



Historic Preservation Board Regular Meeting

Agenda

June 12, 2024 @ 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

- 1. Call to Order**
- 2. Selection of Chair and Vice Chair**
- 3. Consent Agenda**
 - a. Approve the minutes of May 8, 2024. 1 minute
- 4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
- 5. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. Request of Brian and Jennifer Berry to designate the property at 1259 Essex Road to the Winter Park Register of Historic Places. 10 minutes
 - b. Request of Mr./Mrs. Proudfit for additions to the designated property at 1290 N. Park Avenue on the Winter Park Register of Historic Places. 15 minutes
 - c. Reconstruction of the home at 965 Lakeview Drive, subject to the conditions of approval for the demolition and variances granted on May 8, 2024. 20 minutes
 - d. Request to build 1,201 SF of additions to the existing 1,574 SF one-story masonry home at 2230 Howard Drive. 20 minutes
- 6. Action Items**
 - a. Request for Preliminary Review to designate the property at 1423 Westchester Avenue, built in 1925, contingent upon approval of additions to the existing home. 20 minutes
- 7. Non-Action Items**
- 8. Staff Updates**
- 9. Board Comments**
- 10. Upcoming Agenda Items**
- 11. Adjournment**



Historic Preservation Board

agenda item 3.a

item type

Consent Agenda

meeting date

June 12, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of May 8, 2024.

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

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

May 8, 2024 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Aimee Spencer, Wade Miller, John Skolfield, Lucy Boudet, Drew Henner, Kelsey Wolfe,
N. Lee Rambeau

Absent

None

Staff Present

Director of Planning and Zoning Allison McGillis, Planning Consultant Jeff Briggs, Planner I
Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Miller called the meeting to order at 9:01 a.m.

2. Consent Agenda

- a. Approve the minutes of April 10, 2024.

Motion made by Lucy Boudet, seconded by John Skolfield to approve the April 10, 2024 meeting minutes.

The motion carried unanimously by a 6-0 vote. (N. Lee Rambeau was present for the meeting minutes.)

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 of Charles and Lucinda Helton to designate the property at 1601 Berkshire Avenue to the Winter Park Register of Historic Places.

Mr. Briggs provided a summary of the item. He noted that the home was built in 1951

and is located in the historic Orwin Manor neighborhood. He also noted that the owners have lived in the home since 1978. He then indicated that the owners wanted to designate the home because they love it and do not want it to be torn down in the future. He added that the owners were not asking for any variances with the designation.

Staff recommendation was for approval.

Motion made by Aimee Spencer, seconded by Drew Henner, for approval to designate the home at 1601 Berkshire Avenue, built in 1951, to the Winter Park Register of Historic Places.

The motion carried by a 6-0 vote. (N. Lee Rambeau was not present for the motion.)

- b. Request by the City of Winter Park to revoke the setback variances granted by the Historic Preservation Board on April 12, 2023 at 965 Lakeview Drive in response to the demolitions that occurred. Zoned: R-1A.

Mr. Briggs provided a summary of the item. He noted that the application had been approved at the April 12, 2023 Historic Preservation Board meeting based on the existing structure that had since been approximately 90% demolished. He explained that in the City's Land Development Code more than 50% of the home is not allowed to be removed, or the applicant must rebuild the existing home to the current required setbacks. He further explained that the permit plans do not state any type of demo of the home, only interior alterations. He added that the allowed interior alterations are for demo of the interior walls, not the exterior walls of the home. Mr. Briggs indicated that staff received emails from the contractor of the project and the owner of the home admitting to the demo being a mistake. He also expressed that the Board would need to determine a penalty for such a violation so that any future violations can be addressed accordingly. He noted that the City was working on a project to place historic gateway signs on Park Avenue. He suggested that the penalty for the violation could be to have the contractor contribute to the purchase of a gateway sign for Hannibal Square. He then indicated that the burden was on the applicant and contractor to come up with a desired solution for the infraction. He also indicated that as a solution, restoration of the original home could be required, a fine could be imposed, or the Board could table the item indefinitely. He explained that if there was any argument about whether a violation occurred, the Board could defer the matter to the Code Enforcement Board for a ruling.

Staff recommendation was to revoke the setback variances previously granted.

The Board inquired about the following:

- whether or not the contractor's license had been reported to Florida's Department of Business and Professional Regulation (DBPR) for lack of supervision on the job site and exceeding the scope of the permit for the project,

- if there had been any setback variances granted for the second story,
- and if there was a calculation of the potential loss to square footage if the project would need to adhere to the current code setbacks.

The applicant's builder, Charlie Clayton of Charles Clayton Construction at 2250 Lee Road, Winter Park, FL 32789 addressed the Board. Mr. Clayton noted that the mistake was due to his company's oversight, and he had tried to speak to the surrounding neighbors to discuss the matter after it had occurred. He then discussed in detail what had been done to the house and how the mistake occurred.

The Board inquired about the following:

- if there had been preliminary meetings with the architect regarding the project,
- if there had been supervision on the work site,
- how any other architect would be willing to sign off on rebuilding the second floor of the home at this point,
- and how the foundation of the home is to be verified on the site.

Discussion then ensued regarding the applicant's submitted plans, the builder's intentions for the project, and why the mistake occurred.

The Board heard public comment from the following residents:

Jim Zboril of 945 Lakeview Drive, Winter Park, FL 32789; Margie Bridges of 767 Antonette Avenue, Winter Park, FL 32789; Wendy Brandon of 318 Vitoria Avenue, Winter Park, FL 32789; Suzanne Brandon of 318 Vitoria Avenue, Winter Park, FL 32789; and Trippe Cheek of 329 N. Park Avenue, Winter Park, FL 32789.

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

City Attorney Langley explained that if the Board determined that the applicant strayed from what was approved, the Board could revoke the approval that was granted. He also noted that the approved variances would become invalid and could be rescinded. He then indicated that the City's code provision that was mentioned by Mr. Briggs regarding demolishing more than 50% of the structure could be invoked whether or not the Board had any authority to revoke the approval and variances.

Chairman Miller called for a five-minute recess at 10:25 a.m.

The meeting resumed at 10:42 a.m.

Mr. Clayton addressed the Board and noted that he wanted to continue to have a good relationship with the City and offered to pay toward the City's gateway sign for Hannibal Square. He expressed that he wanted to pay the City \$50,000 for the gateway sign and an additional \$800 for a cleaning bill to one of the applicant's neighbors that had been affected by the demolition to resolve the matter.

The Board shared their thoughts on the matter and were overall hesitant to rescind the applicant's prior approval, felt a fine was not a harsh enough penalty, and did not want other contractors to feel like they could make similar mistakes and only be subject to paying a fine. Some Board members also suggested that the applicant could possibly create a home plan that meets the code without the need for variances, desired to table the item for one month, and felt the Board should come up with a more stringent application procedure for projects that come before the Board to avoid similar issues in the future.

The applicant's attorney, Trippe Cheek of 329 N. Park Avenue, Winter Park, FL 32789 was allowed to address the Board. Attorney Cheek expressed support for the Board to consider tabling the item.

A brief discussion ensued regarding what should be done regarding the matter and tabling the item.

Motion made by Aimee Spencer, seconded by N. Lee Rambeau, to table the item until the next Planning & Zoning Board meeting.

After brief discussion, the motion was rescinded by Aimee Spencer.

The applicant, Ryan Phillips of 965 Lakeview Drive, Winter Park, FL 32789 addressed the Board. Mr. Phillips spoke in detail about what occurred with the project and how the contractor's mistake has affected his family and their intended project.

The Board briefly shared their thoughts on the item and continued discussion. The applicant indicated that they would be in support of a facade easement as suggested by the Board for keeping the style of the house in perpetuity. Mr. Clayton expressed that he would like the solution to be his responsibility and not the applicant's. The Board then discussed requiring a Board review of an updated architectural set of construction drawings for the property, subject to approval by the Board, that includes historically correct call-outs for all materials, windows, doors, and details.

The Board allowed public comment from Matt Johnson, whose address was not provided. Mr. Johnson expressed that he felt the matter should have been caught by the City's ordinance and the mistake was not the builder's fault.

The Board clarified the details of their proposal for a solution to the matter. The Board recommended that the applicant have the contractor pay for their required second architectural review and updated plans for the project. The Board inquired with Mr. Clayton as to whether or not he agreed with the Board's proposed solution.

Motion made by Wade Miller, seconded by Aimee Spencer to amend the prior Certificate of Review approval to permit the existing altered and demolished condition of the house at 965 Lakeview Drive and keeping in place the approved variances by the Board subject to the additional conditions as follows:

- **that a facade easement on the house be granted prior to Certificate of**

Occupancy to the City with terms acceptable to the City,

- **that the contractor, Charles Clayton Construction Inc. pay \$100,000 into the Historic Preservation fund of the City to be paid before the existing stop work order is lifted on the project,**
- **and in one month, a Board review is required of an updated architectural set of construction drawings for the property, subject to approval by the Board, that includes historically correct call outs for all materials, windows, doors, and details.**

The motion carried unanimously by a 6-0 vote. (N. Lee Rambeau was not present for this motion.)

5. Action Items

- a. Request for Preliminary Review to designate the property at 1243 Westchester Avenue, built in 1925 contingent upon approval of additions to the existing home.

Due to time constraints for the meeting room, the item was continued to the next Historic Preservation Board meeting scheduled for June 12, 2024.

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 11:57 a.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Historic Preservation Board

agenda item 5.a

item type

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

meeting date

June 12, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Brian and Jennifer Berry to designate the property at 1259 Essex Road to the Winter Park Register of Historic Places.

motion | recommendation

Staff recommendation is for approval.

background

Brian and Jennifer Berry (property owners) have voluntarily agreed to designate their property and home at 1259 Essex Road to the Winter Park Register of Historic Places. This home is an example of the architectural style as was popular when this home was built in 1925.

The home has been enlarged to the rear since built in 1925 and is now a one-story, 4-bedroom, 3-bath home with 2,360 square feet of living area plus an oversize two-car garage.

It has many distinct traditional architectural features, including window fenestration. The home is also symbolic of the scale and character of the Virginia Heights neighborhood as it has developed.

The Berry's have researched information about the home. The earliest known owner was Samuel H. Edes, based on a deed from 1926. Major Samuel Harcourt Edes (1881 – 1967), spent most of his civilian life in Newport, New Hampshire, but was a student at Rollins College, Class of 1906.

The Berry's purchased this home in March 2022 and the motivation for designation is to preserve the home, which is on a large lot, so that a future owner does not demolish and rebuild at some future time.

alternatives | other considerations

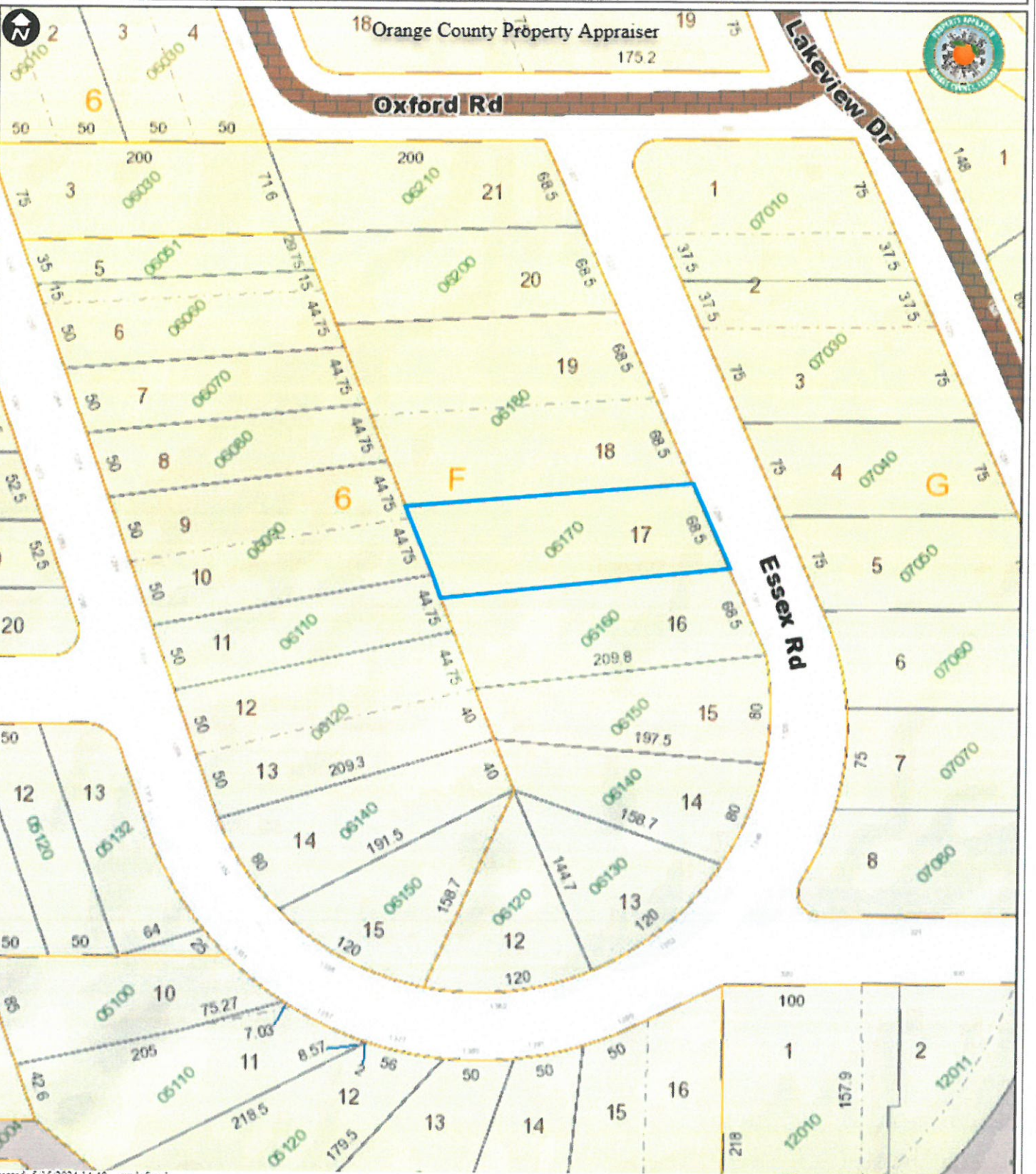
fiscal impact

attachments

1. Location Map and Aerial
2. House Pictures
3. Resolution_1259 Essex Road
4. Historic Designation Application

OCA Web Map

	Florida Turnpike		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6	Lot Number
	Interstate 4		Brick Road		Agriculture		Agricultural Cudlage		Lakes and Rivers		06060	Parcel Number
	Toll Road		Block Line		Commercial/Institutional		Hydro		Building		3106	Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		E		111.9	Parcel Dimension
	Public Roads		Gated Roads									



