



Historic Preservation Board Regular Meeting

Agenda

August 10, 2022 @ 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/bpm and include virtual meeting instructions.

assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the July 13, 2022 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [Request by Wade and Hannah Miller for approval to demolish their existing one car garage and to build a replacement one car garage with living area on the second floor and to construct a new front porch on the existing home, built in 1935 at 1520 Glencoe Road.](#) 20 minutes
 - b. [Request by Drew Bernstein for approval to construct a two-story addition to the existing individually designated historic home, built in 1935, at 150 Cortland Avenue.](#) 20 minutes
 5. **Action Items**
 6. **Non-Action Items**
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Historic Preservation Board agenda item

item type	Consent Agenda	meeting date	August 10, 2022
prepared by	Aaron Hull	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the July 13, 2022 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[July 13 HPB Draft Minutes.pdf](#)



Historic Preservation Board Regular Meeting Minutes

July 13, 2022, at 9:00 a.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Chair Anne Sallee, Vice-Chair Wade Miller, and remaining members: Karen James, Aimee Spencer, John Skolfield, Drew Henner, and N. Lee Rambeau. Staff: Director of Planning and Transportation Jeffrey Briggs; Planning Technician Aaron Hull; and Recording Secretary Mary Bush.

(1) Call to Order

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

(2) Election of Chair and Vice-Chair

Aimee Spencer made a nomination to nominate Anne Sallee for Chair, and Wade Miller made a nomination to nominate John Skolfield for Chair.

Nomination for Anne Sallee for Chair carried with a 4-3 vote (In Favor: N. Lee Rambeau, Anne Sallee, Aimee Spencer, and Karen James. Opposed: Drew Henner, Wade Miller, and John Skolfield)

Anne Sallee made a nomination to nominate Drew Henner for Vice-Chair. However, Drew Henner denied the nomination. Aimee Spencer made a nomination to nominate Wade Miller for Vice-Chair.

Nomination for Wade Miller for Vice-Chair carried unanimously with a 7-0 vote.

(3) Consent Agenda

Motion made by N. Lee Rambeau, seconded by Karen James, to approve the May 11, 2022 meeting minutes, with the amendment made by Karen James to fix the Vice-Chair Karen James to Anne Sallee in the "Present" section of the minutes.

Motion carried unanimously with a 7-0 vote.

(4) Public Comments (for items not on the Agenda)

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

(5) Public Hearings

- a. Request to designate the house and property at 358 Virginia Drive, built in 1941, to the Winter Park Register of Historic Places.

Jeffrey Briggs presented the request to the Board. Mr. Briggs showed images of aerials of the property, pictures of the house, and the proposed lot split for the property. Mr. Briggs described the Mediterranean luxury-style house that was built in 1941. Mr. Briggs explained that the applicant wants to maintain the house and designate the house for her children to live in it. Mr. Briggs also explained that the house went for a lot split approval with the Planning Zoning Board, which got approved depending on the approval of the designation of the house at 358 Virginia Drive by the Historic Preservation Board. Mr. Briggs stated that the applicant also asked for a variance on the rear setback as an incentive to designate the property. Mr. Briggs showed the Board the code language that allows the Board to grant incentives to property owners who designate their property. Mr. Briggs clarified the role the Board has in the designation of the property.

Staff recommended approval.

Aimee Spencer commented that this house is not Mediterranean-style but Monterey-style architecture. Wade Miller explained that he thought the house closely resembled a Mediterranean-style and Mrs. Spencer described the style and history of the Monterey-style architecture. Discussion ensued on the architectural style of the home. Mr. Briggs stated he talked to the applicant. However, the applicant could not attend the meeting due to being sick. John Skolfield said he liked the designation, which is the reason for the incentive program. Mrs. Spencer asked if the guest house was a single-story, and Mr. Briggs answered yes.

Motion made by Aimee Spencer and seconded by Karen James to approve the request to designate the house and property at 358 Virginia Drive, built in 1941, to the Winter Park Register of Historic Places.

Motion carried unanimously with a 7-0 vote.

(6) Action Items

a. Discussion Items:

1. Designation of 1211 Schultz Avenue (1935)

Jeffrey Briggs explained that he had received designation requests for 1211 Schultz Avenue and 1314 Canterbury Road. However, Mr. Briggs stated that he wanted to discuss these applications with the Board to make sure they met the Board's standards. Mr. Briggs showed pictures of 1211 Schultz Avenue and aerials of the location. Mr. Briggs explained the neighborhood's history and clarified that the lot has two homes. Mr. Briggs stated that the back house was split twenty years ago and described the size of the two homes on the two lots. Mr. Briggs said the neighborhood is redeveloping, and the house has had repairs. However, Mr. Briggs clarified that the house still has the original frame and trusts.

Drew Henner asked if Mr. Briggs knew why the applicant wanted to apply for the designation, and Mr. Briggs said he explained the process for designation to the applicant but did not ask why the applicant wanted to apply. Mr. Henner and Mr. Briggs mentioned that the house recently installed a new roof. Mr. Briggs stated that if the house is designated, it is easier to get a variance through the Historic Preservation Board than the Board of Adjustments. However, Mr. Briggs said he does not know the variance the applicant could apply for. Mr. Briggs said that the applicant could apply for grants. John Skolfield mentioned that these older neighborhoods are being redeveloped and that designating the house to protect the neighborhood's future would be a reason to designate it. Mr. Skolfield also stated that the square footage of the house is small and that dormers or a back addition could be added with the approval of the Historic Preservation Board instead of the Board of Adjustments. Chair Anne Sallee asked if there were any reasons Mr. Briggs thought the applicant would want to designate, and Mr. Briggs said that people do not typically designate if they want to sell as it can make it harder to sell.

Aimee Spencer said that she did not think this designation was architecturally significant and that little of the house was original. Mrs. Spencer stated that the neighborhood is being redeveloped and explained that designations are not just for the façade. Mrs. Spencer clarified that she does not want to Board to lead applicants on in the future about designations or create islands of preservation. Discussion ensued on the originality and architecture of the house. Drew Henner said he still does not understand why the applicant would want to designate. Vice-Chair Wade Miller asked what the zoning of the address is, and Jeffrey Briggs responded that it is R-2 zoned. Discussion ensued on the zoning, potential for redevelopment into townhomes, and preserving smaller homes for affordable housing for the city. Chair Sallee stated that the Board is missing the owner's important reason, and the applicant still has the right to apply. Discussion ensued on being cautious of the designation and the applicant's rights. N. Lee Rambeau asked, since there have been so many repairs to the house, if it is still historical, and Jeff stated that he agreed that the house was still considered original.

2. Designation of 1314 Canterbury Road (1950)

Jeffrey Briggs showed pictures of the home at 1314 Canterbury Road, aerials of the location, and a map of the address. Mr. Briggs explained the house is fully built out practically. Vice-Chair Miller stated seeing this is an excellent example for the Board to see what would happen with multiple variances being allowed. Chair Sallee said this house could be frozen in time if designated and that the Board also needs to hear the story of the

house and the people who lived in it to get a better picture of the reason for a designation. Mrs. Spencer stated that some neighborhoods want to create historic districts and do not see why this house would need incentives. Vice-Chair Miller asked if this neighborhood has other designations and discussion ensued on the neighborhood's historical relevance.

Jeffrey Briggs showed pictures of a house at 1440 Berkshire and explained a former mayor lived in the house. Mr. Briggs showed aerials, a map, and a street view of the address. Mr. Briggs said this house had been built out, and discussions ensued with the former mayor. John Skolfield stated that he does not know if it is practical today to buy multiple lots to develop on but maybe in the future. Drew Henner explained that could be a fear of the applicant and a motivation to designate. Discussion ensued on possibilities for the future of this location.

3. Board Education & State Grant Opportunities

Jeffrey Briggs explained that there is funding for Board education to go to conferences related to Historic Preservation. Mr. Briggs explained that this is a possibility for Board members. Aimee Spencer stated going to a conference is good education for Board members and discussed a potential Conference coming up. Mrs. Spencer explained that she would want the Board to apply for a service grant to pay for it. Mrs. Spencer also suggested the Board should have someone come to a meeting to educate the Board on historic preservation. Vice-Chair Miller said he likes the idea of workshops to invite peers to discuss the Historic Preservation Board or designations. Discussion ensued on guest speakers that could talk to the Board. Vice-Chair Miller asked how the Board could reach out to people. Mr. Briggs explained the Board could ask people, and the Staff could follow up with them. Mr. Briggs stated that there is a grant seeker but for general purposes. Vice-Chair Miller said going to a conference would be good. Mrs. Spencer and Chair Sallee mentioned they could individually reach out to people about coming in as guest speakers. Mrs. Spencer said that the Board should make a priority list for grants and recommended getting a new survey of the city as a top priority for grant funding.

