



Historic Preservation Board Regular Meeting

Agenda

July 10, 2024 @ 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/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"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 June 12, 2024. 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. Designation of the property at 215 Osceola Court to the Register of Historic Places. 1 minute

5. Action Items

- a. Request for Preliminary Review for additions to the house at 151 Stirling Avenue, inclusive of variances within the Virginia Heights, East historic district. 20 minutes
- b. Request for Preliminary Review to add a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935. 20 minutes

6. Non-Action Items**7. Staff Updates****8. Board Comments****9. Upcoming Agenda Items****10. Adjournment**



Historic Preservation Board

agenda item 2.a

item type

Consent Agenda

meeting date

July 10, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of June 12, 2024.

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

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

June 12, 2024 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Fay Pappas, Kim Burst Wood, Wade Miller, Aimee Spencer, Kelsey Wolfe, Lee Rambeau,
Virtual: John Skolfield

Absent

None

Staff Present

Planning Consultant Jeff Briggs, Planner Corinna Lundgren, Administrative Coordinator
Mary Bush

1. Call to Order

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

2. Selection of Chair and Vice Chair

Motion made by Aimee Spencer, seconded by Kelsey Wolfe, to nominate Wade Miller as
Chair of the Board. Mr. Miller accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

Motion made by Wade Miller, seconded by N. Lee Rambeau, to nominate Aimee
Spencer as Vice-Chair of the Board. Ms. Spencer accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

3. Consent Agenda

- a. Approve the minutes of May 8, 2024.

Motion made by Kelsey Wolfe, seconded by Aimee Spencer to approve the May 8, 2024
meeting minutes.

The motion carried unanimously by a 7-0 vote.

4. 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.

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.

Mr. Briggs provided a summary of the item. He noted that the applicant purchased their home in 2022. He also noted that the applicant had done some research and found information on the original owner of the home, who had been a student and graduate of Rollins College. He then indicated that the owner wanted to have the house recognized for its historical aspects as well as preserve the home.

Staff recommendation was for approval.

The Board indicated that they appreciated the voluntary designation.

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

Motion made by Aimee Spencer, seconded by Kelsey Wolfe, for approval to designate the home at 1259 Essex Road, built in 1925, to the Winter Park Register of Historic Places.

The motion carried unanimously by a 7-0 vote.

- 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.

Mr. Briggs provided a summary of the item. He noted that the home had already been approved for historic designation and a lot split. He also noted that the applicant was adding a new two-car garage to the existing home and a detached accessory structure towards the lakefront. He then indicated that the Board needed to decide on the architectural compatibility of the additions with the existing home.

Staff recommendation was for approval.

The applicant, Zane Williams of 1333 Alberta Drive, Winter Park, FL 32789 addressed the Board. Mr. Williams provided details of what was proposed to be removed from and added to the existing home. Discussion ensued regarding the additional story that would be added to the home, why the applicant wanted to make the proposed changes, adding step backs and articulation to the proposed additions, the applicant's proposed architectural detail changes, and the type of roof tile to be used throughout

the project.

The Board heard public comment from the following resident:

Mike Cross of 1317 N. New York Avenue, Winter Park, FL 32789 addressed the Board. Mr. Cross shared concerns about the proposed setbacks.

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

Motion made by Wade Miller, seconded by Aimee Spencer, for approval of additions to the newly designated property at 1290 N. Park Avenue built in 1930 on the Winter Park Register of Historic Places, with the following conditions:

- **must include an appropriate articulation from the existing home to the addition that is represented where the existing two-story structure ends and is a bump out of no more than 12 inches to create a shadow line and an articulation, but does not over power the Juliette balcony and does not extend farther than the garage,**
- **must use architectural details that are represented in the existing historic house, particularly on the roof with the barrel tile detailing which must be carried through to and mirrored in the new roof design and materials,**
- **and is subject to representations that the applicant agreed to during the Historic Preservation Board meeting discussion on June 12, 2024.**

The motion carried unanimously by a 7-0 vote.

- 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.

Mr. Briggs provided a summary of the item. He reviewed the motion that was made for the item at the last Historic Preservation Board meeting on May 8, 2024. He explained that the Board would be reviewing the motion's condition of approval #3 regarding the exterior materials to be used for rebuilding the home. He noted that after the last Board meeting, staff, with the assistance of Historic Preservation Board member John Skolfield, created a supplement to the existing building permit that includes a list of requirements for the window, exterior siding, roof, exterior door, porch column, chimney, and exterior paint color details. Mr. Briggs briefly reviewed the proposed detail requirements.

The applicant, Charles Clayton of Clayton Construction at 940 Old England Avenue, Winter Park, FL 32789 addressed the Board and stated that he was available for any

questions. The Board inquired with Mr. Clayton about the supplier for the siding to be used.

The homeowner, Ryan Phillips, addressed the Board regarding modernizing materials and options for the siding. Discussion ensued. The Board expressed that they were not in favor of any switch from wood siding to any other product.

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

Motion made by Wade Miller, seconded by N. Lee Rambeau, for approval of the Condition of Approval #3 on the exterior materials to be used for the rebuilding of house at 965 Lakeview Drive in response to the demolitions that occurred, with the following conditions:

- **the applicant must adhere to staff's supplement to the existing building permit,**
- **and only wood siding or a 3/4-inch shiplap is allowed.**

The motion carried unanimously by a 7-0 vote.

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

Mr. Briggs provided a summary of the item. He noted that in 2019 the homeowner at that time had applied and was approved for a historic designation of the home along with a request for some additions and setback variances. He then noted that the new homeowner, Christopher Thomas purchased the home and desires to increase the square footage of the home and add a two-car garage. Mr. Briggs indicated that the applicant had received a consent letter from their adjacent neighbor for the setback variance requested along Mulbry Drive.

Staff recommendation was for approval.

