



# Historic Preservation Board Regular Meeting

## Agenda

**November 8, 2023 @ 9:00 AM**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/meetings/](http://cityofwinterpark.org/meetings/) and include virtual meeting instructions.

### assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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).

### please note

Times are projected and subject to change.

- 
- 1. Call to Order**
  - 2. Consent Agenda**
    - a. Approve the minutes of October 11, 2023. 1 minute
  - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
  - 4. Public Hearings (Public participation and comment on these matters must be in person.)**
    - a. Request of Jacob Johnson: to restore the existing home and cottage at 1057 Minnesota Avenue and to build two new single family homes on this R-3 property. 30 minutes
  - 5. Action Items**
  - 6. Non-Action Items**
    - a. Preliminary discussion of 151 Stirling Avenue. 30 minutes
  - 7. Staff Updates**
  - 8. Board Comments**
  - 9. Upcoming Agenda Items**
  - 10. Adjournment**



## Historic Preservation Board

# agenda item

**item type**

Consent Agenda

**meeting date**

November 8, 2023

**prepared by****approved by****subject**

Approve the minutes of October 11, 2023.

**motion | recommendation****background****strategic objectives****alternatives | other considerations****fiscal impact****attachments**

1. Draft Historic Preservation Board Meeting Minutes October 11, 2023



# Historic Preservation Board Regular Meeting Minutes

**October 11, 2023 at 9:00 AM**

City Hall Commission Chambers  
401 S. Park Avenue

## **Present**

Aimee Spencer, John Skolfield, Wade Miller, Kelsey Wolfe, Lee Rambeau, and Lucy Boudet. Staff: Director of Planning & Zoning Jeff Briggs; Planner I Corinna Lundgren; and Recording Secretary Mary Bush.

## **Absent**

Drew Henner

### **1. Call to Order**

Chairman Miller called the meeting to order at 9:03 a.m.

### **2. Consent Agenda**

- a. [Approve the minutes of August 9, 2023.](#)

Motion made by John Skolfield, seconded by N. Lee Rambeau to approve the August 9, 2023 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Drew Henner was absent from the meeting.)

### **3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**

No one from the public wished to speak. The public hearing was closed.

### **4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. [Request to designate 1390 Indiana Avenue](#)

Mr. Briggs provided a summary of the item. He gave a brief background on the applicant's purchase of the property over 25 years ago and noted that the applicant had

agreed to designate the home so that it could be preserved. He also noted that it lacks any distinctive architectural styling and is just a simple wood-siding house built in 1925.

The Board shared their thoughts on the item. They expressed favor of the small size and simple details of the home and preserving its history. The Board asked if there had been any improvements to the property since it had been built in 1925. Mr. Briggs responded that the original builders had only made improvements inside of the property.

Motion made by Aimee Spencer, seconded by Lucy Boudet to approve the request to designate 1390 Indiana Avenue to the Winter Park Register of Historic Places.

The motion carried unanimously by a 6-0 vote. (Drew Henner was absent from the meeting.)

## **5. Action Items**

### **a. [Discuss/Approve Window Design Standards](#)**

Mr. Briggs provided a summary of the item. He expressed that he needed the Board's assistance with creating design guidelines for window replacements for the City of Winter Park. He indicated that the College Quarter design guidelines are light on details. He then reviewed with the Board some of the West Palm Beach design standards for window replacements or replicas, which the Board had previously asked him to reference. He noted that he wanted to get Board feedback on what language they thought was missing from the guidelines. He informed the Board that he would then put everything together as an action item on next month's Historic Preservation Board's meeting agenda.

Discussion ensued with the Board. The Board expressed several points they wanted covered by the guidelines, which included the shape of window panes, requiring like for like with existing home window replacements, specifications for replicating double hung windows, dictating window replacement design options for homes in historic districts, requiring photos and detailed drawings with called out design details provided to the Board for proposed replacement windows, and specifications on profiles and cladding.

The Board then inquired about the following:

- if staff had reached out to any planners in other municipalities regarding their specific design standards,
- if a list could be provided of companies that currently make historical windows,
- if guidelines could also be created for door replacements,

- and creating guidelines on what should just be repaired rather than replaced.

Mr. Briggs indicated to the Board that he would like to avoid staff having to go out and assess windows for compliance with the guidelines.

Brief discussion ensued with the Board. Mr. Briggs then indicated that staff would work on more details for the guidelines and then bring it back to the Board for consideration.

## **6. Non-Action Items**

## **7. Staff Updates**

Mr. Briggs provided an update on the historical landmark signs. He noted that the process is being continued with the Freight Depot Building and the Women's Club markers currently in production. He added that it takes about five to seven months for the markers to be completed and delivered. He also added that a marker for Dinky Dock park had just been ordered and markers for Orwin Manor and the Winter Park Christian Church are in the works.

Vice-Chair Spencer expressed a desire for All Saints Episcopal Church to have a marker.

Ms. Boudet asked if the Alabama Condominiums had a marker and inquired about the signs for a walking or driving tour of the City.

Mr. Briggs noted that a lot of positive public comments had been received regarding the historical markers being placed around the City. He then presented to the Board a sign mockup for an entry sign to Winter Park to be placed on Park Avenue. He added that the sign had already been budgeted from the Community Redevelopment Agency (CRA) fund for \$200,000.

Chairman Miller expressed that he hopes the markers will set a precedent for the placement of more markers throughout the City in the future.

## **8. Board Comments**

## **9. Upcoming Agenda Items**

## **10. Adjournment**

The meeting adjourned at 10:01 a.m.

Regular Meeting of the Historic Preservation Board  
October 11, 2023  
Page 4 of 4

ATTEST:

/s/ Recording Secretary Mary Bush



## Historic Preservation Board

# agenda item

### item type

Public Hearings (Public participation and comment on these matters must be in person.)

### meeting date

November 8, 2023

### prepared by

Jeffrey Briggs, Director of Planning and Zoning

### approved by

Jeffrey Briggs, Director of Planning and Zoning

### subject

Request of Jacob Johnson: to restore the existing home and cottage at 1057 Minnesota Avenue and to build two new single family homes on this R-3 property.

### motion | recommendation

Staff recommendation is for approval.

### background

On February 12, 2020, the Historic Preservation Board recommended designation of the existing Bungalow home and Bungalow rear cottage at 1057 Minnesota Avenue, and gave Preliminary Approval for the construction of two new homes on the vacant western portion of this property, subject to review of the final plans for architectural consistency. The City Commission subsequently approved the Resolution designating the property. On August 13, 2020, the Historic Preservation Board provided approval for the final plans.

This was a good outcome because the property at 1057 Minnesota Avenue consists of two platted lots that are zoned R-3 comprising 13,650 square feet of land. Under the R-3 zoning, a total of four living units could be built on this site. In most cases, a developer would demolish the existing structures and build 3-4 new townhouses (depending upon the living area desired) similar to many of the other R-3 properties in the surrounding area. However, the owner, Jacob Johnson, desired to preserve the existing buildings provided they could still reach the same four units of development. The existing structures are a nice Bungalow style home of 1,347 square feet in size on the Minnesota Avenue frontage and to the rear a small accessory Bungalow cottage of 934 square feet in size. These structures were built in 1920 and are certainly worthy of preservation and placement on the Winter Park Register of Historic Places.

### Overall Development Program

The original architect, Tom Price was valuable at that time for providing some concept and detail sketches. However, Tom has since retired and it was discovered that some of the dimensions shown did not match what actually exists once surveyed. As a result, the plans

have been redrawn and are being resubmitted. As indicated, the plans are to restore the existing one-story Bungalow-style home at 1057 Minnesota Avenue and the accessory cottage to the rear of Miles Avenue. These would remain "as-is" with interior remodeling but no changes proposed to the exterior facades.

On the vacant land to the west, the plan remains to build two new 2-story single family homes on this R-3 property fronting Minnesota and Miles Avenues. As an R-3 property, a total of four dwelling units are permitted. However, due to the overall parcel size (less than 15,000 sq.ft.) the floor area ratio is limited to the maximum of 55% allowed in the R-2 zoning. This then allows another 5,200 sq. ft. of new construction in addition to the existing structures.

The original proposal was to use all of that available square footage to build two new 2-story homes of about 3,100 sq. ft. in size on the Minnesota Avenue frontage and the second new 2-story home of about 2,100 sq. ft. in size on the Miles Avenue frontage. Now the sizes are 3,046 sq. ft. and 1,204 sq. ft. Thus, the previously approved 5,200 sq. ft. of total home construction was approved and now it has been downsized to 4,250 sq. ft. or 950 less.

### **Zoning Conformance and Variances Requested**

Under the R-3/R-2 zoning, one could build a two-unit building (duplex) on each of the two original 50 foot platted lots. In essence, the applicant is keeping the existing buildings (2 units) on the eastern lot and the new construction (2 units) is occurring on the western 50-foot lot. Setbacks are then based on the 50 foot lot standards versus a 100 foot lot width.

The overall building size (FAR) of 55% conforms to the Code, as does the 65% impervious coverage shown.

The staff and HPB were never concerned about the setbacks to the interior lot lines between the homes now under common ownership. The focus was predominately on any variances to the exterior lot lines.

The new larger home on the Minnesota/Miles corner is two-stories at 3,046 total square feet with a 558 sf two-car garage. The R-3 front setback on Minnesota Avenue is 25 feet and the applicant was approved for a variance of 22 feet for that home. They are now asking for 20 feet. Open front porches may intrude 5 feet into the front setback and the applicant was granted the porch to be 7 feet into the front setback. Now the front porch is 6 feet. The total change is 1 foot closer to Minnesota Avenue, which the Staff agrees. The secondary street side setback to Miles Avenue is 15 feet and the proposed home is shown at 17 feet with the garage portion at 20 feet so no variance is requested. The reshaping of the house stems from saving the 16-inch oak tree in the rear and the 26-inch oak tree on the street frontage. Those trees were not shown in accurate locations on the original plans.

The new smaller home on Miles Avenue is two-story 1,204 sf in total size located at the required 15-foot street front setback with an open porch shown at a 10 foot setback which meet the Code so there are no variances to the exterior lot lines, just ones to the interior lot lines.

### **Staff Recommendation**

Almost every other buyer would have torn down these existing structures and built 3-4 new

townhouse structures. The City gained the historical designation and preservation of a very nice Bungalow home and cottage in 1920. The variances shown are consistent with what was previously granted by the Historic Preservation Board and are supported by staff. In terms of architectural detail and authenticity, staff defers to the HPB.

