseth, that the said parties of the first part, for and in consideration of the sum of Ten Dollars and other valuable considerations

have unto them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and his heirs and assigns forever, all that certain parcel of land lying and being in the County of Orange

and State of Florida, more particularly described as follows:

Lot One (1) in Block G, in Virginia Heights, according to the plat thereof recorded in Plat Book G, Page 107, of the Public Records of Orange County, Florida, and subject to the following covenants:

1. This property as to ownership and occupation is reserved to persons of the Caucasian Race.
2. This property shall be used for residence purposes only.
3. No residence to be erected at a cost less than \$5000.00.
4. No residence shall be erected less than 30 feet from the front line.
5. Subject to taxes for the year 1938 which are to be paid by the party of the second part.







Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said parties of the first part do covenant with the said party of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hands and seals - the day and year above written.

Signed, sealed and delivered in our presence:

Rolph C. Koehler
D. Blatty M. M. M. M.

William Russell Henry 
Margaret R. Henry 



State of ~~Florida~~ Pennsylvania

County of Lancaster

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared

WILLIAM RUSSELL HENRY AND MARGARET R. HENRY, HIS WIFE

to me well known and known to me to be the individual^s described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said MARGARET R. HENRY

known to me to be the wife of the said WILLIAM RUSSELL HENRY on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this Eighteenth

August

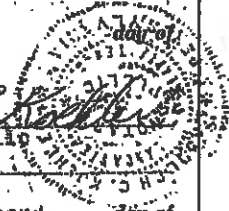
A. D. 19 38

J. Dolph C. K...
Notary Public

My commission expires Second day of

August

A. D. 19 42



Warranty Deed

WILLIAM RUSSELL HENRY AND
MARGARET R. HIS WIFE
SEP 8 - 1938 To
FRANK A. HIEBEL

Date August 18, 1938

Abstract of Description

Lot 1, Block G, Virginia
Helens, Plat Book G, Page
107 Public Records Orange County

State of Florida
County of Lancaster

On this 18 day of August
A. D. 1938, at 11 o'clock
instrument was filed for record, and being
duly acknowledged and properly
corded, the same on pages 3-4-5-6-7-8-9
of Book 520 in the public records
of said County.

RECORD VERIFIED
In Witness Whereof, I have here-
unto set my hand and affixed the seal of the
Circuit Court of the
Judicial Circuit of said State, in and for
said County.

[Signature]
Clerk

Return to J. E. W...
A. Warden



48843
1938



FRONT ELEVATION



EAST (LEFT) ELEVATION



WEST (RIGHT) ELEVATION



ANGLE VIEW - REAR ELEVATION



REAR WING



**CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD**

**Staff Report
December 9, 2015**

COR 15-007 Request by John M. Brennan, Jr. For a Certificate of Review for final design review of a freestanding two car garage with a second floor accessory dwelling unit at the rear of his property located at 814 Antonette Avenue; approved with a variance to allow a ten foot rear setback at the November 13, 2015 HPB meeting. Contributing historic resource listed in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-01-100.

At the November 11 HPB meeting, the board approved the request to demolish the existing garage and for the construction of a freestanding two car garage with a second floor accessory dwelling unit including a variance to allow a ten foot rear setback. The approval was conditioned upon the applicant returning with a revised design that would have a flat roof similar to the main house and with a landscape plan for screening the new building. The revision is attached. The revised roof line features raised parapets at the corners and a tiled pent roof between the parapets. The College Quarter Historic District Design Guidelines recommend that accessory structure should be of similar style, color, design and materials used for the principal residence.

The landscape plan showing additional screening materials is also attached. The College Quarter Historic District Design Guidelines do not address rear yard landscaping.

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 architecture of accessory buildings for historic main buildings does not have to mimic historic architecture, but needs to be compatible as is the proposed accessory building. The revised design is compatible with the main residence. The relationship between buildings helps to define the historic character of the district and should always be part of rehabilitation and redevelopment plans. The organization of the buildings on Antonette Avenue provides little view of rear yards thus there is minimal impact from the new accessory building to the character of the house and street.

RECOMMENDATION: Staff recommends approval of the revised roof design and the landscape plan.



FRONT ELEVATION
PRINCIPAL RESIDENCE

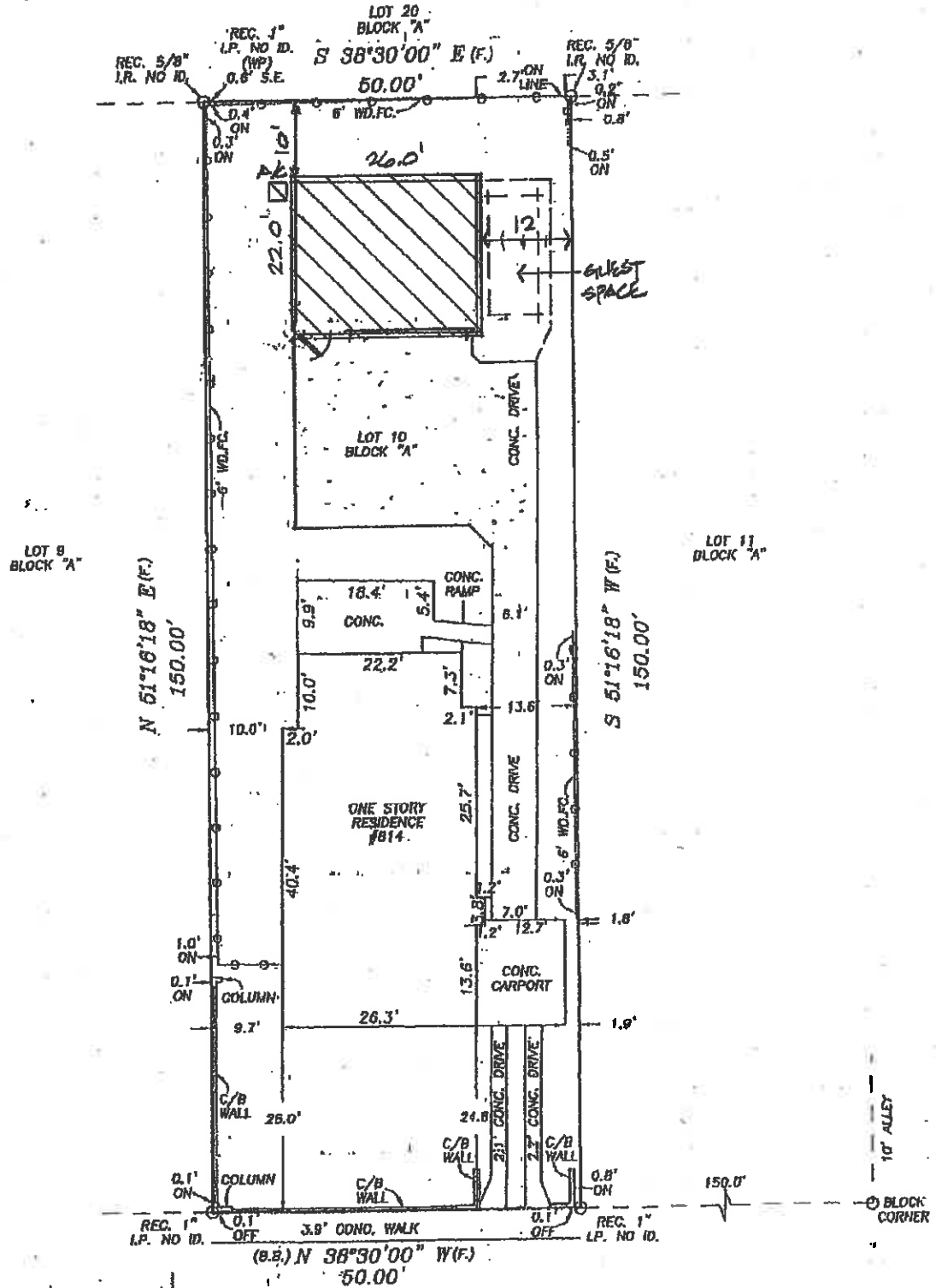




REAR YARD

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.



