



**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
December 14, 2016**

**COR 16-013 Request by Holt Properties, LLC (1000 Holt Avenue, Winter Park, FL) to demolish the existing house at 483 Holt Avenue and build a new Single Family Residence with detached Garage in a style consistent with the College Quarter Historic District in which it is located.**

**Zoned: R-2 Parcel ID. #05-22-30-9400-89-161**

**Description.** Built about 1940, 483 Holt Avenue is a concrete block one-story residential duplex that has been used as Student Housing for many years. It has undergone changes over the years, sat vacant, and is now in less than original and good condition. The property is within the College Quarter Historic District.

Holt Properties, LLC is planning on the construction of a new two-story Single Family dwelling that will be used by Rollins College Faculty. Scott Bitikofer, Assistant VP for Facilities Management of Rollins College, has held a number of meetings with the College Quarter Historical Board in order to apprise them and the Neighbors about the design and scale of this new single family residence.

**Background.** The property at 483 Holt Avenue is located in the College Quarter Historic District. The historic district was adopted by Resolution 1838-03 in 2003. The College Quarter Historic District report identified the duplex 483 Holt Avenue as a contributing historic property built in 1940 in the Minimal Traditional style. It is the first residential property located at the northwest corner of the historic district. It is structurally sound but has been poorly maintained.

Holt Properties LLC/Rollins College purchased the residential property in 2006 along with the adjacent vacant commercial property, zoned C-3, at 501 Holt Avenue. The vacant commercial property was not included in the historic district but has been somewhat relevant in this case. The planning and design of 501 Holt Avenue has been reviewed by Staff. There will be a solid wall or fence separating the two properties.

**Prior HPB Activity.** In the interest continuing the thread of knowledge on this property, the demolition of 483 Holt Avenue was first brought forth for a Certificate of Review in January 2015. At that time, the HPB denied this COR because of a lack of evidence as to what might be built there in the future. After appealing this denial (5-1) by HPB, the City Commission on

hearing the appeal, approved the Staff's revised recommendation to approve the demolition based on these following conditions:

1. *The property would remain zoned R-2, Low-density residential.*
2. *The property would be redeveloped as either a new duplex or single family home.*
3. *The new development would be reviewed by the HPB in accordance with the historic preservation ordinance.*
4. *The duplex would not be demolished until the City issues a building permit for the new building.*

**Certificate of Review Request.** This is a request to demolish the existing building at 483 Holt Avenue in order to replace it with a new two-story single family residence.

The new single family home is designed as a 3,082 SF on a 50 foot wide lot of some 6,137 SF. The Architects' Design Drawings are attached for review. The style of the new design is in keeping with the character and scale of many of the original homes within the College Quarter Historic District. It is of the Craftsman Bungalow Style. **Staff requires the Front Columns be carried down to grade as the wood expression, per College Quarter Design Guidelines, Page 8. The north side wall extends some 39 feet long and must be no longer than 36 feet without articulation. Staff makes our recommendation contingent upon these changes being met.**

The new home incorporates a one-story open Front Porch running the width of the front of the new home, as seen on many of College Quarter's original historic homes. The single car width driveway continues to a detached rear single-car, single-story garage. The second floor steps back from the street and incorporates front and rear dormers, fitting to a wide low gable to the north and south elevations. The south side elevation is articulated to meet the requirements of the Land Development Code. The materials and detailing of the new home are in keeping with good residential design practices and should enhance the overall character of College Quarter for many years to come.

This new home abuts the new Rollins College proposed Facility Building property at 501 Holt Avenue. Holt Properties, LLC is requesting to transfer some 875 square feet of the rear southwest corner 483 Holt Avenue property to facilitate the development of the adjacent property. This has been discussed with Jeff Briggs, Planning Manager, who has approved the transfer.

**Variance Requests:** None.

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

1. **Approval of demolition** of the existing building at 483 Holt Avenue.
2. **Approval of the Architectural Design Drawings** thus far submitted to the City of Winter Park, contingent upon Owner making the changes of the north wall to meet codes and to the front columns going all the way to grade as wood.
3. **Acceptance for the transfer** of the 875 square feet from the 483 Holt Ave. parcel to the 501 Holt Ave. parcel.





# CERTIFICATE OF REVIEW APPLICATION

483 HOLT AVENUE WINTER PARK, FLORIDA DECEMBER 05, 2016

**MORRIS**

A HILTI/ZEKELER COMPANY

111 North Magnolia Avenue, Suite 1500  
Orlando, Florida 32801  
407.839.0414



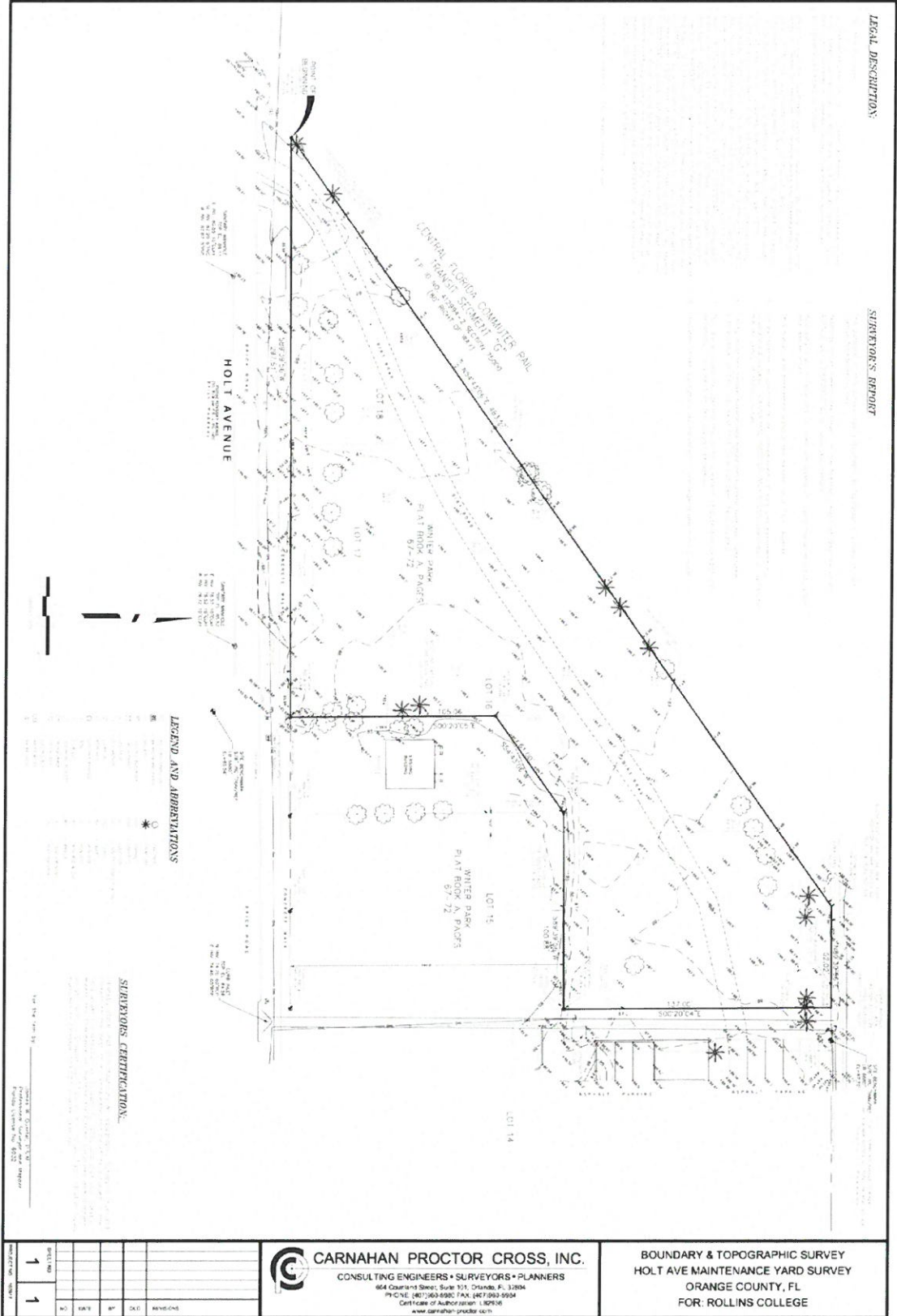


**MORRIS**  
ARCHITECTURAL COMPANY

483 HOLT AVENUE  
WINTER PARK, FLORIDA

DECEMBER 03, 2016  
ADVANCEDDESIGN

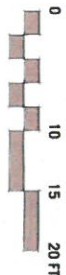
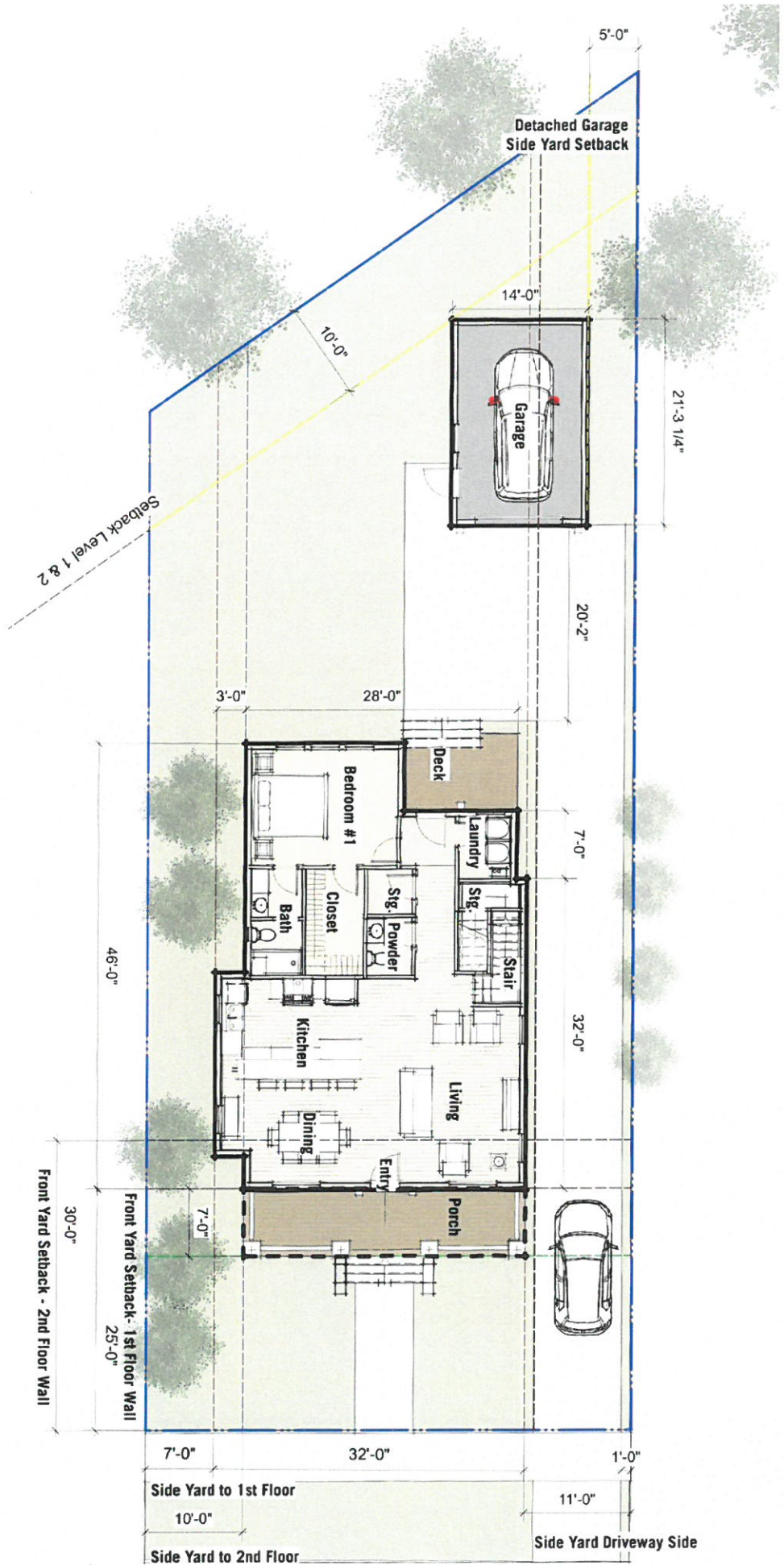




