



Historic Preservation Board Regular Meeting

Agenda

March 8, 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 February 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 John Brennan, Jr. for approval of additions onto the existing home, built in 1925 at 814 Antonette Avenue.](#) 20 minutes
 - b. [Request of Oliver Constable for approval to demolish and rebuild the existing home at 333 Vitoria Avenue.](#) 20 minutes
 - 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.](#) 10 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	March 8, 2023
prepared by	Aaron Hull	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the February 8, 2023 meeting minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

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



Historic Preservation Board Regular Meeting Minutes

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

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

Present

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

(1) Call to Order

Chair Anne Sallee called the meeting to order at 8:58 a.m.

(2) Consent Agenda

Amendment made by Karen James to fix the spelling of Florida Home Builders to Floridian Home Builders and to change the date Jeffrey Briggs mentioned for the Clock Dedication from February 3rd to 9th.

Motion made by Karen James, seconded by John Skolfield, to approve January 11, 2023, meeting minutes with the amendments to fix the spelling of Florida Home Builders to Floridian Home Builders and to change the date Jeffrey Briggs mentioned for the Clock Dedication from February 3rd to 9th.

Motion carried unanimously with a 6-0 vote (Absent from voting was Aimee Spencer).

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

No public comment was made.

(4) Public Hearings

- a. No public hearings were discussed.

(5) Action Items

- a. No action items were discussed.

(6) Non-Action Items

- a. Request of Dillion Muto for preliminary design direction for 1541 Highland Road, built in 1949.

Jeffrey Briggs explained that the two items are non-action items and our preliminary discussion for future applicants. Mr. Briggs explained that the two applicants are demolishing and rebuilding the homes and want to ensure that the new homes they produce are appropriate for the historic districts they are in. Mr. Briggs described that in the past, the Historic Preservation Board had approved and denied rebuilds and that the rebuilds that have been approved, some were good, and some turned out wrong. Mr. Briggs explained that the Board had previously discussed wanting rebuilds appropriate to their historic district. Mr. Briggs explained that the first house they will be discussing today will be presented by Dillan Muto, who will discuss the rebuild at 1541 Highland Road, built in 1949, and that the house is considered contributing due to its age. Mr. Briggs explained the existing homes' 1949 architectural style.

Dillan Muto, 1333 Alberta Drive, described the existing home as a 1949 single-story red ranch home that is not considered remarkable. Mr. Muto mentioned that they hired Gary Hancock of Winter Park Design to design the house and showed pictures of the proposed house. Mr. Muto described that they chose a 1920s English Tudor-style house due to the style and that this design has worked for Winter Park Design. Mr. Muto told the inspiration from historic homes in North Carolina and replica English Tudors. Mr. Muto showed the location and elevations of the proposed home. Mr. Muto explained that they chose 2/8 windows and a brick aesthetic for the exterior. Mr. Muto described the addition of a portico, a privacy wall, and a courtyard. Mr. Muto explained the inspirations and showed more photos of example homes. Mr. Muto showed the different exterior finishes they could do and the materials they would use. John Skolfield asked about the aesthetic of the windows, and Mr. Muto described the windows in great detail. Mr. Muto explained the different exterior finishes, including brick sills, coach lights, the front door, the roof, the windows, and a brick exterior. Mr. Mutton asked for any feedback or questions about the proposed home.

Vice-Chair Wade Miller asked to see the floor plan and the floor area ratio (FAR) calculations. Chair Anne Sallee asked if they considered this house to meet the rest of the neighborhood's aesthetic, and Mr. Muto answered that the house looked superior to the other homes and would be a great addition. Chair Sallee asked if he thought this would change the community's look, and Mr. Muto answered not change but would make the overall community look better. John Skolfield asked if he would be living there, and Mr. Muto said he would not. Mr. Skolfield stated that the neighborhood already looks good and agreed that the existing house needs to be redone. Mr. Skolfield stated the importance is scaling when doing a rebuild and explained that he understands the importance of FAR and pricing of the home for future sales. Mr. Skolfield said the proposed house is not in scale with the neighborhood and explained that only a few English Tudors are brick that he has seen. Mr. Skolfield stated he liked the pitch of the house, but the house is completely maxed out on all calculations and needs to be in scale with the houses around it. Mr. Skolfield stated that a historic home can be rebuilt right and asked about the third floor and if the house would be completely bricked. Mr. Muto answered that there is not a third floor due to the crossbeams and said they might brick the whole house. Discussion ensued on the bricking aesthetic of the entire house. Mr. Skolfield stated that the house looks good for a house out in the country, not a suburb. Mr. Skolfield mentioned that the renderings also show the house in the countryside rather than in an appropriate setting. Mr. Skolfield stated that the front-entry way looked good, the massing was too much, and the brown bricking exterior did not look good.

Karen James asked if the giant tree would be protected on the property, and Mr. Muto stated that all trees that are a good size would be protected. Mrs. James agreed with John Skolfield that the house scaling was too extensive for the neighborhood. Vice-Chair Wade Miller asked how tall the house would be, and Mr. Muto answered it would be to the max of 35 feet. Vice-Chair Miller stated that he agreed with Karen James and John Skolfield on many points and that the scaling is too big. Vice-Chair Miller mentioned that the house is practically adding 2,000 more square feet, which is allowed within the code, but they need to take in the neighborhood's context and aesthetic when designing a historic district house. Vice-Chair Miller mentioned that tall houses are historically in the countryside and that the brick aesthetic could look better because they use flat brick siding and not actual brick. Vice-Chair Miller recommended a light smear for the bricking and said he is not a fan of the double mold windows. Vice-Chair Miller mentioned that the left side of the house is small and out of scale compared to the rest of the house. Vice-Chair Miller stated that a heavy shingle and roof line would help with the aesthetic and that there needs to be a chimney added to the design. Vice-Chair Miller noted that the renderings should show what the house looks like in the neighborhood, not in the countryside, and that this design might cause more flooding and drainage issues in this area due to maxing out the FAR and impervious lot coverage.

Mr. Skolfield mentioned that the height of the house is essential, and Mr. Muto said that the house is ten feet for the first floor and nine feet for the second floor with twenty-inch floor bases. Discussion ensued on the house's height and the house's floors. Vice-Chair Miller discussed the height of the house's floors and stated that the house was too tall. Mr. Muto noted that the problem with the Board is the scale and height of the proposed house. Mr. Muto asked about the other homes in the area that are that tall, and Vice-Chair Miller explained that it's the scaling of the house and that renderings showing the house in the context of the neighborhood would help. Chair Anne Sallee stated that the Board intends to preserve the district, not improve and change it, by ensuring proposed rebuilds are built appropriately for the aesthetic and context of its historic district.

b. Request of Oliver Constable for preliminary design direction for 333 Vitoria Avenue, built in 1925.

Jeffrey Briggs explained the item and described how the house at 333 Vitoria Avenue currently looks. Mr. Briggs explained that the house is considered not contributing but meets the district aesthetic. Cindy Norris explained that she has been designing the home and will give a presentation on the design of the proposed home to be built at the location. Mrs. Norris described the existing non-contributing home and how the applicant wanted to add something to the neighborhood that fit the aesthetic and that they chose the design of a Colonial Revival-inspired house that would fit the community aesthetic. Mrs. Norris showed pictures of inspiration and examples of Colonial Revival-style homes. Mrs. Norris described the style of the Colonial-Revival period of architecture. Mrs. Norris explained the different features of Colonial-Revival, like masses, symmetry, accented doors, medium pitches, bay windows, bricking, cornices, and white coloring of the exterior of the home. Mrs. Norris showed the existing and proposed elevations. Mrs. Norris described the elevations and the different aesthetics of the house. Mrs. Norris explained that they did not have room for a rear detached garage, so they had to design the home with a side entry garage to avoid putting in a front-facing garage. Mrs. Norris showed elevations of the house massing compared to the adjacent homes to the property. Mrs. Norris explained that there would be plenty of space for the side garage to have room to drive in, and there would be plenty of landscaping added to the property. Mrs. Norris showed a site plan and described the site plan. Mrs. Norris told the proposed features of the house, like the massing, central two-story layout, medium pitch side gable roof with a center front, plain round tapered columns, aesthetic windows with appropriately sized shutters, bricking, and an aesthetic sunroom. Mrs. Norris showed examples of the houses near the area that are considered contributing with the same elements they used for the proposed house.