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This map is for reference only and is not a survey





1259 ESSEX RD WINTER PARK FL 32789 2/15/2024 10:41 AM



April 23, 2015 at 10:05:24 AM

1259 ESSEX RD. WINTER PARK, FL 32789 4/23/2015 10:11 AM



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1259 ESSEX ROAD, 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 and recommended that the property at 1259 Essex Road with the existing home built in 1925 is an example of the architecture popular during that period in the development of the Virginia Heights neighborhood.

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

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1259 Essex Road 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 _____ 2024.

Sheila DeCiccio, Mayor

ATTEST:

City Clerk





Historic Preservation Board

agenda item 5.b

item type

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

meeting date

June 12, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Mr./Mrs. Proudfit for additions to the designated property at 1290 N. Park Avenue on the Winter Park Register of Historic Places.

motion | recommendation

Staff Recommendation is for approval.

background

The property owners, Mr./Mrs. Proudfit have designated the existing home at 1290 N. Park Avenue to the Winter Park Register of Historic Places. This home is a Gamble Rogers design and home built in 1930.

As we discussed at the April HPB meeting, this home is a two-story, 2,623 sq. ft. home. Per Jack Rogers, this home is arguably the first Gamble Rogers home built in the City of Winter Park. It is the first Winter Park home that has documentation as being a Gamble Rogers home. It was built for Zoe Shippen, who was a nationally acclaimed artist who had exclusive art shows across the country. She married Dr. Jewett, who was one of the founders of the Jewett Clinic. They together later built the Arte Modern or Presidential style home at 1280 N. Park Avenue on the corner of Park/New York Avenue.

At this time, the property owners need approval by the Historic Preservation Board for the exterior additions shown during the subdivision/lot split public meetings, which are to add a new two-car garage to the home and a new detached accessory building, both to be in styling to match the current home. Setback variances for these structures have already been approved/confirmed by the City Commission, as part of the lot split approval and by the P&Z Board as part of their lakefront review.

The existing two-story house will remain intact with interior renovations but with the exterior image unchanged other than the addition of a new two-car garage to the existing home. The new garage meets the street front setback and one-foot from the new property line created by the lot split that was approved. Together with the existing two-story square footage, the total

house size will be 3,538 square feet.

The plans also show the request for a detached one-story accessory building to be used for a small home office/guest space of 420 square feet and a golf cart parking area of 115 square feet. That accessory structure is to be located 1½ -2 ½ feet from the street property line.

There previously existed a three-car carport that was also next to the property line, which has been removed.

The maximum floor area ratio for this 16,380 sq. ft. lot is 35%, which would permit a home up to 5,733 square feet in size. The proposed home of 4,393 square feet including the two-car garage and accessory structure would be at a floor area ratio of 27%. The maximum impervious coverage allowed is 50% and the plans submitted show a proposed impervious coverage of 44% anticipating a new swimming pool.

Once designated as historic, exterior architectural changes, including these additions and new structures, require approval by the Historic Preservation Board to insure the appropriateness of the exterior image to match the architectural image of the existing historic home. To the staff it appears that the new additions are compatible in styling.

alternatives | other considerations

fiscal impact

attachments

1. Renovation and addition plans for 1290 N. Park Avenue

LOT SPLIT REMODEL & DESIGN PROPOSAL

1290 N PARK AVE, WINTER PARK, 32789



PRELIMINARY ARCH SET



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel 407 829 3303
Email Zave@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel 407 829 3303
Email Zave@zpropertiesinc.com

Structure:
Name ALBA ENGINEER
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel (407) 421-4865
Email theodor@alba-eng.com

Trusses:
Name K & M TRUSS INC
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel (407) 880-4551
Email kmtruss@kmt.com

Landscape Architect:
Name
Address
Address
Tel
Email

Civil:
Name
Address
Address
Tel
Email

Pool: NOT PART OF PERMIT SET
Name
Address
Address
Tel
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address
Tel
Email

Rev.	Date

Date 4.15.2024

Scale
Cover

A000

Sheet No.



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer:
Name: Z PROPERTIES
Address: 218 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zpro@zpropertiesinc.com

Design:
Name: Z PROPERTIES
Address: 218 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zpro@zpropertiesinc.com

Structure:
Name: ALBA ENGINEER
Address: 731 W. Smith Street, Orlando, FL 32804
Tel: (407) 421-4865
Email: sbouder@alba-eng.com

Traverse:
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail, Zellwood, FL 32795
Tel: (407) 880-4551
Email: ktruss@ktruss.com

Landscape Architect:
Name:
Address:
Tel:
Email:

Civil:
Name:
Address:
Tel:
Email:

Public: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Rev.	Date

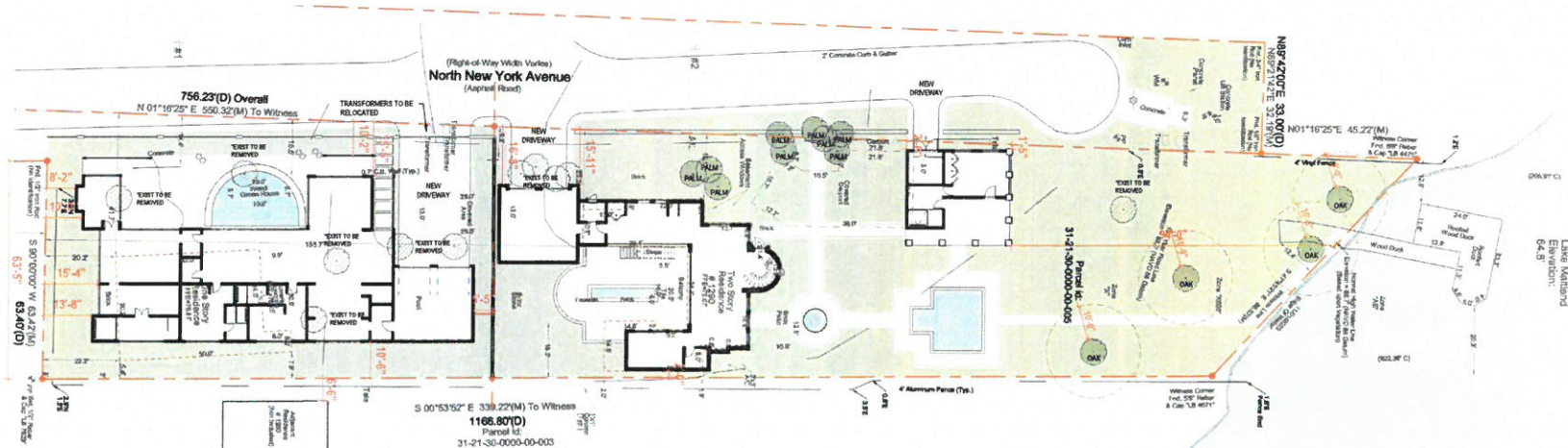
Date: 4.15.2024

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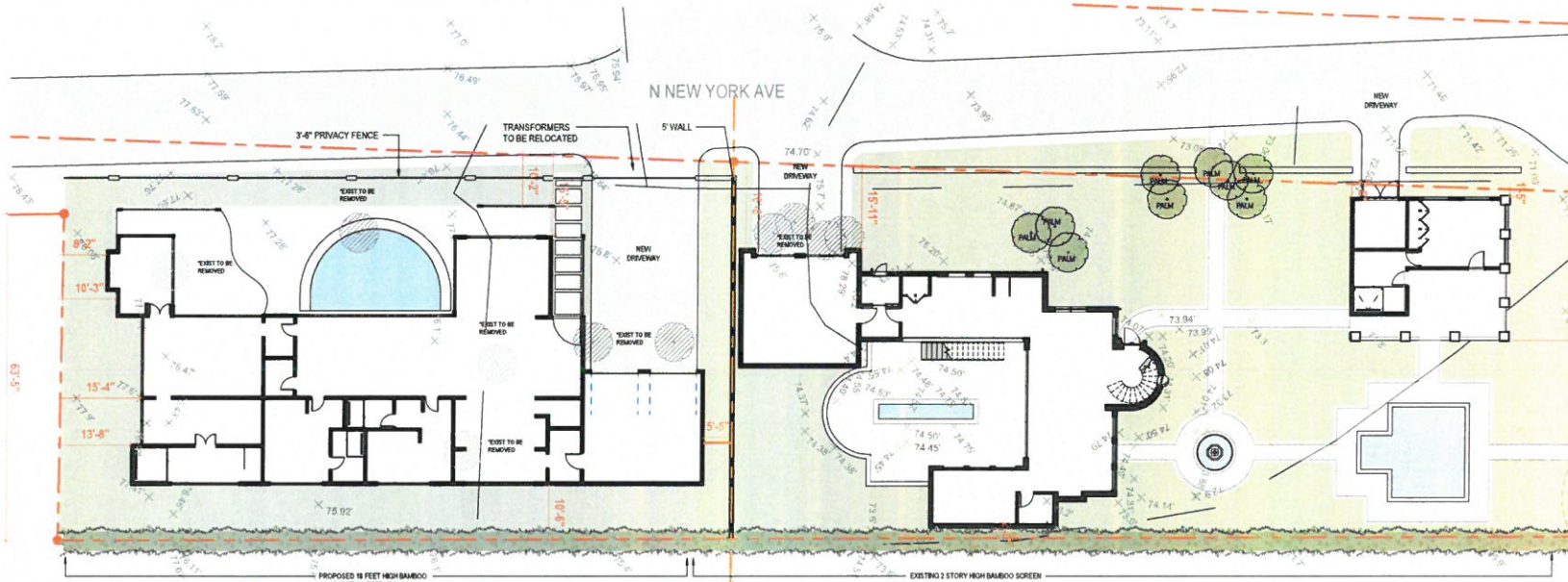
Site Plan

A100

Sheet No.