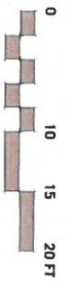
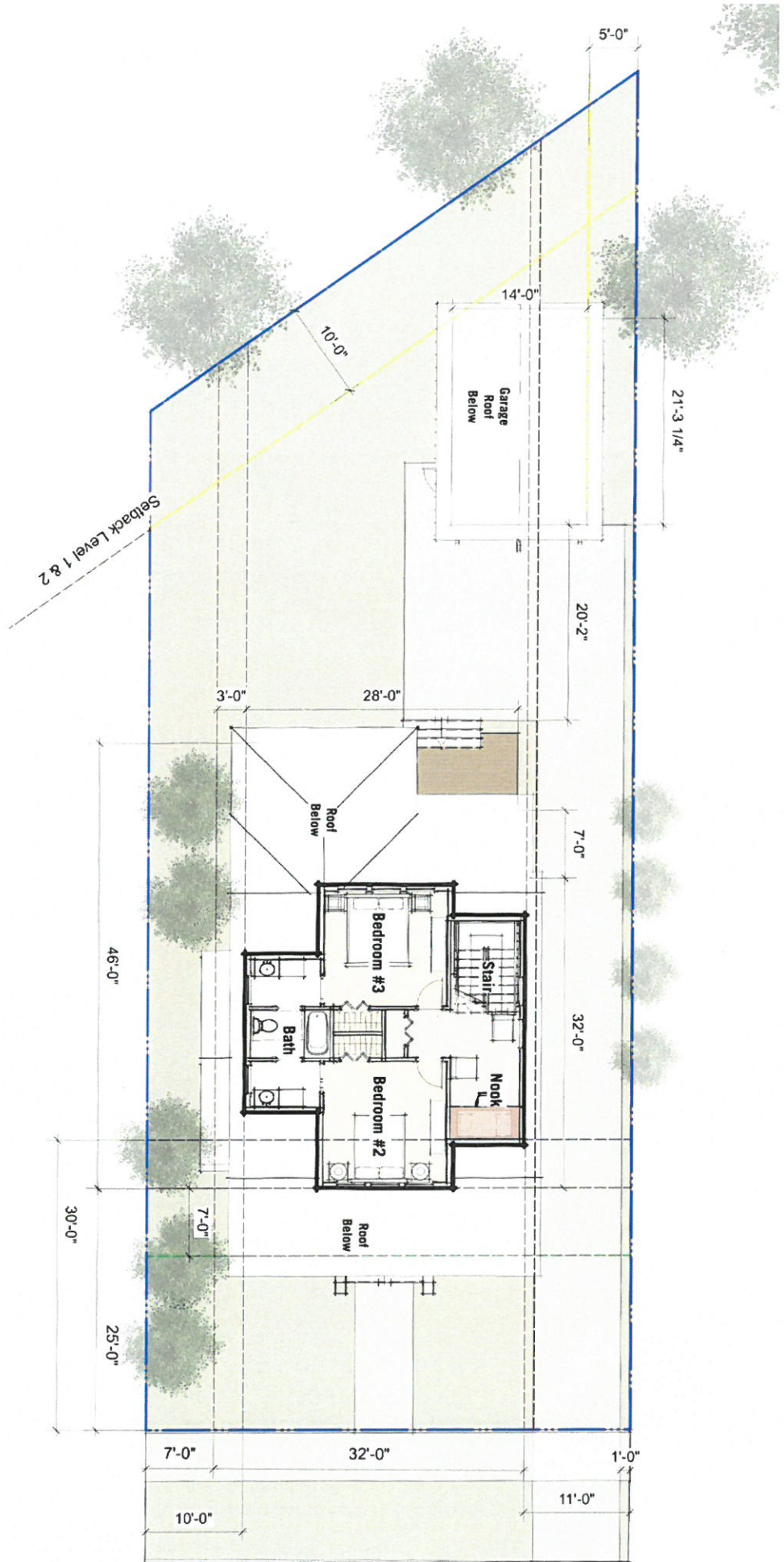




Detached Garage Rear Yard Setback  
Rear Yard Setback Level 1 & Level 2 Adj. to Non-residential Zoning



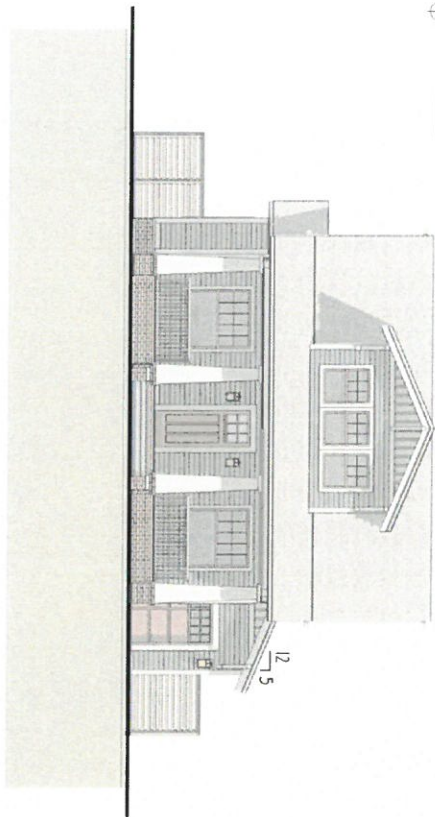
PLAN - LEVEL 2



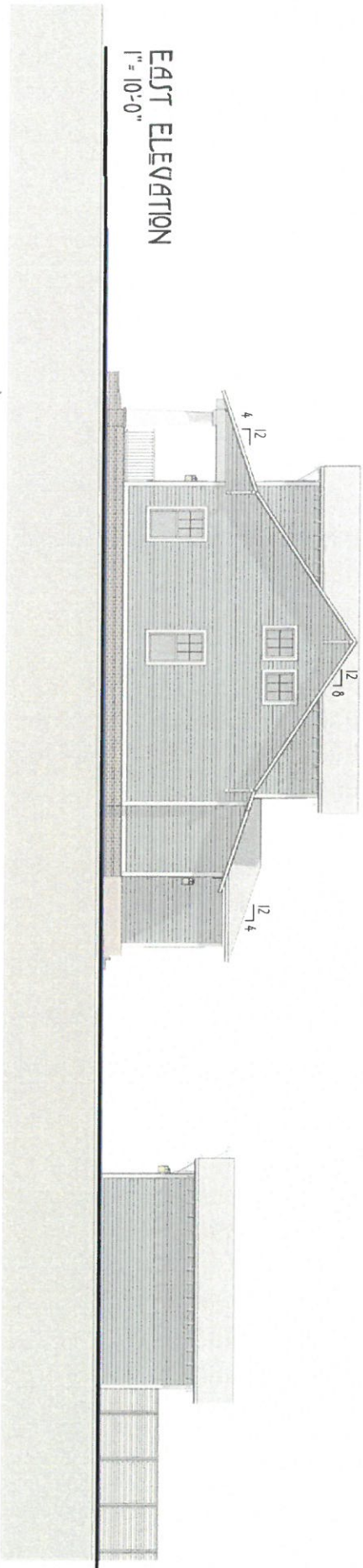


26'-0"

SOUTH ELEVATION  
1" = 10'-0"



EAST ELEVATION  
1" = 10'-0"



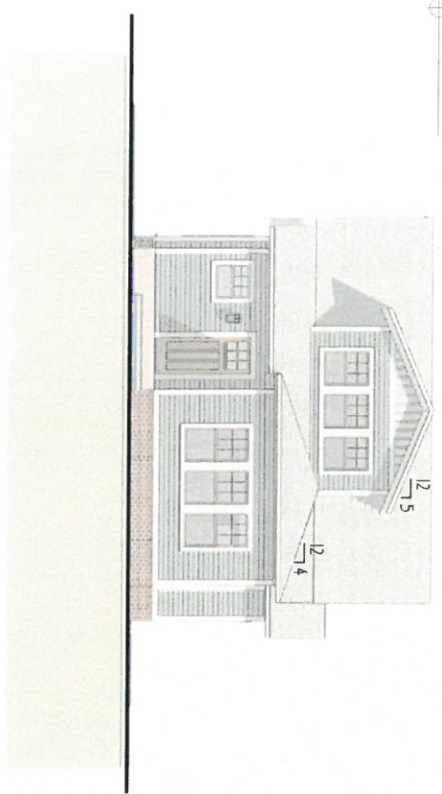
**MORRIS**  
A HARTIG BLURS COMPANY

483 HOLT AVENUE  
WINTER PARK, FLORIDA

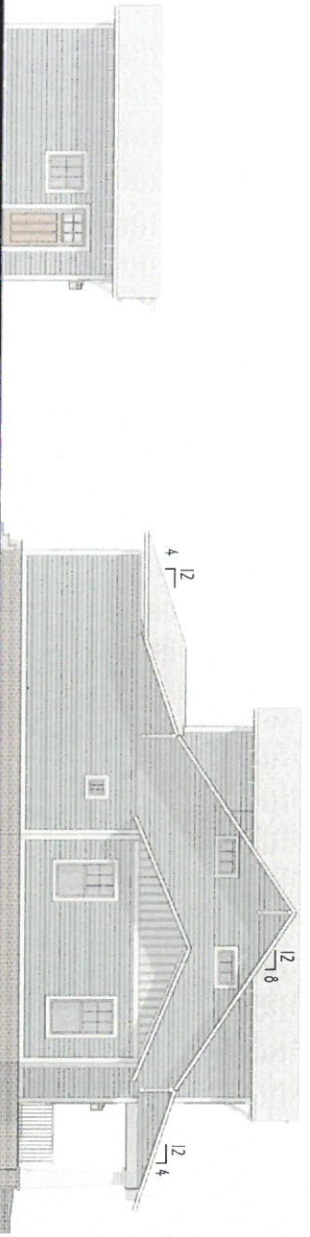
ELEVATIONS

DECEMBER 05, 2016  
ADVANCED DESIGN

26'-0"



**NORTH ELEVATION**  
1" = 10'-0"  
(GARAGE OMITTED FOR CLARITY)



**WEST ELEVATION**  
1" = 10'-0"





**MORRIS**

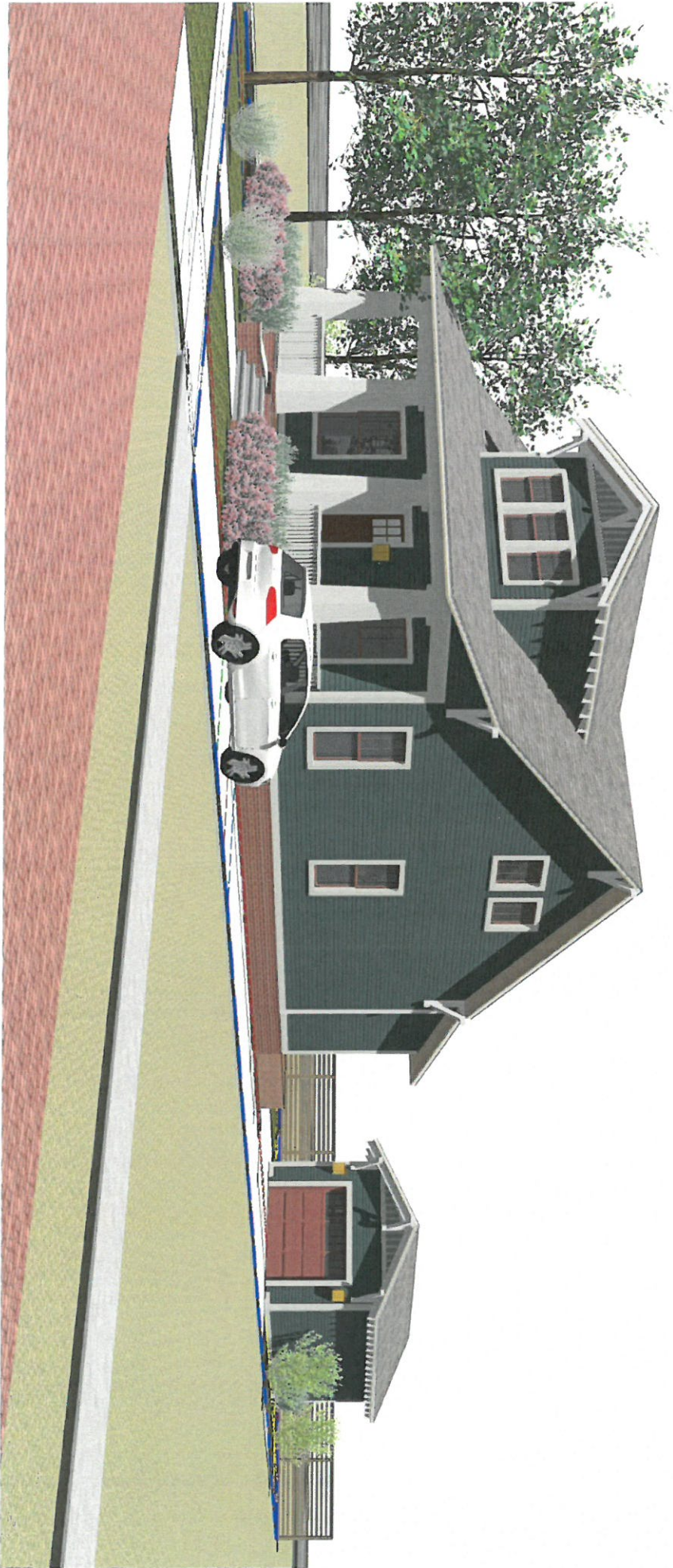
A HERTZ BLISS COMPANY

483 HOLT AVENUE

WINTER PARK, FLORIDA

DECEMBER 03, 2016  
ADVANCED DESIGN





**MORRIS**  
ARCHITECTS (AIA/CES)

483 HOLT AVENUE  
WINTER PARK, FLORIDA

DECEMBER 03, 2016  
ADVANCED DESIGN

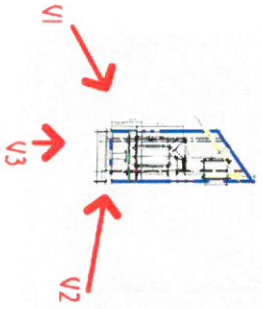




**VIEW 1** - LOOKING NORTHEAST TOWARDS THE SITE ALONG HOLT AVENUE



**VIEW 2** - LOOKING WEST TOWARDS THE SITE ALONG HOLT AVENUE



**VIEW 3** - LOOKING NORTH AT THE SITE FROM AVENUE

# Setback/Coverage Calculations

(Lots 65' or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 483 Holt Avenue Lot Width: 50'

