



Historic Preservation Board Regular Meeting

Agenda

August 14, 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 July 10, 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. Certificate of Review for additions to the house at 151 Stirling Avenue, inclusive of variances within the Virginia Heights, East historic district. 20 minutes
- b. Certificate of Review to add a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935. 15 minutes

5. Action Items

- a. Request for Preliminary Review for additions to the house at 1500 Sunset Drive, inclusive of variances, subject to historic designation. 20 minutes
- b. Historic Preservation Procedures 30 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

August 14, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of July 10, 2024.

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

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

July 10, 2024 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

John Skolfield, Kelsey Wolfe, Lee Rambeau, Wade Miller, Kim Burst Wood, Fay Pappas

Absent

Aimee Spencer

Staff Present

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

1. Call to Order

Chairman Wade Miller called the meeting to order at 9:04 a.m.

2. Consent Agenda

- a. Approve the minutes of June 12, 2024.

Motion made by John Skolfield, seconded by N. Lee Rambeau, to approve the June 12, 2024 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Aimee Spencer 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. Designation of the property at 215 Osceola Court to the Register of Historic Places.

Mr. Briggs informed the Board that the applicant requested to table the item until the August 14, 2024 regular meeting.

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.

Mr. Briggs provided a summary of the item and explained that it was an informal preliminary review of the design direction proposed by the new property owners at 151 Stirling Avenue. He noted that the applicant was requesting to renovate the existing home and build an addition to the rear of it along with a new swimming pool. He then reviewed the survey for the home and the applicant's site plan. He indicated that the applicant was requesting five variances that included the setback between the addition and the neighboring property line, the setbacks for the pool and pool cabana, and the fence height proposed on the side street frontage. He noted that staff had advised the applicant to eliminate the fence and pool cabana variances, and put a dense five or six-foot-tall viburnum hedge along the property line behind the fence. He indicated that the applicant had complied with the recommendations from staff. Mr. Briggs then recommended adding the item to the next regular meeting agenda and advised the applicant to provide the details and materials of the proposed porch elevations for review by the Board at the meeting.

The Board asked if there would be any impact on the existing trees on the property to which Mr. Briggs indicated that there would be no tree removals involved in the applicant's request.

The applicant's architect, David Reynolds, addressed the Board. Mr. Reynolds noted that there will be a slightly higher ceiling plane in the master bedroom due to the rest of the house being fairly low. He added that the same roof slope and materials as the existing structure would be used. The Board then inquired about the intended fenestration for the windows for the addition. A brief discussion ensued and Mr. Reynolds indicated that the applicant would like to keep the paned glass on the master bedroom overlooking the pool space. Discussion then ensued about the proposed elevations of the addition, the intended porch details, and desired roof materials for the project.

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

Mr. Briggs provided a summary of the item and explained that it was an informal preliminary review of the design direction proposed by the property owner at 118 W. Comstock Avenue. He noted that Historic Preservation Board member John Skolfield was the applicant, so Mr. Skolfield recused himself from the Board's purview on the item. Mr. Briggs indicated that the proposed second floor addition to the accessory building would meet the city's height, floor-area-ratio, and parking requirements. He explained that the applicant was seeking two variances, one for the setback to the neighboring property at 130 W. Comstock Avenue and the other for the setback to an

adjacent city-owned alleyway. He noted that the owner of 130 W. Comstock Avenue provided staff with a letter consenting to the applicant's requested variance for the setback and the city has no objection to the alleyway setback variance.

The applicant, John Skolfield at 118 W. Comstock Avenue, Winter Park, FL 32789 addressed the Board. Mr. Skolfield noted that his company, which is headquartered at the 118 W. Comstock Avenue location, was quickly growing, and so he wanted to expand the building to accommodate the growth. He then discussed the proposed details of the addition, noting that he wanted to extend the porch five feet forward.

The Board asked if there would be a parking variance and whether the existing large camphor trees would affect the addition during storms. A brief discussion ensued, and the applicant noted that the parking exceeded the city's requirements and the trees would be regularly pruned and trimmed.

6. Non-Action Items

7. Staff Updates

Mr. Briggs indicated that the city's historical markers project was still ongoing, and the markers for Dinky Line Railroad, the First Congregational Church of Winter Park, the Osceola Lodge, and Orwin Manor were currently in production. He then noted that the markers for All Saints Episcopal Church, Rollins College, and Hannibal Square would be next.

Mr. Briggs also indicated that the bids for the city's entry signs project were within budget, allowing the project to move forward. He explained that the city had budgeted \$200,000 for the project and entry signs would be placed at the north and south ends of Park Avenue. Mr. Briggs added that he would be seeking approval to have an entry sign placed at Hannibal Square as well.

8. Board Comments

The Board briefly discussed how the application for 965 Lakeview Drive was handled at the May 8, 2024 and the June 12, 2024 Historic Preservation Board meetings. Discussion ensued on the steps that should be taken to ensure the same types of issues are not repeated. The Board expressed a desire to have a more effective checks and balances system during construction of projects approved by the Board, to have an updated review of which houses in the city are considered contributing and non-contributing, to create a legal document that serves as law for a mandatory consequence of similar negligence by contractors and property owners, and to establish a fine that is a percentage of the value when construction of the original plans for a project is completed and that includes an automatic complaint to the State's licensing board. The Board requested to have a work session on the discussion at the next regular meeting scheduled for August 14, 2024.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 10:13 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

August 14, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

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

motion | recommendation

Staff recommendation is for approval with conditions regarding installation of the viburnum hedge as offered by the applicant and with the construction plan review by the HPB.

background

On July 10, 2024, the Historic Preservation Board provided preliminary conceptual approval of the design direction for the new property owners, Dennis & Kellie Welsh, at 151 Stirling Avenue, within the Virginia Heights, East historic district. The new owners desire to keep the existing home (no demolition, as proposed before) and undertake an addition to the rear of the home and a new swimming pool. They are now seeking Certificate of Review approval for their specific request inclusive of variances necessary after public notice has been provided.

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

1. Side setback (east side of house and porch addition) of 7.5 – 8 feet in lieu of the required 10 feet.
2. Street side setback of 7.5 feet for the swimming pool and 3 feet for the pool deck in lieu of the required 15-foot street side setback.

The current submittal has reduced the area of the house addition by shortening the living area extension and putting the outdoor open porch at the end of the addition. This change eliminated two of the four variance requests. The plan shows a 4-foot open decorative fence along the College Point street property to enclose the swimming pool, as is required by code.

The owners will install a dense 5 or 6-foot tall viburnum hedge (at the time of planting) along that property line to give them privacy and screen the view of the pool as well as screen the view of much of the porch and the house addition. The porch addition now meets the required 15-foot street side setback.

The triangular shape of this property creates challenges with setbacks. As such, the staff is in support of the variances. The house addition continues the existing 7.5 - 8 foot side setback that exists today. The setback variances for the swimming pool/pool deck are structures at grade that will be screened by the viburnum hedge. The elevations provided will be supplemented by the building permit review as to specific materials and details. There was consensus from the HPB at the previous meeting on a metal roof replacement for the existing roof materials.

