



CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
September 14, 2016

**HDA 16-006 Request by 1167 Lakeview Drive, LLC (Todd and Alexandra Magargee, Owners) to designate their home at 1167 Lakeview Drive, Winter Park, Florida as an Historic Building on the Winter Park Register of Historic Places.
Zoned R-1AA.
Parcel #07-22-30-8908-01-220.**

Background. The property is located on Lakeview Drive, overlooking the western shore of Lake Virginia. The home was built in 1927 during the Florida Land Boom. It was one of several bungalows written about in Professor Jack C. Lane's piece, entitled "In Praise of the Humble Bungalow", in *Preservation Winter Park*, September 19, 2014. Jack Lane is the Wendell Professor of American History, Emeritus and College Historian of Rollins College.

In this essay, Professor Lane writes:

Winter Park is justly celebrated for its over one hundred years of eclectic architectural styles, ranging from Queen Anne to Spanish-Revival to Modern. One of the city's most interesting and charmingly designed styles is the Bungalow, an architectural form that dominated American housing in the first two decades of the twentieth century. Thousands of bungalows, constructed mostly between 1900 and 1930, can be found throughout American cities in historic districts designated as Bungalow Villages. Although no such designation exists in Winter Park, a large collection of bungalows, built between 1920 and 1926, have been preserved in three neighborhoods southeast of city center. In this brief essay, I want to identify a select few that I consider some of the most architecturally attractive.

The convergence of three historic trends in the 1920s made the concentration of the Bungalow style in southeast Winter Park no coincidence. For several decades after 1900 American cities and towns had been expanding haphazardly from the town center, causing serious service problems for city governments. Many saw the need for a more comprehensive, orderly approach to this expansion. Responding to these national concerns, the Calvin Coolidge administration issued a Standard State Zoning and Planning publication in the early 1920s which led city and town governments to pass ordinances regulating what were now called "subdivisions." The publication defined this new approach to land development as "the division of a parcel of land into lots for the purpose of sale." Subdivision developers were required to apply to the city for a permit, to conform to certain regulations and to provide a name for each subdivision.

1167 Lakeview Drive, Winter Park, Florida

This new national land development practice coincided with the real estate boom that engulfed Florida in the period between 1920 and 1926. Although much of the boom resulted from greedy, unscrupulous speculators (creating illusionary housing developments that were nothing more than elaborate gates), many of the subdivisions were designed to meet genuine housing needs and became permanent communities within the cities and towns. In the early 1920s, developers platted three Winter Park “subdivisions” within walking distance of city center. They named them College Quarter, Virginia Heights and Ellno Willo.

The Bungalow style arrived in the United States at the turn of the century from India via Great Britain. American architects then made alterations that included many regional variations. By the time the bungalow appeared in Winter Park, several well-defined characteristics of the America-style bungalow had been established: low sloping roofs either gabled (front or side) or hipped, often with side overhangs; exposed roof beams and rafters; exterior proportions both balanced and asymmetrical; large front porches; open, informal floor plans; prominent hearths; built-ins, and interior wood details.

The bungalows discussed in this essay are perhaps best described as “California Bungalows,” but this classification is somewhat arbitrary because identifying the various bungalow styles is a mystifying endeavor. This style originated in California (hence its designation) in the first decade of the 20th century and spread rapidly to the Midwest, particularly Chicago, and then to the South and the East. The distinguishing exterior characteristics of the California bungalow include one, one-and-one half or two stories, and a low-pitched roof with deep over-hanging eaves, supported by substantial brackets. They include dormers and a wide front porch anchored by slender or solidly placed pillars. Buyers were drawn to the California style because even the two story design had the low appearance of one story and therefore appeared to settle pleasingly into the landscape. The first floor interior of the California style differed little from the open access and convenience of other bungalow designs. Three of this design are located in the College Quarter, two in Virginia Heights and two in Ellno Willo. Although only a few were built in Winter Park, by 1920 this California design was nationally the most popular of all bungalow styles.

Description. Built about 1927, 1167 Lakeview Drive was designed in the California Bungalow Style. It is a two-story stucco residence in a rectilinear footprint with attic. The roof is a combined pitched gambrel roof variation, with a wide dormer running across the front facade at the center of the main body of the house. The eaves have a wide overhang. The foundation is raised and continuous. The home appears to be a one-story with dormer from Lakeview Drive.

The house is in good condition and retains most of its original windows. One outstanding feature of the home is the use of large coquina stones as original integral elements of the columns and the surrounding retaining walls around the home. The stone is original, as confirmed by Professor Lane from his research at Rollins Library. Coquina stone is rarely seen, especially in Central Florida and is no longer readily available for construction. There is a full width front porch within the lower pitched roof on the façade. The porch has full height glazed arched openings. The entry to the porch is centered within an arch.

