Historic Preservation Board
Staff Report for October 9, 2019 Meeting

COR #19-005 Request of Todd and Ashley French to: Construct a 1,711 square foot addition to the existing 949 square foot single-family home at 1285 Richmond Road.

Original Home Built: 1935

Home Expansion Description

Todd and Ashley French (owners) are requesting approval to build a two-story addition onto their existing one-story home at 1285 Richmond Road on a property of 7,476 sf in size. The existing home is the original one-story, 949 sf wood frame structure built in 1935. In the rear is a detached one car garage of 180 sf and accessory living space of 497 sf.

The Owners with children need to add onto their 949 sf of living area. They propose to construct a 1,711 sf, two-story addition on the rear side of the existing home. The build out would remain consistent with the style and materials of the original home. They are maintaining the existing roof pitch.

The additions and the existing building areas total 3,327 sf which an FAR of 44% which is 1% greater than the maximum 43% FAR. The owners are seeking a variance for that FAR because all of the overage is within an enclosed attic storage area within the two-story roof pitch.

The side setbacks are 7½ feet to the one story component and 12½ feet to the two-story components. The second story setback for a portion of the two-story addition is proposed at 11.3 feet from the property to the north at 1273 Richmond Road. That is 15 inches closer than Code and thus needs a variance for that setback. All other setbacks meet or exceed Code.

Accessory Living Unit Request

In the rear yard is an existing detached one-story 497 sf guest living quarters attached to the garage. It can be used as a home office, or as living accommodations for family or visitors. One of the benefits of historic designation is the ability to request permission to allow such accessory living space to be a legal rental cottage. As an existing structure there are no impacts on surrounding neighbors from this rental other than one more car on-site for the renter. In order to avoid on-street parking, the HPB has required off-street parking in these circumstances. That can be easily accommodated by putting in a front circular driveway, as shown on their plans. There is more than ample impervious coverage allowance available, as the property will be at 43.2% coverage with the circular drive, when completed and the Code allows up to 50% impervious coverage.
Summary

The proposed structure (excepting the variances) meets all requirements in the Land Development Code and Design Guidelines of for Historic Landmark properties. The plans have been reviewed by George Wiggins, Director of the Building + Permitting Services Department for Winter Park who is in support of the two aforementioned variances. The planning staff supports this request and the variances as there does not appear to be any negative impact from the second floor being 15 inches closer that Code and the added floor area is within the attic within the two-story roof pitch. In addition, letters have been provided from both adjacent neighbors in support of this application. See attached plans and pictures of the project.

Staff recommendation is for approval with one condition:

1. That the conversion of the detached guest quarters shall require the addition of a front circular driveway in order to provide off-street parking for that accessory unit.
Parcel Photos - 1285 Richmond Rd

302207891004190 03/23/2006
1285 Richmond Rd. Winter Park
FRONT ELEVATION
9.9.19
1285 Richmond Rd. Winter Park
SIDE ELEVATION
99.19
**SETBACK / COVERAGE WORKSHEET**

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

<table>
<thead>
<tr>
<th>IMPERVIOUS LOT COVERAGE</th>
<th>Maximum % Allowed^4</th>
<th>Existing Area^11</th>
<th>Additional Proposed Area^12</th>
<th>New Total Area</th>
<th>Maximum Allowed Area</th>
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</thead>
<tbody>
<tr>
<td>2 story - 50%</td>
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<tr>
<td>1 story - 60%</td>
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<tr>
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<td>1711</td>
<td>3157</td>
<td>3259</td>
<td></td>
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<tr>
<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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**SCREEN POOL ENCLOSURE**

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<th>Minimum % Required</th>
<th>Existing Area^11</th>
<th>Landscape Area Reduced^12</th>
<th>New Total Area</th>
<th>Minimum Required Area</th>
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<tbody>
<tr>
<td></td>
<td>8%^10</td>
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**FRONT YARD LANDSCAPE COVERAGE**

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

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<tr>
<th></th>
<th>Minimum % Required</th>
<th>Existing Area^11</th>
<th>Landscape Area Reduced^12</th>
<th>New Total Area</th>
<th>Minimum Required Area</th>
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<tbody>
<tr>
<td></td>
<td>50%</td>
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**FRONT LOT AREA:**

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<th></th>
<th>Minimum % Required</th>
<th>Existing Area^11</th>
<th>Landscape Area Reduced^12</th>
<th>New Total Area</th>
<th>Minimum Required Area</th>
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**NOTES:**

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be used as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.
6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
7. See page 3 on how to achieve maximum F.A.R.
8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cocheres 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 exclufde gross floor area.
10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
11. These columns only apply to existing homes.