Drew Henner asked about grant money decreasing for designations, and Mr. Briggs explained that due to the high number of designations last year, there was not enough money budgeted for all the grant applicants. Mr. Briggs explained that he had to go to the City Commission to ask for more money and the City Commission fixed the grant money to help with the designations.

(7) Non-Action Items

- a. No non-action items were discussed.

(8) Staff Updates

Jeffrey Briggs updated the Board that there will be a few designations and variance requests in the upcoming meetings.

(9) Board Comments

N. Lee Rambeau asked about the rebuild that previously came to the Board, and Jeffrey Briggs explained that the applicants are still designing the house.

Chair Sallee reminded the Board not to reply when replying to emails so no one breaks the Sunshine laws.

(10) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for June 8, 2022.

(11) Adjournment

Chair Anne Sallee adjourned the meeting at 9:59 a.m.

/s/ Recording Secretary Aaron Hull



Historic Preservation Board agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date August 10, 2022
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request by Wade and Hannah Miller for approval to demolish their existing one car garage and to build a replacement one car garage with living area on the second floor and to construct a new front porch on the existing home, built in 1935 at 1520 Glencoe Road.

motion / recommendation

Staff recommendation is for approval subject to the conditions requested by the neighboring property.

background

Hannah and Wade Miller (owners) are requesting approval to demolish their existing detached one car garage and to build a replacement detached one car garage with living area on the second floor and to construct a new front porch onto the existing home, built in 1930, at 1520 Glencoe Road. This home is a contributing property within the Virginia Heights, East historic district. The existing one-story 414 sq. ft. garage will be demolished and replaced with a new two-story garage with living area upstairs comprising 1,225 sq. ft. Together with the existing home, the cumulative building sizes on this property will be 4,265 square feet.

This property is 13,633 square feet in size. The resultant home will be a FAR of 33%, and the Base FAR allows up to 4,500 sq. ft. of building. The impervious coverage will be 6,549 sq. ft. (48%), and is within the maximum allowable of 50% for this two-story home.

Architectural Compatibility:

One primary matter for the Historic Preservation Board is architectural compatibility of the new construction with the existing home. The existing two-story home has wood (cypress) siding and window fenestration from the 1930 era. The new addition is intended to have compatible wood (cypress) siding and is also matching the existing window fenestration for the new windows on the garage addition. The addition will be

slightly behind the location of the existing garage and extend about 10 feet past the rear of the existing home with a 57-foot rear setback. The open raised front porch is intended to provide more interface with the street. It will have period columns and exposed rafter tails to match the existing home.

Setback Variances Requested:

There are two variances that are requested. One is to have a 5-foot side setback for the new garage/living space addition in lieu of the required side setback of 11 feet to the one-story component and 16 feet to the two-story component of the home for this 91-foot wide lot. The applicant has contacted the adjacent neighbor at 1510 Glencoe Road Avenue (David & Robin Henderson) and staff has also emailed them a notice and a copy of the plans with an explanation of the variance requested. The Henderson's indicated that they are in support (see attached letter) subject to:

1. The side facing our property will only have transom windows on the second floor at a height guaranteeing our privacy.
2. The exterior staircase landing on the second level will have privacy screening completely protecting our privacy.
3. The existing landscaping on our property lines will be protected and if necessary, replaced to its current condition.

The second variance concerns the front setback for the new open porch. The existing home is in line with the front street setback of the other adjacent homes on that west side of Glencoe Road which determines the street front setback. The zoning code encourages open front porches by allowing those open porches to intrude into the front setback by 5-feet. The Miller's desire to make this front porch wider (10 feet) in order to be more usable. That is the nature of the second variance.

Summary and Recommendation:

The general policy is that a historic designation (whether contributing in a district or individually designated) is supposed to be a win-win. A benefit for the City in gaining preservation and a benefit for the owner in consideration of variances when it is deemed not to be incompatible with the neighboring affected properties. In light of their consent and the appearance of compatibility in design, the staff recommendation is for approval.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[Location map.pdf](#)

ATTACHMENTS:

[Pictures.pdf](#)

ATTACHMENTS:

[1520 Glencoe Plans.pdf](#)

ATTACHMENTS:

[Letter from 1510 Glencoe neighbors_Henderson's.pdf](#)

ATTACHMENTS:

[Certificate of Review Application.pdf](#)

