Historic Preservation Board
Staff Report for August 29, 2019 Meeting

COR #19-003 Request of Ian Olgilvie to: Construct a 130 square foot addition to the rear of the existing single-family home at 422 Holt Avenue, located within the College Quarter Historic district.

Historic District. Zoned: R-2 Parcel ID #07-22-30-8760-00-013
Original Home Built: 1925

Description:

422 422 Holt Avenue is within the College Quarter Historic District. The existing home is a one-story wood frame building that was originally built in 1925 of 1,128 square feet in size.

The Owner proposes to construct a 130 sf one-story addition on the rear of the existing home with the style and materials to match the original home.

The addition will be built on top of an existing rear deck so there is no increase in impervious surface. The current home is setback approximately 4 feet from the neighboring property on the east side. The addition will be setback 6 ft. 6 inches on that east side which requires a 6 inch variance from the 7 foot side R-2 setback requirement. That amount of variance is deminimous.

Summary

This new structure also meets all requirements of the Winter Park Land Development Code and has been reviewed and accepted by George Wiggins, Director of the Building + Permitting Services Department of Winter Park. This design also meets the Design Guidelines of the College Quarter Historic District. See attached plans and pictures of the existing home.

Staff recommendation is for approval.
Certificate of Review Application

1. 422 Holt Ave

Building address

Ian Ogle 422 Holt Ave. 407-247-1178
Owner's name(s) Address Telephone

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

2. Please indicate the work you propose to undertake:

  - Minor alteration
  - New construction  
  - Addition
  - Demolition
  - Rehabilitation
  - Variance request (additional information required)
  - Other:

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

  create an addition to home by extending the gabled roofline rearward to create more space in the master and kitchen areas

4. The following supplementary information shall be provided as applicable to describe the proposal:

  - Site plan
  - Floor plan(s)
  - Elevation(s)
  - Photo(s)
  - Survey

  - Material and product information
  - Setback/Coverage worksheet REQUIRED

Other:

5. Ian Ogle, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Owner's Signature Date 7/31/19

Historic Preservation Commission Office Use

Date received: HPC Meeting: Case File No.

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

Parcel Identification Number

  - 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, 2nd 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:
Planning Department
401 Park Avenue, South
Winter Park, FL 32789
(407) 599-3440

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

   proposed addition occurs inside of required 7' setback. Please note that the existing structure is built 4'6" from the property line.

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 aforementioned?

   It's a historical home built in 1925. Craftsman style, built with an existing side setback of 4'6". The rear addition will be set back 6'6" and match the character of the original structure.

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

   We are asking for a 6" variance from the existing 6'6" setback in lieu of the required 7' setback to keep with the character of the home.

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

   We want to maintain the existing character of the 1925 craftsman style cottage.

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.
Setback/Coverage Calculations
(Lots 65' or less in width)
For Principal Dwelling/Cottage Dwelling/Single Family/Duplex (R-2) District

Address: 422 Holt Ave. Lot Width: 40.8 ft.
Submitted by: Lot Area: 4866 sq.ft.

Principal Dwelling __ Cottage Dwelling __ Single Family Residence X __ Duplex __

<table>
<thead>
<tr>
<th></th>
<th>Existing Area</th>
<th>Proposed Area</th>
<th>Total Area</th>
<th>Permitted Area</th>
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<tbody>
<tr>
<td>Minimum Living Area (sq.ft.)</td>
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<tr>
<td>Principal Dwelling</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>Cottage Dwelling</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family</td>
<td>1,000</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Duplex</td>
<td>1,000</td>
<td></td>
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<tr>
<td></td>
<td>1280</td>
<td>130</td>
<td>1258</td>
<td>1946.4</td>
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</table>

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%

<table>
<thead>
<tr>
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<th>Minimum Living Area (sq.ft.)</th>
<th>28% of 1258</th>
<th>45% of 1258</th>
<th>65% of 1258</th>
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<tbody>
<tr>
<td>Principal Dwelling</td>
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<td>357</td>
<td>557</td>
<td>657</td>
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<tr>
<td>Cottage Dwelling</td>
<td>500</td>
<td>280</td>
<td>275</td>
<td>315</td>
</tr>
<tr>
<td>Single Family</td>
<td>1,000</td>
<td>280</td>
<td>275</td>
<td>315</td>
</tr>
<tr>
<td>Duplex</td>
<td>1,000</td>
<td>280</td>
<td>275</td>
<td>315</td>
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</tbody>
</table>

Maximum Building Coverage
Principal/Cottage dwelling 35%
Single Family - 43%
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%

<table>
<thead>
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<th>Maximum Building Coverage</th>
<th>28% of 1258</th>
<th>45% of 1258</th>
<th>65% of 1258</th>
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<td>557</td>
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<tr>
<td>Cottage Dwelling</td>
<td>500</td>
<td>280</td>
<td>275</td>
<td>315</td>
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<tr>
<td>Single Family</td>
<td>1,000</td>
<td>280</td>
<td>275</td>
<td>315</td>
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<tr>
<td>Duplex</td>
<td>1,000</td>
<td>357</td>
<td>557</td>
<td>657</td>
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Excludable Area of Porches (sq.ft.) from FAR
Principal Dwelling 400
Cottage Dwelling 300
Single Family 700
Duplex 600