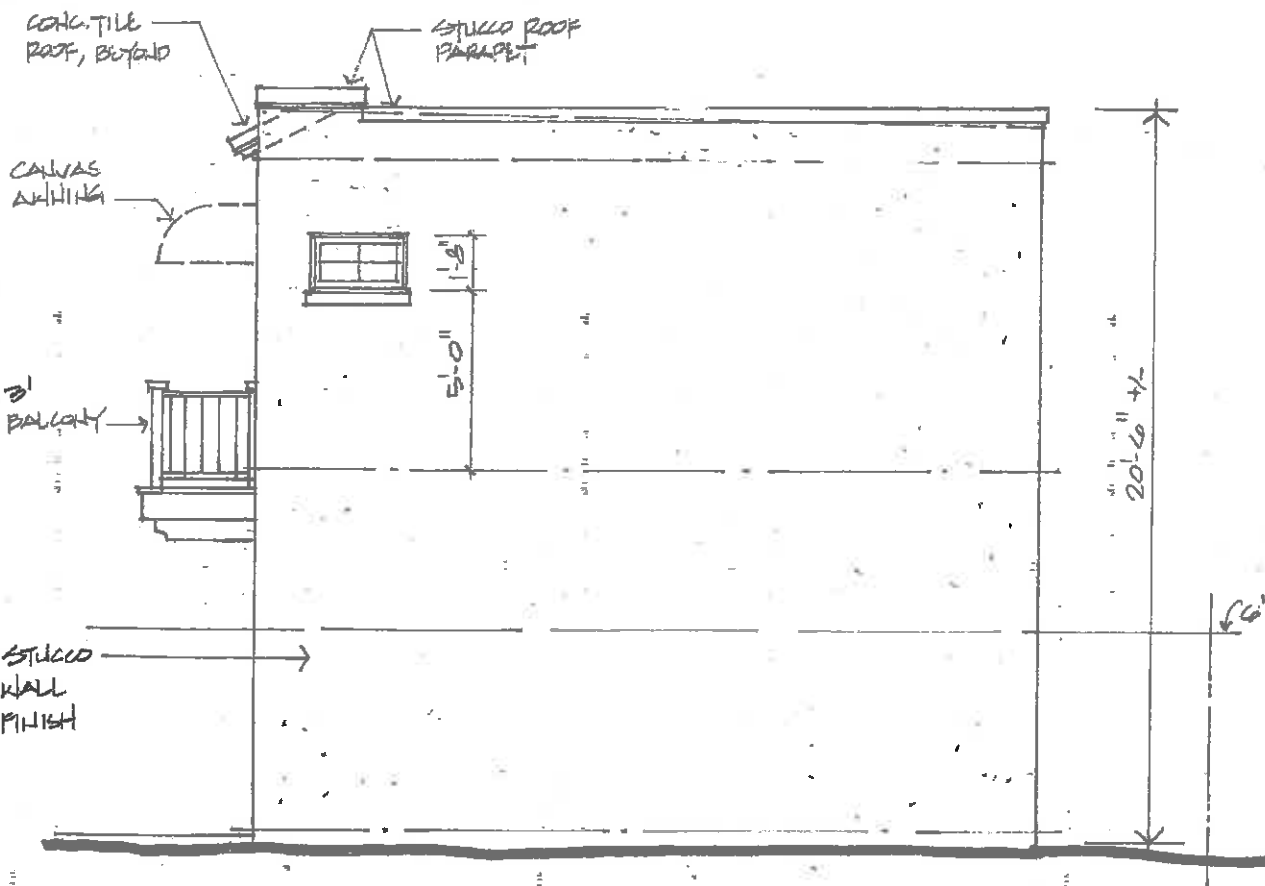
ALTERNATE/SITE PLAN
1-20'

ANTONETTE AVENUE
(60' R/W)

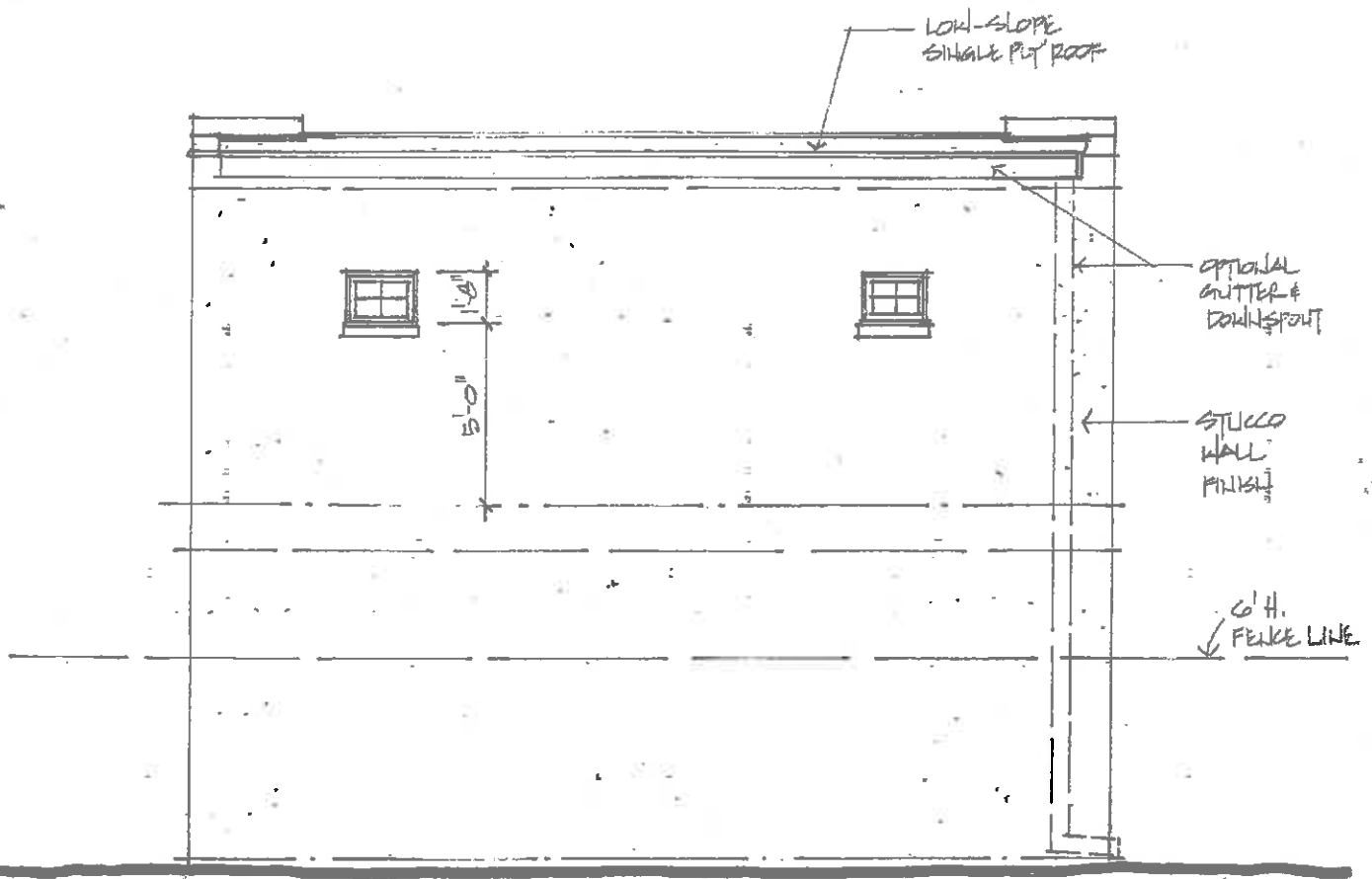


REVISED SCHEMATIC FRONT ELEVATION

1/4" = 1'-0"



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



SCHEMATIC NORTH (REAR) ELEVATION

1/4" = 1'-0"

December 2, 2015

Lindsey Hayes
Planning and Community Development Department
City of Winter Park

I am writing in response to the decision made by the Historic Preservation Board at the November 11, 2015 meeting. The decision to move forward with approving the construction of the two story accessory building located at 814 Antonette Avenue.