Submitted by: Scott Martin - Morris Lot Area: 6,137 SF

Principal Dwelling  Cottage Dwelling \_\_\_\_\_ Single Family Residence \_\_\_\_\_ Duplex \_\_\_\_\_

\*\*\*\*\*

	Existing <u>Area</u>	+	Proposed <u>Area</u>	=	Total <u>Area</u>	Permitted <u>Area</u>
<b>Minimum Living Area (sq.ft.)</b>						
Principal Dwelling	1,000					
Cottage Dwelling	500					
Single Family	1,000					
Duplex	1,000					
			NA-Demo		2,546 SF	2,546 Sf
						-

**Impervious Lot Coverage**

{include all areas from above at grade level plus all driveways, sidewalks, patios, pools, artificial turf, etc}

Principal Dwelling - 65%						
Cottage Dwelling - 65%						
Single Family - 65%						
Duplex - 60%			NA-Demo		3,082 SF = 50%	3,989 SF = 65%

**Maximum Building Coverage**

Principal/Cottage dwelling 35%  
Single Family - 40%  
Duplex - 35%

**Floor Area Ratio (FAR)\***

For 2-Story Buildings only  
{include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure}

Principal Dwelling - 30%						
Cottage Dwelling - 20%						
Single Family - 55%			NA-Demo		2,546 SF = 41%	3,375 SF = 55%
Duplex - 50%						

**(Note 1)**

**Excludable Area of Porches (sq.ft.) from FAR**

Principal Dwelling 400  
Cottage Dwelling 300  
Single Family 700  
Duplex 600

**(Note 2)**

	NA-Demo	203 SF	203 SF	700 SF
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**Building Height** Maximum Permitted: 30'  
Maximum Building Stories - 2

Proposed Height: 26'-0" (above existing grade)

**Two parking spaces per unit required behind front setback line, except only 1 space for a cottage dwelling.**

**Stormwater retention required per the Land Development Code.**

\*Applies to two-story building only; FAR is the total gross building area divided by the total lot area. Common driveways are permitted between two adjoining lots.



**Setbacks R-2**  
(Lots 65' or less in width)

	EXISTING	PROPOSED
<b><u>FRONT SETBACKS</u></b>		
To first floor wall – 25'	<u>491</u>	<u>25'</u>
To second floor wall – 30'	<u>NA</u>	<u>30'</u>
<b><u>SIDE SETBACKS</u></b> (Principal/cottage, dwelling or duplex)		
To first floor wall (note 3) – 7'	<u>12'</u>	<u>7', 5' Detached Garage</u>
Driveway side first floor wall (note 4) – 11'	<u>12'</u>	<u>11'</u>
To second floor wall – 10'	<u>NA</u>	<u>10'</u>
<b><u>Rear setbacks</u></b>		
One Story Building - 10'	<u>65'</u>	<u>10' Detached Garage</u>
Two Story Building - 25' (note 6)	<u>NA</u>	<u>33'</u>
<b><u>Corner Lot Setbacks**</u></b>		
Lot width 65' or less – 14'	<u>NA</u>	<u>NA</u>

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Open Front Porch & Entryway allowance: An additional projection of up to 7' into the required front setback is permitted on any R-2 property.  
All setbacks given are minimum allowed

\*Required if garage is located in rear of lot, otherwise garage must be set back 35' from front lot line and at least 4' behind front of building, and one story garage is permitted a setback of 7'.

\*\*Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

**Notes:**

1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55%. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50% with the principal dwelling having a larger gross floor area than the cottage dwelling.
2. Only open porches in the front and screened or open porches in the rear and side of the principal and cottage dwelling may be excluded from the floor area ratio up to a total area of 700 square feet.
3. The 7-foot side setback shall only be permitted on one side of the lot, and a 5-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8 feet and limiting the building wall length to 22 feet.
4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be 10 feet.
5. For duplexes, side building walls over 20 feet in length and over 17 feet in height above the existing grade must be set back an additional 5 feet from the lot line at the second floor wall and continue at the additional 5 foot setback for at least 10 feet along the side of the building before returning to the 10 foot side setback. Alternate methods to accomplish this relief from having long two story boxlike buildings along the side lot line may be approved by staff.
6. For lots that have rear lot lines adjoining non-residential zoning, the second floor setback may be 10 feet.

**SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS**

## Attachments to R-2 Setback/Coverage Worksheets

### Other provisions and allowances for R-2 District Developments: (Excerpts from Ordinance)

#### **(3) Additional Development standards (lots 65 feet or less in width):**

1. Parking shall be provided behind the front dwelling with only one driveway entering the property.
2. The driveway and parking surface setback is permitted to be one foot from the rear or side lot line subject to providing a design which will not cause additional drainage onto a neighboring property.
3. The required off-street parking shall be two spaces for the principal building, one space for the cottage dwelling, and two spaces per unit for a duplex.
4. Circular driveways and parking in front shall be prohibited.
5. No front entry garages are permitted, except when provided in the rear half of the lot or on a corner lot.
6. Open front porches or covered entryways must be provided or a similar alternate front entryway must be provided.
7. The principal dwelling may be placed in either the front or the rear of the lot.
8. For corner lots the street side setback shall be 14 feet and the interior side setback shall be 7 feet to the first floor wall only. Other site development requirements remain the same as established for lots 65 feet or less in width.
9. The area between the building and the street shall be landscaped with grass, plantings or both, and any unusual designs shall be subject to the approval of the Parks Director.
10. Screen pool enclosures may also be permitted an additional eight (8%) percent of the lot area in addition to the permitted building area.
11. Minor deviations of the floor area ratio for a principal dwelling and a cottage dwelling may be considered up to plus or minus one percent (1%).
12. When utilizing one common driveway between two properties, the required side setback of eleven (11) feet may be reduced to seven (7) feet to the first floor wall and ten (10) feet to the second floor wall.

#### **(4) Additional Development standards for development of a single-family residence only:**

1. Front entry garages are permitted if set back at least 35 feet from the front property line, and placed behind the front building line of the dwelling by at least four (4) feet.
2. The eleven (11) foot side setback shall be required if the garage is at the rear of the lot. If no driveway around the home is provided, then a seven (7) foot side setback shall be observed to the first floor wall, and the second floor setback shall be ten (10) feet to the second floor wall from the side lot line.
3. All other provisions of the development standards for lots 65 feet in width or less shall apply where applicable.

#### **(5) Development Standards for all properties in the R-2 District:**

1. A minimum distance of 22 feet shall be provided in front of garages and carports for parking turn around space, except on corner lots a minimum distance of twenty (20) feet may be permitted in front of a garage.
2. One common drive may serve two abutting properties without meeting the driveway setback requirement.
3. The architecture of the front of the building shall not include two story high features such as entry areas, porches or columns unless set back at least thirty (30) feet from the front lot line.
4. Open front porches or covered entryways may encroach up to seven (7) feet into the required front setback. A porch depth of eight (8) feet or more is requested for functionality.



5. Minimum living area. The minimum living area of any single-family residence shall be on thousand (1,000) square feet. The minimum living area of duplex or cluster residential units shall average seven hundred fifty (750) square feet but no individual unit shall be less than four hundred (400) square feet.
6. Properties or lots exceeding 10,000 square feet are permitted building heights of thirty-five (35) feet if the side setback is increased to twenty (20) feet measured to the roof component of the building over thirty (30) feet in height.

**(6) Additional Development standards for R-2 lots which abut single family zoned properties:**

1. The rear yard setback shall be 25 feet to the first floor wall and 35 feet to the second floor wall, except where the abutting single family zoned property is not used for residential purposes, such as churches, parks, community centers, etc.
  2. The maximum floor area ratio shall be 45%, except a single-family dwelling may utilize a floor area ratio of 55%.
  3. All building plans for duplexes shall require appearance review approval by the Town Designer or Planning Department designee in accordance with criteria listed under (e)(2) of this Section. Appeals of the appearance review determination of the Town Designer may be made by the applicant and shall be heard by the Planning and Zoning Commission within 40 days of receipt of the appeal request. The applicant or city staff may appeal the decision of the Planning and Zoning Commission to the City Commission within 15 days from the date of that decision. The matter shall be heard by the City Commission within 30 days for final determination.
- (b) Stormwater control. Duplex and cluster housing shall provide onsite stormwater retention as provided by the land development code.

**SECTION 2.** Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is here by amended and modified by adding to SECTION 58-82 "General Provisions" subsections (kk) and (ll) to read as follows:

- (kk) First or second floor walls of buildings in residential zoning districts shall not extend above the top plate of the first floor for one story buildings or above the second floor top plate of two story buildings so as to create additional wall height or the appearance of an additional story unless such area is part of the allowable floor area and meets the required setbacks. This limitation does not prevent the provision of a parapet wall for flat roof buildings.
- (ll) The required two-story setback shall apply to walls, which extend twelve (12) feet in height or more above the existing pre-construction grad for buildings in residential zoning districts.