① OVERALL SITEPLAN
1/16" = 1'-0"



② ENLARGED SITEPLAN
3/32" = 1'-0"

PROJECT DATA

PARCEL ID 31-21-30-0000-00-005
CITY WINTER PARK
ACREAGE 1.81

PROPERTY DESCRIPTION

BEG 142.5 FT W OF SE COR OF SW 1/4 RUN N 750 FT TO PT IN LAKE MAITLAND 142.5 FT W OF E LINE OF SAID SW 1/4 TH N 1 DEG W TO 40 ACRE LINE E 60.5 FT S 1 DEG E 1166.8 FT ML W 60.4 FT S 1 DEG E 142.7 FT S 46 DEG W 9.5 FT TH W 11.8 FT TO POB & BEG 63.9 FT W & 32 FT N OF SE COR OF SW 1/4 RUN N 1 DEG W 1285 FT ML E 3 FT S 1 DEG E 1288 FT TH W 3 FT TO BEG (LESS N 35 FT OF S 118.2 FT OF SAID 3 FT STRIP) IN SEC 31-21-30

ZONING

R-1AAA

TOTAL LOT LAND

78,863 SQFT (+/-) | 1.81 ACRES (+/-)

PROPOSED LOT LAND

16,380 SF

R-1AAA

ZONING

FUTURE LAND USE

LOT WIDTH

LOT DEPTH

LOT AREA

FLOOR AREA RATIO

IMPERVIOUS

FRONT SETBACK

SIDE SETBACK

REAR SETBACK

REQUIREMENTS

35% (5,733 SF)

MAX 50% (8,190 SF)

20% 26'-0"

N/A

50 FTA VR

EXISTING

R-1AAA

SFR

70'-0" FT AVR

239'-0"

N/A

16,380 SF

2,868 SF

N/A

19'-1"

2'-0"

93'-3"

PROPOSED

R-1AAA

SFR

N/A

N/A

16,380 SF

27% (4,393 SF)

44% (7,340 SF)

16'-0"

2'-0" FT/ 1'-2" FT

94'-0" FT

TOTAL 4,393 SF 27%

FLOOR AREA RATIO

LOT LAND

ALLOWED

16,380 SF

5,733 SF (35%)

MAIN RESIDENCE

1st FLOOR

1500 SF

2nd FLOOR

1518 SF

3,018 SF

GUEST HOUSE

COVERED PORCH

420 SF

320 SF

GARAGES

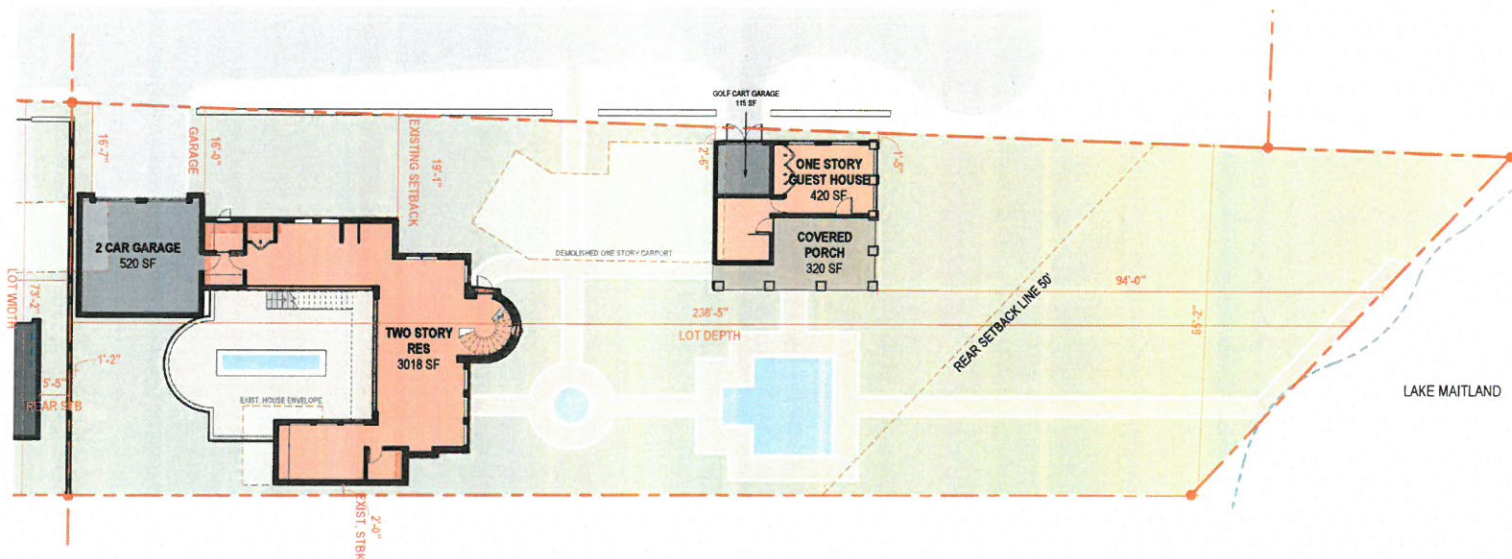
GOLF CART

2 CAR

115 SF

520 SF

635 SF



1 MAIN RESIDENCE DIAGRAM
3/32" = 1'-0"



Remodel & Lot Split

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Developer:
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Address: 731 W. Smith Street
Address: Orlando, FL 32804
Tel: (407) 421-4866
Email: alba@alba-eng.com

Trusswork:
Name: K & M TRUSS INC
Address: 2028 N Orange Blossom Trail,
Address: Zellwood, FL 32798
Tel: (407) 890-4551
Email: kmtruss@kmtruss.com

Landscape Architect:
Name:
Address:
Address:
Tel:
Email:

Civil:
Name:
Address:
Address:
Tel:
Email:

Pool: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Rev. Date

Date

Scale

Project Data Main Res

A001

Sheet No.



Remodel & Lot Split

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Tel: 407 929 3303
Email: Zare@zpropertiesinc.com

Structure:
Name: ALBA ENGINEER
Address: 731 W. Smith Street, Orlando, FL 32804
Tel: (407) 421-4866
Email: douglas@alba-eng.com

Truss:
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail, Zephyrhills, FL 33576
Tel: (407) 880-4501
Email: kmtruss@kmttruss.com

Landscape Architect:
Name: -
Address: -
Tel: -
Email: -

Civil:
Name: -
Address: -
Tel: -
Email: -

Pool: NOT PART OF PERMIT SET
Name: -
Address: -
Tel: -
Email: -

Interior Design: NOT PART OF PERMIT SET
Name: -
Address: -
Tel: -
Email: -

Rev. Date

Rev. Date

Date 4.15.2024

Scale

Renders Main Residence

A200

Sheet No.



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

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Developer:
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Structure:
Name: ALBA ENGINEER
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Orlando, FL 32804
Tel: (407) 421-4866
Email: douster@alba-eng.com

Trusses:
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail,
Zelwood, FL 32708
Tel: (407) 880-4511
Email: klm@kmtvusa.com

Landscape Architect:
Name:
Address:
Tel:
Email:

Civil:
Name:
Address:
Tel:
Email:

Pool: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Rev. Date

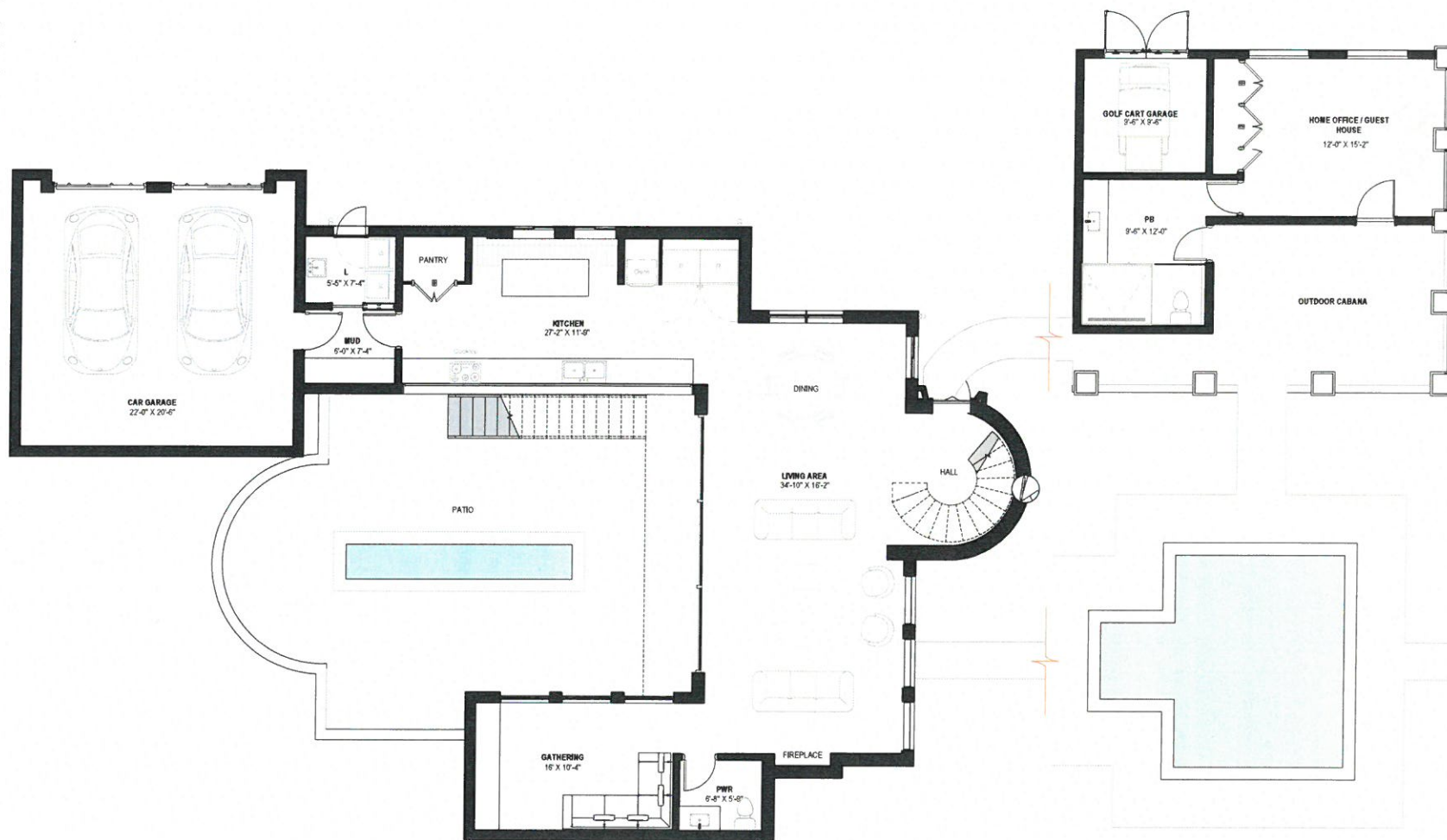
Date 4.15.2024

Scale 1/4" = 1'-0"

Remodel Presentation Floor Plan

A201

Sheet No.



1 PROPOSED REMODEL PRESENTATION PLAN 1ST FLR
1/4" = 1'-0"



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel 407 929 3303
Email Zave@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel 407 929 3303
Email Zave@zpropertiesinc.com

Structure:
Name ALBA ENGINEER
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel (407) 421-4866
Email albae@alba-eng.com

Trusses:
Name K & M TRUSS INC
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel (407) 880-4501
Email ktm@kmttruss.com

Landscape Architect:
Name
Address
Address
Tel
Email

Civil:
Name
Address
Address
Tel
Email

Pools: NOT PART OF PERMIT SET
Name
Address
Address
Tel
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address
Address
Tel
Email

Rev. Date

Rev.	Date

Date 4.15.2024

Scale 1/4" = 1'-0"

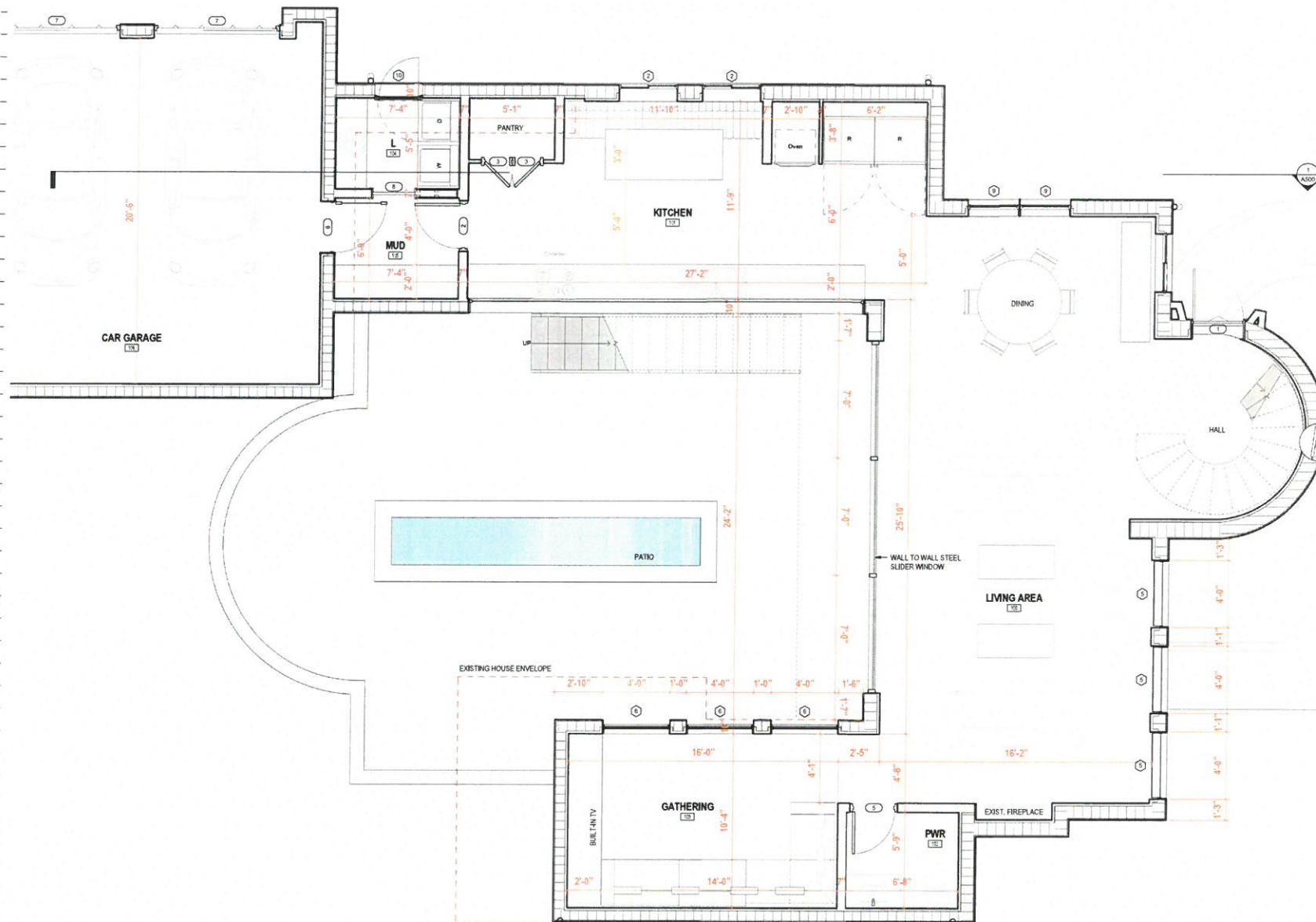
Presentation Plan - Second Floor

A202

Sheet No.



