Call to order.

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

Public comments on any business not appearing under action.

COR 15-007 Request by John M. Brennan, Jr. For a Certificate of Review to demolish the existing single car garage and add a freestanding two car garage with a second floor accessory dwelling unit at the rear of his property located at 814 Antonette Avenue. A variance is requested for a ten foot rear setback. Contributing historic resource listed in the College Quarter Historic District. Zoned R-1AA. Parcel ID #07-22-30-1490-01-100.

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

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

Staff report on ordinance and incentives status.

adjourn

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

appeals & assistance

"If a person decides to appeal any decision made by the Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F. S. 286.0105).

"Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting."
Description. The house at 814 Antonette Avenue is a contributing historic resource in the College Quarter Historic District. The district was established in 2003. The house may be described as a landmark as opposed to a resource because it was designed by noted Winter Park architect Harold Hair for College Place developer and Winter Park Mayor James Treat. The first occupants were Carl and Ethel Williams. The stylish one story home was designed with details borrowed from Spanish Eclectic and Italian Renaissance influences. It stands out for the series of arched casement windows across the façade, its tiled and sculpted parapet and wide arched porte cochere. The existing front-facing gable garage at the end of the single width driveway does not relate to the high style architecture of the house. The property’s development pattern is typical of the College Quarter. The lot is 50 feet by 150 feet with a single width driveway on the south side that passes through the porte cochere to the rear garage. The existing garage sits at a slight angle .5 to 1.5 feet from the south side lot line.

Certificate of Review Request. The applicant is requesting a certificate of review to demolish the existing single car garage and add a freestanding two car garage with a second floor dwelling unit at his property located at 814 Antonette Avenue. The application was originally on the August 12 HPB agenda but was tabled at the owner’s request. The application has been revised to increase setbacks, and to reduce windows that would overlook adjacent properties.

Garage apartments are not unusual on historic properties in the city. New and reactivated accessory dwelling units are permitted as an incentive for historic preservation. Chapter 58, Section 58-469(3) allows the HPB to determine that a garage apartment or accessory dwelling unit may be a conforming use on individually designated historic properties and properties in a designated historic district. Building setbacks shall be determined by the HPB, however accessory building shall not be closer than five feet to a rear or side line unless such setback currently exists. A third parking space must be provided, and tenant vehicles must be parked on site so no regular day or night parking occurs on city streets. Accessory dwelling units shall not exceed 1,000 square feet. The request is for a 572 square foot unit over a two car garage. A variance is requested for a rear setback of ten feet in lieu of 35 feet to a two story dwelling.
The proposed two car garage with second floor dwelling unit has a 22 foot by 26 foot footprint. The foundation is slab on grade. Exterior cladding is stucco. The asphalt shingled roof is hipped with a moderate pitch which reduces the visual bulk on all sides. The stairs to the second floor are within the structure. Two pairs of French doors and a window access front facing second floor balcony. The required third parking space is provided. The design is compatible with the historic main house without competing with the historic architecture.

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

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

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

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

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

To repeat, all new or reactivated accessory dwelling units require a third separately accessible parking space behind the front setback. The two required parking spaces for the main house are within the new garage and the third space is adjacent to the structure in the 12 foot side setback. When an accessory dwelling unit is added or reactivated, the guest or tenant is required to park on site in a separately accessible parking space. On street parking is very limited in the city’s historic areas and the applicant is aware that the use of an accessory dwelling unit is contingent upon the guest or tenant parking on site as required.

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

Nearby properties have shallow rear and side setbacks to their accessory buildings; sometimes zero setback. Antonette Avenue in the College Quarter Historic District has narrow lots and many existing
setbacks that would not meet code today. There is a mix of one and two story homes and one and two story accessory buildings.