February 4, 2003



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**483 Holt Ave** < 05-22-30-9400-89-161 >

Name(s) Holt Properties LLC Mailing Address On File 1000 Holt Ave Ste 2717 Winter Park, FL 32789-4499 Incorrect Mailing Address?	Physical Street Address 483 Holt Ave Postal City and Zipcode Winter Park, FL 32789 Property Use 0100 - Single Family Municipality Winter Park
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- [Property Features](#)
- [Sales Analysis](#)
- [Location Info](#)
- [Market Stats](#)
- [Update Information](#)

**Note: 2017 values will be available in Spring of 2017.**

**Property Description**

[View Plat](#)

TOWN OF WINTER PARK A/67 & B/86 & MISC BOOK 3/220 THE W 50 FT OF E 60 FT OF S 140 FT OF LOT 16 BLK 89

**Total Land Area** 6,999 sqft (+/-) | 0.16 acres (+/-) [GIS Calculated](#) [Notice](#)

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-2	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

**Buildings**

Important Information		Structure				
	<b>Model Code:</b>	01 - Single Fam Residence	<b>Actual Year Built:</b>	1940	<b>Gross Area:</b>	625 sqft
	<b>Type Code:</b>	0812 - Duplex	<b>Beds:</b>	2	<b>Living Area:</b>	625 sqft
	<b>Building Value:</b>	working...	<b>Baths:</b>	2.0	<b>Exterior Wall:</b>	Cement Brick
	<b>Estimated New Cost:</b>	working...	<b>Floors:</b>	1	<b>Interior Wall:</b>	Plastered

Page 1 of 1 (1 total records)

**Extra Features**

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel			

This Data Printed on 10/20/2016 and System Data Last Refreshed on 10/19/2016

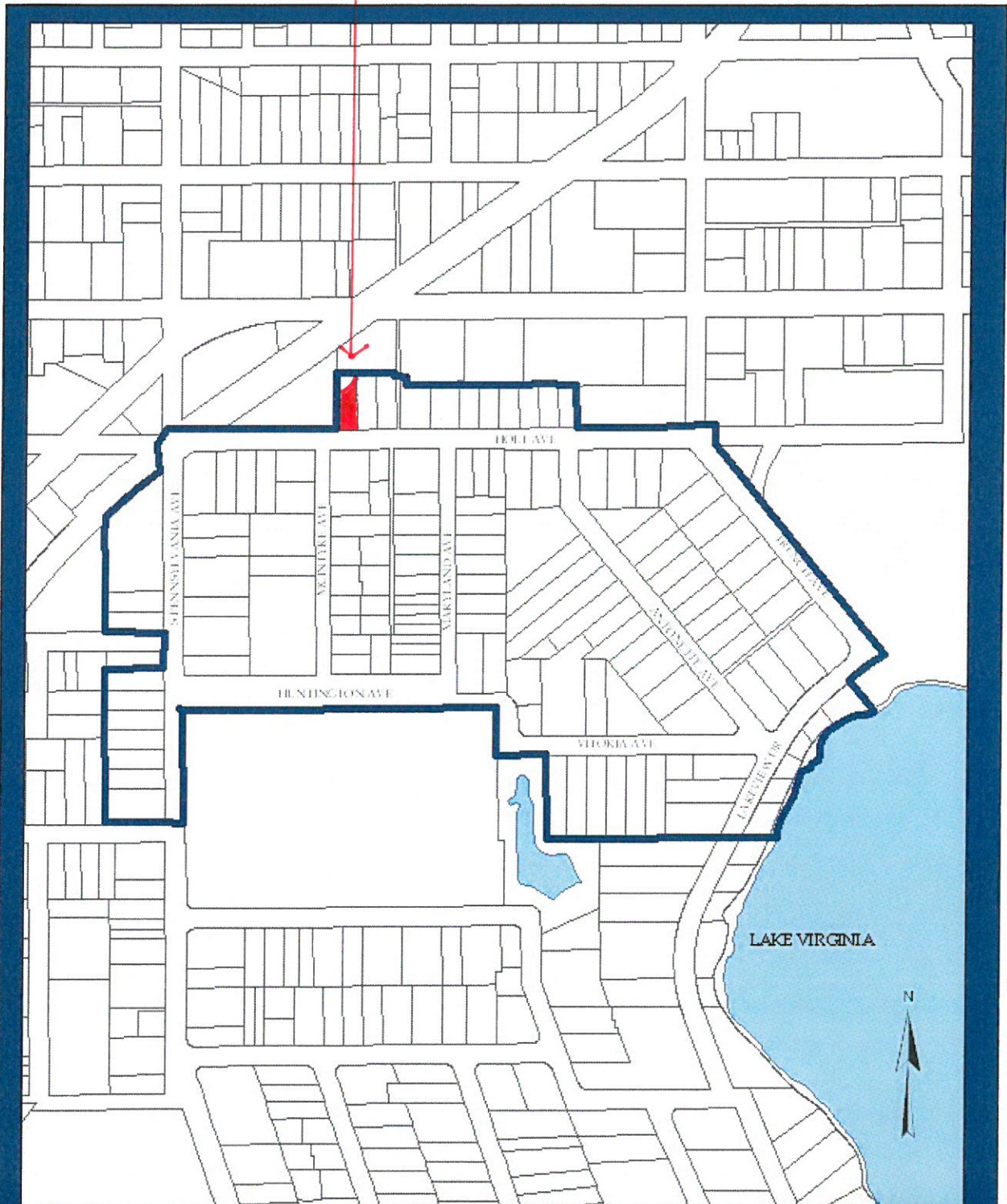


# Parcel Photos - 483 Holt Ave



**302205940089161 03/22/2006**

488 HOLT AVENUE



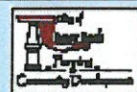
Adopted July 28, 2003

Coordinate System

NAD 83 StatePlane FL  
29N 5000 Feet

**College Quarter  
Historic District**  
City of Winter Park, FL  
July 2003

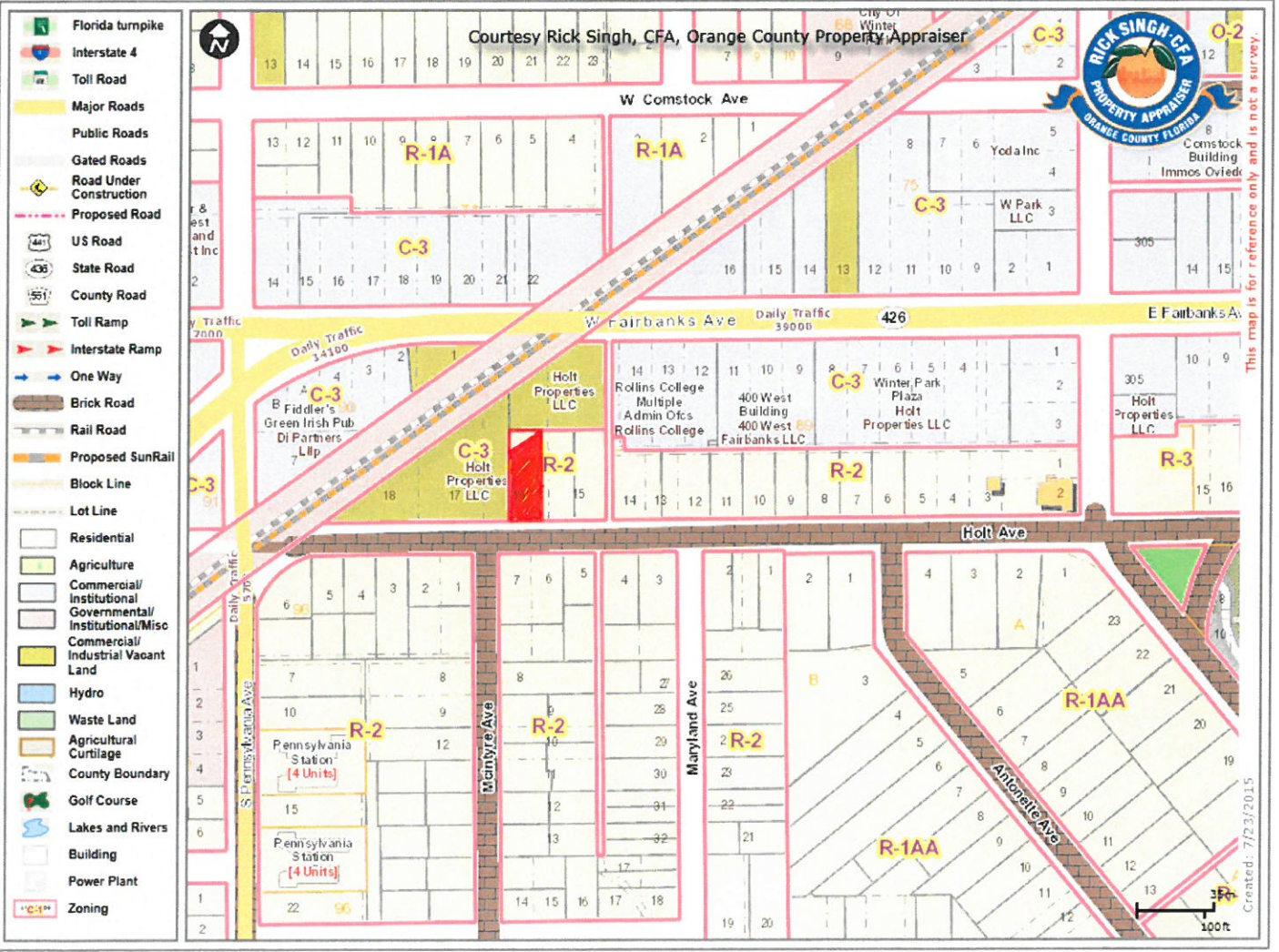
Planning and Community  
Development Department



Source: Orange County Property Appraiser  
Council on Geographic Information Systems



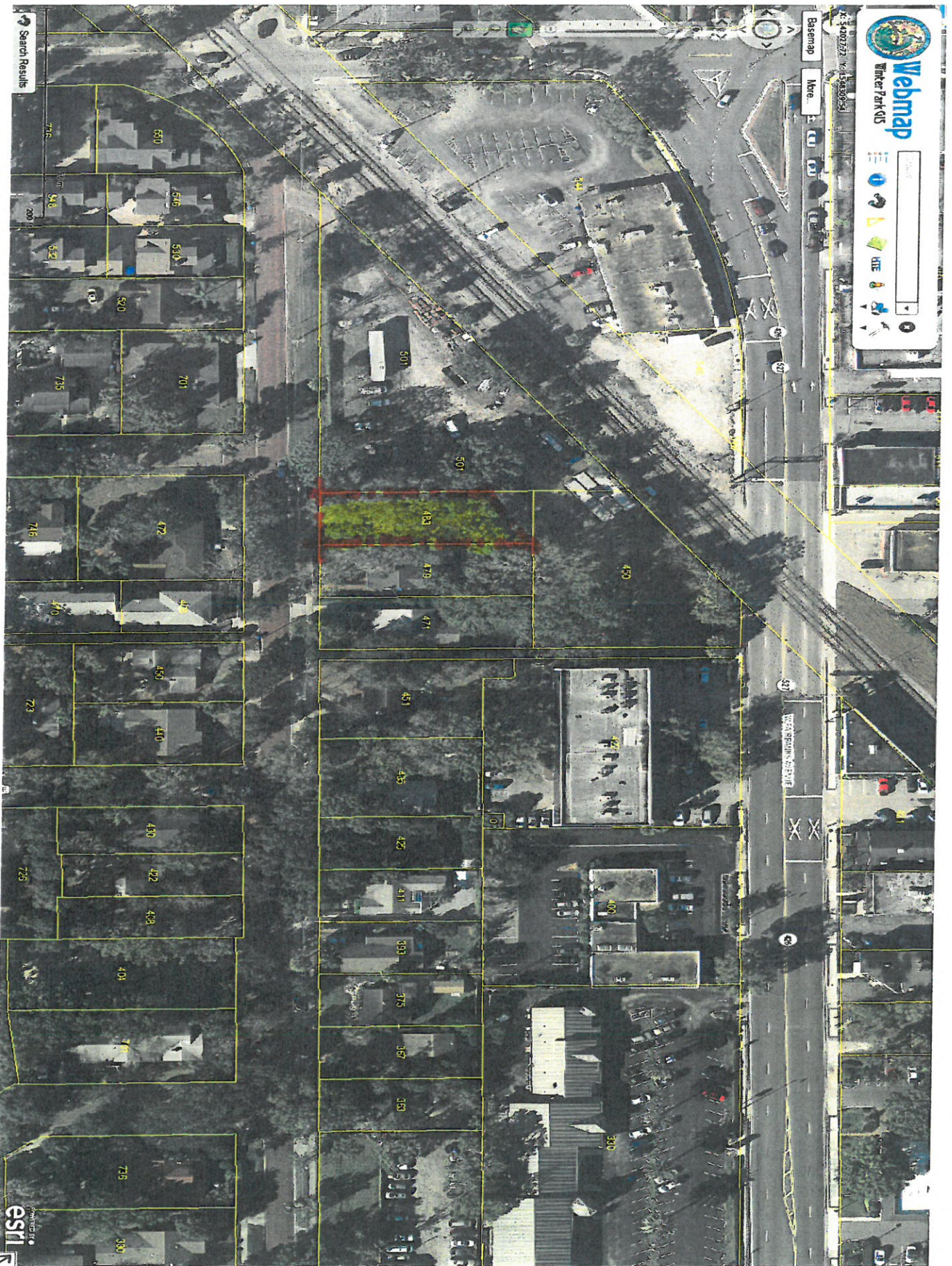
Courtesy Rick Singh, CFA, Orange County Property Appraiser