**Lot width:** 51.99
**Lot area:** 7568.4
September 7, 2019

City of Winter Park
Historical Preservation Board
401 South Park Ave
Winter Park, FL 32789

Historical Preservation Board,

I am writing in regards to the property located at 1285 Richmond Road, Winter Park, FL. The property is owned by Todd and Ashley French. They are interested in adding onto the house, which would involve adding more ground floor space in the back, as well as 2nd floor space above the added-on ground floor. From my point of view, I really like this idea. The current floor space is quite small, and some additional space will make it more appealing and more useful; that the French family include 3 children would make the extra space quite functional.

Todd and Ashley are very caring, devoted people who are wonderful neighbors. I am very confident that if approved, the construction would be tasteful, and respectful of the neighborhood. Thus, I can wholeheartedly, and without reservation, support their plan. I sincerely hope that you will agree. If I can be of any assistance in this matter, please contact me.

Respectfully,

[Signature]

Eb Blakely
1295 Richmond Road
Winter Park, FL
September 17, 2019

City of Winter Park
Historical Preservation Board
c/o Jeff Briggs
401 South Park Avenue
Winter Park, Florida 32789

Historical Preservation Board:

The property located at 1285 Richmond Road, just south of and adjacent to my property, is owned by Todd and Ashley French. Todd and Ashley are interested in undertaking a home improvement project which consists of adding on a second story to their home along with extending the space in the back of the house. Please note that regarding this second story addition, I support the variance allowing the second floor setback from our shared property line to be 11.3 feet rather than the required 12.5 feet. This addition would increase the square footage of the house and, ultimately, provide more living space for their family of five.

My husband has lived in this neighborhood for about 12 years; I, myself, have lived here for six years. In the few years that we have been neighbors with the French family, they have proved to be wonderful and considerate people. I have no doubt that in the creation of their plans, they have ensured to retain the charming and historic character of the Virginia Heights neighborhood. As an individual and as a community, it’s encouraging to see neighbors who are so committed to the betterment of their home and neighborhood that they are willing to put in the time and resources required to make such improvements. I support Todd and Ashley in their endeavor and am more than happy to be of assistance in any way that I can.

Warm regards,
Karoline Kniel Staker

1273 Richmond Road
Winter Park, Florida 32789
Certificate of Review Application
1285 Richmond Road Winter Park 32789

1. Building address
   Todd and Ashley French 1285 Richmond Road Winter Park 32789 (646) 732-6151
   Owner's name(s) Address Telephone
   Applicant's name (if different from above) Address Telephone

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

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

   We request a two-story addition to our existing one-story home. We seek to expand our 829 square foot
   bungalow into a family home that will include additional living space, bedrooms, and baths.

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: ___ Letters of support from immediate neighbors ________________________________

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

   [Signature] 9-17-19
   Owner's Signature Date

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
Supplemental Application for Variance Request

1. Describe variance request:

   The second story setback for a portion of the two-story addition is proposed at 11.3 feet, rather than the required 12.5 feet, to the property to the north at 1273 Richmond Road.

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?

   Our home is a 1926 Craftsman-style bungalow. We are proposing a second story that is in keeping with the style and character of our current home and fits in with many other similarly dated homes in Virginia Heights. The original facade of the home will be maintained and important historic details will be retained, like prairie style windows and doors, and eaves bracing. We will also reclaim two windows from the rear of the house to use on the facade of the home, so all front facing windows will be original to the 1926 home.

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

   The setback for the rear addition is required to be 12.5 feet, but currently stands at 11.3 feet from our northern neighbor.

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

   In order to maintain the original character of the structure, we have chosen a setback that keeps the addition out of line-of-sight from the street, but also achieves the size and structure of home we need for our family.

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.
Historic Preservation Board
Staff Report for October 9, 2019 Meeting

Historic Preservation Incentives: Subdivision Code amendment to allow the preservation of historic homes as an incentive for lot split variances.

Historic Preservation Incentives

The City has adopted incentives to encourage owners to designate their historic structures. One important incentive is the variance authority of the Historic Preservation Board (HPB). Another incentive is the authority of HPB to allow rental status to accessory living structures (cottages or garage arts.)