OCA Web Map

Florida
turnpike

Interstate 4

Toll Road

Major Roads

Public Roads

Gated Roads

Road Under Construction

Proposed Road

Brick Road

Block Line

Lot Line

Residential

Agriculture

Commercial/
Institutional

Governmental/
Institutional/
Misc

Commercial/
Industrial
Vacant Land

Agricultural
Curtilage

Hydro

Waste Land

Parks

Lakes and
Rivers

Building

E

6 Lot Number

06060 Parcel Number

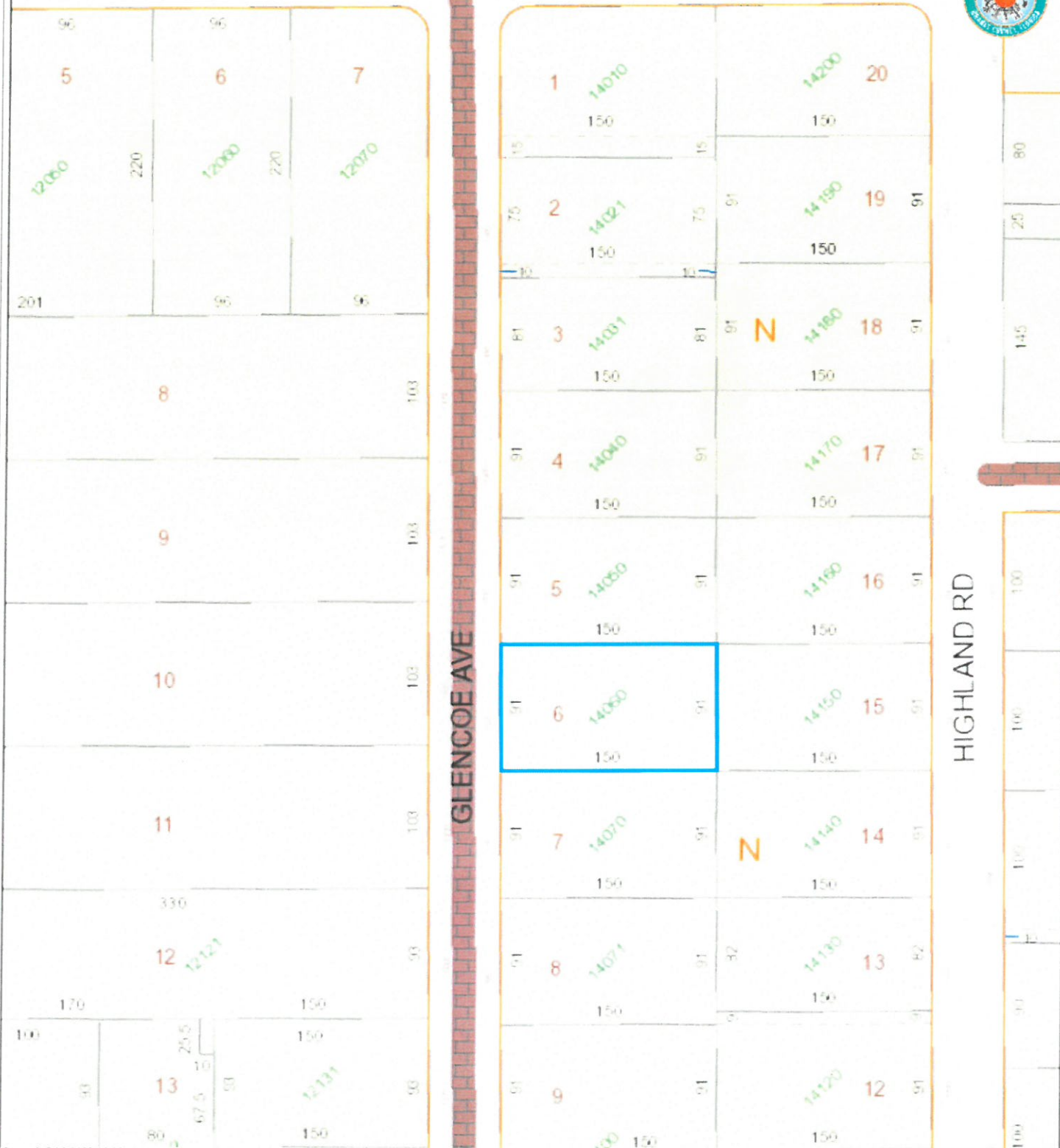
3106 Parcel Address

111.9 Parcel Dimension



STIRLING AVE

Orange County Property Appraiser



Created: 11/13/2022 10:39

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



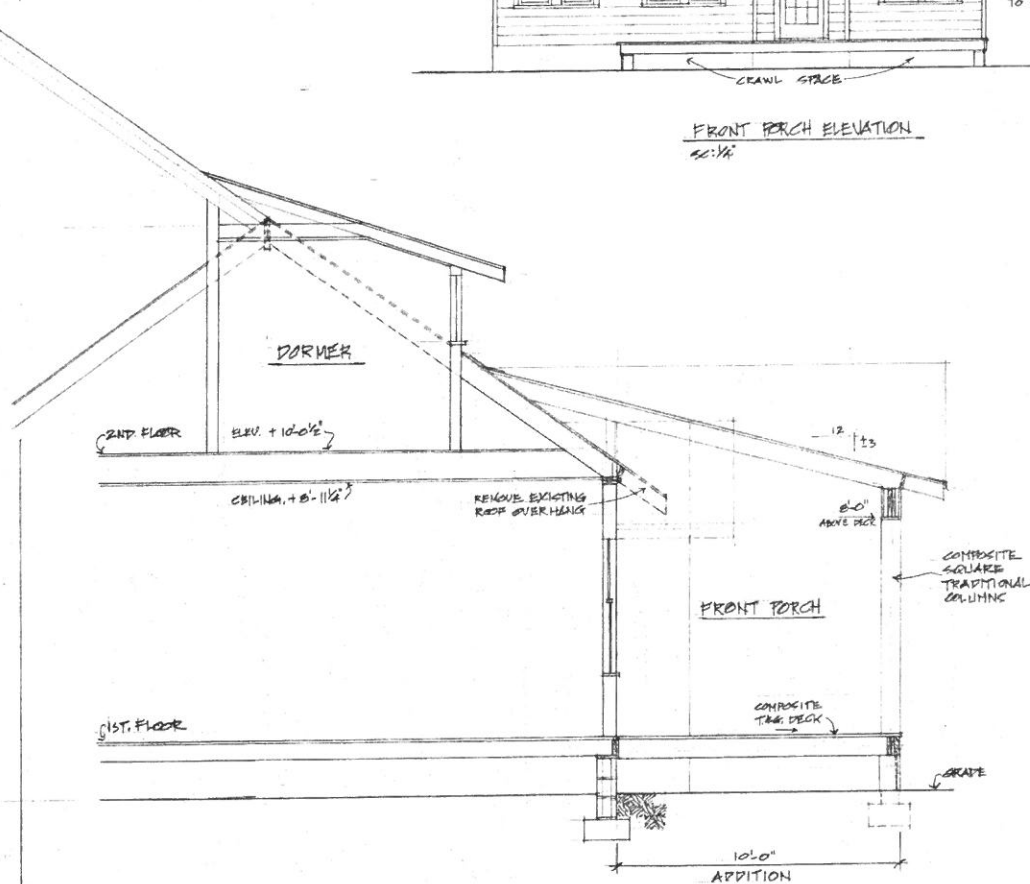




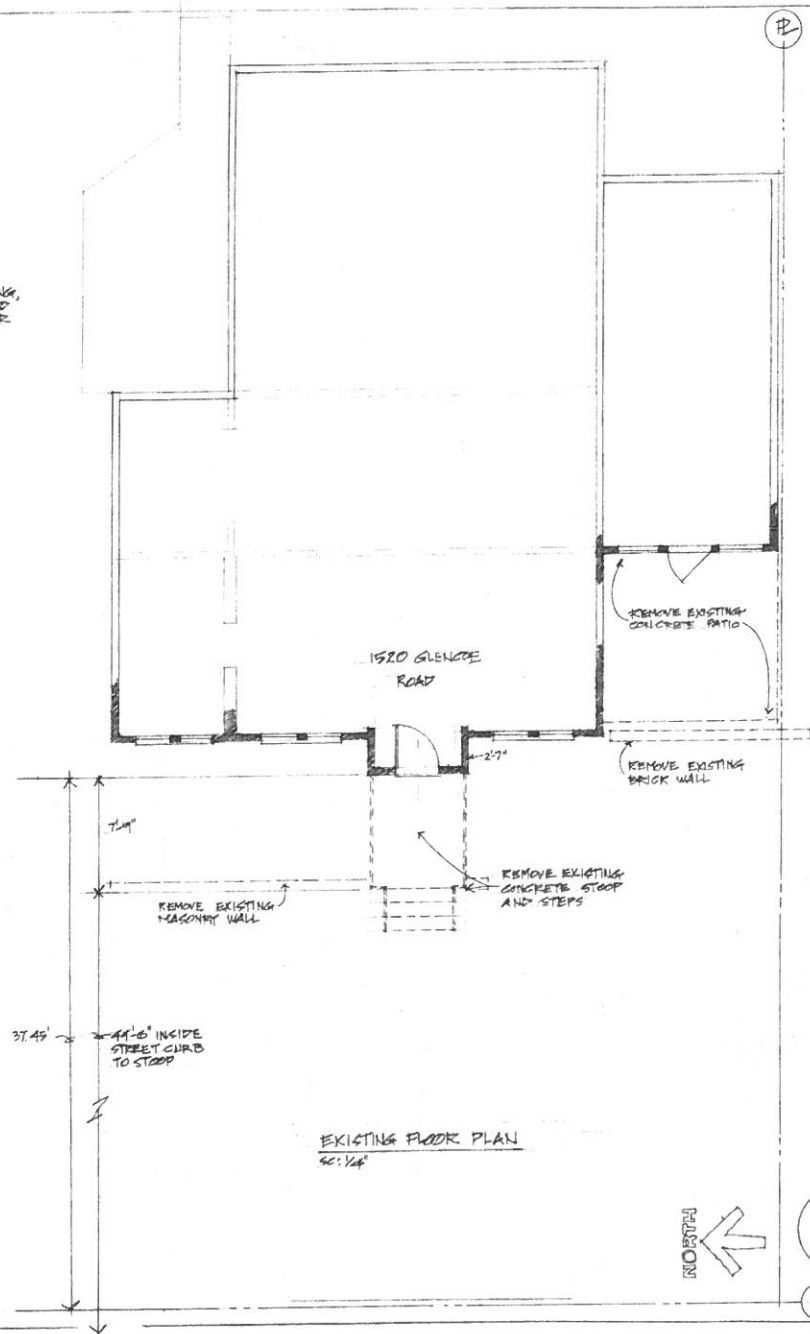




FRONT PORCH ELEVATION
SC: 1/4"



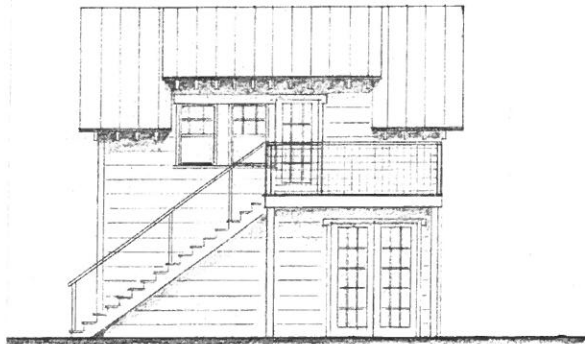
PROPOSED PORCH
BUILDING SECTION
SC: 1/8"



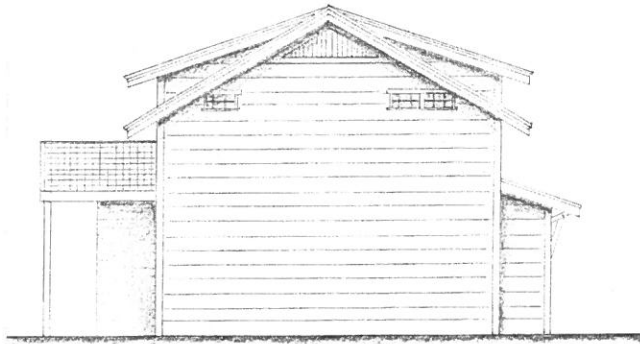
EXISTING FLOOR PLAN
SC: 1/4"

NORTH

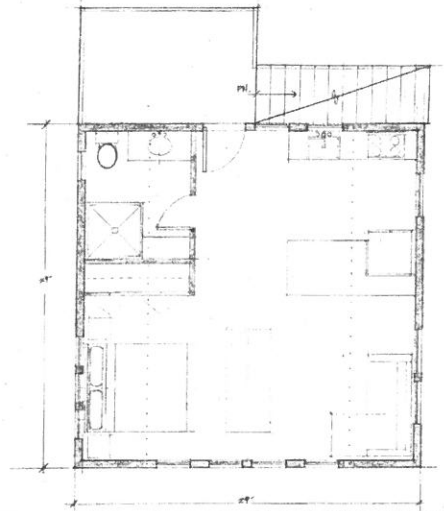
3.



