

# Historic Preservation Board



**April 13, 2016 at 9:00 a.m.**

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

## **1 administrative**

- 1) Call to order.
- 2) Approval of the minutes from January 13, February 10, and March 10, 2016 meetings.
- 3) Public comments on any business not appearing under action.

## **2 action**

- 1) COR 16-005 Request by Lien Pham on behalf of Pensco Trust Co. for a Certificate of Review for a two story addition at the residence at 407 Melrose Avenue. A variance is requested to allow a side setback of 7 feet in lieu of the required 20 feet to the lot line; with 25 feet to the street edge. A variance is requested to allow a floor area ratio of 39% in lieu of the allowed 38% Zoned R-1AA. Parcel ID. #07-22-30-8910-02-211.
- 2) COR 16-006 Request by Elizabeth and David Corddry for a Certificate of Review for alterations including an expansion to the second story, and to enclose the existing rear open porch and balcony at the residence located at 346 Vitoria Avenue. A variance is requested to allow the second floor expansion to utilize the existing 4.4 foot side setback in lieu of the required 10 feet. A variance is requested for a continuous side wall plane of 45.3 feet in lieu of the allowed 36 feet. Contributing resource in the College Quarter Historic District. Zoned R-1AA. Parcel ID. #07-22-30-1490-03-060.
- 3) COR 16-004 Request by Jeff and Tracey Currey for a Certificate of Review for alterations including one and two additions and to replace the existing swimming pool at the residence at 1015 Greentree Drive. Variances are requested for rear setbacks of 15 feet and 17.5 feet to one story additions in lieu of the required 25 feet. A variance is requested for a rear setback of 26.4 feet to a two story addition in lieu of the required 35 feet. A variance is requested for a swimming pool side setback for 6 feet 7 inches in lieu of the required ten feet. Zoned R-1AA. Parcel ID. #05-22-30-3366-00-040.

3

### **non-action**

- 1) Staff updates.

4

### **adjourn**

The next regular HPB meeting will be 9:00 a.m. Wednesday, May 11, 2016.

## **appeals & assistance**

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"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  
April 13, 2016**

**COR 16-005** Request by Lien Pham on behalf of Pensco Trust Co. for a Certificate of Review for a two story addition at the residence at 407 Melrose Avenue. A variance is requested to allow a side setback of 7 feet in lieu of the required 20 feet to the lot line; with 25 feet to the street edge. A variance is requested to allow a floor area ratio of 39% in lieu of the allowed 38% Zoned R-1AA. Parcel ID. #07-22-30-8910-02-211.

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**Description.** Placed in the Winter Park Register of Historic Places in 2002, the residence at 407 Melrose Avenue was built in 1926 as part of the Florida Land Boom development of the Virginia Heights subdivision. It is a relatively rare example of the Tudor Revival style in Winter Park. The two-story house is textured stucco over wood frame. It has a steeply pitched ridged, hipped roof with multiple levels. The front facade features a large hipped roof dormer. The windows are primarily eight-light casements in groups. The heavy, battened door is set in a simple arched entryway. The original house has been enlarged with an addition on the west side and the original open porch on the east side has been enclosed with windows as a sunroom. The addition and alterations are in keeping with the original architectural character of the house.

The house was designed and built by Albert D. Proudfit who was a contractor in Florida during the 1920s. Mr. Proudfit built custom homes and 407 Melrose Avenue was built as his personal residence. The house won third place in the Winter Park section of the National Better Homes Week contest in 1926. It later received honorable mention at the national level. Much as the Parade of Homes winners are today, this house and others in the contest served as exemplary examples of exceptional home styles. Virginia Heights was first platted for residential development in 1922. It was developed by the National Realty Company of Indianapolis and marketed as "Winter Park, Florida's finest new subdivision".

The Tudor Revival style was loosely based on a variety of late Medieval English prototypes. The American expression of the Tudor style emphasized steeply pitched, front-facing gabled roofs, which were presented as a dominate element of the façade. The application of the Tudor style in Florida followed national trends. Nearly all examples of the style were found on private residences. Most date from the 1920s, when middle and upper class residential suburbs proliferated. Many of the earliest and best examples were professionally designed and reasonably accurate expressions of the features and materials of the style.

**Certificate of Review Request.** The applicant is proposing to add a two story addition at the northeast rear area of the house behind the sunroom. The rectangular addition would have a hipped roof to be compatible with the original body of the house, and minimize the visual volume from the street. The exterior walls would be clad in stucco to blend with original. Eight and six light casement windows with exterior mullions also coordinate with the original house. On the south facing primary façade, an open porch with a shed roof is proposed across the front of the sunroom. The new rear north facing elevation includes access to a new open deck/balcony off the second floor.

A new balcony is also proposed for the rear elevation of the existing house with the addition of a French door. Both new balconies would have ground floor access from circular stairs and would have aluminum railings. The location of the swimming pool may, in staff's observation, preclude stairs to the separate balcony and will affect the ground support locations.

This corner lot has an irregular shape; tapering toward the shorter rear (north) lot line. The proposed addition is in line with the main body of the house so that the northeast rear corner would require a variance to allow a seven (7) foot side setback from the lot line which is along the Oxford Road side of the property. The bulk of the addition is placed on the wider portion of the side and is further from the lot line and street. There is an eighteen foot right of way along Oxford Road between the subject property and the paved road.

While a portion of open rear porches can be excluded from the allowed floor are ratio (FAR), the application with the addition and rear balconies appears to go over the allowed 38% FAR for the property and a variance is requested for a 39% FAR.

As of April 7, comments received are that the neighbors at 420 and 447 Melrose Avenue have no objections.

**RECOMMENDATION:** Staff's recommendation is for approval based on The Secretary of the Interior's Standards for Rehabilitation 9 and 10.

# THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**(1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**

**(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 avoided.**

**(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.**

**(4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**

**(5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**

**(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**

**(7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**

**(8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**

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

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

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of historic buildings. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the standards.

## Technical Guidance Publications

The National Park Service, U.S. Department of the Interior, conducts a variety of activities to guide Federal agencies, States, and the general public in historic preservation project work. In addition to establishing standards and guidelines, the Service develops, publishes, and distributes technical information on appropriate preservation treatments, including Preservation Briefs, case studies, and Preservation Tech Notes.

A Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained by writing: Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington, DC 20013-7127.

# 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 3 1/2 Cor thence N along the Sec line 660', 2160', 3500', to the S line of Sec, thence W, 165' to point of beginning. Also all that part of 5 1/2% of the SW 1/4 lying North of the center of Howell Creek except a strip of land 80' wide bordering the water of said creek. All being in Section 7, Twp 22 S, Range 30 E.

Date: Jan. 1922  
 R. E. White, Civil Engr., Orlando, Florida. by H. M. Tinkle page 6.

### Engineer Certificate

State of Florida,  
 County of Orange.

I, R. E. White, Civil Engineer, do hereby certify that the plat herein is a true and correct representation of the survey and subdivision of the land described in the caption.

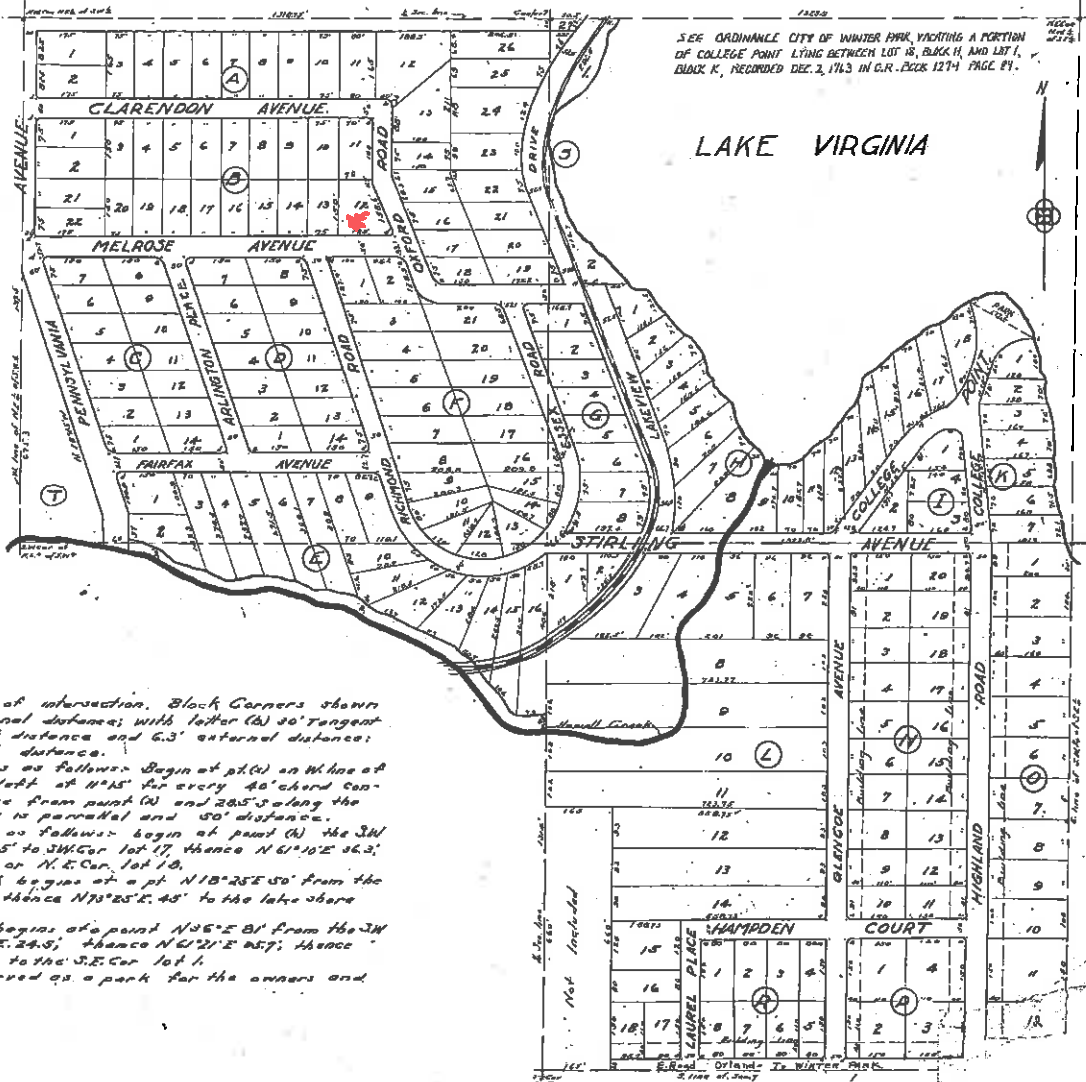
Subscribed and sworn to before me this 15th day of January 1922.  
 H. M. Tinkle, Notary Public.  
 My commission expires August 26th 1924.

### Owner Certificate

State of Florida,  
 County of Orange.

I, J. M. Bradshaw, James M. Bradshaw, James M. Bradshaw, do hereby certify that the plat herein is a true and correct representation of the survey and subdivision of the land described in the caption.

Subscribed and sworn to before me this 14th day of January 1922.  
 H. M. Tinkle, Notary Public.  
 My commission expires Sept 10th 1923.



SEE ORDINANCE CITY OF WINTER PARK, VOUCHING A PORTION OF COLLEGE POINT LYING BETWEEN LOT 18, BLOCK H, AND LOT 1, BLOCK K, RECORDED DEC. 2, 1913 IN G.R. BOOK 1274 PAGE 81.

### COPY OF FIELD NOTES

Relating to Block Corners, Corner etc.

The dimensions given of block corners and to the point of intersection, Block Corners shown with letter (a) have 20' tangent distance and 80' external distance; with letter (b) 30' tangent distance and 10' external distance; with letter (c) 20' tangent distance and 6.3' external distance; with letter (d) 20' tangent distance and 10' external distance.

The survey (a) of the S. end 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 at N 15° for every 40' chord course around to the point (b) which is 640' around curve from point (a) and 285' along the street line from the S.E. Cor of lot 17. The outer curve is parallel and 50' distance.

The survey (b) of the N.E. of Block H is as follows: begin at point (a) the SW Cor of lot 16, thence N 86° 45' E 21', thence N 81° 10' E 45' to SW Cor lot 17, thence N 61° 10' E 36.3', thence N 61° 10' E 36.3', thence N 13° 14' W 71.4' to lake or N.E. Cor. lot 18.

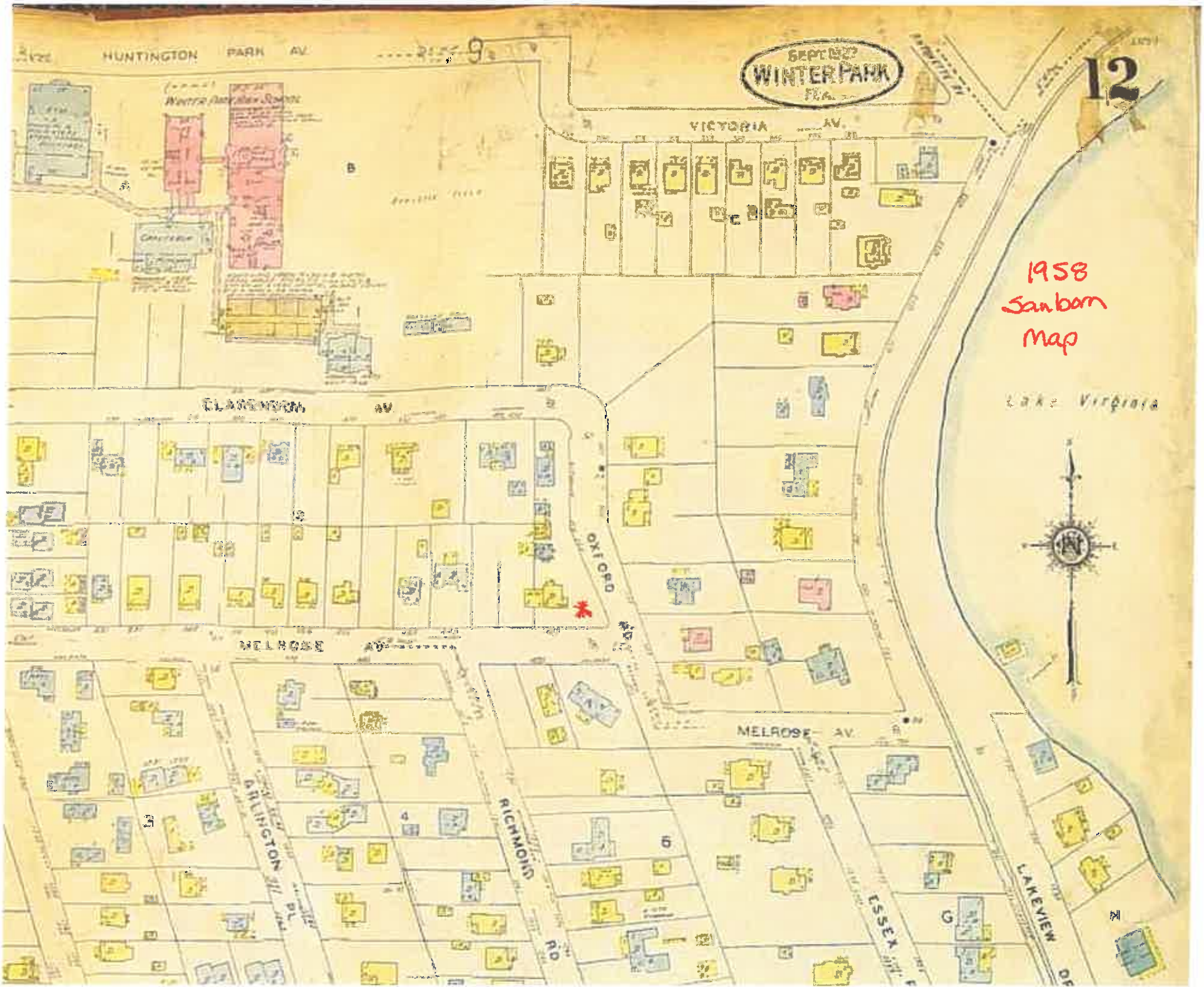
The corner (a) of the N end of Block K begins at a pt N 18° 25' E 50' from the SW Cor of lot 14, thence N 36° 45' E 21', thence N 58° 5' E 21', thence N 73° 25' E 45' to the lake shore and the N.E. Cor of lot 1.

The corner (c) of the N end of Block J begins at a point N 5° E 81' from the SW Cor of lot 1, thence N 44° 27' E 34.5', thence N 52° 34' E 24.5', thence N 61° 21' E 35.7', thence S 88° 53' E 17.4', thence S 40° 7' E 17.4', thence S 33° 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 2:30 PM  
 W. E. Bradshaw, Clerk  
 W. A. Howard, D.C.

VIRGINIA HEIGHTS, REPLAT 107  
 Vol. 2, 29/1924 P. D. J. Page 28  
 replating BLOCKS B, C, D, LOTS 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



SEPT 1957  
WINTER PARK  
FLA.

12

1958  
Sanborn  
Map

Lake Virginia



HUNTINGTON PARK AV

VICTORIA AV

CLARENCE AV

OXFORD ST

MELROSE AV

MELROSE AV

ARLINGTON AV

RICHMOND AV

ESSEX AV

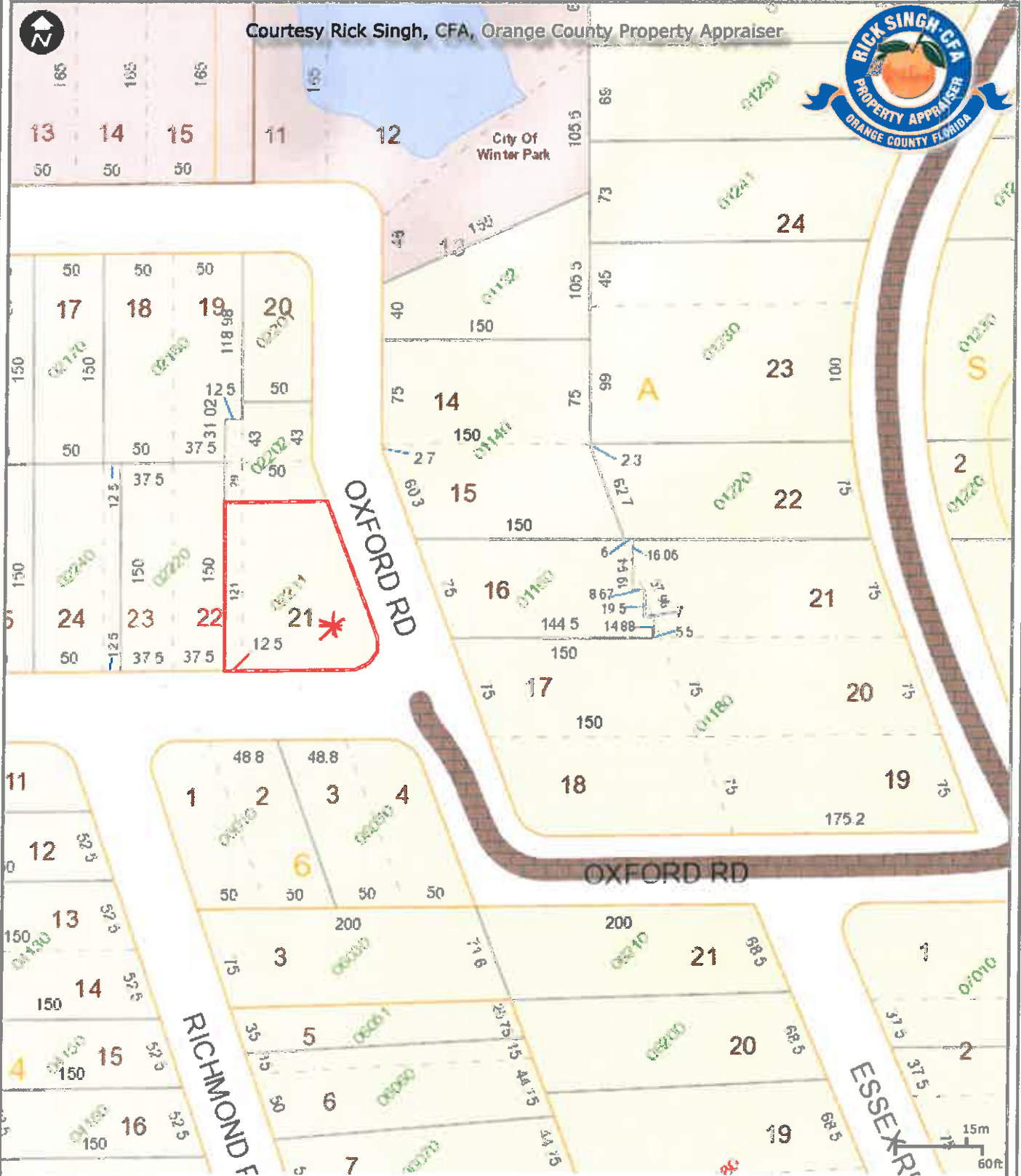
LAKEVIEW DR

RD

**OCA Web Map**

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 3/22/2016

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





SOUTH FACING FRONT ELEVATION



EAST SIDE ELEVATION



EAST SIDE ELEVATION REAR CORNER



REAR ELEVATION & NORTHEAST CORNER  
VIEW FROM OXFORD ROAD



REAR ELEVATION



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. 407 MELROSE AVE, WINTER PARK, FL  
 Building address  
LIEN PHAM 407 MELROSE AVE, WINTER PARK (407) 404-2378  
 Owner's name(s) Address Telephone  
LIEN PHAM (407) 404-2378  
 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)  
ADD 2-STORY 20X30 FOR 2ND FLR MASTER BED + BATH + CLOSET, 1ST FLOOR NEW KITCHEN, STAIRWAYS, MUDROOM, FAMILY/PLAY ROOM

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

[Signature]  
 Owner's Signature

2/29/16  
 Date

Historic Preservation Commission Office Use		
Date received: <u>3-21-16</u>	HPC Meeting: <u>4-13-16</u>	Case File No. <u>CO12-16-005</u>
<u>4. D. PROWDFIT HOUSE</u>		
Historic name of building (if any)	Historic district name (if any)	
<u>07-22-30-8910-02-211</u>	<u>1926</u>	
Parcel Identification Number	Year built	
<input checked="" type="checkbox"/> historic landmark	<input type="checkbox"/> historic building/structure	
<input type="checkbox"/> district contributing element	<input type="checkbox"/> district non-contributing element	

Historic Preservation Commission  
Certificate of Review  
Supplemental Application for Variance Request

1. Describe variance request:

1. FAST SIDE SETBACK TO BE 25' +/- FROM NE CORNER OF ADDITION TO SIDE ST (OXFORD RD) PAVEMENT EDGE.

2. ALLOW 250 SF OVERAGE OF FAR MAX.

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?

BUILT IN 1930 ON IRREGULARLY SHAPED LOT... OXFORD RD @ E. SIDE HAS NO CURB NOR SIDEWALKS - ADJACENT PROPERTY ON NO SIDE + EAST SIDE OF OXFORD ARE ADVERSELY IMPACTED BY THIS PROJECT AS DESIGNED

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

SIDE YARD CORNER LOTS OFTEN REQUIRE 25' SETBACK FROM CURB, THERE IS NO CURB. RE FAR MAX COVERAGE SEEME TO BE 4,225 SF THIS RENOVATION/ADDITION CALCULATES TO 4,475 SF

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

ALL EXTERIORS WILL MATCH 1930 ARCHITECTURAL + STRUCTURAL ELEMENTS!