1167 Lakeview Drive, Winter Park, Florida

The owners are restoring the house and preserving its original character and distinctive features.

Architecture. The California Bungalow Style is ably described in Professor Lane's essay above. In addition, Professor Lane further defines the specifics of this particular home as follows:

The bungalow at 1167 Lakeview (1927) was the most popular early bungalow design in Florida. Its gambrel roof variation gives the bungalow its most distinctive and attractive quality. The symmetrical two-sided roof, with two slopes on each side, was popular not only for its artistic qualities but also for the additional head room it provided on the second floor. The dormer, double the size of traditional California bungalows, gives the house its other distinctive quality. The large glassed porch, supported by four substantial rock pillars, was originally screened or open.

The Owners have consulted with Professor Lane on their restoration of this home.

Significance. 1167 Lakeview Drive is significant for its association with the Florida Land Boom period of development in Winter Park. It is an uncommon good example of the California Bungalow Style in Winter Park.

1167 Lakeview Drive, the Wetherell House is listed in these accepted resources as follows:

- Page 45, *Winter Park Architectural Survey*, May 7, 2001
- Page 11, *City of Winter Park Historic Resources*, 2013
- *Florida Master Site File*, Number OR0692

Certificate of Review Request. The Applicants are requesting the following:

1. Replacing all windows and doors- to be more consistent with the style of the original 1927 home and gain greater energy efficiency.
2. Replacing the existing one-story, two car garage with a two-story, three car garage and guesthouse. See attached survey and architectural Site Plan.
3. Replacing the existing side porch with one more consistent with the architecture of the original 1927 home- using the same footprint.
4. New Floor Area Ratio (FAR) of 45.8% (5,938 sf divided by 12,963 sf, area of the site). Code maximum area of a home on a lot of 11,600 sf to 13,600 sf is 5,200 sf or 40.1% FAR. Existing area of home is 4,434 sf or 34.2% FAR.

Variances Requested:

1. **Garage/Carriage House-** to build a new three car garage with second floor guesthouse (existing and new garage is built partially below grade at the rear of the property (some 6' +/- below grade at rear, see attached image).
 - a. Existing North Side Setback is 5'+/- for existing one story garage will be reused.
 - b. New garage side setback should require 15' for two story building.

1167 Lakeview Drive, Winter Park, Florida

- c. **Side Setback Variance requested: 5+’ in lieu of 15’.** Building is shown as an 832 sf footprint. The HP Ordinance No. 3024-15, Section 58-469 *Guidelines for review* states “Garage apartments or accessory cottages shall not exceed 1,000 square feet in size”.
 - d. **Rear Setback Variance requested: 15’ in lieu of 25’ (one story) or 35’ (two story)-** remember that the height of the rear of the garage will be reduced by some 6’, or some 19’ of total height at the rear grade (see West Elevation, Page 2 of Architectural Drawings).
2. **Side Porch (Main House)-** to rebuild a new Side Porch, as shown on Page 2 of the Architectural Plans, South Elevation.
 - a. New South Side Porch will occupy the same footprint as the existing porch.
 - b. South Side fronts on to the previous owner of 1167 Lakeview Drive, so we do not anticipate any unfavorable comments from the only neighbor who may be concerned (the new Owner has solicited a letter to this affect).
 - c. **Side Setback Variance- 6’ in lieu of 11’** (standard setback for one story).
3. **Floor Area Ratio (FAR) Variance requested: 45.8% in lieu of 40.1%**

The existing home has a third level attic space which the Owner would like to make into habitable living area. This area is contained within the FAR calculations by the Architect (see Architectural Plans attached). No exterior changes will be needed to accomplish this, as the existing dormer will remain as is. The first level of the home is not visible from the front of the home. Also, the property extends across Lakeview Drive and includes the lakefront approx. 45’ x 75’ portion with Boat Dock, which doesn’t count toward FAR, but does make the overall property larger (see survey attached).

As defined by Winter Park Setback/Coverage Worksheet, Page 3, states “For properties with lot areas between 11,600 to 13,600 square feet, a gross floor area of up to 5,200 sf is **permitted**. Homes qualified to receive this additional special floor area allowance may provide roof dormers with a maximum width of 8 feet, occupying up to 45% of the roof area within the same roof area within the same roof plane and the dormer(s) must be placed at least 2.5 feet back from the required setback of the home”.

STAFF RECOMMENDATIONS:

1. Recommend approval for listing as a Historic Building on the Winter Park Register of Historic Places.
2. Recommend approval of Variance 1 for New Garage/Carriage House new build and setbacks.
3. Recommend approval of Variance 2 for Side Porch rebuild and side setback.
4. Recommend approval of Variance 3 for proposed New FAR of 45.8%.