RECOMMENDATION: Staff recommends approval of:

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

1. 914 ANTONETTE AVENUE, WINTER PARK, FL 32789
   Building address

   JOHN M. BRENAN, JR.  614 ANTONETTE AVENUE, WINTER PARK, FL 32789
   Owner’s name(s)

   DAVID E. RUSSELLS, ARCHITECT 233 WEST PARK AVE., W.P. 407-644-4610
   Address

   Telephone

2. Please indicate the work you propose to undertake:
   □ Major alteration □ New construction □ Addition □ Demolition □ Rehabilitation
   □ Variance request (additional information required) □ Other

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

   - Site plan  ✔ Floor plan(s)  ✔ Elevations(s)  Photo(s)  ✔ Survey

   Additional drawings and information:

   Other:

4. I, John M. Brennan, Jr., as owner of the property described above, do hereby certify that
   the alterations to be made in connection with this application will not
   destroy the historic character of the property.

   Owner’s signature

   7/17/15

   Date

Historic Preservation Commission Officer:

Date received: 7-17-15  HPC Meeting: 11-17-15
REVISED: 9-19-13  Case File No.: OCO 15-007

Historic name of building (if any):

07-22-30-149-01-100

Historic district name (if any): COLLEGE QUARTER

1925

Parcel Identification Number

Year built: 1925

District contributing element:  □  district non-contributing element.
ITALIAN RENAISSANCE
1890-1935

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

PRINCIPAL SUBTYPES
Four principal subtypes can be distinguished:

SIMPLE HIPPED ROOF—Over half of Italian Renaissance houses have a simple hipped roof with a flat, symmetrical front facade. Full-width porches, often with massive square piers as porch supports, are frequent in examples built before 1930.

HIPPED ROOF WITH PROJECTION AND WING(S)—Many Italian Renaissance houses have either a small central wing projecting forward from the front facade, or two small wings at either end of the facade with a recessed central block in between.

ASYMMETRICAL—A relatively small proportion of Italian Renaissance houses have unbalanced, asymmetrical facades. Usually the asymmetry involves only door and window placement on an otherwise symmetrical building of simple square or rectangular plan. Less commonly L plans or more complex shapes are used.

FLAT ROOF—Many high-style Italian Renaissance houses have flat roofs, usually with a prominent, detailed cornice and roof-line balustrade. Typically the first story is rusticated (finished with exaggerated stonework courses), while the floors above have smooth wall finishes. Facades are symmetrical. These are almost always architect-designed landmarks built of stone; they are closely related to flat-roofed, Beaux Arts style houses, which are similar but add more elaborate facade detailing.

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

4. Dallas, Texas; 1942. Love House. Note the elaborate door surround, the two focal window areas, and the corner quoins.
5. Dallas, Texas; 1932. Beards House. Note the roof-top cupola, centered vista roof echoed on the porte cochere, and massive door surrounds with spiraled columns.

TILED ROOF

1. Santa Barbara, California; ca. 1925. Figures 1 and 2 are typical of tiled roof examples built by the thousands in California in the 1920s and 1930s. The flat roof with decorative cills along the parapet is typical of the arch in the arched entryway with either gabled or flat roof.
2. Santa Barbara, California; ca. 1910.
3. St. Louis, Missouri; 1910. Figures 3, 4, and 5 combine both one-and two-story sections. Note the small shed roofs over the windows and the gabled entryways.
5. Independence, Missouri; 1930.
IDENTIFYING FEATURES

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

PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

SIDE-GABLED ROOF—About 10 percent of Spanish Eclectic houses have side-gabled roofs. Many of these are multi-level with smaller, side-gabled sections bounded by lower, side-gabled wings.

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

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

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

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

VARIANTS AND DETAILS

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration; unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the
tiles and the patterns in which they are applied. Dramatically colored terra cotta Spanish architecture; these are more common on high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Doors leading to exterior gardens, patios, and balconies are usually painted and glazed with multiple panes of rectangular glass. Many examples have at least one large focal window. These are commonly of triple-arched or parabolic shape and may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details include tile-roofed (and otherwise decorated) chimney tops; brick or tile vents; fountains; arched walkways (usually leading to a rear garden); and round or square towers.