EAST ELEVATION
SC: 1/4"



NORTH ELEVATION
SC: 1/4"



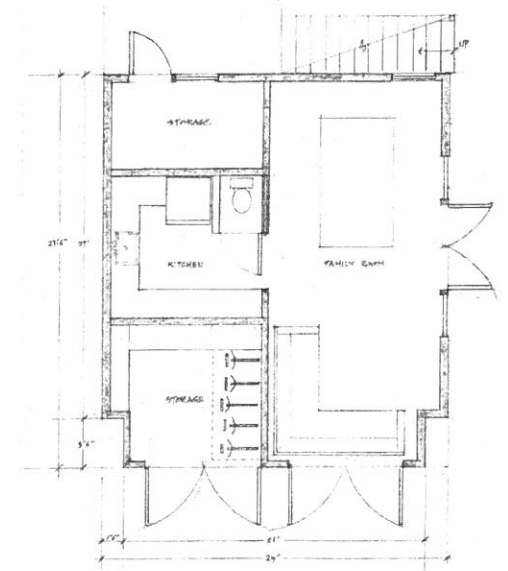
2ND FLOOR PLAN
SC: 1/4"



SOUTH ELEVATION
SC: 1/4"

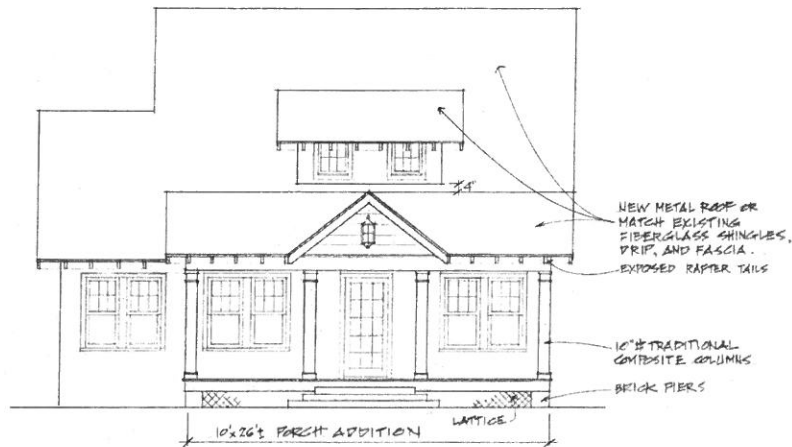


WEST ELEVATION
SC: 1/4"

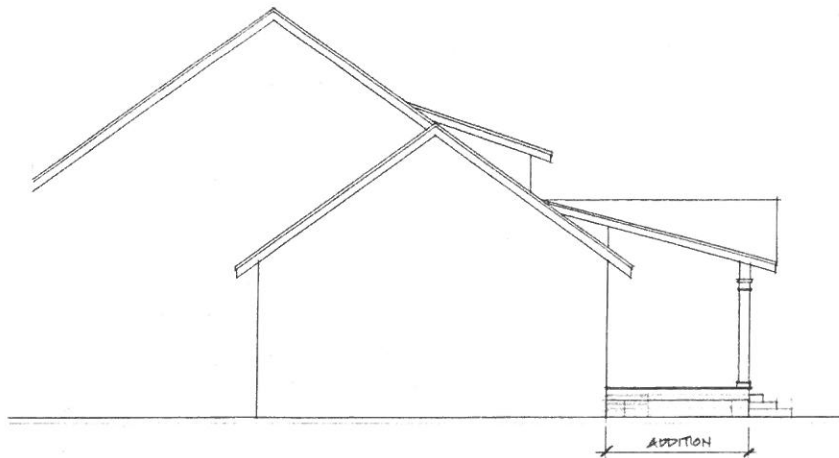


GARAGE APARTMENT
1ST FLOOR PLAN
SC: 1/4" = 1'-0"

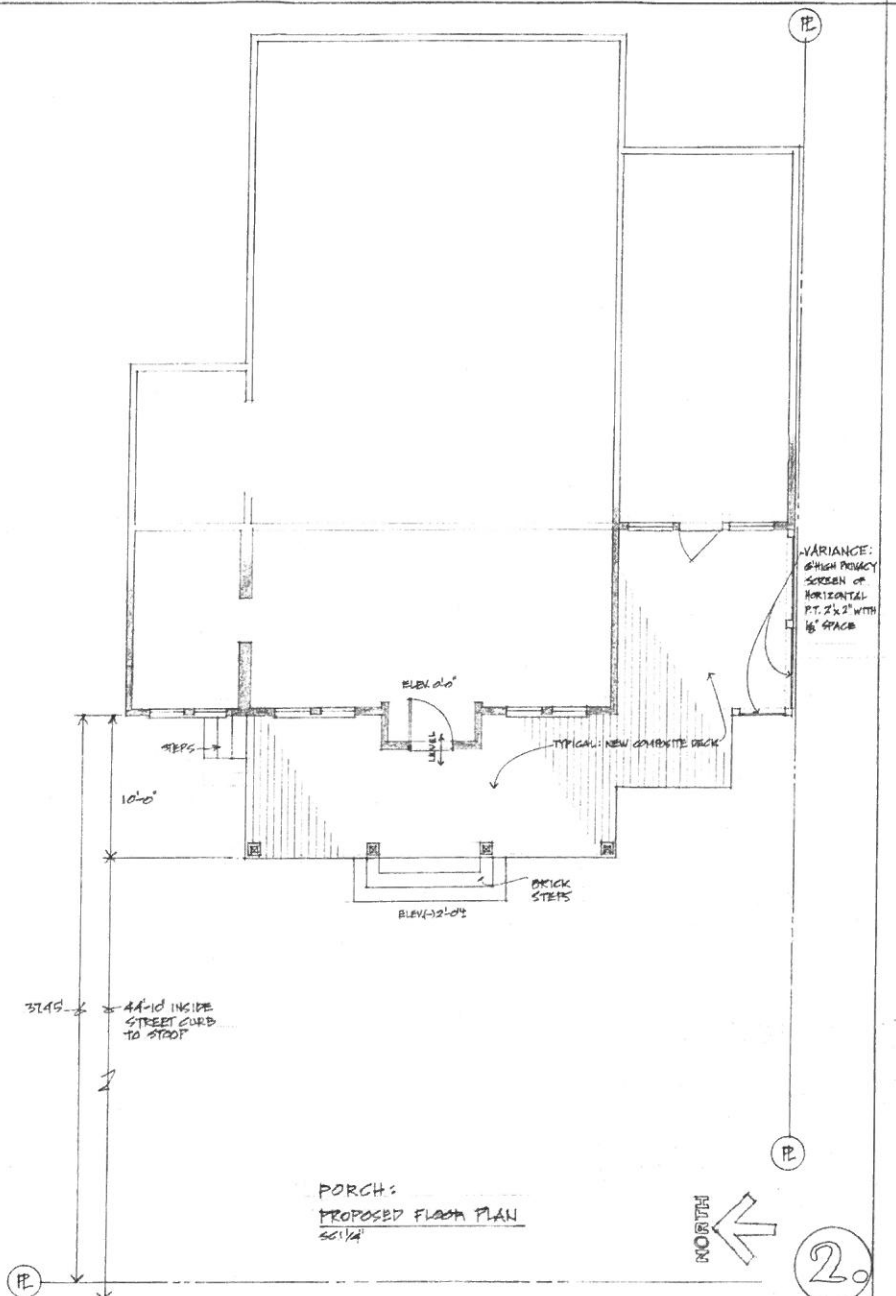




PROPOSED
FRONT ELEVATION
SC: 1/4"



PROPOSED PORCH
SIDE ELEVATION
SC: 1/4"



PORCH:
PROPOSED FLOOR PLAN
SC: 1/4"

NORTH ←

2.