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

SEE ATTACHED

File this form with your completed Certificate of Review application.



# SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

VARIANCE: SIDE CATCH TUBE 25' FROM  
EDGE OF PAVEMENT TO NEW  
#1 ALSO ALTER FAR  
TO 6% + 250 OVER  
MAX

Address: 407 MELROSE

Submitted by: W.M. M. LYNCH III GC FOR MS LIEN PHAM - OWNER

Lot width<sup>2</sup>: 11,119

Lot area<sup>3</sup>: 11,119<sup>4</sup>

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>10</sup>	Additional Proposed Area <sup>10</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%	4,182	600/440 640	4,822	5,560
	1 story - 60%				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6</sup></b> 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 <sup>7</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>8</sup> .)	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	$\frac{2307 \text{ Max}}{968 \text{ 54}} = 3.275$	1,200	4,475	4,225
	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				
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>9</sup>				
	Minimum % Required	Existing Area <sup>10</sup>	Landscape Area Reduced <sup>10</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%	AS IS	+/- 0	- 0 -	AS IS

### NOTES:

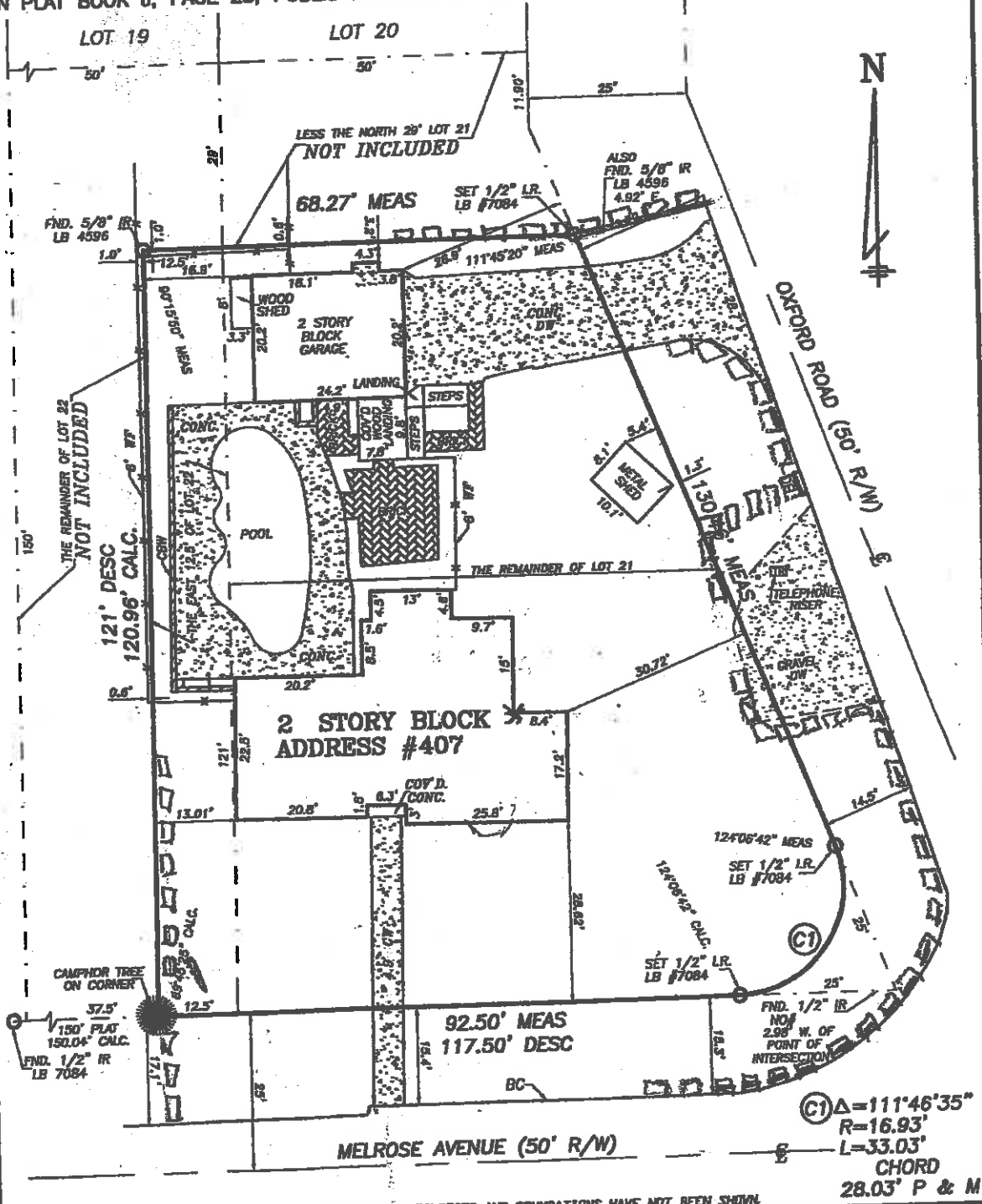
1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall 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 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 cochers 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.



# MAP OF SURVEY

## DESCRIPTION

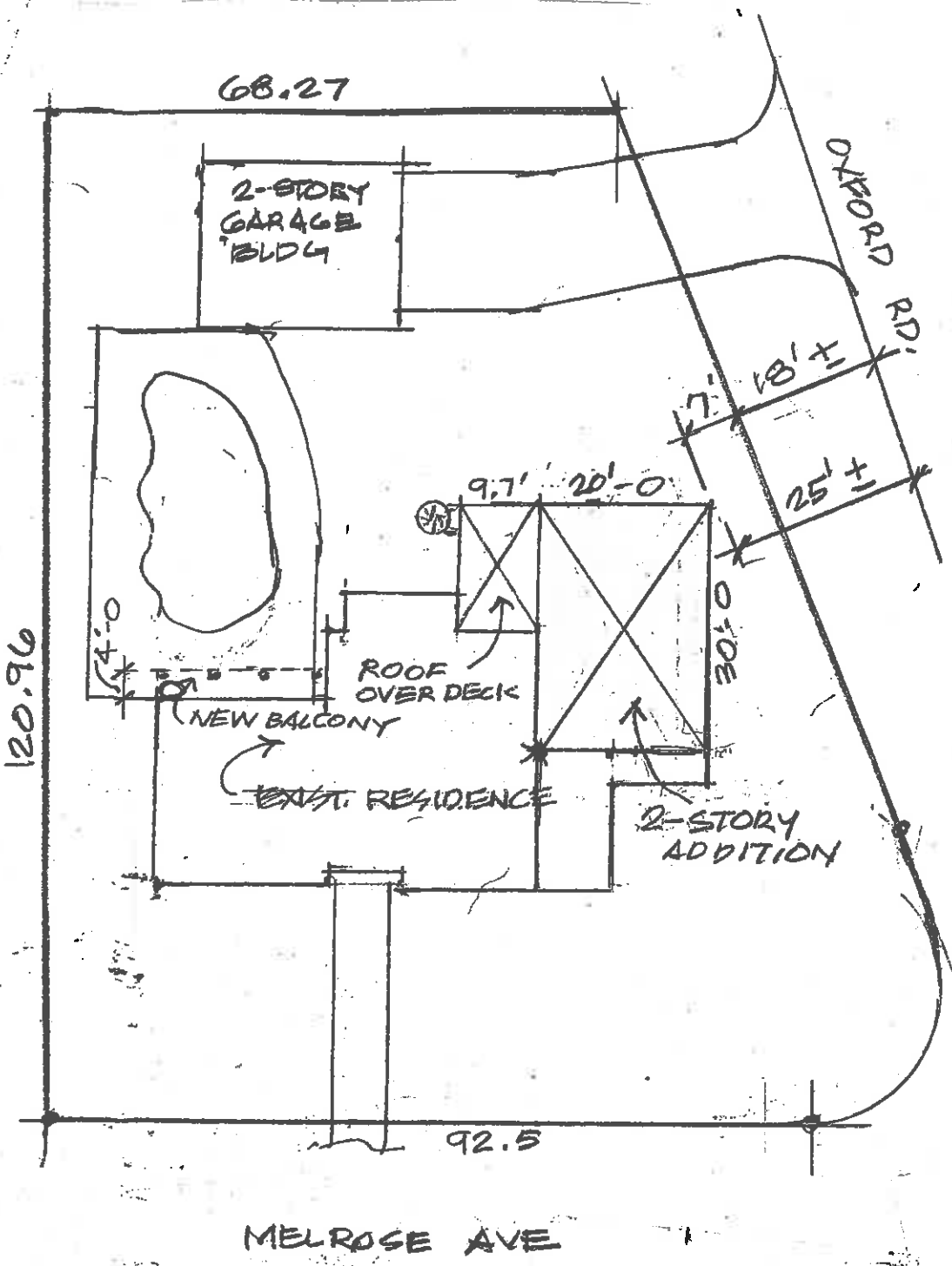
LOT 21 (LESS THE NORTH 29 FEET) AND THE EAST 12.5 FEET OF LOT 22 (LESS THE NORTH 29 FEET OF THE EAST 12.5 FEET OF LOT 22), BLOCK 2, VIRGINIA HEIGHTS REPLAT, AS RECORDED IN PLAT BOOK J, PAGE 28, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



OFF OCJ-28-BLUC-L0T21,22      NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN

BOUNDARY SURVEY CERTIFIED TO: PENSICO TRUST COMPANY, CUSTODIAN,  
 FBO LIEN T. PHAM, DOWNING LAW OFFICES, P.A.; OLD REPUBLIC NATIONAL  
 TITLE INSURANCE COMPANY.

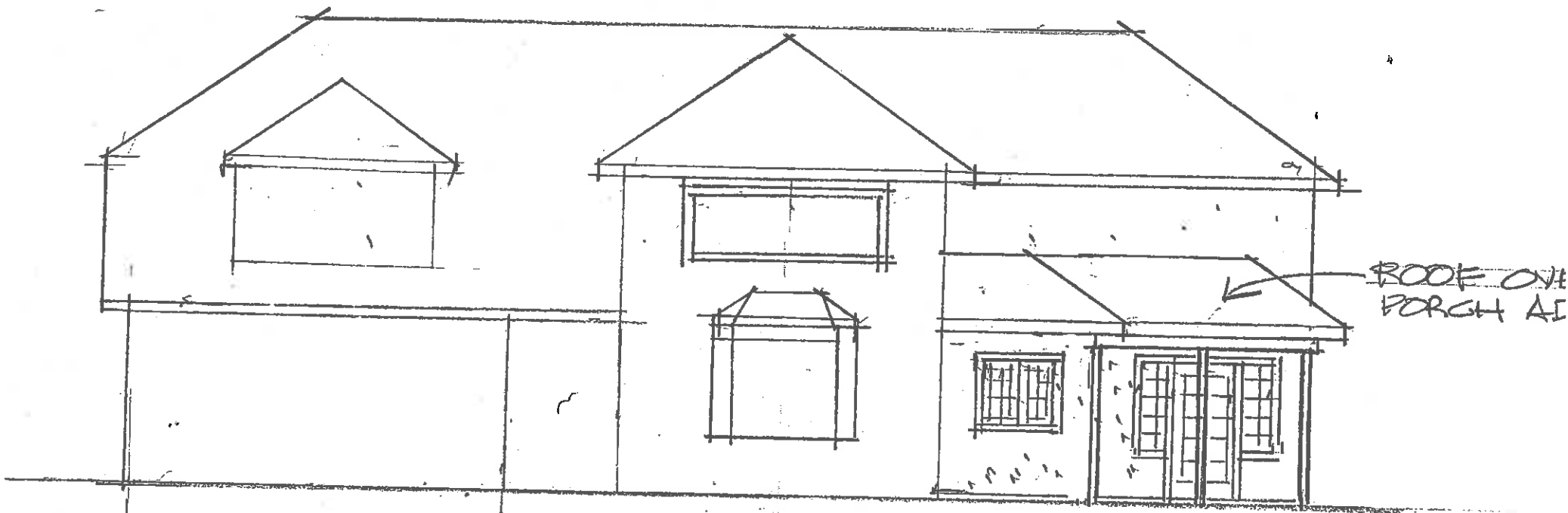
FIELD DATE: SEP. 10, 2013  
 SCALE: 1"=20' DRAWN BY: A.R.  
 BEARING STRUCTURE BASED ON THE NORTH  
 RIGHT OF WAY LINE OF MELROSE AVENUE.



SITE PLAN 1/4" = 20'-0"

NORTH





ROOF OVER  
PORCH AD

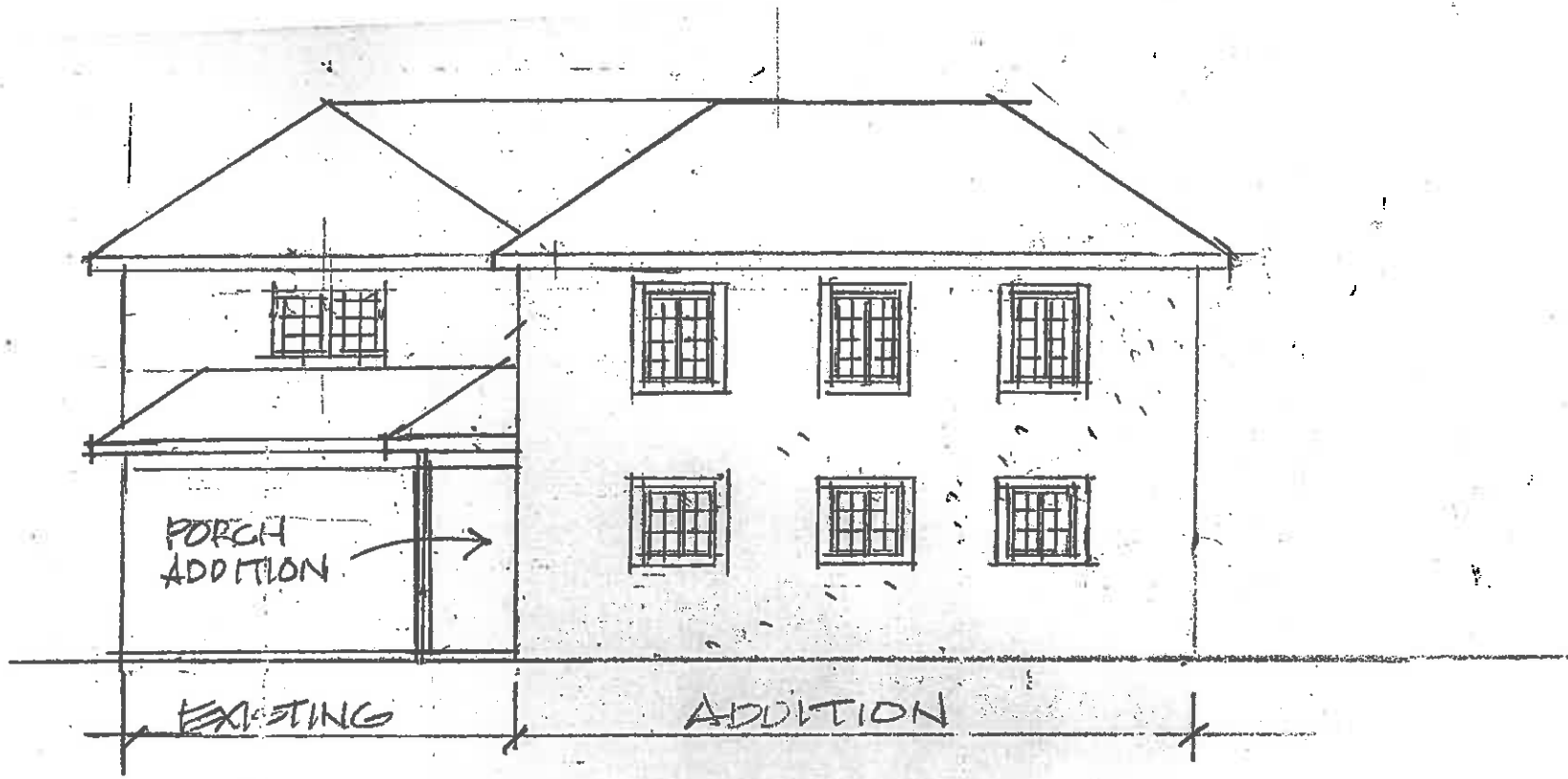
EXIST. BLDG.

PORCH  
ADDITION

SOUTH ELEVATION

Y811 = 11-0

FRONT FACING



PORCH  
ADDITION →

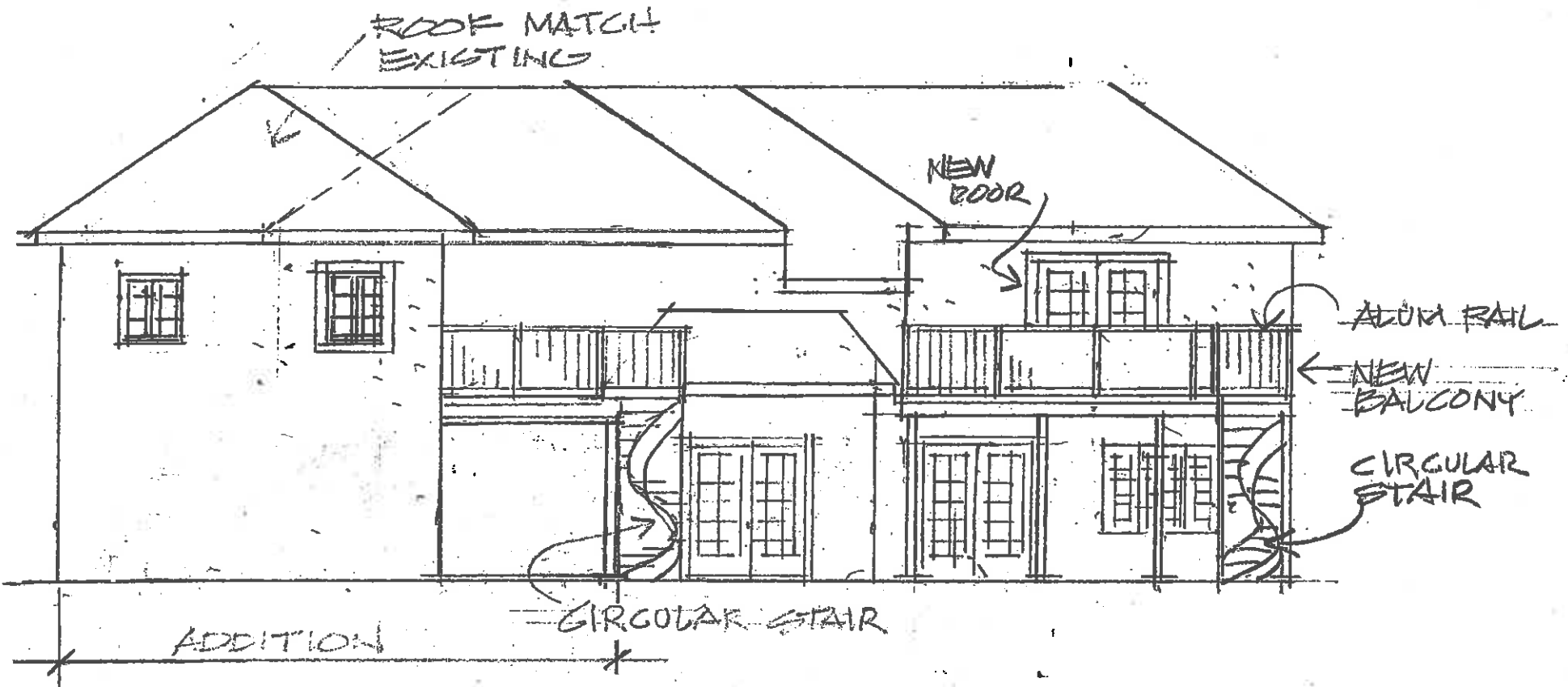
EXISTING

ADDITION

SIDE ELEVATION

1/8" = 1'-0"

SIDE FACING



NORTH ELEVATION

1/8" = 1'-0"

REAR











REAR





**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
April 13, 2016**

COR 16-006 Request by Elizabeth and David Corrdry for a Certificate of Review for alterations including an expansion to the second story, and to enclose the existing rear open porch and balcony at the residence located at 346 Vitoria Avenue. A variance is requested to allow the second floor expansion to utilize the existing 4.4 foot side setback in lieu of the required 10 feet. A variance is requested for a continuous side wall plane of 45.3 feet in lieu of the allowed 36 feet. Contributing resource in the College Quarter Historic District. Zoned R-1AA. Parcel ID. #07-22-30-1490-03-060.

**Description.**

346 Vitoria was built in 1925 by James Wellman who was also the President of Winter Park Lumber and Supply and a town councilman. Built during the first phase of development in James Treat's College Place subdivision along with the homes on lots 4, 5, 7, 8 and 9, the first owner was C. A. Pelton. Built in the Mission style, the original one story house has a second floor addition. The house retains its distinctive Mission style façade. Separated into three bays, the asymmetrical residence has a tiled shed roof and low pitched gabled parapet over the projecting center bay. The center bay has the offset entry door and a triple window. The left bay has a higher raised gabled parapet and a wide band of divided light casement windows. The smaller right side bay also has a raised gable parapet and casement windows. The second floor addition is set back from the front elevation and has an asymmetrical parapet. The rear elevation has an open porch and balcony across the back.

The Mission style originated in California during the 1880s and 1890s in response to increased interest in that state's colonial Spanish heritage. The style was widely popularized when the Santa Fe and Southern Pacific railroads applied it to railroad stations and hotels throughout their system. While authentic reproductions are scarce, most Mission style buildings incorporate element of the style such as a shaped parapet, quatrefoil window and bell tower. The Mission style became popular in Florida during the Land Boom of the 1920s. It is associated with a wide variety of buildings in Florida including churches, train stations, government buildings and private residences in Florida. Thanks to building catalogs and pattern books, even modest residences were built in the Mission style.

**Certificate of Review Request.** The applicants are requesting an expansion of the non-historic second floor addition. The expansion includes enclosing the rear first floor porch and second floor balcony. The challenge for the applicants and their architect has been to expand the front portion of the second floor with the desire also to improve the compatibility of the historic first

level and non-historic second floor. The Secretary of the Interior's Standards for Rehabilitation Standards 2, 5, 9 and 10 apply. (The Standards are attached).

This is a property within the College Quarter Historic District. The section regarding new construction and additions is attached. The following text portions from The College Quarter Historic District Design Guidelines, VI. New Construction/Additions may apply.

"New construction should create a sense of layer using steps, brackets, chimneys, vegetation and other projecting elements to make the buildings look less massive."

"Additions to historic landmarks and contributing structures within the historic district should show consistency of design, massing and scale in relation to the existing structure and the surrounding area."

The enclosure of the rear porch and balcony is not visible from the street and has no impact on the historic character. A variance is requested for a continuous wall plane of 45.3 feet on the southeast side elevation in lieu of the required side articulation at 36 feet. The viewshed along this side is very limited. The side wall is broken by a recessed arched topped entry. Maintaining the width of the driveway all the way to the rear yard and garage is necessary.

While the new second floor addition is forward of the existing second floor, it is still well recessed from the front of the house and differentiated from the historic façade. A significant visible change occurs at the northwest side elevation where the proposed addition goes up extends to the side elevation; adding a second story up from the existing one story area for a distance of 12.5 feet before ending and moving back to the existing side wall. A variance is requested for a second floor setback of 4.4 feet (the existing one story side setback) in lieu of the required ten foot side setback. This creates a second story "block" along this otherwise one story elevation that is visible from the street.