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<tr>
<th></th>
<th>Excludable Area of Porches (sq.ft.)</th>
<th>28% of 1258</th>
<th>45% of 1258</th>
<th>65% of 1258</th>
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<tr>
<td>Principal Dwelling</td>
<td>400</td>
<td>116</td>
<td>194</td>
<td>247</td>
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<tr>
<td>Cottage Dwelling</td>
<td>300</td>
<td>85</td>
<td>133</td>
<td>173</td>
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<tr>
<td>Single Family</td>
<td>700</td>
<td>198</td>
<td>314</td>
<td>409</td>
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<tr>
<td>Duplex</td>
<td>600</td>
<td>171</td>
<td>264</td>
<td>327</td>
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</table>

Building Height
Maximum Permitted: 30'
Proposed Height: 15' 7" (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.
1) Construction dates are based upon Orange County Property Appraiser's Office data. The abbreviation "c." denotes an approximate construction date.
2) Contributing properties, with few exceptions, are based upon the age of the structure and no value judgment is made in this document as to the degree to which they contribute to the historic character of the College Quarter. Properties less than approximately fifty years of age and vacant sites typically do not contribute to the historic character of the district.
3) "D" denotes an individually designated property on the Winter Park Register of Historic Places.
4) Minor alterations are not generally noted.
5) "**Denotes the original architectural style when exterior alterations have been made that may change or obscure original architectural characteristics.
6) "Recorded as" refers to information recorded on the Florida Master Site File records.