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

Certificate of Review Application

1. 1167 Lakeview Drive
 Building address
Todd and Alexandra Magargee
 Owner's name(s) Address Telephone

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

5. I, _____, as owner of the property described above, do hereby authorize the filing of this application on my behalf.
[Signature] Date 8/19/16
 Owner's Signature Date

<i>Historic Preservation Commission Office Use</i>	
Date received: <u>19 AUG 2016</u>	HPC Meeting: <u>14 SEPT 16</u> Case File No: <u>HDA 16-006</u>
<u>WETHERELL HOUSE</u>	<u>NA</u>
Historic name of building (if any)	Historic district name (if any)
<u>07. 22. 30. 8908. 01. 220</u>	<u>1927</u>
Parcel Identification Number	Year built
<input type="checkbox"/> historic landmark	<input checked="" type="checkbox"/> historic building/structure
<input type="checkbox"/> district contributing element	<input type="checkbox"/> district non-contributing element

1167 Lakeview Drive Project Narrative

Restoration of the exterior to bring out the original beauty and character of the home. Replace all windows and doors to be more consistent with the style of a 1920's Florida bungalow. Replace existing two car garage with two story three-car garage and guesthouse. Replace existing side porch with one more consistent with the style of the home. On the interior, convert third floor storage space into functional living space.



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

Historic Designation Application

1. 1167 Lakewood Drive
 Building address

Todd and Alexandra N Magargee
 Owner's name(s) Address Telephone

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

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

[Signature] Owner's Signature 8/19/16 Date

Historic Preservation Commission Office Use

Criteria for Designation

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

SEE SURVEY 1927
 Legal description Year built

WETHERELL HOUSE NA
 Historic name of building (if any) Historic district name (if any)

Date received: 19 AUG 16 HPC Meeting: 14 SEPT 16

Case File No.: HAA 16-006 Florida Master Site File No.: OR-0692

Local Historic Landmark Local Historic Resource

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

1. Describe variance request:

Rear setback for two story garage / guest house
FAR variance for 3rd floor renovation.

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?

- Replacing the existing garage with a two story carriage^{house} that is more consistent with the historic character of the home, as well as, making it more functional.
- Non-conforming side porch will be made to look original to the home.
- Attic conversion - no visual change.

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

Existing non-conforming side setbacks.
Development of standards for garage and guesthouse.
Attic space typical for this scale and location of home.

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

The garage / guesthouse will be aesthetically more consistent with a 1920's Florida Bungalow.
Attic - no change from exterior.

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.

SETBACKS

* SEE SITE PLAN FOR DELETED GARAGE

		Minimum Allowable Dimensions		Existing		Proposed			
		Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.							
FRONT	SIDES ^{1,2}	1st Floor	See pages 3&4	6.0'	18.7'	17.3'	6.0'	18.7'	17.3'
		2nd Floor		14.7'	18.7'	17.3'	14.7'	18.7'	17.3'
	1st Floor		25 ft	69'	(4-)	69'	(4-)		
	2nd Floor		35 ft	79'	(4-)	79'	(4-)		
REAR ^{1,3,4}	Lakefront		see note 5	N/A		N/A			
	1st Floor	Lot width ≤ 65 ft	15 ft						
CORNER LOT	1st Floor	Lot width > 65 ft to 75 ft	20 ft						
		Lot width > 75 ft	25 ft ⁶						
	2nd Floor	Lot width ≤ 65 ft	15 ft						
		Lot width > 65 ft to 75 ft	22.5 ft						
	Lot width > 75 ft	25 ft ⁶							
BUILDING HEIGHT ^{7,8,9,10,11}		30 ft - 35 ft plus 2 ft or 40 ft (see notes 10 & 11)							

Notes:

- Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss kneewall must meet the setbacks for the 2nd floor.
- Accessory buildings' maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 550 sq. ft, pool cabana up to 500 sq. ft and all other accessory buildings up to 320 sq. ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- Rear setbacks for properties abutting non-residential zoned or R-3R-4 may be 10 ft for 1st floor and 25 ft for 2nd floor.
- Accessory buildings: garage/carport up to 820 sq. ft, pool cabana up to 500 sq. ft and storage bldg up to 320 sq. ft - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
- Require Planning & Zoning commission approval. Lakefront setback is based on the average setback established by the adjacent residences within 200 ft or 50 ft, whichever is greater, measured from ordinary high water line.
- Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft may reduce the rear setback by 5 ft on each floor.
- Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
- No building or portion thereof shall exceed 30 ft in height except for homes with a roof slope of 8:12 or greater may be permitted to have 2 ft additional building height.
- Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
- 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.
- 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:

Beginning at the Southeast corner of said Lot 22, Block S, Virginia Heights, according to the plat thereof as recorded in Plat Book G, Page 107, Public Records of Orange County, Florida, together with the Eastern 15 feet of the Orlando-Aloma main track right of way, being 75 feet wide or less, in length, in the Northwest 1/4 of Section 7, Township 22 South, Range 30 East, Orange County, Florida, abutting the North 75 feet of the South 300 feet of Lot 2, Block S, Virginia Heights, according to the plat thereof as recorded in Plat Book G, Page 107, Public Records of Orange County, Florida, lying between the westerly extension of the North and South lines of the South 300 feet of said Lot 2, and being shown outlined in YELLOW on print of plat of survey dated June 15, 1985, prepared by Jones & Wood, Incorporated, which print is attached to that certain deed from Seaboard Coast Line Railroad Company, a Virginia corporation, to Robert S. Whiterell, said deed being recorded July 21, 1971 in Official Record Book 2022, Page 686, Public Records of Orange County, Florida.

Less the following described property:

Beginning at the Southeast corner of said Lot 22, Block S, Virginia Heights, thence run along the East line of Lot 2 through a Central Angle of 01°31'19" and a Radius of 200 feet an arc distance of 5.31 feet, thence leaving said East line of Lot 2 run N 89°04'00" W a distance of 84.12 feet, thence run S00°56'00" W a distance of 3.50 feet, thence run N 89°04'00" W a distance of 91.82 feet to the West line of said Lot 22, thence run S 21°05'18" E a distance of 1.62 feet to the South line of said Lot 22, thence run S 89°04'00" E along said South Line of Lot 22 a distance of 177.12 feet to the Point of Beginning. (Containing 309 Sq. Ft.)

Revised 6-3-16: Revised Landscape Easement
Revised 1-28-16: Revised Legal Descriptions
Revised 1-28-16: Added Adjacent Improvements
Revised 12-28-15: Added Camplow Trees

Field Date: 12-17-15 Date Completed: 12-21-15
Drawn By: DJC File Number: IS-25634

Legend	Legend
C - Concrete	PC - Point of Curvature
CB - Concrete Block	P - Point of Intersection
CO - Concrete	POB - Point of Beginning
DE - Easement	PR - Power Pole
FE - Easement	PT - Point of Tangency
FMA - Fencing	RF - Radius
FR - Fencing	R - Radius
FD - Foundation	RIC - Radius
LA - Landscape	RS - Radius
LD - Landscape	RS - Radius
MD - Masonry	SL - Station Line
NI - Non-Identified	ST - Station
NS - Non-Substantiated	TA - Tangent Angle
PA - Plat	WD - Wood
W - Wood	W - Wood

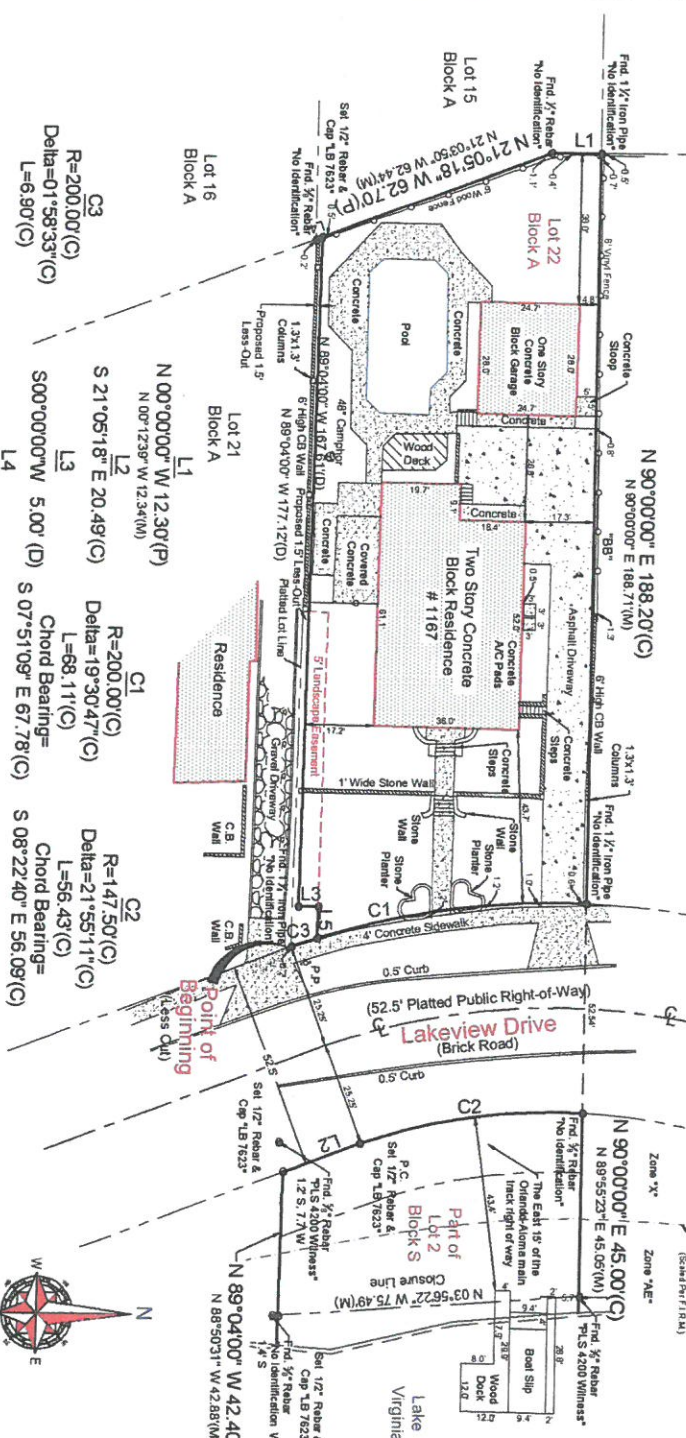
Survey is Based upon the Legal Description Supplied by Client.
Adjacent Property Owners have NOT been Researched for gaps.
Subject to any Easements and/or Restrictions of Record.
Measurements are assumed and based upon the line shown on the plat.
This is NOT to be used to reconstruct Property Lines.
Force Majeure: Unforeseen and Unavoidable Causes.
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Patrick K. Ireland, Surveyor
Ireland & Associates Surveying, Inc.
1301 S. International Parkway, Suite 2001
Lafayette, Florida 32346
Office: 407.678.3366 Fax: 407.320.8166