Dear Jeff,

We are writing this letter to support Wade and Hannah Miller's proposal to construct a new garage and guest house and to add a front porch to their main house. We reside in the neighboring property at 1510/1512 Glencoe Rd, just to the north of the Millers, and understand that they will be asking for a 5 foot setback in lieu of the 11 foot first story and 16 foot second story setback required by code to construct the new two story garage. We reviewed the plans with the Millers and feel that the new garage and porch addition will be in keeping with the historic nature of their home as well as the surrounding historic neighborhood and have no objections to their plans and requested variances. As agreed upon at our meeting the structure will allow for the following:

1. The side facing our property will only have transom windows on the second floor at a height guaranteeing our privacy
2. The exterior staircase landing on the second level will have privacy screening completely protecting our privacy
3. The existing landscaping on our property lines will be protected and if necessary, replaced to its current condition

Sincerely,

DocuSigned by:
David Henderson
41CE018885A4455...
8/4/2022

DocuSigned by:
Robin Henderson
5C47AB085C5844F...
8/4/2022

David and Robin Henderson



City of Winter Park
Planning & Transportation Department
Historic Preservation Board
401 South Park Avenue
Winter Park, Florida 32789
407-599-3440

Certificate of Review Application

1. 1520 GLENCOE RD WINTER PARK, FL 32789
Building address
HANNAH + WADE MILLER 1520 GLENCOE RD 407) 319-9634 (H)
Owner's name(s) Address Telephone
512) 667-4046 (W)

2. Please indicate the work you propose to undertake:

☐ Minor alteration ☒ New construction ☒ Addition ☒ Demolition ☐ Rehabilitation

☒ Variance request (additional information required) ☐ Other:

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

We are proposing to add a 10' x 26' front porch and construct a new 24' x 27'-6" garage with guest quarters.

4. The following supplementary information shall be provided as applicable to describe the proposal:

☒ Site plan ☒ Floor plan(s) ☒ Elevations(s) ☒ Photo(s) ☒ Survey

☐ Material and product information ☒ Setback/Coverage worksheet

5. I, Wade Miller (Wade Miller), as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Wade Miller
Owner's Signature

7/11/22
Date

Historic Preservation Commission Office Use

Date received: _____ HPC Meeting: _____ Case File No. _____

Historic name of building (if any) _____

Historic district name (if any) _____

Parcel Identification Number _____

Year built _____

☐ historic landmark ☐ historic building/structure

☐ district contributing element ☐ district non-contributing element

**Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request**

1. Describe variance request:

- 1) 5' variance of the front setback line for the front porch, as the neighboring homes align with the front facade of the house.
(note: the proposed front porch will extend to the same point as the existing concrete pad)
 - 2) To build a new garage at the 5' side setback that would include an upstairs room instead of adhering to the required 11' first story and 16' second story setbacks required by code.
2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?
- 1) Regarding the garage, we are trying to maintain the original footprint + siting of the existing garage as close as possible, while still expanding from a 1 car, open air "carport" to a 2 car garage w/ above guest quarters. The open space between the garage and the main house is rather narrow, approx. 12'. Adhering to an 11' setback on the ground floor would not allow us to rebuild the expanded garage we are proposing.
 - 2) see back of page →
3. Describe the requirements, from the Land Development Code upon which this request is based.
- 1) up to a 5' encroachment of the front setback line.
 - 2) 11' first story and 16' second story side setback for a garage with a second story dwelling unit.
4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.
- We feel that adding a front porch will only enhance the historic nature and charm of our home. Front porches are within the vernacular architecture of Winter Park, and help to connect a home with the neighborhood. see back →
5. Complete the setback and coverage calculations on the appropriate form and include with this application.

see Drawing Set page ①

File this form with your completed Certificate of Review application.

#2.

- 2) Regarding the front porch, we would love our home to engage the street more. Not only is a front porch within the historical and architectural aesthetic of both the house and the neighborhood, it will help to create an interactive "door mat" between the house and the street. We look forward to sitting outside, in the shade of our covered porch, watching the sun set and saying hello to neighbors as they walk by.

- #4. Secondly, the existing garage was built sometime in the 1980's and is actually open-aired on two sides. This is where our laundry is located, and is functionally obsolete. It was constructed purely based on economy, and has little historic charm. The proposed new garage will not only functionally suit our families needs much more appropriately, but will architecturally read as a historic structure, including exposed rafter tails, 6 over 1 divided light hung windows, matching 8" lap siding and house trim, and historic appearing garage doors.



Historic Preservation Board agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date August 10, 2022
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request by Drew Bernstein for approval to construct a two-story addition to the existing individually designated historic home, built in 1935, at 150 Cortland Avenue.

motion / recommendation

Staff recommendation is for approval subject to architectural compatibility.

background

Drew Bernstein (owner) is requesting approval for a two-story addition to this individually designated historic home. The addition is to add a 1,455 square foot two-story addition onto the existing two-story home. Together with the detached accessory building on the rear of this property, the cumulative building sizes on this property will be 4,494 square feet.

This property is 12,470 square feet in size. The resultant home will be a FAR of 36%, which is within the Base FAR that allows up to 4,500 sq. ft. of building. The impervious coverage will be 5,604 sq. ft. (45%), is within the maximum allowable of 50% for this two-story home.

Architectural Compatibility:

One primary matter for the Historic Preservation Board is architectural compatibility with the existing home. The existing two-story home has wood siding and window fenestration from the 1935 era. The new addition is intended to have compatible wood siding and is also matching the existing (3 over 1) window fenestration for the new windows on the addition. The addition will be behind the existing front columned carport and porch so those elements will not be altered and the front of the home (other than being wider) should not be different in appearance from today. The one issue raised with the applicant is that the current home has non-operable shutters as a design element and staff is suggesting that comparable shutters be added, where practical, to match the existing home image.

Setback Variance Requested:

There is one variance that is requested to have a 5-foot side setback for the new addition in lieu of the required side setback of 9 feet to the one-story component and 13 feet to the two-story component of the home for this 75 foot wide lot. The applicant has contacted the adjacent neighbor at 152 Cortland Avenue (Duane & Edna Rigsby's) and staff has also mailed them a notice and a copy of the plans with a explanation of the variance requested. The attached materials include an email from the Rigsby's acknowledging and consenting to the side setback variance.

Staff Recommendation:

The general policy is that an individual historic designation is supposed to be a win-win. A benefit for the City in gaining preservation and a benefit for the owner in consideration of variances when it is deemed not to be incompatible with the neighboring affected property. In light of their consent and the appearance of compatibility in design (adding shutters), the staff recommendation is for approval.

alternatives / other considerations**fiscal impact****ATTACHMENTS:**

[Location Map and pictures.pdf](#)

ATTACHMENTS:

[150 Cortland Plan Set.pdf](#)

ATTACHMENTS:

[FAR_Coverage Work Sheet.pdf](#)

ATTACHMENTS:

[Certificate of Review application_DB.doc](#)

ATTACHMENTS:

[Neighbor Consent from Applicant Email.jpg](#)

OCPA Web Map

	Florida turnpike		Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number
	Interstate 4		Public Road		Brick Road		Agriculture		Agricultural Cartilage		Lakes and Rivers		06060 Parcel Number
	Toll Road		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		



Orange County Property Appraiser



Created: 04/06/2010 10:00

This map is for reference only and is not a survey



150 CORTLAND AVE, WINTER PARK, FL 32789 3/19/2021 8:20 AM





EXISTING /
SITE SURVEY

LOT 74



THE REMAINDER OF LOT 15
"NOT INCLUDED"

CORTLAND AVENUE (60' R/W)

DF# OCJ-73-BLKB-LOT15,16

NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

BOUNDARY SURVEY CERTIFIED TO: DREW T. REYNOLDS AND CARA DI LEO

DATE TIME 7 0047

PROPOSED/
SITE PLAN

LOT 14



THE REMAINDER OF LOT 15
NOT INCLUDED

NEW
TWO-SPR
ADDITION

CORTLAND AVENUE (60' R/W)