It is important to note that this is a "non-contributing" structure, built in 1960, but this action is significant in maintaining the height and scale of the existing home that is compatible with many of the "contributing" structures in the historic district. These additions add living space and pool amenities while maintaining the existing scale. Any tear down and rebuild is likely to be much larger and two-stories in height.

alternatives | other considerations

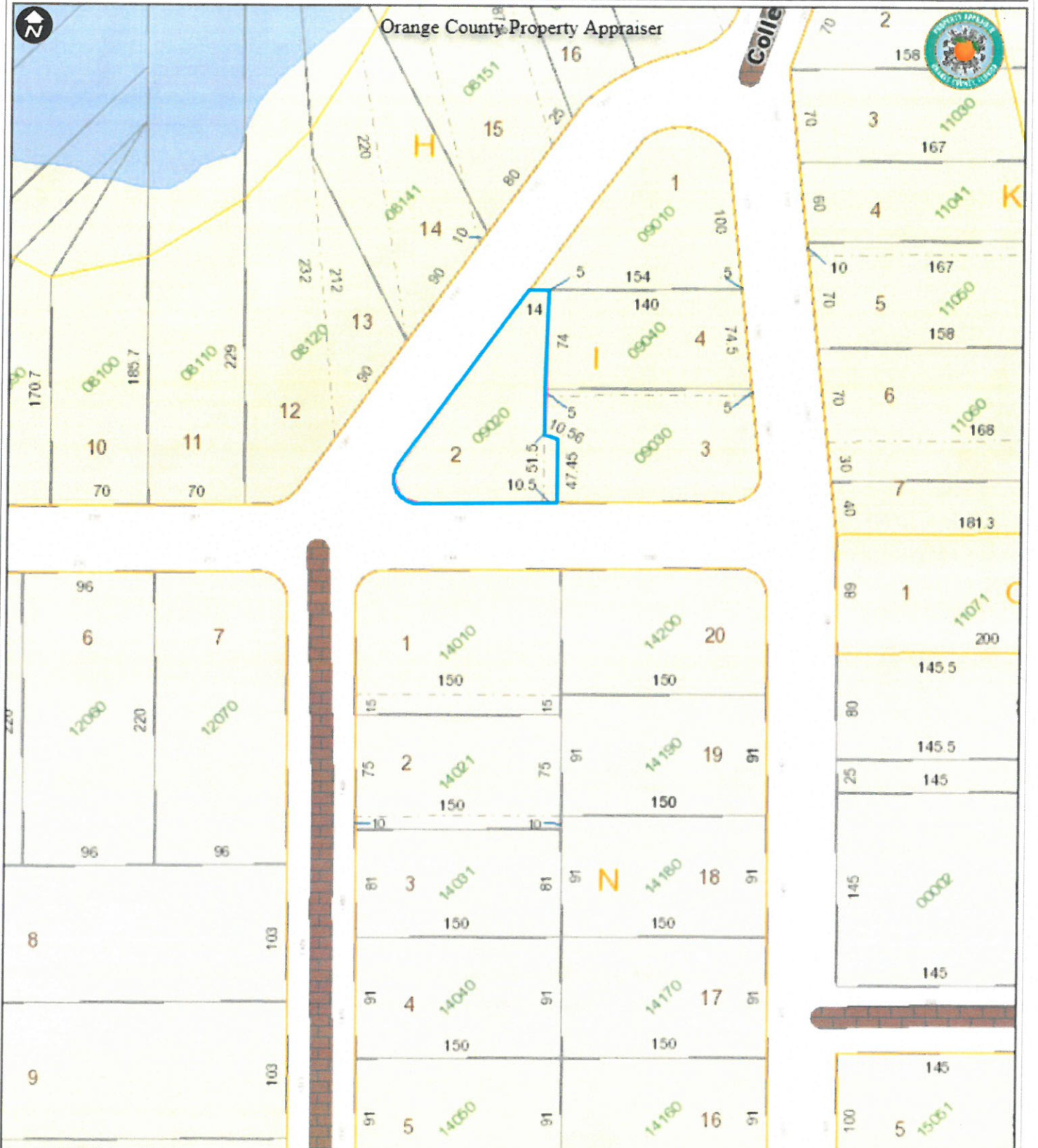
fiscal impact

attachments

1. Map, aerials and site pictures
2. Revised site plan, elevations and survey

OCA Web Map

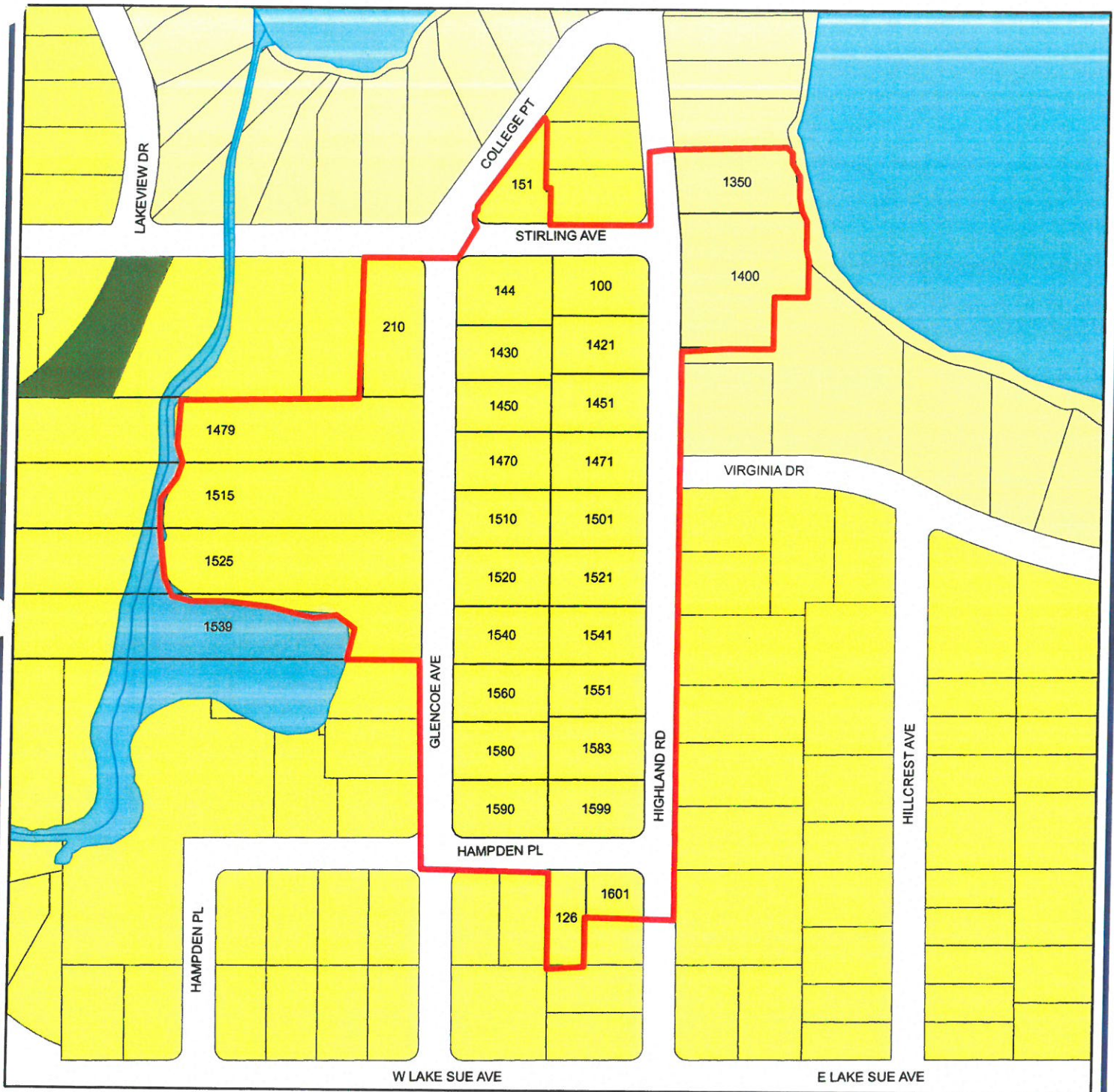
	Florida turnpike		Public Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		Lot Number
	Interstate 4		Gated Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		Parcel Number
	Toll Road		Road Under Construction		Block Line		Commercial/Institutional		Hydro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