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

Created: 7/23/2015



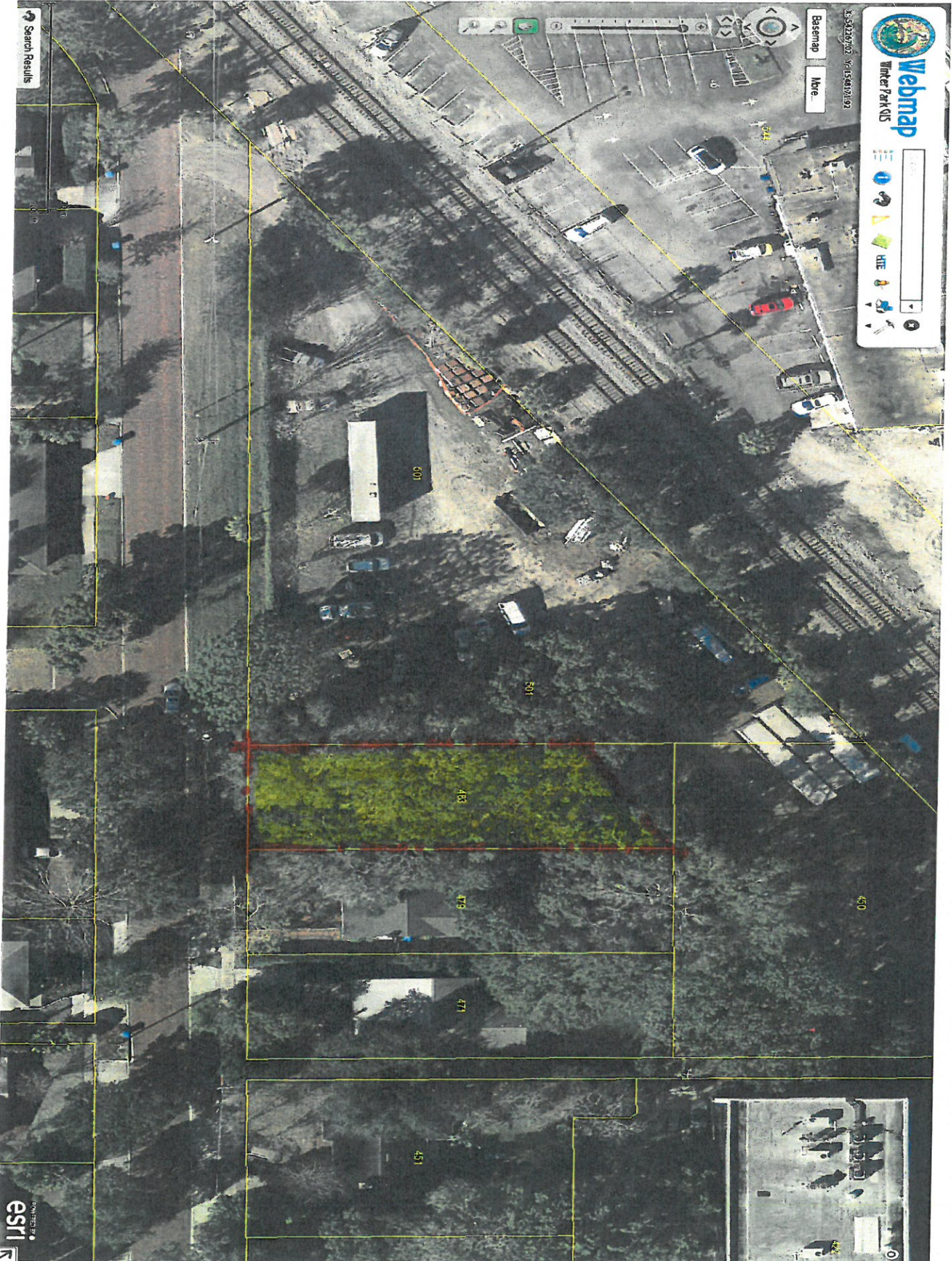


<http://wpk-gis01/flexviewer/>



483 HOLT AVE.





483 HOLT AVE.





**NOTICE**  
The following information is provided for your information:  
1. The property is being sold "AS IS".  
2. The seller makes no representation or warranty as to the condition of the property.  
3. The buyer is responsible for all taxes and fees associated with the purchase.  
4. The buyer is responsible for all costs of title insurance and recording.  
5. The buyer is responsible for all costs of inspection and appraisal.  
6. The buyer is responsible for all costs of closing.  
7. The buyer is responsible for all costs of moving.  
8. The buyer is responsible for all costs of utilities.  
9. The buyer is responsible for all costs of insurance.  
10. The buyer is responsible for all costs of maintenance.  
11. The buyer is responsible for all costs of repairs.  
12. The buyer is responsible for all costs of landscaping.  
13. The buyer is responsible for all costs of parking.  
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90. The buyer is responsible for all costs of furniture.  
91. The buyer is responsible for all costs of appliances.  
92. The buyer is responsible for all costs of electronics.  
93. The buyer is responsible for all costs of vehicles.  
94. The buyer is responsible for all costs of pets.  
95. The buyer is responsible for all costs of hobbies.  
96. The buyer is responsible for all costs of sports.  
97. The buyer is responsible for all costs of travel.  
98. The buyer is responsible for all costs of education.  
99. The buyer is responsible for all costs of healthcare.  
100. The buyer is responsible for all costs of retirement.









**CITY OF WINTER PARK  
HISTORIC PRESERVATION BOARD**

**Staff Report  
December 14, 2016**

**COR 16-014 Request by David and Matina Williams to renovate the existing 1925 house at 774 Maryland Avenue and include it within a new Single Family Residence with attached two-car Garage in a style consistent with the College Quarter Historic District in which it is located.**

**Zoned: R-2 Parcel ID # 07-22-30-8760-00-230**

**Original Home Built: 1925**

**Description.** The original existing two story cottage sits at the very back of the 50 foot wide x 127 foot deep lot (lot area = 6,356 SF) at 774 Maryland Avenue. It was built in 1925 and is of wood frame with wood shingle exterior. It has apparently been used as two rental units, one up and one down, for years. Major trees are at the edges of the property, so none will need to be removed.

The home is within the Shingle Cottage Style seen in other homes in Winter Park during the 1920's, including some homes done by James Gable Rogers II and listed on the Winter Park Historic Registry.

**Background.**

In September we met with the Owner, Davie Williams and his Architect, Phil Kean, on-site to assess the condition of the existing building and talk about the design options. At that time, the direction was to tear it down. Later, Phil looked at the shell and determined that it might be saved and used as the genesis of a new design for the home you see illustrated in the Architect's preliminary drawings.

**Architecture.** This solution saves the historic resource and the proposed new architectural solution celebrates its character and scale.

The property is within the College Quarter Historic District. The scale and texture of the original home are evident in the proposed new home design. Please read the Architect's proposed project narrative, attached. The unique configuration of a number of cottage-like pitched roof forms further act to keep the scale of this new design in context with the single family character of the College Quarter neighborhood. Please also see the attached Sheet A5 Roof Plan, which illustrates the four pitched roof "cottage" forms, including the original roof.



The Architects' use of shed dormers allow the existing second floor of the original house to remain and inform the new design as to the roof design of the new second floor over the garage and still keep the one story expression, as seen from the street. There is an interconnecting area of flat roof that ties all of these pitched roof "cottages" together. Since this roof element is virtually invisible from Maryland Avenue, Staff has no problem with it.

The addition of a one-story Front Porch wrapping around the front of the bedroom cottage further acts to recall the front porches so prevalent within College Quarter. The Owner also has agreed to narrow the entry drive to a single car width at the curb, thus maintaining the smaller scale of the neighborhood.

We feel this design is a Win-Win for the Owner and his Architect, College Quarter and the City of Winter Park! In fact, Phil Kean has discussed making this design process into a visual presentation that he can use in public gatherings, applying for architectural awards and which the City might also use to illustrate how an historic resource can be preserved and made to become a very modern residence for today's contemporary family.

**Significance.** The existing residential building is significant as an historic resource, contributing to the College Quarter Historic District. It is very good that the original building was retained.

**Certificate of Review Request.** This is a request to retain a historic resource, modify it and combine it into a new one and two story single family residence in College Quarter Historic District.

**Variance Requests:**

1. Use the existing rear setback of 7'-5.3" for the new Master Bedroom/Bath  
The existing setbacks are as follows:  
Rear: 7'-5.3" to the main building wall  
Side: 3'-10.7 to 4'-1.1"

**RECOMMENDATION:**

1. Staff recommends approval of this proposed new design.
2. Staff recommends approval of rear setback variance in order to retain and preserve original 1925 residence.



Street

774 Maryland Avenue  
Williams Residence

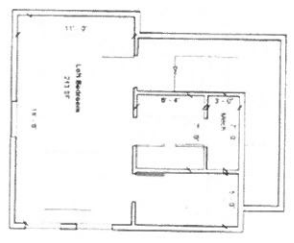
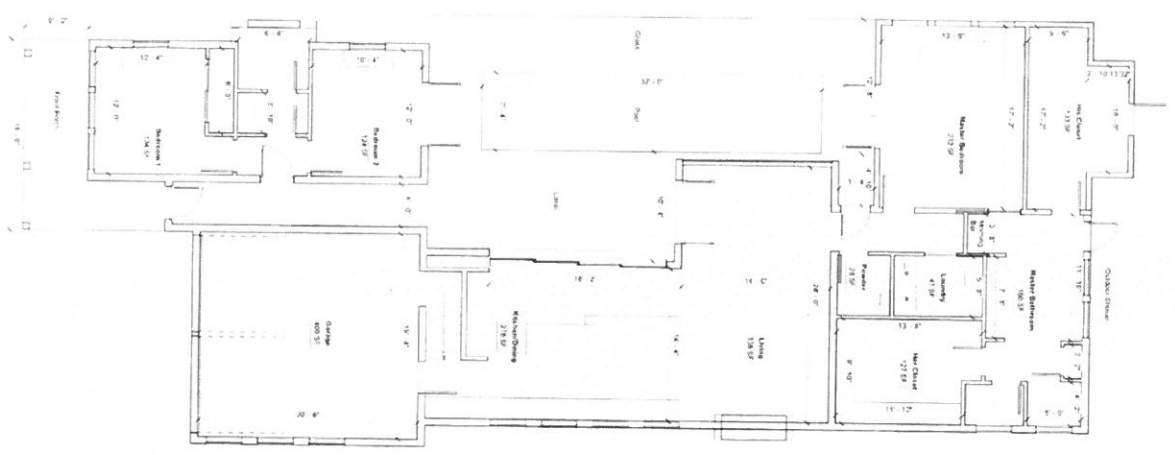












TOTAL UNDER AIR SQUARE FOOTAGE

Name	Area
Living	148 SF
Dining	443 SF
Kitchen	443 SF
Breakfast Room	443 SF
Bedroom	124 SF
Bedroom	124 SF
Bathroom	124 SF
Laundry	124 SF
Master Bedroom	124 SF
Master Bathroom	124 SF
Garage	400 SF
Second Floor	213 SF
First Floor	1753 SF
Net Garage	423 SF
Net Finished	1741 SF
Unfinished	124 SF
Overall Total	8722 SF

**DESIGNER**  
**PAUL KEAN**  
 ARCHITECT  
 1000 W. UNIVERSITY BLVD.  
 SUITE 100  
 AUSTIN, TEXAS 78705  
 TEL: 512.476.1111  
 FAX: 512.476.1112  
 WWW.PAULKEAN.COM  
**ENGINEER**

**PROJECT**

**WILLIAMS RESIDENCE**  
 774 Maryland Ave  
 Winter Park, Florida

**PLAN**  
**DAT DESC**

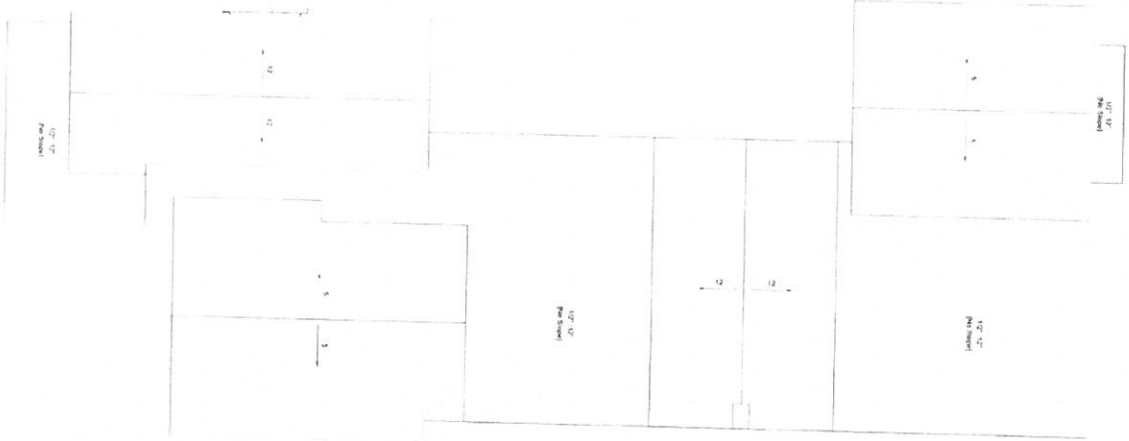
**SHEET**  
 015004234  
 Designer  
 Designer  
 Designer  
 Designer  
**SHEET**  
 First and  
 Second floor  
 plans  
**SHEET**