Area of Lot 22 Blk. A
±12,826 Sq. Ft. or
±0.294 Acres

Area of Proposed Less Out
309 Sq. Ft. or
±0.007 Acres

Area of Lake Front Parcel
±3,674 Sq. Ft. or
±0.084 Acres



Flood Zone: X/AE Panel: 0255F
Community Number: 12099C Date: 9/25/2009
S 21°05'18" E 20.49'(C) L2
S 00°00'00" W 5.00'(D) L4
S 07°51'09" E 67.78'(C) L3
S 08°22'40" E 56.09'(C) L5
R=200.00'(C) Delta=19°30'47"(C) L=68.11'(C)
R=200.00'(C) Delta=1°58'33"(C) L=6.90'(C)
R=200.00'(C) Delta=21°55'11"(C) L=56.43'(C)
R=200.00'(C) Delta=19°30'47"(C) L=68.11'(C)
R=200.00'(C) Delta=21°55'11"(C) L=56.43'(C)
R=200.00'(C) Delta=19°30'47"(C) L=68.11'(C)
R=200.00'(C) Delta=21°55'11"(C) L=56.43'(C)

CERTIFIED TO:
Paul S. Meers, III
Maria Victoria Meers
Jere Daniels
Winderweede, Haines & Woodward, P.A.





1167









Please find the attached letter of support from Brad Blum.

----- Forwarded message -----

From: **Brad Blum** <bblum@blum-brands.com>

Date: Wed, Sep 7, 2016 at 8:40 AM

Subject: Historical Preservation Board -- 1167 Lakeview Drive

To: Alexis Magargee <amagargee@gmail.com>

Cc: Todd Magargee <tmagargee@gmail.com>, Brad Blum <bblum@blum-brands.com>, Tina Taylor <ttaylor@blum-brands.com>

To The Historical Preservation Board,

I am writing today to express my strong support of the variances requested by Alexis and Todd Magargee for the restoration of the property at 1167 Lakeview Drive.

This is a property that I currently own, and have for years. There is a final signed contract to sell it to the Magargee's with a closing on September 30, 2016.

I am the next door neighbor to the immediate south at 1169 Lakeview Drive, and a 20-year resident who loves Winter Park. I've made a number of improvements to my residence over the years, which has been well received by many of my neighbors.

I am very pleased with the Magargees' plan to restore the property at 1167 Lakeview, to maximize the potential of this beautiful house that was built in 1923. Their plan is tastefully thought out, which I fully endorse. Plus, they are using top building and landscape architects, and contractors, to ensure its successful completion.

This will be a very positive change to this already beautiful neighborhood, and for our 'other neighbor', Rollins College. Beyond that, it will help to further increase property values for all residents in the immediate surrounding area of the Virginia Heights neighborhood.

Specifically, I have collaborated with the Magargee's regarding their plans, and feel that their proposed addition of a re-located garage that will include a guesthouse above is appropriate. It would be a beautiful, and natural, complement to the existing architecture, which will also fit very well with the overall proportion of the property.

Furthermore, I would love to see this home added to the list of historic homes in Winter Park, and on a timely basis. It is a classic example of a Florida Bungalow and should be preserved accordingly in a very tasteful way, while also updating the interior to modern times for the comfort and convenience of its residents.