**OCCURRENCE**

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

**COMMENTS**

Domestic buildings of Spanish precedent built before about 1920 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes received wide attention. The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots we prefer the more inclusive name Spanish Eclectic. The style reached its apogee during the 1920s and early 1930s and passed rapidly from favor during the 1940s.
South side lot line
With existing buildings
REAR ELEVATION OF HOUSE
DESCRIPTION AS FURNISHED: Lot 10, Block A, COLLEGE PLACE REPLY, as recorded in Plat Book H, Page 46 of the Public Records of Orange County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: John M. Brennan, Jr.; Suntrust Mortgage, Inc.; Chicago Title Insurance Company, Inc.; Gray Robinson, P.A.; Chicago Title Insurance Company, Inc.

ANTONETTE AVENUE
(50' R/W)

EXISTING SITE PLAN/SURVEY

1" = 20'
DESCRIPTION AS FURNISHED: Lot 10, Block A, COLLEGE PLACE REPlAT, as recorded in Plot Book H, Page 46 of the Public Records of Orange County, Florida.

BOUNDARY SURVEY FOR / CERTIFIED TO: John M. Brennan, Jr.; Suntrust Mortgage, Inc.; Chicago Title Insurance Company, Inc.; Gray Robinson, P.A.; Chicago Title Insurance Company, Inc.
SCHEMATIC FRONT ELEVATION

1/4" = 1'-0"
ASPHALT SINGLE ROOF
STUCCO WALL FINISH

SCHEMATIC NORTH (REAR) ELEVATION
1/4" = 1'-0"
COR 15-008  Request by Angela and William Weatherford for a Certificate of Review for alterations to their property at 1583 Highland Road, Winter Park, Florida including enclosing a rear screened porch, replacing east and north facing windows, replacing the existing entry door, replacing a rear door, replacing the rear deck pergola with a partially roofed pergola. Non-contributing historic resource in the Virginia Heights East Historic District. Parcel No. 07-22-30-8908-14-120. Zoned R-1AA.

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

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

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

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

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

The owners are incorporating Craftsman style but with modern materials that do not pretend to be original to the property.
(9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

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

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

1. 
   1583 Highland Road
   Building address
   Angela & William Weatherford 1583 Highland Road Winter Park 407/645-1767
   Owner's name(s) Address Telephone
   Not applicable
   Applicant's name (if different from above) Address Telephone

2. Please indicate the work you propose to undertake:
   √ Minor alteration    □ New construction    □ Addition    □ Demolition    □ Rehabilitation
   □ Variance request (additional information required)    □ Other: ________________________________

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

4. The following supplementary information shall be provided as applicable to describe the proposal:
   √ Site plan    □ Floor plan(s)    □ Elevations(s)    □ Photo(s)    √ Survey
   □ Material and product information    √ Setback/Coverage worksheet REQUIRED
   Other: ________________________________

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

   Owner's Signature: ___________________________ Date: October 16, 2015

Historic Preservation Commission Office Use

Date received: 10-16-15 HPC Meeting: 11-11-15 Case File No. 2015-008

Historic name of building (if any) Historic district name (if any)
07-22-30-8908-14-13-0 0.1919 (Alteceo)
Parcel Identification Number Year built

   _ historic landmark    _ historic building/structure
   _ district contributing element    _ district non-contributing element
Proposed Exterior Renovations to Weatherford Home

1588 Highland Road, Virginia Heights Historic District

The following improvements are proposed to the residence at 1588 Highland Road in the Virginia Heights Historic District:

1. Enclose existing screened porch on the rear of the home to create space for a master bath. The existing porch is approximately 9 x 15. Exterior finishes for the enclosed porch will match existing exterior finishes. There will be no changes to the existing footprint or roof line of the home.

2. The home has an existing deck on the north side of the home. On the north side of the wood deck is a wooden pergola. The existing pergola will be replaced with a partial roof structure to provide shelter and shade for a portion of the wood deck. The roof will cover an area of an approximate size of 10 x 15 feet.

3. The home is on the west side of Highland Road facing east. Existing windows on the sides of the home which face east and north will be replaced. Plans showing the appearance of the proposed windows accompanies this application. The vendor may be different than the vendor which prepared the plans. However, the appearance will be the same as depicted on the plans.

4. Existing French door on the northwest side of the home to the current wood deck will be replaced with a new French door with a design as shown on the accompanying plan. The vendor may be different than the vendor which provided the plan.