**A1**

01/20/2014  
 1:14:11 PM

01/20/2014  
 1:14:11 PM

DATE: 11/14/2014



A5

SHEET

Roof Plan

SHEET

Roof Plan

SHEET

Roof Plan

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Roof Plan

**WILLIAMS RESIDENCE**  
 774 Maryland Ave  
 Winter Park, Florida

PROJECT

ENGINEER

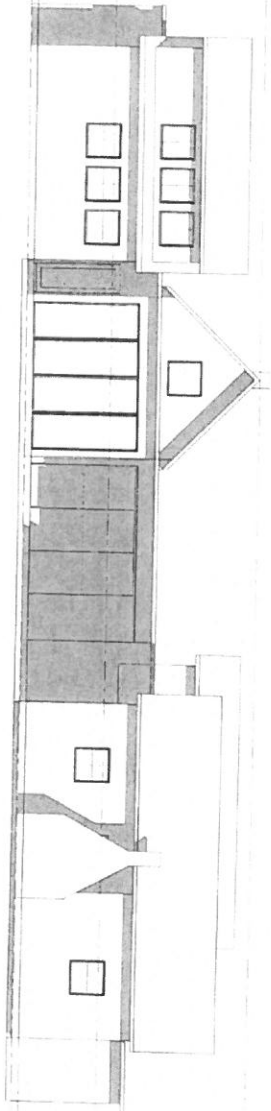
DESIGNER





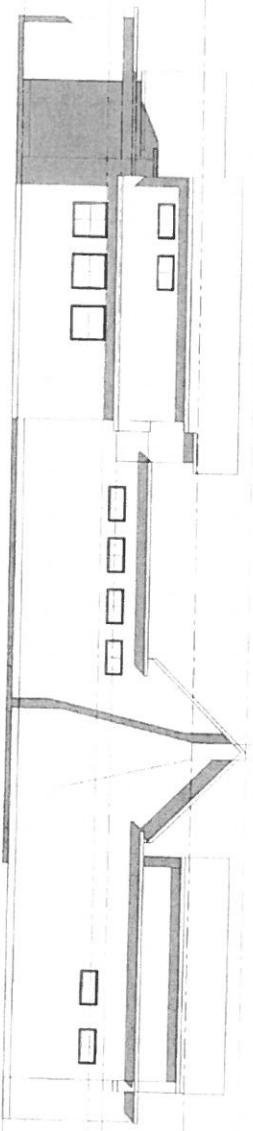


2' Lift Elevation  
1/8" = 1'-0"



TOP OF FINISH  
TOP OF FRAME  
TOP OF ROOF  
TOP OF SILL  
TOP OF WINDOW  
TOP OF CASE  
TOP OF FINISH

2' Lift Elevation  
1/8" = 1'-0"



TOP OF FINISH  
TOP OF ROOF  
TOP OF SILL  
TOP OF WINDOW  
TOP OF CASE  
TOP OF FINISH

A7

SHEET  
Elevations

SHEET  
DESIGNED BY  
DRAWN BY  
CHECKED BY  
DATE

NO.	DATE	DESCRIPTION

PLAN  
DATE  
DESC

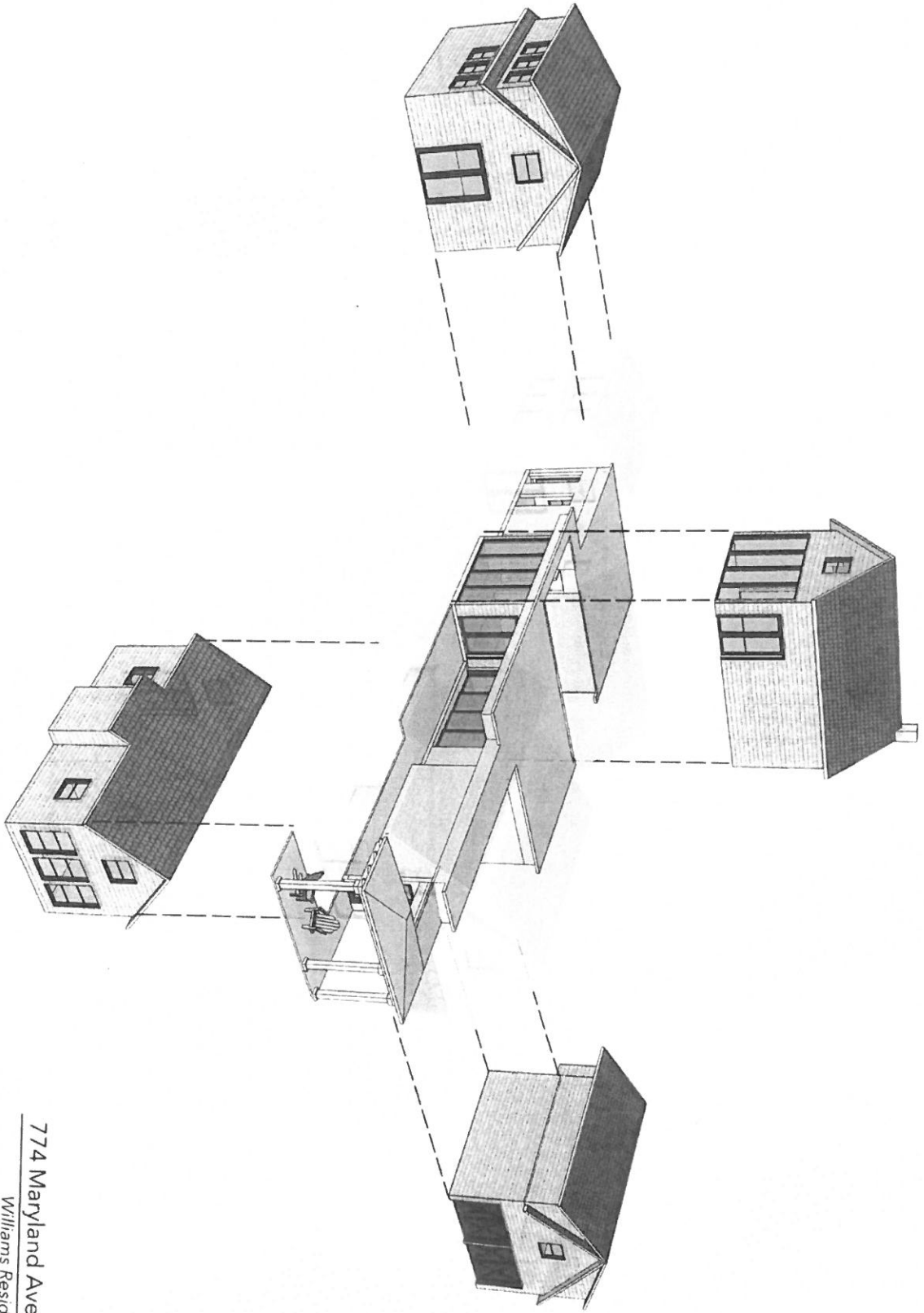
WILLIAMS RESIDENCE  
774 Maryland Ave  
Winter Park, Florida

PROJECT

DESIGNER  
ENGINEER

PYLE & PYLE  
ENGINEERS, INC.  
1000 W. MAIN ST.  
SUITE 100  
WINTER PARK, FLORIDA 32789  
TEL: 407/839-1111  
FAX: 407/839-1112  
WWW.PYLEANDPYLE.COM

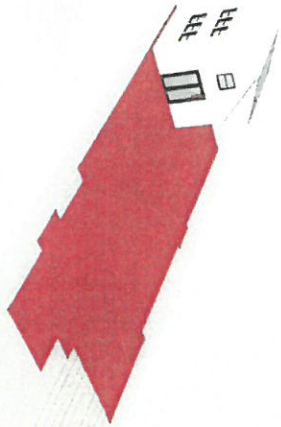




774 Maryland Avenue  
Williams Residence



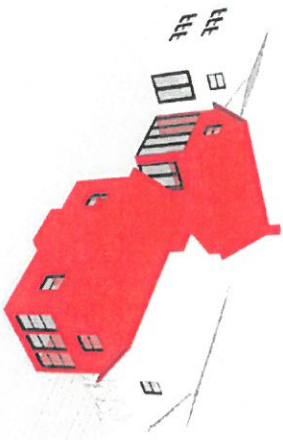
Retain original structure as model for additions



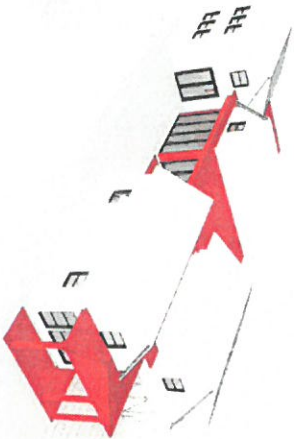
Layout footprint to match existing setbacks



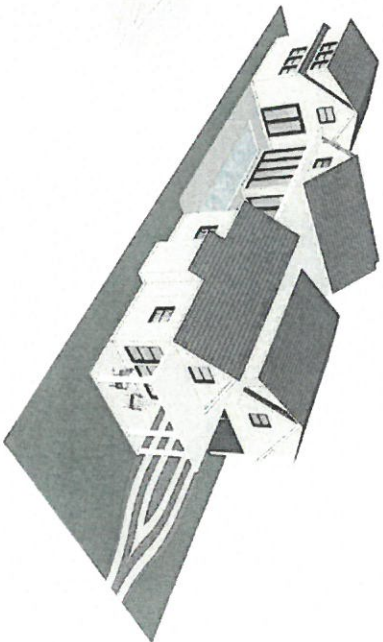
Duplicate original structure, make visible to street