1 PROPOSED REMODEL PRESENTATION PLAN 2ND FLR
1/4" = 1'-0"



① PROPOSED FIRST FLOOR
3/8" = 1'-0"



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407 929 3303
Email: Zave@zpropertiesinc.com

Design:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407 929 3303
Email: Zave@zpropertiesinc.com

Structure:
Name: ALBA ENGINEER
Address: 731 W. Smith Street, Orlando, FL 32804
Tel: (407) 421-4866
Email: alba@alba-eng.com

Trusses:
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail, Zephyr, FL 32799
Tel: (407) 880-4551
Email: kalm@kmtvax.com

Landscape Architect:

Name:
Address:
Tel:

Name:
Address:
Tel:

POOLS: NOT PART OF PERMIT SET

Name:
Address:
Tel:

Interior Design: NOT PART OF PERMIT SET

Name:
Address:
Tel:

Rev. Date

Date: 4.15.2024

Scale: 3/8" = 1'-0"

Proposed First Floor Plan

A300

Sheet No.



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park,
FL 32789
Tel: 407 929 3303
Email: Zarn@zpropertiesinc.com

Design:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park,
FL 32789
Tel: 407 929 3303
Email: Zarn@zpropertiesinc.com

Structure:
Name: ALBA ENGINEER
Address: 731 W. Smith Street
Orlando, FL 32804
Tel: (407) 421-4866
Email: flouder@alba-eng.com

Truss:
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail,
Zephyr, FL 32798
Tel: (407) 880-4551
Email: kmt@kmttruss.com

Landscape Architect:
Name:
Address:
Tel:
Email:

Civil:
Name:
Address:
Tel:
Email:

Pool: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Rev. Date

Name:
Address:
Tel:
Email:

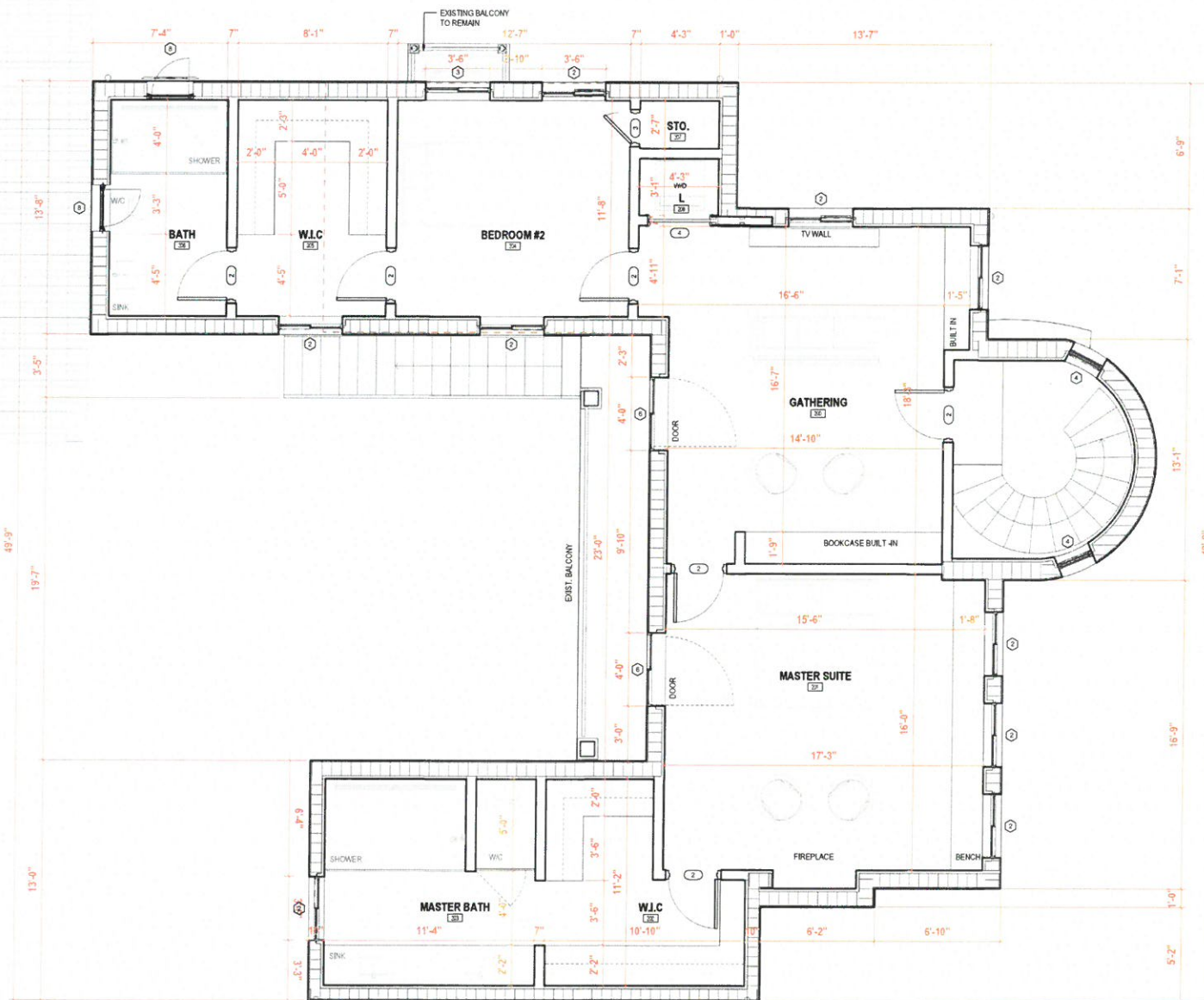
Date 4.15.2024

Scale 3/8" = 1'-0"

Proposed Second Floor Plan

A301

Sheet No.



① PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"





Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32780

Project No. 1290

Developer:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park,
FL 32789
Tel: 407 929 3303
Email: Zave@zpropertiesinc.com

Design:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park,
FL 32789
Tel: 407 929 3303
Email: Zave@zpropertiesinc.com

Structure:
Name: ALBA ENGINEER
Address: 731 W Smith Street
Orlando, FL 32804
Tel: (407) 421-4866
Email: boudier@alba-eng.com

Trusswork:
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail,
Zephyrus, FL 32789
Tel: (407) 890-4551
Email: kmtruss@k-mtruss.com

Landscape Architect:
Name:
Address:
Tel:
Email:

City:
Name:
Address:
Tel:
Email:

Pool: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Tel:
Email:

Rev. Date

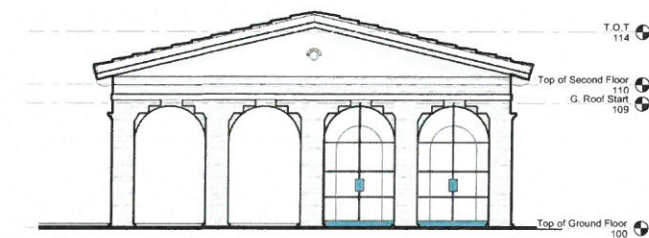
Date

Scale As indicated

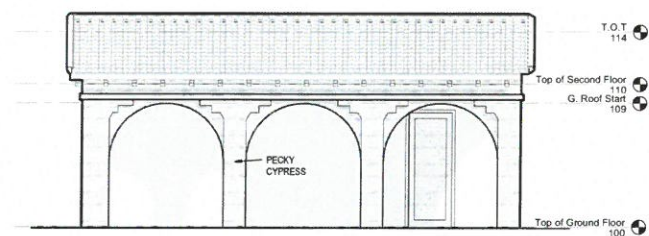
Guest / Pool House Details

A302

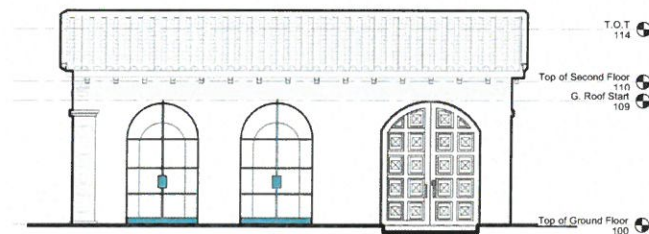
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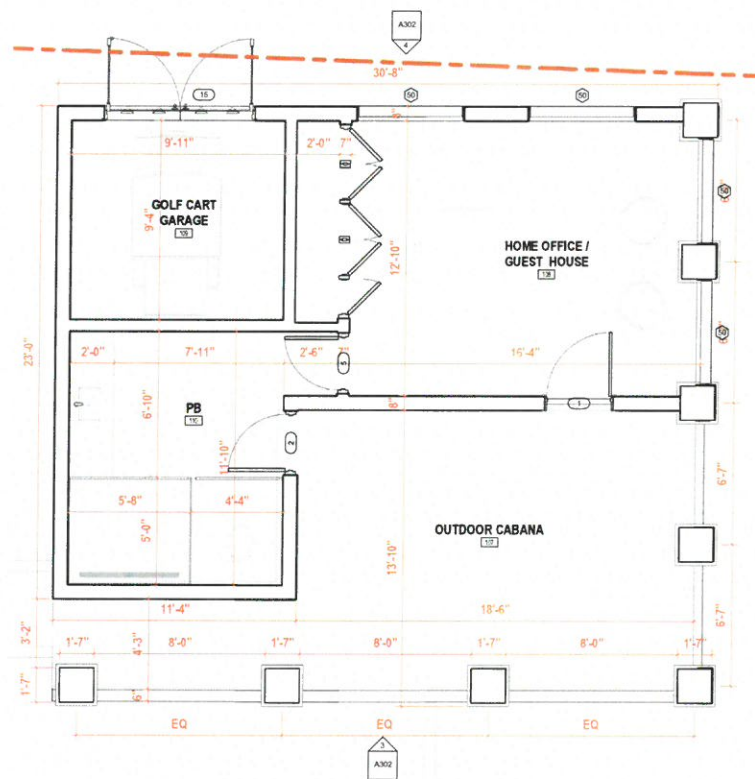
② LAKE FRONT ELEVATION
1/4" = 1'-0"



③ SIDE ELEVATION
1/4" = 1'-0"



④ STREET SIDE ELEVATION
1/4" = 1'-0"



① GUEST HOUSE / HOME OFFICE
3/8" = 1'-0"



Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer:
Z PROPERTIES
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407 929 3303
Email: Zave@zpropertiesinc.com

Design:
Z PROPERTIES
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407 929 3303
Email: Zave@zpropertiesinc.com

Structural:
ALBA ENGINEER
Name: ALBA ENGINEER
Address: 731 W. Smith Street, Orlando, FL 32804
Tel: (407) 421-4866
Email: alba@alba-eng.com

Trusses:
K & M TRUSS INC
Name: K & M TRUSS INC
Address: 2928 N Orange Blossom Trail, Zellwood, FL 32798
Tel: (407) 880-4551
Email: kmtruss@kmtruss.com

Landscape Architect:
Name: [Blank]
Address: [Blank]
Tel: [Blank]
Email: [Blank]

Civil:
Name: [Blank]
Address: [Blank]
Tel: [Blank]
Email: [Blank]

Pool: NOT PART OF PERMIT SET
Name: [Blank]
Address: [Blank]
Tel: [Blank]
Email: [Blank]

Interior Design: NOT PART OF PERMIT SET
Name: [Blank]
Address: [Blank]
Tel: [Blank]
Email: [Blank]

Rev.	Date

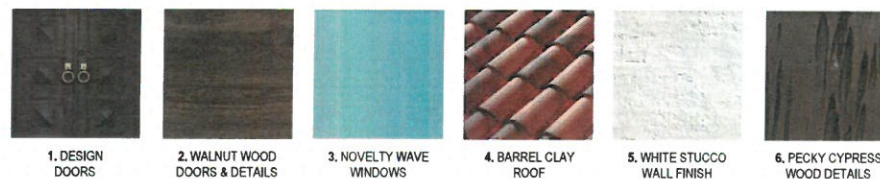
Date: 4.15.2024

Scale: 1/4" = 1'-0"

Elevations

A303

Sheet No.



1 FRONT ELEVATION
1/4" = 1'-0"



2 LAKE FRONT ELEVATION
1/4" = 1'-0"



Historic Preservation Board

agenda item 5.c

item type

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

meeting date

June 12, 2024

prepared by

Jeffrey Briggs

approved by

Mary Bush, Administrative Coordinator
III

subject

Reconstruction of the home at 965 Lakeview Drive, subject to the conditions of approval for the demolition and variances granted on May 8, 2024.

motion | recommendation

Provide materials direction for the contractor.

background

The Historic Preservation Board (HPB) on May 8, 2024, reconfirmed the setback variances approved on April 12, 2023, for the home at 965 Lakeview Drive, subject to conditions of approval as follows:

Motion made by Wade Miller, seconded by Aimee Spencer to amend the prior Certificate of Review approval to permit the existing altered and demolished condition of the house at 965 Lakeview Drive and keeping in place the approved variances by the Board subject to the additional conditions as follows:

- that a facade easement on the house be granted prior to Certificate of Occupancy to the City with terms acceptable to the City,
- that the contractor, Charles Clayton Construction Inc. pay \$100,000 into the Historic Preservation fund of the City to be paid before the existing stop work order is lifted on the project,
- and in one month, a Board review is required of an updated architectural set of construction drawings for the property, subject to approval by the Board, that includes historically correct call-outs for all materials, windows, doors, and details.