5. Replace existing double front door (which is 64 inches wide) with a 42 inch single door in a craftsman style with a side light on each side of the front door. An example of a similar door is attached.

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

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

**Address:** 1583 Highland Road
**Submitted by:** Bril Weatherford

<table>
<thead>
<tr>
<th>Minimum % Allowed</th>
<th>Existing Area</th>
<th>Additional Proposed Area</th>
<th>New Total Area</th>
<th>Maximum Allowed Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMPERVIOUS LOT COVERAGE</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Include: driveway, front, garage, channel, sidewalks, fences, retaining walls, pools, A/C units, etc.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 story - 50%</td>
<td>6,972 S.F.</td>
<td>219 S.F.</td>
<td>7,191 S.F.</td>
<td>9,000 S.F.</td>
</tr>
<tr>
<td>1 story - 60%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| FLOOR AREA RATIO (F.A.R.) |
| Use 33% Base FAR or w/ increased setbacks: 43% Max FAR |
| Lots < 11,600 sf: |
| For one and two story housing (include 1st & 2nd floors, garages, etc.) on both floors, areas on 2nd floor which are open to the 1st floor, and accessory buildings. EXCLUDE- pool house, pool shed, etc. |
| 4,500 sf Base area & 5,200 sf Maximum area |
| Lots > 11,600 sf |

| SCREEN POOL ENCLOSURE |
| 8% |

| FRONT YARD LANDSCAPE COVERAGE |
| Count all landscaped green areas - exclude hard surfaces and all driveways surfaces (permitted & impermeable). |
| 50% |

---

**NOTES:**
1. Windows & Watehous may use these standards, except lot types A, B, & C in Westside. Provisions for setbacks & accessory buildings are mandatory.
2. Lot width measured at the front building line across the street. The building line is located at the required setback for vacant lots or front building line closest to the street of existing homes. For unusual (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. Subsurface lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One-story homes with a single story, 12 ft. or less, may utilize the maximum F.A.R. and may provide roof overhangs, 8 ft. maximum width and 2 ft. setback from the required setback, occupying 40% of roof area within the same roof plane.
6. See page 3 for how to address maximum FAR.
7. Visited and certified cost shall be taken 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 calculated from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened front porch, light, porte-cochere or other covered areas may be excluded from the gross floor area up to 500 sq. ft. On 2nd floor, rear and side porches shall have an exterior sides that are 50% open in order to utilize up to 300 of the total 500 sq. ft. of the eave area of enclosed gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions pertaining to the exclusion of side and rear porch areas; and excluding and accounting of floor porches.
9. Any area not already used in the permitted floor area ratio (F.A.R.) may be added to the % for additional screened pool enclosures area.
10. These columns only apply to existing homes.

---

**Lot width:** 100.00
**Lot area:** 15,000 S.F.

---

June 2016 Building Division/Form/BLDG5/Building Calculation Sheet/BAIA R1AA Setback Coverage Worksheet
Note: No changes to existing setback conditions are proposed.

<table>
<thead>
<tr>
<th>SETBACKS (complete boxes A and B first)</th>
<th>Minimum Allowable Dimensions</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONT</td>
<td>Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.</td>
<td>32.0 ft</td>
<td>N/A</td>
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<tr>
<td>SIDES&lt;sup&gt;1,2&lt;/sup&gt;</td>
<td>1st Floor</td>
<td>See pages 3 &amp; 4</td>
<td>13.0 ft</td>
</tr>
<tr>
<td>(see other side setback options on pg 4)</td>
<td>2nd Floor</td>
<td>B</td>
<td>N/A</td>
</tr>
<tr>
<td>REAR&lt;sup&gt;1,4&lt;/sup&gt;</td>
<td>1st Floor</td>
<td>Lot width ≤ 65 ft</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>2nd Floor</td>
<td>Lot width &gt; 65 ft</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lots left</td>
<td>25 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lots right</td>
<td>35 ft.</td>
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</tr>
<tr>
<td></td>
<td>Lots front and rear</td>
<td>22.5 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>CORNER LOT</td>
<td>1st Floor</td>
<td>Lot width ≤ 65 ft</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lot width &gt; 65 ft</td>
<td>15 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lotto left</td>
<td>20 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lotto right</td>
<td>25 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Lotto front</td>
<td>22.5 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td>BUILDING HEIGHT&lt;sup&gt;6,9,10,11,12&lt;/sup&gt;</td>
<td>30 ft. - 40 ft. plus 2 ft. or 40 ft. (see notes 11 &amp; 12)</td>
<td>No changes proposed</td>
<td></td>
</tr>
</tbody>
</table>