By way of introduction I live at 818 Antonette directly to the east/south of 814 Antonette Avenue.

I respectfully request that the following be considered in review:

- 1) The project meets building and zoning standards for floor area ratio.
- 2) That proper drainage is assured. To this end the current impervious area is accurately determined and how the proposed structure will affect the sum total of pervious to impervious ratio.
- 3) The landscaping that the Board referenced be of sufficient height and density to screen the proposed structure, currently depicted as 21 feet +/- . That said landscaping being of sufficient height and density also be in place permanently and properly replaced if damaged or rendered ineffective. This will be particularly important to screen second story windows and the balcony that will overlook and impact my backyard.

Thank you for your consideration.

Sincerely,

Elizabeth Bosserman



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
December 9, 2015

COR 15-010 Request by Oliver Constable for a Certificate of Review to demolish the existing open air cabana and replace it with a new enclosed cabana with open porch at his property at 333 Vitoria Avenue, Winter Park, Florida. A variance is requested to allow the 710 square foot cabana and open porch under roof to exceed the allowed 500 square feet with a ten foot rear setback. Project includes replacing the pool deck. Non-contributing resource in the College Quarter Historic District. Parcel No. 07-22-30-1490-02-150. Zoned R-1AA.

Description. 333 Vitoria Avenue is a one story traditional style Ranch on a triangular lot. The original house was built about 1925 as part of the early development of the College Quarter but it has been doubled in size and an attached garage added. While the original chimney is visible, the façade was completely altered during the 1972 to 1977 remodeling. The front elevation has three staggered front facing gables on the main body of the house and a front facing gable over the garage. There is a non-contributing cabana and swimming pool in the rear yard. Because of the major additions and alterations, the property is classified as a non-contributing resource in the College Quarter Historic District.

Certificate of Review Request. The applicant is requesting a certificate of review to demolish the existing open air cabana and build a new cabana with enclosed guest facilities and an open air porch. The proposed enclosed living area will be side gabled and a front gable will be over the open porch. The new cabana will have horizontal siding and a trio of French doors opening onto the pool deck. Pool deck materials will be replaced; a material change the board does not review. The simple traditional details of the new cabana are compatible with the main house. A variance is requested to allow a total of 710 square feet under roof within ten feet of the side lot line in lieu of the allowed 500 square feet.

While the house is not historic, the following Standard for Rehabilitation from the Secretary of the Interior can apply to the district:

(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 relationship between buildings helps to define the historic character of the district and should always be part of rehabilitation and redevelopment plans. The organization of the buildings on Vitoria Avenue provides little view of rear yards thus there is minimal impact from the new cabana to the character of the house and street.

The College Quarter Historic District Design Guidelines recommend that accessory structures should be of similar style, color, design and materials used for the principal residence.

RECOMMENDATION: Staff recommends approval of:

1. The demolition of the existing open air cabana,
2. A variance to allow 710 square feet under roof, and
3. The design of the new cabana.



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. 333 Vitoria Ave.
Building address

Oliver Constable 333 Vitoria Ave 615-809-7777
Owner's name(s) Address Telephone

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: new pool deck

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

tear down existing cabana, build new cabana,
remove existing rock + replace with pavers
brick

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, Oliver Constable, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

[Signature]
Owner's Signature

11/13/15
Date

Historic Preservation Commission Office Use

Date received: 11-16-15 HPC Meeting: 12-9-15 Case File No. COR 15-009

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

07-22-30-1490-02-150 1925 ALTECEO
Parcel Identification Number Year built

historic landmark historic building/structure

district contributing element district non-contributing element

COLLEGE PLACE REPLAT

SCALE 1 INCH = 80 FEET

DATE FEB. 1925.

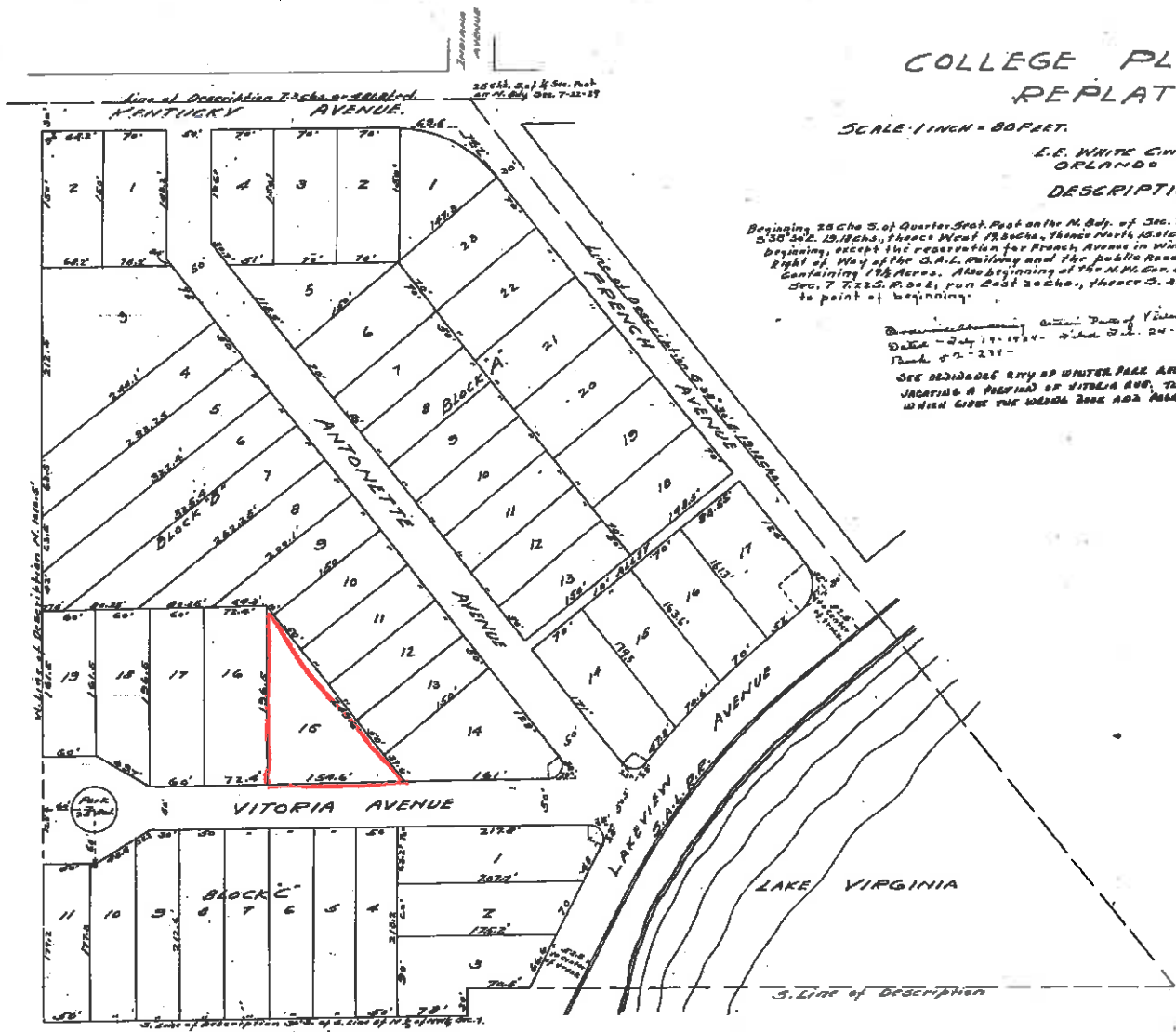
E. E. WHITE CIVIL ENGINEER
ORLANDO FLORIDA.