The façade easement will be provided to the City prior to certificate of occupancy. The stop work order was lifted the next day upon payment in accordance with the second condition. The third condition is reason for this agenda item, in order to insure the exterior materials to be used to rebuild this home are in accordance with the Historic Preservation Board's direction to create an authentic replica of the previous home, recognizing that modern materials can be utilized as long as they create a similar exterior look as embodied by the previous home.

Rather than try to piece together parts and portions of the building permit plans and requiring permit revisions and delays while those are prepared by the architect team and processed by the City, the staff prepared a supplemental listing of the exterior elements upon which Clayton Construction and the Historic Preservation Board could agree at this meeting as to the appropriate materials to be used. A listing of exterior materials is attached, which Clayton Construction has agreed to, as well as supplementary materials details provided by them.

Hopefully, there is sufficient and adequate details in both submittals to insure an authentic re-creation occurs.

alternatives | other considerations

fiscal impact

attachments

1. Construction Plan Commitments for HPB
2. House Pictures
3. Site plan, floor plan and elevation
4. Construction detail from Clayton Construction

Historic Preservation Board Construction Plan Commitments for the June 12, 2024 Meeting

Request by Ryan and Zamantha Phillips for first and second-floor additions and a new garage, subject to certain setback variances, to the existing "contributing" home at 965 Lakeview Drive, built in 1936 within the College Quarter Historic District, zoned: R-1AA.

In clarification of and in addition to and to supplement and substitute for construction plan detail submitted as part of the building permit, Clayton Construction agrees to the following materials and construction details:

Window Details:

1. There are many manufacturers to choose from such as: JELD WENN, Marvin, Sierra Pacific, Loewen, etc.
2. The "make up" of the windows should be aluminum clad wood. Of which all the manufactures above as well as many more provide.
3. The existing mullions or "grills" as referred to by the window companies are usually available in many sizes. A typical $\frac{3}{4}$ " or $\frac{7}{8}$ " would be recommended.
4. Between the glass muttons is not permitted.
5. The correct product is called "applied grills with spacer bar". Picture below for better understanding.
6. A recess is somewhat optional. With double hung they will naturally appear to set back and with casement they can't really be recessed due to the opening. In addition, the casements on the left in the pic below are not set back.
7. Fenestration as in the appearance of the number of panes per window must match original submission.



Window frame and sill detail: As shown in picture below.



Window shutters: Should be simulated wood authentic appearing shutters. Timberland is a recommended vendor but definitely not the inexpensive plastic Home Depot shutters. They could be panel or louvered.

Exterior Siding Details: Wood siding to be real wood (not hardee board).

Roof Details: Shingles to be 40-year dimensional shingle as indicated in the original application.

Exterior doors to be as shown on plans including framing detail and garage doors to be as shown with black metal period replica hardware.

Porch Column Detail to be as shown.

Chimney Detail to be as shown.

Exterior paint colors to be _____.

EXISTING HOME TODAY



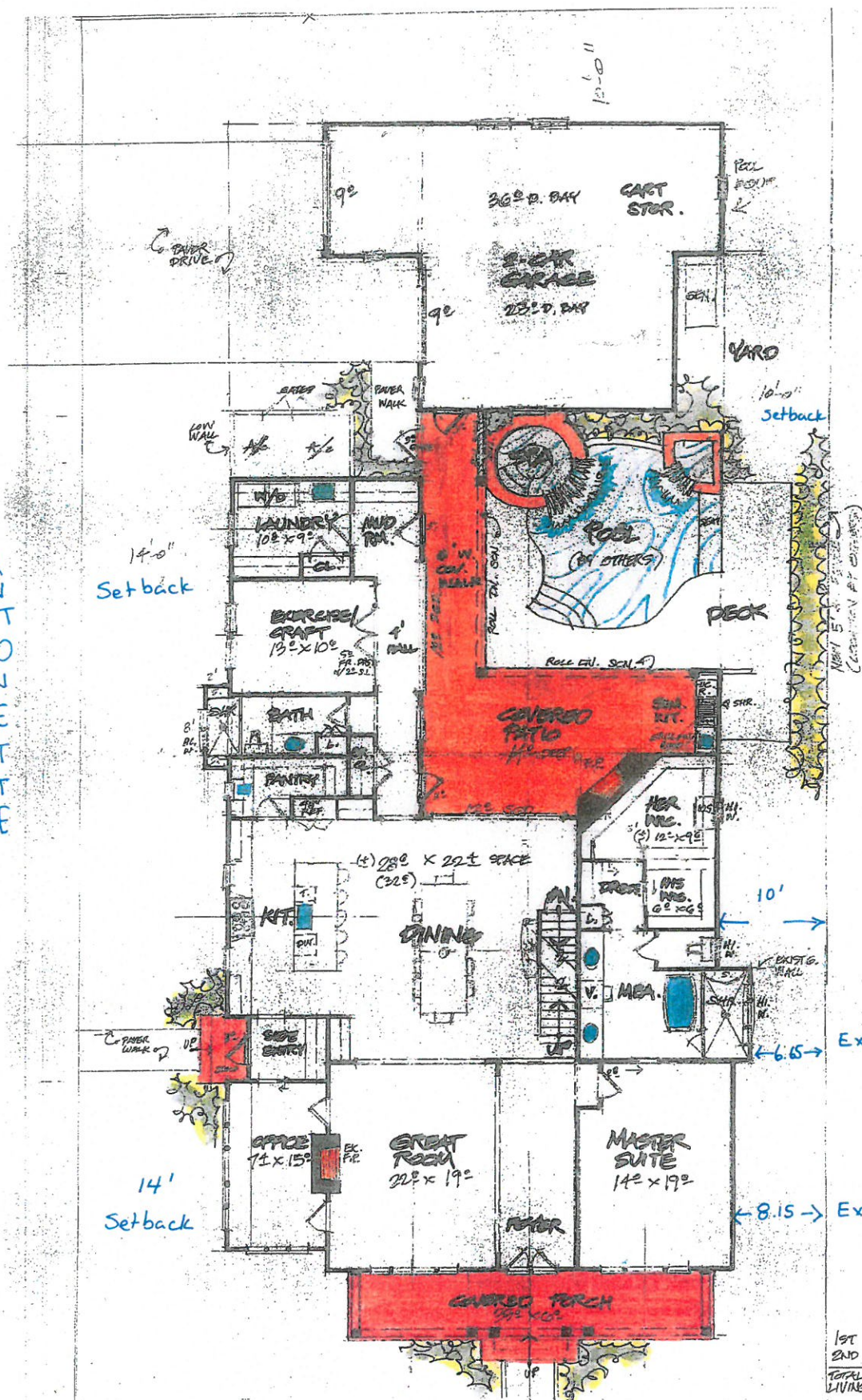


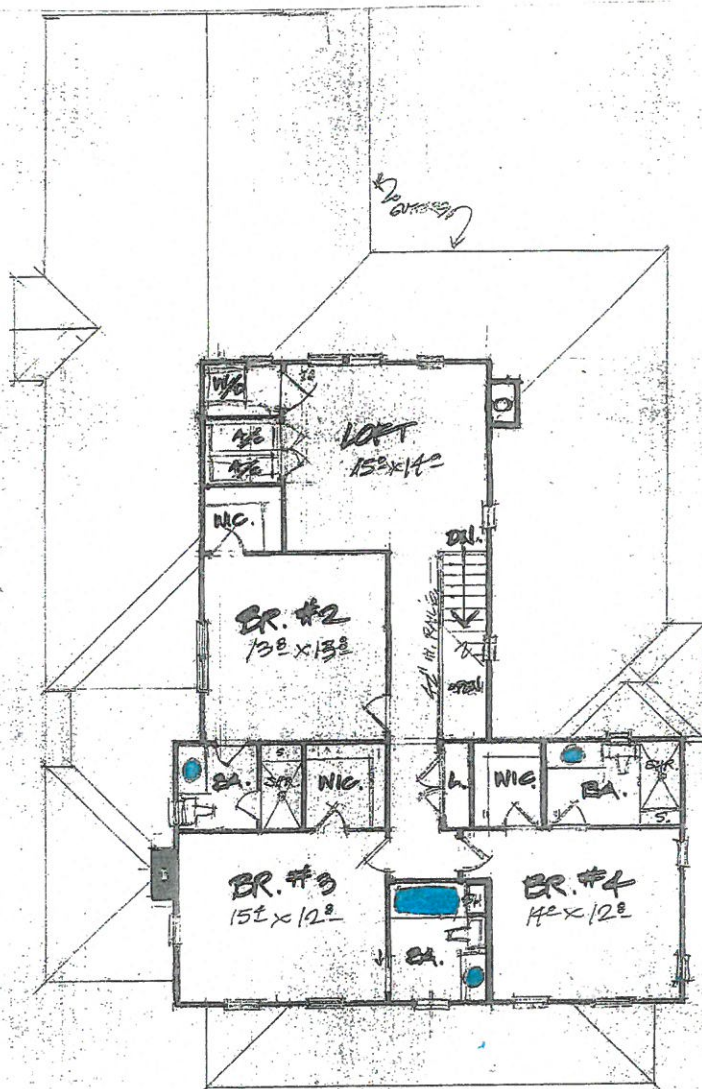








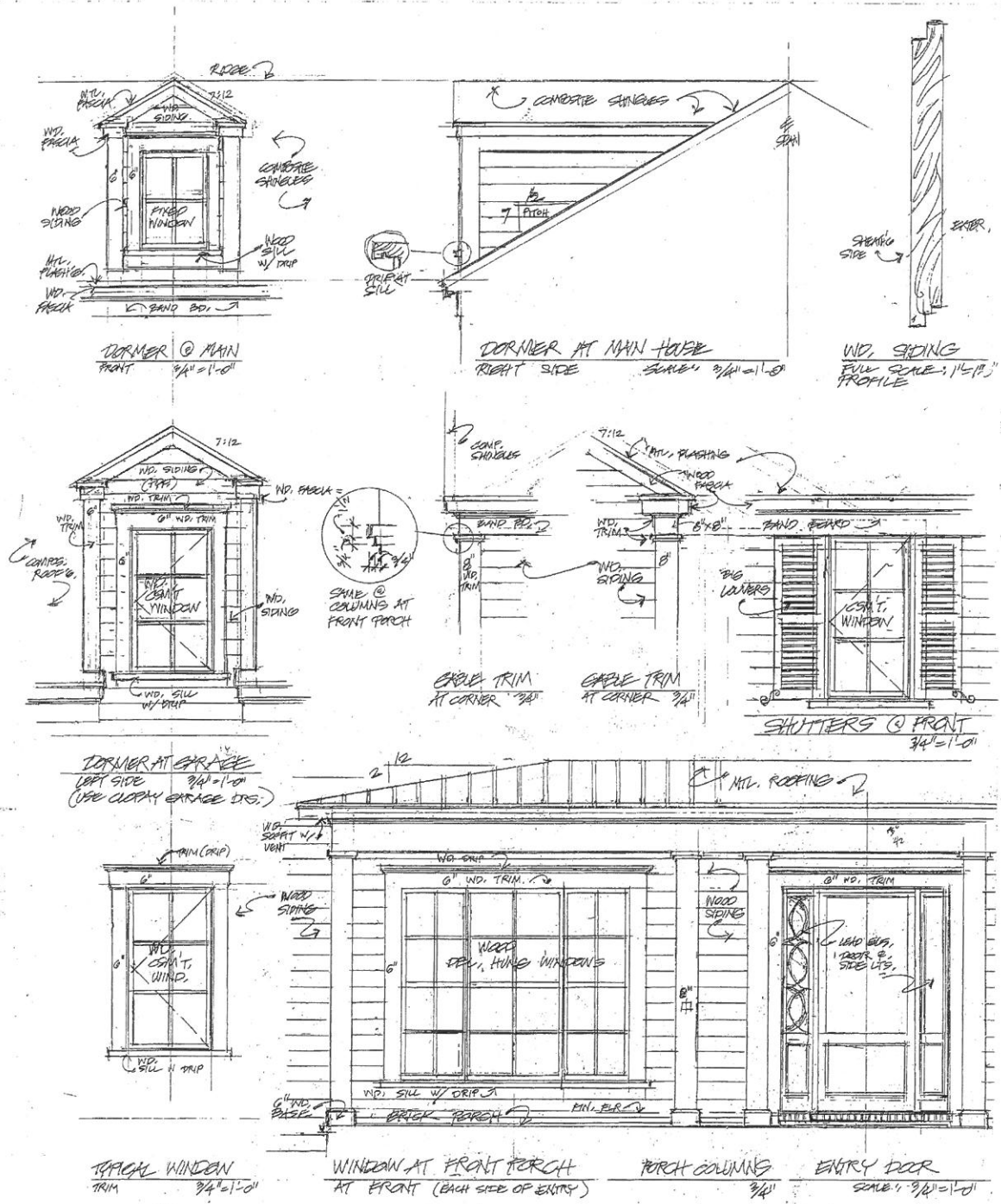




SECOND FLOOR PLAN
 CHARLES CLAYTON CONSTRUCTION,
 JOHNSON ESTATE DESIGNS, INC.