The abutting neighbor has raised an objection to this portion of the proposal and the variance request due to the proximity to the lot line and the visual impact (statement attached). A compromise was presented that staff recognizes as a solution to the 12.5 foot second story "block" of the addition on the northwest side. The recommendation is to recess the northwest side portion of the second floor addition back from the side wall plane by 3 feet with a tiled shed roof to make the transition from the second floor to the first. A variance to allow a 7.4 foot side setback to the second floor in lieu of the required ten feet would still be needed. The addition's massing would be improved and the neighbor would have less visual imposition from the addition. A tiled shed roof would be compatible with the architecture.

**RECOMMENDATION:** Staff's recommendation:

1. Approve the enclosure of the first floor rear porch and second floor balcony; granting a variance to allow a continuous sidewall plane of 45.3 feet in lieu of the required 36 foot side wall articulation.

2. Approve the second floor addition with the condition that the northwest side wall of the second floor be recessed 3 feet from the first floor side wall plane with a tiled shed roof transition; granting a variance to allow a 7.4 foot side setback to the second floor addition.

# THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- (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 avoided.**
- (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.**
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.**
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of historic buildings. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the standards.

## Technical Guidance Publications

The National Park Service, U.S. Department of the Interior, conducts a variety of activities to guide Federal agencies, States, and the general public in historic preservation project work. In addition to establishing standards and guidelines, the Service develops, publishes, and distributes technical information on appropriate preservation treatments, including Preservation Briefs, case studies, and Preservation Tech Notes.

A Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained by writing: Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington, DC 20013-7127.

## VI. DESIGN OF COMPATIBLE NEW CONSTRUCTION/ADDITIONS

The detailed standards contained in the following sections have been established to assist property owners and the Historic Preservation Commission when designing/reviewing new construction and alterations to existing structures within the College Quarter Historic District.

In considering an application for Certificate of Review, the Historic Preservation Commission should adhere to the guidelines contained in this section. The purpose of these design standards is to ensure that new development within the district is carried out in accordance with the character of the district.

The guidelines are intended to encourage applicants to adapt the following principles:

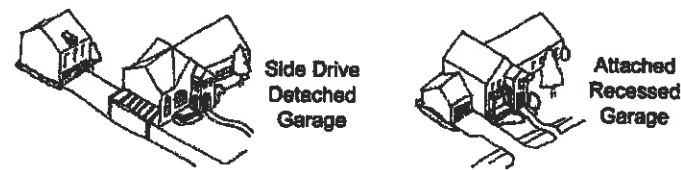
- **Additions** should utilize building elements and features that are harmonious with the facades of contributing buildings within the district. Applicants are encouraged to rescue and reuse architectural elements from buildings that are to be demolished for use in new construction/additions.
- **New Development** should incorporate good architectural design principles, in character with the existing buildings in the district. New construction should be compatible with historic buildings without necessarily copying their detail.

The guidelines contained in this section are consistent with the **Secretary of the Interior's Standards for the Treatment of Historic Properties**, which are basic principles created by the National Park Service for preservation, rehabilitation, restoration, and reconstruction.

### A. Lot Layout

How a site plan is designed determines how the new building will respond to the street and neighboring structures. It is important for new development to respect and continue the urban fabric of the College Quarter Historic District. The following guidelines are intended to help new development blend with the existing historic fabric of the district.

- The creation of substandard lots shall be prohibited. Similarly, the consolidation of lots into larger parcels shall be discouraged, as it would be inconsistent with the predominant lot width present in the district.
- The principal building should be located closer to the front, leaving enough space for accessory structures (including a garage) in the rear of the property.
- Where alleys are available, new garages should be located facing the rear of the lot and should be located no closer than thirty-five (35) feet to the front property line.



- Where alleys are not available, the garages should be located behind the front building line of the principal structure.

### B. Scale

This section provides guidelines to ensure consistency and

## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)



Appropriate



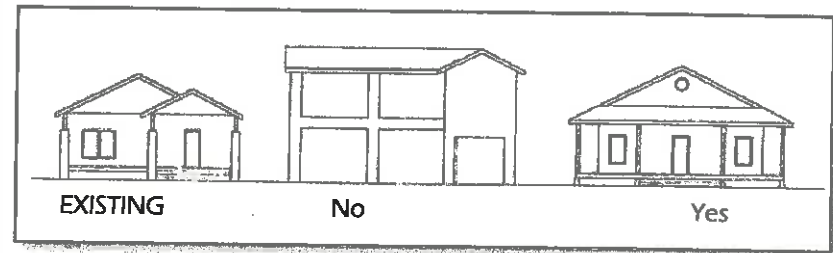
Inappropriate

compatibility of new development/redevelopment with the established building proportion and scale characteristics of the existing development pattern in the district.

- To maintain the predominant scale and proportion in the district, **new buildings, additions and alterations** should be designed so that elements of the building façade are aligned with the façade elements of the neighboring structures (e.g. windows, doors, awnings, etc.).
- **New buildings** and their components should be compatible in scale with each other, the human body, and the neighboring structures. Some of the building components that contribute to the overall massing and form include:
  - Windows and doors - size in relation to the façade and neighboring structures
  - Roofs - Pitch and size in relation to facade and neighbors.
  - Number and height of stories - Avoid overpowering adjacent buildings.
- Contemporary design for **new construction** should not be discouraged when such new construction is compatible with

the size and scale of the property, neighborhood and immediate environment.

- To achieve the appropriate scale, the height to width, length to width and solid to void ratios must be considered. The scale (height to width ratio) of a street-facing façade should be compatible with and maintain the proportions established



by the structures within the district.

- New buildings that are larger than its neighbors in terms of square footage, should still maintain the same scale and rhythm as the existing buildings, by breaking the volumes into smaller parts.

### C. Massing and Building Form

These guidelines address the relationship of building massing and form to other buildings in the district. The residential buildings within the historic districts are mostly one story in height, with a few two story structures. Many homes in the historic district emphasize horizontality (typical of the Craftsman Bungalow style).

- **New construction** should create a sense of layers using steps, brackets, chimneys, vegetation, and other projecting elements to make the buildings look less massive.



## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

- **All new buildings** should have the main entrance oriented to the street and in full view from the public right-of-way.
- **Additions** to historic landmarks and contributing structures within the historic district should show consistency of design, massing and scale in relation to the existing structure, and the surrounding area.
- The width of **new or altered buildings** should be consistent with the predominant building width in the surrounding neighborhood.



- **Additions or alterations** to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
- Primary residential entries for **new structures** should face the street and should not be recessed more than six feet (6') from the face of the primary façade.
- There are several buildings in the district with porte-cocheres. They are a characteristic feature in the district and as such, they should be preserved. The enclosure of such structures for garage or living area shall be discouraged.

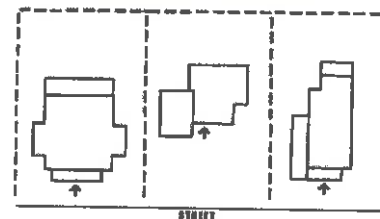
### D. Setbacks

New development and redevelopment projects should maintain the district's historic building setback.

- New buildings and additions should meet the required setbacks of the zoning district, except as noted in this section.
- New buildings, and additions should be designed so that the front facades of the buildings are closely aligned with other buildings on the block to maintain a uniform setback.
- In order to encourage the use of front porches, new open porches, balconies, and stoops should be permitted to encroach up to three (3) feet into the front yard setback to match the existing setback of any existing porches in the block, but shall in no case encroach into the public right of way.



Appropriate Setbacks

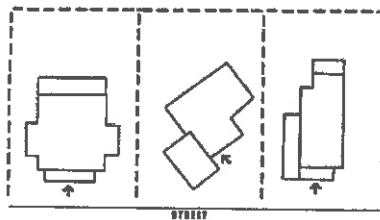


Setback not consistent

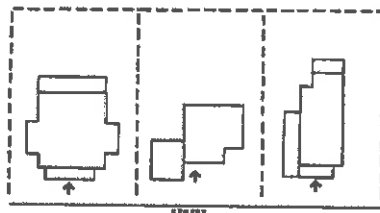
## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

### E. Orientation

Any new development or redevelopment within the district should preserve the existing building orientation. Most houses in the district were built with the main facade and entrance facing the street. Also, most buildings in the district were placed following the lot orientation (using right angles). New development and additions to existing buildings should respect that.



Orientation not consistent



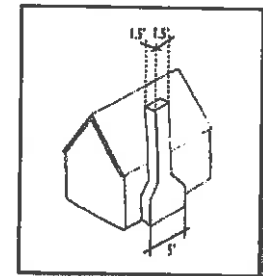
Appropriate Orientation

### F. Building Features (Trim and Detail)

Building features can be used to provide a link between old and new. New construction should incorporate building elements based on the old significant buildings in the district to achieve

compatibility with the historic buildings in the district. However, new construction should not replicate styles.

- **Alterations and additions to contributing structures** should be compatible with the color, material, and character of the structure, neighborhood or immediate environment.
- Building features within **new construction** should be compatible with the color, material, and character of the property, neighborhood and immediate environment.
- Balconies within the commercial historic district should be permitted to encroach into the public right-of-way up to three feet (3') from the property line, as long as they meet clearance requirements required in the city code.
- Posts, balconies, porches and bay windows, as well as columns, piers and arches, should use materials consistent with the style of the structure.
- Chimneys should have a minimum width of five (5') feet at the ground floor, and a dimension of one and a half (1.5') feet in either direction above the roof line. The transition should be tapered.
- Exterior chimneys and foundations should be finished in brick, stone, or stucco only.
- New or replacement brackets for cantilevers, and open balconies should be made of brick, wood, stone or steel, if visible, consistent with the style of the structure.
- Stoops may be made of brick, stucco, cast concrete or wood, also consistent with the style of the structure.



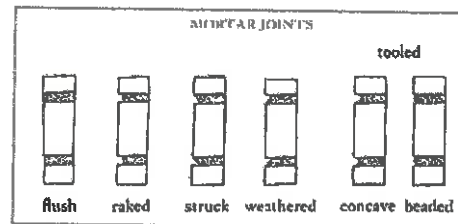
Chimney dimensions

## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

### G. Materials/Exterior Fabric

The use of materials common to the district and the avoidance of use of inappropriate materials in construction.

- Any and all **additions** to wood sided structures should be of wood and match the existing siding in size, shape, color, orientation and texture.
- Any and all additions to stuccoed structures should be of stucco to match the existing in color, composition and texture.
- Any and all additions to concrete block structures should be of matching concrete block and should have mortar joints that match the existing.
- When a brick veneer is applied only to a front façade, it should return onto both side façades a minimum depth of two (2) feet.
- Brick mortar joints should be struck, concave, or flush only.
- Trim on brick buildings may be made of pre-cast concrete, terracotta, or stone.
- Stucco should be applied consistent with the style of the structure, which is typically a smooth sand finish for Masonry Vernacular buildings and rustic for Mission and Mediterranean Revival.



### H. Facade Proportion

Attention should be placed on the location and proportion of building elements, such as windows, doors and roofs, and their relation to the overall size of the building.

- New buildings should be designed so that their front facade is consistent with the existing facades in the district. The solid/void relationship (proportion of windows and doors to the overall building) should be maintained (e.g. the transparency of front facades should be maintained, and windows should be vertical in proportion).
- Larger buildings should be designed so their facades are divided into smaller elements that relate to those of the



Inappropriate door proportion



Inappropriate Infill



Appropriate Infill

## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

surrounding neighborhood.

- The design of an **existing non-contributing** structure may be modernized or contain historical references, but should not be redesigned to create a false historical appearance.

### I. Entrances and Porch Projections

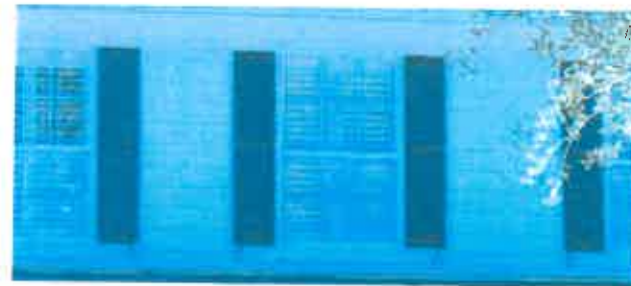
Most residential buildings in the district have, or had at one time, a front porch. New buildings should incorporate porches in their designs. The size, shape, and proportion of the entrances and porches should respect the existing pattern in the district.

- The addition of front porches and balconies to new residential structures is encouraged as they contribute to healthy streets and safe neighborhoods.
- Porch additions should have a roof type that is either similar to the existing roof or is in character with the style and period of the building.
- No porch additions will be allowed in front of volumes originally designed as porches. If a porch is desired, the original porch should be restored.
- No decks should be allowed within the front yard.

### J. Windows and Doors

Windows on additions should have the same orientation and be of a similar size to the existing or original windows of the principal façade except if the addition is on the same plane as the existing principal façade, then the windows of the addition should match the original windows in orientation, size,

materials and configuration.



Appropriate  
Window Type

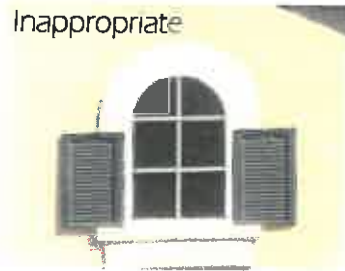


Inappropriate  
Window Type

- All **new windows** in building additions should have mullion profiles consistent with the style of the original structure. If single hung or double hung windows are placed in groupings, a four to six inch trim piece should separate the windows.



## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)



Attic Windows

- All windows, including attic and dormer windows should be real windows. No false windows should be allowed.
- Windows and doors should be glazed in clear glass with no more than ten (10) percent daylight reduction. The use of reflective glass and reflective film is prohibited on all buildings.
- Stained glass and art glass installations in new buildings may only be used, when in character with the style of the building (Prairie).
- The use of etched glass is not consistent with any of the architectural styles present in the district. Therefore, it may only be used if not visible from the public right-of-way.
- Rectangular windows should be casement and single or double hung; circular and hexagonal windows may be fixed or pivot.
- Muntins, if provided, should be true divided lites.
- Ornamental iron, grills, or bars on windows (Mission and Mediterranean styles only) should be constructed of steel, wrought iron or similar material, and should be painted with a gloss paint of dark color.

- The total glazing area on any facade should not exceed thirty (30) percent of the facade surface.
- Bay windows, when provided, should be habitable spaces carried to the ground on walls or feathered back to the wall with appropriate moldings.



Examples of inappropriate window additions

- Exterior doors must be side-hinged except for garage doors. Sliding doors are not permitted in contributing structures, except in a place not visible from the right-of-way.
- New garage doors may be constructed of wood, metal or fiberglass, and should not exceed a maximum width of nine (9) feet for a single door.

## VI. NEW CONSTRUCTION/ADDITIONS (CONT.)

### K. Foundations

The area between the ground level and the finished floor elevation needs to be designed consistent with the style of the building, maintaining pedestrian proportions, and in a way not to detract from the style of the building and surrounding structures.

- Most styles recommend elevating the structure from the ground level, a minimum of two feet.
- The undercroft of decks and foundations with spaced piers should be enclosed by a material consistent with the style of the structure, and should be located between the pillars instead of covering the pillars.
- Property owners need to be creative when selecting materials to cover the crawlspace. See Rehabilitation section for examples of recommended materials.
- A raised trim should be considered between the foundation area and the bottom of the first floor.
- Heavy landscaping should be used to cover the foundation as much as possible.
- A slightly darker color in character with the style should be considered for the area below the finished floor elevation.

### L. Roof Forms and Materials

New construction should include roofs that are consistent and compatible with the existing buildings on the district.

- Roofs on additions should have similar shape, materials and pitch as the existing structure. New features, such as

skylights or solar collectors, should be flush with the roof and should not be installed on roofs visible from the public right-of-way.

- A flat or pitched roof that is not visible from the ground may have a different material than the rest of the existing roof.
- Flat roofs should be provided only in the form of balconies (accessible from an adjacent habitable room and enclosed by parapets no less than 36' high).
- Gutters should be made of galvanized steel, copper or painted aluminum.

### M. Building Color

Paint color selection for new buildings within the College Quarter Historic District should be appropriate to the predominant architecture of the structure and the district.

- Paint colors for new buildings should not be restricted with the exception of intense bright and arresting colors such as fluorescent green,



Inappropriate Colors for a Historic District

- orange, yellow and similar shades. The number of colors for the exterior should be in keeping with the style of the structure and with other buildings within the historic district.
- Brick, stone, or other materials intended to be naturally unpainted should remain unpainted.
- Wood surfaces should be treated and/or painted.

# COLLEGE PLACE REPLAT

SCALE 1 INCH = 80 FEET.

DATE FEB. 1923.

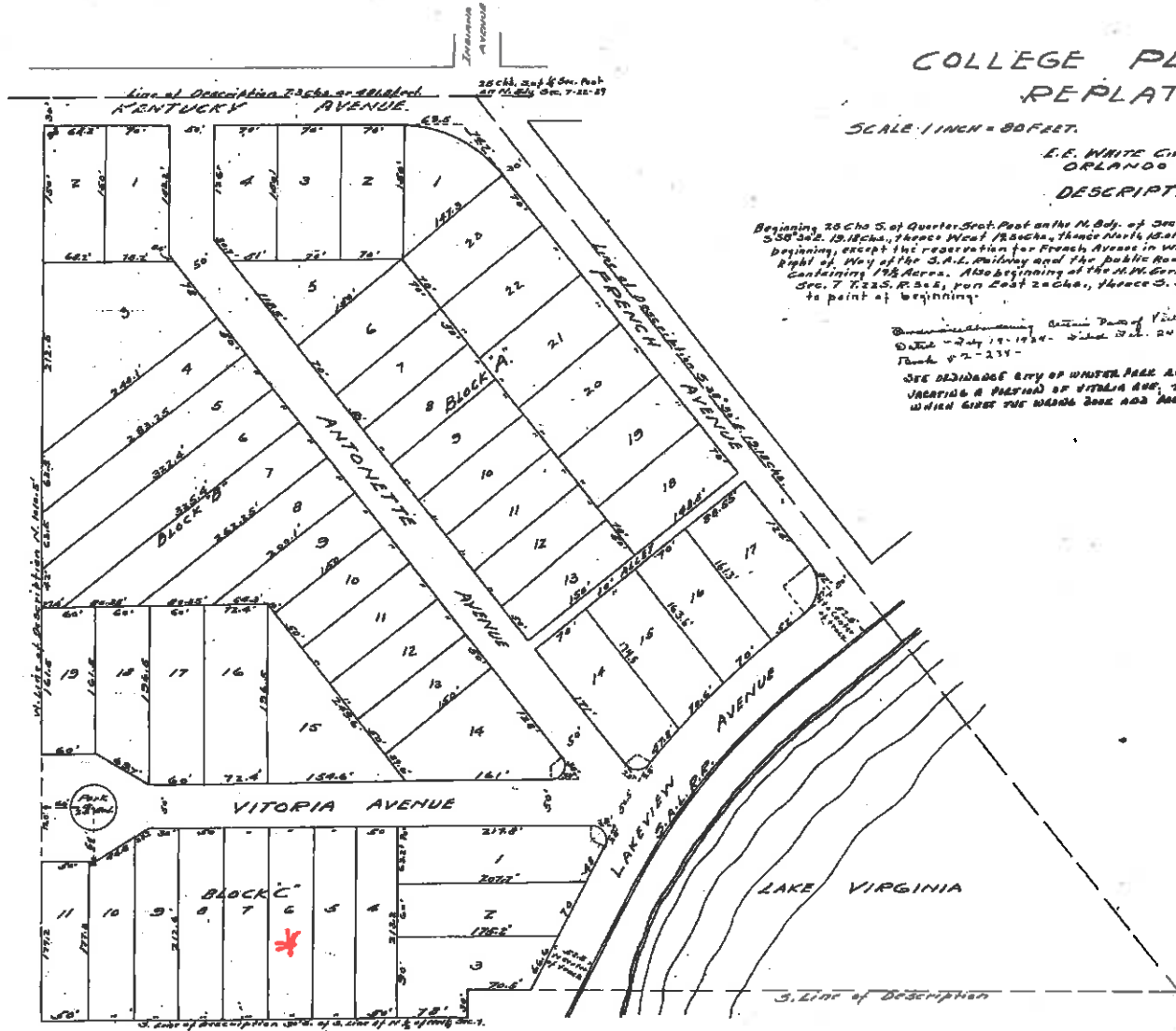
E.E. WHITE CIVIL ENGINEER  
ORLANDO FLORIDA.

## DESCRIPTION

Beginning 20 Chs 5 of Quarter Sect. Post on the N. Side of Sec. 7 T. 25. R. 22 E. Run S58°32' 13" W. 1200 ft., thence West 1200 ft., thence North 1200 ft., thence East 1200 ft., to beginning, except the restriction for French Avenue in Winter Park, also excepting the Right of Way of the S.A.L. Railway and the Public Road on the West end of the Railway, containing 172 Acres. Also beginning of the N.W. Cor. of the S.W. 1/4 of Sec. 7 T. 25. R. 22 E., from East 20 Chs., thence S. 40 feet, thence W. 20 Chs., thence N. to point of beginning.

Commenced by certain Part of Victoria Avenue - By City of W.P.  
DATE - July 1914 - Filed Dec. 24 - 1914 - Records in Town  
Book 47 - 211 -

SEE ORDINANCE CITY OF WINTER PARK APPROVED JANUARY 10 AND MAY 14 1914  
JACOBUS A. PETERSON OF VICTORIA AVE., THIS DAY IS TO SURRENDER THE ABOVE EASEY  
WHICH GIVES THE WADING DOCK AND ASSE



1923

STATE OF FLORIDA  
COUNTY OF ORANGE

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 B. 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.

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.