DESCRIPTION

Beginning 20 Chs S. of Quarter Sect. Post on the N. Ely. of Sec. 7 T. 22 S. R. 02 E. run
S 50° 30' E. 12.18 Chs., thence West 12.20 Chs., thence North 15.10 Chs., thence S. 70° 00' E. to
beginning, except the reservation for French Avenue in Winter Park, also crossing the
Right of Way of the S. A. L. Railway and the Public Road on the West side of the Railway,
Containing 1.85 Acres. Also beginning of the N. M. Sec. of the N. E. 1/4 of the S. W. 1/4 of
Sec. 7 T. 22 S. R. 02 E. run East 20 Chs., thence S. 30 feet, thence N. 20 Chs., thence East
to point of beginning.

Drawn in accordance with Part of Volume Comm. - By City of W. P.
Date - July 17, 1924 - Filed Feb. 24, 1924 - Recorded - Final
Book 57-271-

SEE RECORDS CITY OF WINTER PARK APPROVED 2/17/25 IN ALL BOOK OF PAGE 257
MAKING A REFERENCE TO THE BOOK IS TO CORRECT THE ABOVE ERROR
WHICH GAVE THE WRONG BOOK AND PAGE



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 hereon.
James A. Treat
Owner

Subscribed and sworn to before me this 17 day of Feb A.D. 1925
M. I. Hart
Notary Public

My Commission expires 4/13/1925
Notarial Seal.

STATE OF FLORIDA
COUNTY OF ORANGE.

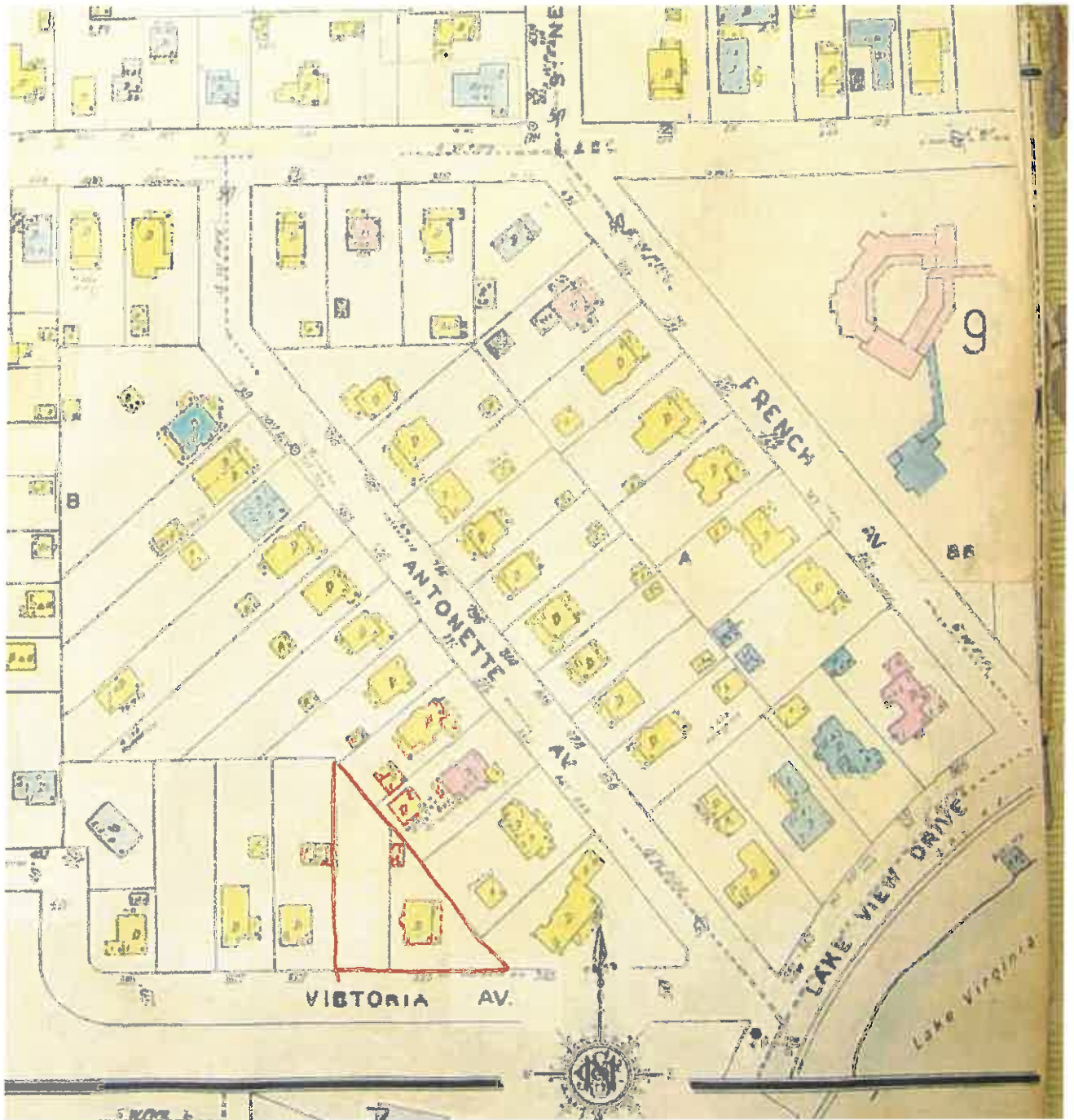
Engineers Certificate.
Personally appeared before me E. E. White, Civil Engineer, who being duly sworn deposes and says that the plat herein is a true and correct representation of the Survey and Subdivision of the land described in the Caption.
E. E. White
Civil Engineer

Subscribed and sworn to before me this 17 day of February A.D. 1925
M. I. Hart
Notary Public

My Commission Expires 4/13/1925
Notarial Seal.

FILED AND RECORDED FEB. 17, 1925 12 M.
R. W. Robinson - Clerk.
By M. A. Howard. D.S.