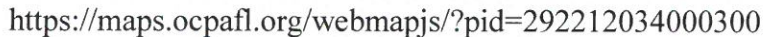
## **strategic objectives**

## **alternatives | other considerations**

## **fiscal impact**

## **attachments**

1. Map of 1057 Minnesota
2. Picture of overall site 1057 Minnesota
3. Front View 1057 Minnesota
4. West side view of 1057 Home
5. Western view of yard and home
6. Overall Site Plan\_3 Lots with existing building on Lot A
7. Lot B\_site plan and elevations
8. Lot C\_ site plan and elevations







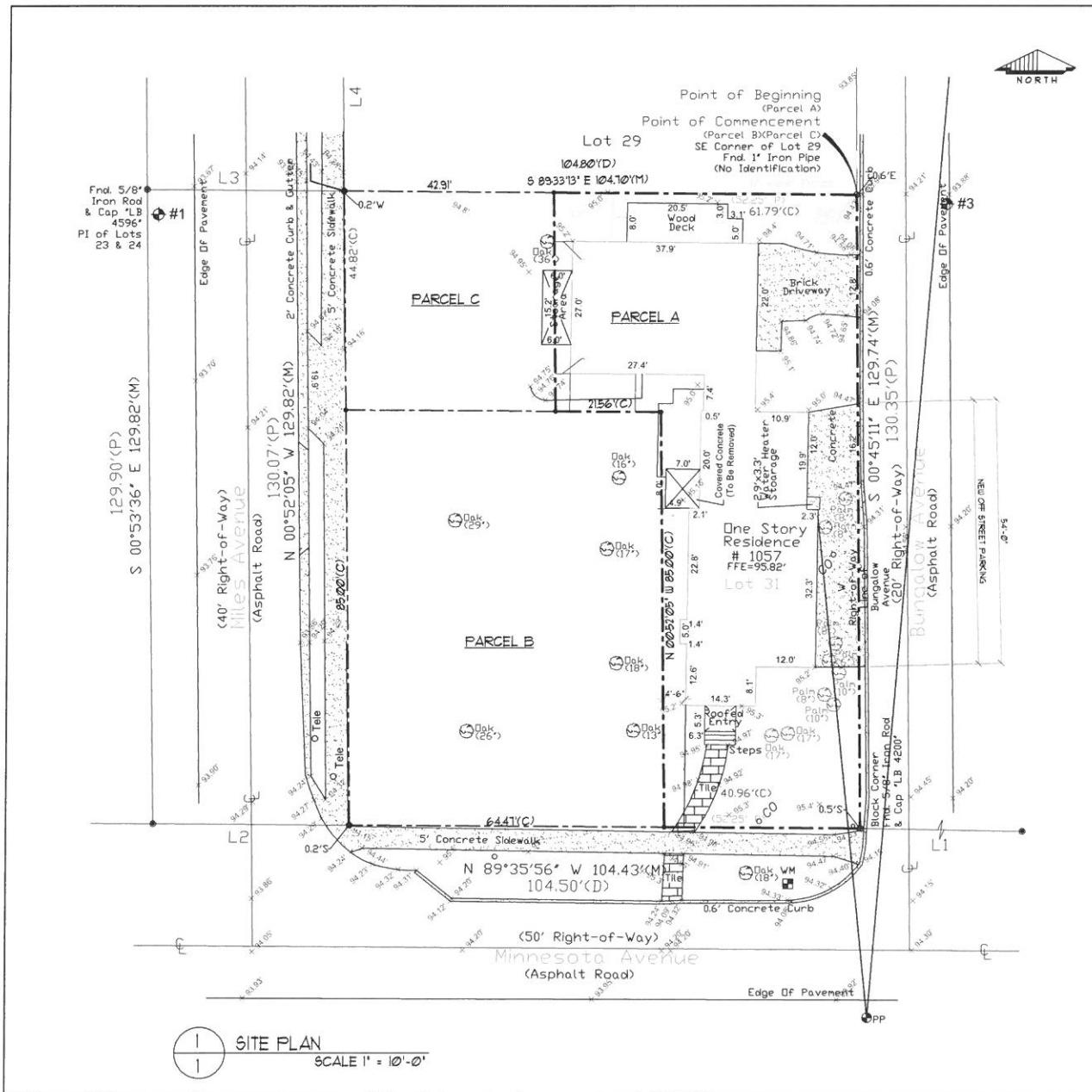
1057

# NOTICE OF PUBLIC HEARING

applicant, HIGHPOINT HOLDINGS GROUP LLC, has requested the  
Planning & Zoning Board ☒ Historic Preservation Board  
for this application ~~FOR~~ TO INDIVIDUALLY DESIGNATE THE  
LAND BUILDINGS AT 1057 MINNESOTA AVENUE AS AN HISTORIC LANDMARK  
ENTER POLY REGISTER OF HISTORIC PLACES AND CDR TO RESTORE THE  
HOME AT 1057 MINNESOTA AVENUE AND BUILD TWO NEW SINGLE FAMILY  
HOMES ON THE PROPERTY WITHIN THE EXISTING STRUCTURES







**GENERAL CONSTRUCTION NOTES:**

- EACH SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING AND PRIOR TO THE START OF ANY WORK. ALL NONCONFORMANCES SHALL BE REPORTED TO THE BUILDER PRIOR TO BEGINS AND CONSTRUCTION.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING CONDITIONS AND UTILITIES OF THE SITE.
- DO NOT SCALE POINTS. IT IS THE BUILDER'S RESPONSIBILITY TO REPORT ALL DISCREPANCIES TO THE DESIGNER PRIOR TO PERFORMING WORK. OTHERWISE, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL SAID WORK. ALL DIMENSIONS ARE NORMAL (UNLESS NOTED OTHERWISE).
- IN THE ABSENCE OF DETAILED SPECIFICATIONS, IT IS THE INTENT THAT THE WORK INDICATED ON THESE DRAWINGS BE PERFORMED IN A WORKMANLIKE MANNER AND BE COMPLETE IN EVERY RESPECT FOR OCCUPANCY BY THE OWNER. TOLERANCES ARE TYPICALLY 1/8" R.O.F. CONSTRUCTION.
- ALL WORK OR MATERIALS NOT SHOWN ON THE DRAWINGS BUT NORMALLY REQUIRED TO COMPLETE THE WORK SHALL BE FURNISHED, PERFORMED, AND DONE AS IF THE SAME WERE SHOWN ON THE DRAWINGS.
- FLASH ALL ROOF PENETRATIONS WATERPROOF WITH MATERIALS WHICH ARE COMPATIBLE WITH ROOFING MATERIALS. COMPLY WITH TYPICAL RECOMMENDATIONS AND STANDARDS FOR INSTALLATION.
- COMPLY WITH TYPICAL STANDARDS FOR ALL MASONRY.
- INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- FIELD VERIFY ALL DIMENSIONS AND ROUGH-DIMENSIONS WITH ACTUAL CONDITIONS.
- ALL SYSTEMS AND CONSTRUCTION TO BE COMPLETE IN EVERY RESPECT AND OPERATIONAL FOR THE PURPOSE FOR WHICH THEY WERE DESIGNED. PROVIDE OWNER WITH ALL WARRANTIES FOR MATERIALS, SYSTEMS, ETC.
- PROVIDE NEW HVAC AND PLUMBING SYSTEM AS REQUIRED.
- MECHANICAL CONTRACTOR TO PROVIDE DRAWINGS FOR PERMIT AND ALL LABOR MATERIALS AND ANY MISCELLANEOUS ITEMS NECESSARY FOR A COMPLETED SYSTEM READY FOR OPERATION.
- PROVIDE NEW ELECTRICAL SYSTEM COMPONENTS AND TESTS AS REQUIRED.
- ELECTRICAL CONTRACTOR TO PROVIDE DRAWINGS FOR PERMIT AND ALL LABOR MATERIALS AND ANY MISCELLANEOUS ITEMS NECESSARY FOR A COMPLETED OPERATIONAL SYSTEM.
- INSTALL OTHERWISE INDICATED ALL EQUIPMENT, MATERIALS FINISHES COLORS ETC. SHALL BE SELECTED BY OWNER.
- WHEN EXISTING SLABS, WALLS, ETC. ARE REMOVED OR OPENED TO ACCOMMODATE NEW CONSTRUCTION, SUCH AREAS ARE TO BE REPAIRED TO MATCH ADJACENT SURFACES.
- COMPLY WITH ALL IBC STANDARDS FOR ALL CABINETS AND COUNTERTOPS AND/OR BUILT-IN APPLIANCES. ARCHITECTURAL BOOKSTORES, INSTITUTE, ARCHITECTURAL WOODWORK, QUALITY STANDARDS PUBLICATION.
- COMPLY WITH IBC STANDARDS FOR ALL CERAMIC TILE INSTALLATION. TILE COUNCIL OF AMERICA, HANDBOOK FOR CERAMIC TILE INSTALLATION.
- PROVIDE DOOR HARDWARE AS REQUIRED. SUBMIT TO BUILDER FOR APPROVAL.
- ACTUAL SURVEY: DRAWINGS TO BE BY CIVIL ENGINEER OR SURVEYOR.
- GARAGE CEILING TO HAVE 5/8" TYPE X DRYWALL INSTALLED BENEATH HABITABLE ROOFS. 1/2" x 4" studs with 1/2" x 4" joists or equivalent drywall screws. Screws shall comply with Section R702.3.5.

| TABLE ROOF & DWELLING-GARAGE REPAIRS                                                        |                                                                                                                            |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| SEPARATION                                                                                  | MATERIAL                                                                                                                   |
| From the residence and attic                                                                | Not less than 1/2-inch gypsum board or equivalent applied to the garage side                                               |
| From habitable rooms above the garage                                                       | Not less than 5/8-inch Type X gypsum board or equivalent                                                                   |
| Structures supporting floor/ceiling assemblies used for separation required by this section | Not less than 1/2-inch gypsum board or equivalent                                                                          |
| Garage located less than 3 feet from a dwelling unit on the same lot                        | Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area |

NOTE: THESE PLANS COMPLY WITH THE 2010 FLORIDA RESIDENTIAL CODE.

| SHEET INDEX                       |  | SHEET NO. |  |
|-----------------------------------|--|-----------|--|
| SITE PLAN                         |  | SHEET-#1  |  |
| FOUNDATION AND FLOOR PLANS        |  | SHEET-#2  |  |
| ELEVATIONS                        |  | SHEET-#3  |  |
| WALL SECTIONS                     |  | SHEET-#4  |  |
| ELECTRICAL AND ROOF FRAMING PLANS |  | SHEET-#5  |  |
| WINDOW DETAIL SHEET               |  | SHEET-#6  |  |
| 6-1 SHEET                         |  | SHEET-#7  |  |

LOT AREA = 6,167 SF.

IMPERVIOUS AREA = 3,504 SF.