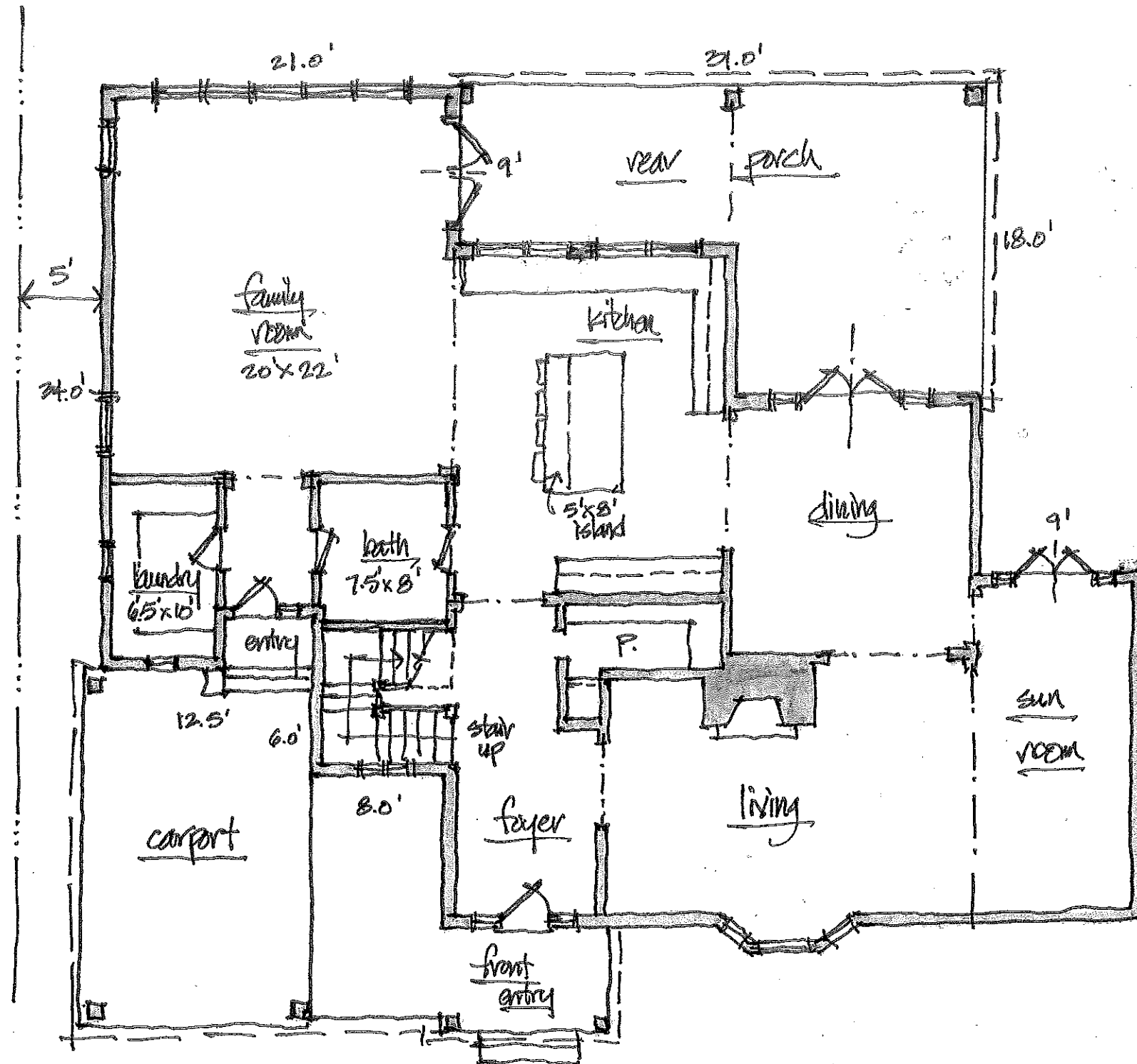
DF# OCJ-73-BLKB-LOT15,16

NOTE: UNDERGROUND UTILITIES AND FOUNDATIONS HAVE NOT BEEN SHOWN.