Notes:  
1. Any building that contains 120 ft. in height measured from natural grade to top of walls or base beam 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. from floor.  
3. Side setbacks for properties under non-residential zoning, R-3RF-4, or a permanent trailer home, one over 26 ft. in width may be 10 ft.  
4. Accessory buildings' garage area up to 520 sq. ft., pool cabana up to 500 sq. ft. and storage shed up to 120 sq. ft. 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 there are at least 60 sq. ft. of a second story loft or mezzanine that is within the normal scale and 15-ft. roof height of a typical one-story structure.  
6. Replaced Planning & Zoning commission approval.  
7. Rear setback is based on the average setback established by the adjacent residences within 300 ft. of 60 ft., whichever is greater, measured from ordinary high water line.  
8. Setbacks given are measured on the side yard adjacent to the street A lot over 75 ft. with 1st and 2nd floor setbacks of 25 ft. may reduce the rear setback by 5 ft. on each floor.  
9. 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.  
10. 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.  
11. Accessory building that exceeds 25 ft. in height shall meet the same setbacks as the principal building on the property.  
12. Properties or lots with at least 600 sq. ft. width at the building line are permitted to have a building height of 35 ft. if the side setbacks are increased to 25 ft. at 30 ft. above the side lot line.  
13. Properties or lots exceeding 30,000 sq. ft. in size with at least 400' 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.  

PAGE 2
PROPOSED SOUTH ELEVATION

EXIST. FASCIA TRIM
NEW LAPPED SIDING TO MATCH EXIST.
EXIST. ROOF

EXISTING SOUTH ELEVATION

EXIST. SCREENED PORCH TO BECOME NEW ENCLOSED MASTER BATH

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

WEATHERFORD RESIDENCE
1583 HIGHLAND ROAD
### Andersen Windows - Abbreviated Quote Report

**Project Name:** Weatherford

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**Sales Rep:** Administrator - DO NOT REMOVE

**Created By:** Terry Blair

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Hardware Trim Set, FWH/FWO, AP/PA, Encino - Distressed Bronze
Lock, FWH/FWO, Exterior Keyed, Oil Rubbed Bronze

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

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Zone: Southern
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All graphics viewed from the exterior

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

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

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

VALID

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

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Project Comments:
Front door – proposed ideas

We would like to replace our current double front door with a single 42" wide craftsman style door with a small side light on each side.
Left – proposed kitchen window. Side windows will be either double hung or casement.

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

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

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

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

863 North Park Avenue is an excellent example of his artistic work. It incorporates many of the stylistic elements seen in Spanish Eclectic architecture. The house is a two-story rambling series of front and side facing gabled masses with single-story wings. Construction is stucco over hollow tile, the roof is terra cotta barrel tile, and construction included a basement. The irregularly placed windows are mostly original steel divided light casements. The entrance is
through a recessed loggia with arched openings. Originally screened, the loggia has been glass enclosed in a design that replicates the screen support patterns. The cypress entry door is modeled after the house’s original doors. The architect designed a sway into the front of the side facing single-story wing roofs. The front elevation is decorated with second floor ironwork balconet. An ironwork rod may indicate an original intent to have an awning over a balconet window. The rear of the house mirrors the irregular massing of the front elevation. There is a tapered chimney flanked by arch topped windows on the southern wing. A swimming pool and patio have been added to the spacious rear yard. The original one car garage was enclosed and a flat roofed open carport and room were added to the northern side elevation in the 1970s. When the house was listed on the Winter Park Register of Historic Places, it was recognized for its architectural distinction.