<table>
<thead>
<tr>
<th>STREET ADDRESS</th>
<th>ARCHITECTURAL STYLE</th>
<th>YEAR BUILT</th>
<th>CONTRIBUTING PROPERTY</th>
<th>PROPERTY NOTES</th>
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<tbody>
<tr>
<td>701 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1920</td>
<td>YES</td>
<td>S. L. Yon House, alterations, recorded as 400 Holt Avenue</td>
</tr>
<tr>
<td>736 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925, 1983</td>
<td>YES</td>
<td>P. G. Wendland House, porch enclosure, alterations, recorded as 346 Holt Avenue</td>
</tr>
<tr>
<td>739 Antonette Avenue</td>
<td>Mission Revival</td>
<td>c. 1925</td>
<td>YES</td>
<td>William Houston House, Rear additions, 2001 garage &amp; guesthouse</td>
</tr>
<tr>
<td>751 Antonette Avenue</td>
<td>Mission Revival</td>
<td>c. 1924</td>
<td>YES</td>
<td>S. W. Cason House, Recorded as 747-749, minor alterations, duplex</td>
</tr>
<tr>
<td>754 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>G. H. Doan House, addition</td>
</tr>
<tr>
<td>757 Antonette Avenue</td>
<td>Bungalow</td>
<td>1946</td>
<td>YES</td>
<td>Recorded as 769, duplex</td>
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<tr>
<td>762 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1926</td>
<td>YES</td>
<td>Baldwin Palmer House, side addition</td>
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<tr>
<td>764 Antonette Avenue</td>
<td>Minimal Traditional</td>
<td>1947</td>
<td>YES</td>
<td>Alternations</td>
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<tr>
<td>767 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1920, 1933</td>
<td>YES</td>
<td>Partial porch enclosure</td>
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<tr>
<td>781 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>1926</td>
<td>YES</td>
<td>J. E. Blackburn House, Alterations</td>
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<td>782 Antonette Avenue</td>
<td>Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>D. N. Barbour House, Recorded as 786</td>
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<tr>
<td>787 Antonette Avenue</td>
<td>Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>Robert Poole House, porch enclosure, front deck</td>
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<tr>
<td>796 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>Porch enclosure</td>
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<tr>
<td>814 Antonette Avenue</td>
<td>Mission Revival</td>
<td>c. 1925</td>
<td>YES</td>
<td>Carl Williams House, porch enclosure</td>
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<tr>
<td>817 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>1990</td>
<td>NO</td>
<td>Eliza Swasey House</td>
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<td>818 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1920</td>
<td>YES</td>
<td>Luther A. Leach House, Altered facade, materials, addition</td>
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<tr>
<td>828 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1920</td>
<td>NO</td>
<td>Annie B. Johnson House</td>
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<td>829 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>Porch enclosure, alterations</td>
</tr>
<tr>
<td>834 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>Built as duplex, used as single-family</td>
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<tr>
<td>835 Antonette Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>Porch enclosure</td>
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<tr>
<td>847 Antonette Avenue</td>
<td>Colonial Revival</td>
<td>1941</td>
<td>YES</td>
<td>L. A. Detwiler House</td>
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<tr>
<td>695 French Avenue</td>
<td>Prairie, Four-Square</td>
<td>c. 1925</td>
<td>YES</td>
<td>G. C. Dieterly House (contractor), Enclosed porch</td>
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<tr>
<td>719 French Avenue</td>
<td>Mission Revival</td>
<td>c. 1925</td>
<td>YES</td>
<td>Site of former P. E. Davis House</td>
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<tr>
<td>731 French Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES</td>
<td>Huvida H. Forbes House, alterations</td>
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<td>745 French Avenue</td>
<td>Craftsman Bungalow</td>
<td>2002</td>
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<tr>
<td>Address</td>
<td>Style</td>
<td>Year(s)</td>
<td>Condition</td>
<td></td>
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<tr>
<td>---------------------</td>
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<td>---------</td>
<td>-----------------------------------------------</td>
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<tr>
<td>767 French Avenue</td>
<td>Minimal Traditional</td>
<td>1942</td>
<td>YES Alterations</td>
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</tr>
<tr>
<td>777 French Avenue</td>
<td></td>
<td>1935</td>
<td>NO Major remodeling with contemporary style</td>
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<td>320 Holt Avenue</td>
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<td>YES C. Hasslinger House</td>
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<td>330 Holt Avenue</td>
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<td>c. 1925</td>
<td>YES F. J. Lindgreen House</td>
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<td>363 Holt Avenue</td>
<td>Mediterranean Revival</td>
<td>1940</td>
<td>YES Porch enclosure alterations, double flat</td>
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<tr>
<td>367 Holt Avenue</td>
<td>Vernacular</td>
<td>1940</td>
<td>YES Alterations, double flat</td>
<td></td>
</tr>
<tr>
<td>375 Holt Avenue</td>
<td>Minimal Traditional</td>
<td>1943</td>
<td>YES Porch enclosure</td>
<td></td>
</tr>
<tr>
<td>393 Holt Avenue</td>
<td>Frame Vernacular</td>
<td>1941</td>
<td>YES Alterations, duplex</td>
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<td>404 Holt Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1920</td>
<td>YES Rev. Francis Yarnell House, porch enclosure alterations</td>
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<td>408 Holt Avenue</td>
<td>Masonry Vernacular</td>
<td>1942</td>
<td>YES Alterations, triplex</td>
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<td>411 Holt Avenue</td>
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<td>1940</td>
<td>YES Alterations</td>
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<td>422 Holt Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES <strong>Irvin Pribble House</strong></td>
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<td>425 Holt Avenue</td>
<td>Minimal Traditional</td>
<td>1953</td>
<td>YES Alterations</td>
<td></td>
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<tr>
<td>430 Holt Avenue</td>
<td>Craftsman Bungalow</td>
<td>c. 1925</td>
<td>YES B. H. Malin House</td>
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<td>435 Holt Avenue</td>
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<td>1937</td>
<td>YES</td>
<td></td>
</tr>
<tr>
<td>440 Holt Avenue</td>
<td></td>
<td>1957</td>
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<td>450 Holt Avenue</td>
<td>Minimal Traditional</td>
<td>1946</td>
<td>YES Significant alterations</td>
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<td>451 Holt Avenue</td>
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<td>468 Holt Avenue</td>
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<td>472 Holt Avenue</td>
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<td>YES Triplex</td>
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<td>479 Holt Avenue</td>
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<td>YES Alterations</td>
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<td>483 Holt Avenue</td>
<td>Minimal Traditional</td>
<td>1940</td>
<td>YES Duplex</td>
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<tr>
<td>520 Holt Avenue</td>
<td>Masonry Vernacular</td>
<td>1948</td>
<td>YES Duplex</td>
<td></td>
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<tr>
<td>530 Holt Avenue</td>
<td></td>
<td>2004</td>
<td>NO Vacant. Redeveloped in 2005 into 2 S-F houses</td>
<td></td>
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<tr>
<td>532 Holt Avenue</td>
<td></td>
<td>2004</td>
<td>NO</td>
<td></td>
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<td>546 Holt Avenue</td>
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<td>2004</td>
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<td>1958</td>
<td>NO</td>
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<tr>
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<td>YES Duplex + Modern style single-family house</td>
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<td>YES Alterations</td>
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<td>475 Huntington Avenue</td>
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<td>1970</td>
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<td>Minimal Traditional</td>
<td>1947, 1947</td>
<td>YES Duplex + Modern style single-family house</td>
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</tr>
<tr>
<td>621 Huntington Court</td>
<td></td>
<td>2008</td>
<td>NO</td>
<td></td>
</tr>
<tr>
<td>905 Lakeview Drive</td>
<td>Mediterranean Revival</td>
<td>c. 1925</td>
<td>YES J. A. Treat House</td>
<td></td>
</tr>
</tbody>
</table>
Historic Preservation Board  
Staff Report for August 29, 2019 Meeting

COR #19-002 Request of April Hughes to: Individually designate the 1952 home at 2230 Howard Drive as a historic landmark home within the Lake Forest Park replat.  