H 46
9



1958 Sanborn Perrin Map

OCA Web Map

- | | | | | | | | | | | | |
|--|-------------------------|--|---------------|--|---------------------------------|--|-----------------------------------|--|------------------|--------------|------------------|
| | Florida Turnpike | | Proposed Road | | Residential | | Commercial/Industrial Vacant Land | | Parks | 6 | Lot Number |
| | Interstate 4 | | Brick Road | | Agriculture | | Agricultural Curtilage | | Lakes and Rivers | 06060 | Parcel Number |
| | Toll Road | | Gated Roads | | Block Line | | Commercial/Institutional | | Building | 3106 | Parcel Address |
| | Road Under Construction | | Lot Line | | Governmental/Institutional/Misc | | Hydro | | Waste Land | E | Block Number |
| | | | | | | | | | | 111.9 | Parcel Dimension |

Courtesy Rick Singh, CFA, Orange County Property Appraiser



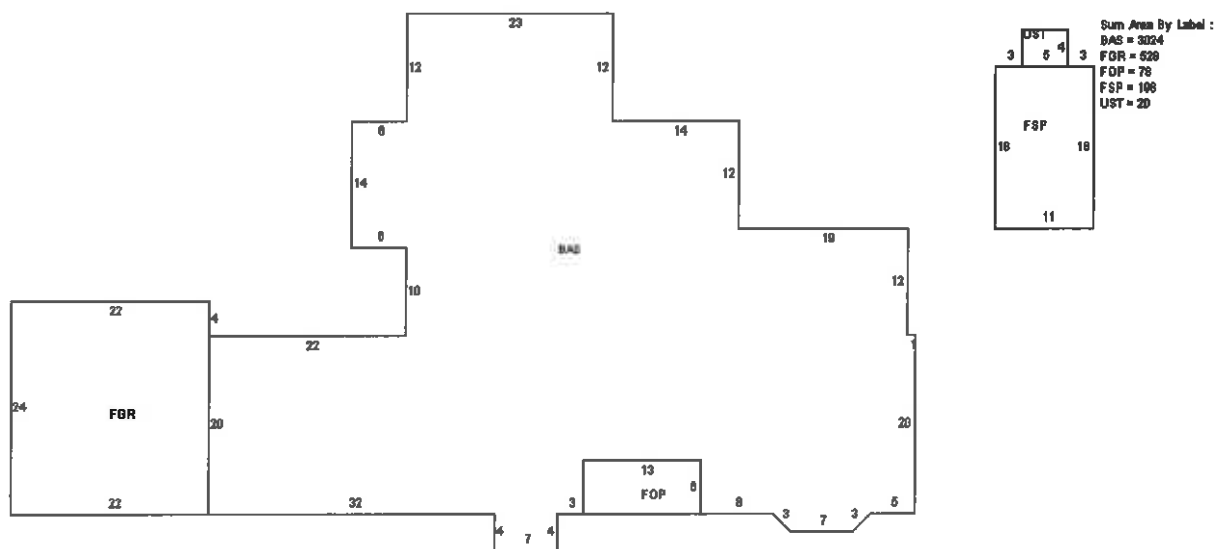
Created: 11/30/2015

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

Building Details - 333 Vitoria Ave - Building #1



Courtesy Rick Singh, Orange County Property Appraiser



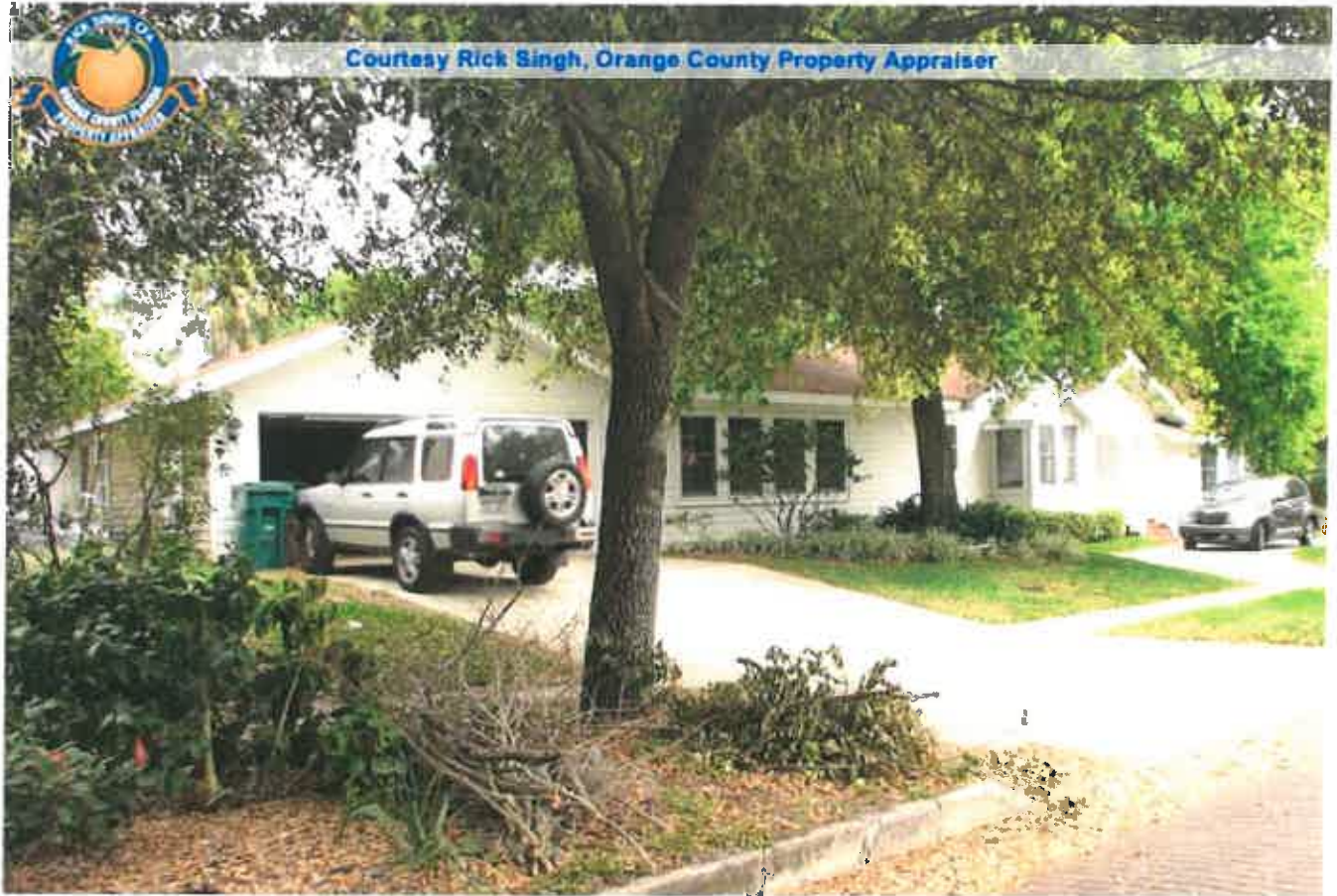
Sub Area	Sqft	Value
BAS - Base Area	3024	\$306,180
FGR - Fin Garage	528	\$26,730
FOP - F/Opn Prch	78	\$2,025
FSP - F/Scr Prch	198	\$6,986
UST - Unf Storag	20	\$911

Model Code: 01 - Single Fam Residence
Type Code: 0103 - Single Fam Class III
Building Value: \$258,838
Estimated New Cost: \$342,832
Actual Year Built: 1925
Beds: 3
Baths: 3.0
Floors: 1
Gross Area: 3848 sqft
Living Area: 3024 sqft
Exterior Wall: Alum/Vylsd
Interior Wall: Plastered

Parcel Photos - 333 Vitoria Ave



333 VITORIA AVE 06/27/2014



Courtesy Rick Singh, Orange County Property Appraiser

302207149002150 03/21/2006

OCA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial Vacant Land		Parks	6	Lot Number
	Florida turnpike		Public Roads		Brick Road		Agriculture		Lakes and Rivers	06060	Parcel Number
	Interstate 4		Gated Roads		Block Line		Commercial/Institutional		Building	3106	Parcel Address
	Toll Road		Road Under Construction		Lot Line		Governmental/Institutional/Misc		Hydro	E	Block Number
								Waste Land		111.9	Parcel Dimension



EXISTING
CABANA





SETBACK / COVERAGE WORKSHEET

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

Address: 333 VICTORIA AVENUE

Submitted by: OLIVER CONSTABLE

Lot width²: 154.60 (TRIANGLE SHAPE)

Lot area³: 15,189.45 SQFT

	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%	5,246	2,189	7,435	9,113.67
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 <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR	3,030	390	3,420	5,771.82
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).	50%	NO CHANGE			

Front Lot Area:

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 used 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, 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 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.