PHILLIPS RESIDENCE
 SCALE: 1/4" = 1'-0"





965 LAKEVIEW DRIVE — WINTER PARK, FL 32789 — PHILLIPS RESIDENCE
 CHARLES CARTON CONSTRUCTION, L. SCALE: 3/4" = 1'-0"

PHILLIPS
EXTERIOR



INSPIRATION

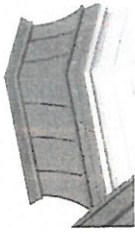


GARAGE INSPIRATION

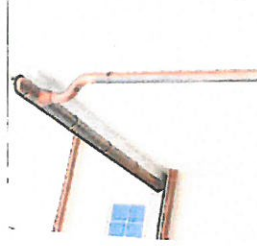
GARAGE PAINT COLOR
BM SWISS COFFEE
OC-45



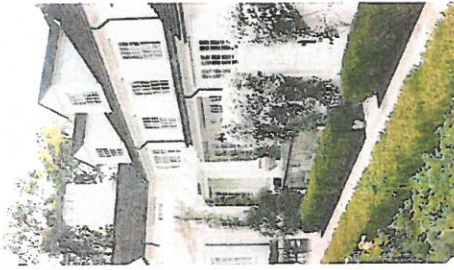
LANDMARK 40 YR



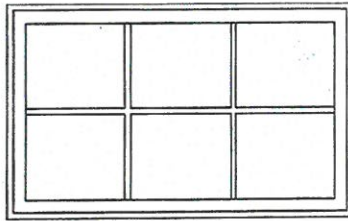
CHIMNEY CAP STYLE
IN BLACK



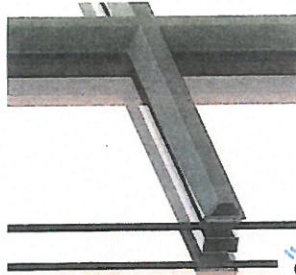
HALF ROUND GUTTERS



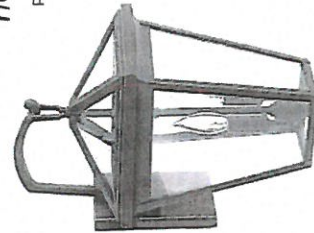
INSPIRATION



WINDOW STYLE
ALUMINUM WOOD CLAD
WHITE EXTERIOR

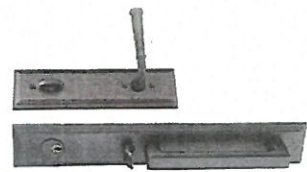


7/8
PUTTY GRID STYLE - INTERIOR GRID
PAINT TBD



EXTERIOR PAINT COLOR
BM SWISS COFFEE
OC-45

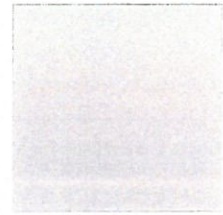
EXTERIOR LANTERNS
ALFORD PLACE
12" - 21"H



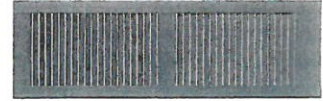
FRONT DOOR HANDLE
BLACK



FRONT DOOR PAINT
FB HOPPER HEAD



SHUTTER PAINT
BM BOOTHBAY GRAY
HC-165



965 LAKEVIEW



Historic Preservation Board

agenda item 5.d

item type

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

meeting date

June 12, 2024

prepared by

Jeffrey Briggs

approved by

Mary Bush, Administrative Coordinator
III

subject

Request to build 1,201 SF of additions to the existing 1,574 SF one-story masonry home at 2230 Howard Drive.

motion | recommendation

TBD

background

The property is located on the corner of Howard Drive and Mulbry Drive. It was originally built in 1952 and is on a 9,103 sf lot (per OCPA), and has remained in its original residential size. On August 29, 2019, the Historic Preservation Board (HPB) approved, for a previous owner, the ability to construct additions to the home and utilize special setback variances. Those additions were never completed. The current owner desires to modify the previous approval with a different building addition program.

Existing Description: This one-story, 1,574 sf house was in poor-to-good condition when reviewed by the HPB in August 2019 but did retain the design of its 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. As such, the HPB was pleased to be able to designate the home as historic and grant some setback variances for additions to the home.

The previous and current owner are preserving this 1950s architectural style. However, the current home of 1,574 square feet needs to be enlarged to meet the needs of the owner. To maintain the one-story character and style, it required some setback variances to add the requested 973 sf of additions in August 2019 and also now for the 1,201 sf of desired additions. The additions now requested would increase the size of house/garage to 2,775 sf.

That is a FAR of 30.5%. The zoning rules would allow a home on this property up to a FAR of 40%, which would be up to 3,641 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 1950s and 1960s.

Variances Requested: There were three variances requested in 2019, 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 was deemed de minimus. The side setbacks were changed in 2023. Now the master bedroom addition at 10 feet is a variance from the 13 feet required. The setback changed, but not the request.

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. This is unchanged. The property now has a fence on the rear lot line to promote privacy and screening.

Southeast Side (Mulbry Street) Setback: The previous request proposed a one-car open carport. The side of that open carport was to be at a 15-foot street side setback in lieu of a 20-foot street side setback to Mulbry Drive. Part of the rationale for approval was that this structure was to be an open carport to minimize the built impact. Now the plans have changed to propose a two-car enclosed garage to be setback 8.5 feet from the street property line in lieu of the 20-foot setback required. There are also three trees in the area where the driveway is proposed that would be removed. The rationale for the 20-foot setback for a garage is if a sidewalk is ever built on Mulbry, then cars parked in front of the garage are not hanging over the sidewalk.

The major impact of this increased variance (other than the loss of trees) is on the home to the east at 2375 Mulbry Drive (Mr./Mrs. Emmons). Those neighbors directly to the east are the only neighbors affected by the variance requests. The applicant has provided a consent letter from Mrs. Emmons. It is important to note that the visual impact of a new two-story home redevelopment (without Historic Landmark Designation) would have had a much greater visual and privacy impact upon those adjacent neighbors than this request.

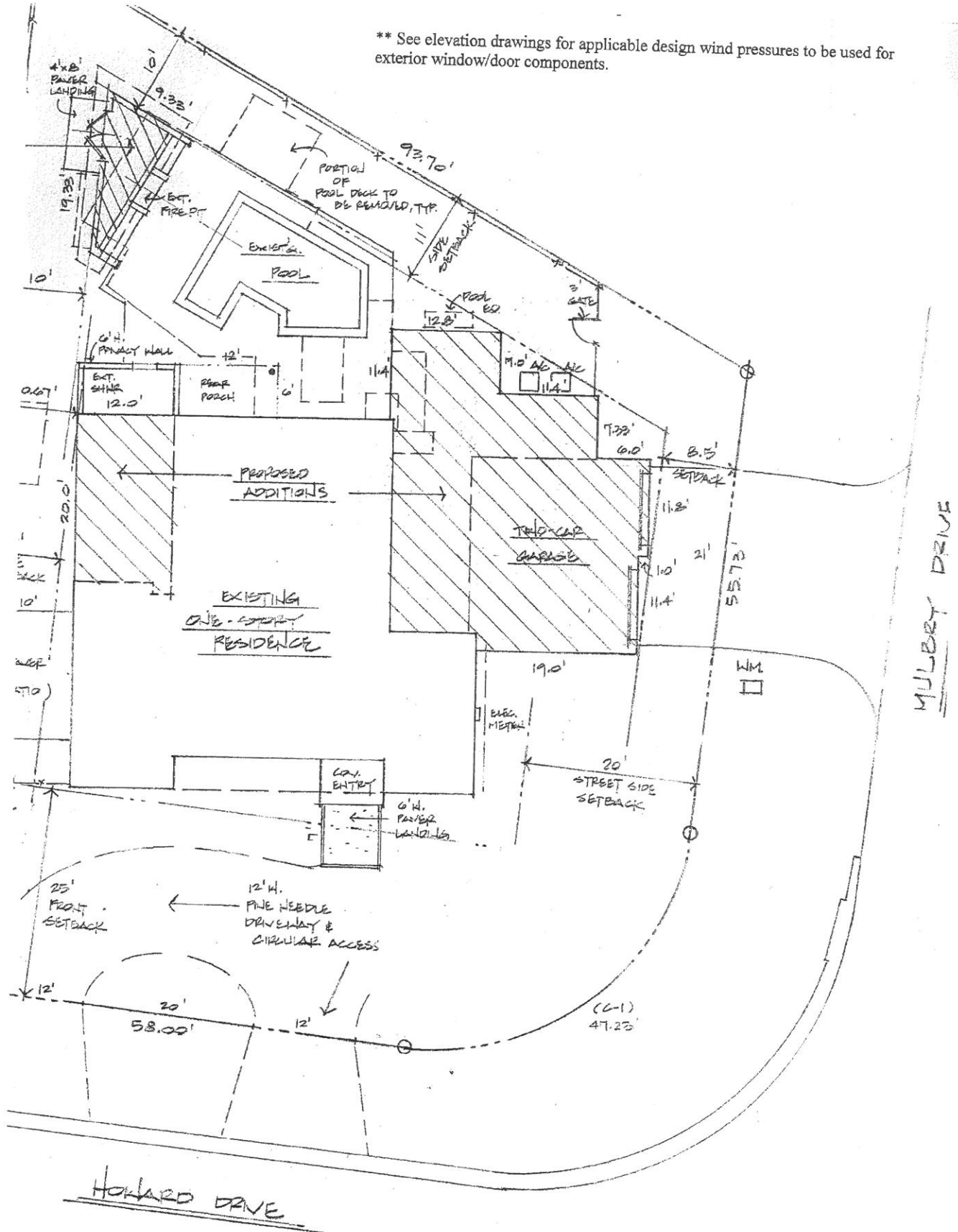
Staff Summary: When a property owner voluntarily agrees to a Historic Landmark designation, there is an expectation that agreeing to never demolish the home should bring some incentives. The City has setback variance incentives to offer. The question is whether the HPB feels this revised variance to have a two car garage 8.5 feet from the Mulbry street side (with the loss of the trees) is appropriate and if the materials on the new addition matches the existing home.

fiscal impact

attachments

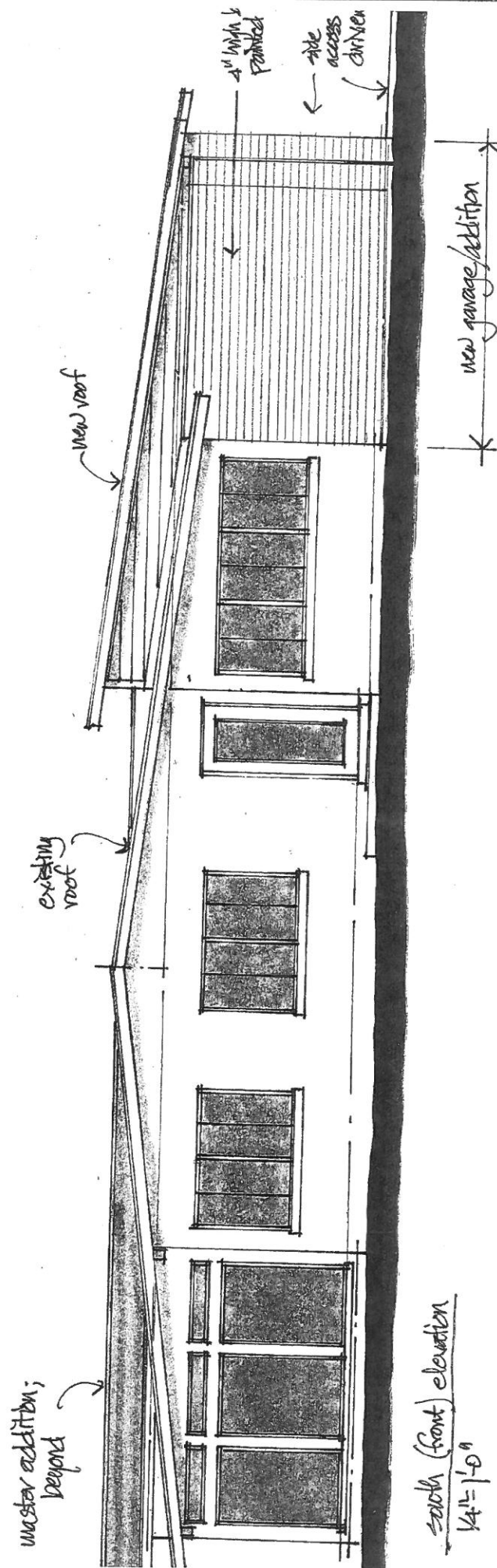
1. Plan Set
2. Aerial Photo
3. Existing house pictures
4. Colored Site Plan & Elevations_August 2019
5. Sorensen + Fletcher
6. Survey

** See elevation drawings for applicable design wind pressures to be used for exterior window/door components.



ARCHITECTURAL SITE PLAN

SCALE: 1" = 10'



was low-slope roof

4" high
force

4" high block,
painted, typ.