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

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

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

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

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

9) **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.**
The new addition is placed on a secondary side elevation and does not destroy the original body of the house. It is differentiated by a change in wall and roof lines. The repetition of fenestration type, irregular massing and even the arch detail is inspired by the historic architecture but does not compete with it. The façade of the new addition does not overpower the original body of the house. The freestanding cabana is located in the southwest corner of the rear yard. Although not visible to the public, the cabana’s style and trio of arches along the open logia are compatible with the historic property.

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

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

RECOMMENDATION: Staff recommends approval of:

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

1. 863 PARK AVENUE, NORTH
   Building address

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

   STEVE FELLER, 126 PARK AVE, S W.P. 32789 407 641-8778
   Applicant's name (if different from above)   Address   Telephone

2. Please indicate the work you propose to undertake:
   ___ Minor alteration   X New construction   X Addition   X Demolition   ___ Rehabilitation
   X Variance request (additional information required)   ___ Other: __________________________

3. Proposed project narrative: (attach additional page if necessary)
   DEMO FLAT ROOF ADDITIONS; ADD ONE & TWO STORY TO EXISTING HOUSE; ADD CABANA & PORCH. NEW POOL, HARDSCAPE, DRIVE.

4. The following supplementary information shall be provided as applicable to describe the proposal:
   ___ Site plan   ___ Floor plan(s)   ___ Elevations(s)   ___ Photo(s)   ___ Survey
   ___ Material and product information   ___ Setback/Coverage worksheet REQUIRED
   ___ Other: __________________________

5. I, GREG ENGELMAN, as owner of the property described above, do hereby authorize the filing of this application on my behalf.
   Owner's Signature   Date: 10/21/15

Historic Preservation Commission Office Use

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

Historic name of building (if any)   Historic district name (if any)
CASA COLONIA (by previous owner)   1936

Parcel Identification Number   Year built
06 22-30-5772-00-4160   1930

___ historic landmark   ___ historic building/structure
___ district contributing element   ___ district non-contributing element
1. Describe variance request:
Cabana to be 576 S.F. living area and 2805 S.F.
porch; total area 356 S.F.

2. What are the special conditions and circumstances peculiar to the land, building(s),
and structure(s), involved especially as they are established by the historic character of
the afore mentioned?
Very large lot is adjacent to non-residential
use (University Club).
Total S.F. of Cabana is well within the
maximum F.A.R. & Incense when added to the residence.

3. Describe the requirements, from the Land Development Code upon which this request
is based.
Maximum S.F. of Cabana is 500 S.F.

4. Describe how the requested variance may be appropriate to achieve the design review
standards for historic preservation.
Architectural style of Cabana matches house.
Materials match house.

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

File this form with your completed Certificate of Review application.
IDENTIFYING FEATURES

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

PRINCIPAL SUBTYPES

Five principal subtypes can be distinguished:

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

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

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

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

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

VARIANTS AND DETAILS

The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspiration, an unusually rich and varied series of decorative precedents. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. Both types occur in many variations depending on the size of the
tiles and the patterns in which they are applied. Dramatically curling wrought iron gates and balconies are common in high-style Spanish Eclectic houses but also occur on modest examples. Doors are usually emphasized by adjacent spiral columns, pilasters, carved stone, or patterned tile. Less elaborate entrance doors of columns, pilasters, carved stone, or patterned tile. These are often used as a frame for a window. The frames, often with stained glass, may be filled with stained glass of varying design. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes. Other typical details are arched doorways (usually leading to a rear garden); and round or square towers, some of which are roofed (and otherwise decorated) in brick or tile; and fountains, which are roofed in brick or tile. Spanish Eclectic is most common in the southwestern states, particularly California, Arizona, and Texas, and in Florida, all regions where original Spanish Colonial architecture is prevalent. Landmark examples in this style are rare outside of Florida and the Southwest but, as in the related Mission style which preceded it, scattered vernacular examples are found in suburban developments throughout the country. During the 1920s, many new communities in Florida and southern California were planned in the Spanish Eclectic style, and older towns (such as Santa Barbara, California) sought to affect a Spanish Colonial image.