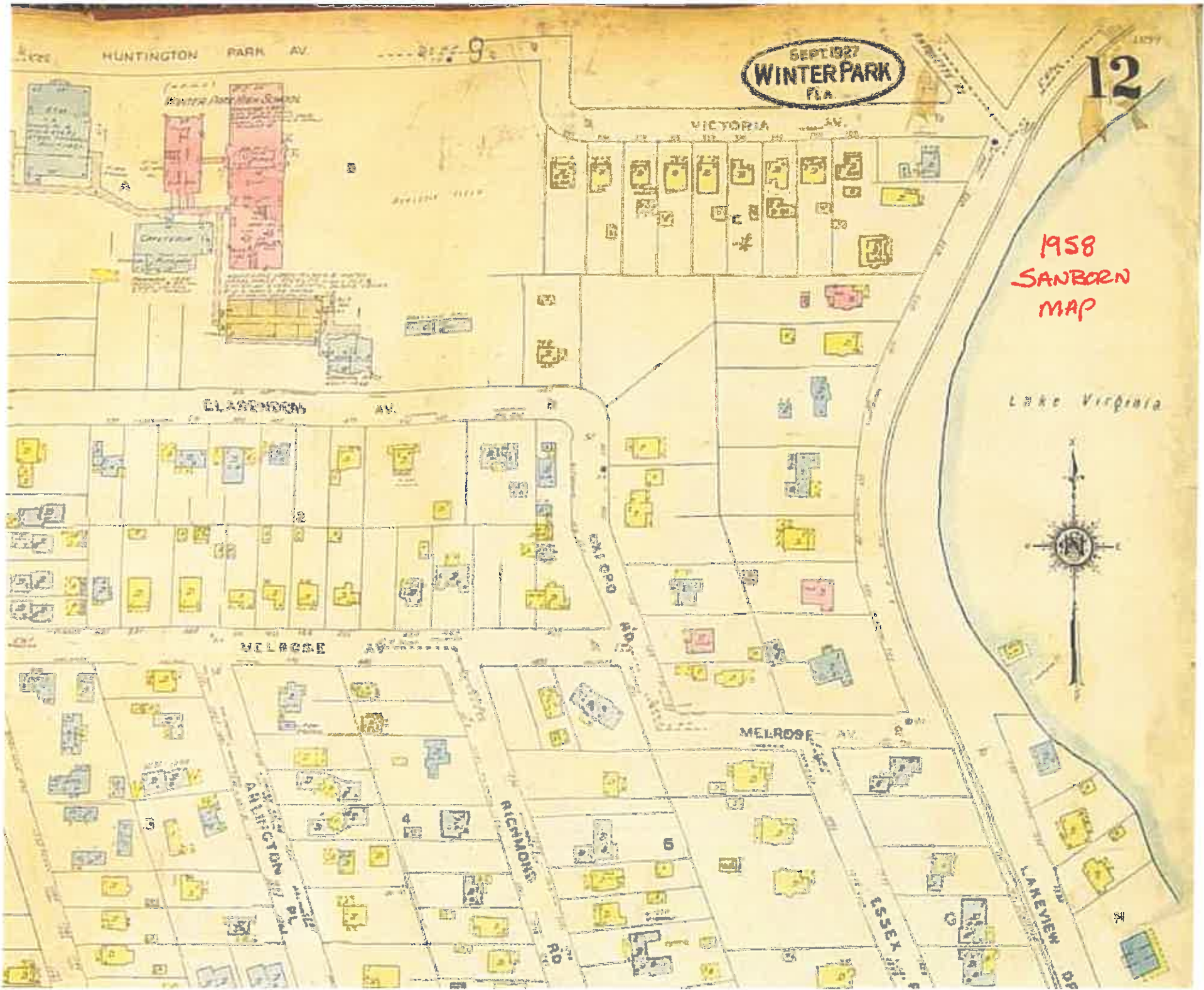
FILED AND RECORDED Feb. 17, 1923 12 M.  
B.W.C. Johnson - Clerk.  
By M. A. Howard, D.C.

H 46

SEPT 1927  
WINTER PARK  
FLA

12

1958  
SANBORN  
MAP





**OCA Web Map**

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: 3/22/2016

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



FRONT ELEVATION



WEST SIDE WALL (4.4 FOOT SIDE SETBACK)



STREETVIEW LOOKING SOUTHEAST



WEST SIDE ELEVATION FROM REAR

REAR ELEVATION





REAR ELEVATION

EAST SIDE ELEVATION





FRONT SETBACK  
OVERVIEW





WEST  
4.4°  
LOT  
SIDE



EAST  
SIDE  
ELEVATION



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. 346 VICTORIA AVENUE  
Building address

ELIZABETH & DAVID CORDOBY (ADDRESS, AVE.) 407.310.5104  
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: \_\_\_\_\_

3. Proposed project narrative: *(attach a separate 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, DAVID CORDOBY, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

David Cordoby  
Owner's Signature

3/17/16  
Date

#### Historic Preservation Commission Office Use

Date received: 3-2-16 HPC Meeting: 4-13-16 Case File No: COR 16-006

COLLEGE QUARTER

Historic name of building (if any)

Historic district name (if any)

07-22-30-1490-03-060

1925

Parcel Identification Number

Year built

historic landmark  historic building/structure

district contributing element  district non-contributing element

16 March 2016

City of Winter Park  
Planning Department  
Historic Preservation Commission  
401 Park Avenue, South  
Winter Park, Florida 32789

Re: Certificate of Review Application

Complete narrative of proposed project:

1. Minor Alteration - Enclosing and incorporating into the existing air conditioned area an existing first floor screened enclosure and a second floor balcony at the rear of the structure.
2. Addition - Adding a larger Master Bath, more closet space and an exercise room to the existing second floor Master Bedroom.

Respectfully submitted,

David Corddry  
Owner

**Historic Preservation Commission**  
**Certificate of Review**  
*Supplemental Application for Variance Request*

1. Describe variance request:

*SEE ATTACHED*

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?
3. Describe the requirements, from the Land Development Code upon which this request is based.
4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.
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.*

16 March 2016

City of Winter Park  
Planning Department  
Historic Preservation Commission  
401 Park Avenue, South  
Winter Park, Florida 32789

Re: Certificate of Review, Supplemental Application for Variance Request

1. Describe variance request:

- a. Requesting a variance for a second floor addition to be located 4.4' from the West side property line in lieu of the required 10'. (The existing first floor of this structure is located 4.4' from this side property line)
- b. Requesting a variance from the side wall articulation ordinance of a maximum 36' continuous wall plane. The second floor addition on the East side would be a 45' - 4" continuous wall plane.

2. Special conditions:

The original structure does not have a sloped roof (except as a feature at the entry) but rather consists of parapet walls with built up flat roofs. With the *previous addition this feature was continued however, leaving the elevation without symmetry and varying heights of parapets. The flat roof areas formed from this addition have created water intrusion problems in the home as well.*

3. Requirements upon which this request is based:

- a. The side setbacks for this property are 7.5' to the first floor and 10' to the second floor
- b. "Each side wall shall provide architectural articulation by stepping the wall plane in or out by at least two feet when the side wall plane and side roof line extend more than 36 feet along the side lot line."

4. How the requested variance may be appropriate to achieve the design review standards:

The objective is to update the floor plan to today's living standards and alleviate the existing water intrusion issues while creating a more balanced and uniform elevation that does not diminish the original characteristics of the structure. By stepping the wall plane in on the sides to meet the zoning regulations, it would create an elevation that deviates from the original simple design.

5. Setback and coverage calculations form:

Included in packet



# SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

Address: 346 VICTORIA AVENUE

Lot width<sup>2</sup>: 50.00'

Submitted by: CYNDE NORRIS FOR DAVID & ELIZABETH COFFERTY

Lot area<sup>3</sup>: 10,600 sq. ft.

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>10</sup>	Additional Proposed Area <sup>10</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.	2 story - 50%		N/A		
	1 story - 60%				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6</sup></b> 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 <sup>7</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure area and certain open front, side & rear porches <sup>8</sup> ).	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR	3,673 sq ft	309 sq ft	3,982	4,028
	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				
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>9</sup>				

	Minimum % Required	Existing Area <sup>10</sup>	Landscape Area Reduced <sup>10</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%	←	N/A		→

### 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 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	
<b>FRONT</b>		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		N/A			
<b>SIDES<sup>1,2</sup></b> (see other side setback options on pg 4)		1st Floor	See pages 3&4	A	11.2'	4.4'	11.2'
		2nd Floor		B	11.2'	18.4'	11.2'
<b>REAR<sup>1,3,4</sup></b>		1st Floor		25 ft			
		2nd Floor		35 ft <sup>5</sup>		N/A	
		Lakefront		see note 6			
<b>CORNER LOT</b>		1st Floor	Lot width ≤ 65 ft	15 ft			
			Lot width > 65 ft <sup>7</sup>	20 ft		N/A	
		2nd Floor	Lot width ≤ 65 ft	15 ft			
			Lot width > 65 ft <sup>7</sup>	22.5 ft			
<b>BUILDING HEIGHT<sup>6,9,10,11,12</sup></b>		30 ft - 35 ft plus 2 ft or 40 ft (see notes 11 & 12)		21'		22'	

**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/porport 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.

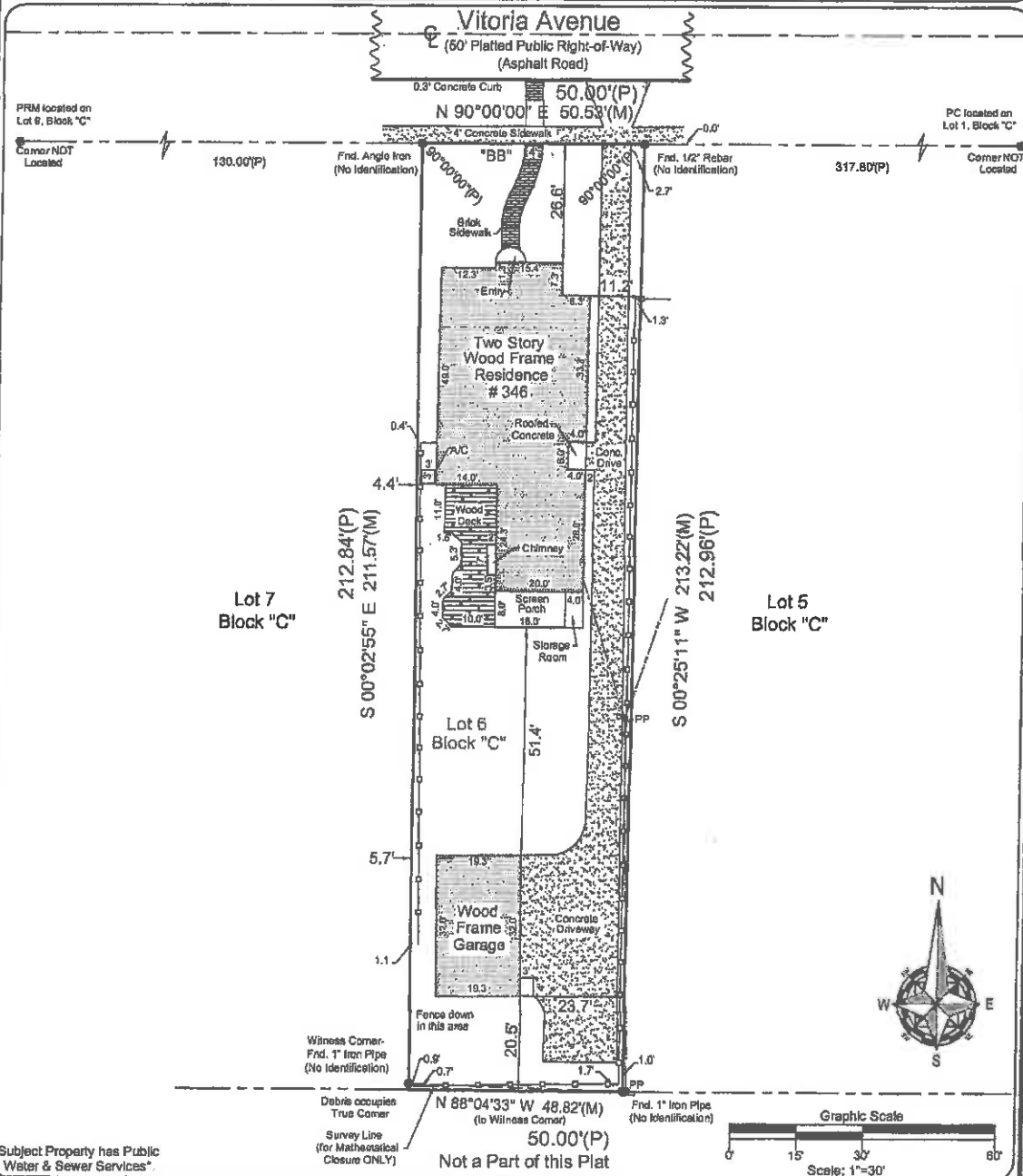
# Boundary Survey

## Legal Description:

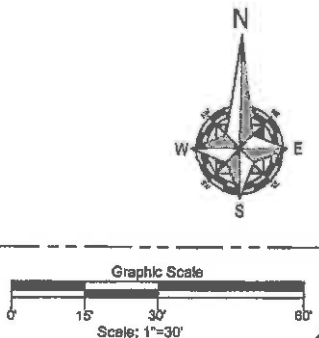
Lot 6, Block "C", COLLEGE PLACE REPLAT, according to the Plat thereof as recorded in Plat Book H, Page 46, Public Records of Orange County, Florida.

Flood Zone: X Panel: 0255 F  
Community Number: 12095C Date: 9/25/2009

CERTIFIED TO:  
David W. Corddry & Elizabeth M.A. Corddry



\*Subject Property has Public Water & Sewer Services\*



Field Date: 05-17-11	Date Completed: 05-18-11	-Notes-	
Drawn By: SP	File Number: IS-6139	>Survey is Based upon the Legal Description Supplied by Client.	>Abutting Properties Deeds have NOT been Researched for Gaps,
-Legend-		>Subject to any Easements and/or Restrictions of Record.	>Bearing Baseline shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
C - Contoured	PC - Point of Curvature	>Building Tiles are NOT to be used to reconstruct Property Lines.	>Fence Ownership is NOT determined.
CB - Caststone	Pi - Page	>Roof Overhang, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.	>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
CM - Concrete Monument	PI - Point of Beginning	>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.	>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor.
Conc. - Concrete	P.O.B. - Point on Line		Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.
D - Description	PP - Power Pole		
DE - Drainage Easement	PRM - Permanent Reference Monument		
Easmt. - Easement	PT - Point of Tangency		
F.E.M.A. - Federal Emergency Management Agency	R - Radius		
FFE - Finished Floor Elevation	R&C - Rebar & Cap		
Fnd. - Found	Rec. - Recovered		
IP - Iron Pipe	Rfd. - Roofed		
L - Length (Arc)	Set - Set 1/2" Rebar & Cap "LB 7823"		
M - Misting	Typ. - Typical		
N&D - Nail & Disk	UE - Utility Easement		
N.R. - Non-Residual	WM - Water Meter		
ORB - Official Records Book	Δ - Delta (Central Angle)		
P - Plat	-O- - Chain Link Fence		
P.B. - Plat Book			
- - Wood Fence			

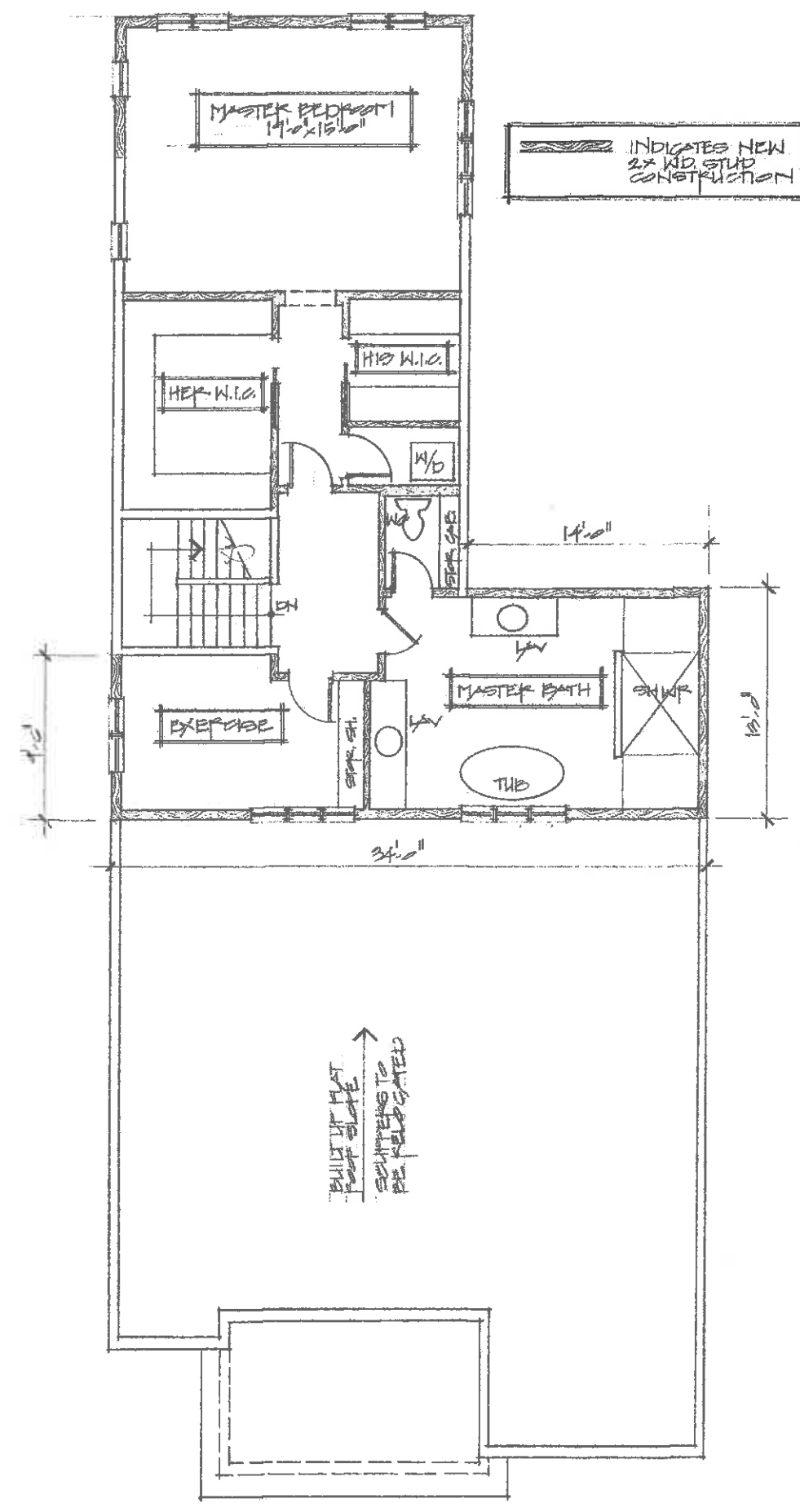
I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on information furnished to me as Noted and Conforms to the Minimum Technical Standards for Land Surveying in the State of Florida in accordance with Chapter 81G-17-6 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

*Patrick K. Ireland*  
Patrick K. Ireland, License # 6637, LB 7623  
This Survey is Intended Only for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

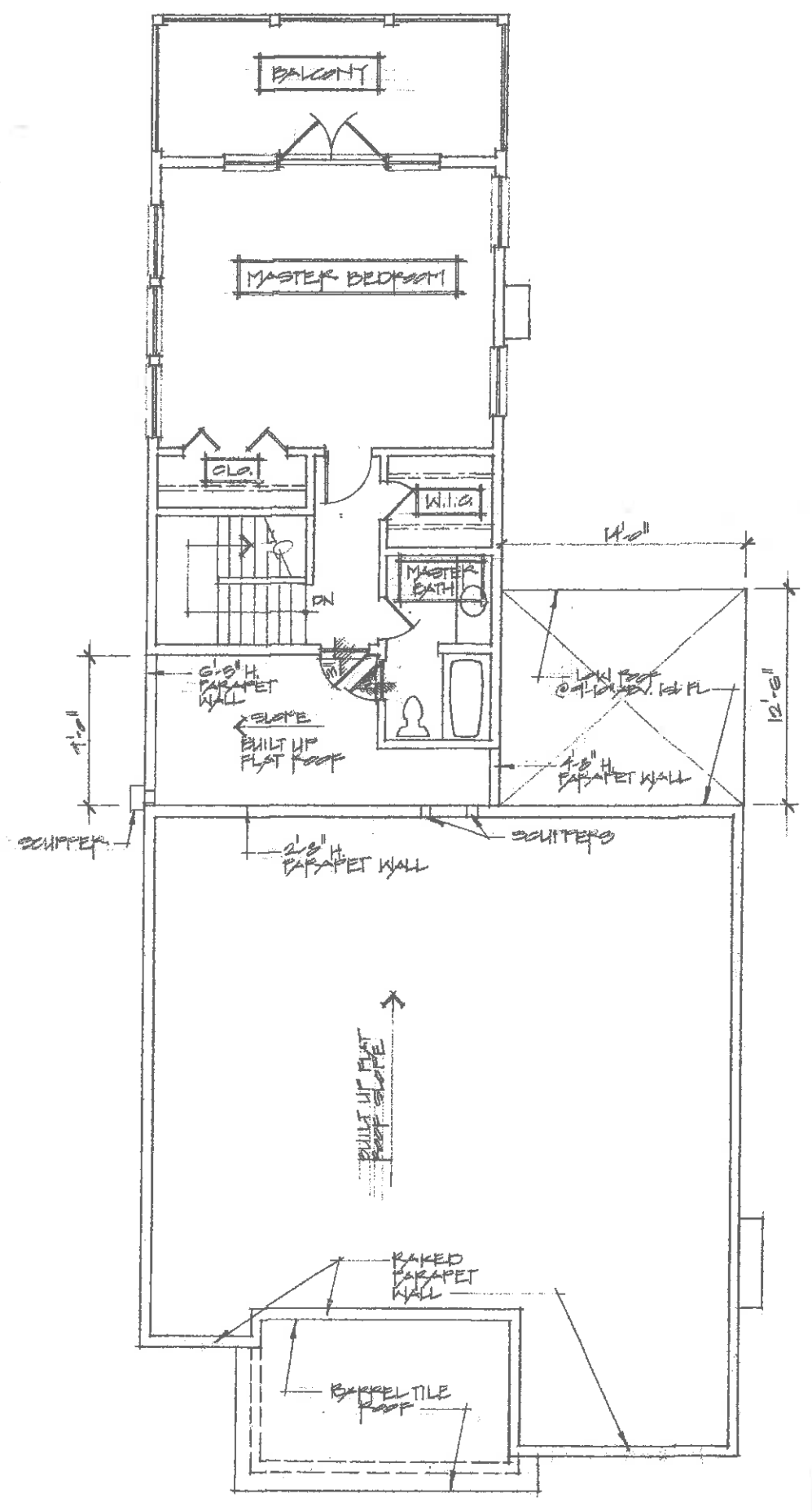
**Ireland & Associates Surveying, Inc.**  
5725 Wayside Drive, Suite 1002, Sanford, FL 32771  
www.IrelandSurveying.com  
Office-407.678.3366 Fax-407.320.8165



REVISIONS	BY



2ND FLOOR PLAN - RENOVATION  
1/4" = 1'-0"

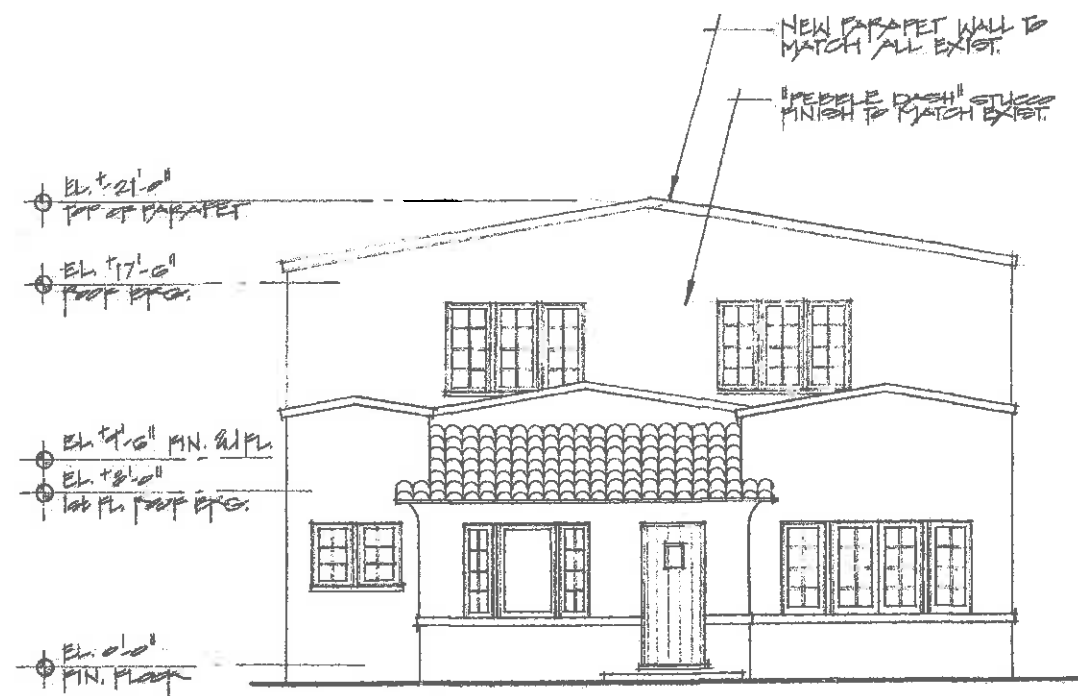


2ND FLOOR PLAN - AS BUILT  
1/4" = 1'-0"