← ex. sig. * new addition

new courtyard wall

east (street-side) elevation

1/4" = 1'-0"

42"

OCA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number
	Florida Turnpike		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		06060 Parcel Number
	Interstate 4		Block Line		Commercial/Institutional		Hydro		Building		3106 Parcel Address
	Toll Road		Road Under Construction		Governmental/Institutional/Misc		Waste Land		E Block Number		111.9 Parcel Dimension
	Public Roads		Lot Line								



Created: 3/5/2019 9:43 Aerial 2018

This map is for reference only and is not a survey



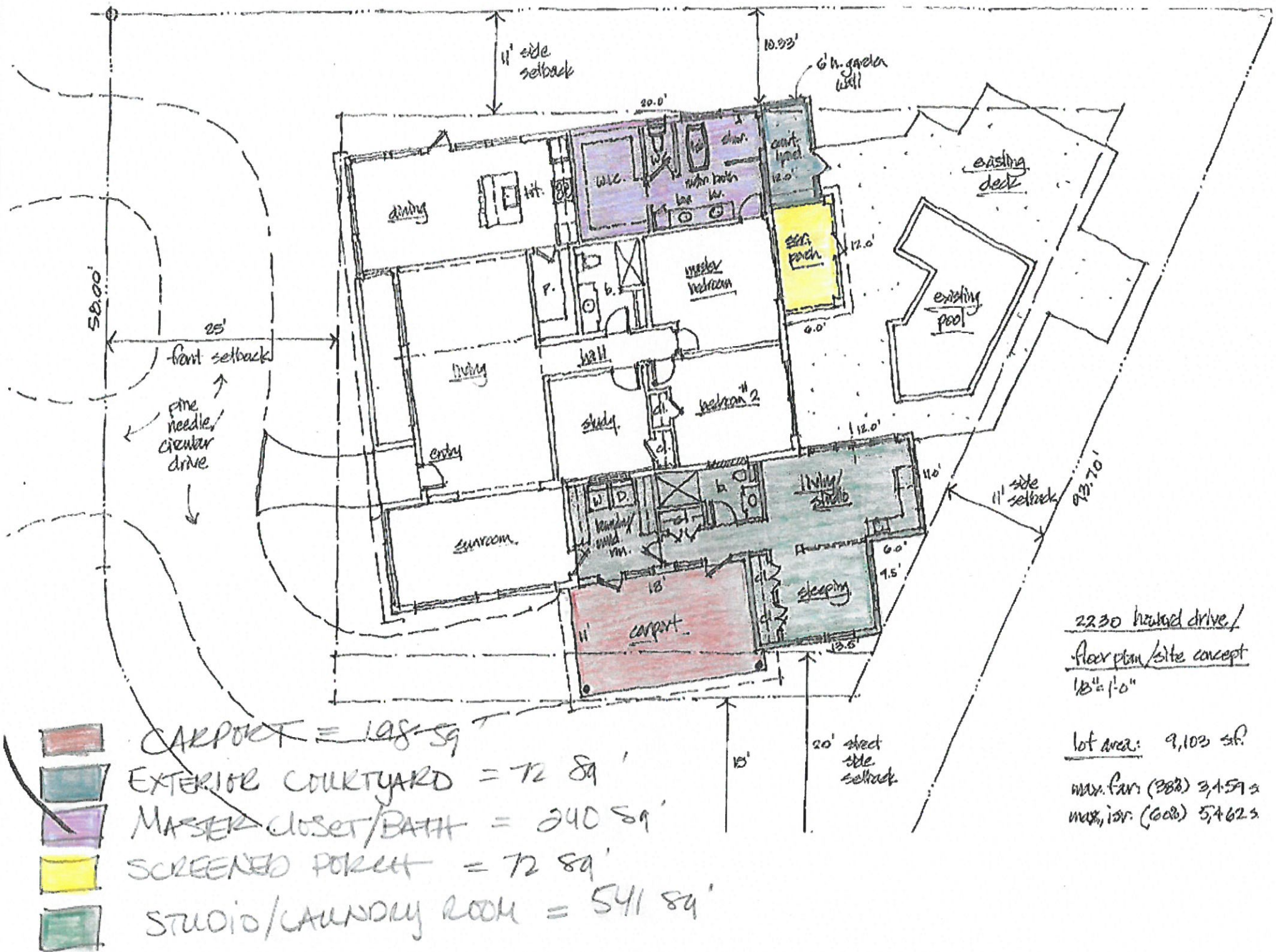


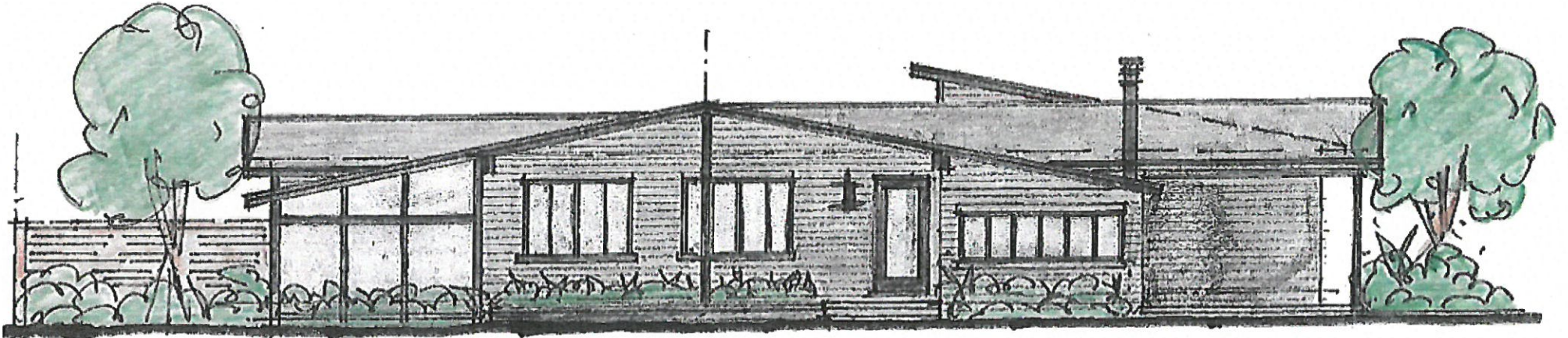


32



33

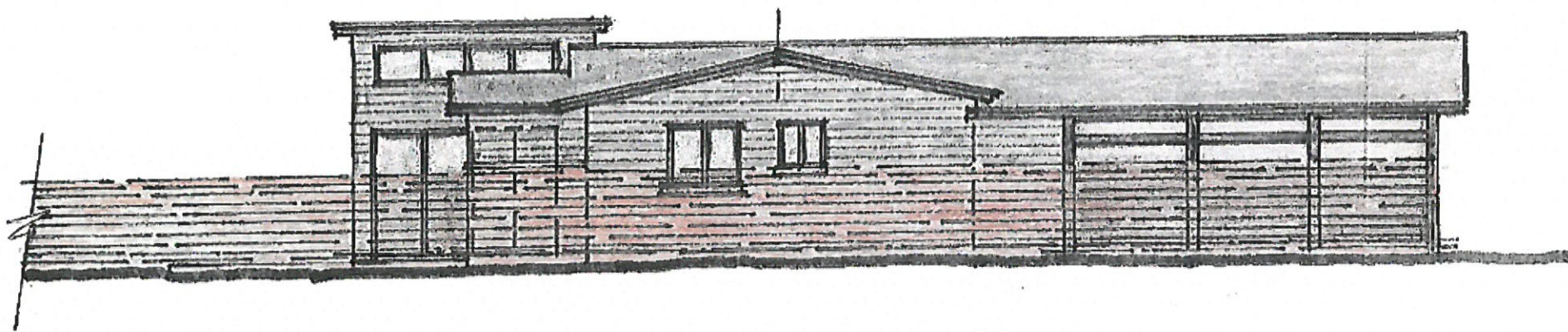




Front schematic/elevation
1/8" = 1'-0"



Front View
View from Howard Drive

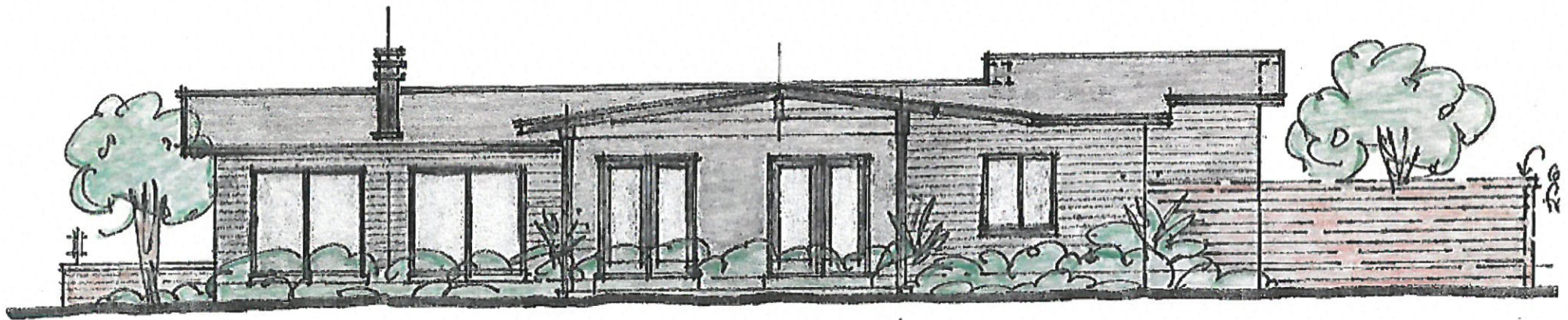


side elevation/schematic

1/8"=1'-0"

North Side

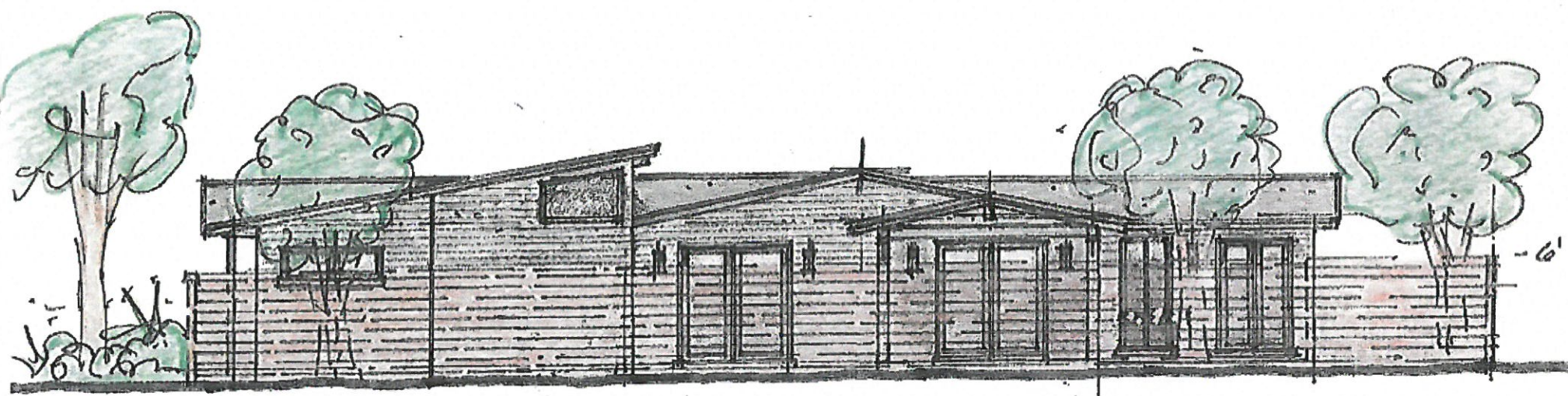
View from adjacent home c 2228 Howard Drive



street-side elevation

$\frac{1}{8}'' = 1'-0''$

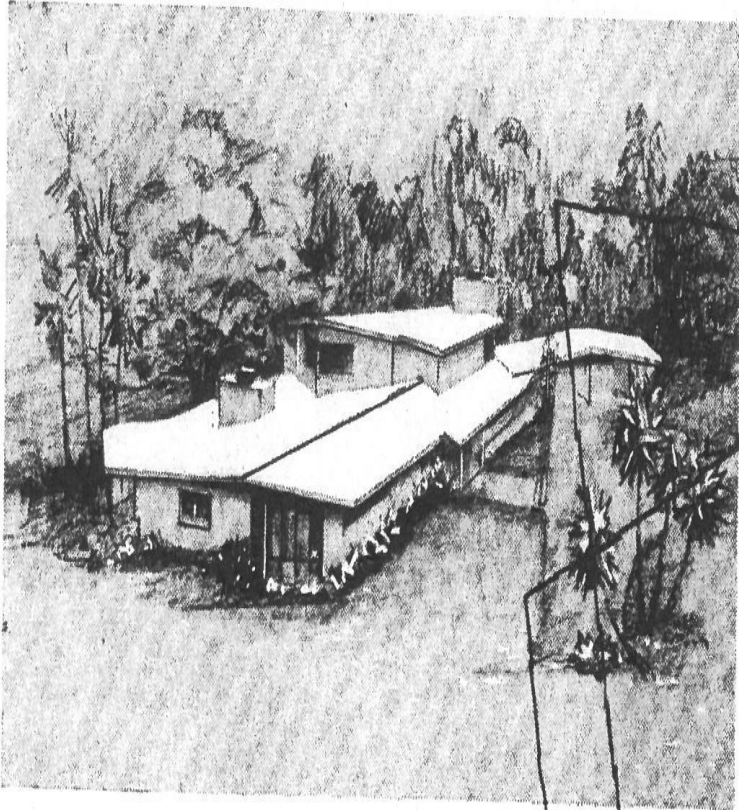
South View
View from Mulberry Drive



rear elevation/schematic
 $\frac{1}{8}'' = 1'-0''$

East View

View from adjacent home @ 2375 Mulberry Drive



... 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.