The applicant, Christopher Thomas addressed the Board and indicated that he wanted to keep the mid-century modern style of the home. He also noted that he had a signed letter from the adjacent neighbor in approval of the request.

The Board expressed that they would like staff to sign off on the building permit to ensure the plans match what is approved by the Board.

The Board heard public comment from the following resident:

Cindy Smith of 2909 Parkland Drive, Winter Park, FL 32789. Ms. Smith expressed concerns about what the applicant presented in their submittal and what she believed

would actually be built.

The Board informed Ms. Smith that her concerns about potential traffic issues should be discussed with the City's Transportation department.

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

The applicant addressed the Board and spoke about Ms. Smith's comments. He indicated that he was not married nor a developer and did not coerce his neighbor to sign off on a consent letter.

Motion made by Wade Miller, seconded by Aimee Spencer, to amend the Certificate of Review granted in August 2019 to build 1,201 SF of additions to the existing 1,574 SF one-story masonry home at 2230 Howard Drive with variances requested for the rear and street side setbacks, with the following condition:

- **the applicant must submit to the Board an updated set of full working plans that show more details about the proposed additions.**

The motion carried unanimously by a 7-0 vote.

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.

Mr. Briggs provided a summary of the item. He noted that the home had been extensively restored and updated inside, and the owners desired to expand it to a larger square footage.

The owners of the home, Bush and Shameen Wrighton, of 1423 Westchester Avenue, Winter Park, FL 32789 addressed the Board. Mr. Wrighton spoke about previous historic homes that they owned and renovated. He then noted that they wanted to increase the roof pitch and add dormers to the existing home along with a few other additions.

Discussion ensued about the curb cut approaching the garage on Westchester Avenue, and stepping back the additions from the original home. The Board recommended that the applicant study the architectural style of the original home and use their findings in their plans. The Board also recommended that the applicant provide a site plan that includes the surrounding homes, professional elevations, and details of the materials to be used.

7. Non-Action Items

8. Staff Updates

Mr. Briggs noted that the 151 Stirling Avenue home was sold. He added that the new owners are happy with the existing home but may soon apply for only a small addition to the home.

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment

The meeting adjourned at 11:23 a.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Historic Preservation Board

agenda item 4.a

item type

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

meeting date

July 10, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Designation of the property at 215 Osceola Court to the Register of Historic Places.

motion | recommendation

The property owner has requested that this matter be tabled until the next Historic Preservation Board meeting on August 14th.

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

None



Historic Preservation Board

agenda item 5.a

item type

Action Items

meeting date

July 10, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request for Preliminary Review for additions to the house at 151 Stirling Avenue, inclusive of variances within the Virginia Heights, East historic district.

motion | recommendation

Provide design direction to the architect and property owners.

background

This is an informal Preliminary Review of the design direction proposed by the new property owners at 151 Stirling Avenue, within the Virginia Heights, East historic district. The new owners desire to keep the existing home (no tear down, as proposed before) and undertake an addition to the rear of the home and a new swimming pool. They desire feedback from the Historic Preservation Board to see if their design direction works before making any formal application for action to the Board that would require public notice.

The survey and site plan with the additions proposed is attached, including elevations. As submitted, there would be five variance requests, as follows:

1. Side setback (east side of house addition) of 7.5 – 9 feet in lieu of the required 10 feet.
2. Street side setback of 11 feet (west side house addition) in lieu of the required 15-foot street side setback.
3. Street side setback of 5 feet for the swimming pool in lieu of the required 15-foot street side setback.
4. Street side setback of 5 feet for the pool cabana in lieu of the required 15-foot street side setback.
5. Fence height proposed on the side street frontage is 6 feet in lieu of the maximum 4 feet allowed.

Staff has advised the owners to eliminate the fence variance. The perimeter swimming pool fence code is 4 feet, which matches the height allowed under the code. As such, no variance is needed. The owners will want to put a dense 5 or 6-foot tall viburnum hedge (at the time of planting) along that property line (behind the fence) to give them privacy and screen the view of the pool from the street.

Staff have also advised the owners to eliminate the pool cabana variance. The cabana structure shown approximately 5 feet from the street front property line is too close to the street/property line, and that structure will be visible above the landscaping. The swimming pool, at grade, can be screened from view by the landscape buffer.

The triangular shape of this property creates challenges, with setbacks and, as such, the staff are sympathetic to the other variances. This is a “non-contributing” structure but the height and scale of the existing home is compatible with many of the “contributing” structures.

These proposed additions add living space and a swimming pool amenity while maintaining and perpetuating the existing scale.