**NAUTILUS HOYES**  
OF CENTRAL FLORIDA

1011 MINNESOTA AVE.  
WINTER PARK, FLORIDA

**PROJECT NAME**

**A CUSTOM HOME**

**COVER SHEET**

**SITE PLAN**

**CLIENT NAME**

*Pemberton Design*

**LOCATION**

**REVISIONS**

| NO. | DESCRIPTION |
|-----|-------------|
| 1   |             |
| 2   |             |
| 3   |             |
| 4   |             |
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| 7   |             |
| 8   |             |

**DATE OF PREPARATION**

1523

**CHECKED BY**

MP

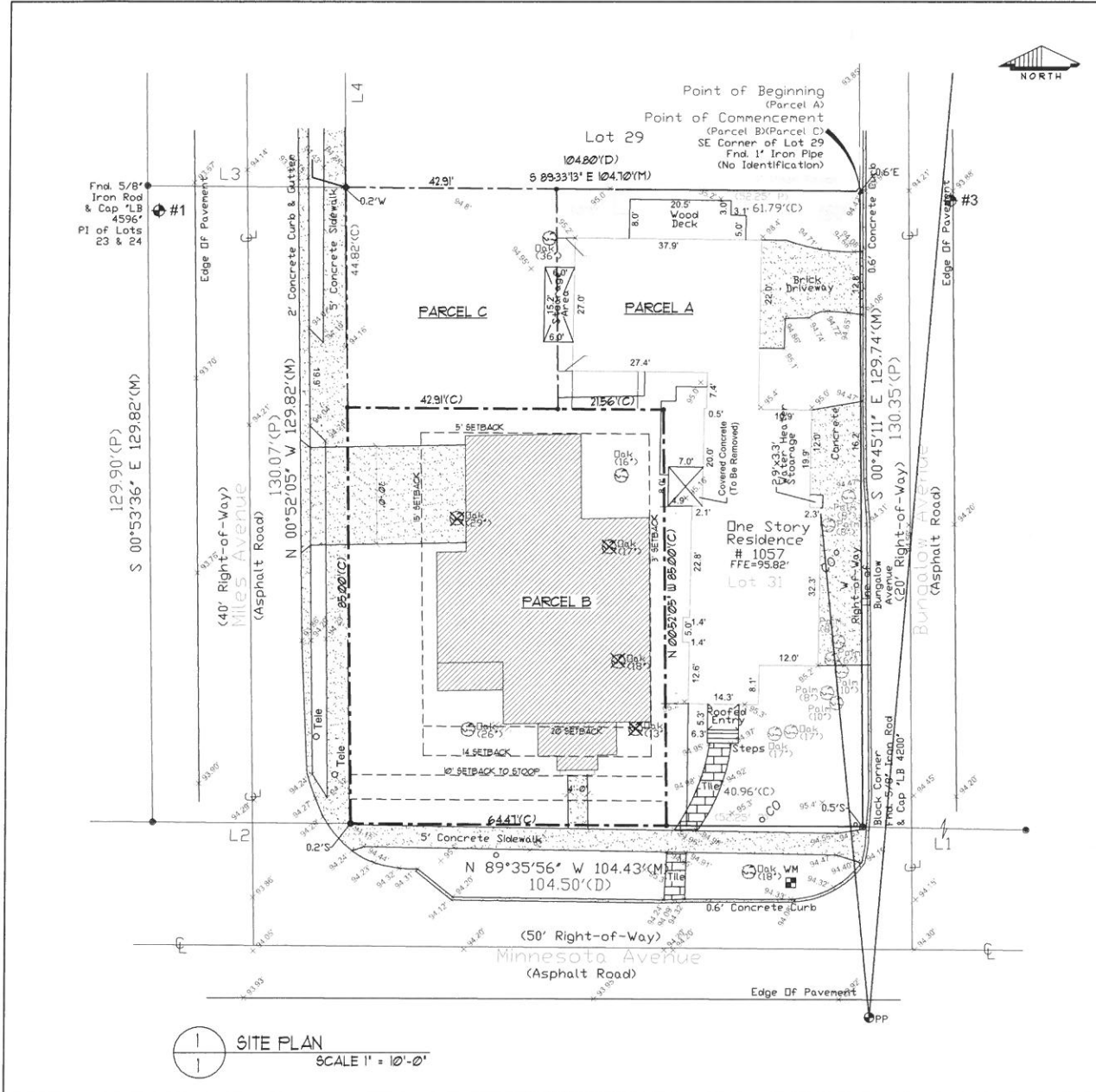
**DATE OF REVIEW**

1-A

**OF**

7

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### GENERAL CONSTRUCTION NOTES:

- EACH SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND PRIOR TO THE START OF ANY WORK. ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL MAINTAIN UPON ALL EXISTING CONDITIONS AND LIMITATIONS OF THE SITE.
- DO NOT SCALE DIMENSIONS. IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK. OTHERWISE, THE BUILDER SHALL BE RESPONSIBLE FOR ALL SAID WORK. ALL DIMENSIONS ARE NORMAL UNLESS NOTED OTHERWISE.
- IN THE ABSENCE OF DETAILED SPECIFICATIONS, IT IS THE INTENT THAT THE WORK INDICATED ON THESE DRAWINGS BE PERFORMED IN A MANNER THAT IS SAFE AND BE COMPLETE IN EVERY RESPECT FOR OCCUPANCY BY THE OWNER. TOLERANCES ARE TYPICALLY 1/8" IN 10' OF CONSTRUCTION.
- ALL WORK OR MATERIALS NOT SHOWN ON THE DRAWINGS BUT NORMALLY REQUIRED TO COMPLETE THE WORK SHALL BE FURNISHED, PERFORMED, AND DONE AS IF THE SAME WERE SHOWN ON THE DRAWINGS.
- FLUSH ALL ROOF PENETRATIONS WATERPROOF WITH MATERIALS WHICH ARE COMPATIBLE WITH ROOFING MATERIALS. COMPLY WITH TYPICAL RECOMMENDATIONS AND STANDARDS FOR INSTALLATION.
- COMPLY WITH TYPICAL STANDARDS FOR ALL MASONRY.
- INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
- VERIFY ALL DIMENSIONS AND ROUGH-IN DIMENSIONS WITH ACTUAL CONDITIONS.
- ALL SYSTEMS AND CONSTRUCTION TO BE COMPLETE IN EVERY RESPECT AND OPERATIONAL FOR THE PURPOSE FOR WHICH THEY WERE DESIGNED. PROVIDE OWNER WITH ALL WARRANTIES FOR MATERIALS, SYSTEMS, ETC.
- PROVIDE NEW HVAC AND PLUMBING SYSTEMS AS REQUIRED.
- MECHANICAL CONTRACTOR TO PROVIDE DRAWINGS FOR PERMIT AND ALL LABOR MATERIALS AND ANY MISCELLANEOUS ITEMS NECESSARY FOR A COMPLETED SYSTEM READY FOR OPERATION.
- PROVIDE NEW ELECTRICAL SYSTEM COMPONENTS AND ITEMS AS REQUIRED.
- ELECTRICAL CONTRACTOR TO PROVIDE DRAWINGS FOR PERMIT AND ALL LABOR MATERIALS AND ANY MISCELLANEOUS ITEMS NECESSARY FOR A COMPLETED OPERATIONAL SYSTEM.
- REMOVE EXISTING SLAB WALLS, ETC. ARE REMOVED OR OPENED TO ACCOMMODATE NEW CONSTRUCTION, SUCH AREAS ARE TO BE REPAIRED TO MATCH ADJOINING SURFACES.
- COMPLY WITH TYPICAL STANDARDS FOR ALL CABINERY AND COUNTERTOPS. INDOOR USE: IN HOMEDECO, ARCHITECTURAL, WOODWORK, QUALITY STANDARDS PUBLICATION.
- COMPLY WITH TYPICAL STANDARDS FOR ALL CERAMIC TILE INSTALLATION. TILE CONCERNS OF AREA: HANDBOOK FOR CERAMIC TILE INSTALLATION.
- PROVIDE DOOR HARDWARE AS REQUIRED. SUBMIT TO BUILDER FOR APPROVAL.
- ACTUAL SURVEY: DRAWINGS TO BE BY CIVIL ENGINEER OR SURVEYOR.
- GARAGE CEILING TO HAVE 5/8" TYPE X DRYWALL INSTALLED BENEATH HANGABLE ROOF.
- 10' TYPING AND COLORED INK OR EQUIVALENT DRYWALL. Screen shall comply with Section R702.3.5.

| TABLE 806.6<br>DRILLING-GARAGE SEPARATION                                                     |                                                                                                                          |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| SEPARATION                                                                                    | MATERIAL                                                                                                                 |
| From the residence and attic                                                                  | Not less than 1/2-inch gypsum board or equivalent applied to the garage side                                             |
| From habitable rooms above the garage                                                         | Not less than 5/8-inch Type X gypsum board or equivalent                                                                 |
| Structural's supporting floor/ceiling assemblies used for separation required by this section | Not less than 1/2-inch gypsum board or equivalent                                                                        |
| Garages located less than 3 feet from a dwelling unit on the same lot                         | Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are above the area |

NOTE: THESE PLANS COMPLY WITH THE 2018 FLORIDA RESIDENTIAL CODE.

### SHEET INDEX

| SITE PLAN                         | SHEET NO. |
|-----------------------------------|-----------|
| FOUNDATION AND FLOOR PLANS        | SHEET-#1  |
| ELEVATIONS                        | SHEET-#2  |
| WALL SECTIONS                     | SHEET-#3  |
| ELECTRICAL AND ROOF FRAMING PLANS | SHEET-#4  |
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### SHEET NO.

| SITE PLAN                         | SHEET NO. |
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| FOUNDATION AND FLOOR PLANS        | SHEET-#1  |
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| WINDOW DETAIL SHEET               | SHEET-#5  |
| 6-1 SHEET                         | SHEET-#6  |

LOT AREA = 5,479 SF.

IMPERVIOUS AREA = 2,745 SF.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |
| 6   |      |             |
| 7   |      |             |
| 8   |      |             |

PROJECT NO. 1523

CHECKED BY: MIP

DATE: 07/17/2018

PROJECT NAME: NAUTILUS HOMES OF CENTRAL FLORIDA

LOCATION: 10111 MINNESOTA AVE., WINTER PARK, FLORIDA

CLIENT NAME: NAUTILUS HOMES OF CENTRAL FLORIDA

CLIENT LOCATION: 10111 MINNESOTA AVE., WINTER PARK, FLORIDA



1 FRONT ELEVATION  
5-A SCALE 1/4" = 1'-0"



1 LEFT ELEVATION  
5-A SCALE 1/4" = 1'-0"

|                                                                                              |                                          |
|----------------------------------------------------------------------------------------------|------------------------------------------|
| A CUSTOM HOME ELEVATIONS                                                                     |                                          |
| PROJECT NAME                                                                                 | NAUTILUS HOMES OF CENTRAL FLORIDA        |
| CLIENT NAME                                                                                  | 1011 MINNESOTA AVE. WINTER PARK, FLORIDA |
| LOCATION                                                                                     |                                          |
|          |                                          |
| REVISIONS<br>1<br>2<br>3<br>4<br>5<br>6<br>7<br>8                                            |                                          |
| DRAWN BY: PERMANENTLY<br>ALONG, ARCHITECT<br>Residential Design Specialist<br>(FWS) 737-4444 |                                          |
| PROJECT NO.<br>1523                                                                          | SHEET NO.<br>5-A                         |
| CHECKED BY<br>MFP                                                                            | OF 18                                    |

# SECTION R801 ATTIC ACCESS

R801.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m<sup>2</sup>).

The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location, where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high) where the access is located in a ceiling minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M305.1.3 for access requirements where mechanical equipment is located in attics.

# WINDOW EGRESS

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor where the sill height is below grade. It shall be provided with a window well in accordance with Section R310.2.3.