ADDITION & RENOVATION  
 CORDRY RESIDENCE  
 240 VICTORY AVENUE WINTER PARK FLORIDA

Date	15 MAR 16
Scale	1/4" = 1'-0"
Drawn	CPN
Just	10/01/16
Sheet	
Of	Sheets

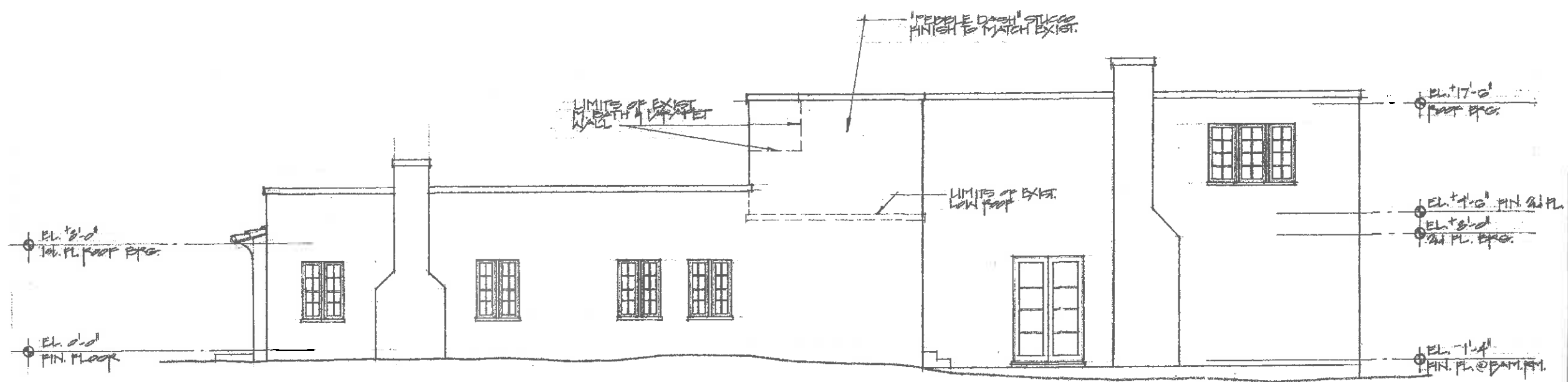
REVISIONS	BY



FRONT ELEVATION - ADDITION  
1/4" = 1'-0"



FRONT ELEVATION - AS BUILT  
1/4" = 1'-0"



RIGHT SIDE ELEVATION  
1/4" = 1'-0"

ADDITION & RENOVATION  
 GORDON RESIDENCE  
 WINTER PARK  
 FLORIDA  
 576 VICTORIA AVENUE

Date 15 JAN 16  
 Scale 1/4" = 1'-0"  
 Drawn CHN  
 Job # 101.16  
 Sheet  
 Of Sheets

## Lindsey Hayes

---

**From:** John Skolfield <John@skohomes.com>  
**Sent:** Tuesday, April 05, 2016 12:47 PM  
**To:** Lindsey Hayes  
**Subject:** 346 Vitoria Avenue

Hi Lindsey,

Thank you once again for the good work you do for Historic Preservation. I'm writing in reference to the variance application by David and Elizabeth Corddry, our next door neighbors.

As you know, prior to the designation of the College Quarter as a qualifying historic district, the proposed addition/renovation would have required a variance approval through the board of adjustments. A likely denial to allow the non-conforming first floor setback of 4.5 in lieu of the required 6.0 feet as well as the requested 4'5" for the second floor setback in lieu of the required 10'0". In recognition of the peculiarity of 50' wide lots and the flexibility granted homeowners in a historic district allow me to make the following observations.

The first floor west wall extends 49' without articulation that would be required of new construction, built in the 20's, I get it. At 4'5" from our property line the home is close, noted by the photo from the inside of our kitchen. This is how it was when we purchase our home and how it was in 1926, no problem.

David and Elizabeth Corddry deserve praise for the care and attention they have exercised to maintain the beautiful small home look from the street. It is absolutely charming. At some point in the past large square flat roof additions were placed on the rear of this small home.

To extend this unfortunate disconnect in architecture by placing a vertical wall a mere 4'5" from our property line in lieu of 10.0' would be imposing, unfortunate, and unfair to me and my family. This wall, as represented on the plans, would extend over 20' straight up, additional square footage for sure but doing nothing to soften the abrupt transition from the charming front facade to the boxy addition.

I think the following represents a reasonable solution. This is so close to the property line that I believe it would require a fire rated wall.

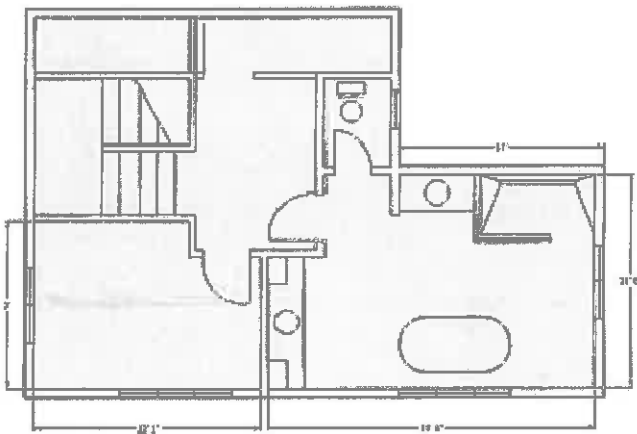
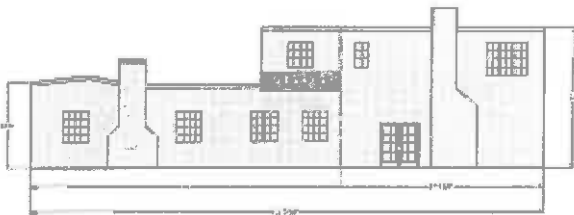
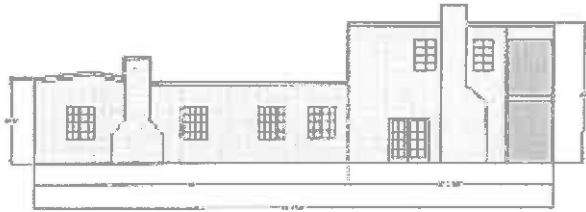
**Symmetry:** I understand the desire for the second floor front elevation to align with the wall on the right, albeit 49' back from the front plane and not so noticeable. It's appropriate to note that symmetry isn't an established characteristic on the home, nor should it be. The first floor architecture is beautiful, and asymmetric.

**Side set back:** In lieu of the 4'5" side setback proposed on the second floor or the required 10'0" setback one could do the following. If the addition were pulled back just three feet then a small tile roof, matching the front of the home, would break up the excessive plane and provide some open space, minimizing the "canyon" effect. This would result in a second floor side setback of 7'5" in lieu of 10'0", still a sizable variance but acceptable for us.

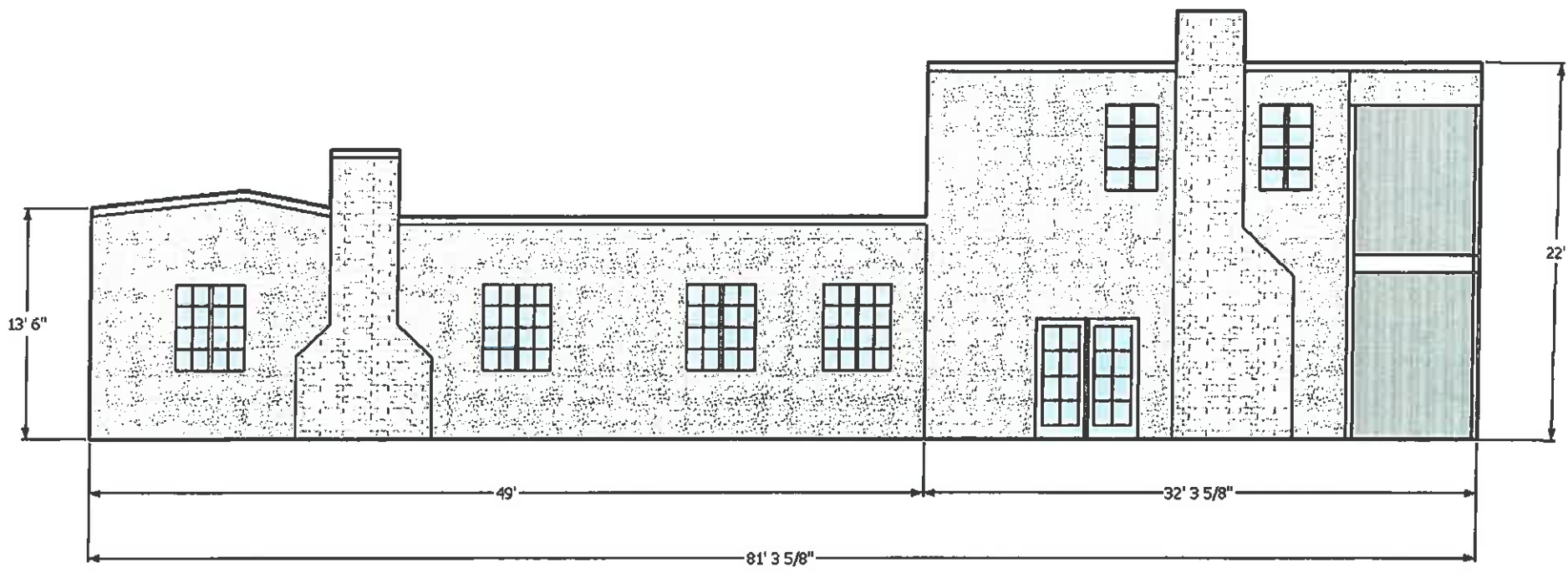
**Windows:** The lack of windows on the walls were perhaps intended to minimize the sense that our privacy is compromised, if so, we appreciate the consideration. The aesthetics are begging for windows. Window treatment would likely stay in place removing the privacy concerns with a benefit of soft bathing afternoon sunlight on the interior space, the "magic hour, so to speak, brought inside. The small window in the toilet room would serve likewise.

**Layout:** With the enclosing of the screen porches and the additional space for the bathroom the result for the design in the application is 3,775 square feet under air. If brought back 3' as I'm proposing, it would be 3,737, 1% less. As you will see from the sketch below I've laid out some suggestions. Basically it leaves the wish list as is with a 188 square foot master bathroom. 2.6 times larger than the current master bathroom.

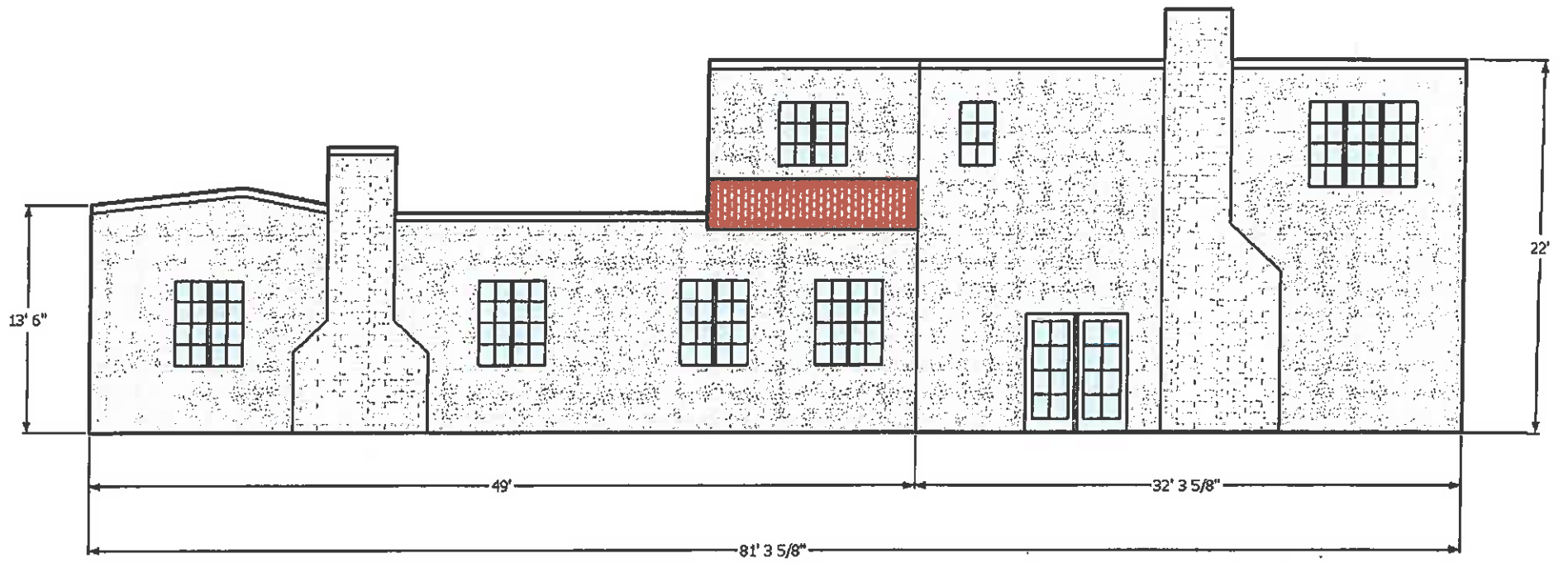
**Why, why why:** Why have I put this together. For many reasons. I like great design and am particularly fond of exterior facades that look great, like the Corrdry's front elevation; We live here, we don't want a big wall next to us. If we were to stand up as the adjacent neighbor most affected, screaming no,no,no, the application would likely be sent back to the drawing board with denial. This decidedly wouldn't respect the board and their volunteer time; it would delay an ultimate approved design; and would cause more work for Lindsey, etc. So, I hope my time results in a tasteful addition that is not overbearing.



John T. Skolfield III  
Managing Member  
Skolfield Homes LLC  
office 407-647-7730  
mobile 321-228-3990





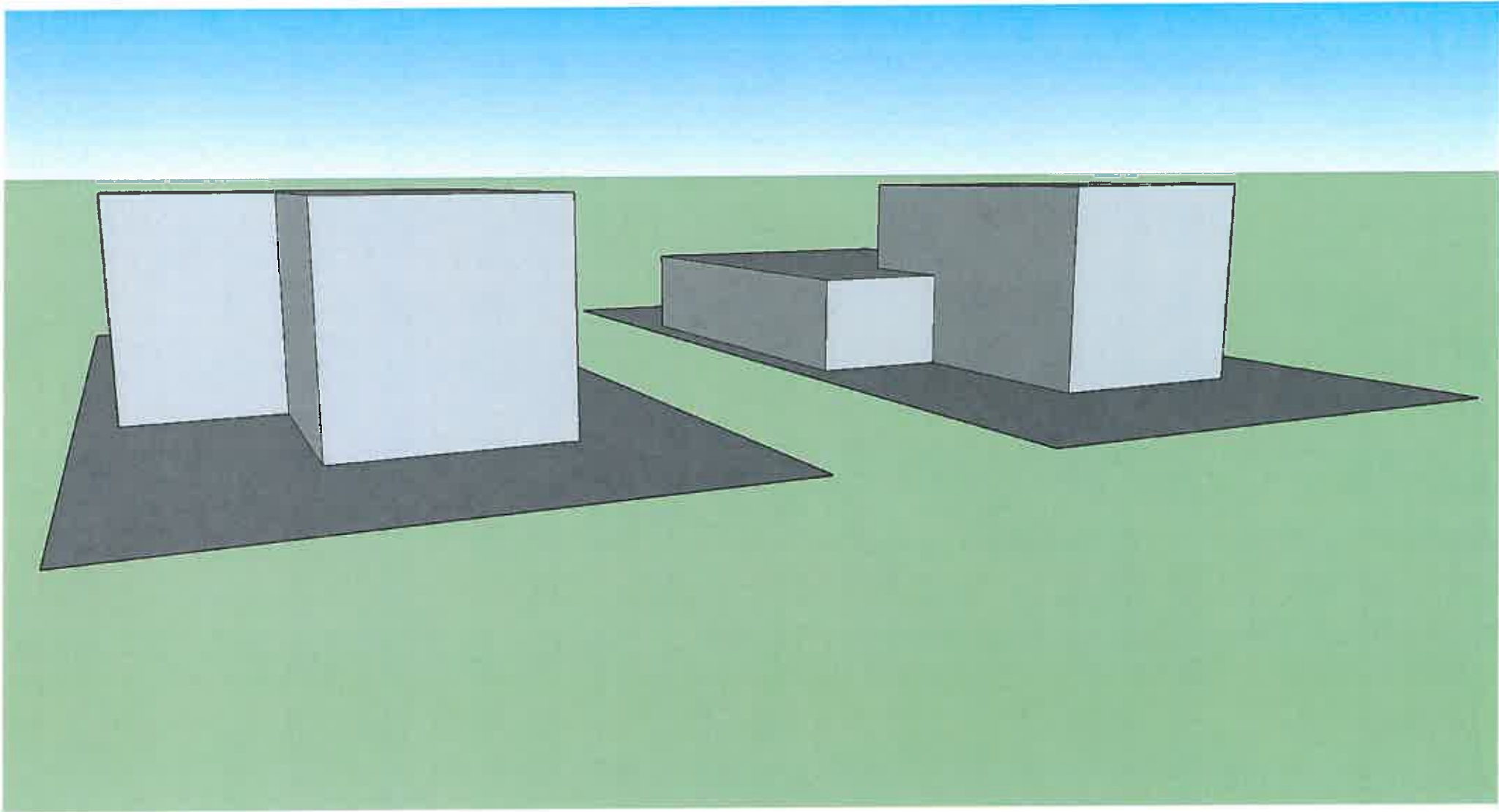














**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
April 13, 2016**

**COR 16-004 Request by Jeff and Tracey Currey for a Certificate of Review for alterations including one and two additions and to replace the existing swimming pool at the residence at 1015 Greentree Drive. Variances are requested for rear setbacks of 15 feet and 17.5 feet to one story additions in lieu of the required 25 feet. A variance is requested for a rear setback of 26.4 feet to a two story addition in lieu of the required 35 feet. A variance is requested for a swimming pool side setback for 6 feet 7 inches in lieu of the required ten feet. Zoned R-1AA. Parcel ID. #05-22-30-3366-00-040.**

**Description.**

The residence at 1015 Greentree Drive known as "Mi E Taw" is significant for its association with the early development of Winter Park. Listed in the Winter Park Register of Historic Places in 2005, 1015 Greentree Drive is a rare surviving building from the city's early pioneer history, and the subsequent alterations to parts of the building have achieved historic significance in their own right. The property was a parcel of land that had been purchased by pioneer settler Wilson Phelps in 1878. The original house was probably built by 1905 by Lester and Sadie Wilson. The original address of the property was 1234 Palmer Avenue, and the property extended from Palmer Avenue to the shore of Lake Osceola. Lester Wilson managed a farm and grove on the site. Later he was the chauffer for grove owner W. C. Temple; the owner of one of three automobiles in the town. The original building was a one story wood frame Florida Vernacular style house with a view down to Lake Osceola.

By 1918, the original house had been purchased and enlarged by Mr. and Mrs. Hiram Powers. Mr. Powers was the son of the noted American sculptor of the same name. Mr. Powers joined the faculty at Rollins College in 1911 as a professor of modern languages and later went into the real estate business in 1915. His wife, Rose Mills Powers, was a poet who wrote the alma mater for Rollins College in 1912. In 1918, Hiram Powers sold the property to Samuel Goss and his wife.

Samuel Goss enlarged the house and added modern amenities. The architects were W. L. Crosly and J. K. Cady. The Goss family also hired civil engineer E. E. White to draw landscape plans. The plans show several outbuildings, groves and lavish landscaping extending from Palmer Avenue to Lake Osceola. The Goss Family named the property "Loudeen" according to the landscape plan. Photographs from that period show the house with white painted horizontal wood siding and arched openings to porches that have since been glass enclosed. During the Goss' ownership, the Florida Vernacular style house had assumed the rambling form it has today. It had grown to a full two stories with an unusual "zigzag" roofline as a result. The

farmhouse type porches were re-styled with previously mentioned arched enclosures. Even then, the site included the specimen camphor tree on the north side yard. In 1954, owner Hazel Goss Elliott hired James Gamble Rogers II to enlarge the porches and make other modernizations.

The house was also owned in more recent years by former U. S. Senator Ed Gurney. A notation of who named the property Mi E Taw was not found, but that has been how the property has been locally known for many years. The name "Mi E Taw" is supposed to be Native American for "big tree" in recognition of the massive camphor tree that dominates the north side of the site.

The original size of the property has been reduced by subdivision and surrounding redevelopment as is typical of the initial large pioneer tracts. Its wood siding has been covered with stucco since 1986, but the characteristic rambling form, roofline and arches of the house are clearly identifiable. A three car garage with second floor dwelling unit was added in 2005 along with a wider shed roofed dormer on the second floor of the main house.

**Certificate of Review Request.** This is a major project with several different elements involved. The applicant's survey, elevations and floor plans are attached. Staff has separated each alteration and addition for the board to deliberate on separately. Each element has staff's comments and recommendation on the appropriateness of each request based upon the Secretary of the Interior's Standards for Rehabilitation; attached as an addendum to this report. Staff's recommendation follows each element rather than one at the conclusion.