alternatives | other considerations

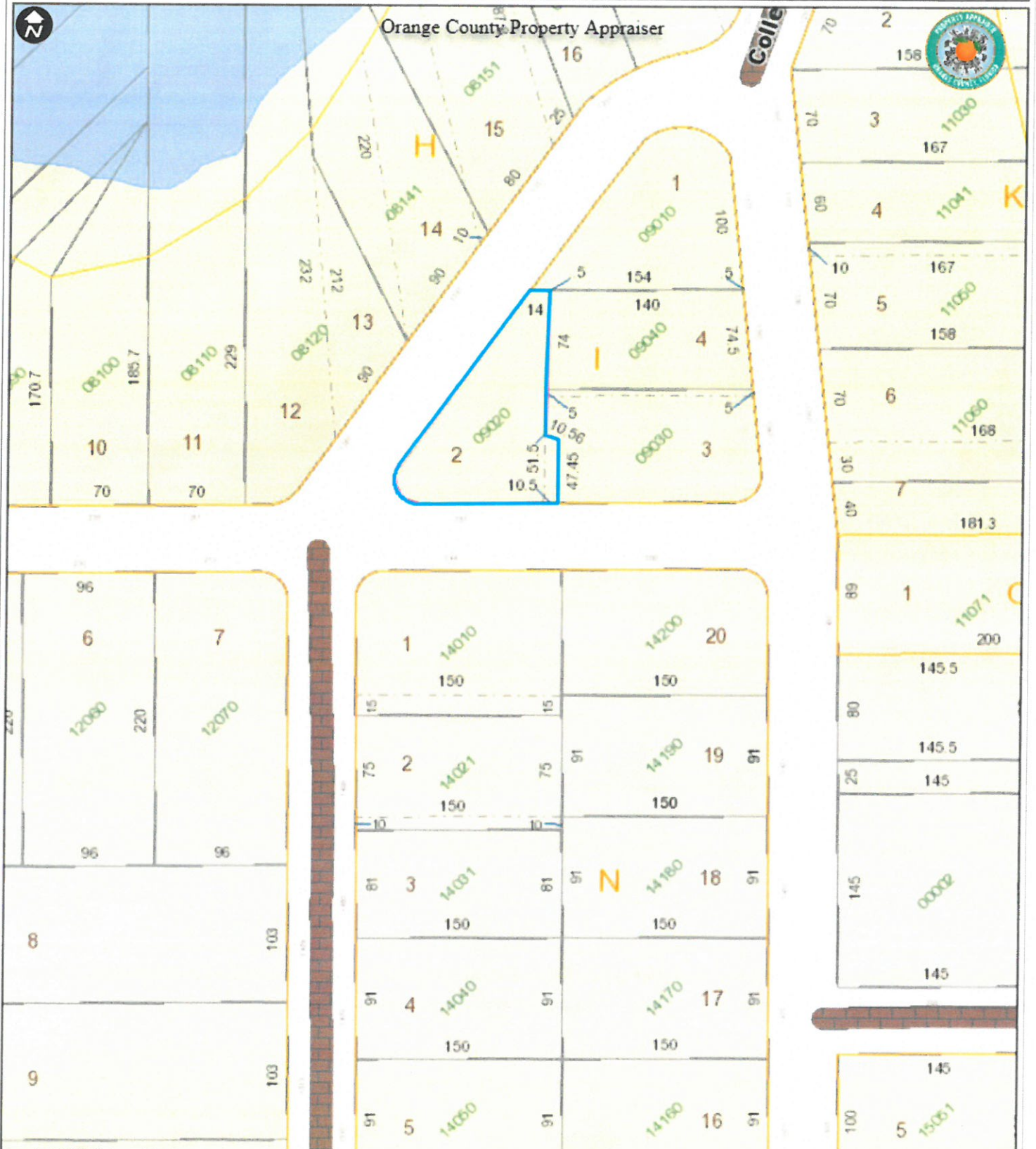
fiscal impact

attachments

1. Map, aerials and site pictures
2. 151 Stirling_survey, site plan and elevations

OCA Web Map

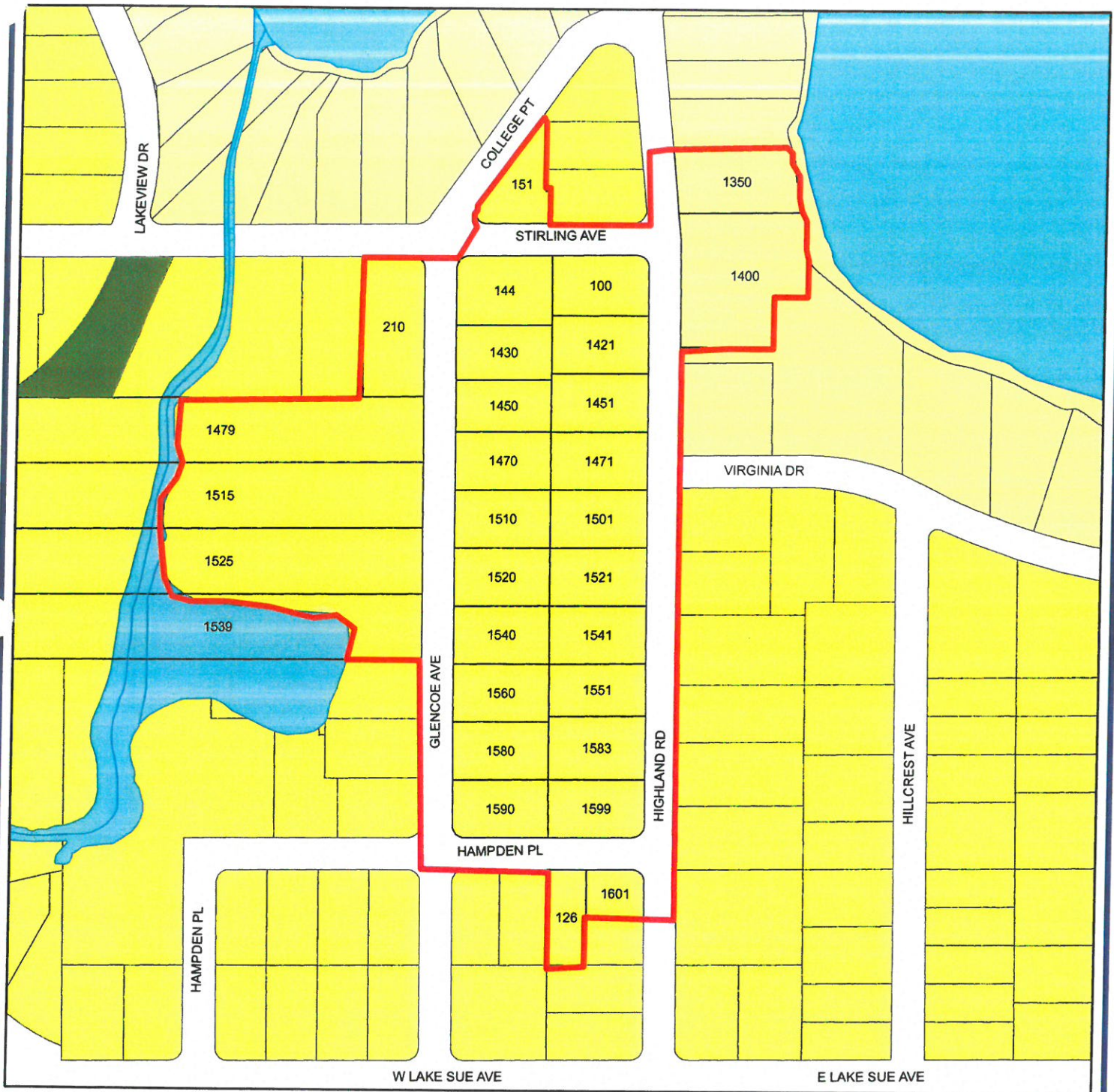
	Florida Turnpike		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		Parcel Number
	Interstate 4		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		Parcel Address
	Toll Road		Block Line		Commercial/Institutional		Hydro		Building		Parcel Dimension
	Road Under Construction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