# GARAGE DOOR TO RESIDENCE REQUIREMENT

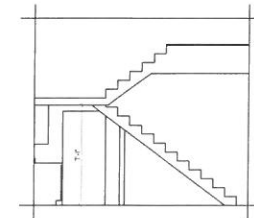
R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

R311.1.5.1 Risers. The riser height shall be not more than 13/4 inches (36 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

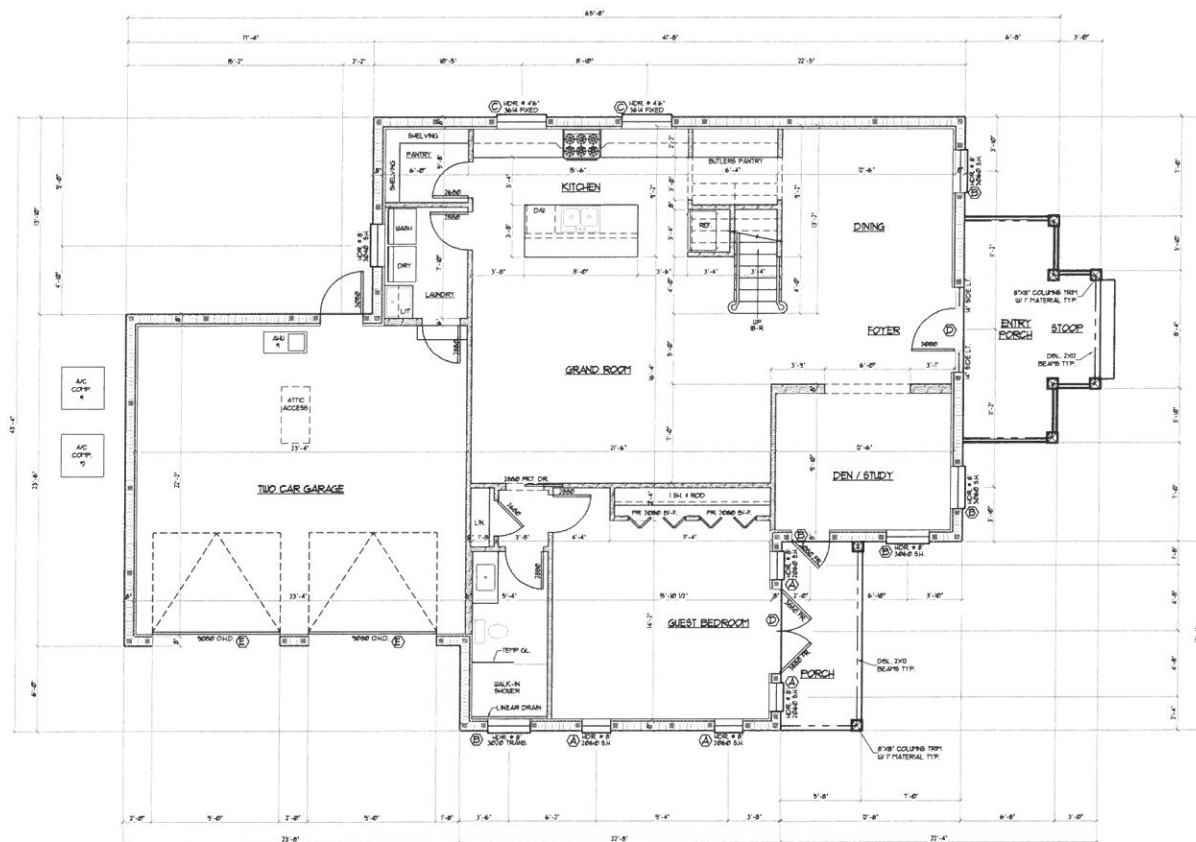
Exceptions:  
1. The opening between adjacent treads is not limited on spiral stairways.

2. The riser height of spiral stairways shall be in accordance with Section R311.1.10.

R311.5.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).



STAIR 4 BUTLER PANTRY SECTION  
SCALE 1/4" = 1'-0"



# LINTEL SCHEDULE

|   |                       |
|---|-----------------------|
| A | = 8F16 17/16 X 2'-10" |
| B | = 8F16 17/16 X 4'-0"  |
| C | = 8F16 17/16 X 4'-6"  |
| D | = 8F16 17/16 X 7'-6"  |
| E | = 8F16 17/16 X 10'-6" |

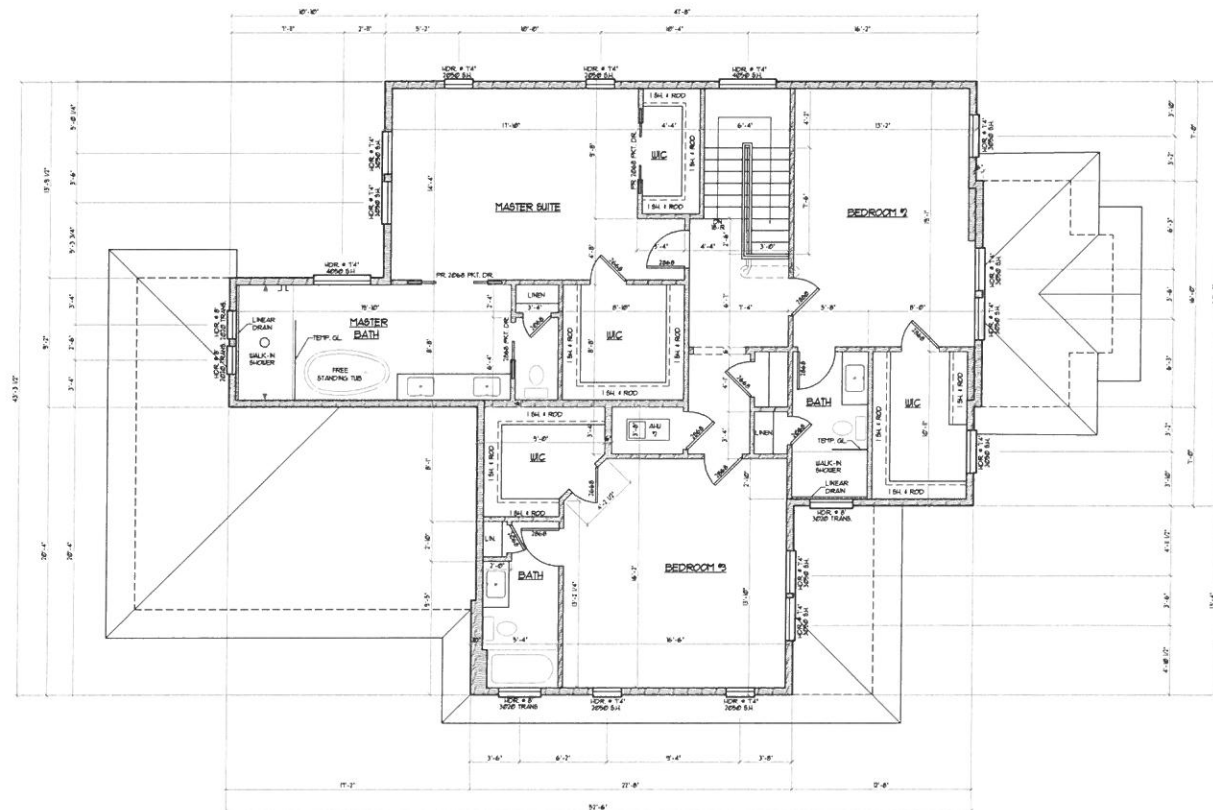
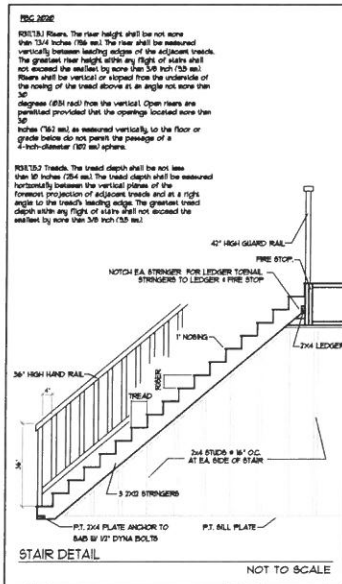
# AREA TABULATIONS

|                  |           |
|------------------|-----------|
| FIRST FLOOR      | 1,448 SF. |
| SECOND FLOOR     | 1,598 SF. |
| TOTAL UNDER AIR  | 3,046 SF. |
| ENTRY PORCH      | 141 SF.   |
| PORCHES          | 146 SF.   |
| GARAGE           | 558 SF.   |
| TOTAL UNDER ROOF | 3,851 SF. |

WOOD WALL DESIGNATION  
NEW 9" 4" BLOCK WALL DESIGNATION

1 FIRST FLOOR PLAN  
3-A SCALE 1/4" = 1'-0"

|                                                                                                                                                                                                                                                                                                   |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|---|--|
| PROJECT NAME<br>A CUSTOM HOME                                                                                                                                                                                                                                                                     |  | SHEET NO.<br>3-A |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| CLIENT NAME<br>NAUTILUS HOMES OF CENTRAL FLORIDA                                                                                                                                                                                                                                                  |  | CHECKED BY<br>MP |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| LOCATION<br>10711 MINNESOTA AVE<br>WINTER PARK, FLORIDA                                                                                                                                                                                                                                           |  | DATE<br>10/18    |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| <div> </div>                                                                                                                                                                                                                                                                                      |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| <div> <p>REVISIONS</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> </table> </div> |  |                  |  | 1 |  | 2 |  | 3 |  | 4 |  | 5 |  | 6 |  | 7 |  | 8 |  |
| 1                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| 2                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| 3                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| 4                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| 5                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| 6                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| 7                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| 8                                                                                                                                                                                                                                                                                                 |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |
| <div> <p>BLANK, NO PERMISSION<br/>JAMES H. HARRIS<br/>Registered Professional Engineer<br/>(040) 777-0000</p> </div>                                                                                                                                                                              |  |                  |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |   |  |



**SECOND FLOOR PLAN**  
SCALE 1/4" = 1'-0"

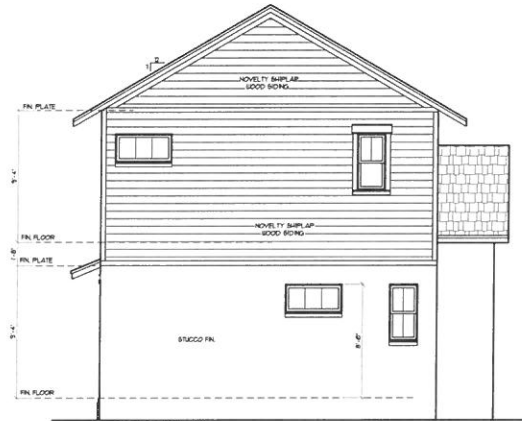
WOOD WALL DESIGNATION

|                                                                                            |  |                                             |  |
|--------------------------------------------------------------------------------------------|--|---------------------------------------------|--|
| PROJECT NAME                                                                               |  | A CUSTOM HOME                               |  |
| CLIENT NAME                                                                                |  | NAUTILUS HOMES OF CENTRAL FLORIDA           |  |
| LOCATION                                                                                   |  | 10711 MINNESOTA AVE<br>WINTER PARK, FLORIDA |  |
| REVISIONS                                                                                  |  | SECOND FLOOR PLAN                           |  |
| 1                                                                                          |  |                                             |  |
| 2                                                                                          |  |                                             |  |
| 3                                                                                          |  |                                             |  |
| 4                                                                                          |  |                                             |  |
| 5                                                                                          |  |                                             |  |
| 6                                                                                          |  |                                             |  |
| 7                                                                                          |  |                                             |  |
| 8                                                                                          |  |                                             |  |
| DRAWN BY: PERMITS/DESIGN<br>AND/OR: MICRO<br>Residential Design Specialist<br>(04/17/2018) |  | PROJECT NO. 1523                            |  |
| CHECKED BY: MP                                                                             |  | SHEET NO. 4-A                               |  |
|                                                                                            |  | DATE: 10/18                                 |  |