Domestic buildings of Spanish precedent built before about 1910 are generally free adaptations in the Mission style. It was not until the Panama-California Exposition, held in San Diego in 1915, that precise imitation of more elaborate Spanish prototypes occurred. The exposition was designed by Bertram Grosvenor Goodhue, who is credited with the design of the Spanish Revival style. The exposition influenced architects throughout the United States. Inspired by the wide publicity, Spanish precedents found throughout the country. Among the most notable Spanish Revival buildings are the Mission Revival Historic District in Los Angeles, which became the model for the Spanish Revival style. The style reached its peak during the 1920s and early 1930s and passed rapidly from favor during the 1940s.
CROSS-GABLED ROOF

1. Delano, California; 1920s. Simple one-story examples similar to this dominate many 1920s neighborhoods in Florida and California.

2. Santa Barbara, California; 1920. Bohn House; George Washington Smith, architect. Note the restrained facade with large expanses of windowless wall. The small house-shaped chimney capping at the right is a favorite Spanish Revival detail.

3. Louisville, Kentucky; 1920s. Note the strong textured pattern of the stucco walls.

4. Dallas, Texas; 1930. Rady House. This small example is complete with a bell tower, a hipped window with stained glass, and a front entry court enclosed by a low stone wall.

5. St. Louis, Missouri; 1930s.

6. Oklahoma City, Oklahoma; 1950s.

7. Dallas, Texas; 1967. Cox House. This late example represented the trend toward the sprawling one-story Ranch style, which was inspired by Spanish Colonial prototypes.

8. Dallas, Texas; 1936. Cohn House. Note the recessed arched porch and the tiny roof extensions over the upper-story windows to the right.
## SETBACK / COVERAGE WORKSHEET

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

<table>
<thead>
<tr>
<th>Address: 863 North Park Avenue</th>
<th>Lot width: 129'</th>
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</thead>
<tbody>
<tr>
<td>Submitted by: Steve Feller, Architect</td>
<td>Lot area: 24,742.5sf</td>
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</tbody>
</table>

### IMPERVIOUS LOT COVERAGE

<table>
<thead>
<tr>
<th></th>
<th>Maximum % Allowed</th>
<th>Existing Area</th>
<th>Additional Proposed Area</th>
<th>New Total Area</th>
<th>Maximum Allowed Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Include bidg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.</td>
<td>2 story - 50%</td>
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<tr>
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<td>1 story - 60%</td>
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<td>Lots &lt; 11,600 sf:</td>
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<td>Use 38% Base FAR or w/ increased side setbacks: 43% Max FAR</td>
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<td>Lots 11,600 sf to 13,600 sf</td>
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<td>Use 4,500 sf Base area &amp; 5,200 sf Maximum area</td>
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<td>Lots &gt; 13,600 sf</td>
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<td>Use 33% Base FAR or w/ increased side setbacks: 38% Max FAR</td>
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### FLOOR AREA RATIO (F.A.R.)

For one and two story bidgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor, and accessory bidgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches.

<table>
<thead>
<tr>
<th></th>
<th>Minimum Required</th>
<th>Existing Area</th>
<th>Landscape Area Reduced</th>
<th>New Total Area</th>
<th>Minimum Required Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>SCREEN POOL ENCLOSURE</td>
<td>8%</td>
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<tr>
<td>FRONT YARD LANDSCAPE COVERAGE</td>
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<tr>
<td>Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (previous &amp; impervious).</td>
<td>50%</td>
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<td>Front Lot Area:</td>
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### NOTES:

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on site articulations & accessory bidgs are mandatory.
2. Lot width measured at the front bidg line across lot. The bidg line is located at the required front setback for vacant lots or front bidg wall closest to the street of existing homes. For unusual (gals) shaped lots, an average lot width may be utilized as measured between the front setbacks and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setbacks as described on page 2.
3. Sunbaked 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, lanes, portico 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 exclusive gross floor area. Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions predating 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 5% for additional screened pool enclosure area.
10. These columns only apply to existing homes.

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