- 1) The owners want to replace the existing swimming pool, spa and pool deck and are requesting a variance to allow the replacement pool to have a 6.7" setback to the side lot line in lieu of the required ten feet.**

*Staff recommendation: The swimming pool does not impact the historic character defining features of the property. The abutting neighbor is concerned about the sound from the pool, however staff does not believe the requested setback will change sound from pool use. Staff recommends approval with the condition that a six foot high solid fence to be added along the side lot line by the pool area based Standards 9 and 10 and neighbor's concerns.*

- 2) The owners are requesting one and two-story rear additions and are requesting variances to allow a rear setback of 15 feet to the one story addition in lieu of the required 25 feet. A variance is requested for a rear setback of 26.4 feet to the two story addition in lieu of the required 35 feet.**

*Staff recommendation: The rear elevation is not character defining. The proposed alterations improve the integration of the main historic house and two story non-historic garage. Staff recommends approval based on Standards 2, 9 and 10.*

- 3) A variance is requested for a one story addition on the north facing side of the garage that will require a variance to allow a rear setback of 17.5 feet in lieu of the required**



**25 feet. A gable front one story addition is also proposed for the west (street facing) side of the garage.**

*Staff: The two story garage is not part of the historic development of the property. The additions have no impact on the historic character of the house and staff recommends approval based on Standards 9 and 10.*

- 4) A one story gable front addition is proposed for the street side of the southwest wing along with a French door placed to the left of the addition.**

*Staff recommendation: This is a highly visible historic character defining elevation and the proposed addition removes the existing arched opening and introduces a window with that is not in keeping with the historic character of the house. Staff recommends denial based on Standards 2, 3, 4, 5, and 9.*

- 5) A one story addition on the south facing elevation between the two south wings.**

*Staff recommendation: This recessed section of the south elevation is not a character defining feature. Staff recommends approval based on Standards 2, 9 and 10.*

- 6) The applicant proposes a number of alterations to the exterior of the building including.**

- a. Replacing the metal shingles with standing seam metal roofing.**

*Staff recommendation: This is not supported by photographic evidence. Staff recommends denial based on Standards 3 and 6.*

- b. Replacing the 1980s stucco with horizontal "Truexterior" siding by Boral.**

*Staff recommendation: There is historic photographic evidence clearly indicating horizontal wood siding. Modern wood siding does not always have the durability of the original pine and cypress used on historic properties so alternative materials may be appropriate. Pictorial evidence shows the details of the trim work that could be replicated with the replacement of the exterior cladding. Staff recommends approval based on Standards 3, 6 and 9.*

- c. Alter the existing four arched openings on the street side main body of the house by removing the arches and replacing with three pairs of French doors.**

*Staff recommendation: This is a major alteration of the historic character defining features of the primary elevation. Staff recommends denial based on Standards 2, 3, and 5. The applicant may wish to consider retaining the arched openings and replacing the modern glass in the openings with French doors as an alternative.*

- d. Open the enclosed arches on the northwest corner of the house.**

*Staff recommendation: This is supported by historic photographic evidence. Staff recommends approval based on Standards 2 and 6.*

- e. **Replace windows with a combination of casement and double hung windows by Marvin. Windows have exterior mullions for the divided lights. Shutters to be added.**

*Staff recommendation: Historic photographic evidence shows divided light casement windows and no shutters on the primary elevations. Staff recommends denial of the sash windows, except for the non-historic garage and rear new additions, and approval of casement windows only based on Standards 2, 3, 5, and 6. Staff recommends denial of the shutters based on Standard 3.*

# THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

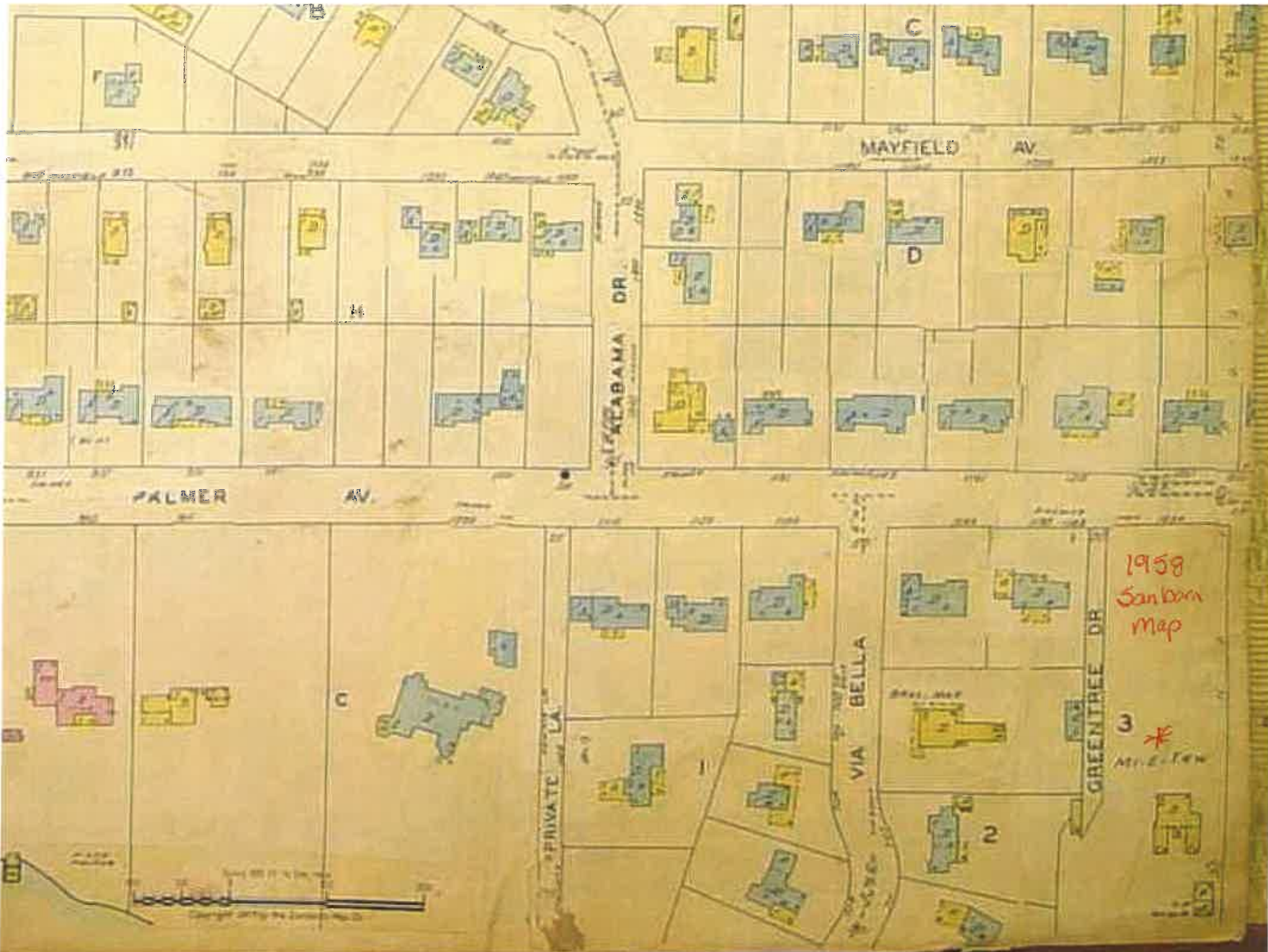
- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (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.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alteration must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments—if improperly applied—may cause or accelerate physical deterioration of historic buildings. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the standards.

## Technical Guidance Publications

The National Park Service, U.S. Department of the Interior, conducts a variety of activities to guide Federal agencies, States, and the general public in historic preservation project work. In addition to establishing standards and guidelines, the Service develops, publishes, and distributes technical information on appropriate preservation treatments, including Preservation Briefs, case studies, and Preservation Tech Notes.

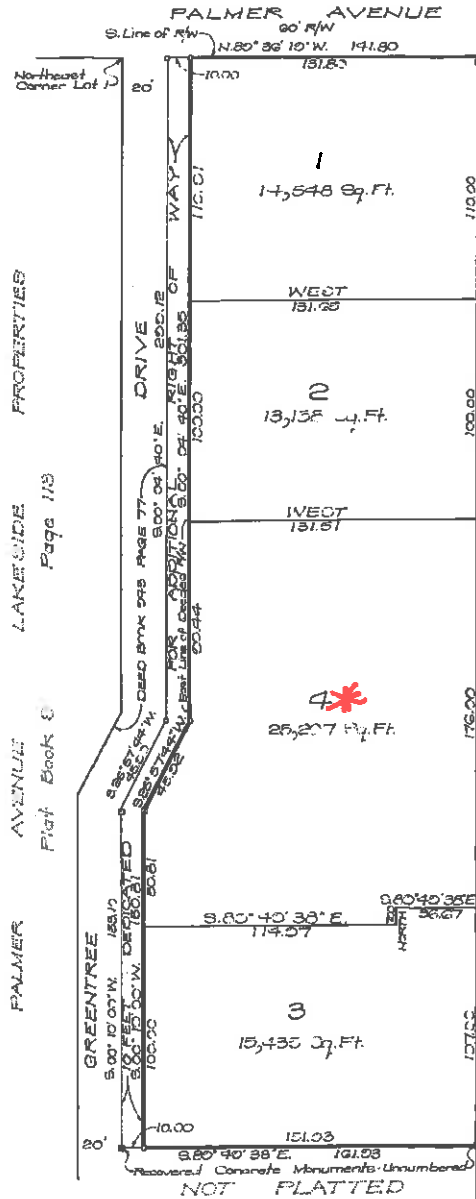
A Catalog of Historic Preservation Publications with stock numbers, prices, and ordering information may be obtained by writing: Preservation Assistance Division, Technical Preservation Services, P.O. Box 37127, Washington, DC 20013-7127.



1958  
Sanborn  
Map

3  
\*  
MILITARY

J. KRONENBERGER SUBDIVISION  
Plat Book G Page 57

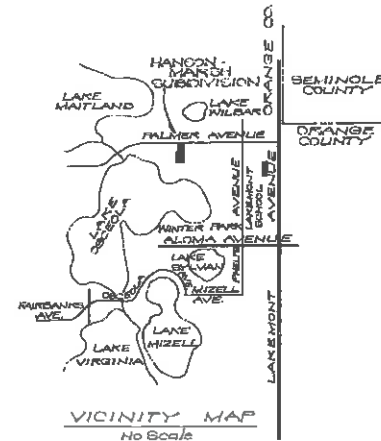
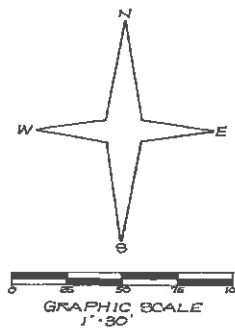


# HANSON-MARSH SUBDIVISION

Section 5, Township 22 South, Range 30 East  
City of Winter Park, Orange County, Florida

### LEGAL DESCRIPTION

That part of the Northwest 1/4 of Section 5, T22S, R30E, Orange County, Florida; Beginning at the Northwest corner of Lot 15 Temple Grove, according to the plat thereof recorded in Plat Book G, Pages 87 and 88 in the Public Records of Orange County, Florida; thence run N. 80° 36' 10" W. 141.80 feet along the South Line of Palmer Avenue; thence run S. 00° 04' 40" E. 200.12 feet along the East Line of Greentree Drive as shown on Dead Book 243, Page 77, Public Records of Orange County, Florida; thence continue along Greentree Drive S. 25° 57' 44" W. 96.00 feet and S. 00° 10' 00" W. 153.10 feet; thence leaving Greentree Drive run S. 80° 40' 38" E. 101.03 feet; thence run North 903.00 feet along the West Line of Temple Grove to the Point of Beginning, Containing 1.883 acres.



- NOTES:**
1. Bearings refer to the West Line of Temple Grove as recorded in Plat Book G, Pages 87 & 88, Orange County Public Records.
  2. —○— Designates "Permanent Control Point"
  3. —■— Designates "Permanent Reference Monument"

SOUTHEASTERN SURVEYING AND MAPPING CORP.  
886 MAITLAND AVENUE  
ALTAIR, FLORIDA 32701  
TELEPHONE: (805) 884-3007

PLAT BOOK AND PAGE **10-15**

### HANSON-MARSH SUBDIVISION DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, The undersigned have hereunto set their hand and seal on December 19, 1980.

WITNESSES:  
*David Lewis Marsh*  
WITNESS  
*Kenneth J. Hanson*  
WITNESS  
*David Lewis Marsh*  
WITNESS

STATE OF FLORIDA, COUNTY OF ORANGE  
THIS IS TO CERTIFY, that on December 19, 1980 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Kenneth J. Hanson and David Lewis Marsh,

to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
NOTARY PUBLIC  
My Commission Expires October 21, 1987

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on December 19, 1980 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and that the same conform to the requirements of Chapter 177, Florida Statutes, and that said land is located in the City of Winter Park, Orange County, Florida. Dated Dec. 19, 1980.

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on November 26, 1980 the City of Winter Park approved the foregoing plat.

*James C. Dumas* MAYOR  
*Thompton H. Smith, Jr.* CITY CLERK

### CERTIFICATE OF APPROVAL BY ZONING COMMISSION

THIS IS TO CERTIFY, that on November 5, 1980 the Zoning Commission of the above Municipality approved the foregoing plat.

*Lawrence A. Wray* Chairman

### CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on JAN. 21, 1981 at 12:55 P.M. File No. 1809870

*Thomas H. Fralen*  
County Comptroller  
in and for Orange County, Fla.  
By: *Howard F. Jordan, Jr.* P.C.

**OCPA Web Map**

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

Courtesy Rick Singh, CFA, Orange County Property Appraiser

**06060** Parcel Number

**3106** Parcel Address

**111.9** Parcel Dimension

**6** Lot Number

**06060** Parcel Number

**3106** Parcel Address

**111.9** Parcel Dimension

**6** Lot Number

**MER AVE**

Daily Traffic  
3400



Created: 3/22/2016

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



© 1910

SOUTH FACING ELEVATION

C 1930s

VIEW FROM  
PALMER  
AVENUE









2006  
WEST ELEVATION





CURRENT WEST ELEVATION

WEST ELEVATION





NORTH ELEVATION GARAGE AT LEFT - HOUSE AT CENTER



GARAGE NORTH ELEVATION



REAR ELEVATION

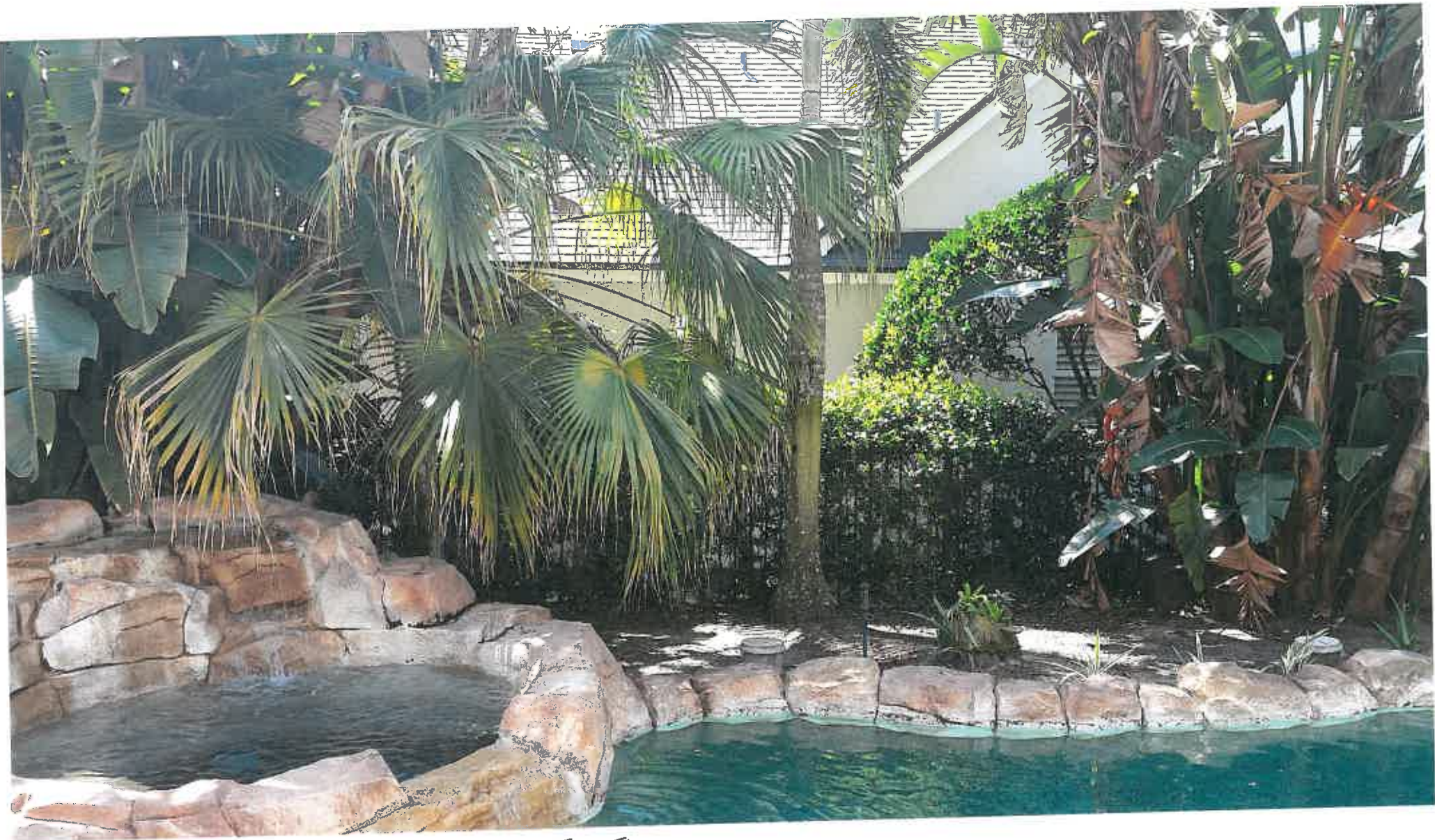




POOL AND SOUTH ELEVATION



*SOUTH ELEVATION*



VIEW ACROSS POOL FACING SOUTH



**WILLIAM H. CHILDS, JR. & ASSOCIATES, INC.**

**ARCHITECTS / PLANNERS**

6 W. WASHINGTON STREET CHAGRIN FALLS, OHIO 44022 | TEL: 440-247-4122

**Certificate of Review Application**

Subject Property: 1015 Greentree Drive  
Winter Park, Florida

Application Date: 18 March 2016

**Proposed project narrative:**

One and two-story additions and a major renovation of an existing two-story single-family residence originally built as two cottages in 1910. Since the existing structure is non-conforming in terms of the required rear yard setback, the Owners are requesting a variance to build in that area without any further encroachment.

**Historic Preservation Commission**  
**Certificate of Review**  
***Supplemental Variance Application***

1. Describe variance request:

(See attached pages)

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?

(See attached pages)

3. Describe the hardship, if any, from Land Development Code requirements upon which this request is based. Financial reasons are not considered a hardship.

(See attached pages)

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

(See attached pages)

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.

# WILLIAM H. CHILDS, JR. & ASSOCIATES, INC.

ARCHITECTS / PLANNERS

6 W. WASHINGTON STREET CHAGRIN FALLS, OHIO 44022 | TEL: 440-247-4122

## Supplemental Application for Variance Request

Subject Property: 1015 Greentree Drive  
Winter Park, Florida

Application Date: 18 March 2016

### 1. Describe variance request:

- A. Reduced side-yard setback at new Swimming Pool;
- B. Reduced rear-yard setback at Main House;
- C. Reduced rear-yard setback at an existing, non-conforming Accessory Building.

### 2. What are the special conditions and circumstances peculiar to the land, buildings, and structures involved, especially as they are established by the historic character of the afore mentioned?

The original (*circa 1910*) structures on this property were two separate cottages built in close proximity to the *current* rear and side property lines. Both cottages originally faced the southern property line as opposed to the street frontage which is westerly. The results of this peculiar siting are very narrow side and rear yards.

Over the past 100 years, the cottages have been merged into one dwelling, renovated, enlarged, and expanded several times. Because of its original siting in a far corner of the property, subsequent additions have resulted in a Main House and two Accessory Buildings that are non-conforming in terms of current requirements.

Alternative locations for our building additions, pool cabana, and swimming pool are notably less desirable than those we are proposing. Building to the north of the existing house would require moving the driveway to the front (street side) of the house, and building toward the street is not permitted (for the swimming pool or cabana) and is not in keeping with the character of the adjacent homes.

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

- A. Sec. 58-71(j)(1): Side yard setback for a swimming pool is 10'-0"
- B. Sec. 58-66(f)(7): Rear yard setback for first story is 25'  
Rear yard setback for second story is 35'
- C. Sec. 58-71(h)(2)(a): Rear yard setback for pool cabana is 10'-0"

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

Our proposed renovation seeks to accomplish the following design goals while also preserving the historic character of this unique site and structure:

1. Mitigate the large, out-of-scale volume of the existing two-story Accessory Building (*garage + accessory living quarters*) by incorporating it architecturally into the Main House with a physical connection & the introduction of small volumes consistent with the scale of the Main House;
2. Limit the areas of addition to small and subordinate volumes as opposed to introducing one large addition;
3. Use new finish materials evident in historical photos (*horizontal siding, masonry chimneys*) while preserving important existing historical architectural elements (*arched openings, symmetrical cottage volumes, gable & shed roofs, divided lite windows*);

Development within the rear and side yard setbacks are appropriate for this site as it was originally configured and has been altered historically.

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

[See form, attached]





## SETBACK / COVERAGE WORKSHEET

For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)<sup>1</sup>

**Address:** 1015 GREENTREE DRIVE

**Lot width<sup>2</sup>:** 175.25'

**Submitted by:** WILLIAM H. CHILDS, JR., AIA (APPLICANT / ARCHITECT)

**Lot area<sup>3</sup>:** 24,312 SQ. FT.

	Maximum % Allowed <sup>4</sup>	Existing Area <sup>10</sup>	Additional Proposed Area <sup>10</sup>	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%	11,176 SF	961 SF	12,137 SF	12,156 SF
	1 story - 60%				
<b>FLOOR AREA RATIO (F.A.R.)<sup>5,6</sup></b> 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 <sup>7</sup> , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches <sup>8</sup> .	Lots < 11,600 sf: Use <b>38%</b> Base FAR or w/ increased side setbacks: <b>43%</b> Max FAR				
	Lots 11,600 sf to 13,600 sf Use <b>4,500 sf</b> Base area & <b>5,200 sf</b> Maximum area				
	Lots > 13,600 sf Use <b>33%</b> Base FAR or w/ increased side setbacks: <b>38%</b> Max FAR	6,213 SF	1,340 SF	7,553 SF	8,023 SF (33%)
<b>SCREEN POOL ENCLOSURE</b>	8% <sup>9</sup>				

	Minimum % Required	Existing Area <sup>10</sup>	Landscape Area Reduced <sup>10</sup>	New Total Area	Minimum Required Area
<b>FRONT YARD LANDSCAPE COVERAGE</b> Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). <b>Front Lot Area:</b>	50%	8,596 SF	260 SF** (**note: yard reduced, building line moved forward)	8,336 SF	5,029 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 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		
<b>FRONT</b>		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.		<b>53'-2"</b>		<b>53'-2"</b>		
<b>SIDES<sup>1,2</sup></b> (see other side setback options on pg 4)		<b>1st Floor</b>	See pages 3&4	<b>A 22'</b>	84.0'	26.2'	51.65'	26.2'
		<b>2nd Floor</b>		<b>B 31'</b>	84.0'	49.8'	54.8'	49.8'
<b>REAR<sup>1,3,4</sup></b>		<b>1st Floor</b>		25 ft.	21.9'		5.0'	
		<b>2nd Floor</b>		35 ft <sup>5</sup>	21.9'		5.0'	
		<b>Lakefront</b>		see note 6				
<b>CORNER LOT</b>		<b>1st Floor</b>	Lot width ≤ 65 ft.	15 ft.				
			Lot width > 65 ft <sup>7</sup>	20 ft.				
		<b>2nd Floor</b>	Lot width ≤ 65 ft.	15 ft.				
			Lot width > 65 ft <sup>7</sup>	22.5 ft.				
<b>BUILDING HEIGHT<sup>8,9,10,11,12</sup></b>		30 ft. - 35 ft. plus 2 ft. or 40 ft. (see notes 11 & 12)		<b>26'-2"</b>		<b>29'-3"</b>		

**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.



**CITY OF WINTER PARK - COVERAGE/SETBACK WORKSHEET**

**SWIMMING POOLS, SPAS AND DECKS**

Land Development Code Sec . 58-71(j). General Provisions for Residential Zoning Districts

Address: **1015 GREENTREE DRIVE**

Lot area<sup>1</sup>: **24,312 SF**

	Maximum % Allowed <sup>3</sup>	Existing Area	Additional Proposed Area	New Total Area	Maximum Allowed Area
<b>IMPERVIOUS LOT COVERAGE</b> <small>Include bldg footprint, driveways, sidewalks, patios, pools, A/C pads, artificial turf, etc. (show area tabulations)</small>	2 story home 50%	11,176 SF	961 SF	12,137 SF	12,136 SF
	1 story home 60%				

	MINIMUM ALLOWABLE SETBACK			PROPOSED
<b>SWIMMING POOL/SPA<sup>2</sup></b>	Interior Side	Lot width ≤ 60 ft.	7.5 ft.	
		Lot width > 60 ft.	10 ft.	6'-7"
	Rear	All lots	10 ft.	35'-0"
	Street Side <sup>3</sup>	Lot width ≤ 65 ft.	15 ft.	
		Lot width > 65 ft. to 75 ft.	20 ft.	
		Lot width > 75 ft.	25 ft.	69'-7"
Lakefront <sup>3,4,5</sup>	same as the main building			
<b>DECK</b>	Interior Side	50% of the swimming pool/spa setback		
	Rear			
	Street Side <sup>3</sup>			
	Lakefront <sup>3,4,5</sup>	50 ft. from ordinary high water elev.		