Historic District. Zoned: R-1A Parcel ID #17-22-30-4436-03-020

Background  
The property is located on the corner of Howard Drive and Mulbry Drive. It was originally built about 1952.

Description  
The one-story house is in poor to good condition and looks to retain its original vertical casement windows. The outstanding feature of the home is the low-pitched roof, emblematic of the Mid-Century Modern (MCM) style. It also demonstrates the use of 4 inch masonry units, also used in this time period, as well as vertically expressed windows and porch design.

The scale of this home contributes well to the heritage of this architecturally diverse neighborhood and maintains the character of its original Mid-Century Modern significance. There are several other MCM homes in the Lake Forest Park neighborhood, some of which have been demolished just since this project has been proposed.

Architectural Significance  
The Mid-Century Modern style is now over sixty years old and represents a depth of residential design that deserves to be preserved in Winter Park. This home is typical of the MCM style and may be one of the Sorensen + Fletcher design/built homes, so prevalent in Winter Park in the 1950's and 1960's.

The Owner has stated that she is a strong proponent of MCM and wants to preserve this home, while making appropriate additions and restorations to bring it back to its original character and proper condition. She has also voiced the desire to prompt other neighbors to do the same. This kind of enthusiasm is to be commended.

Staff recommendation is for approval for Historic Designation and listing as a Historic Landmark property on the Winter Park Register of Historic Places.
City of Winter Park Historic Designation Application

1. Building address
   2230 Howard Drive

   Owner's name(s)
   Name: April W. Hughes
   Telephone: 407-234-3370

   Address
   1510 Glencoe Road, Winter Park

   Applicant's name (if different from above)
   Name: April W. Hughes
   Telephone:

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

   Owner's Signature
   [Signature]
   Date: 5/16/19

Historic Preservation Board Office Use

Criteria for Designation:

A. Association with events that have made a significant contribution to the broad patterns of history including the local pattern of development or:

B. Association with the lives of a person or persons significant in our past, or that:

C. Embodies the distinctive design, heritage of a type, period, or method of construction that represents the work of a master, or that possesses high artistic values or that represents a significant and distinguishable entity whose components may lack individual distinction, or:

D. This yields or is likely to yield information important in prehistory or history.

Legal description
17.28.30.4436.08.020
Year built
1952

Historic Name of building (if any)
Lake Forest

Historic District name (if any)

Date received: 17 May 2019

Case File No.: HDA 19-002

Florida Master Site File No.: NA

Local Historic Landmark: NA

Local Historic Resource: NA
RESOLUTION NO._____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 2230 HOWARD DRIVE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined that the property at 2230 Howard Drive meets the criterion for historic resource status through its association with a Mid-Century Modern architectural style that was predominant in the 1950’s and 1960’s within this Lake Forest neighborhood and built in many other places as well throughout the City by Sorensen & Fletcher,

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

The City Commission of the City of Winter Park hereby supports and endorses the designation of the property located at 2230 Howard Drive as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of________________ 2019.

______________________________  
Steve Leary, Mayor

ATTEST:

______________________________  
City Clerk
Homes in the $15,000 to $50,000 field... there is an open house for your inspection at all times.

... beginning with fine lands and a beautiful natural setting, Sorensen and Fletcher, designers and builders, combine superior materials and utilities to create homes of outstanding merit.

Sorensen and Fletcher

DESIGNERS • BUILDERS

Winter Park, Florida • P. O. Box 782 • Phone Winter Park 5-2051
Historic Preservation Board
Staff Report for August 29, 2019 Meeting

COR #19-002 Request of April Hughes to: Build 973 SF of additions to the existing 1,574 SF one-story masonry home at 2230 Howard Drive. The home was built in 1952 and is a uniquely designed Florida Mid-Century Modern style home. This work will include the following:

1. Exterior improvements to the one-story rear setback of 11 feet, in lieu of 25 feet.
2. Variance to the one-story rear setback of 11 feet, in lieu of 25 feet.
3. Variance to the one-story side setback of 10 feet/4 inches, in lieu of 11 feet.
4. Variance to the street side setback of 15 feet, in lieu of 20 feet for open carport.

Zoned: R-1A Parcel ID # 17-22-30-4436-03-020

Background
The property is located on the corner of Howard Drive and Mulbry Drive. It was originally built in 1952 on a 9,103 sf lot (per OCPA), and has remained in its original residential use.

Description
Description. The one-story, 1,574 sf house is in poor-to-good condition and retains the design of its original vertical window casements. The notable feature of the home is the low-pitched roof, which is emblematic of the Mid-Century Modern (MCM) architectural style. It also demonstrates the use of 4 inch masonry units, the vertical windows and porch design of this time period.

This neighborhood is undergoing redevelopment. In most circumstances, the homes of this period and style are being demolished and replaced with new modern two-story homes. The scale of this home contributes well to the heritage of this architecturally diverse neighborhood and maintains the character of its original Mid-Century Modern significance.