The City also incentivizes waivers of fees for undergrounding of electric, reduced building permit fees, and $25,000 matching rehab grants.

Proposed Subdivision Code Incentive

The City routinely fields subdivision or lot split requests. They almost all involve the tear down of the existing home for two new homes. Often the requests include variances for lot sizes that do not meet the R-1A or R-1AA lot size standards.

In some cases there may be the opportunity to use the preservation of the existing home as an incentive to qualify for the lot size variance on the remaining land. Technically lot size variances are supposed to have “special conditions and circumstances” to qualify for such lot size variances. The proposed Subdivision Code amendment would provide that the designation and preservation of the existing home to be such a “special condition and circumstance”. It would require the recommendation by HPB that the building was a worthy candidate for preservation.

Staff will discuss three cases on 1541 Westchester Avenue, 250 Glenridge Way and 1554 Harris Circle where this incentive could be utilized on properties now under consideration for lot splits.

Summary

This proposed ordinance would be another incentive to encourage historic designations. The text only says that such an offer to designate “may” be considered as a “special condition and circumstance”. It in no way compels the City Commission to approve the lot split.

The staff presentation at the HPB meeting will discuss these types of opportunities in more detail.

Staff recommendation is for approval.
ORDINANCE NO. __________

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING ARTICLE VI SUBDIVISION REGULATIONS OF CHAPTER 58 OF THE LAND DEVELOPMENT CODE SUBSECTION 58-376 CONCERNING SUBDIVISIONS AND LOT SPLITS; TO ALLOW CONSIDERATION OF THE DESIGNATION AND PRESERVATION OF HISTORIC HOMES AND/OR HISTORIC SPECIMEN LIVE OAK TREES AS SPECIAL CONDITIONS AND CIRCUMSTANCES FOR LOT SIZE VARIANCES SUBJECT TO THE NORMAL PUBLIC NOTICE AND PUBLIC HEARING PROCESS.

WHEREAS, the City Commission of the City of Winter Park (the “City”) recognizes that the preservation of historic homes and historic specimen live oak trees can be considered as special conditions and circumstances in the review of subdivision and lot split requests; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission desires that such factors be allowed to be considered as trade-offs in the consideration of variances for lot sizes when reviewing subdivision; and

WHEREAS, the City recognizes that the Planning and Zoning Board and/or the City Commission recognizes that such factors are only one part of the consideration of variances and the offer to preserve and protect historic homes and historic specimen live oak trees and such offers do not entitle anyone to the approval of variances requested for lots sizes.

WHEREAS, in accordance with section 163.3174, Florida Statutes, and section 58-372 of the City Code of Ordinances, the City’s local planning agency, which is the designated planning and zoning board, has reviewed and made recommendations as to the amendments set forth herein;

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION I: RECITALS. The above recitals are true and correct, are adopted and incorporated herein, and constitute the legislative findings of the City Commission of the City of Winter Park.

SECTION II: Portions of Chapter 58, Land Development Code, Article VI, Subdivision and Lot Consolidation Regulations, are hereby amended to read as shown below, and words with single underlined type shall constitute additions to the original text and strike through shall constitute deletions to the original text.

SECTION III: Chapter 58, Land Development Code, Article VI, Subdivision and Lot Consolidation Regulations, Section 58-376 is hereby amended to create a new paragraph in 58-376 (f) and to renumber paragraph 58-376 (f) Appeals to paragraph 58-376 (g), as shown below:

Sec. 58-376. – Variances and appeals from subdivision regulations.
(f) Historic homes and live oak trees. In the consideration of subdivision and lot split requests, the Planning and Zoning Board and the City Commission may consider the preservation and protection of historic homes and/or the preservation and protection of historic live oak trees as special conditions and circumstances to be determining factors related to the approval of variances for lot sizes for subdivisions or lot splits. In considering the preservation of an existing home, the Historic Preservation Board shall first make a recommendation that the home is recommended for inclusion on the Winter Park Register of Historic Places and such listing and inclusion shall be required as a condition of approval for any such subdivision or lot split request. In consideration of the preservation of historic live oak trees, any such approval shall require the dedication of a tree preservation easement to the City for implementation of such an approval.

SECTION IV: INCONSISTENCY. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

SECTION V: SEVERABILITY. If any section, subsection, sentence, clause, phrase, provision, or word of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then such invalidity or unconstitutionality shall not be held to invalidate or impair the validity, force, or effect of any other remaining provisions of this Ordinance.