SETBACKS (complete boxes A and B first)

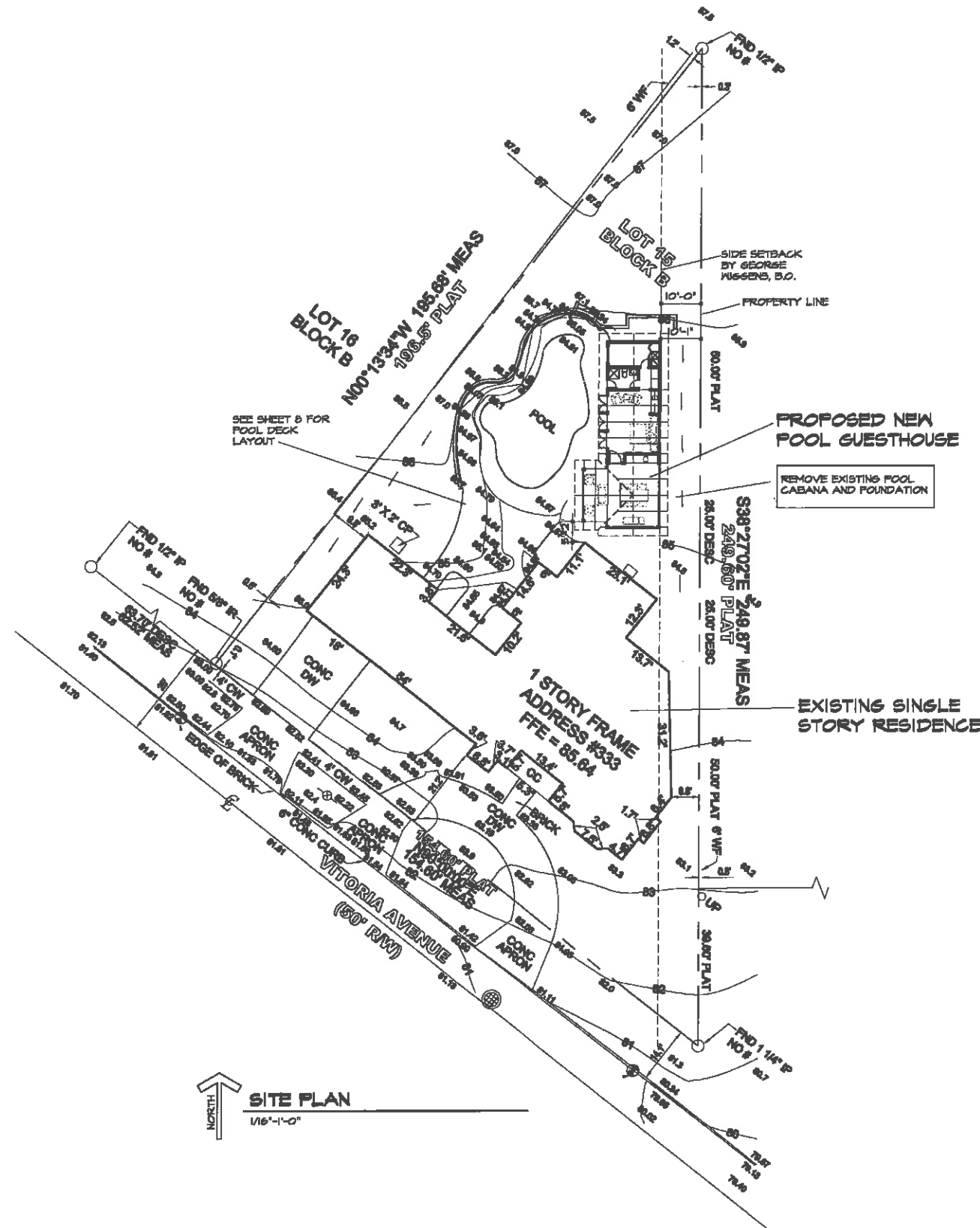
	Minimum Allowable Dimensions		Existing	Proposed
FRONT	Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		21	21
SIDES^{1,2} (see other side setback options on pg 4)	1st Floor	See pages 3&4	A	10
	2nd Floor		B	10
REAR^{1,3,4}	1st Floor	25 ft.	62	62
	2nd Floor	35 ft ⁵		
	Lakefront	see note 6		
CORNER LOT	1st Floor	Lot width ≤ 65 ft.	15 ft.	
		Lot width > 65 ft ⁷	20 ft.	
	2nd Floor	Lot width ≤ 65 ft.	15 ft.	
		Lot width > 65 ft ⁷	22.5 ft.	
BUILDING HEIGHT^{8,9,10,11,12}	30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)			

Notes:

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

ABBREVIATIONS

- AF-ABOVE FINISH FLOOR
- AB-ANCHOR BOLT
- A/C-AIR CONDITIONING
- ACT-ADJUSTABLE TILE
- BRG-BEARING
- BOM-BOTTOM OF MASONRY
- BOT-BOTTOM
- BLK-BLOCK
- BLKS-BLOCKING
- BM-BEAM
- CJ-CONTROL JOINT
- CL-CEILING
- CMU-CONCRETE MASONRY UNIT
- COL-COLLAR
- CONC-CONCRETE
- CONT-CONTINUOUS
- CT-CERAMIC TILE
- DF-DRAINING FOUNTAIN
- DN-DOWN
- DS-DOWNSPOUT
- DM-DRYWALL
- EA-EACH
- EJ-EXPANSION JOINT
- EW-EACH WAY
- EW-C-ELECTRIC WATER COOLER
- EXP-EXPOSED
- FF-FINISH FLOOR
- FG-FRIED GLASS
- FTD-FOOTING
- GA-GUAGE
- GLY-GLYANIZED
- HB-HOSE BIBB
- HM-HOLLOW METAL
- HWH-HOT WATER HEATER
- LAV-LAUNDRY
- MAX-MAXIMUM
- MFR-MANUFACTURER
- MO-MASONRY OPENING
- MIN-MINIMUM
- MTL-METAL
- MC-MEDICINE CABINET
- NTS-NOT TO SCALE
- OC-ON CENTER
- OH-OPPOSITE HAND
- PL-PLATE
- PLYWD-PLYWOOD
- PNT-PAINT
- R-RIBBLS
- R-RISSER
- REINF-REINFORCED
- REQD-REQUIRED
- RAS-ROD AND SHELF
- SHT-SHEET
- SIM-SIMILAR
- SS-STAINLESS STEEL
- STD-STANDARD
- STL-STEEL
- SY-P-SOUTHERN YELLOW PINE
- T-TREAD
- TEMP-TEMPERED
- T&G-TONGUE AND GROOVE
- TM-TOP OF MASONRY
- TOS-TOP OF SLAB
- TYP-TYPICAL
- VERT-VERTICAL
- VET-VINYL COMPOSITION TILE
- WC-WATER CLOSET
- WD-WOOD
- W/-WITH



SHEET INDEX:

1. SITE PLAN AND GENERAL NOTES
2. FOUNDATION AND FRAMING PLAN
3. FLOOR PLAN AND EXTERIOR ELEVATIONS
4. CABINET ELEVATIONS
5. WALL SECTIONS
6. WALL SECTIONS
7. ELECTRICAL PLAN AND HVAC PLAN