Note:

1. Submerged lands or lakefront land across streets shall not be included.
2. Setback measured from the property line to the ordinary high water line.
3. See LCD Section 58-71(n) for walls and fences regulations.
4. Retaining walls and the edge of pool decks on the lake side are limited to 3ft.
5. Streamfront or canalfront may be 20 ft. from the bulkhead if approved by the Planning and Zoning Board.



Artist's Rendering / Proposed New House

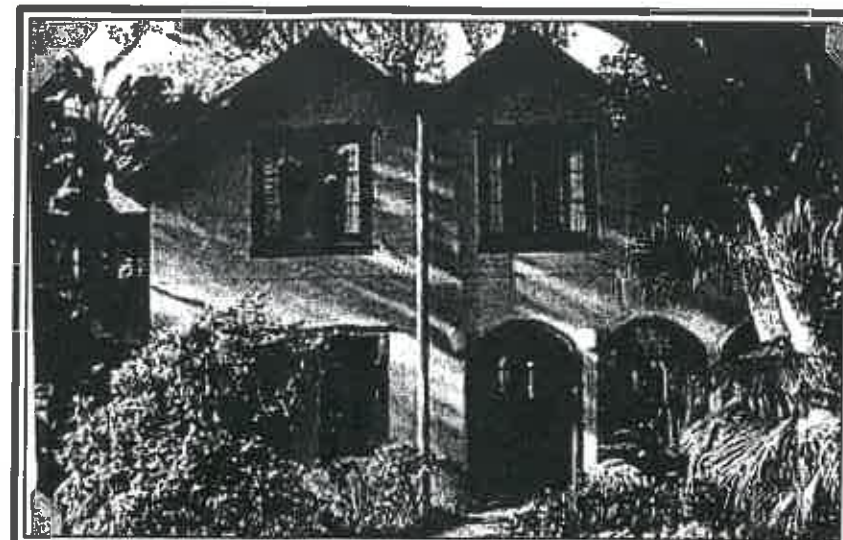
Certificate of Review Application

Subject Property:  
10174 Geometric Drive  
Miami Park, Florida

Applicant:  
William H. Childs, Jr., AIA  
Architect



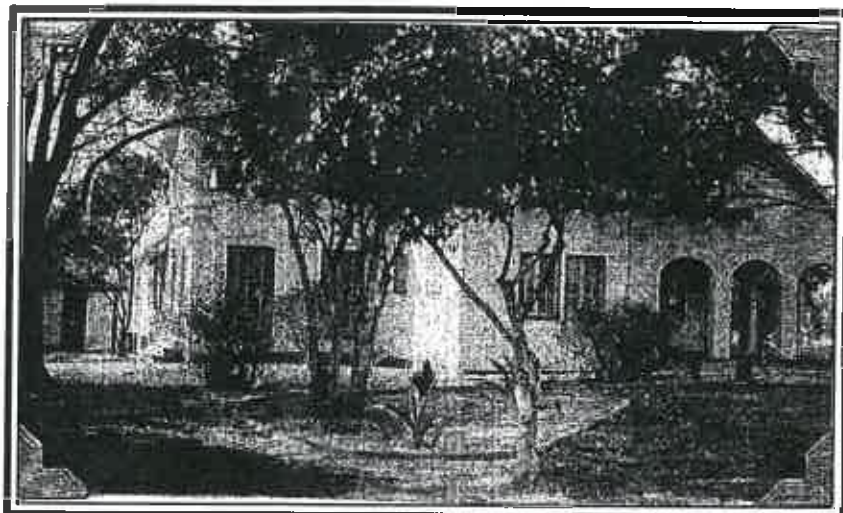
HISTORICAL PHOTO: VIEW FROM SOUTH



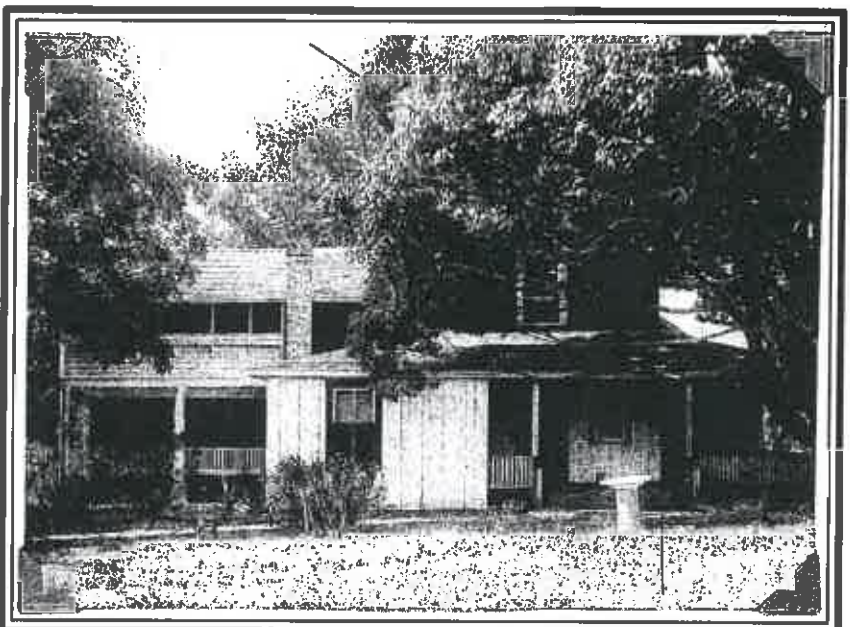
HISTORICAL PHOTO: VIEW FROM NORTH



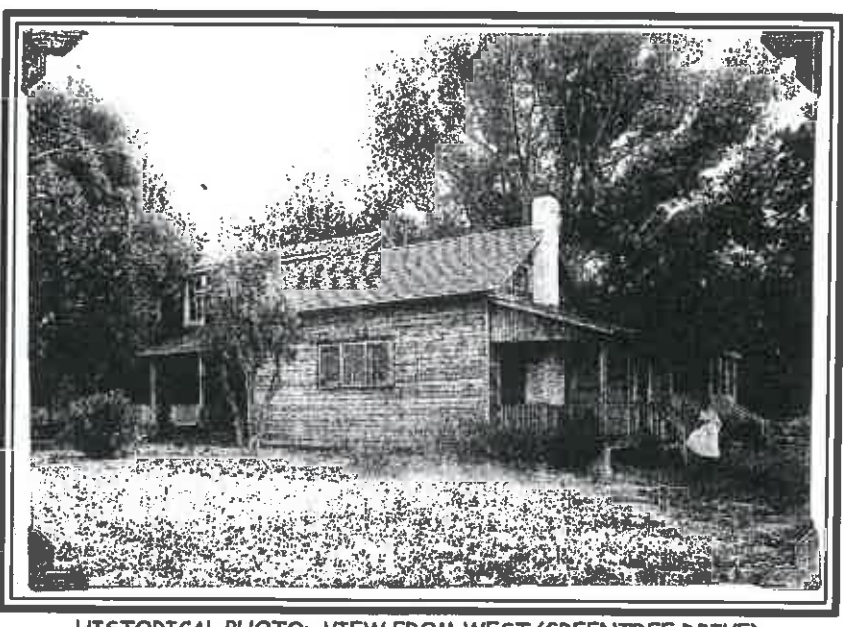
HISTORICAL PHOTO: VIEW FROM SOUTHWEST



HISTORICAL PHOTO: VIEW FROM NORTHEAST CORNER



HISTORICAL PHOTO: VIEW FROM EAST

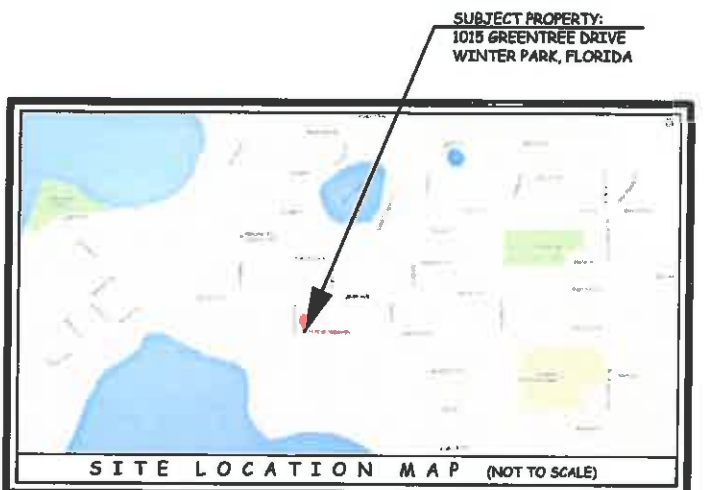


HISTORICAL PHOTO: VIEW FROM WEST (GREENTREE DRIVE)

DRAWING INDEX	
NO.	TITLE
T-1	COVER & TITLE SHEET
C-1	BOUNDARY SURVEY (FULL-SIZE @ 11X17)
AS-1	SITE PLAN
A-1	RENOVATED FIRST FLOOR PLAN
A-2	RENOVATED SECOND FLOOR PLAN
A-3	RENOVATED ROOF PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS

SYMBOLS INDEX			
---	PROPERTY LINE		SECTION CUT
---	NEW CONTOUR	---	CENTER LINE
---	EXISTING CONTOUR		ROOM NUMBER
00.00 NEW GRADE			DETAIL CUT
00.00 EXISTING GRADE			WINDOW AND DOOR TYPES
	BUILDING ELEVATION		

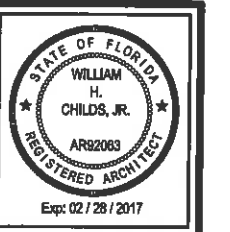
MATERIALS INDEX			
	C.M.U.		STUD WALL
	BRICK		ROUGH WOOD FRAMING
	STONE		FINISH WOOD
	SOLID MASONRY		INSULATION
	CONCRETE		RIGID INSULATION
	PANEL SHEATHING		STUD WALL (W/ SOLID BEARING)



DATE: 18 NOV 2016 -- CLIENT PROGRESS SET  
15 DEC 2016 -- REVISED CLIENT PROGRESS SET  
23 FEB 2016 -- REVISED SET TO CONTRACTOR  
18 MAR 2016 -- REVISED SET TO CONTRACTOR  
18 MAR 2016 -- CERTIFICATE OF REVIEW APP.

ADDITION / RENOVATION  
OF THE  
**CURREY RESIDENCE**  
1015 GREENTREE DRIVE  
WINTER PARK, FLORIDA

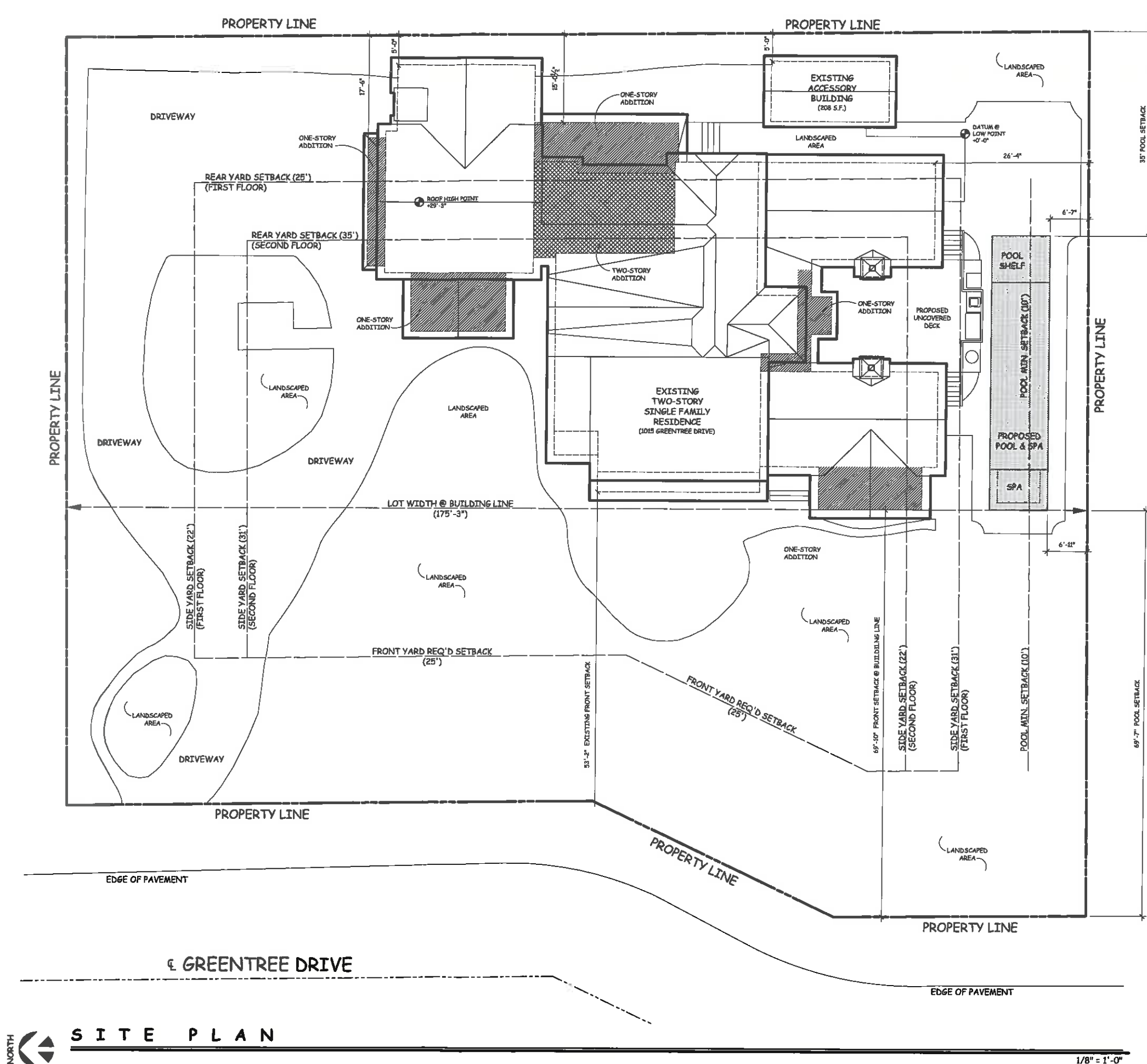
COMM. 1505



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**T-1**



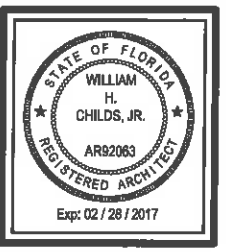


**S I T E P L A N**

1/8" = 1'-0"

DATE  
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 1015 GREENTREE DRIVE  
 WINTER PARK, FLORIDA  
 COMM. 1505

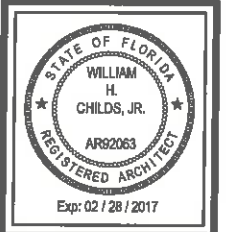


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**AS-1**

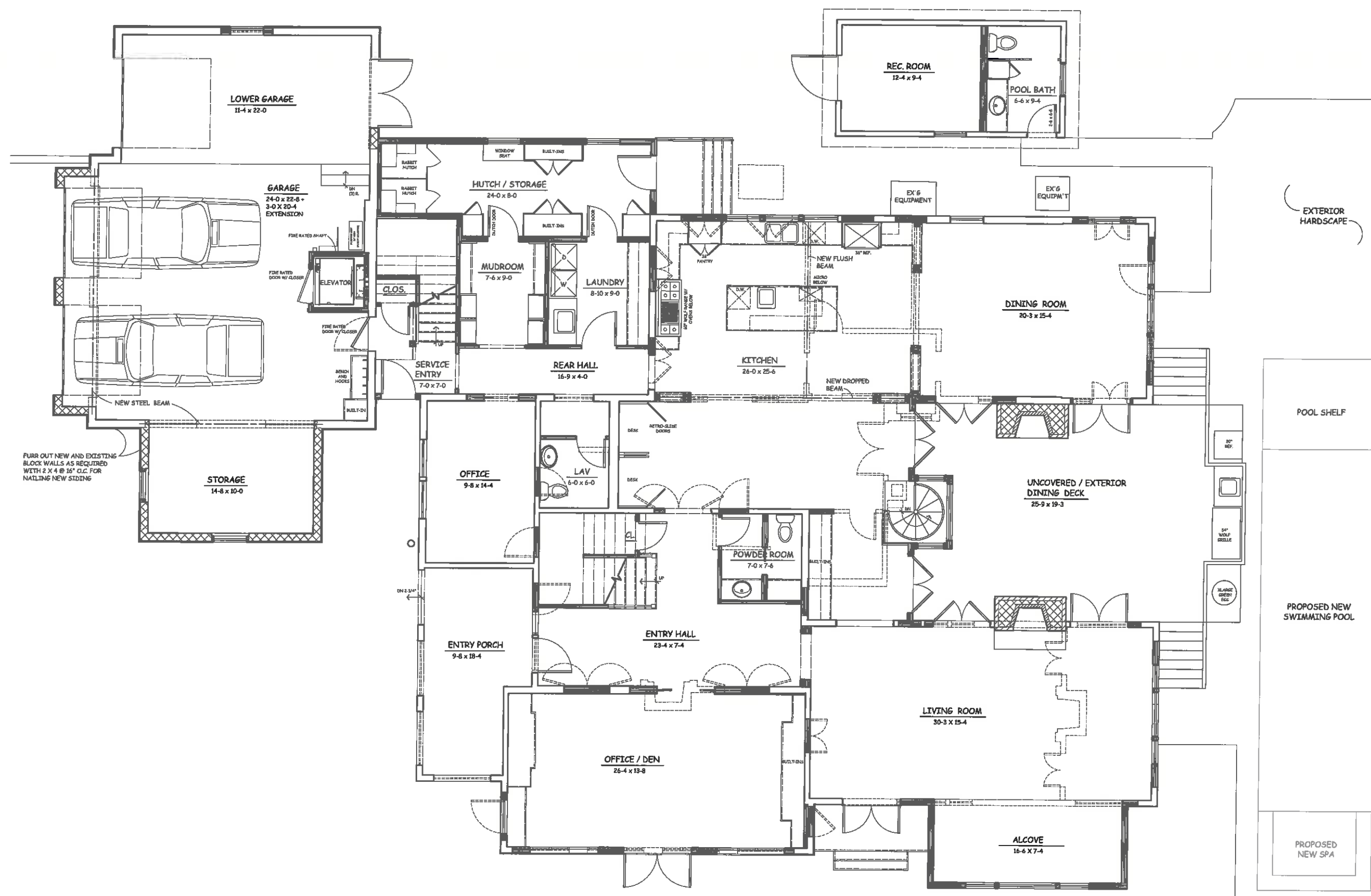
DATE  
 15 NOV 2016 - CLIENT PROGRESS SET  
 15 DEC 2016 - REVISED CLIENT PROGRESS SET  
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 WINTER PARK, FLORIDA  
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**A-1**



**RENOVATED FIRST FLOOR PLAN**

1/4" = 1'-0"

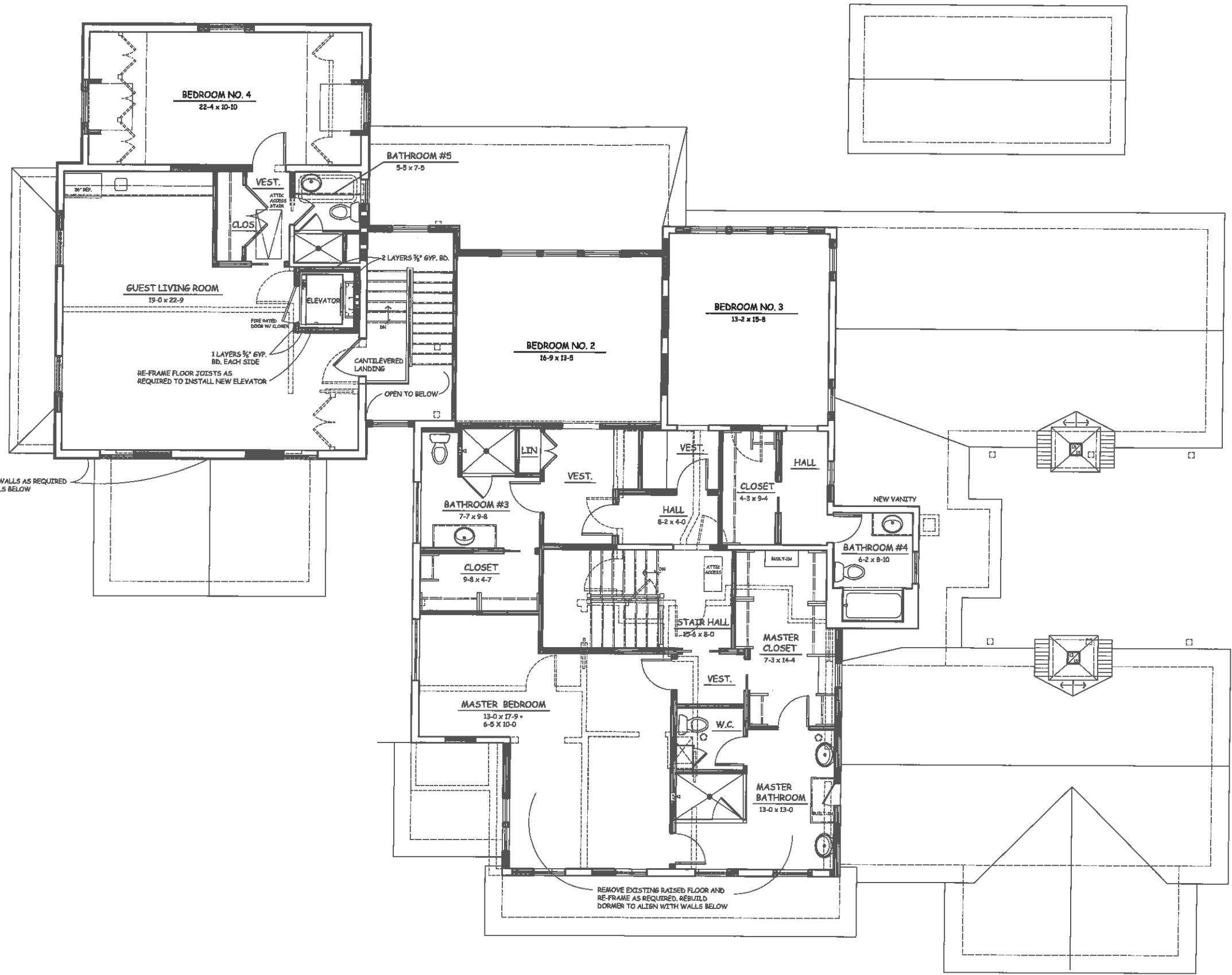
**TABLE OF AREAS**

FIRST FLOOR:	4,591 SF
SECOND FLOOR:	2,754 SF
TOTAL HOUSE:	7,345 SF
ACCESSORY BUILDING:	208 SF

**MATERIALS LEGEND**

- EXISTING WALLS
- EXISTING WALLS REMOVED
- C.M.U. WALL
- STUD FRAME WALL
- FACE BRICK
- FIRE BRICK





FURR OUT EXISTING WALLS AS REQUIRED TO ALIGN WITH WALLS BELOW

REMOVE EXISTING RAISED FLOOR AND RE-FRAME AS REQUIRED. REBUILD DORMER TO ALIGN WITH WALLS BELOW



**RENOVATED SECOND FLOOR PLAN**

1/4" = 1'-0"