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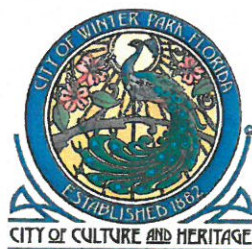
This map is for reference only and is not a survey.

Virginia Heights East Historic District



Winter Park Zoning

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



8

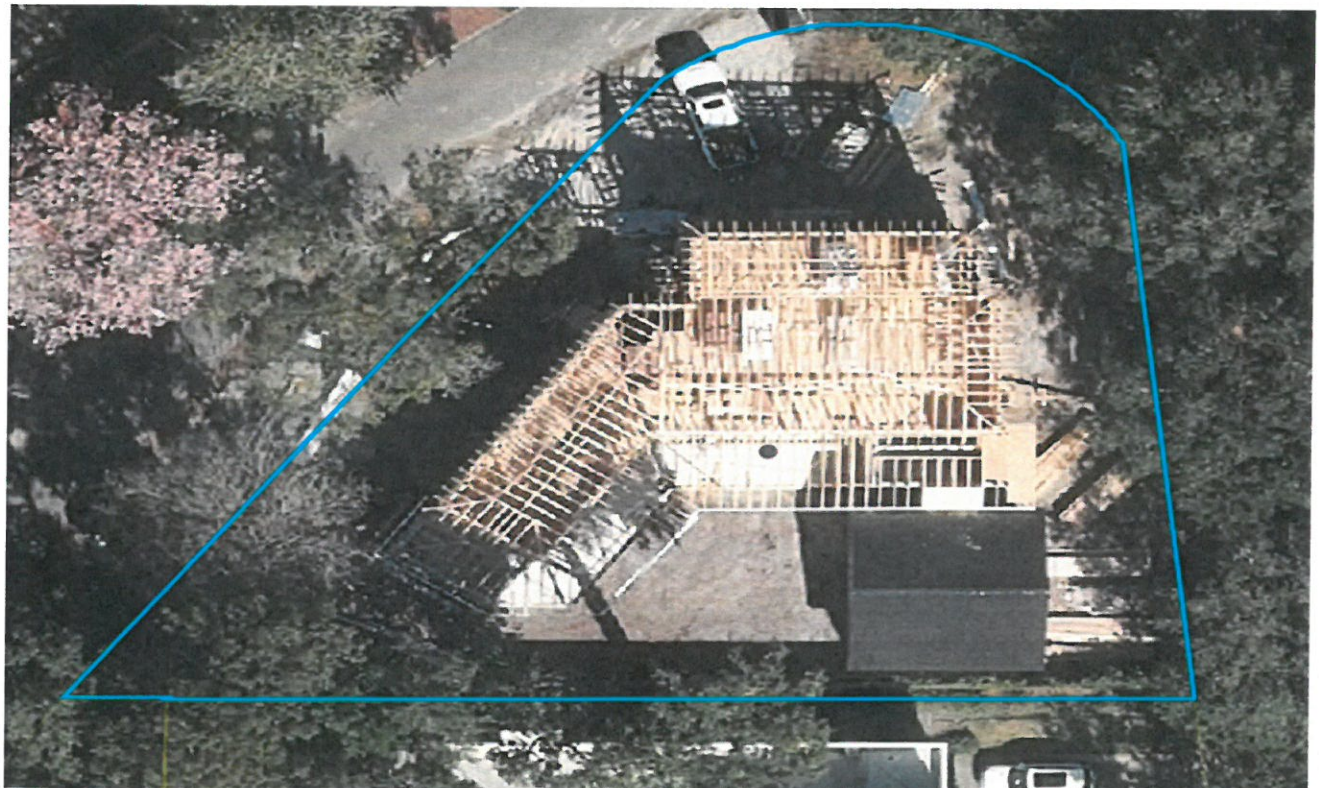
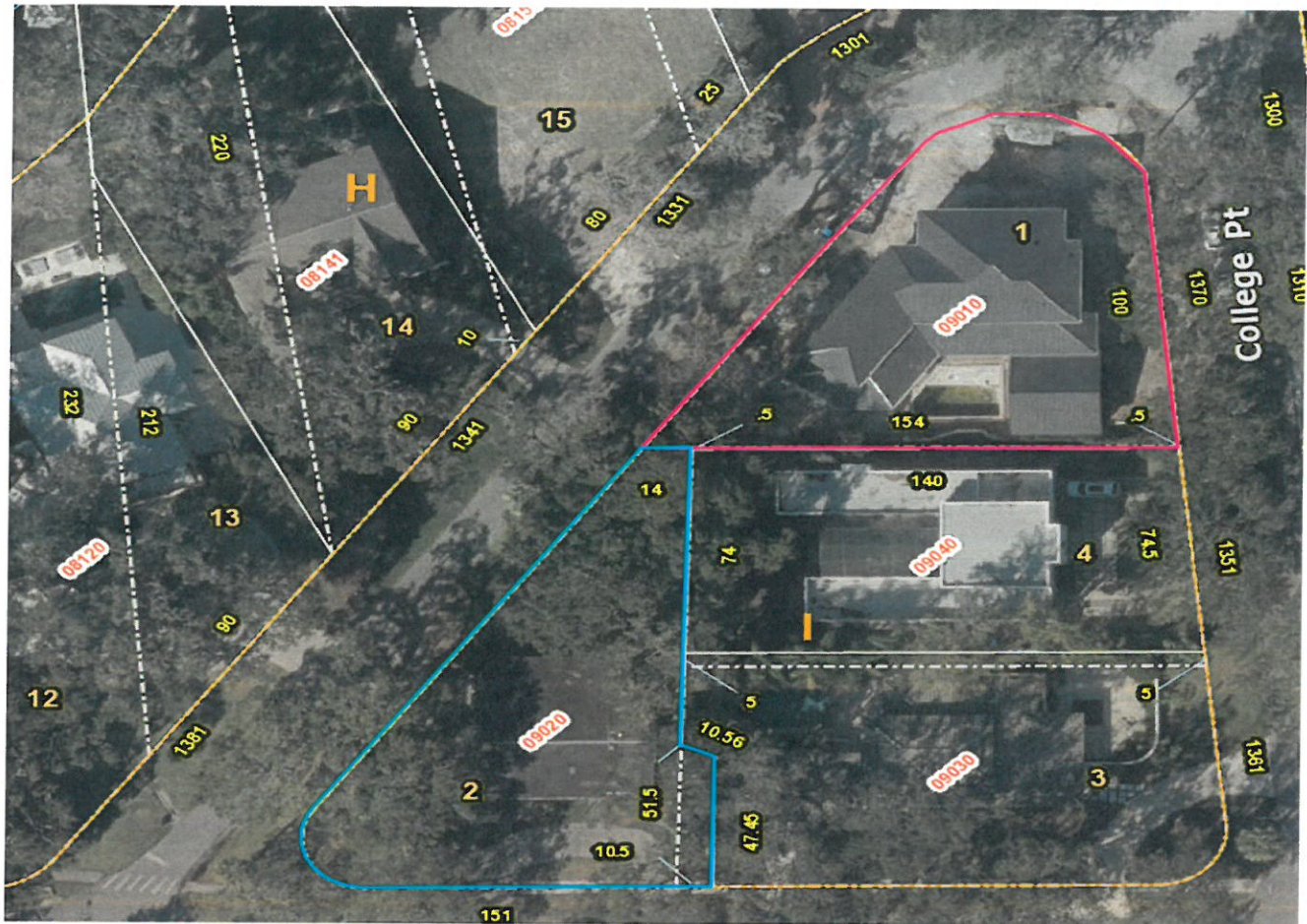
View of Existing Home from Stirling Avenue