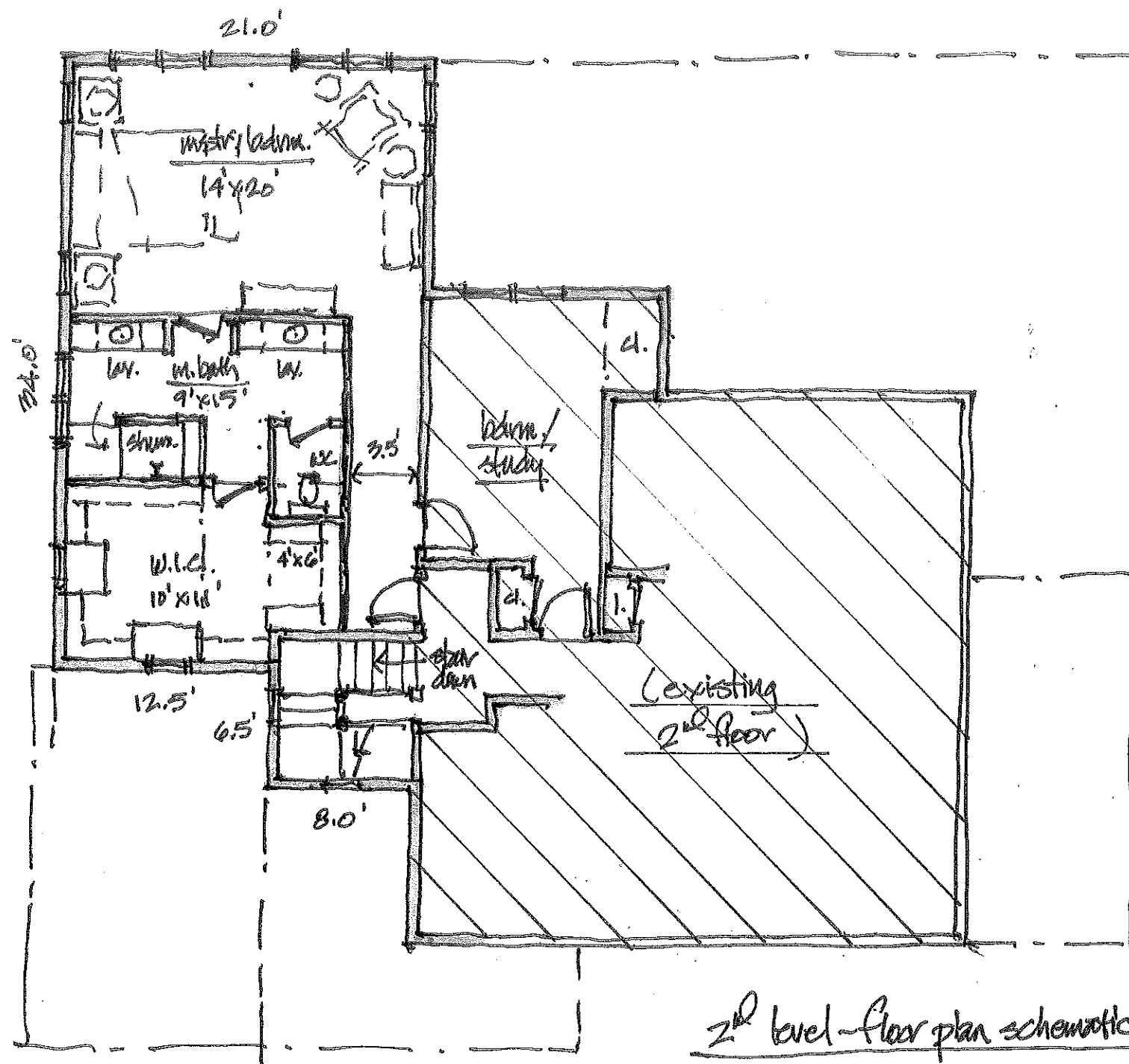
BOUNDARY SURVEY CERTIFICATE TO: DREW T. ROSENSTEIN AND CARA DI LEO

FILED DATE INDEX 7 0047

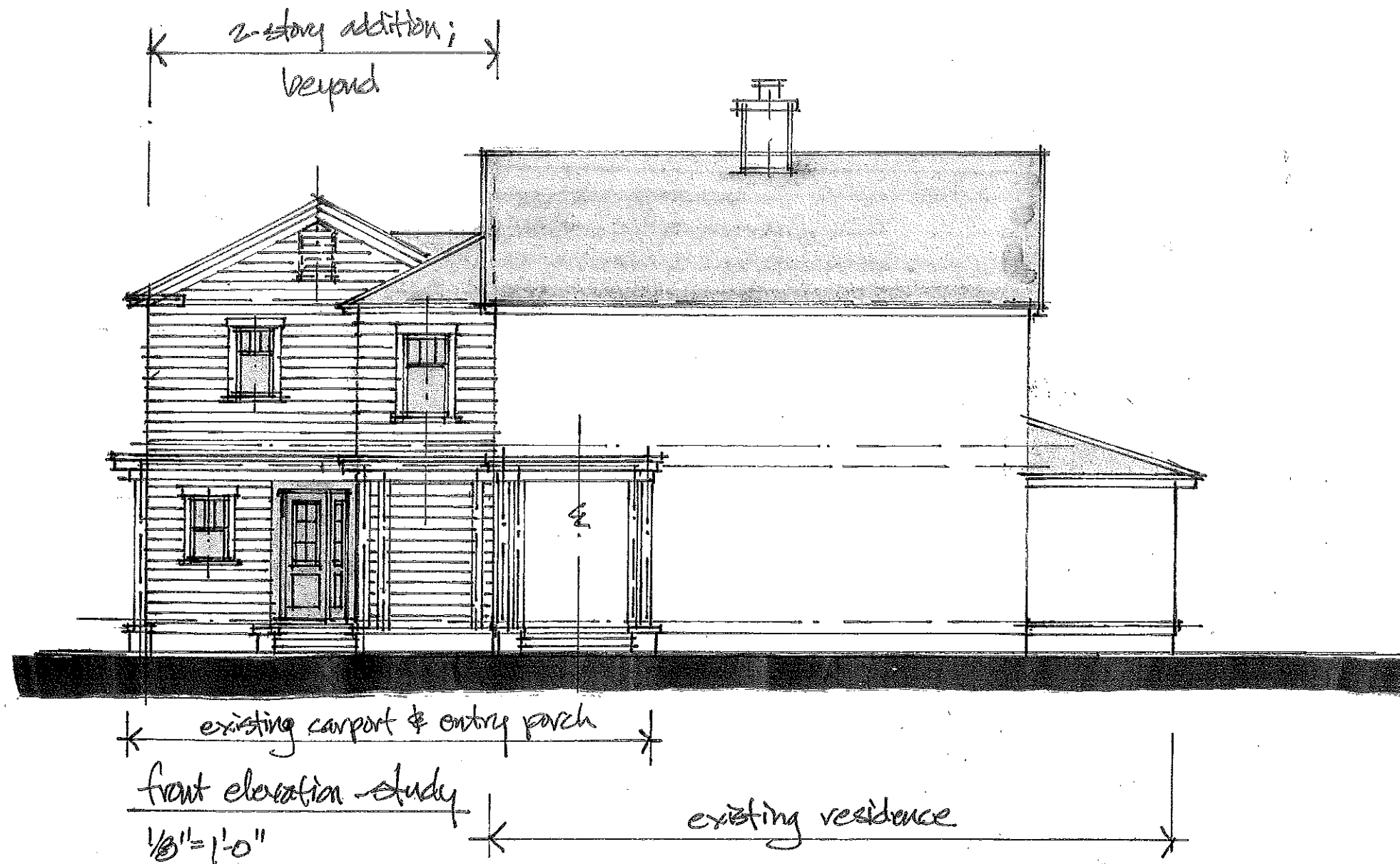
(pool)

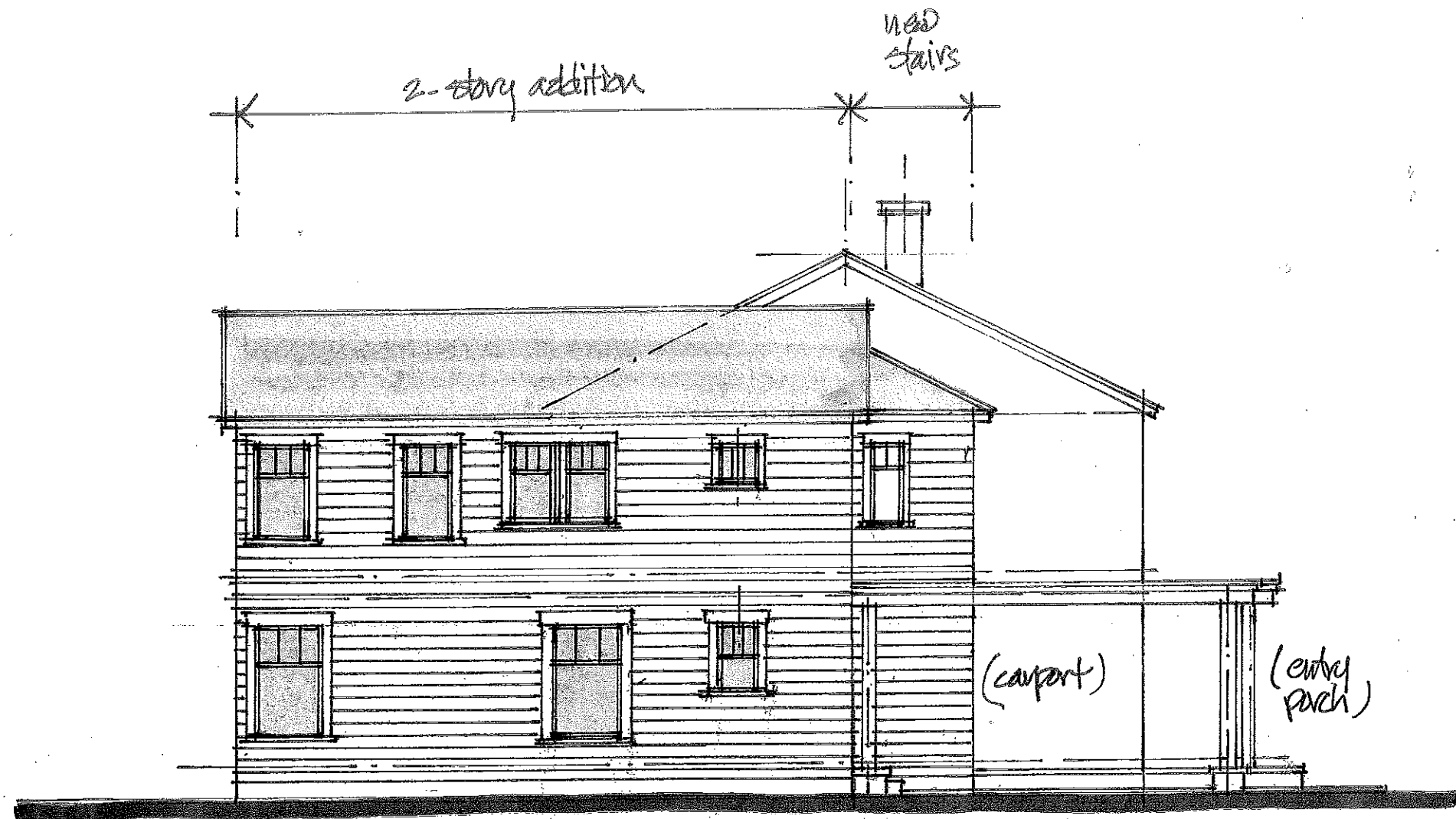


first floor plan - schematic
1/8" = 1'-0" (5.11.22 update)