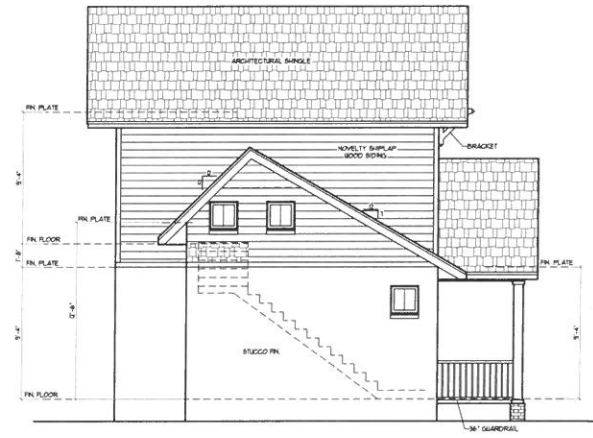
1 FRONT ELEVATION  
3-A SCALE 1/4" = 1'-0"



2 REAR ELEVATION  
3-A SCALE 1/4" = 1'-0"



3 RIGHT ELEVATION  
3-A SCALE 1/4" = 1'-0"



4 LEFT ELEVATION  
3-A SCALE 1/4" = 1'-0"

|                                                                                                    |  |                                         |  |
|----------------------------------------------------------------------------------------------------|--|-----------------------------------------|--|
| PROJECT NAME                                                                                       |  | A COTTAGE                               |  |
| CLIENT NAME                                                                                        |  | LOCATION                                |  |
| NAUTILUS HOMES OF CENTRAL FLORIDA                                                                  |  | 1010 MILES AVE.<br>WINTER PARK, FLORIDA |  |
| <div><div><i>Pemberton Design</i></div></div>                                                      |  |                                         |  |
| REVISIONS                                                                                          |  |                                         |  |
| 1                                                                                                  |  |                                         |  |
| 2                                                                                                  |  |                                         |  |
| 3                                                                                                  |  |                                         |  |
| 4                                                                                                  |  |                                         |  |
| 5                                                                                                  |  |                                         |  |
| 6                                                                                                  |  |                                         |  |
| 7                                                                                                  |  |                                         |  |
| 8                                                                                                  |  |                                         |  |
| DRAWN BY: JENNIFER W. ARNO, AIA, NCARB<br>Registered Architect, State of Florida<br>(AMS) 717-4866 |  |                                         |  |
| PROJECT NO.                                                                                        |  | SHEET NO.                               |  |
| 1523                                                                                               |  | 3-A                                     |  |
| CHECKED BY                                                                                         |  | DATE                                    |  |
| MFP                                                                                                |  | 1/18                                    |  |

# SECTION R307 ATTIC ACCESS

R307.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m<sup>2</sup>).

The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members.

The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1505.13 for access requirements where mechanical equipment is located in attics.

## WINDOW EGRESS

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor where the sill height is below grade. It shall be provided with a window well in accordance with Section R310.2.3.

## GARAGE DOOR TO RESIDENCE REQUIREMENT

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 3/8 inches (9.5 mm) in thickness, solid or honeycomb-core steel doors not less than 3/8 inches (9.5 mm) thick, or 20-minute fire-rated doors.

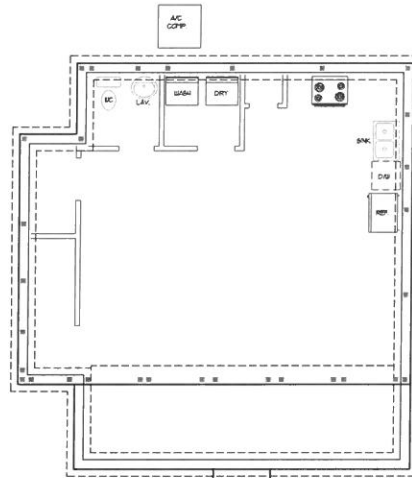
R311.1.1 Rise. The riser height shall be not more than 7 1/4 inches (186 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Rises shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exceptions:

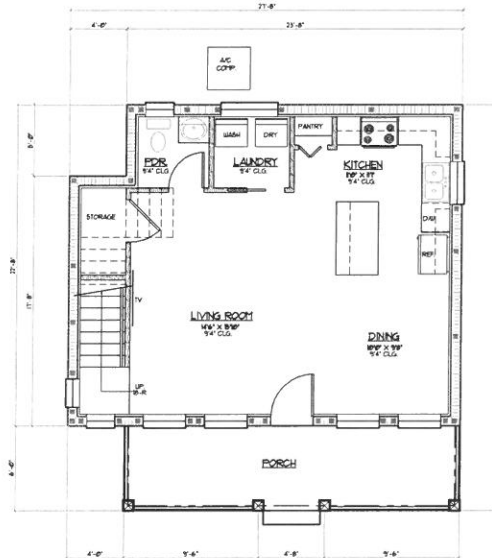
1. The opening between adjacent treads is not limited on spiral stairways.

2. The riser height of spiral stairways shall be in accordance with Section R311.1.10.1.

R311.1.2 Treads. The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).



1 FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



2 FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

## FOUNDATION NOTES

ROOTING, TRENCHES AND THE AREA UPON THE FOUNDATION WALLS SHALL BE FREE OF ALL DELETERIOUS MATERIAL.

ALL REINFORCING BARS SHALL BE GRADE 40 (F42000) #11 RE-DEFORMED BARS WITH A 20" MIN. LAP AND PLACED ON SUPPORT CHAIRS 4" x 4" x 4".

ALL CONCRETE FOR SLABS SHALL BE 3000 PSI MIX AND GALEXISTS SHALL BE DONE IN 7 DAYS. CONCRETE FOR FOUNDATIONS AND BOND BEARS SHALL BE DONE IN 14 DAYS. GRADE 40.

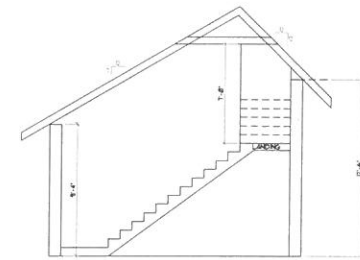
PROVIDE A PEL VAPOR BARRIER UNDER ALL CONCRETE SLABS WITH JOINTS LAPPED 6" AND TAPED.

SLAB REINFORCING SHALL BE 6" x 6" NON-DEFORMED WIRE FABRIC. INTER. TENSILE LAY 4" AND TIED ON ENDPOINTS.

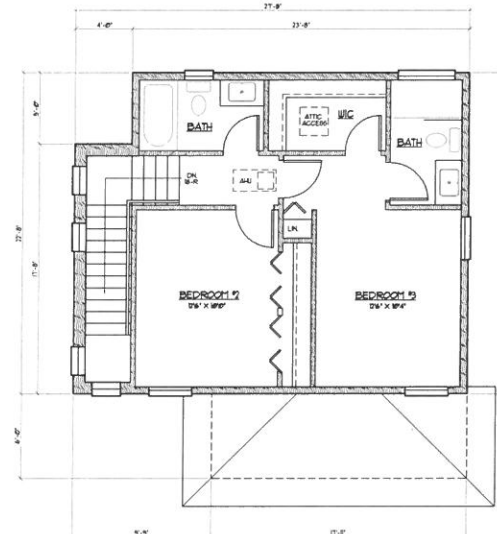
ALL FILL DIRT SHALL BE CLEAN SAND FREE OF DELETERIOUS MATERIAL AND LAY IN LIFTS NOT TO EXCEED 6" EACH LIFT TO BE SETTED AND COMPACTED PRIOR TO NEXT LIFT.

ALL FILL DIRT WITHIN THE FOUNDATION WALLS SHALL BE TENSITE TREATED ACCORDING TO THE STANDARDS OF THE NATIONAL PEST CONTROL ASSOCIATION WITH A MINIMUM ONE YEAR WARRANTY.

SLOPE ALL EXTERIOR SLABS AND GARAGE FLOOR SLAB FOR PROPER DRAINAGE.



STAIR SECTION  
SCALE 1/4" = 1'-0"



3 FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

## LINTEL SCHEDULE

|   |   |      |       |   |        |
|---|---|------|-------|---|--------|
| A | = | 8F16 | 17/18 | X | 2'-10" |
| B | = | 8F16 | 17/18 | X | 4'-0"  |
| C | = | 8F16 | 17/18 | X | 4'-6"  |
| D | = | 8F16 | 17/18 | X | 7'-6"  |
| E | = | 8F16 | 17/18 | X | 10'-6" |

| AREA TABULATIONS |           |
|------------------|-----------|
| FIRST FLOOR      | 6-07 SF.  |
| SECOND FLOOR     | 6-07 SF.  |
| TOTAL UNDER AIR  | 12-04 SF. |
| ENTRY PORCH      | 11 SF.    |
| TOTAL UNDER ROOF | 12-15 SF. |

WOOD WALL DESIGNATION  
NEW 9" BLOCK WALL DESIGNATION

|                                                                                                     |                                                                                 |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| A COTTAGE<br>FOUNDATION PLAN AND<br>FLOOR PLANS                                                     |                                                                                 |
| PROJECT<br>NAME                                                                                     | NAUTILUS HOMES OF<br>CENTRAL FLORIDA<br>1010 MILES AVE.<br>WINTER PARK, FLORIDA |
| CLIENT<br>NAME                                                                                      | LOCATION                                                                        |
|                                                                                                     |                                                                                 |
| REVISIONS                                                                                           |                                                                                 |
| 1                                                                                                   |                                                                                 |
| 2                                                                                                   |                                                                                 |
| 3                                                                                                   |                                                                                 |
| 4                                                                                                   |                                                                                 |
| 5                                                                                                   |                                                                                 |
| 6                                                                                                   |                                                                                 |
| 7                                                                                                   |                                                                                 |
| 8                                                                                                   |                                                                                 |
| SCALE: 1/4" = 1'-0"<br>DRAWN BY: JAMES J. JORDAN<br>CHECKED BY: JAMES J. JORDAN<br>DATE: 11/17/2011 |                                                                                 |
| PROJECT NO.<br>1523                                                                                 | SHEET NO.<br>2-A                                                                |
| DRAWN BY<br>MP                                                                                      | DATE<br>11/17/2011                                                              |



## Historic Preservation Board

# agenda item

**item type**

Non-Action Items

**meeting date**

November 8, 2023

**prepared by**

Jeffrey Briggs, Director of Planning and Zoning

**approved by**

Jeffrey Briggs, Director of Planning and Zoning

**subject**

Preliminary discussion of 151 Stirling Avenue.

**motion | recommendation**

Provide design directions for the applicants.