View of Existing Home from College Point



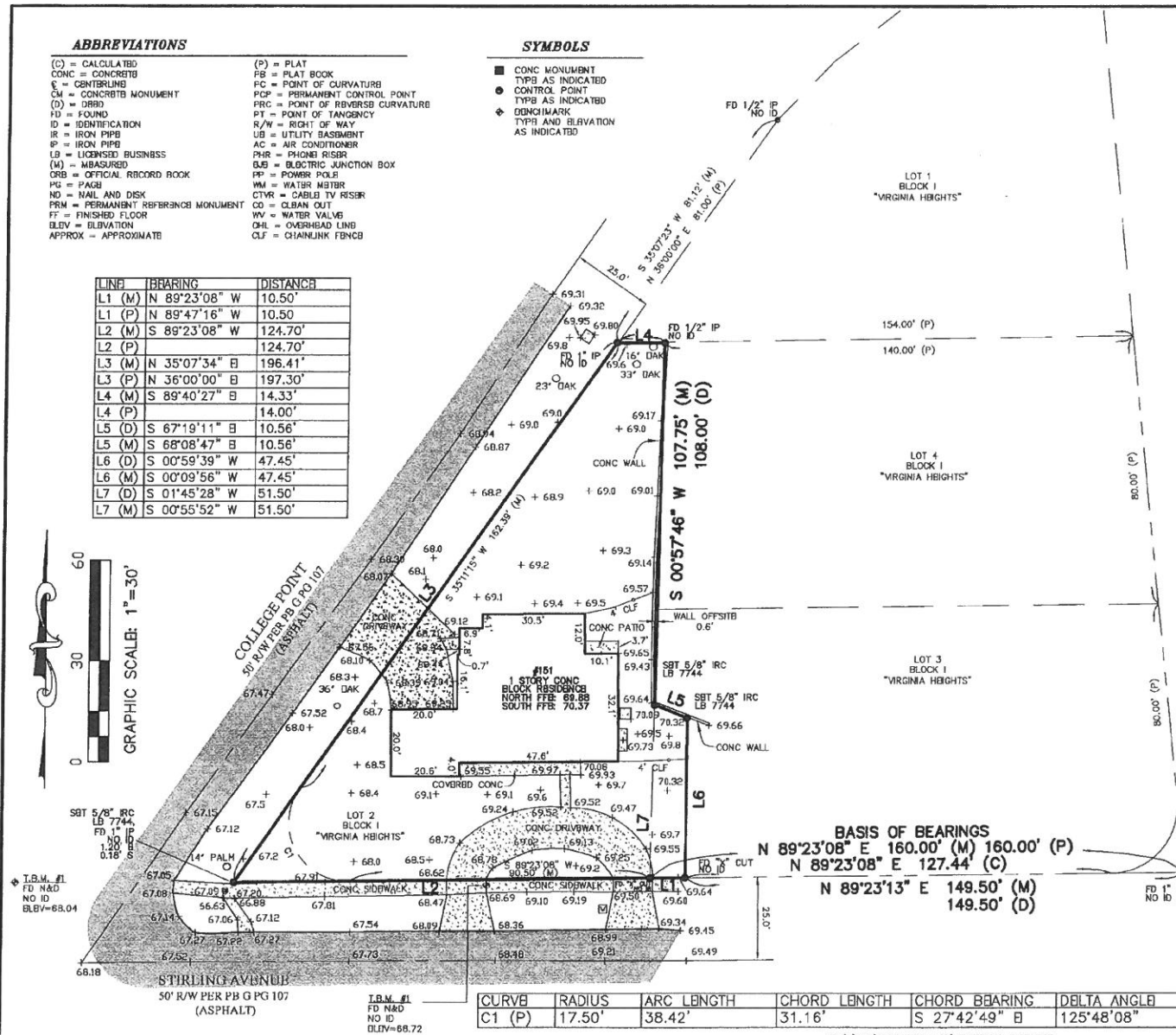
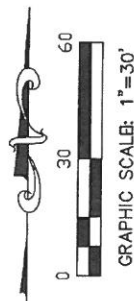
Aerials of the property and adjacent homes