Continue use of cottage style massing for main living spaces



Connect cottage massings with porch



774 Maryland Avenue  
Williams Residence

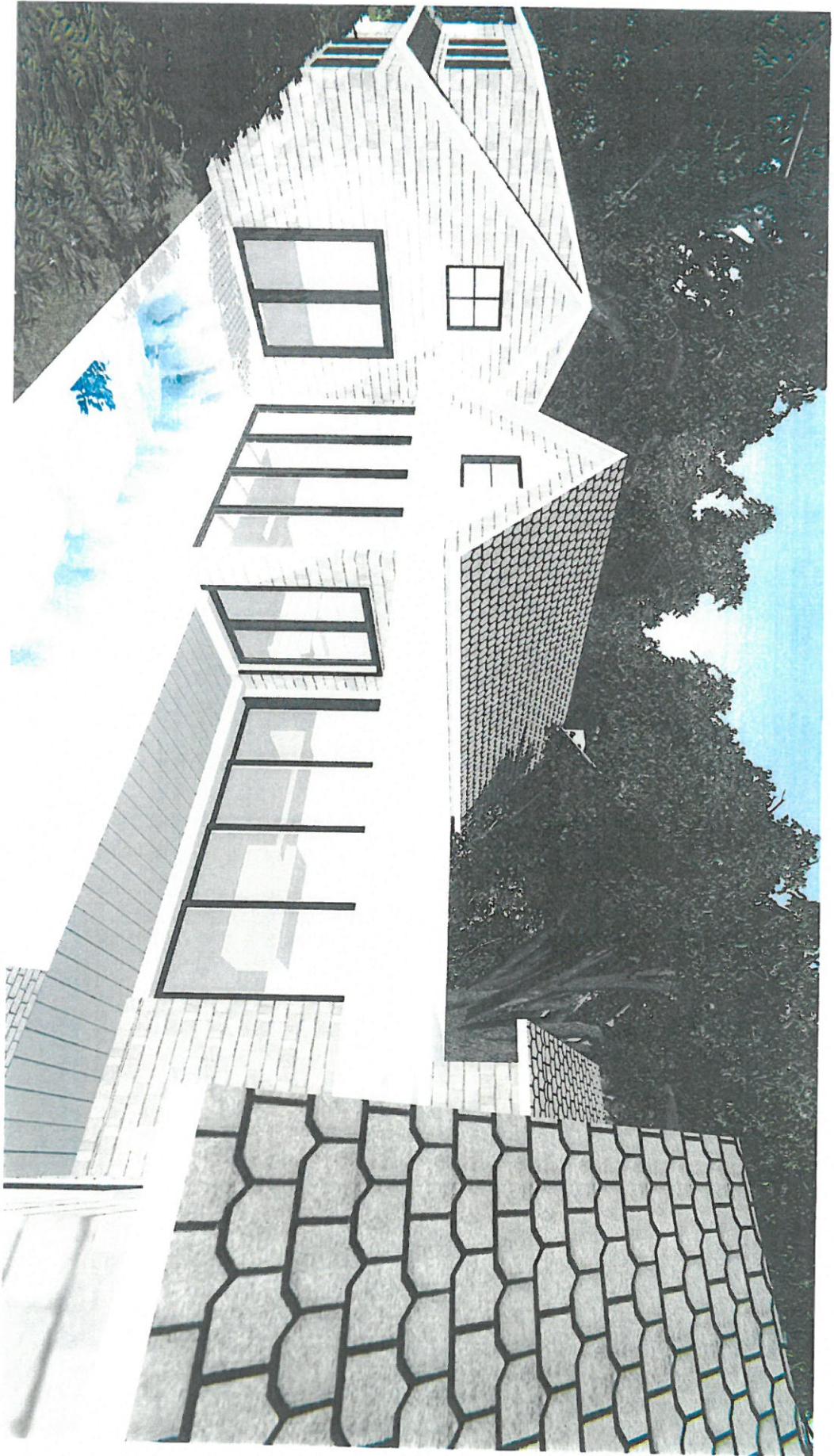




Front

774 Maryland Avenue  
Williams Residence





Left

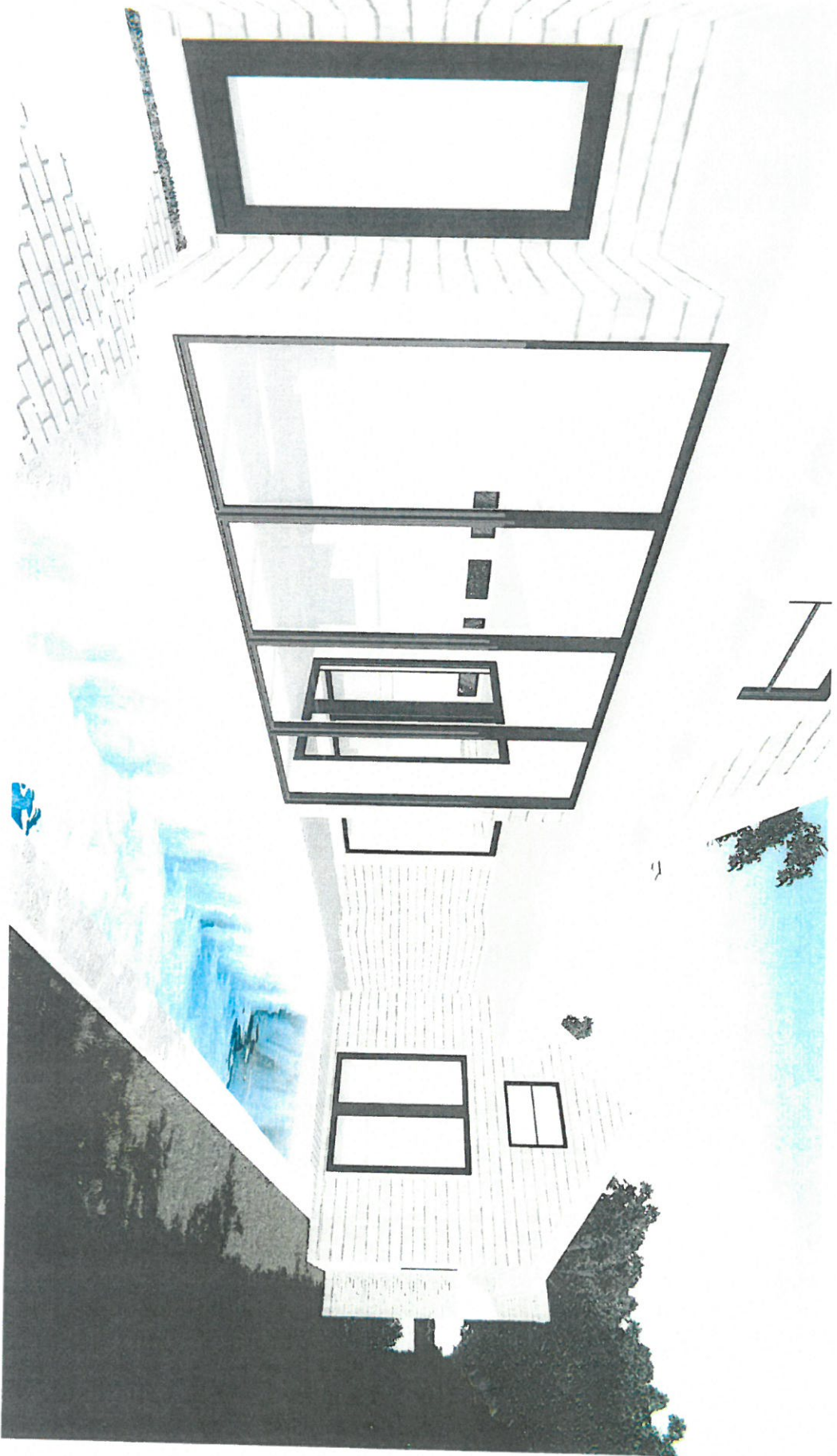
774 Maryland Avenue  
Williams Residence





Lanai

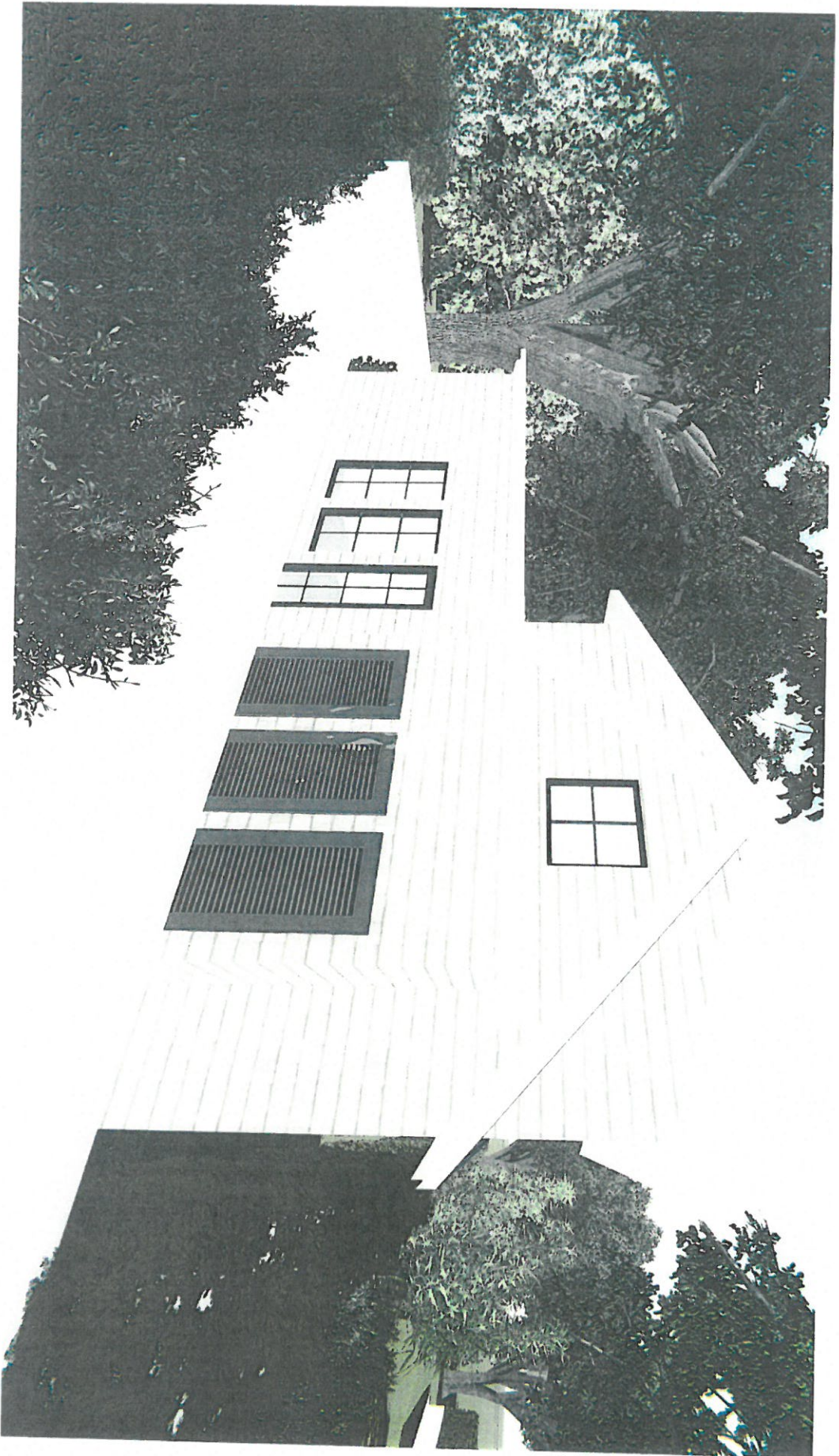
774 Maryland Avenue  
Williams Residence



Pool

774 Maryland Avenue  
Williams Residence





Rear

774 Maryland Avenue  
Williams Residence



**PLANNING DEPARTMENT**

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

**Certificate of Review Application**

1. 774 Maryland Avenue, Winter Park, FL 32789  
Building address

David & Matina Williams 651 Lake Catherine Dr, Maitland, FL (407) 222-0604  
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)*

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

Matina Williams  
Owner's Signature

11/18/16  
Date

*Historic Preservation Commission Office Use*

Date received: 11.18.16 HPC Meeting: 12.14.16 Case File No COP16-014

NONE KNOWN COLLEGE QUARTER  
Historic name of building (if any) Historic district name (if any)

OT. 22. 30. 8760. 00. 230 1925  
Parcel Identification Number Year built

historic landmark  historic building/structure  
 district contributing element  district non-contributing element



## Certificate of Review Process

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any exterior alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) shall not review interior alterations but it shall consider the effect of such plans as they relate to the exterior. The design guidelines used by the (HPB) shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

Applications will be scheduled for the Historic Preservation Board when received at least **24 days** prior to the next meeting. Applicants should submit seven copies of all information required to the Planning Department, City Hall, 2<sup>nd</sup> floor. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

1. Issuance of a Certificate of Review for the proposed work;
2. Issuance of a Certificate of Review with specified modifications and conditions;
3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
4. Denial of the application;
5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.

The HPB will take action on completed applications only. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:

Lindsey Hayes, AICP, Senior Planner  
Planning Department  
401 Park Avenue, South  
Winter Park, FL 32789  
(407) 599-3498

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

1. Describe variance request:

We are requesting that the existing structure's current setbacks be used in the design of the new construction. This includes the side second floor (existing - 3' 11" / new - 5' 0"), and rear (existing two story - 7' 5" / new one story - 7' 5").

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?

The existing structure was designed with a stacked floor plan. Therefore, the second floor setbacks must be altered to reflect the first floor setbacks. This will maintain continuity when designing the new construction.

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

The requirements state that the side second floor setback be 10', the rear first floor setback be 10', and the rear second floor setback be 25'.

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

In order to preserve the existing structure and allow the new construction's design to fit cohesively, the setbacks of the existing structure must be maintained.

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.*



Williams Residence  
774 Maryland Ave.  
Winter Park, FL 32789

### **Certificate of Review Application**

#### **3. Proposed Project Narrative:**

The design intent behind the project at 774 Maryland Avenue attempts to, using cues from the existing historic structure, seamlessly blend the old with the new. By utilizing the present materials in the new construction, we intend to preserve both the exterior form and interior finishes.

The overall configuration of the project is our interpretation of maintaining the architectural rhythm of the district, duplicating it, and using more contemporary space planning to create a cohesive group of units. By duplicating the form of the existing cottage, we are able to construct a front elevation that fits along the streetscape. These duplicated forms provide tall vaulted ceilings for the home's main spaces while the flat ceilings provide the linkage between them.

The material palette chosen has been taken from the existing structure and lightened up for a slightly more contemporary feel. The roof pitches combine the existing roof pitch with a pitch more in line with the style of the home. As a whole, the project seeks to find a compromise between the potential of a larger historical structure and the openness of a contemporary design.

We believe the project has greater implications for the city of Winter Park and its historic structures. It will serve as an example for how the history and style of existing homes can be preserved while still providing the updated amenities and design of a new home. The salvaged materials will continue this theme through the interior of the home, reinforcing the holistic approach the project is taking towards preservation. It is our hope that future projects will second guess tearing down existing structures after seeing the potential shown at 774 Maryland Avenue.