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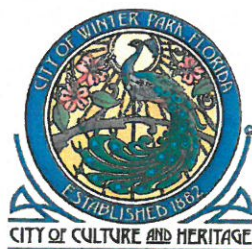
This map is for reference only and is not a survey

Virginia Heights East Historic District



Winter Park Zoning

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



8

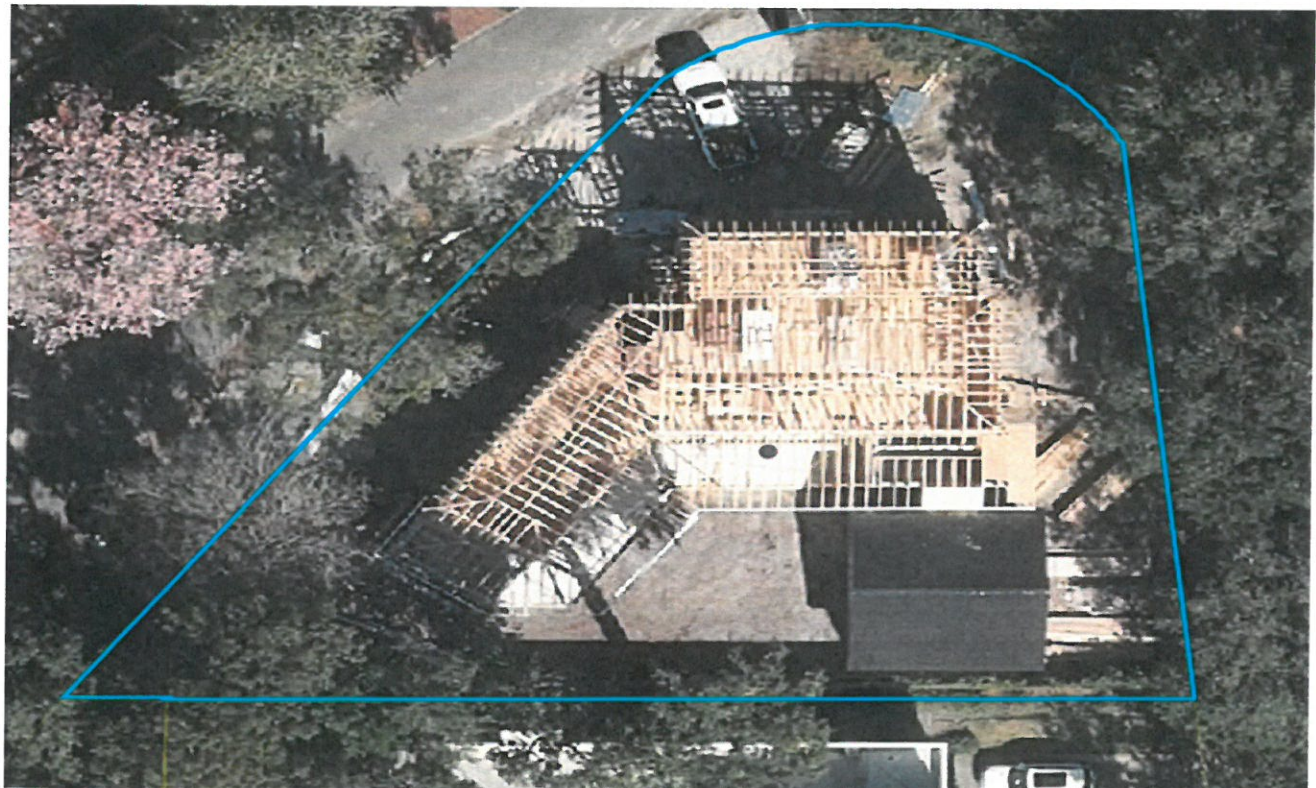
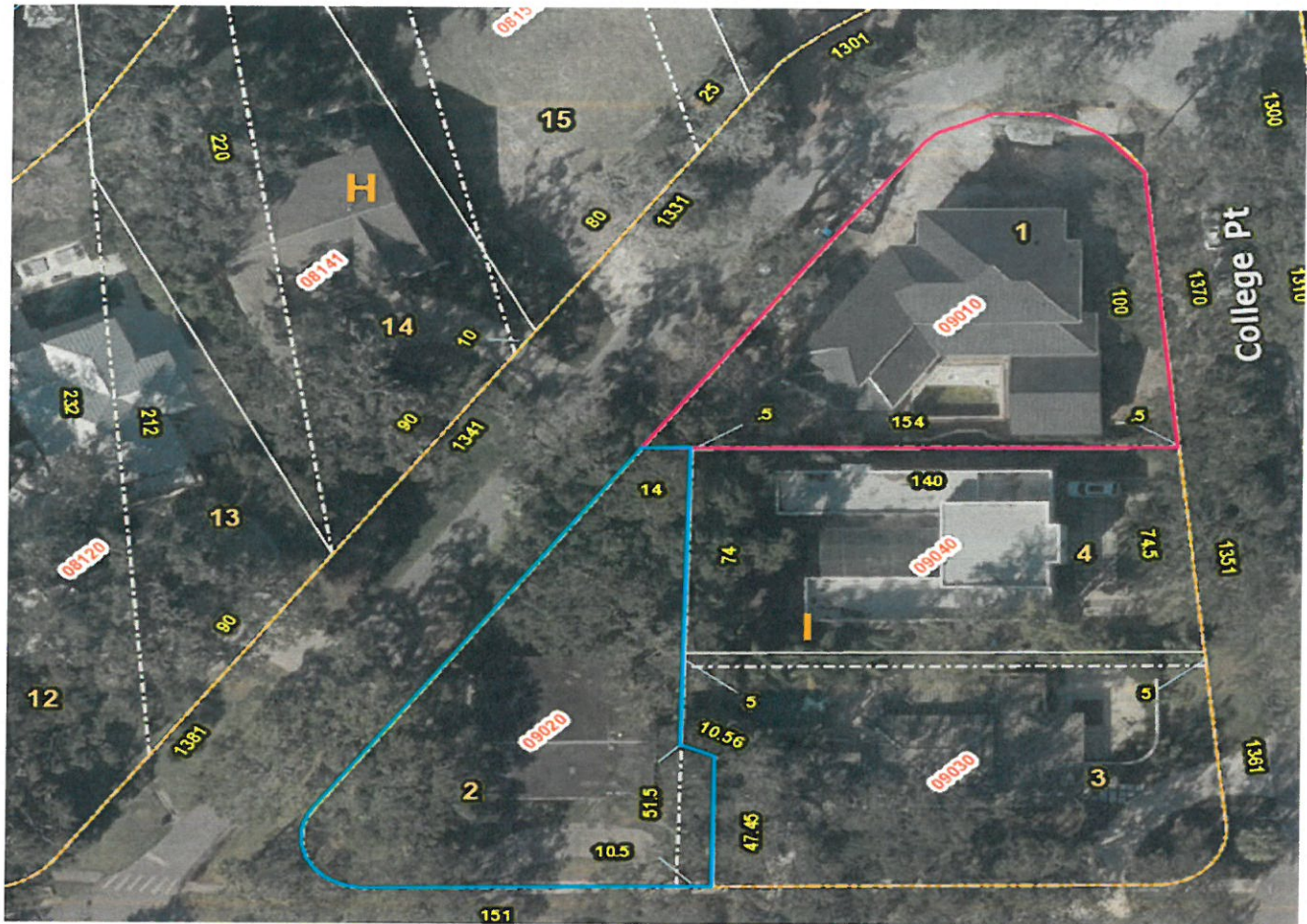
View of Existing Home from Stirling Avenue