Please contact me if there's anything I can do to help with the immediate approval of this request.

Sincerely,

Bradley D. Blum

bblum@blum-brands.com

407.492.0303 mobile

From Jack Lane

From: Jack Lane <Jlane@Rollins.edu>
Date: September 7, 2016 at 10:21:16 AM EDT
To: Alexis Magargee <amagargee@gmail.com>
Subject: Re: Historic Preservation Board

Alexis,

Here's the letter of support
I also have a printed copy if you need it.

Jack

TO: Historical Preservation Board

FROM: Jack C. Lane

I am writing today to express my support of the variances requested by Alexis and Todd Magargee for the restoration of their home at 1167 Lakeview Drive. As a neighbor, I am pleased that the Magargees plan to restore this home and feel that the proposed addition of the garage and guesthouse would be a beautiful complement to the existing architecture. Furthermore, I would love to see this home added to the list of historic homes in Winter Park. It is a classic example of a Florida Bungalow and should be preserved.

Jack C. Lane
1200 Lakeview Drive
Winter Park, FL 32789

Jack C. Lane
Wendell Professor of American History
Emeritus and College Historian
jlane@rollins.edu
Rollins College
Winter Park FL 32789



CITY OF WINTER PARK
401 Park Avenue, South
Winter Park, Florida 32789

NOTICE is hereby given that a public hearing will be held by the **Historic Preservation Board** of the City of Winter Park, Florida on Wednesday, September 14, 2016 at 9:00 a.m. in the Commission Chambers, 401 Park Avenue, South, Winter Park, Florida, to consider the following **PUBLIC HEARINGS:**

HDA 16-006 Request by 1167 Lakeview Drive, LLC (Todd and Alexandra Magargee, Owners) to designate their home at 1167 Lakeview Drive, Winter Park, Florida as a historic building on the Winter Park Register of Historic Places. Zoned R-1AA. Parcel ID. #07-22-30-8908-01-220.

All interested parties are invited to attend and be heard. Additional information is available by calling 407-599-3323 or visiting the Planning Department located on the 2nd floor in City Hall at 401 Park Avenue South so that citizens may acquaint themselves with the issue and receive answers to any questions they may have prior to the meeting.

NOTE: If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he 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 Planning Department at 407-599-3324 at least 48 hours in advance of the meeting.

/s/: Cynthia S. Bonham, MMC
City Clerk



1167 Lakeview

The bungalow at 1167 Lakeview (1927) was the most popular early bungalow design in Florida. Its gambrel roof variation gives the bungalow its most distinctive and attractive quality. The symmetrical two-sided roof, with two slopes on each side, was popular not only for its artistic qualities but also for the additional head room it provided on the second floor. The dormer, double the size of traditional California bungalows, gives the house its other distinctive quality. The large glassed porch, supported by four substantial rock pillars, was originally screened or open.

Follow

MSI NO.	NAME SITE ADDRESS	COMMENTS
OR00683	1200 Kenwood Avenue	
OR00684	1207 Kenwood Avenue	
OR00685	230 Killarney Drive	
OR00686	333 Knowles Avenue N.	
OR00687	905 Lakeview Drive	
OR00688	937 Lakeview Drive	Demolished
OR00689	1023 Lakeview Drive	
OR00690	1035 Lakeview Drive	
OR00691	1055 Lakeview Drive	
OR00692	1167 Lakeview Drive	
OR00693	1169 Lakeview Drive	Demolished
OR00694	1195 Lakeview Drive	Demolished
OR00695	1234 Lakeview Drive	
OR00696	1270 Lakeview Drive	
OR00697	408 Lyman Avenue E.	
OR00698	225 Lyman Avenue W.	
OR00699	226 Lyman Avenue W.	
OR00700	235 Lyman Avenue W.	
OR00701	250 Lyman Avenue W.	
OR00702	366 Lyman Avenue W.	Address changed to 403 Lyman Ave
OR00703	404 Lyman Avenue W.	
OR00704	665 Lyman Avenue W.	Demolished
OR00705	674 Lyman Avenue W.	
OR00706	706 Lyman Avenue	
OR00707	732 Lyman Avenue	
OR00708	824 Lyman Avenue W.	Demolished
OR00709	Mt. Moriah Church/Lyman and Pennsylvania Avenue	Designated a Winter Park Historic Landmark honorary only
OR00710	Maryland Avenue	
OR00711	757 Maryland Avenue	
OR00712	778 Maryland Avenue	Demolished
OR00713	803 Maryland Avenue	Demolished
OR00714	996 Mayfield	
OR00715	1343 Mayfield Avenue	Demolished
OR00716	808 McIntyre Avenue	
OR00717	407 Melrose Avenue	