The current owner would like to reverse that trend and preserve this 1950’s architectural style. However, the current home of 1,574 square feet needs to be enlarged to meet the needs of the owner and family. To maintain the one-story character and style requires some setback variances adding the 973 sf addition for the desired size of the home.

The current owner could easily demolish this home and build a new modern two-story home of the requested total 2,547 sq. ft. and meet the required setbacks. The zoning rules would allow a new two-story home on this property up to 3,914 sq. ft. in size.

Architectural Significance
The Mid-Century Modern style is now over sixty years old and represents a depth of residential design that deserves to be preserved in Winter Park. This home is typical of the MCM style.
and may be one of the Sorensen + Fletcher design/built homes, so prevalent in Winter Park in the 1950’s and 1960’s.

**Variance Requested:**

There are three variances requested, as follows:

Northwest Side Setback: 10.33 ft. in lieu of 11 ft., based on lot width of 88’ on corner location. This 8 inch variance is de minimus.

Rear Setback: 11 ft. in lieu of 25 ft. for one-story. However, this is the same 11 ft. setback as applies to the adjacent home to the east at 2375 Mulbry Drive. Applicant proposes a fence with landscaping to be added to rear lot line within this setback to promote privacy and screening.

Southeast Side (Street) Setback: 15 ft. in lieu of 20 ft. side (street) setback to Mulbry Drive. However, this structure is an open carport to minimize the built impact.

Side versus Rear Setback. Properties that are located on corner lots have a more difficult time meeting Zoning Code setbacks than do interior lots. First they have two street setbacks (that are typically greater than side or rear setbacks) versus just one street setback for an interior lot. An interior lot has three neighbors (one on each side and one in the rear). A corner lot has two neighbors and one is a side and one is a rear.

This creates scenarios that can seem unfair. In this case, this home must be 25 feet away from the home to the rear (east) as for them it is a rear setback. But that home to the rear (east) can build at the same 11 feet away from this same property line, as that is for them a side setback.

Impact on the home to the east at 2375 Mulbry Drive (Mr./Mrs. Emmons). The neighbors to the east are the only neighbors affected by the variance requests. The HPB staff agrees with the applicant that a privacy fence would be a good idea with some understory landscape screening such as ligustrum trees or crape myrtals above the fence height. Otherwise, there does not appear to be any negative impact upon those adjacent owners. The visual impact of a new two-story home redevelopment (without Historic Landmark Designation) would have a much greater visual and privacy impact upon those adjacent neighbors than does this request.

**Staff Summary**

When a property owner voluntarily agrees to a Historic Landmark designation, there is an expectation that agreeing to never demolishing the home should bring some incentives. The City only has two incentives to offer. One is setback relief via variances. The other is the granting of rental status for accessory guest quarters. Especially when it is an existing structure.

**Staff is in support of this application and the setback variances:**

There is a hardship on this corner lot in requiring a 25-foot rear setback to the exact same property line as the adjacent neighbor is permitted an 11-foot side setback.

The 11-foot side setback proposed is the same as is entitled to the adjacent property owner.

The open carport (not living area) in the street front setback at 15 feet does not visually create a negative impact on the street or neighbors.
Certificate of Review Application

1. 2230 Howard Drive
Building address

April W. Hughes 407.234.3390
Owner's name(s) Telephone

1510 Glenloz Road, Winter Park
Applicant's name (if different from above) Address

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: 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

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

   Owner's Signature: April W. Hughes
   Date: 5/16/19

Historic Preservation Commission Office Use
Date received: 17M4/19  HPC Meeting: 12/2/19 Case File No: 608 19-002

Lakes Forest
Historic name of building (if any): 17.22.30.4436.03.020
Historic district name (if any): 1962
Parcel Identification Number: 1952
Year built: 1952

X historic landmark
X historic building/structure
- district contributing element
- district non-contributing element
Restore and completely update the original 1952 home located at 2230 Howard Drive. Add roughly 1,000 square feet to create a master bath and closet, kitchen, carport, and guest suite area. Make improvements to the exterior to bring out the original character with a new roof, windows, lighting, paint and landscaping. It has been my intention to design this house as historically accurate as possible. I would like to be one of the first homes in Lake Forest to showcase the short and long term benefits of historic designation and hope to inspire other to follow.
1. Describe variance request:

   REAR SETBACK.

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 HOUSE SITS IRREGULARLY ON THE LOT. IN ORDER TO ADD THE NECESSARY SQUARE FOOTAGE AND MAINTAIN THE ORIGINAL LOOK OF THE HOME, WE NEED TO GO BACK AS FAR AS POSSIBLE ON THE LOT.

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

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

   THE VARIANCE ALLOWS US TO KEEP A ONE STORY STRUCTURE.