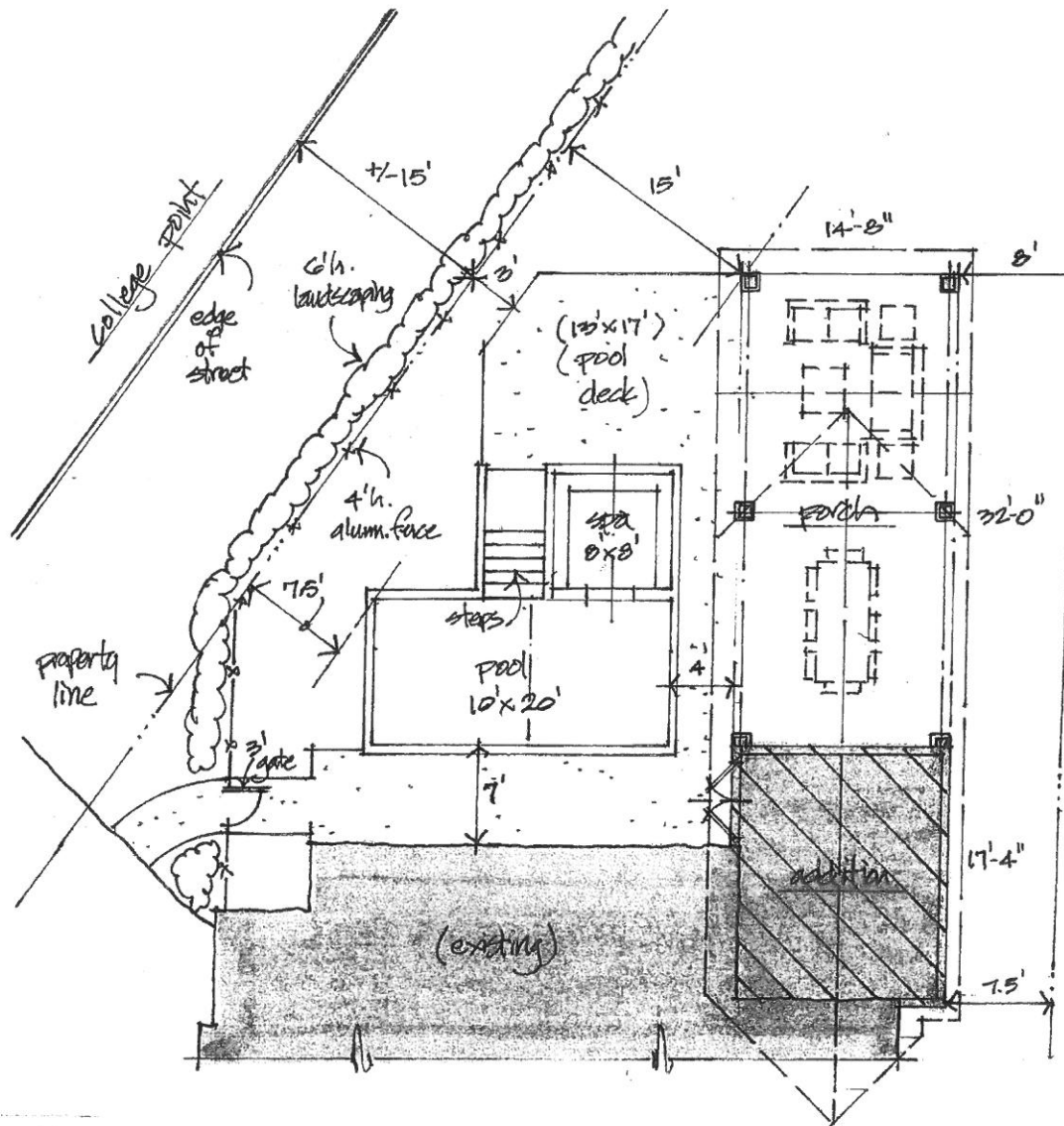


View of Existing Home from College Point

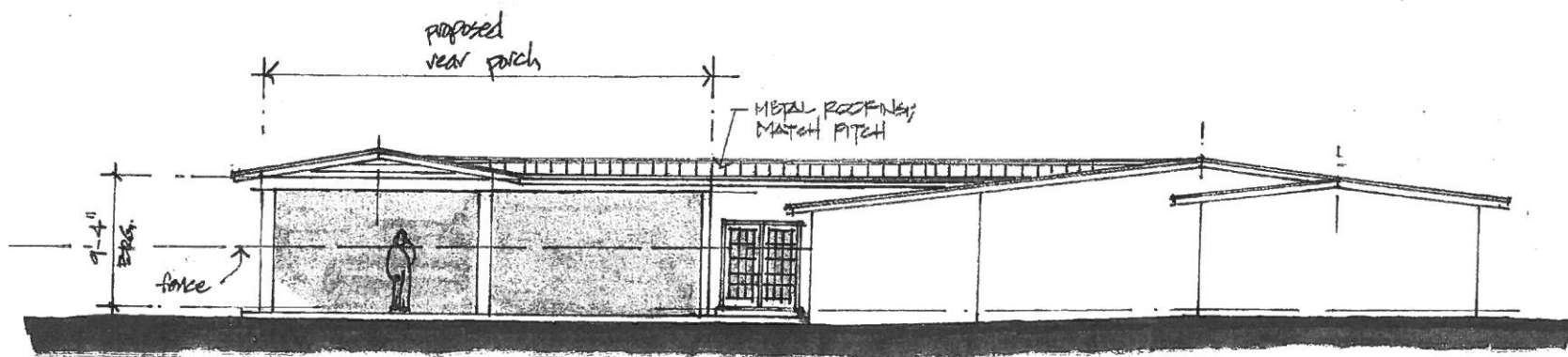


Aerials of the property and adjacent homes





151 Stirling Avenue - schematic site plan
 1/8" = 1'-0"
 7-31-24



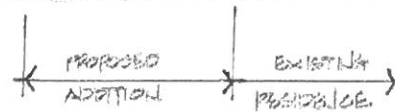
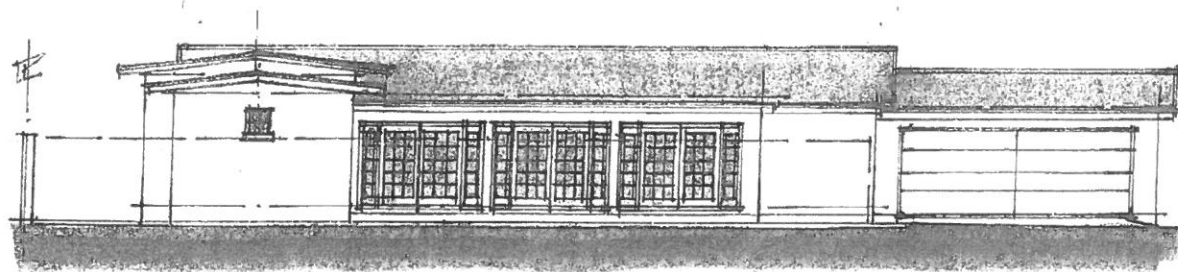
WEST ELEVATION (STREET SIDE)

1/8" = 1'-0"

7.31.24

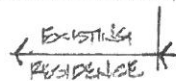
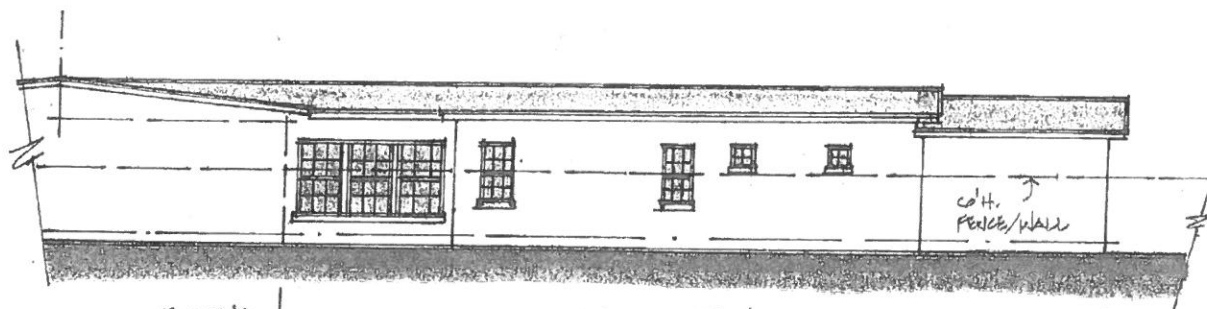
PROPOSED
ADDITION

EXISTING
RESIDENCE



NORTH (REAR) ELEVATION

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



PROPOSED ADDITION

coll.
fence/wall

EAST ELEVATION

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

ABBREVIATIONS

(C) = CALCULATED	(P) = PLAT
CONC = CONCRETE	FB = PLAT BOOK
C = CENTERLINE	PC = POINT OF CURVATURE
CM = CONCRETE MONUMENT	PCP = PERMANENT CONTROL POINT
(D) = DRIVE	PRC = POINT OF REVERSE CURVATURE
ID = IDENTIFICATION	PT = POINT OF TANGENCY
IR = IRON PIPE	R/W = RIGHT OF WAY
IP = IRON PIPE	UB = UTILITY BASIN
LD = LICENSED BUSINESS	AC = AIR CONDITIONER
(M) = MEASURED	PRR = PAGER RISER
ORB = OFFICIAL RECORD BOOK	ELB = ELECTRIC JUNCTION BOX
PC = PAGE	IP = POWER POLE
ND = NAIL AND DISK	WU = WATER METER
PRM = PERMANENT REFERENCE MONUMENT	CO = CLEAN OUT
FT = FINISHED FLOOR	WV = WATER VALVE
ELV = ELEVATION	OM = OVERHEAD UNIT
APPROX = APPROXIMATE	CLT = CHAINLINK FENCE

SYMBOLS

- CONC MONUMENT
- TYPE AS INDICATED
- CONTROL POINT
- TYPE AS INDICATED
- ODD/MARK
- TYPE AND REVISION
- 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'

BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

Description (PBR 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.

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS 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 PLANS COORDINATE SYSTEM, EAST ZONE 18N, AS DERIVED FROM A 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 FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TYPES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO ORANGE COUNTY BENCHMARK DESIGNATION TP-422, HAVING A PUBLISHED ELEVATION OF 83.93, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 12080C0386H 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 11"x17" SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL 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 51-17, 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.

Nieto-Whitaker Surveying LLC
1121 N. Rosal Street Blvd., Longwood, FL 32750
P: (407) 536-6500 FAX: (407) 636-8461
L: 800-774-1121

FIELD BY:	DATE:	SCALE:	NO.	DATE:	REVISIONS
SS/SP	10/13/22	1"=30'			
DRWN BY:	CS				
DATE:	11/22/21				

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

PREPARED FOR

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

C1 (P) 25' TANGENT & 15' EXTERNAL DISTANCE

RALPH A. NIBTO PSM 6025 PRINT DATE



Historic Preservation Board

agenda item 4.b

item type

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

meeting date

August 14, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Certificate of Review to add a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935.

motion | recommendation

Staff recommendation is for approval.

background

On July 10, 2024, the Historic Preservation Board (HPB) provided preliminary conceptual approval of the design direction for the addition of a second floor to the detached accessory building at 118 W. Comstock Avenue. The property owner, Skolfield Homes, is now seeking Certificate of Review approval for their specific request inclusive of two setback variances necessary after public notice has been provided. The property is the offices of Skolfield Homes and, as the HPB is aware, the applicant has experience in renovating and restoring historic homes and understands the structural aspect of supporting a second story. The applicant also understands that when the construction plans are completed, those will be provided to the HPB for review and is working to provide such for this meeting.