CITY OF WINTER PARK HISTORIC RESOURCES

FMSF NO.	SITE ADDRESS/NAME
	716 Interlachen Avenue
	816 Interlachen Avenue
OR9344	2 Isle of Sicily, 1946, F.A. Hauck House, architect James Gamble Rogers II
	1000 Kentucky Avenue South, c. 1925
OR0681	1115 Kentucky Avenue, J. S. Burkhart House
OR0683	1200 Kenwood Avenue, c. 1926, C. Bradford House
OR0684	1207 Kenwood Avenue
OR0685	230 Killarney Drive, Arthur M. Hource House
	350 Killarney Drive, 1952, Harry Shearer House, architect James Gamble Rogers II
	704 Kiwi Court, 1968, John R. Royer House, architect James Gamble Rogers II
OR9930	135 Knowles Avenue North, 1920
OR9923	162 Knowles Avenue North, 1945
OR0222	232 Knowles Avenue North, 1887, south porch removed c. 1920, remodeled 1930
OR9924	235 Knowles Avenue North, 1925
OR9925	300 Knowles Avenue North, 1961, architect Joseph Shifalo
OR0686	333 Knowles Avenue North, 1888, N. D. Silsbee House
	544 N. Knowles Avenue, 1938, Barbour Apartments, architect James Gamble Rogers II
OR9899	180 Knowles Avenue South, 1957, architect Joseph Shifalo, builder Allen Trovillion
OR9900	200 Knowles Avenue South, 1918 (historic address 204 E. Welbourne Ave.)
	1330 Lake Knowles Circle, 1940, J. W. Rankin House, architect James Gamble Rogers II
OR0687	905 Lakeview Drive, c. 1925 James A. Treat House #1
	937 Lakeview Drive, c. 1925 James A. Treat House #2
OR9346	945 Lakeview Drive, 1937
OR9347	965 Lakeview Drive, 1936, 1947
OR9348	1005 Lakeview Drive, 1940, G. F. Lazarus House, architect Harold Hair, builder F.A. Heigel
OR0689	1023 Lakeview Drive, 1925, H. R. Wainwright House
OR0690	1035 Lakeview Drive, 1926, 1933, J. H. Verigan House
OR0692	1167 Lakeview Drive ALEXIS MARGAREE
OR0693	1169 Lakeview Drive, J. M. Billings House
OR0695	1234 Lakeview Drive, W. C. Bryan House 1922
OR0696	1270 Lakeview Drive, H. E. Cole House
OR9889	115-119 Lyman Avenue East, 1925
OR9890	147 Lyman Avenue East, 1958
OR4178	388 Lyman Avenue East, All Saints Episcopal Church, architect Ralph Adams Cram
OR0697	408 Lyman Avenue East, Philip J. Halla House