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.
North Side

View from adjacent home e 2228 Howard Drive
View from adjacent home e 2345 Mulby Drive

1/16" = 1'-0"

East View
## SETBACK / COVERAGE WORKSHEET

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

### Address:
2230 Howard Dr.

### Submitted by:
DAVID RUNNELS, ARCHITECT  7.24.19

### Lot width:
88' (+/- Varies)

### Lot area:
9,103 SF. (+/-)

### IMPERVIOUS LOT COVERAGE

Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, etc.

<table>
<thead>
<tr>
<th>Maximum % Allowed</th>
<th>Existing Area</th>
<th>Additional Proposed Area</th>
<th>New Total Area</th>
<th>Maximum Allowed Area</th>
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</thead>
<tbody>
<tr>
<td>2 story - 50%</td>
<td>2,744</td>
<td>1,218</td>
<td>3,962</td>
<td>5,462</td>
</tr>
<tr>
<td>1 story - 60%</td>
<td>1,574</td>
<td>979</td>
<td>2,547</td>
<td>3,459</td>
</tr>
</tbody>
</table>

### FLOOR AREA RATIO (F.A.R.)

For one and two story bldgs (include 1st & 2nd floors, garages/ports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor, and accessory bldgs.

**EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches.**

<table>
<thead>
<tr>
<th>Lot area &lt; 11,600 sf:</th>
<th>28% Base FAR or w/ increased side setbacks: 43% Max FAR</th>
<th>Lot area 11,600 sf to 13,600 sf</th>
<th>Lot area &gt; 13,600 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,574</td>
<td>979</td>
<td>2,547</td>
<td>3,459</td>
</tr>
</tbody>
</table>

### SCREEN POOL ENCLOSURE

8%

### FRONT YARD LANDSCAPE COVERAGE

Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (previous & impervious).

<table>
<thead>
<tr>
<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>50%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### NOTES:

1. Windoors & Waterbridge may use these standards, except where those subdivisions have stricter provisions. Provisions on side attancements & accessory bldgs are mandatory.
2. Lot width measured at bldg line across lot at front wall of existing or proposed house. For a proposed house, determine the front setback (see page 2).
3. Submerged lots or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sleeping roof, 12'12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 5 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 1 on how to achieve maximum F.A.R.
7. Wall and fence height shall be counted 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 area or screened rear and/or side porches, lanai, porte cochere or other covered area may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porch shall have no exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf exclusion gross floor area.

Utilizing this exemption requires a deed covenant to be recorded, outlining the restrictions excluding 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 6% for additional screened pool enclosure area.
# SETBACKS

<table>
<thead>
<tr>
<th>FRONT</th>
<th>Minimum Allowable Dimensions</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average of 2 adjacent homes on each side. If corner lot, use 3 adjacent homes.</td>
<td></td>
<td></td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>SIDES</th>
<th>1st Floor</th>
<th>See</th>
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<tbody>
<tr>
<td>1st Floor</td>
<td>2nd Floor</td>
<td>pages</td>
<td>12.8</td>
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<tr>
<td>2nd Floor</td>
<td>38.4</td>
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<td>10.33</td>
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<table>
<thead>
<tr>
<th>REAR</th>
<th>1st Floor</th>
<th>26.9</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>2nd Floor</td>
<td>11'-0&quot;</td>
</tr>
<tr>
<td>2nd Floor</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lakefront</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>CORNER LOT</th>
<th>Lot width ≤ 65 ft</th>
<th>15 ft</th>
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</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>Lot width &gt; 65 ft to 75 ft</td>
<td>20 ft</td>
</tr>
<tr>
<td>Lot width &gt; 75 ft</td>
<td>Lot width ≤ 65 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>Lot width &gt; 75 ft</td>
<td>Lot width ≤ 65 ft</td>
<td>25 ft</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>Lot width &gt; 65 ft to 75 ft</td>
<td>22.5 ft</td>
</tr>
<tr>
<td>Lot width &gt; 75 ft</td>
<td>Lot width &gt; 75 ft</td>
<td>25 ft</td>
</tr>
</tbody>
</table>

| BUILDING HEIGHT | 30 ft - 35 ft plus 2 ft or 40 ft (see notes 10 & 11) | 11'(4L) MAX | 12'(4L) MAX |

Notes:
1. Any building wall that exceeds 12 ft in height measured from natural grade to top of wall plate or truss keystone must meet the setbacks for the 2nd floor.
2. Accessory buildings maximum side wall height (natural grade to roof sheathing) shall not exceed 10.5 ft and interior side setback is 5 ft minimum (no gable end allowed) for garages up to 550 sq ft, pool cabanas up to 500 sq ft and all other accessory buildings up to 320 sq ft. Other accessory buildings using for habitation shall meet setbacks of the main residence.
3. Rear setbacks for properties abutting non-residential zoned or R-36-4 may be 10 ft for 1st floor and 25 ft for 2nd floor.
4. Accessory buildings: garages, portico up to 800 sq ft, pool cabanas up to 500 sq ft and storage units up to 320 sq ft - minimum rear setback shall be 10 ft. Other accessory buildings used for habitation shall meet setbacks of the main residence.
5. Require Planning & Zoning commission approval. Lakefront setback is based on the average setback established by the adjacent residences within 100 ft of 60 ft, whichever is greater, measured from ordinary high water line.
6. Setbacks given are measured on the side yard adjacent to the street & lots over 75 ft may reduce the rear setback by 5 ft on each floor.
7. 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.
8. 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.
9. Accessory building that exceeds 18 ft in height shall meet the same setbacks as the principal building on the property.
10. Properties or lots with at least 30 ft of width at the building line are permitted to have a building height of 35 ft if the side setbacks are increased to 20 ft at 30 ft above the side lot line. Exceptional homes with a roof slope of 8:12 or greater are permitted 2 ft additional building height.
11. Properties or lots exceeding 50,000 sq ft in size with at least 100 ft 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.
August 13, 2019