(C) = CALCULATED	(P) = PLAT
CONC = CONCRETE	PB = PLAT BOOK
CM = CENTERLINE	PCP = POINT OF CURVATURE
CA = CONCRETE MONUMENT	PCP = PERMANENT CONTROL POINT
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MB = MBASUSED	BJE = ELECTRICAL JUNCTION BOX
ORB = OFFICIAL RECORD BOOK	PP = POWER POLE
PG = PAGE	WAL = WATER METER
N = NAIL AND DISK	CTVR = CABLE TV RISER
PRM = PERMANENT REFERENCE MONUMENT	CO = CURBAN CUT
FT = FINISHED FLOOR	WV = WATER VALVE
LEV = ELEVATION	CHL = OVERHEAD LVD
APPROX = APPROXIMATE	OLF = OILJANUK FENCE

- CONC MONUMENT
TYPE AS INDICATED
- CONTROL POINT
TYPE AS INDICATED
- ◆ BENCHMARK
TYPE AND ELEVATION
AS INDICATED

LINE	BEARING	DISTANCE
L1 (M)	N 89°23'08" W	10.50'
L1 (P)	N 89°47'16" W	10.50
L2 (M)	S 89°23'08" W	124.70'
L2 (P)		124.70'
L3 (M)	N 35°07'34" E	196.41'
L3 (P)	N 36°00'00" E	197.30'
L4 (M)	S 89°40'27" E	14.33'
L4 (P)		14.00'
L5 (D)	S 67°19'11" E	10.56'
L5 (M)	S 68°08'47" E	10.56'
L6 (D)	S 00°59'39" W	47.45'
L6 (M)	S 00°09'56" W	47.45'
L7 (D)	S 01°45'28" W	51.50'
L7 (M)	S 00°55'52" W	51.50'



Description (PER DOC # 20220181890):

LOT 2, BLOCK 1, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PORTION OF LOT 3, BLOCK 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, RUN NORTH 01°45'28" EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 51.50 FEET; THENCE RUN SOUTH 67°19'11" EAST A DISTANCE OF 10.56 FEET; THENCE RUN SOUTH 00°59'39" WEST A DISTANCE OF 47.45 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89°47'16" WEST ALONG SAID SOUTH LINE A DISTANCE OF 10.50 FEET TO THE POINT OF BEGINNING.

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.

- BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF STIRLING AVENUE, VIRGINIA HEIGHTS AS RECORDED IN PLAT BOOK G, PAGE 107, ORANGE COUNTY, FLORIDA AS BEING EAST (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83, AS DERIVED FROM PRIVATE NETWORK SOLUTION).

- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.

- ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED UNLESS NOTED OTHERWISE.

- SYMBOLS ARE NOT TO SCALE.

- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCIBS.

- FENCIBS ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCIB TIES ARE AS SHOWN HEREON.

- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO ORANGE COUNTY BENCHMARK DESIGNATION IP-422, HAVING A PUBLISHED ELEVATION OF 83.93, NORTH AMERICAN VERTICAL DATUM OF 1989, (NAVD 88).

- SITE BENCHMARKS ARE AS SHOWN.

- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12069C3068H HAVING A REVISION DATE OF DECEMBER 18, 2012, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE "X".

- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.

- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.

- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=30' AND IS INTENDED TO BE DISPLAYED ON A 11X17" SIZE SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM FRONTS WILL MAY ALTER THE SCALE OF THE DRAWING AS WELL.

- TOTAL AREA SURVEYED IS 0.27 ACRES OR 1158.41 SQUARE FEET MORE OR LESS.

I hereby affirm that this survey represented hereon is true and correct to the best of my knowledge and belief. It has been prepared in accordance with the Standards of Practice set forth in Chapter 5J-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for Informational purposes only and is not valid.

RALPH A. NIETO PSM 6025

PRINT DATE

Nieto-Whittaker Surveying LLC
38 N. Ronald Reagan Blvd., Longwood, FL 32750



-8460 FAX: (407) 636-8461
LB No. 7744

PERMISSIONS

NO.	DATA
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1 OF 1

1° 30'	St
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SCALE

6817574

Winter Par

CIRLING AVE

161

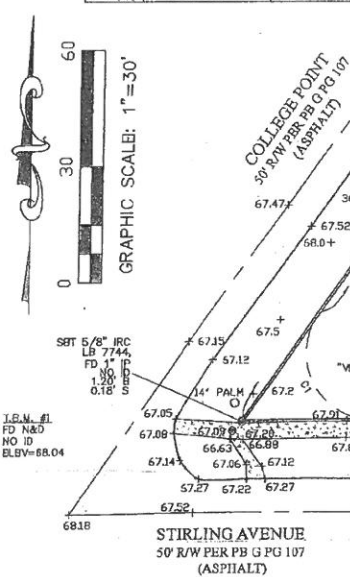
ABBREVIATIONS

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SYMBOLS

■	CONC MONUMENT
●	TYPE AS INDICATED
○	CONTROL POINT
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◆	BENCHMARK
◆	TYPE AND ELEVATION AS INDICATED