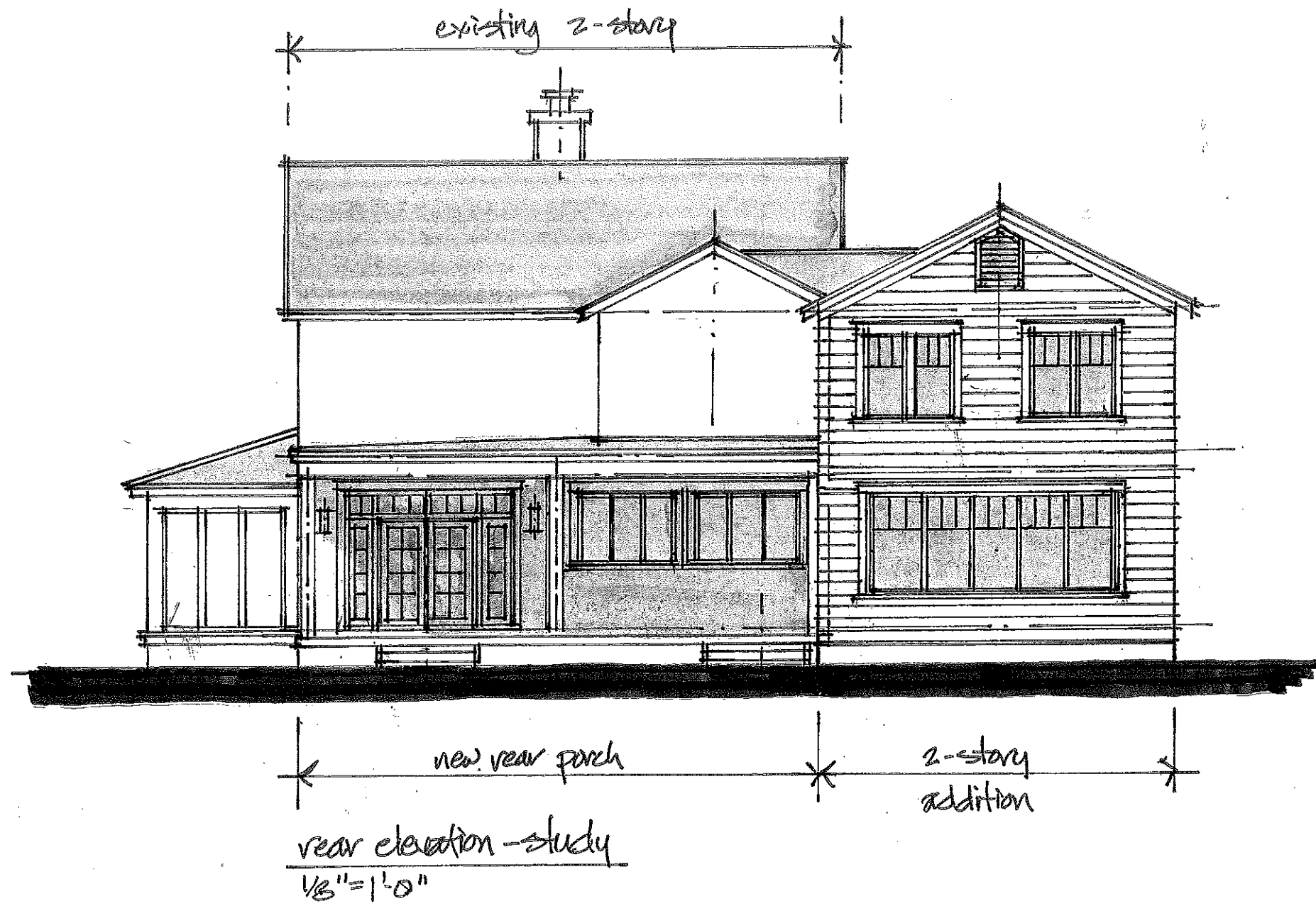


2nd level - floor plan schematic
 $\frac{1}{8}" = 1'-0"$ updated 5.17.22





side elevation - study
 $\frac{1}{8}'' = 1'-0''$





SETBACK / COVERAGE WORKSHEET

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

Address: _____

Lot width²: 75'

Submitted by: _____

Lot area³: 12,470 SF (+/-)

	Maximum % Allowed ⁴	Existing Area ¹¹	Additional Proposed Area ¹¹	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.	2 story - 50%	4,829	775/NET	5,604	6,235
	1 story - 60%		(-432 DEMO.)		
FLOOR AREA RATIO (F.A.R.)^{5,6,7} For one and two story bldgs (include 1st & 2nd floors, garages/carports, stair areas on both floors, areas on 2nd floors which are open to the 1st floor ⁸ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches ⁹ .	Lots < 11,600 sf: Use <u>38%</u> Base FAR or w/ increased side setbacks: <u>43%</u> Max FAR				
	Lots 11,600 sf to 13,600 sf Use <u>4,500 sf</u> Base area & <u>5,200 sf</u> Maximum area	3,039	1,455/NET (-85 DEMO)	4,494	4,500
	Lots > 13,600 sf Use <u>33%</u> Base FAR or w/ increased side setbacks: <u>38%</u> Max FAR				
SCREEN POOL ENCLOSURE	8% ¹⁰				

	Minimum % Required	Existing Area ¹¹	Landscape Area Reduced ¹¹	New Total Area	Minimum Required Area
FRONT YARD LANDSCAPE COVERAGE Count all landscaped green areas - exclude hard surfaces and all driveway surfaces (pervious & impervious). Front Lot Area:	50%				

NOTES:

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong. Provisions on side articulations & accessory bldgs are mandatory.
2. Lot width measured at the front bldg line across lot. The bldg line is located at the required front setback for vacant lots or front bldg wall closest to the street of existing homes. For unusual (pie) shaped lots, an average lot width may be utilized as measured between the front setback line and the required rear setback line or shall be determined by the Building Director. For a proposed home, determine the front setback as described on page 2.
3. Submerged lands or land across the street shall not be included.
4. Percentage based on the lot area.
5. One story homes with a sloping roof, 12:12 or less, may utilize the maximum F.A.R. and may provide roof dormers, 8 ft. maximum width and 2.5 ft. back from the required setback, occupying 45% of roof area within the same roof plane.
6. Area forming a room behind 2nd floor walls shall be included in the gross floor area.
7. See page 3 on how to achieve maximum F.A.R.
8. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
9. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum area of 400 square feet. The area within an open or screened rear and/or side porches, lanai, porte cochere or other covered areas may be excluded from the gross floor area up to 500 sf of floor area. On 2nd floor, rear and/or side porches shall have an exterior sides that are 75% open in order to utilized up to 300 sf of the total 500 sf excludable gross floor area.
10. Any area not already used in the permitted floor area ratio (FAR) may be added to this 8% for additional screened pool enclosure area.
11. These columns only apply to existing homes.



City of Winter Park
Planning & Transportation Department
Historic Preservation Board
401 South Park Avenue
Winter Park, Florida 32789
407-599-3440

Certificate of Review Application

1. 150 Cortland Ave, Winter Park, FL 32789
Building address

Drew and Sara Bernstein 150 Cortland Ave, Winter Park, FL 32789 5165671187
Owner's name(s) Address Telephone

2. Please indicate the work your propose to undertake:

 Minor alteration New construction X Addition Demolition
Rehabilitation

 Variance request (additional information required) Setback Variance Other:

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

Looking to do an extension on the left side of the home that aligns and has the same look and feel of our existing historic home.

4. The following supplementary information shall be provided as applicable to describe the proposal:

 Site plan Floor plan(s) Elevations(s) Photo(s) Survey

 Material and product information Setback/Coverage worksheet

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

Owner's Signature 7.13.2022
Date

Historic Preservation Commission Office Use

Date received: _____ *HPC Meeting:* _____ *Case File No* _____

Historic name of building (if any)

Historic district name (if any)

Parcel Identification Number

Year built

 historic landmark *historic building/structure*

 district contributing element *district non-contributing element*

Certificate of Review Process

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any exterior alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) does not review interior alterations. The design guidelines used by the HPB shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city staff to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

Applications will be scheduled for the Historic Preservation Board when received at least 24 days prior to the next meeting. Applicants should submit one copy of all information required to the Planning Department, City Hall, 2nd floor and also submit the same information electronically. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

- 1. Issuance of a Certificate of Review for the proposed work;
- 2. Issuance of a Certificate of Review with specified modifications and conditions;
- 3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
- 4. Denial of the application;
- 5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.

The HPB will accept only completed applications. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:
Planning and Transportation Department
401 Park Avenue, South
Winter Park, FL 32789
(407) 599-3440

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

Due to the limitation of the existing structure and pool, we are requesting a setback variance that would allow us keep the charm and historic feel of our home on Cortland Ave. We are requesting a variance that would allow us to build 5 feet from our property line on one side of the property.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

Due to the location of the pool and the current layout of the home, our only option is to build out on one side of the property that is not currently utilized. The home is a beautiful colonial and we have worked with David Runnels, someone who is very familiar with Winter Park historic homes, to design an extension that preserves the historic character of the structure.

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

See above

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

For the home to meet our growing needs and maintain the same look and feel of the current home, our only true option is to extend the home to the left. The extension has been designed to flow seamlessly with the existing structure and preserve the original look and feel of the house. The drawing done by David Runnels illustrate how the home will maintain the original look and help preserve a Winter Park gem.

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

File this form with your completed Certificate of Review application.

< 203



+1 (407) 644-8041 >

Today 2:40 PM

Drew, we do not use email. However, you can print our response from this text message. "This is to confirm that Duane A. and Edna L. Rigby (owners of the residence located at 152 Cortland Avenue, Winter Park, FL) have informed Drew Bernstein that we do not have any objections for changing the side setback pertaining to our respective common border from the City of Winter Park's currently established sideset back of nine feet to the requested side setback of five feet."

Great. thank you !!