Jeffrey Briggs  
Manager, Planning & Community Development  
City of Winter Park  
401 Park Ave, South  
Winter Park, FL 32789  
jbriggs@cityofwinterpark.org

Mr. Briggs:

I am writing today to express my support for the design and variances requested by April Hughes for the restoration of her home at 2230 Howard Drive. As a neighbor, I am pleased April plans to restore this home and feel the proposed added square footage would be a beautiful complement to the existing architecture. Furthermore, I would love to see this home added to the list of historic homes in Winter Park. It is a classic example of Mid-Century architecture and should be preserved.

Sincerely,

Lisa Penkacik  
2232 Howard Dr.  
Winter Park, FL 32789
Historic Preservation Board
Staff Report for August 29, 2019 Meeting

COR #19-004 Request of Gradey Cooksey to: Build 1,546 SF of additions to the existing 1,783 SF two-story home at 420 Melrose Avenue. The home was built in 1925 and is a previously designated Historic Landmark. This work is to include the following:

1. Exterior improvements and additions to the exterior of the original 1925 home.
2. Demolition of the nonconforming detached accessory guest quarters structure.
3. Variance to the one-story rear setback of 10 feet, in lieu of 25 feet and two-story rear setback of 25 feet in lieu of 35 feet.

Historic District. Zoned: R-1A Parcel ID # 07-22-30-8910-06-010

Background
The property is located on the corner of Howard Drive and Mulbry Drive and was originally built circa 1925.

Description
420 Melrose Avenue is a home that was voluntarily designated historic by the current property owners in September 2018. At this time, the owners have a pending contract to sell the home and the buyer, Grady Cooksey, would like to make additions to the home consistent and compatible to the exterior architectural style. The purchase contract is contingent upon the approval of the plan submitted for review.

420 Melrose Avenue sits on a double lot property of 11,800 sq. ft. (per OCPA) with 100 feet of frontage on Melrose Avenue and 128 feet of frontage on the Richmond Road street side. The existing home is a two-story, 1,783 sf, wood frame, stucco structure that was originally built in 1925.

To the rear (south) of the home is a detached 408 sq. ft. accessory building that has been renovated as a guest quarters for family and visitors. It is located as close as 2 feet away from the adjacent property to the south. Pictures are attached showing the remodeled kitchen, bath, bedroom, etc. Guest quarters in single family zoning are permitted when used just as a dwelling for family and friends, but not as a rental. However, with a historic designation, such properties may request the detached 408 sf dwelling to be used legally as a separate rental unit.

The Buyer proposes to construct a 1,546 sf, two-story addition on the Richmond Road side of the existing home with the same architectural style to match the original home. City Staff agreed that these additions proposed are consistent with the existing exterior and materials of the original home.

These additions and the entire expanded home meet all setbacks, coverage, building height, etc., except for the variance request to locate the garage portion (one-story) at a 10 foot
setback from the property to the south (rear) and the second floor bedroom - 25 feet from the south (rear) property line, in lieu of 25 and 35 feet respectively.

In consideration of the requested variance, the buyer has agreed to demolish and remove the existing detached 408 sq. ft. guest quarters building. This would remove the non-conforming building that is as close as 2 feet from the rear (south) property line and this would also permanently remove the ability to request its’ use as a rental unit.

**Side versus Rear Setback.** Properties that are located on corner lots have more difficulty meeting Zoning Code setbacks than interior lot properties. First, they have two street setbacks (that are typically greater than side or rear setbacks) versus just one street setback for an interior lot. An interior lot has three neighbors (one on each side and one in the rear). A corner lot has two neighbors with one on the side and one is in rear of the property.

This scenario seems to create a situation for property owners that is unfair. In this case, this home must be 25 feet away from the home to the rear (south) as for them it is a rear setback. But the home to the rear (south) can build 10 feet away from this same property line, as that is for them a side setback.

**Impact on the home to the south at 1230 Richmond Road (Mr./Mrs. Martin).** The neighbor to the south are objecting to the variance requested. They do not want the portion of the proposed home addition (garage) closer than the 25 foot rear setback. Proposed as a 10 foot setback. They do not care about the non-conforming accessory building staying in place that is as close as 2 feet from their property. They are used to seeing it. However, they would be opposed if it were requested to be a rental unit.