**background**

At your August 9, 2023 HPB meeting, plans were presented by Dawn and Tim Cross (owners), who purchased the 151 Stirling Avenue property in March 2022 to demolish the existing home and rebuild a new two-story Mediterranean-styled home, on this property within the Virginia Heights, East historic district. There were four variances requested. The Historic Preservation Board declined to approve those plans. The HPB provided design guidance and asked the designers to revise the plans and resubmit for a preliminary (non-action) discussion. That is the purpose of this agenda item.

The historic assessment survey that was done in 2008, when the Virginia Heights, East historic district was created, deemed the existing home built in 1960 to be "non-contributing" to the historic district. When a structure is deemed "non-contributing", the threshold to be able to demolish and rebuild if the replacement structure is compatible architecturally and in scale and character with homes/styles from the period of development of the Virginia Heights, East historic district in the 1920's-1950's.

**Home Plan Changes:**

Attached are the revised drawings for 151 Stirling Avenue. In summary, the home has been reduced in size to try to meet the scale of the neighborhood. The designers are hopeful that these changes are more in line with what the East Virginia Heights historic district would like to see and that they can find a pathway forward for the Cross family to rebuild on this site.

The changes, as emailed by the applicants, are:

Living SF reduction from 4289 to 3334 SF. (Reduction of 23% or 955 SF)

Gross SF reduction from 4979 to 4378 SF. (Reduction of 13% or 601 SF)

Impervious surface reduction from 4936 to 4107 SF. (Reduction of 17% of 829 SF)

Increased side setback on College Point from 9'9" in two places to 12'8" and 13'7"

Reduced overall building height from 30'7" down to 26'11". Achieved through interior ceiling height reductions to 9'4" on first floor and 8' bearing on second floor, as well as going to a 16" floor system

Elimination of rooms, reconfiguration of other rooms and a reduction in FAR from max 40% to 34.8%.

### **Variances Requested**

There are setback variances requested as part of this resubmittal, which are:

- 1) a front setback variance to Stirling Avenue for the proposed garage on the Stirling Avenue street side of 27 feet in lieu of the required 31 feet and for the first floor of the house at 29 ft - 9 inches in lieu of the required 31 feet.
- 2) a setback variance for the interior (east) side of the rear of the garage of zero (0 ft) to the neighbor's property line in lieu of the required 10-foot one-story setback required.
- 3) a secondary street side setback variance to the College Point street side setback of 13 ft – 7 inches for the first and second floors of the house in lieu of the required 15 feet, and for the one-story sun room of 12 ft – 8 inches in lieu of the required 15 feet.
- 4) a setback variance at the northern corner of the property for a six-foot wall in lieu of the maximum three-foot wall height allowable.

### **strategic objectives**

### **alternatives | other considerations**

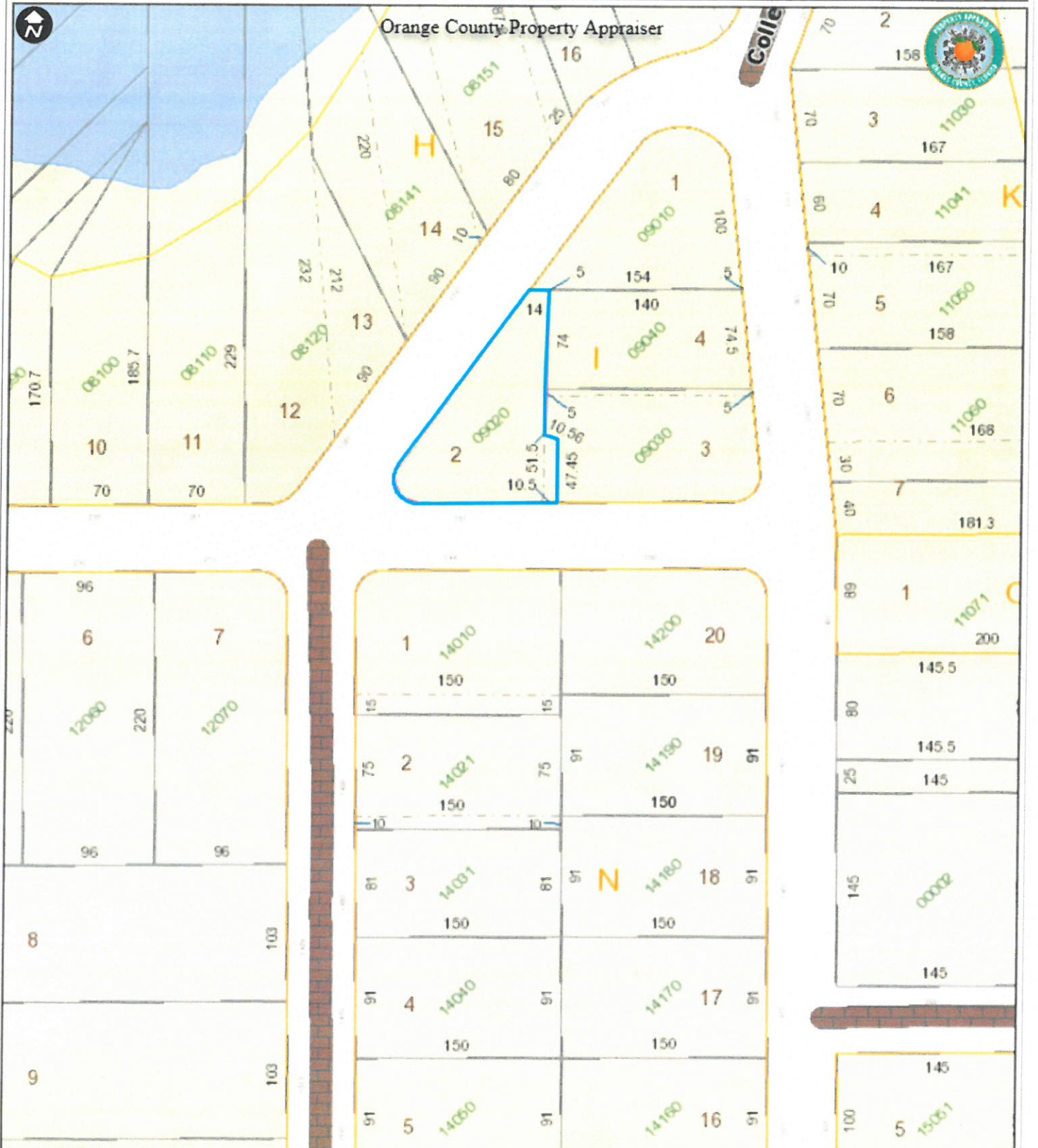
### **fiscal impact**

### **attachments**

1. Map, aerials and site pictures
2. 151 Stirling Plans\_Nov. 2023

# OCPA Web Map

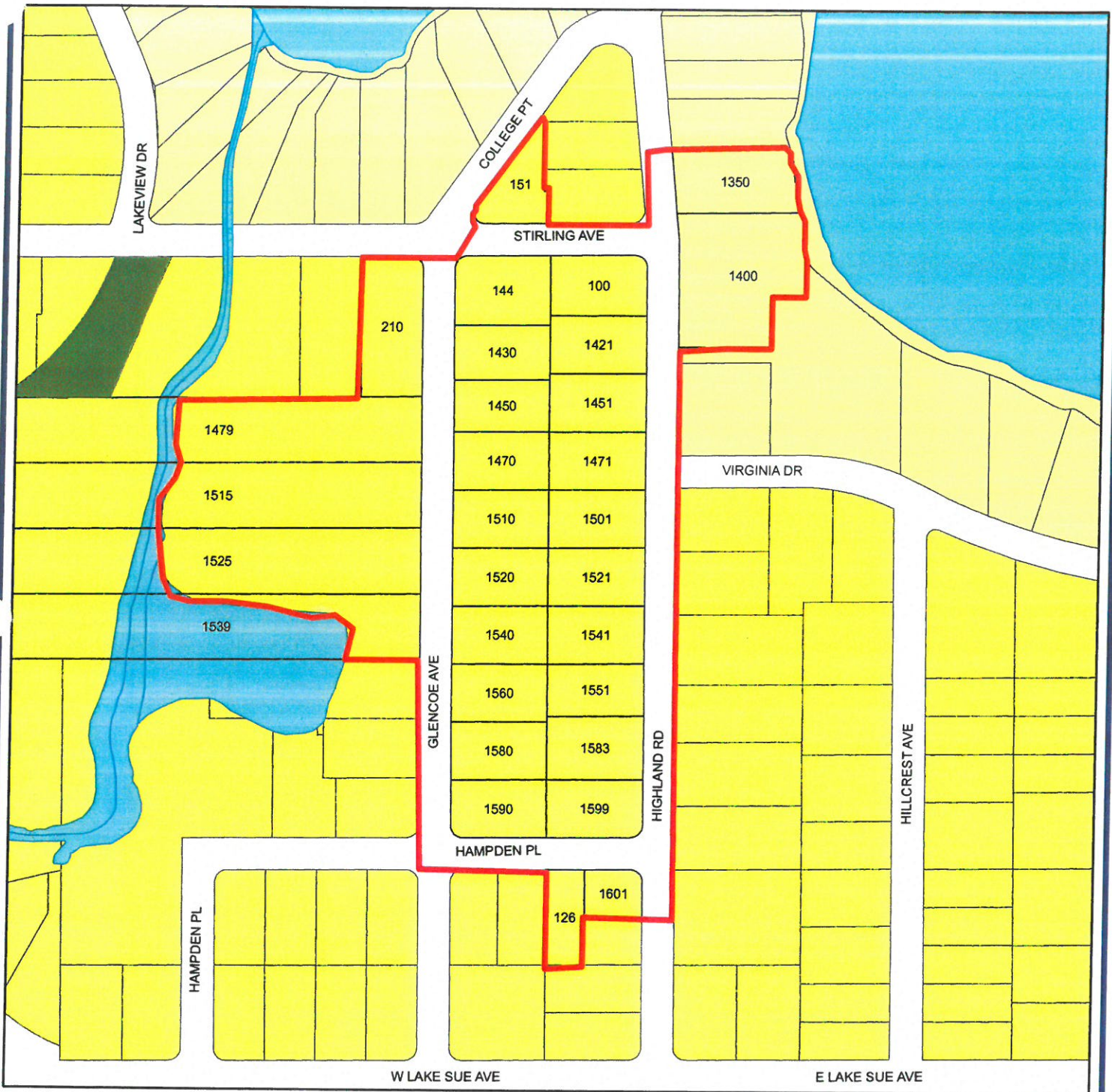
|  |                         |  |               |  |                                 |  |                                   |  |                  |  |                  |
|--|-------------------------|--|---------------|--|---------------------------------|--|-----------------------------------|--|------------------|--|------------------|
|  | Florida Turnpike        |  | Proposed Road |  | Residential                     |  | Commercial/Industrial/Vacant Land |  | Parks            |  | Lot Number       |
|  | Interstate 4            |  | Public Roads  |  | Agriculture                     |  | Agricultural Curtilage            |  | Lakes and Rivers |  | Parcel Number    |
|  | Toll Road               |  | Gated Roads   |  | Commercial/Institutional        |  | Hydro                             |  | Building         |  | Parcel Address   |
|  | Road Under Construction |  | Brick Road    |  | Governmental/Institutional/Misc |  | Waste Land                        |  | Block Number     |  | Parcel Dimension |
|  | Block Line              |  | Lot Line      |  |                                 |  |                                   |  |                  |  |                  |



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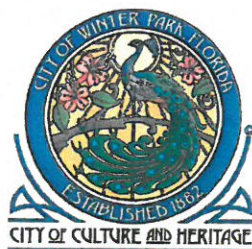
This map is for reference only and is not a survey.