The backup materials are the same as provided prior with 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. The 450-sf addition would match the first-floor size of the accessory building. In total, the site would have 2,052 sf of building after the addition. Parking is 1 space per 333 sf, which is 9 spaces and they have 14 spaces. FAR is 30% and the maximum in the office O-2 zoning is 45%.

There are two setback variances requested. One is the setback to the City alley in the rear at 6.9 feet versus the required 10 feet and the second is the side setback to match the existing structure setback of 3.4 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 and the letter of consent for such variance.

alternatives | other considerations

fiscal impact

attachments

1. Previous Staff report and pictures
2. Existing survey
3. Millers Hardware approval letter

Historic Preservation Board Staff Report for July 10, 2024 Meeting

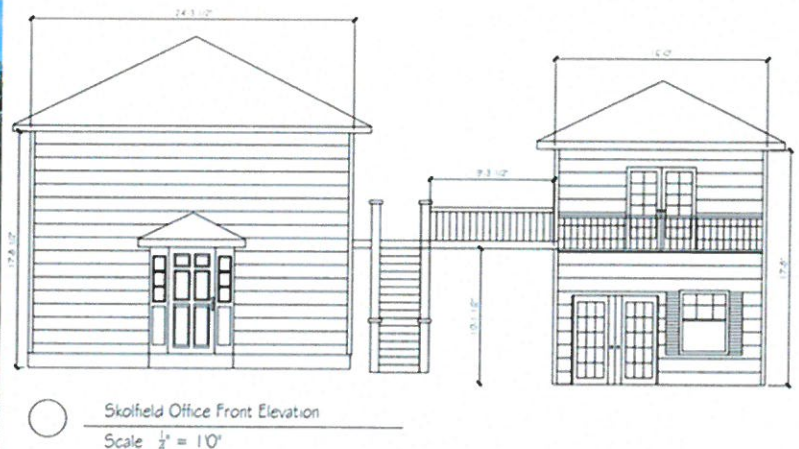
Request for Preliminary Review to add a second floor to the accessory building at 118 W. Comstock Avenue, built in 1935.

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

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 3 AND THE WEST 2 FEET OF LOT 2, BLOCK 76 TOWN OF WINTER PARK ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 67 & PLAT BOOK B, PAGE 86 & MISCELLANEOUS BOOK 3, PAGE 220 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

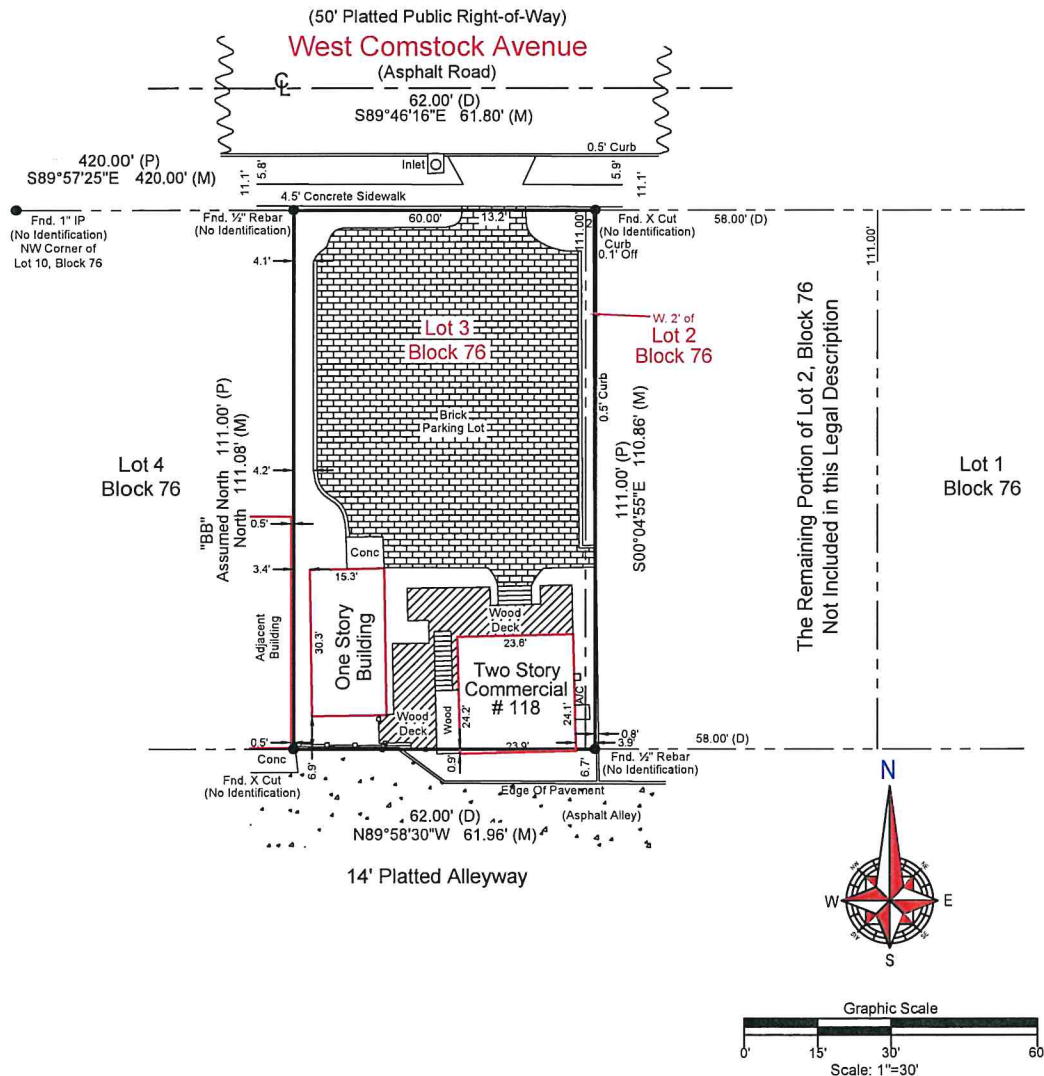
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

CERTIFIED TO:

SKOLFIELD HOMES, LLC



118 W COMSTOCK AVENUE WINTER PARK, FLORIDA 32789



Field Date: 1/17/2017 Date Completed: 1/17/2017
Drawn By: K.C. File Number: JS-34122

-Legend-	
C	- Calculated
CB	- Centeline
CM	- Concrete Block
Conc.	- Concrete Monument
D	- Description
DE	- Drainage Easement
Easmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FEE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
-O-	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rid.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
-O-	- Chain Link Fence

-NOTES-
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.
-POINTS OF INTEREST-
TWO STORY COMMERCIAL BUILDING OVERLAPS PROPERTY LINE.