GENERAL NOTES

PROJECT: NEW GUEST HOUSE AND POOL DECK.
 PROJECT LOCATION: 885 VICTORIA AVE., WINTER PARK, FL 32784.
 LEGAL DESCRIPTION: LOT 15, BLOCK B, COLLEGE PLACE REFLAT, AS RECORDED IN PLAT BOOK H, PAGE 48, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 PERMITTING AGENCY: CITY OF WINTER PARK
 AREA SUMMARY:
 LOT AREA: 15,126 SF +/-
 IMPERVIOUS AREA: 7495 SF OR 49% (50% MAX. ALLOWED)
 NEW GUESTHOUSE A/C AREA: 340 SF
 NEW GUESTHOUSE PORCH: 520 SF
 TOTAL NEW AREA: 710 SF
 GROSS FLOOR AREA:
 EXISTING RESIDENCE AND GARAGE: 5599 SF
 NEW GUESTHOUSE: 710 SF
 TOTAL GROSS FLOOR AREA: 4809 SF
 FLOOR AREA RATIO: 4809 SF / 15,126 SF = 29% (30% MAX. ALLOWED)

SYMBOLS LEGEND

- WALL SECTION NUMBER
- SHEET WHERE DRAWING IS FOUND
- DIRECTION OF VIEW
- INTERIOR ELEVATION NUMBER
- SHEET WHERE DRAWING IS FOUND
- DOOR NUMBER
- REVISION CLOUD
- REVISION NUMBER
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW STUD WALL. SEE SCHEDULE
- NEW 1 HR FIRE WALL. SEE SECTION.

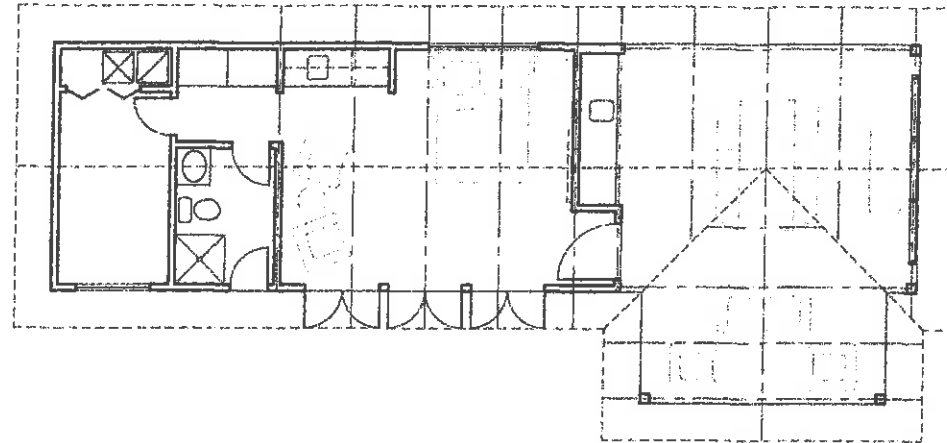
REVISIONS:

ALEX STONE ARCHITECT
 P.O. BOX 60498
 MIAMI, FLORIDA 33162-0700
 PH: 305.441.1111 FAX: 305.441.1111
 WWW.ALEXSTONEARCHITECT.COM

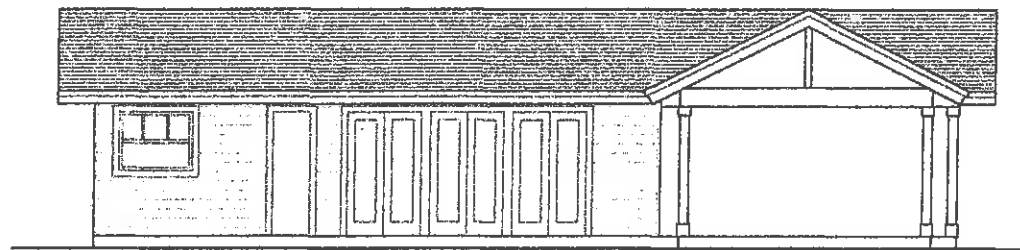
CONSTRUCTION DOCUMENTS
 A POOL HOUSE FOR:
OLIVER CONSTABLE AND CARSON BYRNES
 885 VICTORIA AVENUE
 WINTER PARK, FLORIDA 32784

DATE: NOVEMBER 11, 2015
 DRAWN BY: AMS
 JOB NO. 402
 SEAL:

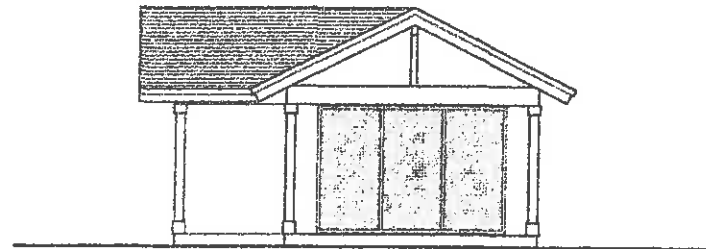
SHEET: 1
 OF 8 SHEETS



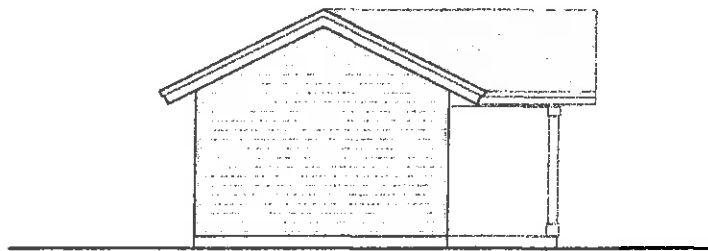
FLOOR PLAN
1/4"=1'-0"



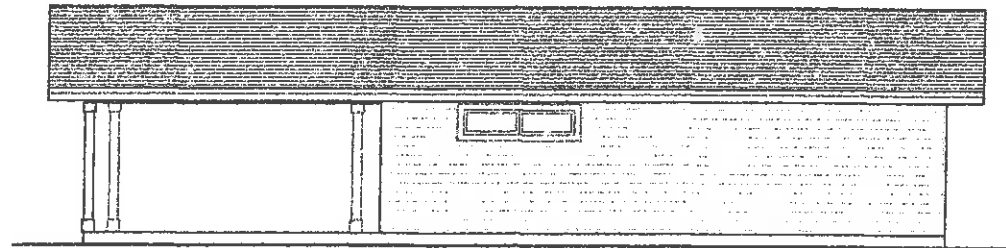
WEST ELEVATION
1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"



EAST ELEVATION
1/4"=1'-0"

REVISIONS:

ALEX STONE ARCHITECT

P.O. Box 2099
 MOUNTAIN PLAIN, FLORIDA 32704-0209
 PHON: 904.226.1111 FAX: 904.226.1112
 WWW.ALEXSTONEARCHITECT.COM

CONSTRUCTION DOCUMENTS

A POOL HOUSE FOR
OLIVER CONSTABLE AND CARSON BYRNES
 225 VITORIA AVENUE
 WINTER PARK, FLORIDA 32784

DATE: SEPTEMBER 8, 2018

DRAWN BY: AMS

JOB NO: 402

SEAL:

SHEET:

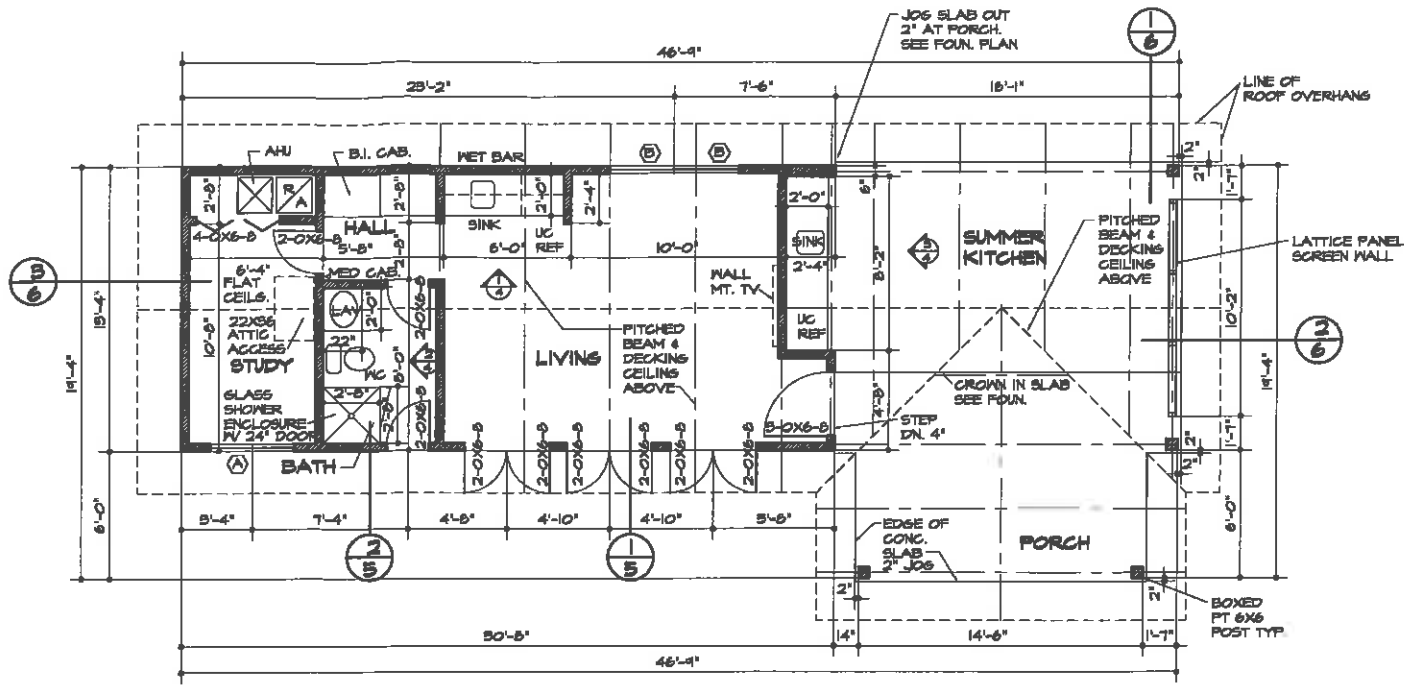
2

OF 2 SHEETS

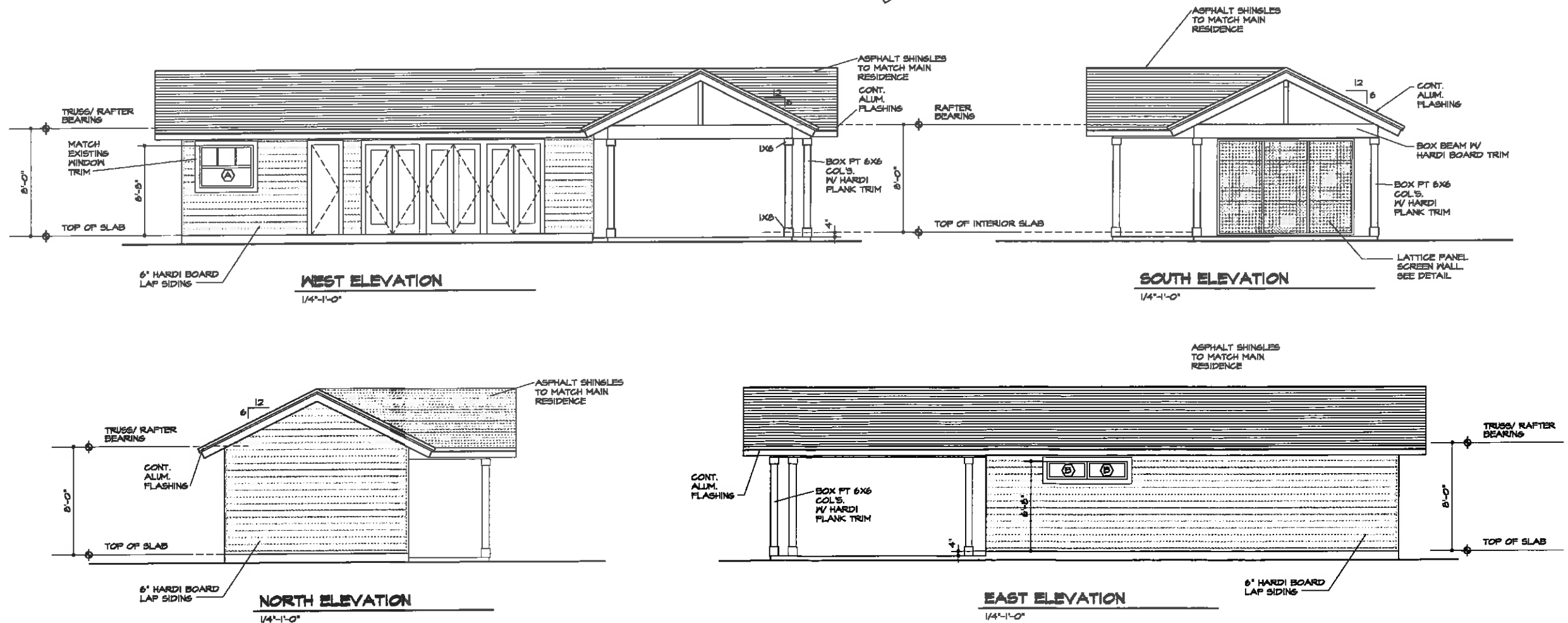
DOOR AND WINDOW SCHEDULE				
MARK	SIZE (WxD)	TYPE	FRAME	DESIGN PRESSURE
A	40 X 50	SINGLE HING	ALUM.	+20.5 PSF, -41.2 PSF
B	36 X 16	APNING	ALUM.	+20.5 PSF, -41.2 PSF

VERIFY ALL ROUGH OPENINGS IN FIELD PRIOR TO FABRICATION.

ULTIMATE DESIGN PRESSURE FOR COMPONENTS AND CLADDING:
+20.5 PSF, -41.2 PSF (10 SQ. FT. OR LESS)



FLOOR PLAN
1/4"=1'-0"



REVISIONS:

ALEX STONE ARCHITECT
 P.O. BOX 468788
 MIAMI, FLORIDA 33174-0788
 FLORIDA REGISTRATION NO. 000183
 MIAMI, FLORIDA 33147-3301
 WWW.ALEXSTONEARCHITECT.COM

CONSTRUCTION DOCUMENTS
 A POOL HOUSE FOR:
OLIVER CONSTABLE AND CARSON BYRNES
 599 VICTORIA AVENUE
 WINTER PARK, FLORIDA 32784

DATE: NOVEMBER 11, 2015
 DRAWN BY: AMB
 JOB NO. 402
 SEAL:

SHEET:
3
 OF 5 SHEETS



POOL DECK PLAN

<p>CONSTRUCTION DOCUMENTS A POOL HOUSE FOR OLIVER CONSTABLE AND CARSON BYRNES 333 VITORIA AVENUE WINTER PARK, FLORIDA 32789</p>		<p>ALLIANCE ARCHITECT 1000 W. WINDYBUSH DRIVE SUITE 100 WINTER PARK, FLORIDA 32789 PHONE: 407.838.1111 WWW.ALLIANCE-ARCHITECT.COM</p>
<p>DATE: AUG 27 25 2:11 17' X 11' 6" 1/2" = 1'-0"</p>	<p>8</p>	<p>SHEET</p>