# Virginia Heights East Historic District



## Winter Park Zoning

- R-1AA
- R-1AAA
- R-2



8

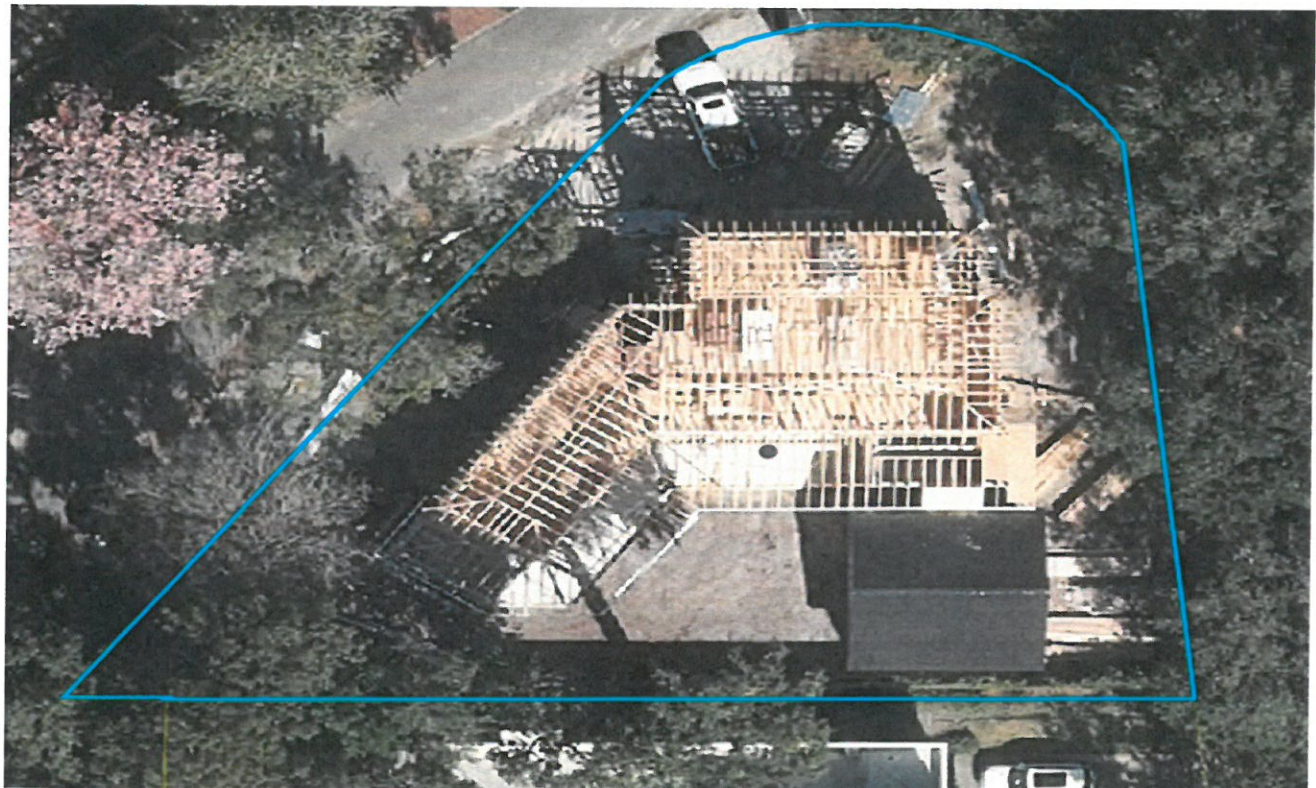
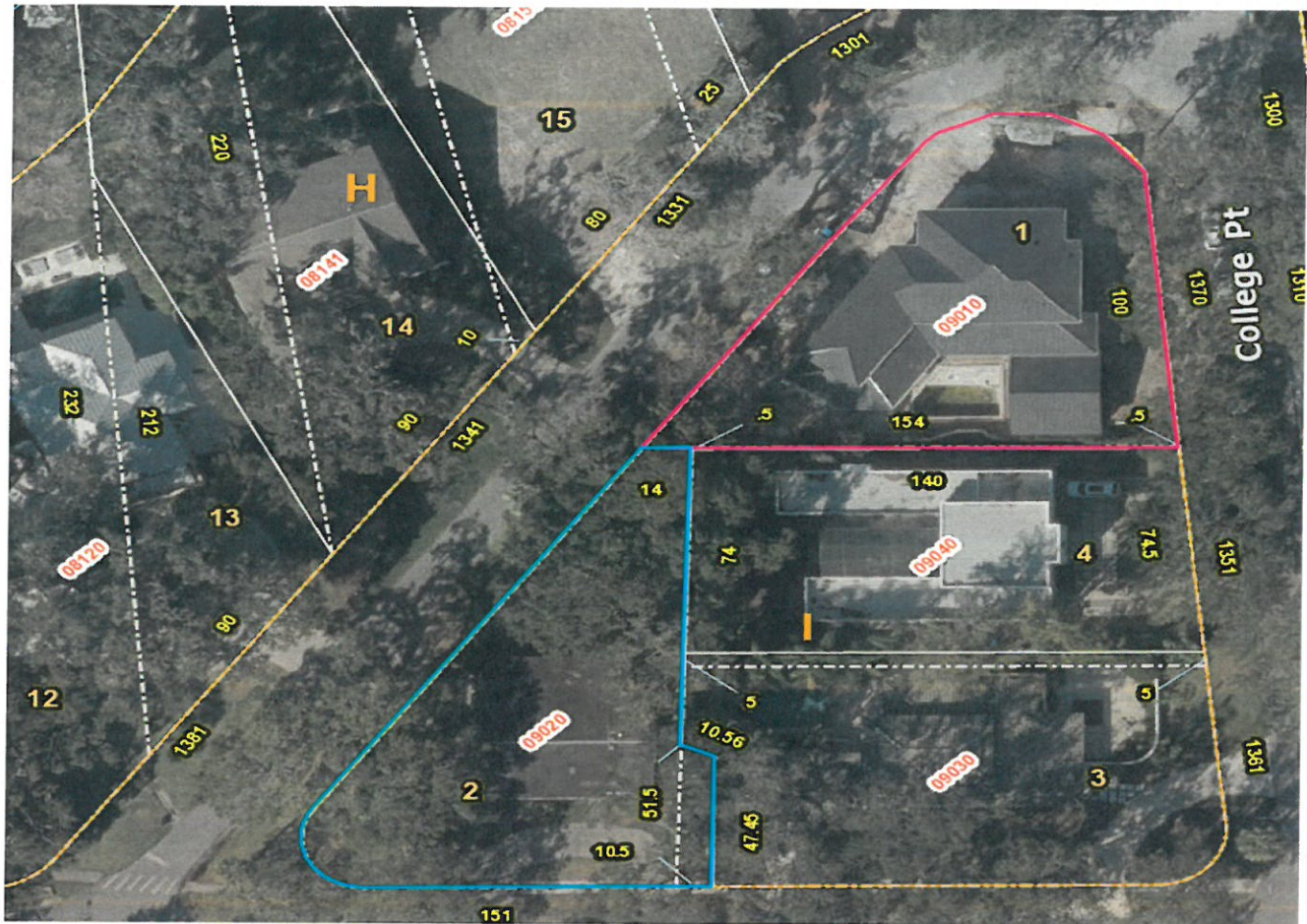
**View of Existing Home from Stirling Avenue**



**View of Existing Home from College Point**



## Aerials of the property and adjacent homes



WM = WATER METER  
CTVR = CABLE TV RISER  
CO = CLEAN OUT  
WV = WATER VALVE  
OHL = OVERHEAD LINE  
CLF = CHAINLINK FENCE

K  
REFERENCE MONUMENT  
IR  
MATE

| BEARING       | DISTANCE |
|---------------|----------|
| N 89°23'08" W | 10.50'   |
| N 89°47'16" W | 10.50    |
| S 89°23'08" W | 124.70'  |
|               | 124.70'  |
| N 35°07'34" E | 196.41'  |
| N 36°00'00" E | 197.30'  |
| S 89°40'27" E | 14.33'   |
|               | 14.00'   |
| S 67°19'11" E | 10.56'   |
| S 68°08'47" E | 10.56'   |
| S 00°59'39" W | 47.45'   |
| S 00°09'56" W | 47.45'   |
| S 01°45'28" W | 51.50'   |
| S 00°55'52" W | 51.50'   |

NOTE:  
ANTICIPATED CIVIL ENGINEERING

SITE ENGINEERING WILL PROVIDE  
UNDERGROUND DRAINAGE. THERE SHALL  
BE NO PORTION OF THE SITE THAT HOLDS  
SITTING WATER.

FRONT SETBACK FIRST FLOOR: +30'-0"

FRONT SETBACK SECOND FLOOR

STREET SIDE SETBACK FIRST FLOOR: 20'-0"

STREET SIDE SETBACK SECOND FLOOR

SIDE SETBACK FIRST FLOOR: 30% of width of  
lot at building line divided by 2 (76'-6")=  
76.5'x.30=22.95/2=11.5'

SIDE SETBACK SECOND FLOOR:  
76.5'x.40=30.5/2=15.25'

REAR SETBACK FIRST FLOOR: 25'-0"

REAR SETBACK SECOND FLOOR: 35'-0"

1st FLOOR STRUCTURE

2nd FLOOR STRUCTURE



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Vertical  
Labs

DESIGN STUDIO

[www.VLdesignstudio.com](http://www.VLdesignstudio.com)

Vertical Labs, LLC

500 N. Maitland Ave. Suite 211

Maitland, FL 32751

Phone (407) 739•2401

Cross Residence

151 Stirling Ave.

Winter Park, Fl. 32789

Daniel Souter, P.E.