I hereby certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

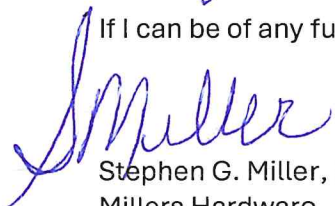
Patrick K. Ireland, P.S.M. 6637, L.B. 7623
This Survey is Intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

July 4, 2024

To the historic preservation board:
City of Winter Park

My business, Miller's Hardware, has been neighbors of John Skolfield and before him, his father for over 50 years. John presented his vision of a second floor addition to the building adjacent to mine. I think it would be an attractive addition and enhance the functionality of a designated piece of Winter Park History. I am in complete support of this.

If I can be of any further assistance let me know. (407-647-3316)



Stephen G. Miller, President & Owner
Millers Hardware
147 W Fairbanks LLC
161 W Fairbanks LLC



Historic Preservation Board

agenda item 5.a

item type

Action Items

meeting date

August 14, 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 1500 Sunset Drive, inclusive of variances, subject to historic designation.

motion | recommendation

Provide design direction and feedback to the applicant.

background

This is an informal Preliminary Review of the design direction proposed for a new historic designation at 1500 Sunset Drive. Z Properties desire to keep the existing home, built in 1959, (no tear down) and undertake additions to the home. They desire feedback from the Historic Preservation Board (HPB) to see if their design direction is acceptable before making any formal application for action including historic designation by the HPB that would require public notice.

The survey and site plan with the additions proposed is attached. The applicant has submitted a video fly-around to show the "look" of the remodeled home which will be shown at the HPB meeting, but this agenda product does not allow for uploading due to the data constraints. The goal is to increase the square footage of the home from 1,509 square feet of living area up to 2,327 square feet without building the added square footage as a second story. As such, the proposed additions extend into the setbacks and, as submitted, there would be four variance requests, as follows:

1. Extending the open carport out toward the Sunset Drive street frontage to a 10-foot setback in lieu of the 20-foot street setback required. This allows the creation of a full two-car carport versus the one-car carport that exists today.
2. Extending the house toward the interior lot line with the adjacent neighbor at 1510 Sunset Drive to a 3-foot side setback in lieu of the 12½-foot interior side setback required. This is to pick-up living area and input from that neighbor will be critical.
3. Extending the house toward the Edgewater Avenue street side with the closest point at a setback of 5 feet in lieu of the required 15 feet. This is also to add living area. The distance from the sidewalk to the road surface is a mitigating factor.

There is an open street front patio shown on the Wilbar Circle street side of the property. As shown with a 4-foot decorative open wall and no roof/columns, (just an awning for shade), this would need a variance for the height of the privacy wall being 4 feet versus the required 3-foot and 4-foot columns permitted for street front walls. The odd shape of this property and three street sides with three street setbacks creates challenges with setbacks and, as such, the staff are generally sympathetic to the variances. This is a mid-century modern style, built in 1959. The request would be subject to a historic designation preserving the height and one-story scale of the existing home.

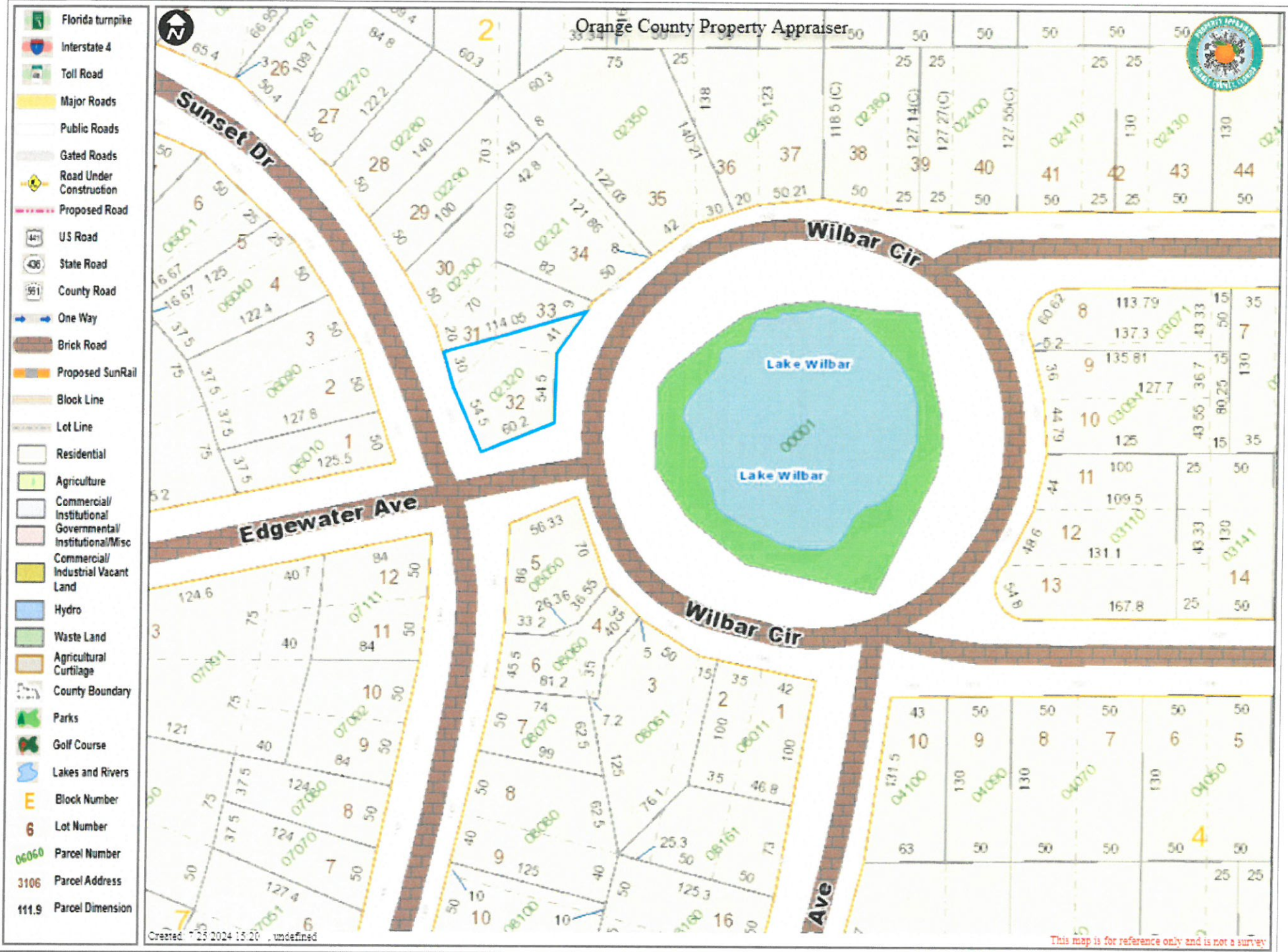
If the home were to be demolished, conformance to the required building setbacks would mandate a two-story product in order to get enough living area square footage and a two-car garage. As such, it would likely to be of the modern cube design. These additions add living space while maintaining the existing scale, which is important. Any tear down and rebuild would be much larger and two-stories in height. Together with an attractive landscape package that Z Properties contemplates, will dramatically improve the appearance of this highly visible property.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Existing House Pictures
3. 1500 Sunset Drive _ Site Plan