4 AUG 16

OCA Web Map

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



Courtesy Rick Singh, CFA, Orange County Property Appraiser



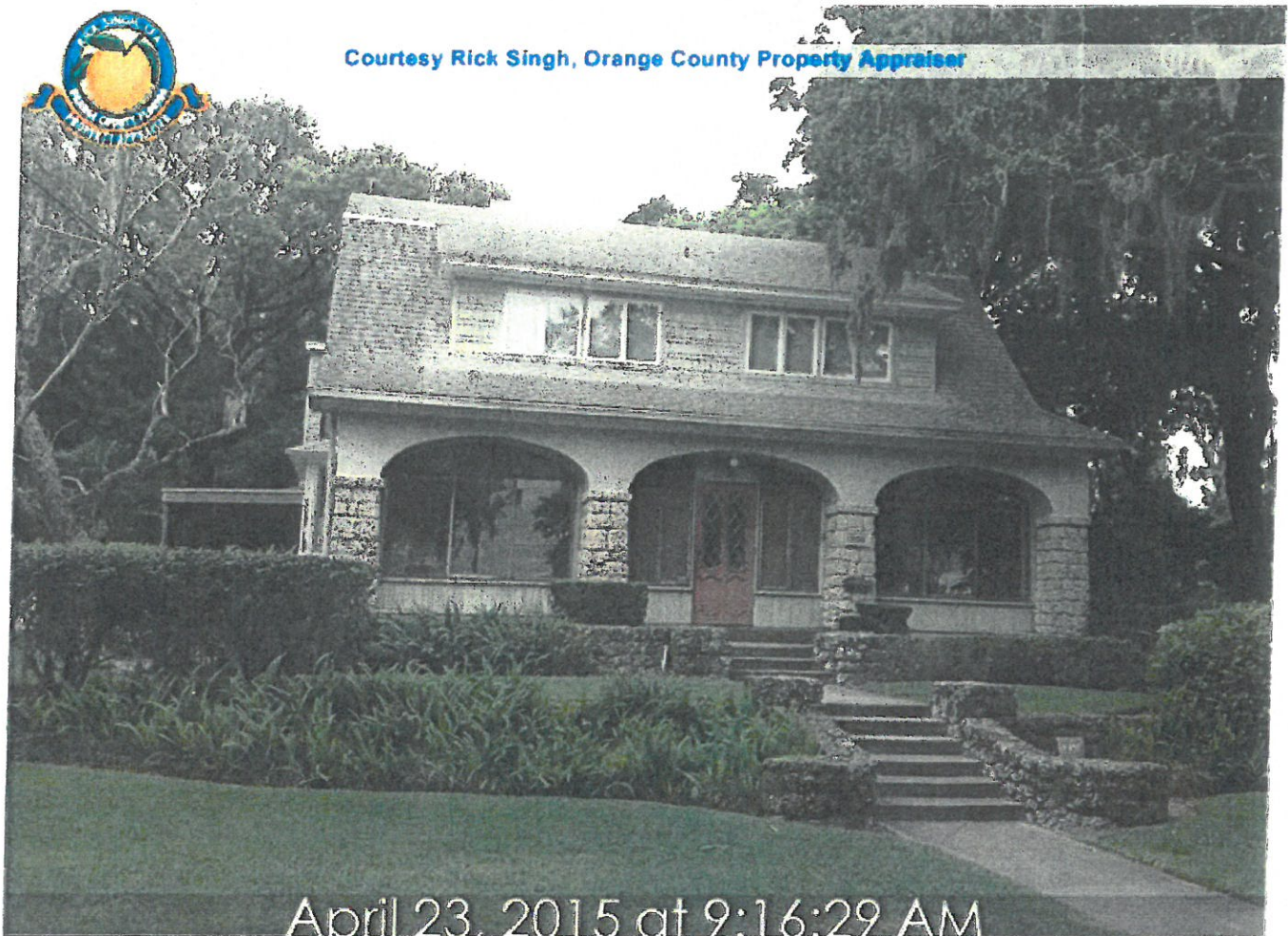
Created: 8/4/2016

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

Parcel Photos - 1167 Lakeview Dr



Courtesy Rick Singh, Orange County Property Appraiser



April 23, 2015 at 9:16:29 AM

1167 LAKEVIEW DR, WINTER PARK, FL 32789 4/23/2015 9:23 AM



- Searches
- Sales Search
- Property Record Card**
- My Favorites

Sign up for e-Notify...

1167 Lakeview Dr < 07-22-30-8908-01-220 >

Name(s)	Physical Street Address
1167 Lakeview Drive LLC	1167 Lakeview Dr
Mailing Address On File	Postal City and Zipcode
1169 Lakeview Dr	Winter Park, FL 32789
Winter Park, FL 32789-5036	Property Use
Incorrect Mailing Address?	0130 - Sfr - Lake Front
	Municipality
	Winter Park



- Values, Exemptions and Taxes**
- Property Features
- Sales Analysis
- Location Info
- Market Stats
- Update Information

Property Description

[View Plat](#)

VIRGINIA HEIGHTS G/107 LOT 22 BLK A & THAT PT OF LOT 22 BLK S LYING E OF LOT 22 & PT OF VAC RR R/W E OF LAKEVIEW DR & W OF BLK S BEING 15 FT WIDE & LYING WITHIN THE ENTENDED N & S LINES OF LOT 22 BLK A

Total Land Area 85,275 sqft (+/-) | 1.96 acres (+/-) [GIS Calculated](#) [Notice](#)

Land (includes working values)

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0130 - Sfr - Lake Front	R-1AA	1 LOT(S)	\$954,000.00	\$954,000	\$0.00	\$954,000

Page 1 of 1 (1 total records)

Buildings (includes working values)

Important Information		Structure				
	Model Code:	01 - Single Fam Residence	Actual Year Built:	1927	Gross Area:	4388 sqft
	Type Code:	0104 - Single Fam Class IV	Beds:	4	Living Area:	3400 sqft
	Building Value:	\$359,112	Baths:	3.5	Exterior Wall:	Wood Frame Stucco
	Estimated New Cost:	\$475,645	Floors:	2	Interior Wall:	Plastered

Page 1 of 1 (1 total records)

Extra Features (includes working values)

Description	Date Built	Units	XFOB Value
PL2 - Above Average Pool	05/19/1993	1 Unit(s)	\$14,000
FPL2 - Average Fireplace	05/19/1993	2 Unit(s)	\$5,000
BD1 - Boat Dock 1	01/01/1996	1 Unit(s)	\$1,000
BC2 - Boat Cover 2	01/01/1996	1 Unit(s)	\$4,000

Page 1 of 1 (4 total records)

This Data Printed on 08/02/2016 and System Data Last Refreshed on 08/01/2016

HDA 16-006