**Summary**

When a property owner voluntarily agrees to a Historic Landmark designation, there is an expectation from them to never demolish the home, even if there are incentives. The City has two incentives to offer. One is a setback relief via variances and the other is the granting of a rental status for accessory guest quarters, especially to an existing structure.

Staff is in support of this application and 10/25 foot rear setback variance:

1. There is a hardship on this corner lot requiring a 25/35 foot rear setback to the exact same property line as the adjacent neighbor is permitted a 10/12 foot side setback.
2. The 10-foot setback proposed is the same as the adjacent property owner entitlement.
3. The applicant is proposing to remove the non-conforming accessory living structure that is as close as 2 feet from the rear (south) property line and would also permanently remove the ability to request its’ use as a rental unit.
4. The trade-off places a garage (not living area) 10 feet from the affected neighbor and removes the accessory structure (living area) which provides more quiet, peaceful enjoyment by the adjacent neighbor.

*Staff recommendation is for approval.*
Certificate of Review Application

1. 420 Melrose Ave
   Building address
   Gordon M. Crocker Jr., 304 Savannah Dr. WP 407-849-9755
   Owner's name(s) Address Telephone
   Mark Nasrallah 3920 Edgewater Dr. 407-619-3043
   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: _____________________________
   10' 0" Rear setback 11' in lieu of 25' 0"

3. Proposed project narrative (attach additional page if necessary)
   Proposed addition to existing home to include 2 car garage,

   Master Bedroom suite 10'1" Floor, Bedroom & 2nd Floor

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

5. Mark Nasrallah as owner of the property described above, do hereby authorize the filing of this application on my behalf.
   [Signature] 7/31/2019

Historic Preservation Commission Office Use

Date received: ____________  HPC Meeting: ____________  Case File No: ____________

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

Parcel Identification Number ____________________________  Year built

___ historic landmark  ___ historic building/structure

___ district contributing element  ___ district non-contributing element
Historic Preservation Board  
Certificate of Review  
Supplemental Application for Variance Request

1. Describe variance request:

To construct a 1 story Apache 2 car garage that is part of a 2 story proposed addition to be located 10' 0" from the rear property line. This request also includes the removal of an existing non-conforming structure that is located 2' 0" from the rear property line.

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?

This is a historic structure and all proposed additions are designed to complement the existing structure. There is currently no covered or enclosed area for vehicles to park. To place the proposed 1st floor 2 car garage to meet the 25' 0" rear setback creates massing that does not complement the existing architectural style. Also the location of the existing non-conforming structure also further complicates the location of the proposed garage.

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

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

The west side massing of the elevation need to center on the existing 2 story mass also by placing the garage at the 25' 0" setback, it falls off center of this mass.

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

File this form with your completed Certificate of Review application.
<table>
<thead>
<tr>
<th>Description</th>
<th>Existing</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor A/C Area</td>
<td>1187 S.F.</td>
<td>862</td>
</tr>
<tr>
<td>Floor A/C Area</td>
<td>596 S.F.</td>
<td>684</td>
</tr>
<tr>
<td>N.D. Floor Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N.D. Floor A/C Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/F A/C Area</td>
<td>1783 S.F.</td>
<td>1546</td>
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<tr>
<td>1/F Floor A/C Area</td>
<td></td>
<td>3329</td>
</tr>
<tr>
<td>Red Entry</td>
<td>76 S.F.</td>
<td>25</td>
</tr>
<tr>
<td>Red Porch</td>
<td>312 S.F.</td>
<td>0</td>
</tr>
<tr>
<td>Garage</td>
<td></td>
<td>616</td>
</tr>
<tr>
<td>A/C Space</td>
<td>388 S.F.</td>
<td>641</td>
</tr>
<tr>
<td>L Non A/C Space</td>
<td>1029</td>
<td></td>
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<tr>
<td>Ing Guest House (TBR)</td>
<td>408 S.F.</td>
<td>(0)</td>
</tr>
<tr>
<td>E Constructed Area</td>
<td>2171 S.F.</td>
<td>4358</td>
</tr>
</tbody>
</table>

**FAR**

-REA

FAR = 38% LOT AREA

450
DESCRIPTION:
LOTS 1 AND 2, BLOCK 6, REPLAT OF A PORTION OF VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 28, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
Situated on an oversized beautiful corner lot in the heart of Olde Winter Park, this 1920s home with historical designation, boasts character and charm. Located in the highly desirable Virginia Heights with deeded access to Lake Virginia and walking distance to Park Avenue. The two-story home has a downstairs master bedroom and separate bath with a second downstairs bedroom being used as an office/den. Two additional bedrooms and bath upstairs. Separate formal dining room just off of the oversized family room with a wood-burning fireplace. The eat-in kitchen overlooks a beautiful and tranquil courtyard that leads the way to a separate guest cottage, which is not included in the square footage and features a full bath. Newer A/C and...
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