# Setback/Coverage Calculations

(Lots 65' or less in width)

For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 774 Maryland Avenue Lot Width: 50'

Submitted by: Phil Kean Design Group Lot Area: 6356 sqft

Principal Dwelling  Cottage Dwelling  Single Family Residence  Duplex

	Existing <u>Area</u>	+	Proposed <u>Area</u>	=	Total <u>Area</u>	Permitted <u>Area</u>
<b><u>Minimum Living Area (sq.ft.)</u></b>			(After Demo)			
Principal Dwelling 1,000						
Cottage Dwelling 500						
Single Family 1,000						
Duplex 1,000	<u>528</u>		<u>1943</u>		<u>2471</u>	<u>&lt;1000</u>

**Impervious Lot Coverage**

{include all areas from above at grade level plus all driveways, sidewalks, patios, pools, artificial turf, etc}

Principal Dwelling - 65%						
Cottage Dwelling - 65%						
Single Family - 65%						
Duplex - 60%	<u>528</u>		<u>3052</u>		<u>3585 (56%)</u>	<u>65%</u>

**Maximum Building Coverage**

Principal/Cottage dwelling 35%						
Single Family - 40%	<u>528</u>		<u>2020</u>		<u>2548 (40%)</u>	<u>40%</u>
Duplex - 35%						

**Floor Area Ratio (FAR)\***

For 2-Story Buildings only  
{include 1st & 2nd floors, garage, carports, porches, accessory bldgs, & EXCLUDE pool screen enclosure}

Principal Dwelling - 30%						
Cottage Dwelling - 20%						
Single Family - 55%						
Duplex - 50%	<u>528</u>		<u>2478</u>		<u>3006 (47%)</u>	<u>55%</u>

(Note 1)

**Excludable Area of Porches (sq.ft.) from FAR**

Principal Dwelling 400						
Cottage Dwelling 300						
Single Family 700						
Duplex 600	<u>N/A</u>		<u>458</u>		<u>458</u>	<u>700</u>

(Note 2)

**Building Height** Maximum Permitted: 30' Proposed Height: 22' 2" (above existing grade)  
Maximum Building Stories - 2

**Two parking spaces per unit required behind front setback line, except only 1 space for a cottage dwelling.**

**Stormwater retention required per the Land Development Code.**

\*Applies to two-story building only; FAR is the total gross building area divided by the total lot area.  
Common driveways are permitted between two adjoining lots.



**Setbacks R-2**  
(Lots 65' or less in width)

	EXISTING	PROPOSED
<b><u>FRONT SETBACKS</u></b>		
To first floor wall – 25'	<u>98' 10"</u>	<u>25'</u>
To second floor wall – 30'	<u>98' 10"</u>	<u>35'</u>
<b><u>SIDE SETBACKS</u></b> (Principal/cottage, dwelling or duplex)		
To first floor wall (note 3) – 7'	<u>3' 11"</u>	<u>7' 0"</u>
Driveway side first floor wall (note 4) – 11'	<u>19' 4"</u>	<u>5' 0"</u>
To second floor wall – 10'	<u>3' 11"</u>	<u>5' 0"</u>
<b><u>Rear setbacks</u></b>		
One Story Building - 10'	<u>7' 5"</u>	<u>7' 5"</u>
Two Story Building - 25' (note 6)	<u>7' 5"</u>	<u>N/A</u>
<b><u>Corner Lot Setbacks**</u></b>		
Lot width 65' or less – 14'	<u>N/A</u>	<u>N/A</u>

---

Open Front Porch & Entryway allowance: An additional projection of up to 7' into the required front setback is permitted on any R-2 property.  
All setbacks given are minimum allowed

\*Required if garage is located in rear of lot, otherwise garage must be set back 35' from front lot line and at least 4' behind front of building, and one story garage is permitted a setback of 7'.

\*\*Corner lot setbacks are measured on the side yard adjacent to the street, where the street side having the least frontage is determined to be the front.

**Notes:**

1. If a single-family residence, only, is built on the lot, the maximum floor area ratio is 55%. The maximum total floor area ratio on a property developed with a principal dwelling and a cottage dwelling shall be 50% with the principal dwelling having a larger gross floor area than the cottage dwelling.
2. Only open porches in the front and screened or open porches in the rear and side of the principal and cottage dwelling may be excluded from the floor area ratio up to a total area of 700 square feet.
3. The 7-foot side setback shall only be permitted on one side of the lot, and a 5-foot side setback to an attached or detached garage or carport shall be permitted on either side of an interior lot subject to limiting the building wall height to 8 feet and limiting the building wall length to 22 feet.
4. The 11-foot side setback shall be provided on one side of an interior lot to the first and second floor walls to allow driveway access. Where two abutting properties utilize one common driveway, the side setback may be 10 feet.
5. For duplexes, side building walls over 20 feet in length and over 17 feet in height above the existing grade must be set back an additional 5 feet from the lot line at the second floor wall and continue at the additional 5 foot setback for at least 10 feet along the side of the building before returning to the 10 foot side setback. Alternate methods to accomplish this relief from having long two story boxlike buildings along the side lot line may be approved by staff.
6. For lots that have rear lot lines adjoining non-residential zoning, the second floor setback may be 10 feet.

**SEE ORDINANCE FOR ADDITIONAL PROVISIONS; THIS WORKSHEET DOES NOT COVER ALL REQUIREMENTS**

## Attachments to R-2 Setback/Coverage Worksheets

### Other provisions and allowances for R-2 District Developments: (Excerpts from Ordinance)

#### **(3) Additional Development standards (lots 65 feet or less in width):**

1. Parking shall be provided behind the front dwelling with only one driveway entering the property.
2. The driveway and parking surface setback is permitted to be one foot from the rear or side lot line subject to providing a design which will not cause additional drainage onto a neighboring property.
3. The required off-street parking shall be two spaces for the principal building, one space for the cottage dwelling, and two spaces per unit for a duplex.
4. Circular driveways and parking in front shall be prohibited.
5. No front entry garages are permitted, except when provided in the rear half of the lot or on a corner lot.
6. Open front porches or covered entryways must be provided or a similar alternate front entryway must be provided.
7. The principal dwelling may be placed in either the front or the rear of the lot.
8. For corner lots the street side setback shall be 14 feet and the interior side setback shall be 7 feet to the first floor wall only. Other site development requirements remain the same as established for lots 65 feet or less in width.
9. The area between the building and the street shall be landscaped with grass, plantings or both, and any unusual designs shall be subject to the approval of the Parks Director.
10. Screen pool enclosures may also be permitted an additional eight (8%) percent of the lot area in addition to the permitted building area.
11. Minor deviations of the floor area ratio for a principal dwelling and a cottage dwelling may be considered up to plus or minus one percent (1%).
12. When utilizing one common driveway between two properties, the required side setback of eleven (11) feet may be reduced to seven (7) feet to the first floor wall and ten (10) feet to the second floor wall.

#### **(4) Additional Development standards for development of a single-family residence only:**

1. Front entry garages are permitted if set back at least 35 feet from the front property line, and placed behind the front building line of the dwelling by at least four (4) feet.
2. The eleven (11) foot side setback shall be required if the garage is at the rear of the lot. If no driveway around the home is provided, then a seven (7) foot side setback shall be observed to the first floor wall, and the second floor setback shall be ten (10) feet to the second floor wall from the side lot line.
3. All other provisions of the development standards for lots 65 feet in width or less shall apply where applicable.

#### **(5) Development Standards for all properties in the R-2 District:**

1. A minimum distance of 22 feet shall be provided in front of garages and carports for parking turn around space, except on corner lots a minimum distance of twenty (20) feet may be permitted in front of a garage.
2. One common drive may serve two abutting properties without meeting the driveway setback requirement.
3. The architecture of the front of the building shall not included two story high features such as entry areas, porches or columns unless set back at least thirty (30) feet from the front lot line.
4. Open front porches or covered entryways may encroach up to seven (7) feet into the required front setback. A porch depth of eight (8) feet or more is requested for functionality.



5. Minimum living area. The minimum living area of any single-family residence shall be one thousand (1,000) square feet. The minimum living area of duplex or cluster residential units shall average seven hundred fifty (750) square feet but no individual unit shall be less than four hundred (400) square feet.
6. Properties or lots exceeding 10,000 square feet are permitted building heights of thirty-five (35) feet if the side setback is increased to twenty (20) feet measured to the roof component of the building over thirty (30) feet in height.

**(6) Additional Development standards for R-2 lots which abut single family zoned properties:**

1. The rear yard setback shall be 25 feet to the first floor wall and 35 feet to the second floor wall, except where the abutting single family zoned property is not used for residential purposes, such as churches, parks, community centers, etc.
  2. The maximum floor area ratio shall be 45%, except a single-family dwelling may utilize a floor area ratio of 55%.
  3. All building plans for duplexes shall require appearance review approval by the Town Designer or Planning Department designee in accordance with criteria listed under (e)(2) of this Section. Appeals of the appearance review determination of the Town Designer may be made by the applicant and shall be heard by the Planning and Zoning Commission within 40 days of receipt of the appeal request. The applicant or city staff may appeal the decision of the Planning and Zoning Commission to the City Commission within 15 days from the date of that decision. The matter shall be heard by the City Commission within 30 days for final determination.
- (b) Stormwater control. Duplex and cluster housing shall provide onsite stormwater retention as provided by the land development code.

**SECTION 2.** Chapter 58 "Land Development Code", Article III "Zoning" of the Code of Ordinances is hereby amended and modified by adding to SECTION 58-82 "General Provisions" subsections (kk) and (ll) to read as follows:

- (kk) First or second floor walls of buildings in residential zoning districts shall not extend above the top plate of the first floor for one story buildings or above the second floor top plate of two story buildings so as to create additional wall height or the appearance of an additional story unless such area is part of the allowable floor area and meets the required setbacks. This limitation does not prevent the provision of a parapet wall for flat roof buildings.
- (ll) The required two-story setback shall apply to walls, which extend twelve (12) feet in height or more above the existing pre-construction grad for buildings in residential zoning districts.

February 4, 2003

 **RICK SINGH, CFA - ORANGE COUNTY PROPERTY APPRAISER**

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**774 Maryland Ave** < 07-22-30-8760-00-230 >

Name(s) <b>Williams David H</b> Williams Matina  Property Name N/A. Click information icon to contribute.  Mailing Address On File 774 Maryland Ave Winter Park, FL 32789-5042 <a href="#">Incorrect Mailing Address?</a>	Physical Street Address 774 Maryland Ave  Postal City and Zipcode Winter Park, FL 32789  Property Use 0800 - Multi-Family  Municipality Winter Park
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**Note: 2017 values will be available in Spring of 2017.**

**Property Description**

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TROTTERS REPLAT J/58 LOT 23


**Total Land Area** 6,356 sqft (+/-) | 0.15 acres (+/-) [GIS Calculated](#) [Notice](#)

**Land**

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0800 - Multi-Family	R-2	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

**Buildings**

Important Information		Structure				
	<b>Model Code:</b>	01 - Single Fam Residence	<b>Actual Year Built:</b>	1925	<b>Gross Area:</b>	986 sqft
	<b>Type Code:</b>	0812 - Duplex	<b>Beds:</b>	2	<b>Living Area:</b>	800 sqft
	<b>Building Value:</b>	working...	<b>Baths:</b>	2.0	<b>Exterior Wall:</b>	Wood Shingle
	<b>Estimated New Cost:</b>	working...	<b>Floors:</b>	2	<b>Interior Wall:</b>	Plastered

Page 1 of 1 (1 total records)

**Extra Features**

Description	Date Built	Units	XFOB Value
SHNV - Shed No Value	01/01/2002	1 Unit(s)	working...

Page 1 of 1 (1 total records)

This Data Printed on 11/11/2016 and System Data Last Refreshed on 11/10/2016









<http://wpk-gis01/flexviewer/>



774 MARYLAND









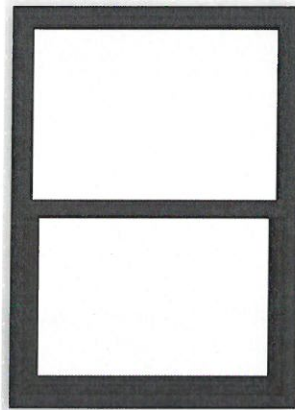


Williams Residence  
774 Maryland Ave.  
Winter Park, FL 32789

### Material and Product Information

The materials used will be selected to match the existing structure. This includes a natural wood shingle siding, a shingle roof, and wood rafter tails.

Black Frame Window



Wood Shingle Siding



Dark Single Roof