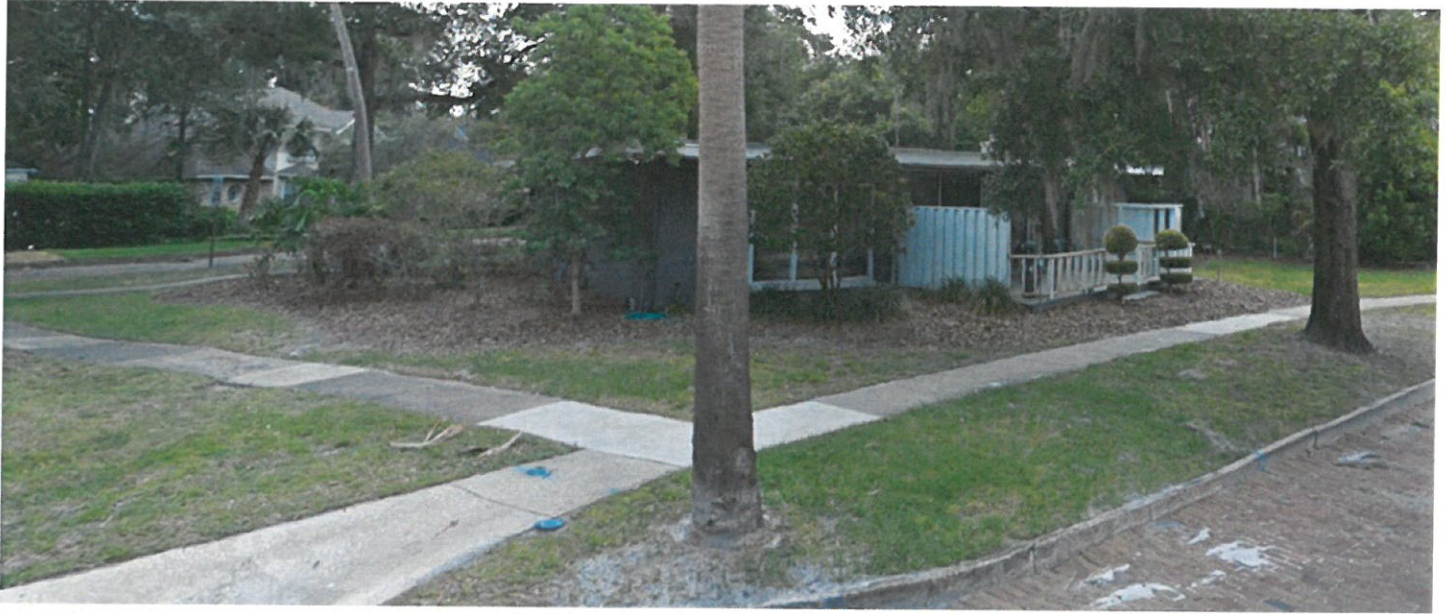
View from Sunset Drive



View showing frontages on Sunset Drive and Edgewater Avenue



Views from the Wilbar Circle street side





1500 SUNSET DRIVE

1500 SUNSET DRIVE, WINTER PARK, FL

Project No.

alba
ENGINEERING

C.A. #30556

Project Number

DANIEL SOUTER, P.E.
P.E.# 63901
P.O. BOX 547774
ORLANDO, FL 32854
PHONE: (407) 421-4866

Developer

Z PROPERTIES
219 W Comstock Ave, Winter Park,
FL 32789
407.929.3303
Zane@zpropertiesinc.com

Design:

Z PROPERTIES
219 W Comstock Ave, Winter Park,
FL 32789
407.929.3303
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Structure:

ALBA ENGINEER
731 W. Smith Street
Orlando, FL 32804
(407) 421-4866
dsouter@alba-eng.com

Trusses:

Name
Address
Address
Tel:
Email

Landscape Architect:

Name
Address
Address
Tel:
Email

Civil:

Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET

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

Name
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Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date	Issue Date

Scale	3/16" = 1'-0"
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LOT LINES

A103

R-1AAA ZONING FUTURE LAND USE LOT WIDTH LOT DEPTH LOT AREA FLOOR AREA RATIO IMPERVIOUS FRONT SETBACK SIDE SETBACK REAR SETBACK	REQUIREMENTS 35% (2,370 SF) MAX 50% (3,385.71 SF) 20% 15'-0" 30% 12' 6" 25 FT AVR
--	--

EXISTING R-1AAA SFR 83'-10" FT AVR 75'-5" AVR 6,771.42 1,563.74 SF N/A 18'-11" 3'-0"/15' 18'-3"	PROPOSED R-1AAA SFR N/A N/A N/A 34% (2,327.40 SF) 44% (3,007.07 SF) 4'-6" 3'-0" FT/ 5'-0" FT 10'-8" FT
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Historic Preservation Board

agenda item 5.b

item type

Action Items

meeting date

August 14, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

Historic Preservation Procedures

motion | recommendation

Provide directions to staff for preparation of a draft ordinance.

background

The Historic Preservation Board (HPB) has asked to review potential ordinance changes to incorporate the procedures to be used in the review of applications for construction on historic properties referred to in the code as 'certificates of review' and to incorporate procedures and penalties for unauthorized demolitions.

Proposed Review Process Codification: The existing code sets forth a procedure that asks applicants to meet with the HPB staff prior to application and then the code sets forth the formal approval process with notice requirements, etc. The HPB has suggested incorporating a recommendation for a preliminary review by HPB prior to the formal public notice application and also to add to the code, a post approval review of the building permit submission.

Unauthorized Demolition Procedures and Penalties: While the code is clear that a HPB approval is needed for demolition, there is no code text dealing with unauthorized demolition or demolitions exceeding the scale and scope of what may have been approved. The HPB discussed codifying a penalty related to the value of the building versus the subjectivity of a financial penalty is this situation occurs. One can disagree over valuations, but the value on the OCPA tax rolls is what the City has used in other code sections because it is a definitive number provided by a neutral third-party source used for property tax values. As an example, the OCPA building value for 965 Lakeview Drive is \$462,064. The proposed code penalty could be a percentage of that figure plus incorporating the authentic replication of the previous structure, etc.

Summary: Based on discussions by the HPB, the staff will prepare a draft ordinance to update the applicable code sections for further review.

alternatives | other considerations

fiscal impact

attachments

None