SECTION VI: CODIFICATION. Sections II through VIII of this Ordinance shall be codified and made a part of the City of Winter Park Land Development Code, and the sections of this Ordinance may be renumbered or re-lettered to accomplish this intention. The word “Ordinance” may be changed to “Section,” “Article,” or other appropriate word. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener’s errors.

SECTION VII: This Ordinance shall become effective immediately following approval by the City Commission at its second reading.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this______ day of _________, 2019.

City of Winter Park

________________________________________
Steven M. Leary, Mayor

Attest: ________________________________
City Clerk
Parcel Photos - 250 Glenridge Way

302207125203040 02/14/2007

https://www.ocpafl.org/Searches/ParcelPhotoPrinterFriendly.aspx?PDF=False&PID=302207125203040
Boundary Survey
Legal Description:
Lots 4 and 5, Block C, CHARMONT, according to the Plat thereof as recorded in Plat Book L, Page(s) 92-93, Public Records of Orange County, Florida.

Flood Zone: X  Panel: 0255 F Community Number: 120456 C Date: 9/25/2009

CERTIFIED TO:
Aaron Matthew and Shannon L. Mellick
U.S. Bank National Association
Wharton Law Group, P.A.
Old Republic National Title Insurance Company

(60' Platted Public Right-of-Way)
Glenridge Way
(Brick Road)

Lot 4
Block C

Lot 5
Block C

Lot 11
Block C

Lot 12
Block C

Lot 3
Block C

Lot 6
Block C

S 89°54'33" W 134.76'(M)
135.00'(P)

N 00°00'00" E 134.96'(M)
135.00'(P)

One Story Concrete Block Residence #250

Ireland & Associates Surveying, Inc.
1300 International Parkway, Suite 200
Lake Mary, Florida 32746
www.irelandsurveying.com
Office: 407.278.5555 Fax: 407.320.9165

Legend:
- Field Data - Data Compiled
- Notes - History in Record under the Legal Description Supplied by Glenridge Way
- Drawing Property Deeds, NOT to be Resurveyed for Deeds, Certification of Records, not to be used as existing in the Land
- Property Lines and Boundaries
- Building Lines and Boundaries NOT to be used as existing in the Land
- Existing Structures and Setting
- Storm Sewer
- Curvature
- Street Centerline
- Fire Hydrant
- Property Lines
- Public Street
- Existing Utilities
- Public Easements
- Survey by Ireland & Associates Surveying, Inc. 2016

Scale: 1"=30'

Field Data: 07-27-15
Data Compiled: 07-30-15

For further information, contact:
407.278.5555 Fax: 407.320.9165
www.irelandsurveying.com
office@irelandsurveying.com
PROPOSED LOT SPLIT EXHIBIT

LOTS 5 AND 6, BLOCK F, SYLVAN LAKE SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK N, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

5' F.P.C. DISTRIBUTION EASEMENT PER G.R. 3961, PAGE 879

LOT 4

WOOD SHELTER
ON CONCRETE IS 0.6' ON

FND 1/2' IRON ROD & CAP LB #2108

20' F.P.C. DISTRIBUTION EASEMENT PER G.R. 3961, PAGE 879

LOT 9

FND 1/2' IRON ROD & CAP LB #2108

RESIDENCE #1554
7,924 SQ.FT.
(0.182 ACRES)

RESIDENCE #1554 1/2
4,373 SQ.FT.
(0.099 ACRES)

LOT SPLIT EXHIBIT
OF 1554 AND 1554 1/2 HARRIS CIRCLE, WINTER PARK
AKA LOTS 5 AND 6, BLOCK F, SYLVAN LAKE SHORES
ORANGE COUNTY, FLORIDA

1. THE SURVEYOR HAS NOT ABSTRACTED THE
LAND SHOWN HEREON FOR EASEMENTS, RIGHT
OF WAY, RESTRICTIONS OR RECORD WHICH MAY
AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. THIS DOCUMENT CONSISTS OF 2 SHEETS,
NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
THIS IS NOT A SURVEY.

AMERICAN SURVEYING & MAPPING INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FLORIDA 32803
PHONE (407) 426-7979
WWW.ASMCORPORATE.COM

DATE: 9-11-19
SCALE: N/A
APPROVED BY: -
JOB NO.: csm1306
DRAWN BY: TKC
REVISIONS: