



Historic Preservation Board Regular Meeting

Agenda

April 12, 2023 @ 9:00 am

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm 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. [Approval of the March 8, 2023 meeting minutes.](#) 2 minutes
 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 Marty and Maura Sullivan of 901 Georgia Avenue for approval to build an 889 sq. ft. addition to their existing detached garage, subject to a rear setback variance, in order to provide for a guest/accessory living space to complement their existing individually designated historic home, built in 1917, zoned: R-1AA.](#) 20 minutes
 - b. [Request by Ryan and Zamantha Phillips for approval to demolish the existing detached garage/accessory cottage and build first and second-floor additions and a new garage, subject to certain setback variances, to the existing “contributing” home at 965 Lakeview Drive, built in 1936 within the College Quarter Historic District, zoned: R-1AA.](#) 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	April 12, 2023
prepared by	Aaron Hull	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the March 8, 2023 meeting minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[March 8 HPB Draft Minutes.pdf](#)



Historic Preservation Board Regular Meeting Minutes

March 08, 2023, at 9:00 a.m.

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

Present

Vice-Chair Wade Miller and remaining members: Aimee Spencer, Lucy Boudet, N. Lee Rambeau, and Drew Henner. Absent members: John Skolfield. Staff: Director of Planning and Transportation Jeffrey Briggs, Administrative Clerk Mary Bush, and Planning Technician Aaron Hull.

(1) Call to Order

Vice-Chair Wade Miller called the meeting to order at 8:59 a.m.

(2) Consent Agenda

Motion made by N. Lee Rambeau, seconded by Lucy Boudet, to approve February 8, 2023, meeting minutes.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

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

Forest Michael, 358 W Comstock Avenue, gave a presentation about the historic preservation of Winter Park along with the repairs being made to SR 426. Mr. Michael talked about the plats along that road from the 1800s and that the area needs to be preserved. Mr. Michael talked about Denning Road and Fairbanks Avenue intersection and the history of the sinkhole at that location. Mr. Michael mentioned he could give a more in-depth presentation to the Board if given more time.

(4) Public Hearings

- a. Request by John Brennan, Jr. for approval of additions onto the existing home, built in 1925 at 814 Antonette Avenue.

Jeffrey Briggs introduced the item and showed a map of the house's location. Mr. Briggs showed pictures of the house and described the property. Mr. Briggs explained that the addition would be made to the house and that the architectural style would match the house. Mr. Briggs explained that the second story would be setback to the required setback. Mr. Briggs showed a survey of the property and site plans of the proposed addition. Mr. Briggs explained that the proposed addition would be removing a rear deck and adding a room to the location. Mr. Briggs explained that they are meeting the floor area ratio, impervious lot coverage, and all setbacks required per city code and that the Board needs to approve the addition's look.

Staff recommended approval.

Lucy Boudet asked if the garage was staying, and Mr. Briggs explained that it would be staying but didn't know the use.

Jack Brennan Jr., 814 Antonette Avenue, thanked the Staff and the Board for their time. Mr. Brennan explained his background and the history of the house. Mr. Brennan explained that he would keep the character and wanted to modernize the interior. Vice-Chair Wade Miller asked if there was a small pitch or a parapet for the second story, and Mr. Brennan answered that there would be a small pitch with a parapet. Aimee Spencer asked about the type of tile being used, and Mr. Brennan said he didn't know the difference, and Mrs. Spencer recommended clay barrel tile. Vice-Chair Miller suggested an amendment to use clay barrel

tile for the second-story roof. Discussion ensued on the roof tiling material and ensuring that small details material. N. Lee Rambeau complimented the design. Drew Henner praised the plan and said the house is a good example.

Marjorie Bridges, 767 Antonette Avenue, commented publicly on the house's greatness and complimented the design. Mr. Bridges thanked the Board for their comments and is delighted with the renovation.

Motion made by Aimee Spencer seconded N. Lee Rambeau to approve the additions onto the existing home, built in 1925 at 814 Antonette Avenue, with the conditions that clay barrel tiles are used on the roof, and the details of the parapet reflect the other parapets on the house.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

- b. Request of Oliver Constable for approval to demolish and rebuild the existing home at 333 Vitoria Avenue.

Jeffrey Briggs explained the next item and described the request. Mr. Briggs explained that the house is originally from 1925, but only the frame is still from 1925. The house has had many additions before being in a historic district. Mr. Briggs explained that the house is not considered a contributing property within the historic district, meaning that the house can be demolished and rebuilt with approval from the Board. Mr. Briggs explained that the applicants reviewed their site plan with the Board last month and that the proposed house meets all code requirements. Mr. Briggs said that the Board only needs to approve the aesthetic and the rebuild. Mr. Briggs talked about the detail of the applicant and that the Board seemed optimistic about the look during last month's meeting. Mr. Briggs explained that everything had stayed the same on the site plan and for the proposed house from the previous month.

Staff recommended approval.

Cynde Norris, 127 W Fairbanks Avenue, from Norris Designs, explained the design and style of the house. Mrs. Norris explained that the house was an early colonial style house and went over the style and history of that architectural style. Mrs. Norris explained that they were trying to match the area and went over the details of the house. Mrs. Norris went over the shape of the property and how they had to figure out a way to have a garage. Mrs. Norris explained that they made the garage side facing, so the garage did not show from the front and described how it looked. Mrs. Norris ensured the Board that the house would match the massing of the street character and the style of the historic homes around it.

Vice-Chair Wade Miller asked about the massing elevations showing the context of the house in the neighborhood, and Mr. Briggs explained that he did not include those pictures. Vice-Chair Miller complimented the design and the understanding of the size and scale of a historic home. Aimee Spencer asked about a roof plan, the pitch of the house, and all three gables. Mrs. Norris explained that the house has a 7:12 pitch and that it's all three gables.

Mrs. Spencer told the applicant she wanted to avoid the garage design because it was too close, and Vice-Chair Miller stated that the Board had previously discussed the garage design. Vice-Chair Miller explained that the odd shape and size of the lot made it difficult to find a place for the garage. Mrs. Norris explained that if they had to move the garage, the only placement that would work would be a front-facing garage, which the applicant was trying to avoid. N. Lee Rambeau complimented the design and working with the problematic lot size. Mrs. Spencer stated she still did not like the design. Vice-Chair Miller explained that the front elevation could be misleading and asked Mrs. Spencer if it was the stucco on the garage that she did not like.

Vice-Chair Miller explained that continuing the brick on the house could help, or making the wall brick around the windows could help, too. Mrs. Boudet talked about the addition, and Mrs. Norris mentioned that the stucco and brick would be similar. Vice-Chair Miller asked about the paint, and Mrs. Norris described the house's color. Mrs. Spencer asked about the window paint, and Mrs. Norris explained that they wanted to use texture more for the windows. Mrs. Spencer asked if they could put a brick on the front of the house, and Mrs. Norris explained they could. Discussion ensued on bricking, bricking trim, and the trim of the windows.

Vice-Chair Miller stated that having landscaping to the house around the garage will help with the look and that he does not mind the look of the garage. Discussion ensued on the materials being used for the house and the elevations of the house. Mrs. Boudet complimented the design and recommended making the garage doors historically accurate. Vice-Chair Miller asked about the garage door design, and Mrs. Norris answered that it had yet to be finalized. Discussion ensued on designing garage doors. Vice-Chair Miller asked about the roof shingles, and Mrs. Norris discussed what the plan was for the roof.

Motion made by Lucy Boudet and seconded by Aimee Spencer for the request of Oliver Constable for approval to demolish and rebuild the existing home at 333 Vitoria Avenue.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

- c. Request of Thomas Grinder and James Warner to designate the property at 1424 Cavendish Road, built in 1949, to the Winter Park Register of Historic Places.

Jeffrey Briggs explained the item and described the property. Mr. Briggs showed pictures of the house and showed maps of the location. Mr. Briggs explained that this is located within Orwin Manor and that the house was built in 1949. Mr. Briggs described the house and its aesthetics of the house. Mr. Briggs explained that the house would preserve the massing and size of the house. Mr. Briggs explained that the applicant meets all code requirements, including the property's age and architectural aesthetic. Mr. Briggs explained that the applicants attended a community meeting about historic preservation, where they got the idea to designate their house.

Staff recommended approval.

Drew Henner asked why the applicant wanted to apply for historic designation. Aimee Spencer mentioned that Orwin Manor has been pushing to make the area a historic district by asking residents to apply for the designation. Mr. Briggs explained that they wanted people to keep the house the same in the future. Mr. Henner mentioned that he thought the house could be more historical, and discussion ensued on being considered a timestamp of the smaller traditional homes.

Motion made by Aimee Spencer and seconded by Drew Henner to approve the Request of Thomas Grinder and James Warner to designate the property at 1424 Cavendish Road, built in 1949, to the Winter Park Register of Historic Places.

Motion carried unanimously with a 5-0 vote (Absent from voting was John Skolfield).

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

- a. No non-action items were discussed.

(7) Staff Updates

No staff updates were made.

(8) Board Comments

No Board comments were made.

(9) Upcoming Agenda Items

March 08, 2023
Page 4

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for April 12, 2023.

(10) Adjournment

Vice-Chair Wade Miller adjourned the meeting at 10:12 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 April 12, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

Request by Marty and Maura Sullivan of 901 Georgia Avenue for approval to build an 889 sq. ft. addition to their existing detached garage, subject to a rear setback variance, in order to provide for a guest/accessory living space to complement their existing individually designated historic home, built in 1917, zoned: R-1AA.

motion / recommendation

Staff recommendation is for approval.

background

Marty and Maura Sullivan (owners) are requesting approval to expand their existing detached two car garage to build a guest/accessory living space to complement their home at 901 Georgia Avenue, which is an individually designated historic home, built in 1917. The plans contemplate repurposing the rear 10 feet of the existing garage, that is now storage space and adding another 6 feet onto the rear of the garage and then adding on 22 feet to the south with enclosed living space as well as a screened front porch. The new enclosed square footage is 672 sq. ft. and the total size of the guest/accessory living space would be 889 sq. ft. The open porch is another 153 sq. ft. This entire property is 18,250 square feet in size. The resultant home will be well within the maximum 35% FAR that allows up to 6,387 sq. ft. of total building floor space. The resultant impervious coverage will also be well within the 50% allowance of up to 9,125 sq. ft. allowable 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 and garage. The existing two-story Tudor home has wood siding and window fenestration from the 1917 era. The new addition to the garage is matching the roof pitch and scale of the garage. It continues the same wood siding exterior and similar window fenestration as contained on the main house. The asphalt shingle roof is to match the home with a standing seam metal roof element

just over the screen porch for architectural interest.

Variances Requested:

There is one setback variance requested, which is to have a 10-foot rear setback for the new detached garage/living space building in lieu of the required rear setback of 25 feet.

One will note on the site plan that this garage/living space structure is adjacent to the neighbor's detached two-car garage at 343 Cherokee Lane which is built at a 5-foot setback to the common property line. As a result, visually to the neighbor, this structure is screened from view by their garage. Additionally, there is an 8-foot tall hedge on the common property line for visual privacy screening. The applicant has contacted the adjacent neighbor and staff also mailed them a notice.

The second variance is the customary waiver on the need to retrofit for storm water retention given the disruption that is incurs upon historically designated properties.

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 owners is favorable consideration of variances when it is deemed not to be incompatible with the neighboring affected properties. In light of the privacy screening to the neighbor's by their garage and the 8-foot hedge, the staff goes not see any negative impact.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

[901 Georgia map and aerial.pdf](#)

ATTACHMENTS:

[Site pictures.pdf](#)

ATTACHMENTS:

[Site plan, floor plan and elevations.pdf](#)

ATTACHMENTS:

[Existing survey.pdf](#)

ATTACHMENTS:

[Historic Designation report from 2015.pdf](#)

ATTACHMENTS:

[COR Application.pdf](#)

Front of the home at 901 Georgia Avenue



Rear of the home at 901 Georgia Avenue



Common property line of 243 Cherokee showing garage and hedge



GENERAL NOTES

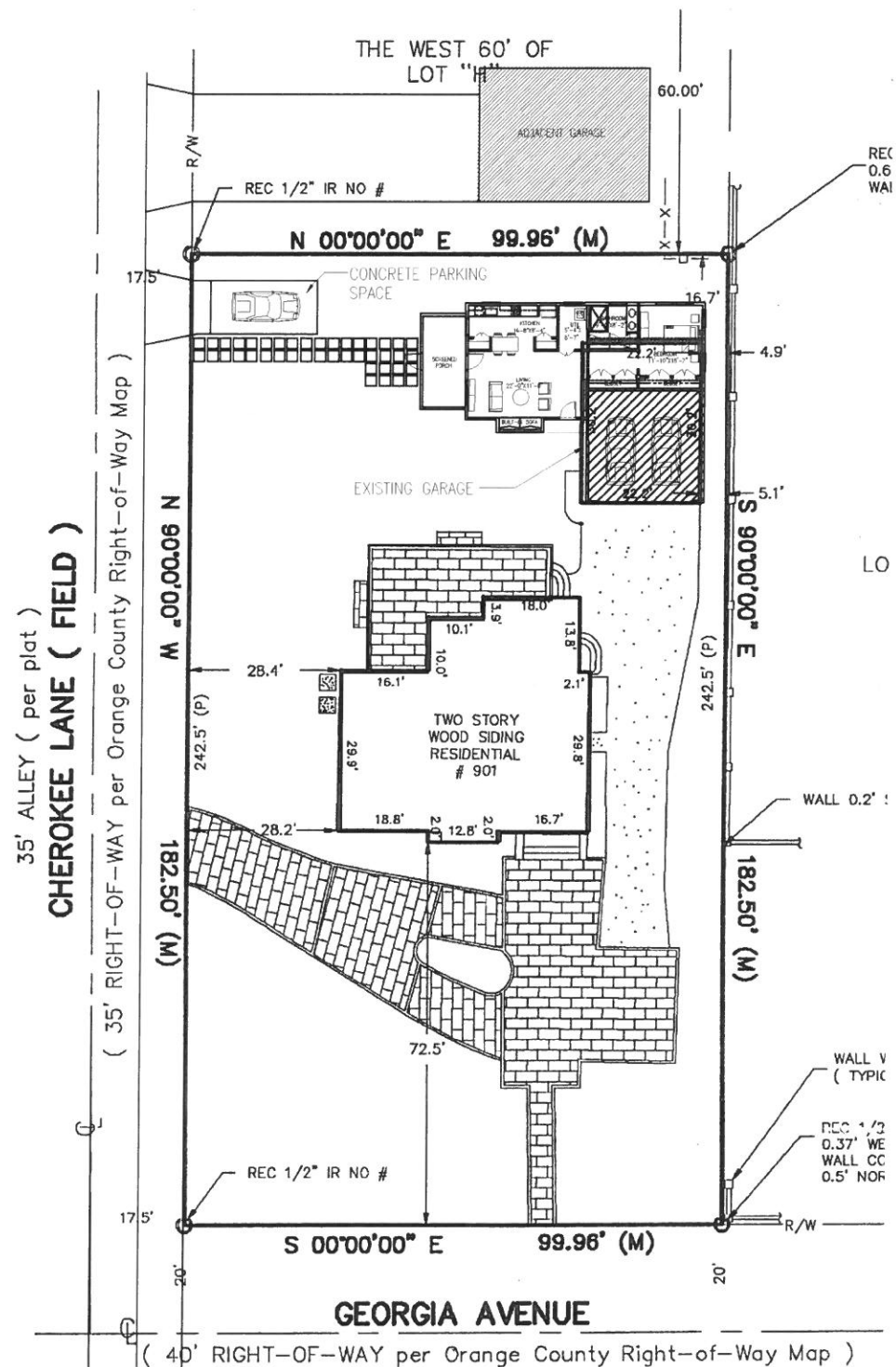
KEYED NOTES / LEGEND

1	SUBMIT FOR APPROVAL	
NO.	DESCRIPTION	DATE

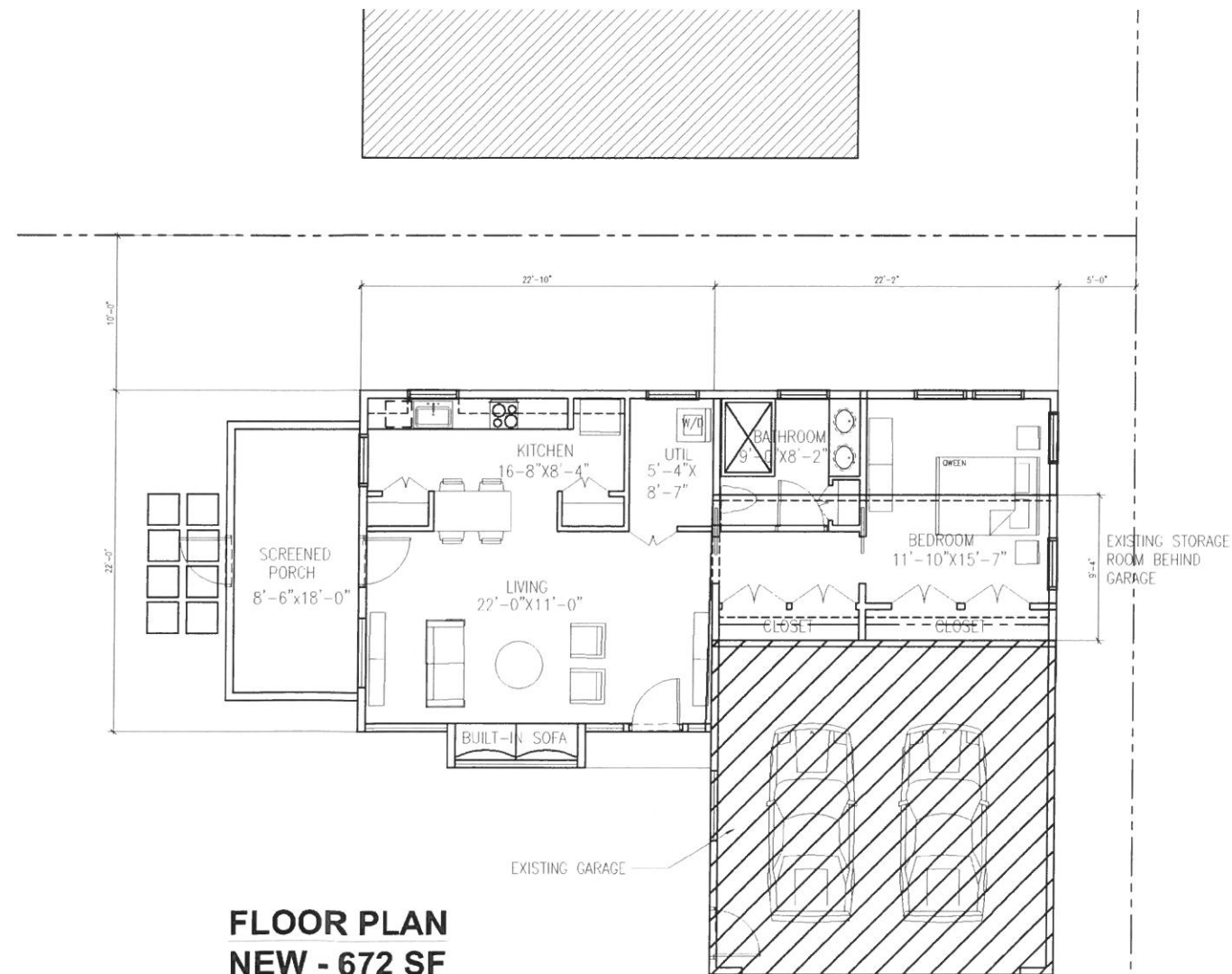
SULLIVAN GARAGE
ADDITION
WINTER PARK, FLORIDA

DRAWN BY: _____
CHECKED BY: _____
SCALE: **VARIES**
START DATE: **2/20/2023**
PROJECT NO: _____

SHEET NO.: A100



1 SITE PLAN / SURVEY

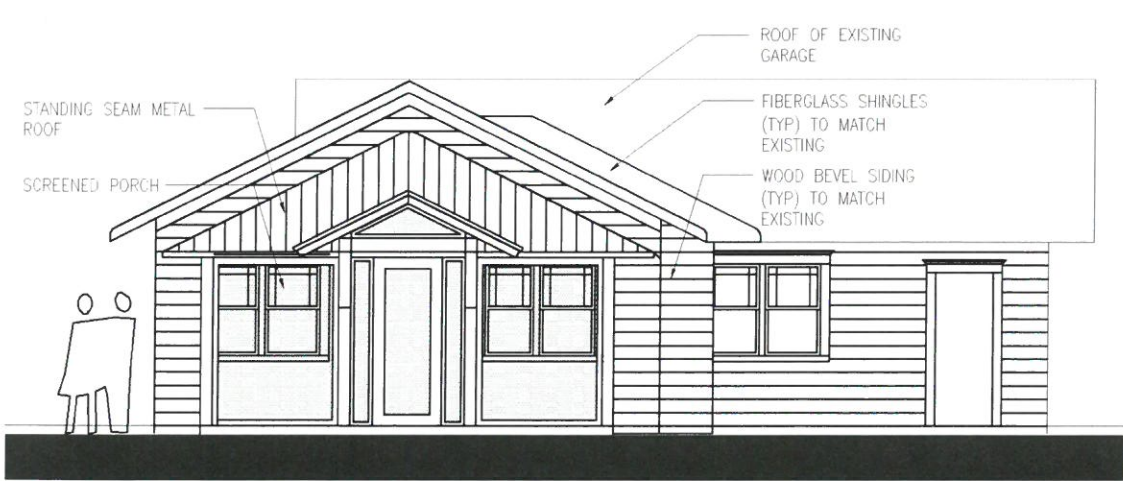


FLOOR PLAN
NEW - 672 SF
EXIST'G - 217 SF
TOTAL ADU - 889 SF A/C
ROOFED OPEN- 153 SF
GROSS ADU - 1,042 GSF

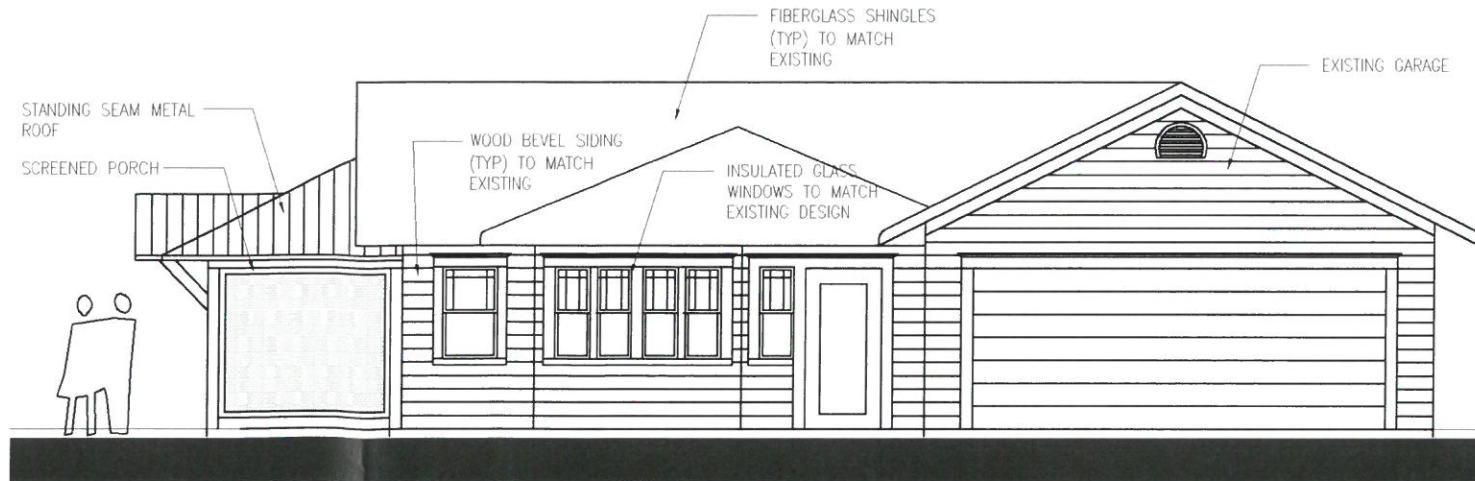
2 FLOOR PLAN
A100 1/2" = 1'-0"



3 EAST ELEVATION (VIEW FROM CHEROKEE LANE)
A101 NTS



1 SOUTH ELEVATION
A101 1/8"=1'-0"



2 EAST ELEVATION
A101 1/8"=1'-0"

- MATERIAL AND PRODUCT INFORMATION**
1. BEVELED WOOD SIDING IS TO MATCH THE QUALITY OF THE EXISTING WOOD SIDING ON THE RESIDENCE AND GARAGE. PAINT COLOR IS TO MATCH AS WELL.
 2. FIBERGLASS SHINGLES ARE TO MATCH THE QUALITY AND COLOR OF THE GARAGE AND HOUSE.
 3. THE ROUNDED ROOF FASCIA IS TO MATCH THE DESIGN OF THE FASCIA OF THE HOUSE AND GARAGE.
 4. ALL TRIM IS TO BE WOOD AND PAINTED TO MATCH THE EXISTING COLOR ON THE HOUSE AND GARAGE.
 5. WINDOWS ARE TO BE INSULATED WITH A DESIGN THAT MATCHES THE WINDOWS OF THE HOUSE.
 6. THE SCREENED-IN PORCH STRUCTURE IS PAINTED WOOD WITH DARK COLOR INSECT SCREENING AND A METAL ROOF REMINISCENT OF THE CHARACTER OF AN EARLIER AGE.

GENERAL NOTES

KEYED NOTES / LEGEND

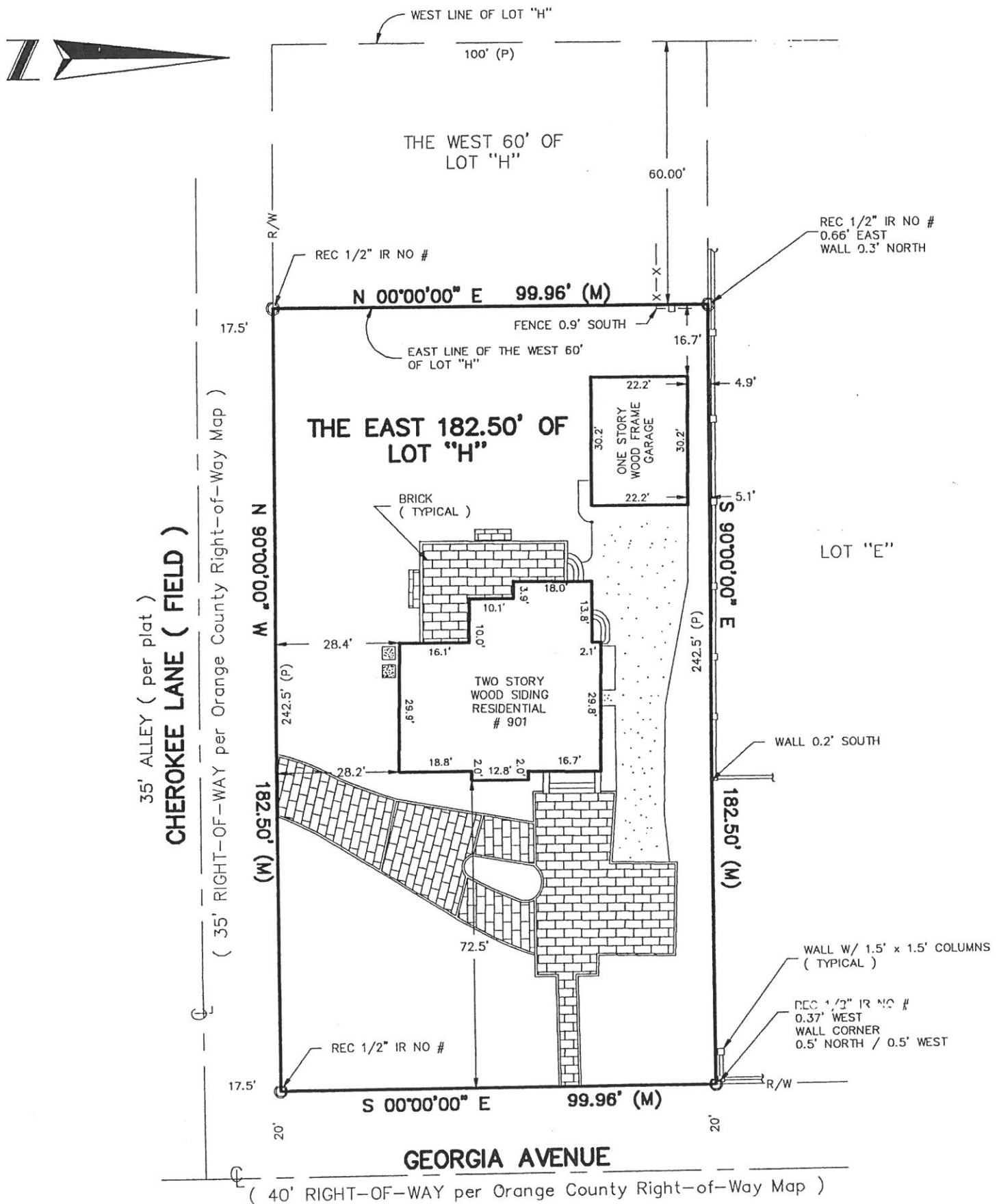
1	SUBMIT FOR APPROVAL	DATE
NO.	DESCRIPTION	DATE
SULLIVAN GARAGE ADDITION WINTER PARK, FLORIDA		
DRAWN BY:		
CHECKED BY:		
SCALE: VARIES		
START DATE: 2/20/2023		
PROJECT NO.:		
SHEET NO.: A101		





PLAT OF SURVEY

OF
LOT "H", LESS THE WEST 60.00 FEET, PLAT OF SUSAN DYER'S RESUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK "F", PAGE 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.





CITY OF WINTER PARK
HISTORIC PRESERVATION BOARD

Staff Report
December 9, 2015

HDA 15-006 Request by James Martin Sullivan and Maura T. Smith to nominate their property located at 901 Georgia Avenue, Winter Park, Florida for listing as a historic landmark in the Winter Park Register of Historic Places. Parcel No. 06-22-30-2264-00-081. Zoned R-1AA.

History. The residential property at 901 Georgia Avenue was built in 1917 for Professor and Mrs. Edward S. Meyer of Cleveland, Ohio. It was identified as a potential local landmark building in the 1986 survey of historic resources.

Dr. Meyer made arrangements to build the house when he and his wife wintered at the Osceola House in 1916. He was educated at the University of Heidelberg, and had taught German at Adelbert College in Cleveland (now Case Western Reserve University). He joined the Rollins College faculty in 1917. He was a professor of German Language and Literature. Dr. Meyer was active on the local School and Civic League, serving as Chair of the Advisory Teacher Committee. The Edward S. Meyer Scholarship was established at Rollins in 1942. Dr. and Mrs. Meyer also had a summer house in Gordon Bay, Ontario. The architect and builder of the house have not been identified. It is possible that the house was designed by L. Percival Hutton who designed the English style cottage, Pine Needles, at 242 Chase Avenue around the same time.

From 1947 to 1951, it was the residence of J. Lynn Pflug and his wife Kelly Pflug. J. Lynn Pflug served as Winter Park Mayor from 1958 to 1961.

Description. The Tudor style residence is a two story frame building on a continuous brick foundation. The hip and jerkinhead roofline has very distinctive curved eaves that create the impression of a thatched roof. The horizontal siding is beveled edge heart pine. There is a half basement. There is an eyebrow dormer on the main roof and on the entry porch roof. The porch has a jerkinhead roof and the entry door is flanked by windows. There is a pair of second floor bay windows and a ground floor bay window on the façade. The windows are sash style and have one over one and six over one glazing patterns.

The chimney is placed at the center ridge. The rear roofline repeats the jerkinhead and eyebrow details of the façade. There is a screened porch on the rear elevation. The front brick driveway accesses Georgia Avenue and Cherokee Lane and also runs along the north side of the property

to a freestanding one story, two car frame garage at the northwest rear corner of the property. The original garage was located by Cherokee Lane. The property is in very good condition.

Architecture. Designed to resemble a thatched roof English cottage, 901 Georgia Avenue is a rare subtype of the Tudor style; in its case, with wood wall cladding and a false thatched roof. The popular name for the style is historically imprecise since few examples closely mimic the true characteristics of early 16th century England. Instead, the style is loosely based on a variety of late Medieval English prototypes ranging from thatched roof cottages to grand timbered manor houses. Uncommon in America before World War I, the style gained popularity through plan books and newer construction materials and techniques. It became one of the most popular house styles from 1915 to 1930.

The unusual false thatched roof imitates with modern materials the picturesque thatched roofs on rural English cottages. Composition roofing materials are rolled around eaves and rakes to suggest a thick layer of thatch. The English Art and Crafts movement during the same time period also provided inspiration for the building's details.

RECOMMENDATION: Staff recommends listing as a historic landmark on the Winter Park Register of Historic Places.





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. 901 Georgia Avenue
Building address
- Marty Sullivan and Maura Smith 901 Georgia Avenue 407-247-4277
Owner's name(s) Address Telephone

2. Please indicate the work your propose to undertake:

 Minor alteration New construction xx Addition Demolition
Rehabilitation

xx Variance request (additional information required) Other:

3. Proposed project narrative:
The addition of an Accessory Dwelling Unit onto an existing two car garage with storage room

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

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

xx Material and product information xx Setback/Coverage worksheet

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

Maura T. Smith
Owner's Signature

2/20/23
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:

The existing garage, built in 1992, has a rear setback of 16.7 feet and a side setback of 5 feet. We propose adding onto the rear of the garage that will encroach into the rear setback. This creates a 10 foot setback between the west exterior wall, and the rear, west, property line. The neighboring structure to the west (which is a detached garage) is set back 5 to 7 feet west of the common property line. The proposed addition on its north wall aligns with the existing garage north wall, which is 5 feet from the north property line that separates residential properties. The South face of the proposed addition is to line up with the neighboring garage structure front wall west of the property line. This alignment is intended to minimize visual impact of the proposed structure from Cherokee Lane as well as adjacent properties.

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?

The new addition will maintain the same character and exterior materials as the main residence and associated garage – painted horizontal wood ship-lap siding with wood trim painted white and single-hung windows with mullions all painted white. The style of the existing residence is Dutch Colonial and the detailing of the addition will reflect that same look.

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

This residence is a designated historic landmark which allows some deviation from the City's setback requirements for garage apartments and accessory cottages. The HPB can determine the setbacks for properties that are historically designated but as a minimum any garage apartment or accessory cottage cannot be closer than five feet to rear or side property lines. We have tried to achieve this by minimizing encroachment into the setbacks while at the same time minimizing the footprint of the addition. Allowing the setbacks we are requesting would help minimize it's physical impact on the site as well as visual impact from traffic and pedestrians. Because of the vegetation along that property line, the neighbor to the west should not be visually impacted. No habitable spaces front on the common property line.

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

The requested variance will provide for the design of a more efficient plan that utilizes less ground space while minimizing the coverage of the site. The existing garage has a storage room that will be integrated into the ADU and become a large part of the bedroom. This allows the whole footprint of the structure to be consolidated in the NW corner of the lot which minimizes exposure from adjacent neighbors and roadway traffic.

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.



SETBACK / COVERAGE WORKSHEET

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

Address:

901 Georgia Avenue

Lot width²:

99.96'

Submitted by:

Maura Smith

Lot area³:

18,242.7 SF

	Maximum % Allowed ⁴	Existing Area ⁹	Maximum Allowed Area	Additional Proposed Area ⁹	New Total Area
IMPERVIOUS LOT COVERAGE	INCLUDE: building footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.				
	50%	7,728	9,121.35	822	8,550

FLOOR AREA RATIO (F.A.R.)	INCLUDE: First and second floors, garages/carports, attic areas with permanent access, stair areas on both floors, areas on second floors which are open to the first floor ⁵ , and accessory buildings. EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches ⁶ .				
	Lots 12,500 sq. ft. or less: 40%				
	Lots over 12,500 sq. ft.: 35% or 5,000 sq.ft., whichever is greater	3,804	5,000	822	4,626

Attic Area(s) ⁷	3% FAR ⁸	0	548	0	0
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FRONT YARD LANDSCAPE COVERAGE	INCLUDE: Count all landscaped green areas EXCLUDE: hard surfaces and all driveway surfaces (pervious & impervious).				
FRONT LOT AREA	50%	3,617	9,121.35	0	3,617

NOTES:

- Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong.
- Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant lots or the front building wall, closest to the street for existing homes.
- Submerged lands or land located across the street shall not be included.
- Percentage based on the lot area.
- Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
- The area of open front porches and entries may be excluded from the gross floor area subject to a maximum excluded area of 400 square feet. The area within open or screened rear and/or side porches, lanais, porte cocheres or other covered areas may be excluded from the gross floor area up to 500 square feet in total for all areas.
- Attics are defined as the space enclosed within the roof structure of a building accessed by a pulldown ladder. Spaces or rooms on the same floor as living areas, which are more than five (5) feet in height, are not included in the definition of attic, and therefore count towards FAR. Attic areas are not to be habitable areas but shall serve only as storage areas or for mechanical equipment. Attics shall not contain plumbing fixtures or finished room areas. Attics shall have minimal lighting and air-circulation fans.
- Any living area directly within the roof slope(s) not accessed by a pulldown ladder, that is over five (5) feet in height, is permitted up to an additional three percent (3%) of the maximum floor area ratio allowed for the lot. These areas include bonus rooms, air-conditioned storage areas, etc. In addition, dormers or windows above the second-story may only face the public right-of-way. Homes with a mansard, gambrel, or flat roof types may not utilize this exception. This area shall also comply with the Building Code.
- These columns only apply to existing homes.

SETBACKS

	Minimum Allowable Dimensions		Existing		Proposed	
FRONT	20% of the lot depth or existing setback ¹ , whichever is greater ²					
SIDES³			Left	Right	Left	Right
	1st Floor	30% of lot width ^{4,5}		5'		5'
	2nd Floor	40% of lot width ^{4,5}				
REAR^{3,6}	1st Floor	25 ft.	16.7'		10'	
	2nd Floor	35 ft				
	Lakefront	see note 7				
CORNER LOT (street-side yard)	Lot width of 70 ft. or less	15 ft.				
	Lot width over 70 ft.	20 ft.	5'		5'	
BUILDING HEIGHT^{8,9,10}	Lots 12,500 sq. ft. or less	32 ft.				
	Lots over 12,500 sq. ft.	35 ft.	16'		16'	

Notes:

1. The existing front setback shall be calculated using the front setback of the existing home or the most recently demolished home, that conformed with the then applicable front setback requirement when constructed.
2. Lot depth is the average distance measured perpendicular to the front lot line and the rear lot line.
3. Any building wall that exceeds 12 ft. in height measured from existing grade to top of the wall plate must meet the setbacks for the second floor.
4. Lot width is measured at the building line across the front of the existing or proposed home.
5. Side setbacks shall be equally divided on each side of the lot, unless otherwise specified in the code.
6. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. Lots that are 75 ft. deep or less may utilize a first floor rear setback of 10 ft. and a second floor rear setback of 20 ft. Lots which are 115 ft. deep or less may utilize a first floor setback of 15ft and a second floor setback of 25 ft.
7. **Requires Planning & Zoning Board approval.** Lakefront setback is based on the average setback establish by the adjacent residences or 50 ft., whichever is greater, measured from ordinary high water line.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. Roofs with a pitch of 2:12 or less shall be a maximum of 28 ft.
10. Properties or lots exceeding 50,000 square feet in size with at least 100-ft. width at the building line may be permitted building heights up to 40 ft. if all side setbacks are increased to 35 ft.



Historic Preservation Board agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date April 12, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

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

motion / recommendation

Staff recommendation is for approval.

background

Ryan and Zamantha Phillips (owners) are requesting approval for additions to the home at 965 Lakeview Drive, built in 1936. This home is a contributing property within the College Quarter historic district.

To the rear of the existing house along Antonette Avenue is a detached one-story garage and garage apartment structure. That is intended to be demolished to make room for the expansion of the existing home onto that land, including a new two car garage (but without any ancillary garage apartment space). The existing home is to be expanded to the rear along the same 14 foot street side setback along Antonette Avenue, as the existing home. There is a new interior courtyard pool area and covered patio. That addition then leads to and is connected to the new two car garage at the rear of the property at a 10 foot rear setback comparable to the existing structure to be demolished.

In addition, there is a small one-story addition to the home behind the existing house along the interior side adjacent to the neighbor on Lakeview Drive proposed at the same 8.15 foot side setback as the existing home.

This property is 12,753 square feet in size. The resultant home will be a total of 4,967 sq. ft. and the FAR allows up to 5,000 sq. ft. of building. The impervious coverage will be 5.819 sq. ft. (45.6%), is within the maximum allowable of 50% for this two-story home.

Variances Requested:

There are four variances that are requested:

1. To have a 10-foot rear setback to the new garage in lieu of the required 25-foot rear setback. This is because the new garage is attached to the home. If it were detached, then a 10-foot setback would apply. To the adjacent neighbor there is no difference as it is the same garage either way.
2. To have an 8.15-foot interior side setback to the main house addition (north side) to the adjacent neighbor on Lakeview Drive, in lieu of a 10.5-foot interior side setback. This matches the 8.15 side setback of the existing front of the home.
3. To have a 14-foot street side setback for the additions to house along Antonette Avenue in lieu of the required 20-foot street side setback. Again, this matches the existing 14-foot street side of setback of the existing house.
4. To waive the requirement for the retrofit for stormwater retention which will be disruptive to the property when there is no substantial increase in the amount of impervious surface.

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 siding and window fenestration from the 1930 era along with shutters. The new addition is intended to have compatible wood siding and is also matching the existing window fenestration for the new windows on the additions plus shutters.

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. That is the situation with this request and thus staff recommendation is for approval.

alternatives / other considerations**fiscal impact**

ATTACHMENTS:

[965 Lakeview map.pdf](#)

ATTACHMENTS:

[Existing House Pictures.pdf](#)

ATTACHMENTS:

[Proposed Plan and Site Plan.pdf](#)

ATTACHMENTS:

[Site plan, floor plan and elevation.pdf](#)

ATTACHMENTS:

[Application and setback table.pdf](#)

ATTACHMENTS:

[Finishes Plan and Neighboring Homes with Garages.pdf](#)

Orange County Property Appraiser



- Florida turnpike
- Interstate 4
- Toll Road
- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction
- Proposed Road
- US Road
- State Road
- County Road
- One Way
- Brick Road
- Proposed SunRail
- Block Line
- Lot Line
- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc
- Commercial/Industrial Vacant Land
- Hydro
- Waste Land
- Agricultural Curtilage
- County Boundary
- Parks
- Golf Course
- Lakes and Rivers
- Block Number
- Lot Number
- Parcel Number
- Parcel Address
- Parcel Dimension



Created: 3/27/2023 15:55

This map is for reference only and is not a survey

EXISTING HOME TODAY





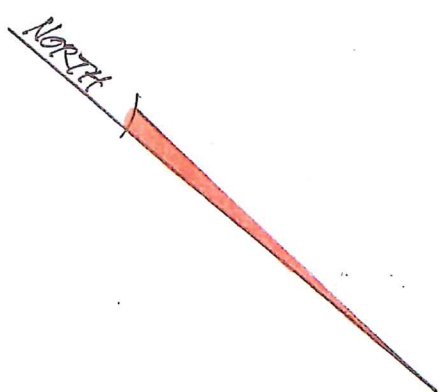








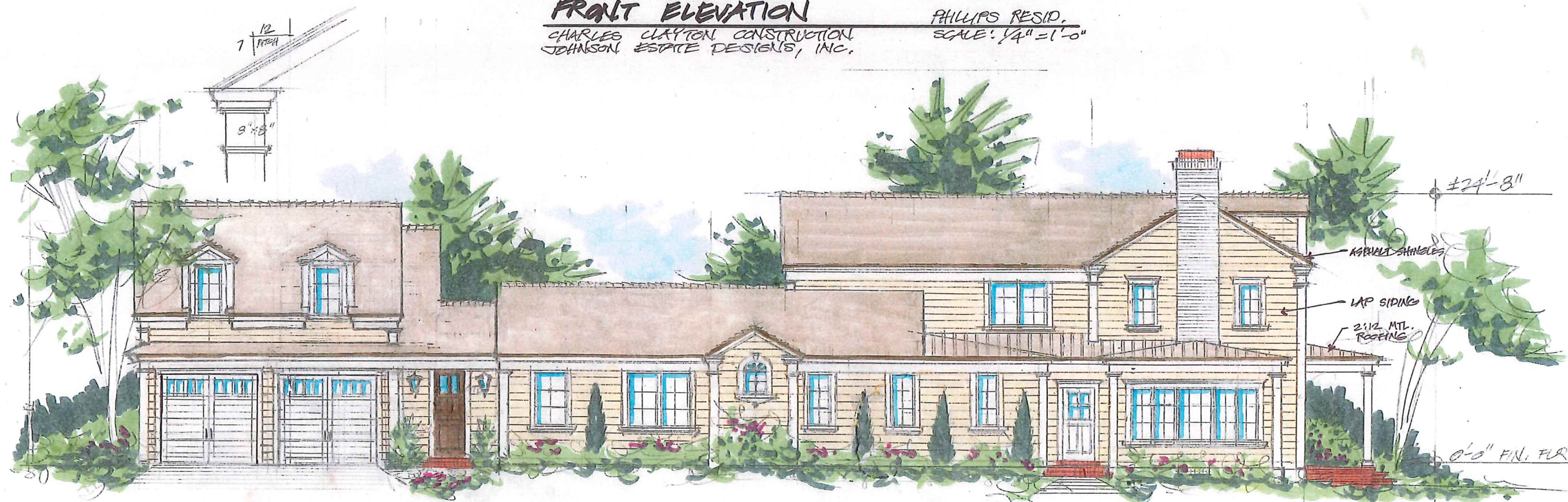
PROPOSED PLAN





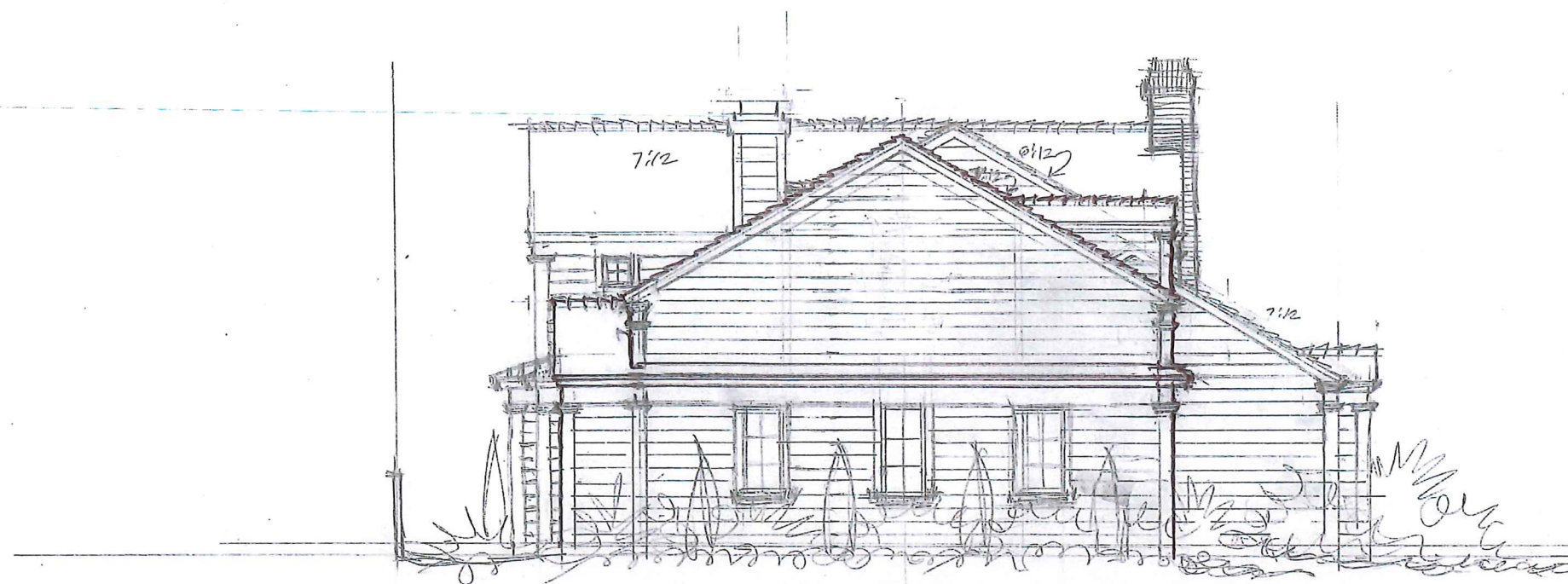
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CHARLES CLAYTON CONSTRUCTION
JOHNSON ESTATE DESIGNS, INC.

PHILLIPS RESID.
SCALE: 1/4" = 1'-0"



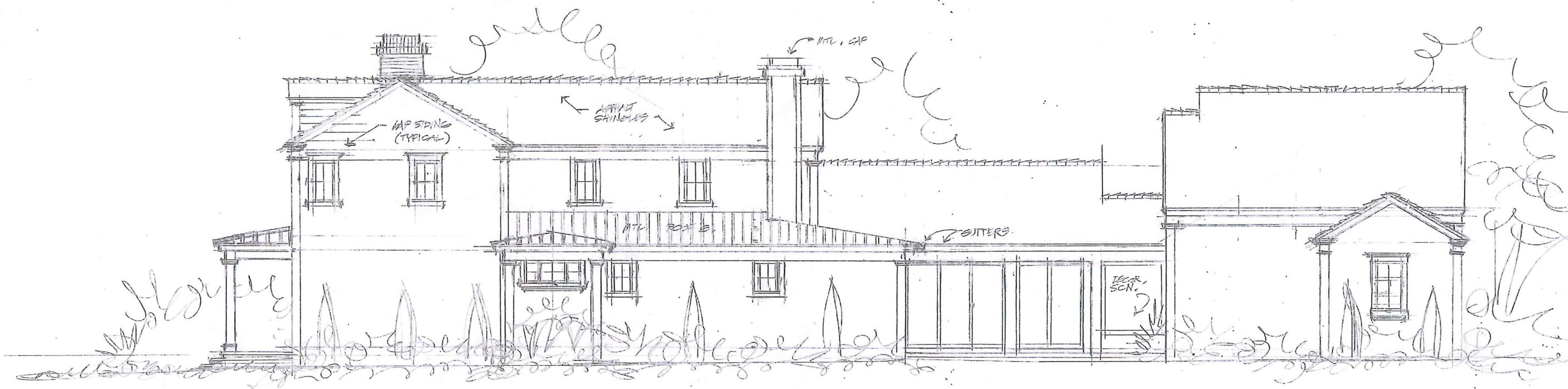
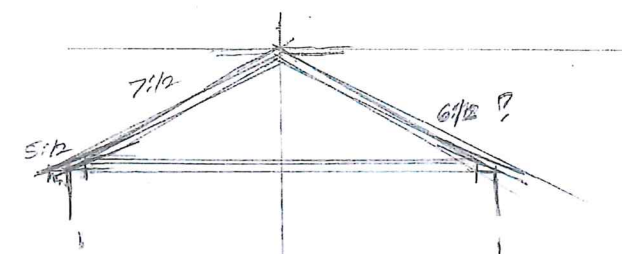
LEFT SIDE ELEVATION
CHARLES CLAYTON CONSTRUCTION
JOHNSON ESTATE DESIGNS, INC.

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



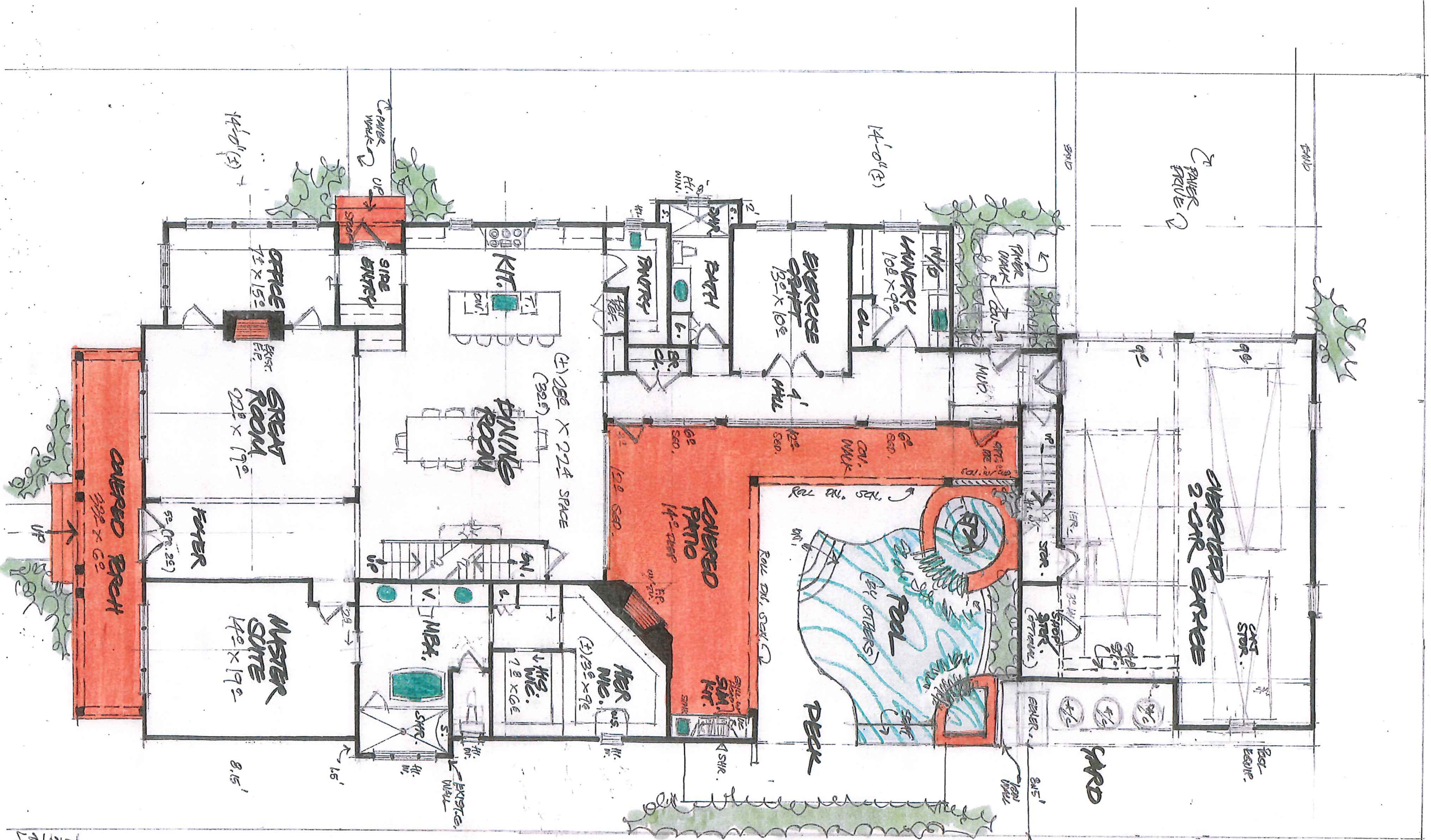
REAR ELEVATION

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



RIGHT SIDE ELEVATION

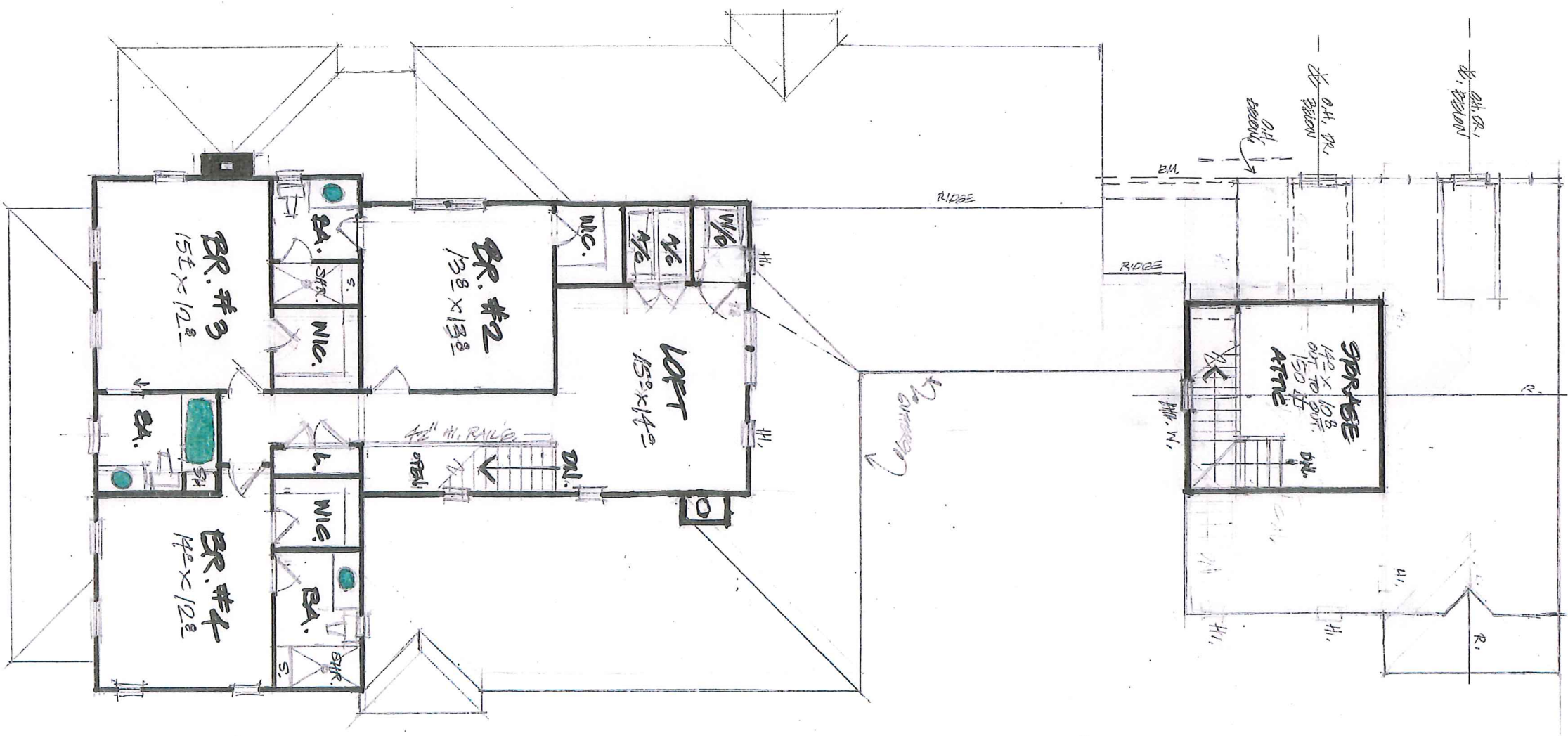
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

PHILIPS RESIDENCE
STATE: $1/4'' = 1' - 0''$

1st	2,058 sq.
2nd	1,361 sq.
total	4,019 sq.
living	



SECOND FLOOR PLAN
 CHARLES CARTON CONSTRUCTION,
 CHANDLER, ESTATE DESIGNS, LLC.

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

SITEPLANS

1995 GUEST HOME REMODEL

2022 SITE PLAN

2023 PROPOSED SITEPLAN

1995 Add

1995 Add

NORTH

ADDITION — ALTERATION PLANS
FOR THE RESIDENCE OF:

MR. & MRS. THOMAS R. MOONEY

VICTORIA AVE.

ANTONETTE AVE.

ALLEY

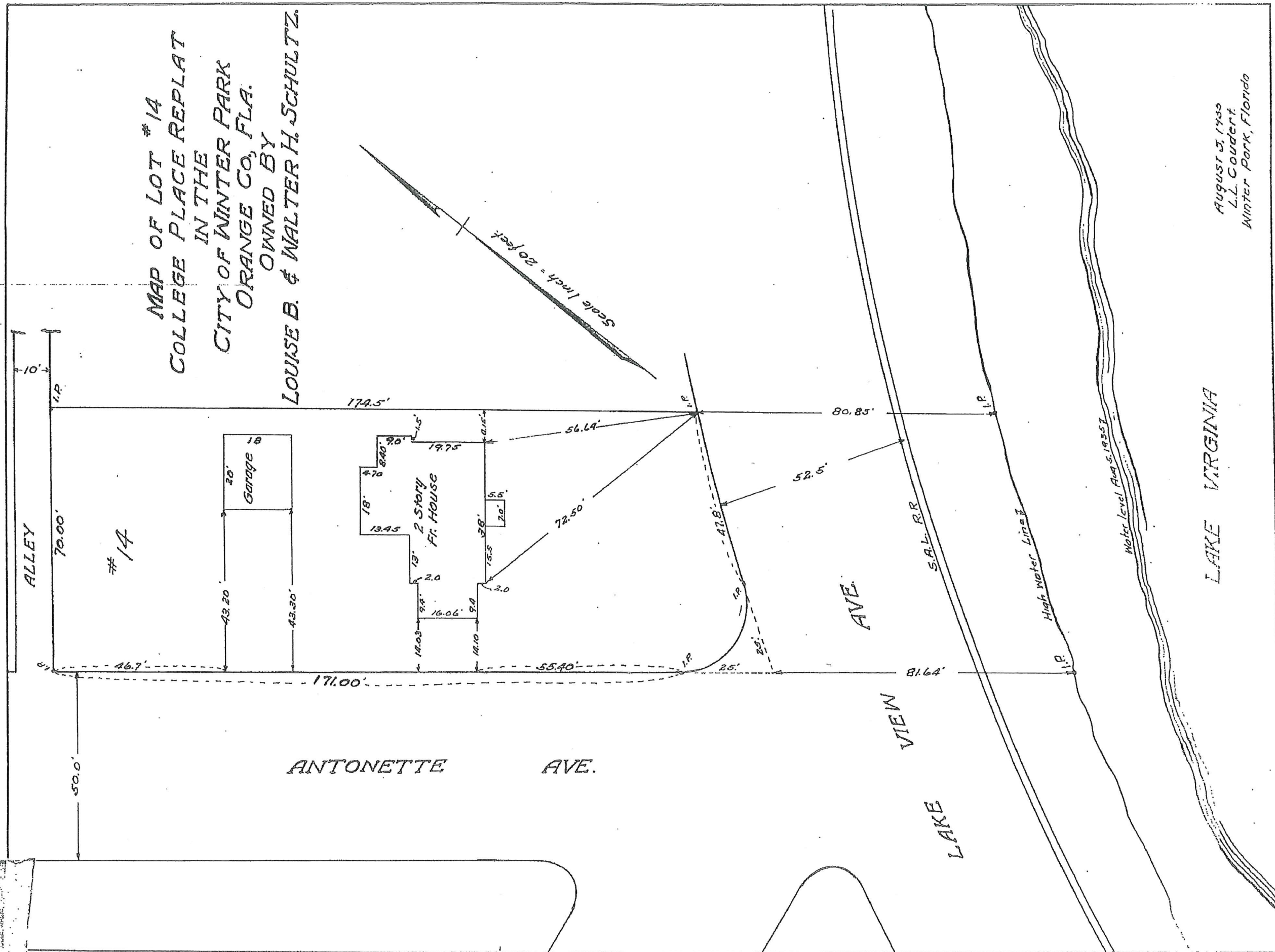
LAKEVIEW AVE.

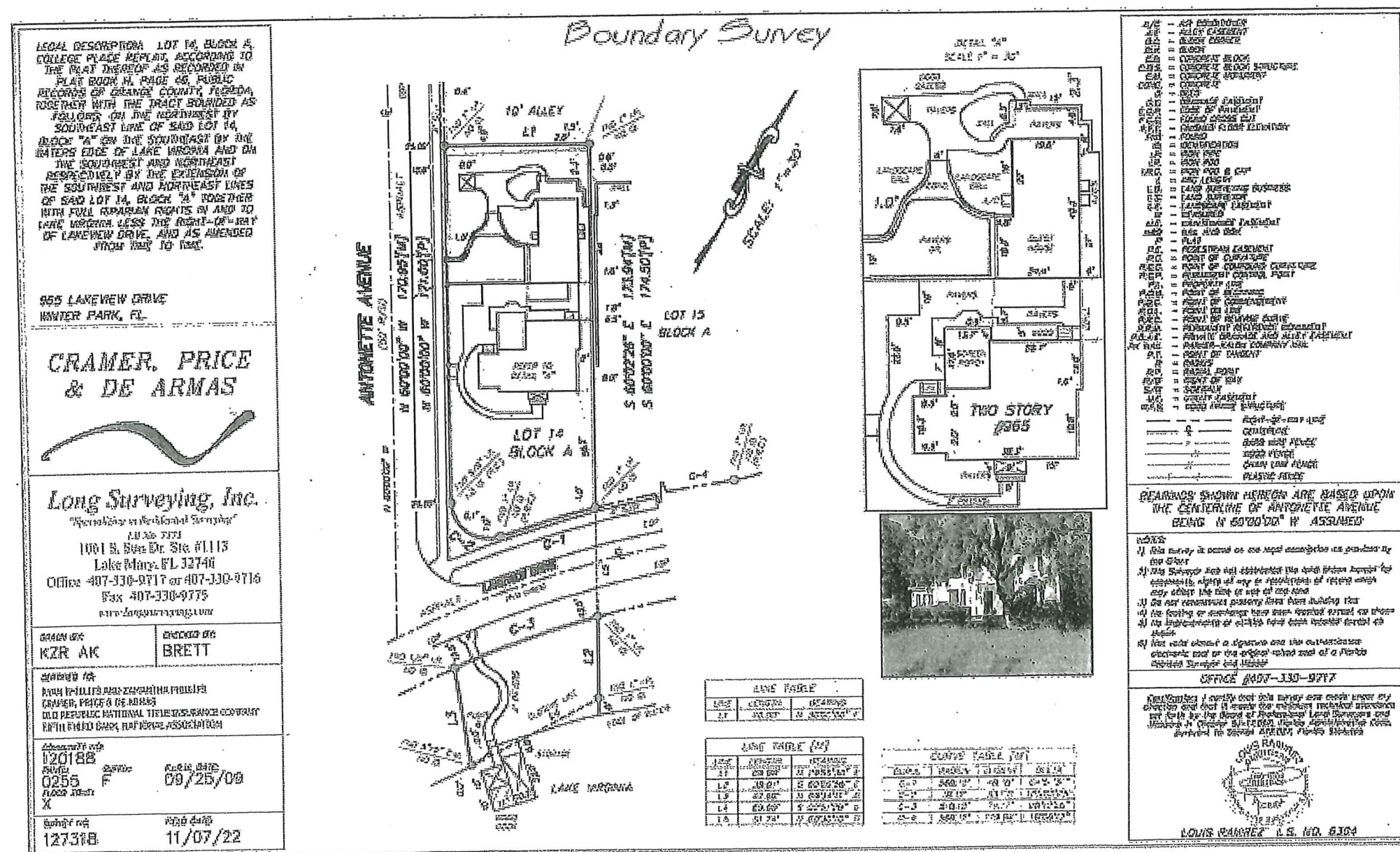
SITE PLAN

#965 LAKEVIEW AVE.-
LOT 14, BLOCK 'A',
COLLEGE PLACE REPLAT,
R.B.'H', PG. 46,
SEE SURVEY.
ORANGE COUNTY, FLORIDA

RECEIVED
181 GIRCE DRIVE
TALLAHASSEE
OCT 21 1995

46





2022 Site Plan Survey

NOTE ALLEY

Boundary Survey

LEGAL DESCRIPTION LOT 14, BLOCK A, COLLEGE PLACE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK N, PAGE 46, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE TRACT BOUNDED AS FOLLOWS ON THE NORTHWEST BY SOUTHEAST LINE OF SAID LOT 14, BLOCK "A" ON THE SOUTHWEST BY THE WATERS EDGE OF LAKE WARDNA AND ON THE SOUTHWEST AND NORTHEAST RESPECTIVELY BY THE EXTENSION OF THE SOUTHWEST AND NORTHEAST LINES OF SAID LOT 14, BLOCK "A" TOGETHER WITH FULL EASEMENT RIGHTS IN AND TO LAKE WARDNA LESS THE RIGHT-OF-WAY OF LAKEVIEW DRIVE, AND AS AMENDED FROM 1985 TO 1986.

995 LAKEVIEW DRIVE
WINTER PARK, FL.

**CRAMER, PRICE
& DE ARMAS**

Long Surveying, Inc.

"Specializing in Residential Surveying"
LU 22, 7171
1001 S. State St. #1113
Lake Mary, FL 32746
Office: 407-330-9717 or 407-330-9716
Fax: 407-330-9773
www.longsurveying.com

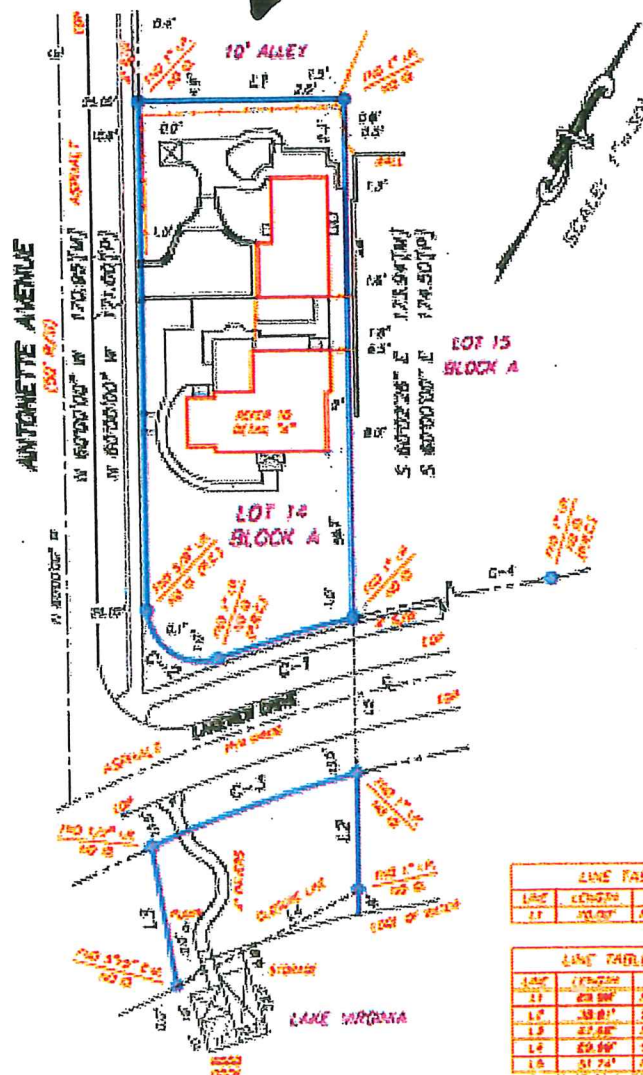
DESIGN BY
KZR AK

CHECKED BY
BRETT

DESIGNED BY
KATHY HAMILTON, PLS, ZONING PERMITS
CRAMER, PRICE & DE ARMAS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
EFTN FIELD 6262, NATIONAL ASSOCIATION

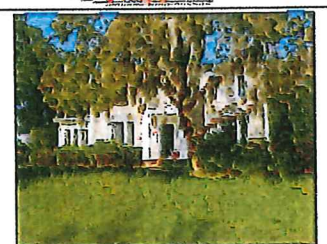
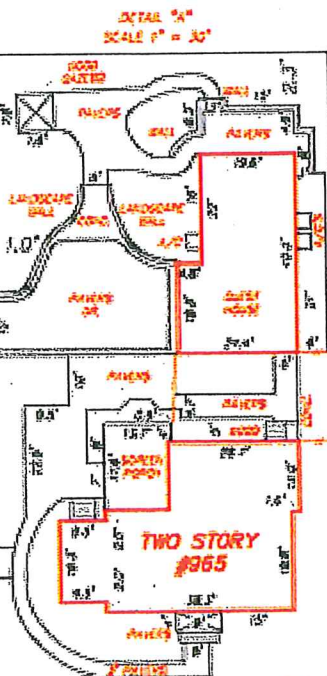
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Project
X

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Date
11/07/22



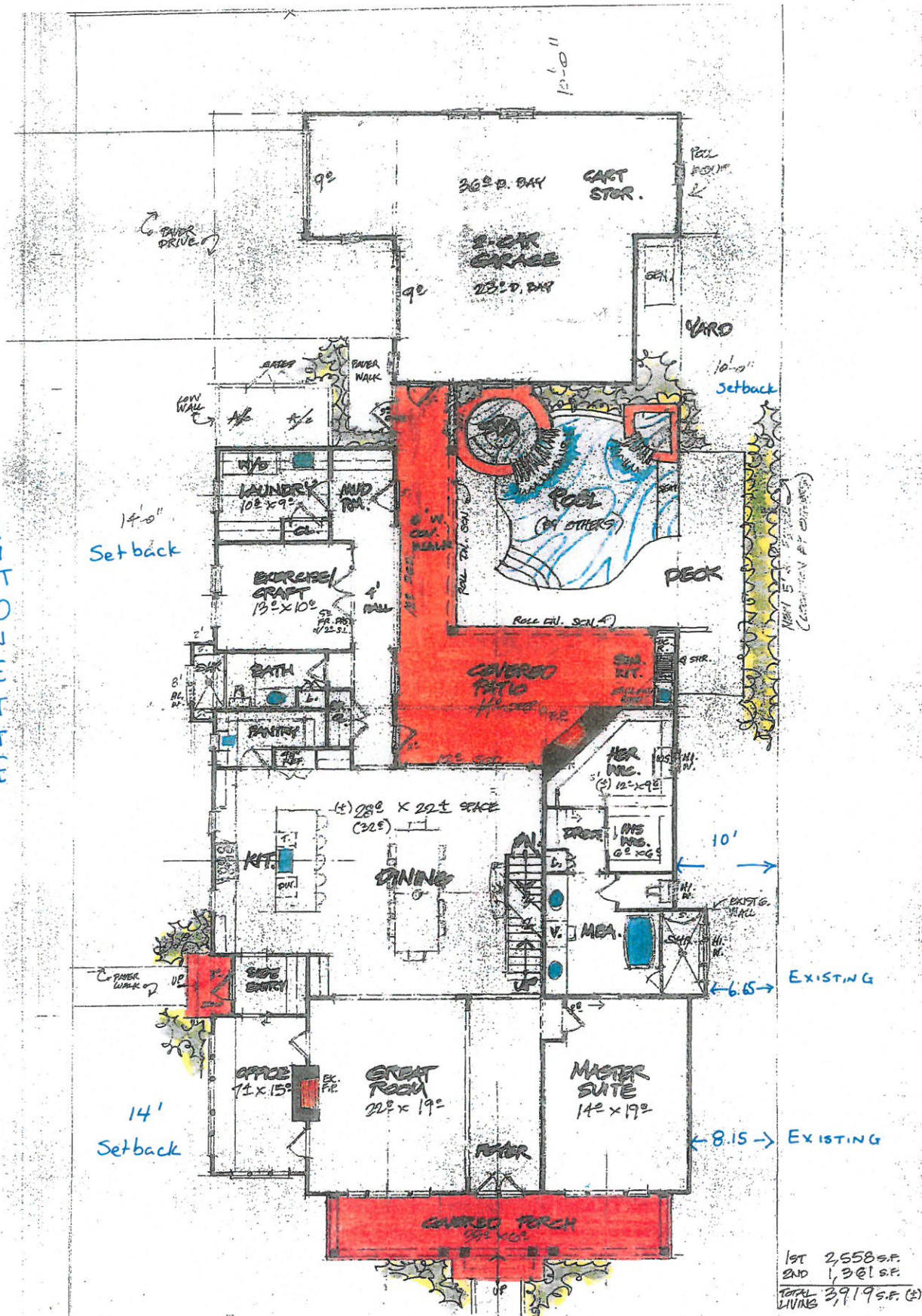
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LINE	LENGTH	BEARING
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3	10.00	N 89°00'00" W
4	10.00	N 89°00'00" W
5	10.00	N 89°00'00" W



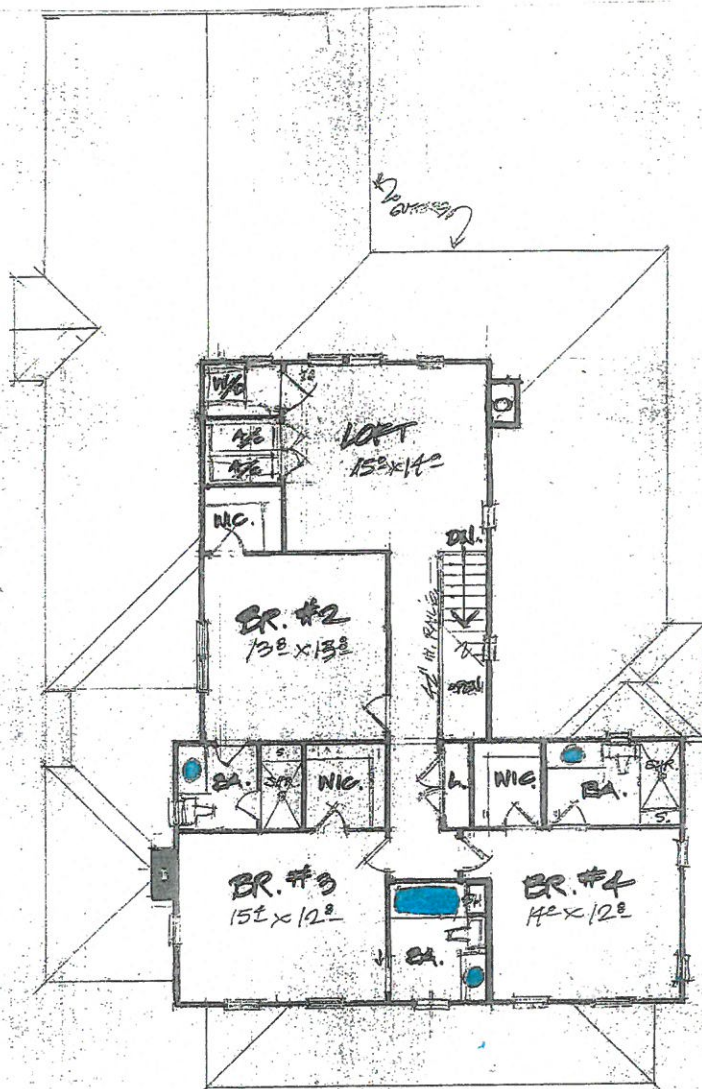
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AZONETTE



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

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



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

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



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. 965 Lakeview Dr., Winter Park FL 32789
Building address
RYAN and Zemantha Phillips 965 Lakeview Dr., Winter Park FL
Owner's name(s) Address Telephone

2. Please indicate the work your 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)

The Phillip's Residence,

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, Ryan Phillips, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

[Signature]
Owner's Signature

2-8-2023

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:

Variance Request to place garage 10' from rear yard. Garage larger than Code. The side yard to the North line has an 8.15' side yard setback existing. would request on north side yard to match at 8.15', south side it has a 14' existing side setback would like to match at 14' vs. 15'

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?

The neighborhood "College Place" replat is plentiful with accessory buildings in rear yards. The home North and South side yards have existing setbacks that owners would like to keep. Due to substantial improvement rule the home would need to be demolished or brought into conformity with setbacks of code.

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

Accessory building setback - 25' code setback vs. 10' request and size see Aerial of Neighbor's side yard setback rule of 10' on Northside yard to 8.15' and South side yard of 14' existing to 14' versus 15' code. (also note Garage backs into 10' alley adding perceived depth)

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

The setbacks are existing on North and South side yards from original construction. The alley behind the home is 10'. The 10' setback request from 25' for larger garage creates perception 20' rear yard

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

Attached

File this form with your completed Certificate of Review application.

**SETBACK / COVERAGE WORKSHEET**For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹

Address:	965 Lakeview Dr.	Lot width²:	70'-0"
Submitted by:	Charles Clayton Construction	Lot area³:	12,763 SQ. FT

	Maximum % Allowed ⁴	Existing Area ⁹	Maximum Allowed Area	Additional Proposed Area ⁹	New Total Area
IMPERVIOUS LOT COVERAGE	INCLUDE: building footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.				
	50%		6,381		5,819

FLOOR AREA RATIO (F.A.R.)	INCLUDE: First and second floors, garages/carports, attic areas with permanent access, stair areas on both floors, areas on second floors which are open to the first floor ⁵ , and accessory buildings. EXCLUDE: pool screen enclosure areas and certain open front, side and rear porches ⁶ .				
	Lots 12,500 sq. ft. or less: 40%				
	Lots over 12,500 sq. ft.: 35% or 5,000 sq. ft., whichever is greater		5,000		4,967

Attic Area(s)⁷	3% FAR ⁸		150	150	5,017
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FRONT YARD LANDSCAPE COVERAGE	INCLUDE: Count all landscaped green areas EXCLUDE: hard surfaces and all driveway surfaces (pervious & impervious).				
FRONT LOT AREA	50%	4,200	2,100	186	4,041

NOTES:

1. Windsong & Waterbridge may use these standards, except lot types A, B, & C in Windsong.
2. Lot width is measured at the front building line across the lot. The building line is located at the required front setback for vacant lots or the front building wall, closest to the street for existing homes.
3. Submerged lands or land located across the street shall not be included.
4. Percentage based on the lot area.
5. Vaulted and cathedral ceiling areas count twice if the height from the floor to the ceiling is 17.5 feet or greater.
6. The area of open front porches and entries may be excluded from the gross floor area subject to a maximum excluded area of 400 square feet. The area within open or screened rear and/or side porches, lanais, porte cocheres or other covered areas may be excluded from the gross floor area up to 500 square feet in total for all areas.
7. Attics are defined as the space enclosed within the roof structure of a building accessed by a pulldown ladder. Spaces or rooms on the same floor as living areas, which are more than five (5) feet in height, are not included in the definition of attic, and therefore count towards FAR. Attic areas are not to be habitable areas but shall serve only as storage areas or for mechanical equipment. Attics shall not contain plumbing fixtures or finished room areas. Attics shall have minimal lighting and air-circulation fans.
8. Any living area directly within the roof slope(s) not accessed by a pulldown ladder, that is over five (5) feet in height, is permitted up to an additional three percent (3%) of the maximum floor area ratio allowed for the lot. These areas include bonus rooms, air-conditioned storage areas, etc. In addition, dormers or windows above the second-story may only face the public right-of-way. Homes with a mansard, gambrel, or flat roof types may not utilize this exception. This area shall also comply with the Building Code.
9. These columns only apply to existing homes.

SETBACKS

	Minimum Allowable Dimensions		Existing		Proposed	
FRONT	20% of the lot depth or existing setback ¹ , whichever is greater ²					
SIDES ³			Left	Right	Left	Right
	1st Floor	30% of lot width ^{4,5}	14'	8.15'	14'	8.15'
	2nd Floor	40% of lot width ^{4,5}	23'-4"	8.15'	23'-4"	8.15'
REAR ^{3,6}	1st Floor	25 ft.			10'-0"	GARAGE
	2nd Floor	35 ft.				
	Lakefront	see note 7				
CORNER LOT (street-side yard)	Lot width of 70 ft. or less	15 ft.	14'-0"		14'-0"	
	Lot width over 70 ft.	20 ft.				
BUILDING HEIGHT ^{8,9,10}	Lots 12,500 sq. ft. or less	32 ft.				
	Lots over 12,500 sq. ft.	35 ft.	24'-8"		24'-8"	

Notes:

1. The existing front setback shall be calculated using the front setback of the existing home or the most recently demolished home, that conformed with the then applicable front setback requirement when constructed.
2. Lot depth is the average distance measured perpendicular to the front lot line and the rear lot line.
3. Any building wall that exceeds 12 ft. in height measured from existing grade to top of the wall plate must meet the setbacks for the second floor.
4. Lot width is measured at the building line across the front of the existing or proposed home.
5. Side setbacks shall be equally divided on each side of the lot, unless otherwise specified in the code.
6. Rear setbacks for properties abutting non-residential zoned, R-3/R-4, or a permanent stormwater retention area over 25 ft. in width may be 10 ft. Lots that are 75 ft. deep or less may utilize a first floor rear setback of 10 ft. and a second floor rear setback of 20 ft. Lots which are 115 ft. deep or less may utilize a first floor setback of 15 ft and a second floor setback of 25 ft.
7. Requires Planning & Zoning Board approval. Lakefront setback is based on the average setback established by the adjacent residences or 50 ft., whichever is greater, measured from ordinary high water line.
8. Building height is the vertical distance measured from the average elevation of the existing lot grade measured directly adjacent to the front of the building or proposed building.
9. Roofs with a pitch of 2:12 or less shall be a maximum of 28 ft.
10. Properties or lots exceeding 50,000 square feet in size with at least 100-ft. width at the building line may be permitted building heights up to 40 ft. if all side setbacks are increased to 35 ft.

FINISHES PLAN

Roof : 40 Year Dimensional Shingle

Siding Match existing width and profile

Windows to match existing Profiles through out same number of window panes per existing home

Internal courtyard may have garden windows instead at Lanai and pool area

Andersen Windows

Atlantic Shutters-Real shutters with hold backs

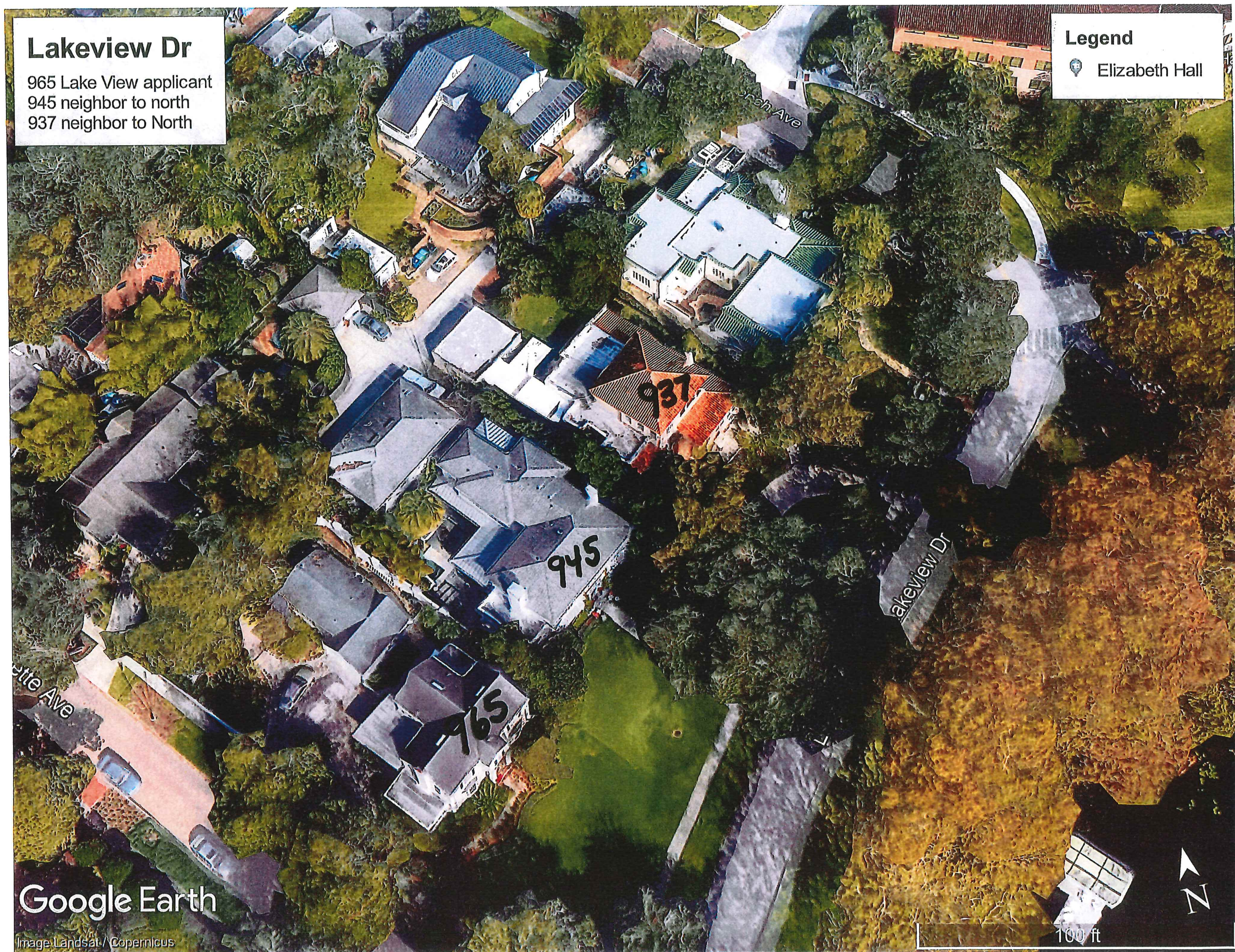
NEIGHBORING HOMES WITH GARAGES ACCESSORY BUILDINGS REAR YARD

Lakeview Dr

965 Lake View applicant
945 neighbor to north
937 neighbor to North

Legend

Elizabeth Hall



Google Earth

Image Landsat / Copernicus

Lakeview Dr

Rear Garage and Accessory Buildings

Legend

Elizabeth Hall

Corrin Hall

French Ave

Lakeview Dr

Google Earth

Image Landsat / Copernicus

100 ft