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BASIS OF BEARINGS
 N 89°23'08" E 160.00' (M) 160.00' (P)
 N 89°23'08" E 127.44' (C)
 N 89°23'13" E 149.50' (M)
 149.50' (D)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 (P)	17.50'	38.42'	31.16'	S 27°42'49" B	125°48'08"

C1 (P) 25' TANGENT & 13' EXTERNAL DISTANCE

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

Description (PER DOC # 20220181890):

LOT 2, BLOCK 1, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THAT PORTION OF LOT 3, BLOCK 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 1, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, RUN NORTH 01°45'28" EAST ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 51.50 FBFT; THENCE RUN SOUTH 67°19'11" EAST A DISTANCE OF 10.56 FBFT; THENCE RUN SOUTH 00°59'39" WEST A DISTANCE OF 47.45 FBFT TO A POINT ON THE SOUTH LINE OF SAID LOT 3; THENCE NORTH 89°47'16" WEST ALONG SAID SOUTH LINE A DISTANCE OF 10.50 FBFT TO THE POINT OF BEGINNING.

SURVEYORS NOTES

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- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
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- SITE BENCHMARKS ARE AS SHOWN.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12069003868 HAVING A REVISION DATE OF DECEMBER 16, 2012, THE PROPERTY SHOWN HEREON LIES IN UNSHADED ZONE "X".
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY BE WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.
- THE SCALE FOR THIS MAP/DRAWING SHOWN HEREON IS 1"=30' AND IS INTENDED TO BE DISPLAYED ON A 11"x17" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- TOTAL AREA SURVEYED IS 0.27 ACRES OR 1158.41 SQUARE FEET MORE OR LESS.

I hereby affirm that this survey represented hereon is true and correct to the best of my knowledge and belief. It has been prepared in accordance with the Standards of Practice set forth in Chapter 5J-17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

RALPH A. NIETO PSM 6025

PRINT DATE

Nieto-Whittaker Surveying LLC
 1728 N. Ronald Reagan Blvd., Longwood, FL 32750
 P: (407) 656-8466 FAX: (407) 656-8461
 LB No. 7744



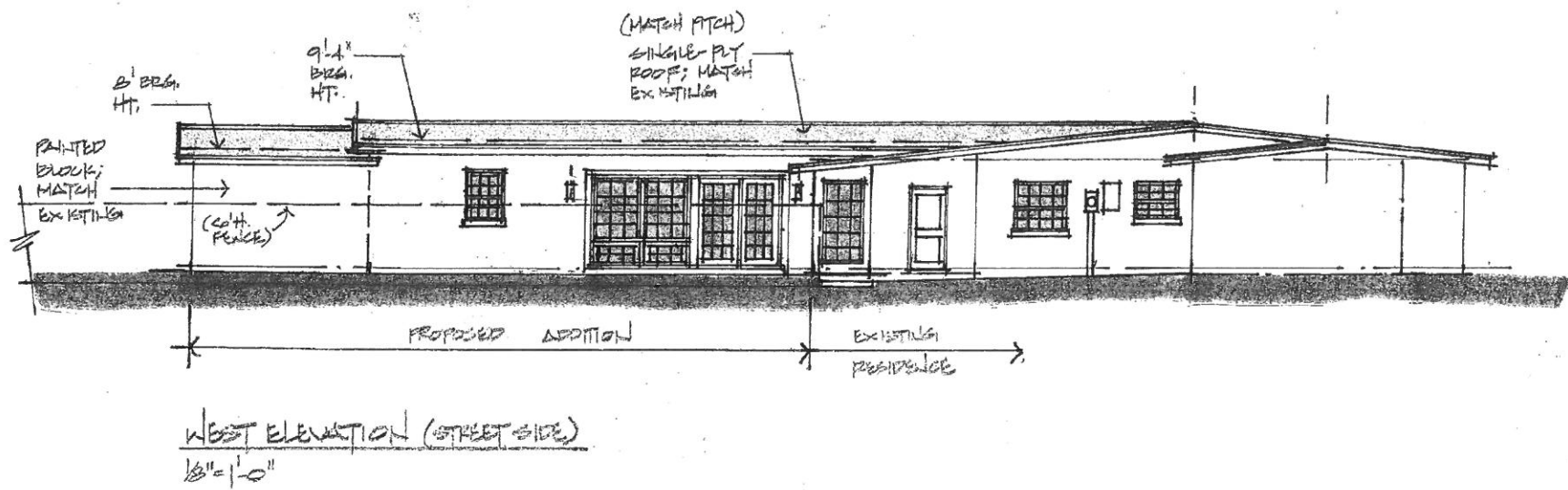
NO.	DATE	REVISIONS

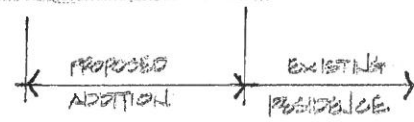
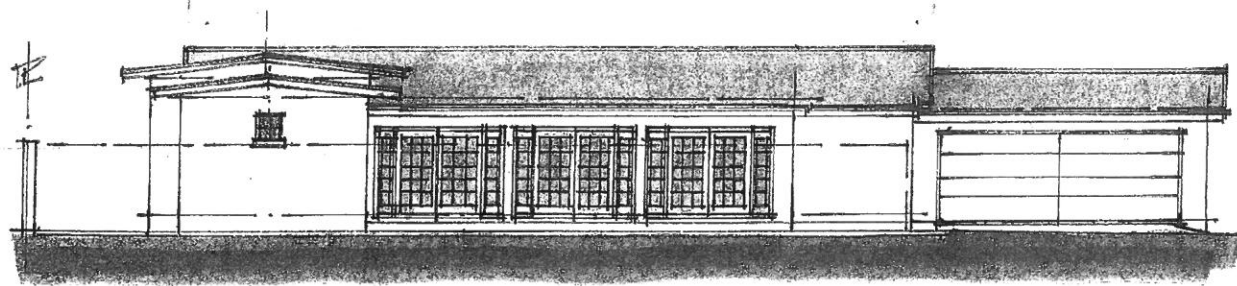
NO.	DATE	REVISIONS