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

Sorensen and Fletcher

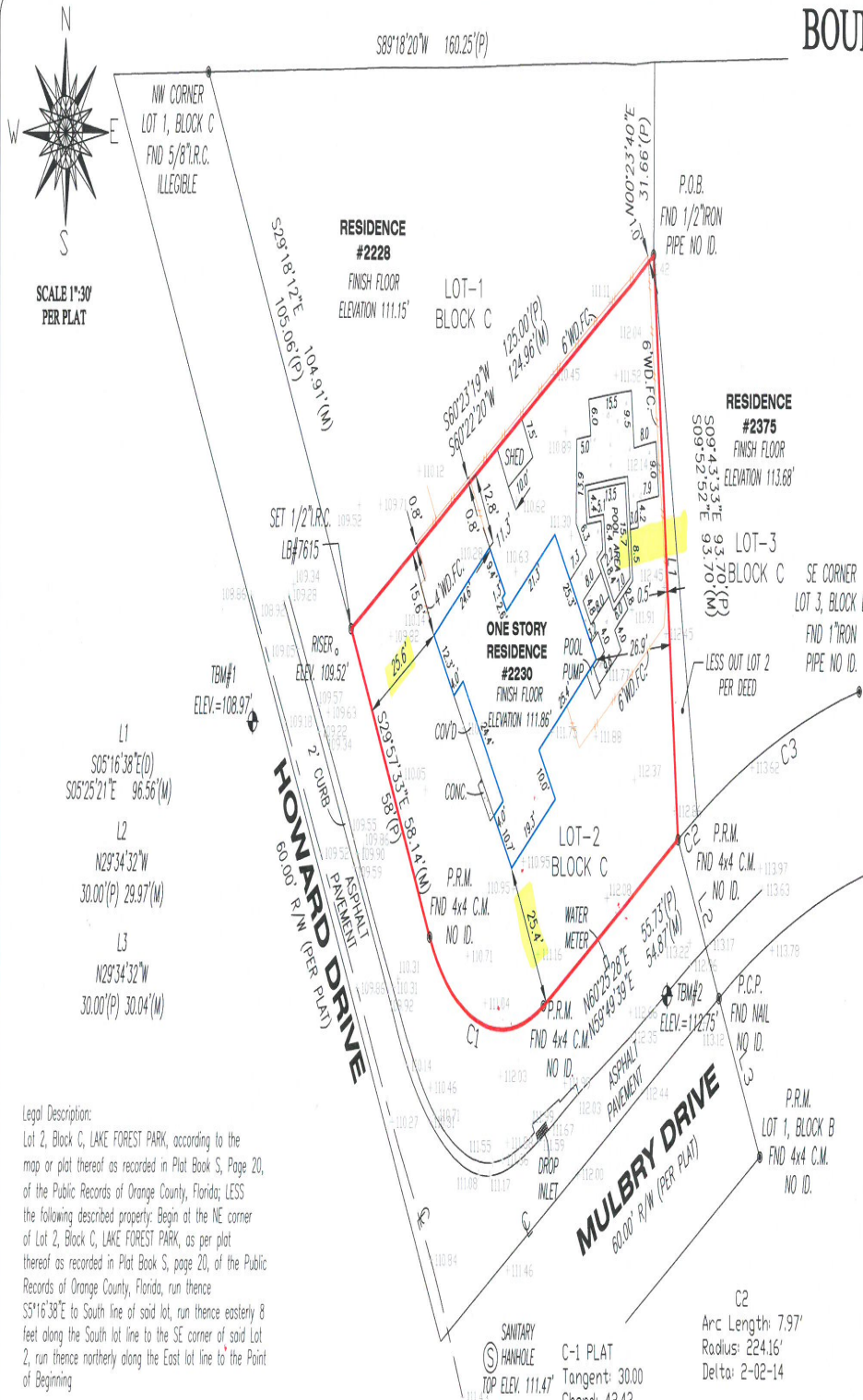
DESIGNERS • BUILDERS

Winter Park, Florida

P. O. Box 782

Phone Winter Park 5-2051

BOUNDARY & TOPOGRAPHIC SURVEY



- Surveyor's Notes:**
- Legal Description provided by others
 - The lands shown hereon were not obstructed for easements or other recorded encumbrances not shown on the Plat.
 - Underground portions of footings, foundations or other improvements were not located.
 - Wall ties are to the face of the wall and are not to be used used to reconstruct boundary lines.
 - Only visible encroachments located.
 - No identification found on property corners unless otherwise shown.
 - Dimensions shown are Plat and Measured unless otherwise shown.
 - Fence ownership not determined.
 - This survey depicted here forms a closed geometric figure.
 - No underground improvements or visible installations have been located other than shown.
 - This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
 - This drawing may not be scaled due to electronic transfer.
 - This survey does not reflect or determine ownership.
 - Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
 - Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
 - This Survey is not an ALTA/ACSM Land Title Survey.
 - This Survey was prepared without the benefit of a commitment for Title Insurance.
 - The flood data provided is for informational purposes only. The surveyor makes no guarantee as to the accuracy of the information provided. The local F.E.M.A. agency should be contacted for verification.

Legend:

A/C	— AIR CONDITIONER	CM	— CONCRETE MONUMENT
B/C	— BACK OF CURB	DM	— DRAINAGE MONUMENT
B/P	— BURIED POWER CABLE	EM	— EASEMENT MONUMENT
B/P	— BURIED POWER CABLE	FM	— FLOOD MONUMENT
CL	— CALCULATED	GM	— GROUND MONUMENT
CAW	— CALCULATED & MEASURED	HM	— HATCH MONUMENT
CAW	— CALCULATED & MEASURED	IM	— IRON MONUMENT
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Historic Preservation Board

agenda item 6.a

item type

Action Items

meeting date

June 12, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request for Preliminary Review to designate the property at 1423 Westchester Avenue, built in 1925, contingent upon approval of additions to the existing home.

motion | recommendation

Provide design direction for the property owners.

background

This is an informal Preliminary Review of the design direction proposed by the property owners. The owners desire to understand if their design direction can work before making any formal application for action by the HPB that would require public notice.

The property at 1423 Westchester Avenue was purchased in June 2023 by Mr./Mrs. Wrighton.

They have experience of renovating and restoring historic homes. They are interested in designating this property and home as historic based upon approval of plans to undertake additions to this home. They have requested an opportunity to present to the Historic Preservation Board those conceptual ideas (before getting architectural plans drawn) in order to see if the Board feels that they are on the right track.

Attached is a conceptual sketch done by Mr. Wrighton and an image of an existing home that is their 'vision' in terms of replicating that look.

The existing house is very close to the eastern (right-hand side) property line. All the additions to add the second floor to the existing one-story home and adding the new two-story wing, would meet the code setbacks, floor area ratio, impervious coverage, etc. However, when one does such an extensive remodel and addition (over 50%) then the entire home is supposed to conform to the current setbacks, which the owners cannot accomplish without removing that eastern wing of the home. That would be the only variance, which is to leave that existing one-story wing intact.

The owners understand the structural aspect of supporting a second story on top of a wall built in 1935 and structural issues. They also recognize that the details are critical, including articulation, garage door detail, window package and the wood siding versus hardie board.

alternatives | other considerations

fiscal impact

attachments

1. Map and aerial
2. House pictures
3. 1423 Westchester Rendering
4. 1423 Westchester Inspiration House_

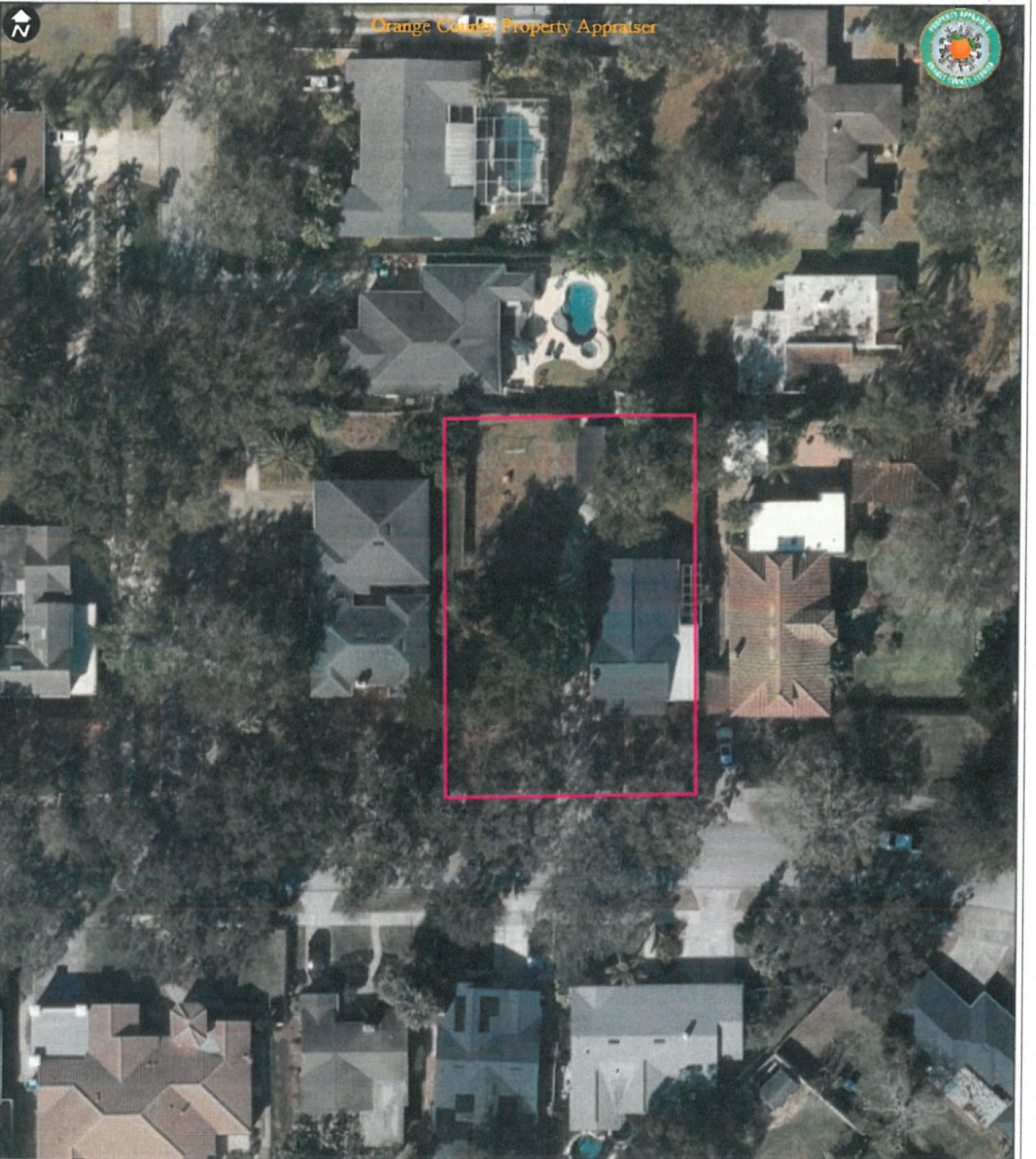
OCA Web Map

	Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks	6	Lot Number
	Public Roads		Brick Road		Agriculture		Agricultural Curbage		Lakes and Rivers	06060	Parcel Number
	Gated Roads		Block Line		Commercial/Institutional		Hydro		Building	3106	Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land	E	Block Number	111.9	Parcel Dimension



OCPA Web Map

OCA Web Map		 Major Roads	 Proposed Road	 Residential	 Commercial/Industrial Vacant Land	 Parks	6	Lot Number
 Florida Turnpike	 Public Roads	 Brick Road	 Agriculture	 Agricultural Curtilage	 Lakes and Rivers	06060	Parcel Number	
 Interstate 4	 Gated Roads	 Block Line	 Commercial/Institutional	 Hydro	 Building	3106	Parcel Address	
 Toll Road	 Road Under Construction	 Lot Line	 Governmental/Institutional/Misc	 Waste Land	 Block Number	111.9	Parcel Dimension	



Created: 3/18/2024 13:5 Aerial 2023, undefined

This map is for reference only and is not a survey



1423 WESTCHESTER AVE, WINTER PARK, FL 32789 2/10/2023 9:37 AM