P.E.# 63901

P.O. Box 547774

Orlando, FL 32854

Phone: (407) 421-4866

SHEET NUMBER:

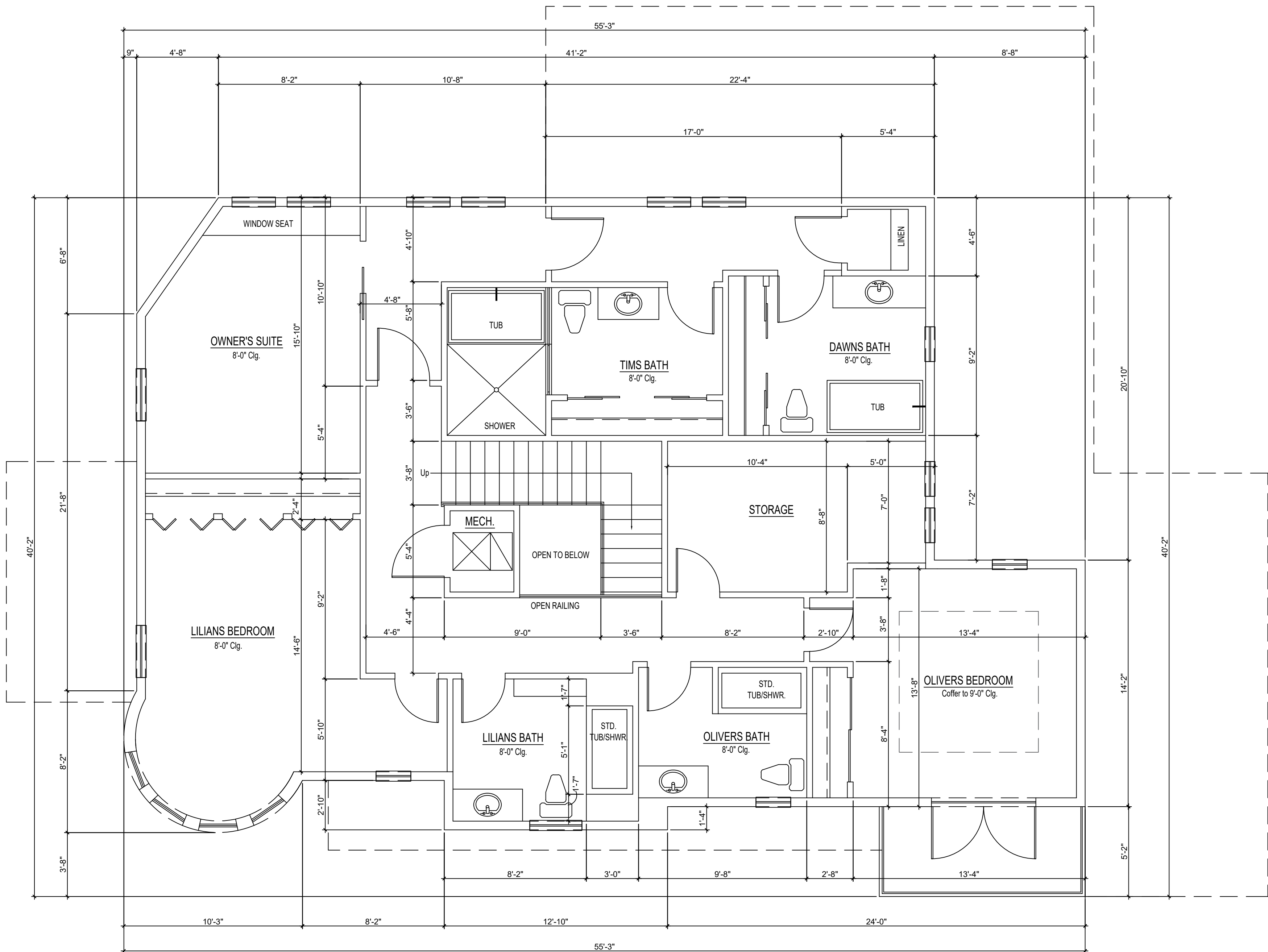
AS1.1

SITE STUDY

DESIGN TEAM

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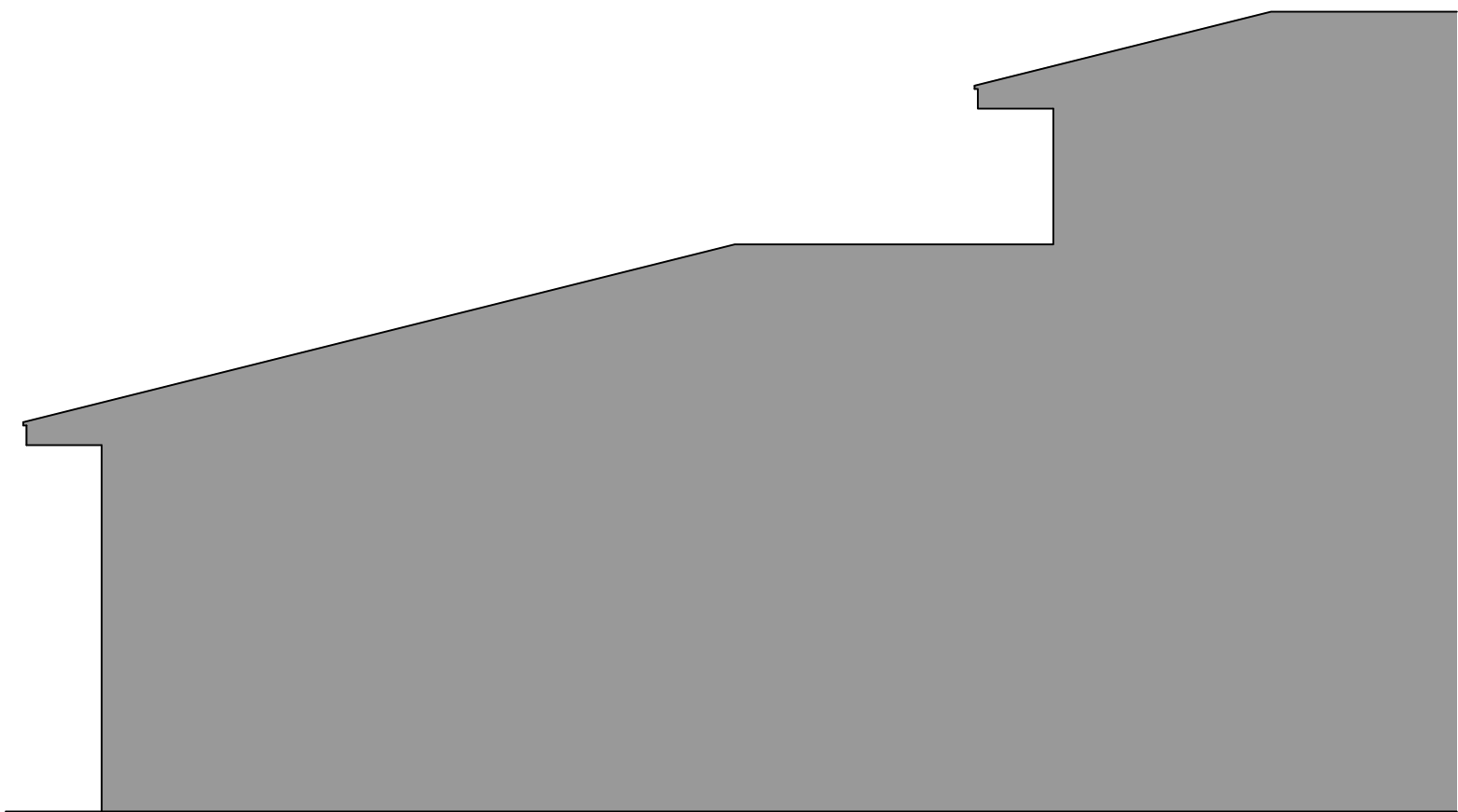
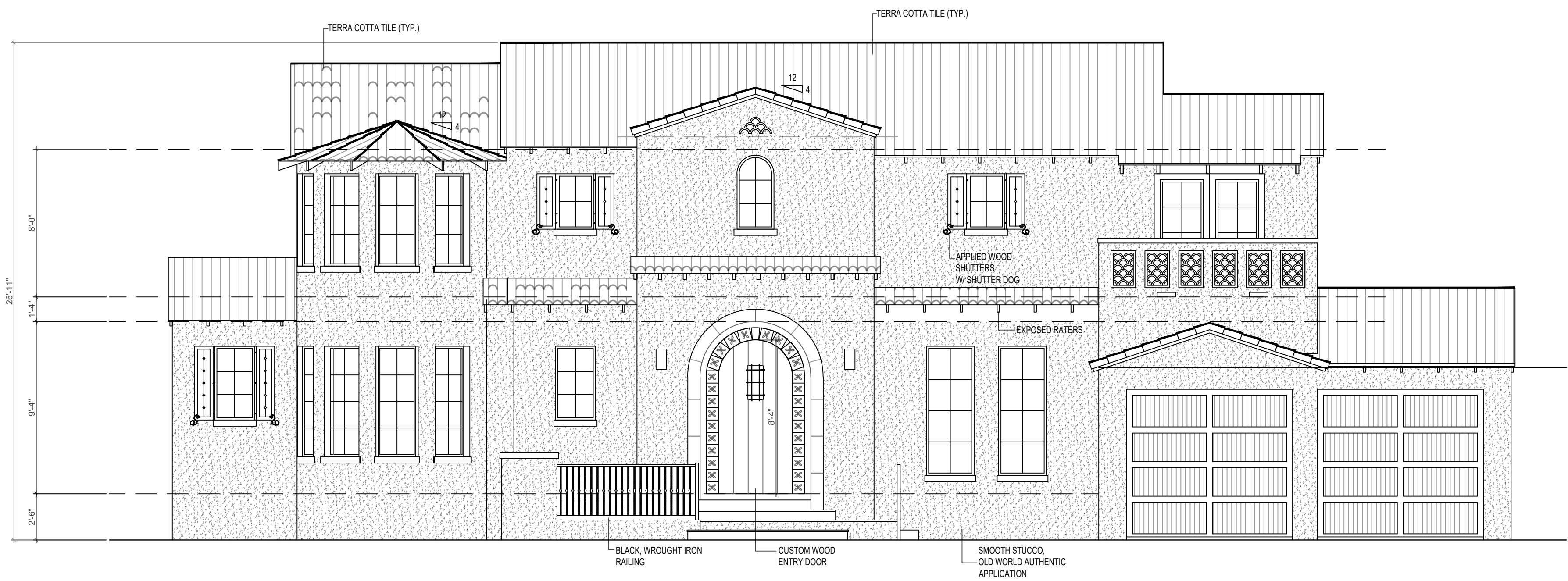


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| Vertical Labs, LLC<br>500 N. Maitland Ave. Suite 211<br>Maitland, FL 32751<br>Phone (407) 739•2401  |  | Cross Residence<br>151 Stirling Ave.<br>Winter Park, FL 32789 |  | SECOND FLOOR PLAN |  |
| Daniel Souter, P.E.<br>P.E.# 63901<br>P.O. Box 547774<br>Orlando, FL 32854<br>Phone: (407) 421-4866 |  | DRAWN: DTV<br>DATE: 10.9.23<br>CHKD:<br>SCALE: 1/4" = 1'-0"   |  | DESIGN TEAM       |  |
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1 FRONT ELEVATION  
1/4"=1'-0"



NEIGHBORING RESIDENCE

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| Vertical Labs, LLC<br>500 N. Maitland Ave. Suite 211<br>Maitland, FL 32751<br>Phone (407) 739-2401  | DESIGN TEAM         |
| Cross Residence<br>151 Stirling Ave.<br>Winter Park, FL 32789                                       | EXTERIOR ELEVATIONS |
| DRAWN: DTV<br>DATE: 10.9.23<br>CHKD:<br>SCALE: 1/4" = 1'-0"                                         |                     |
| Daniel Souter, P.E.<br>P.E.# 63901<br>P.O. Box 547774<br>Orlando, FL 32854<br>Phone: (407) 421-4866 |                     |
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