FILED BY: SS/QP	DATE: 10/13/22
DRAWN BY: CS	ORDER NO. NW 22-181
SCALE: 1"=30'	SHEET: 1 OF 1

NuDesign Builders
 151 Stirling Ave., Winter Park, FL 32789

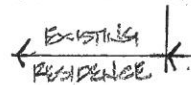
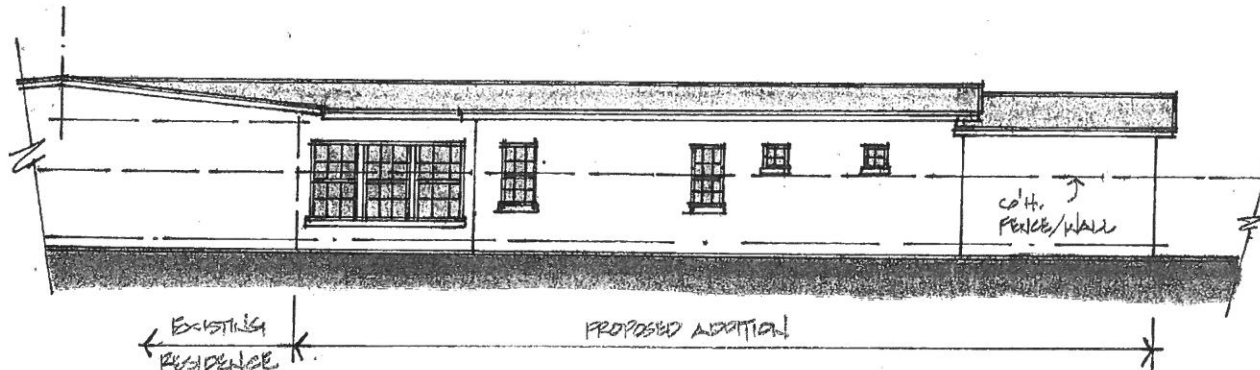
PREPARED FOR:





NORTH (REAR) ELEVATION

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



PROPOSED ADDITION

coll.
FENCE/WALL

EAST ELEVATION

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



Historic Preservation Board

agenda item 5.b

item type

Action Items

meeting date

July 10, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and
Zoning

subject

Request for Preliminary Review to add a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935.

motion | recommendation

Provide design direction to the property owner.

background

This is an informal Preliminary Review of an individually designated, historic property for the design direction proposed by the property owner. The owner desires to add a second floor to the detached accessory building (right-hand side of the pictures). The owner desires feedback from the Historic Preservation Board before committing to the expense of construction documents.

The property is the offices of Skolfield Services. As you are aware, they have experience of renovating and restoring historic homes. The owner understands the structural aspect of supporting a second story on top of a wall built in 1935.

In the attachments is a street view picture of the existing buildings and a conceptual sketch and image of the second story addition proposed. The 'vision' is to replicate the appearance of the existing structures with the same exterior materials.

There would be two variances requested. One is the side setback to match the existing structure setback of approximately 3.5 feet in lieu of the required 5-foot side setback. Note the adjacent two-story storage building for Millers Hardware located on that common property line. Second is a variance from providing the one extra parking space that would be required for this new floor space.

alternatives | other considerations

fiscal impact

attachments

1. Staff report and pictures

Historic Preservation Board Staff Report for July 10, 2024 Meeting

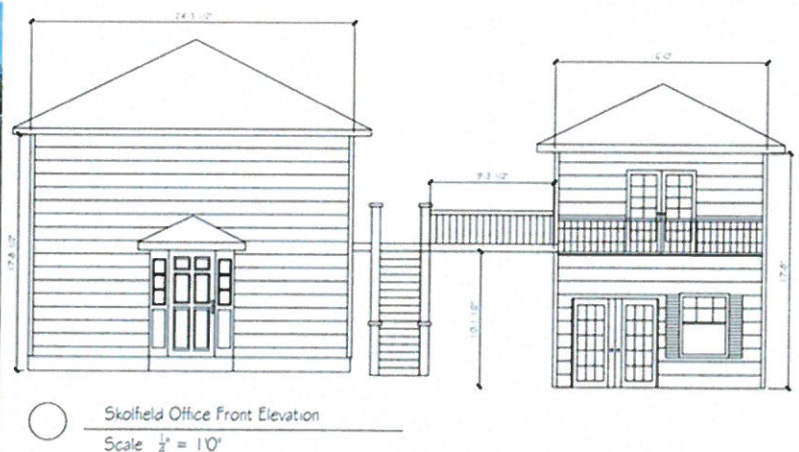
Request for Preliminary Review to add a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935.

This is an informal Preliminary Review of an individually designated, historic property for the design direction proposed by the property owner. The owner desires to add a second floor onto the detached accessory building (right hand side of the pictures). The owner desires feedback from the Historic Preservation Board before committing to the expense of construction documents.

The property is the offices of Skolfield Services. As you are aware, they have experience in renovating and restoring historic homes. The owner understands the structural aspect of supporting a second story on top of wall built in 1935.

Below is a street view picture of the existing buildings and a conceptual sketch and image of the second story addition proposed. The 'vision' in is to replicate the look of the existing structures with the same exterior materials.

There would be two variances requested. One is the side setback to match the existing structure setback of 3.5 feet in lieu of the required 5-foot side setback. Note the adjacent two-story storage building for Millers Hardware located on that common property line. Second is a variance from providing the one extra parking space that would be required for this new floor space.





118 W COMSTOCK AVE. WINTER PARK, FL 32789 8/2/2021 9:34 AM