**TABLE OF AREAS**

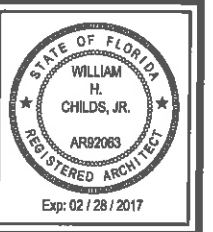
FIRST FLOOR:	4,591 SF
SECOND FLOOR:	2,754 SF
TOTAL HOUSE:	7,345 SF
ACCESSORY BUILDING:	208 SF

**MATERIALS LEGEND**

	EXISTING WALLS		STUD FRAME WALL
	EXISTING WALLS REMOVED		FACE BRICK
	C.M.U. WALL		FIRE BRICK

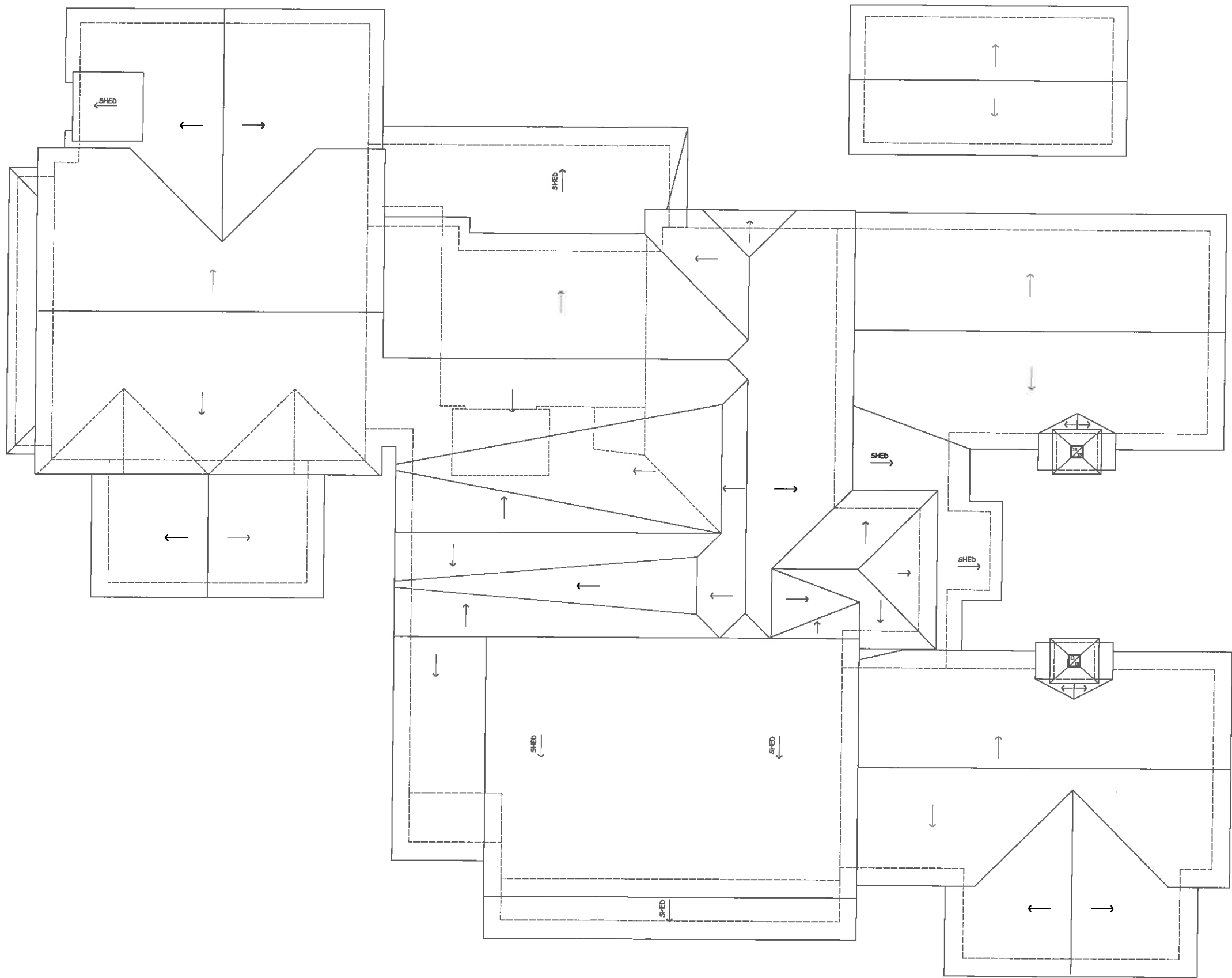
DATE	DESCRIPTION
14 NOV 2016	CLIENT PROGRESS SET
15 DEC 2016	REVISED CLIENT PROGRESS SET
13 FEB 2016	REVISED SET TO CONTRACTOR
19 MAR 2016	CERTIFICATE OF REVIEW APP.

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WINTER PARK, FLORIDA  
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**A-2**



**RENOVATED ROOF PLAN**

1/4" = 1'-0"

**TABLE OF AREAS**

FIRST FLOOR:	4,591 SF
SECOND FLOOR:	2,754 SF
TOTAL HOUSE:	7,345 SF
ACCESSORY BUILDING:	208 SF

**MATERIALS LEGEND**

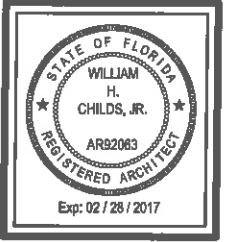
EXISTING WALLS	STUD FRAME WALL
EXISTING WALLS REMOVED	FACE BRICK
C.M.U. WALL	FIRE BRICK

DATE

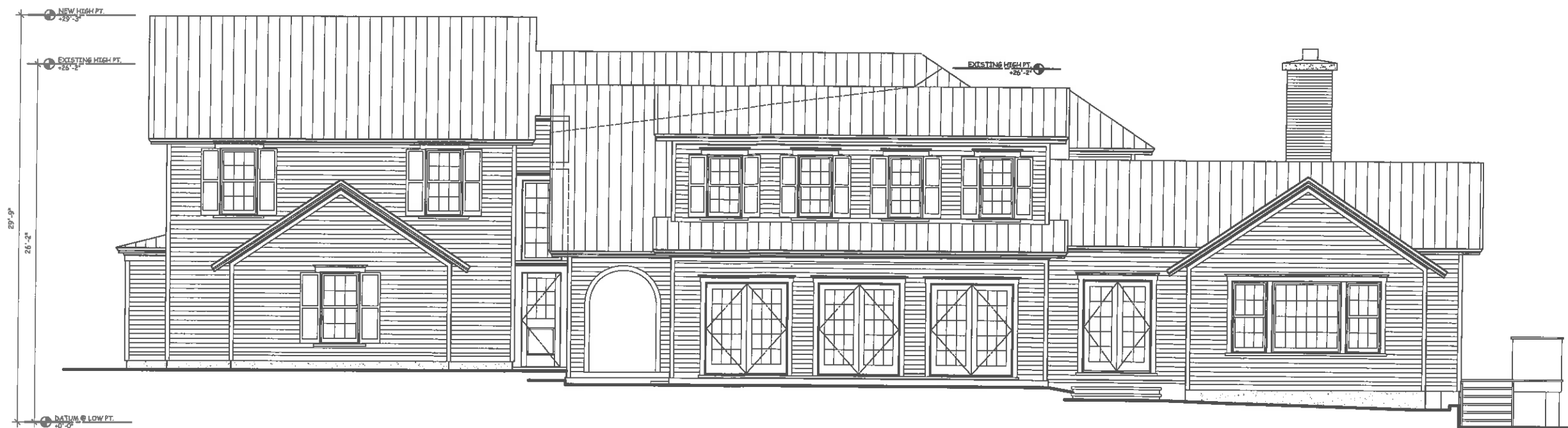
18 NOV 2016	CLIENT PROCESS SET
15 DEC 2016	REVISED CLIENT PROCESS SET
23 FEB 2016	REVISED SET TO CONTRACTOR
19 MAR 2016	CERTIFICATE OF REVIEW APP.

ADDITION / RENOVATION  
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**CURREY RESIDENCE**  
1015 GREENTREE DRIVE  
WINTER PARK, FLORIDA

COMM. 1505



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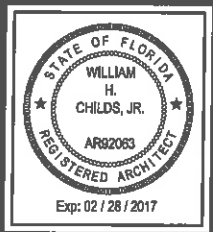
**WEST (FRONT/STREET) ELEVATION**

1/4" = 1'-0"

DATE  
 18 NOV 2016 -- CLIENT PROGRESS SET  
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COMM. 1505



**SOUTH (SIDE) ELEVATION**

1/4" = 1'-0"

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**EXTERIOR FINISH MATERIALS** (TYPICAL ON ALL ELEVATIONS, U.N.O.)

SIDING: BORAL "TRU/EXTERIOR" SIDING  
 TRIM: BORAL "TRU/EXTERIOR" TRIM  
 ROOF: STANDING-SEAM METAL  
 CHIMNEY: BRICK, MATCH EXISTING  
 WINDOWS: MARVIN "ULTIMATE CLAD CASEMENT" OR "NEXT GENERATION DOUBLE-HUNG"  
 DOORS: MARVIN "ULTIMATE CLAD"



**EAST (REAR) ELEVATION**

1/4" = 1'-0"



**NORTH (SIDE) ELEVATION**

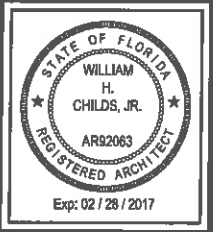
1/4" = 1'-0"

**EXTERIOR FINISH MATERIALS** (TYPICAL ON ALL ELEVATIONS, U.N.O.)  
 SIDING: BORAL "TRUXTERIOR" SIDING  
 TRIM: BORAL "TRUXTERIOR" TRIM  
 ROOF: STANDING-SEAM METAL  
 CHIMNEY: BRICK, MATCH EXISTING  
 WINDOWS: MARVIN "ULTIMATE CLAD CASEMENT" OR "NEXT GENERATION DOUBLE HUNG"  
 DOORS: MARVIN "ULTIMATE CLAD"

DATE  
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ADDITION / RENOVATION  
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**CURREY RESIDENCE**  
 1015 GREENTREE DRIVE  
 WINTER PARK, FLORIDA

COMM. 1505



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 ARCHITECTS / PLANNERS  
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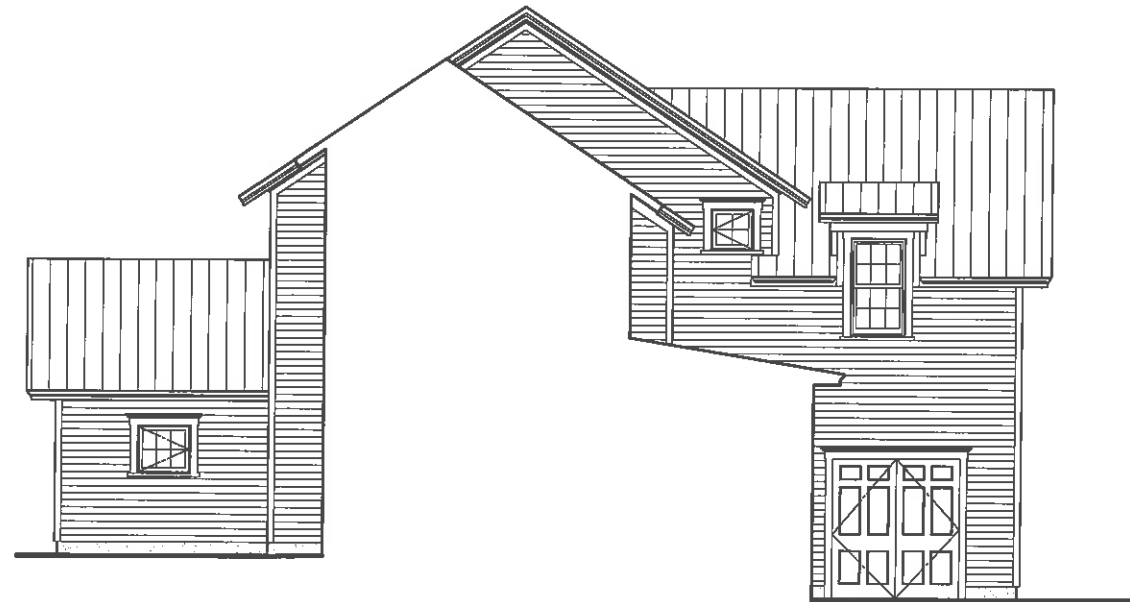
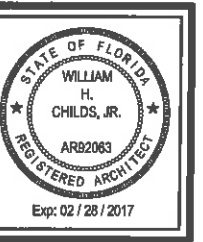
**PARTIAL NORTH (SIDE) ELEVATION**

1/4" = 1'-0"

DATE  
 14 NOV 2016 - CLIENT PROGRESS SET  
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 23 FEB 2016 - REVISED SET TO CONTRACTOR  
 19 MAR 2016 - CERTIFICATE OF REVIEW APP.

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 OF THE  
**CURREY RESIDENCE**  
 1015 GREENTREE DRIVE  
 WINTER PARK, FLORIDA

COMM. 1505



**PARTIAL SOUTH ELEVATION**

1/4" = 1'-0"

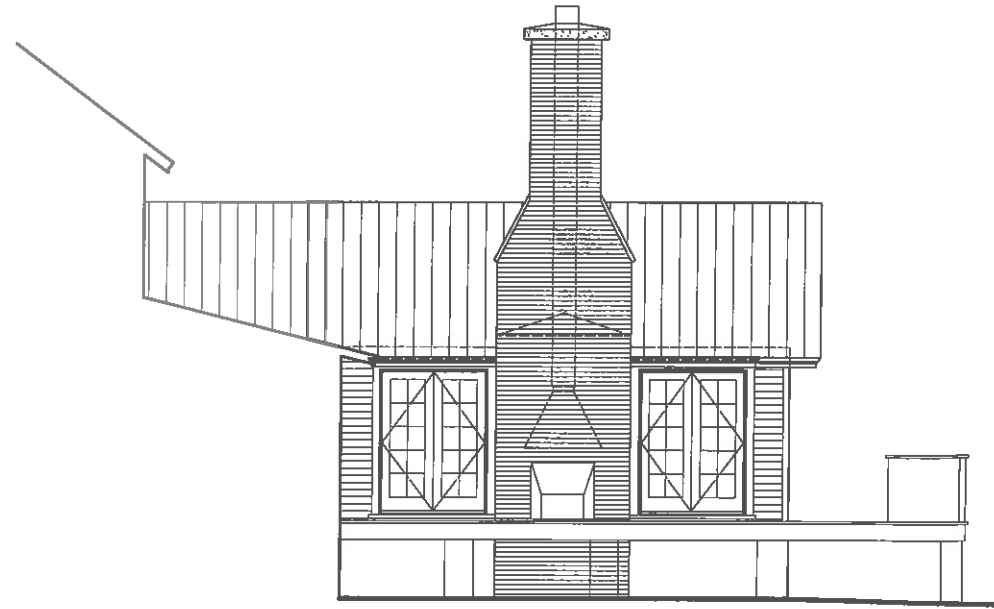
**EXTERIOR FINISH MATERIALS** (TYPICAL ON ALL ELEVATIONS, UNLESS NOTED)

- SIDING: BORAL "TRUEXTERIOR" SIDING
- TRIM: BORAL "TRUEXTERIOR" TRIM
- ROOF: STANDING-SEAM METAL
- CHIMNEY: BRICK, MATCH EXISTING
- WINDOWS: MARVIN "ULTIMATE CLAD CASEMENT" OR "NEXT GENERATION DOUBLE-HUNG"
- DOORS: MARVIN "ULTIMATE CLAD"

**WILLIAM H. CHILDS, JR. & ASSOCIATES, INC.**  
 ARCHITECTS / PLANNERS  
 6 W. WASHINGTON STREET CHAGRIN FALLS, OHIO 44122

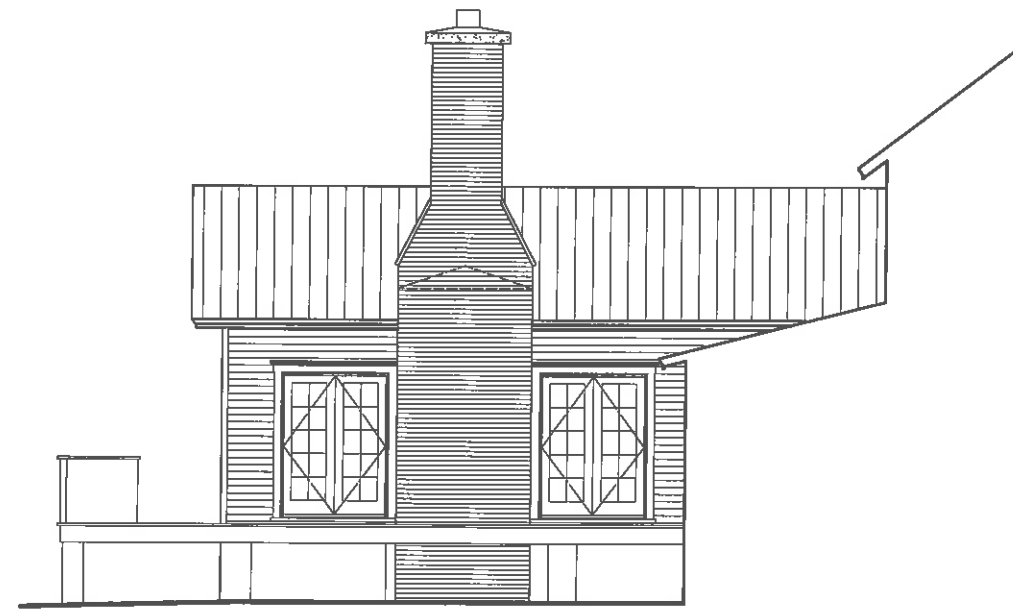
440-247-4122 | WWW.CHILDSARCHITECTS.COM

**A-6**



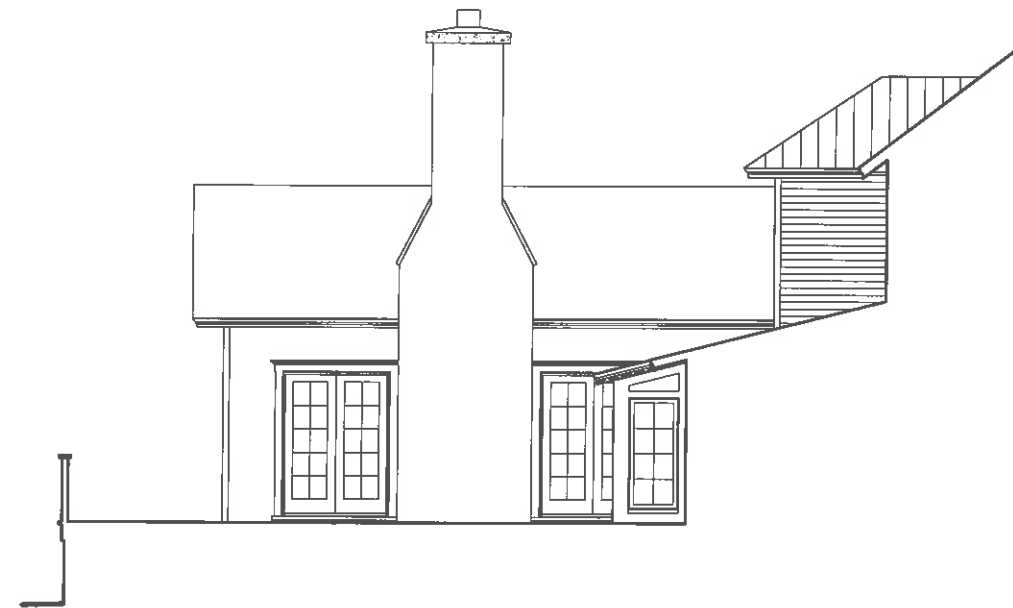
**PARTIAL WEST ELEVATION**

1/4" = 1'-0"



**PARTIAL EAST ELEVATION**

1/4" = 1'-0"



**PARTIAL EAST ELEVATION**

1/4" = 1'-0"

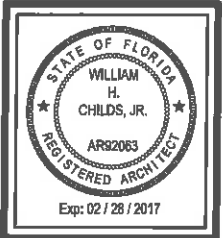
**EXTERIOR FINISH MATERIALS** (TYPICAL ON ALL ELEVATIONS, U.N.O.)

- SIDING: Boral "TRUEXTERIOR" SIDING
- TRIM: Boral "TRUEXTERIOR" TRIM
- ROOF: STANDING-SEAM METAL
- CHIMNEY: BRICK, MATCH EXISTING
- WINDOWS: MARVIN "ULTIMATE CLAD CASEMENT" OR "NEXT GENERATION DOUBLE-HUNG"
- DOORS: MARVIN "ULTIMATE CLAD"

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**CURREY RESIDENCE**  
 1015 GREENTREE DRIVE  
 WINTER PARK, FLORIDA

COMM. 1505



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 ARCHITECTS / PLANNERS  
 11 W. WASHINGTON STREET CHAGRIN FALLS, OHIO 44022

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**A-7**



Existing House: view from Greentree Drive (West)

**Certificate of Review Application**

Subject Property:  
1015 Greentree Drive  
Winter Park, Florida

Applicant:  
William H. Childs, Jr., AIA  
Architect



Existing House: view from North)



Existing House: view from North

**Certificate of Review Application**

**Subject Property:**  
1015 Greentree Drive  
Winter Park, Florida

**Applicant:**  
William H. Childs, Jr., AIA  
Architect





Existing House: view from South



Existing House: view from South



Accessory Bldg: view from South



Accessory Bldg: view from South



Accessory Bldg: view from Nouth

**Certificate of Review Application**

**Subject Property:**  
1015 Greentree Drive  
Winter Park, Florida

**Applicant:**  
William H. Childs, Jr., AIA  
Architect



Existing House: view from East (rear yard)



Existing House: view from East (rear)



Existing House: view from East (rear yard)



Existing House: view from East (rear yard)

**Certificate of Review Application**

**Subject Property:**  
1015 Greentree Drive  
Winter Park, Florida

**Applicant:**  
William H. Childs, Jr., AIA  
Architect