John Skolfield stated that the applicant is a good neighbor and that the existing house needs to look better. Mr. Skolfield told the applicant that he appreciated the attention to detail and that this was a home-owner rebuild. Mr. Skolfield mentioned that he enjoys that the applicant will be getting rid of a curb cut and the provided renderings that showed the massing compared to other homes around it. Mr. Skolfield said he liked that the applicant was not trying to max out what they could do but instead creating a house that fits the neighborhood's aesthetic. Mr. Skolfield discussed the roof appeal and the overall look of the home. Vice-Chair Wade Miller mentioned that he appreciated the presentation and all the elevations provided. Vice-Chair Miller addressed the garage's position and said he favors the proposal. Karen James stated her appreciation for the detail and the proposal provided. Chair Anne Saltee agreed with the other Board member's comments.

(7) Staff Updates

Jeffrey Briggs announced to the Board that the clock dedication ceremony is on February 9th, with an after-event at Barney's.

(8) Board Comments

Chair Anne Saltee announced that this meeting would be her last as she would be starting a job with the City's CRA Division, and the Board congratulated her for the position and thanked her for her time.

Karen James announced that she would move to Atlanta soon and that this meeting may be her last one.

(9) Upcoming Agenda Items

No discussion occurred for the upcoming agenda items for the following Historic Preservation Board meeting scheduled for February 8, 2023.

(10) Adjournment

Chair Anne Saltee adjourned the meeting at 10:24 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 March 8, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

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

motion / recommendation

Staff recommendation is for approval inclusive of the variances.

background

John Brennan, Jr., the owner of the home at 814 Antonette Avenue desires to enlarge his existing 1,272 sq. ft. home by adding a new second story addition and a one-story attached garage at the rear. This home is a “contributing” building within the College Quarter historic district due to the Mediterranean Mission style of architecture and 1925 construction date. There is one variance for the side setback of the second story addition at 9.7 feet versus the 10-foot setback (3.6 inches).

Project Plans:

The existing one-story home is 1,272 sq. ft. in size (per OCPA) with a 248 sq. ft. detached garage at the rear of the property. (1,520 sf total) The plans propose adding a 975 sq. ft. second floor and 440 sq. ft. attached two-car garage. (2,935 sf total). The resultant FASR is 39.1% within the allowable 40%. The impervious surface is increased by the 440 sf garage replacing a wood deck to 4,135 sq. ft. (55%) which exceeds the 50% allowable. The setbacks meet the Code except for the north side at 9.7 feet versus the 10 feet required (3.6 inches).

Staff is in support of the diminimus (3.6 inch) setback variance as well as the impervious coverage increase to 55%. The new two-car garage replaces a wood deck which because rain falls between the boards does not count as impervious but the coverage over the ground is not increasing.

Architectural Compatibility:

The project requires the Historic Preservation Board to determine architectural compatibility of the new construction with the existing home and with the surrounding buildings within the historic district. The staff has no concerns with this aspect of the request as the addition continues the Mediterranean Mission styling and detail.

Summary and Recommendation:

The staff is in support of the request as it meets the architectural compatibility required and the variances are very minor in nature. Staff recommendation is for approval with the two variances as described and with an exemption from providing stormwater retention.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Property Map.pdf](#)

ATTACHMENTS:

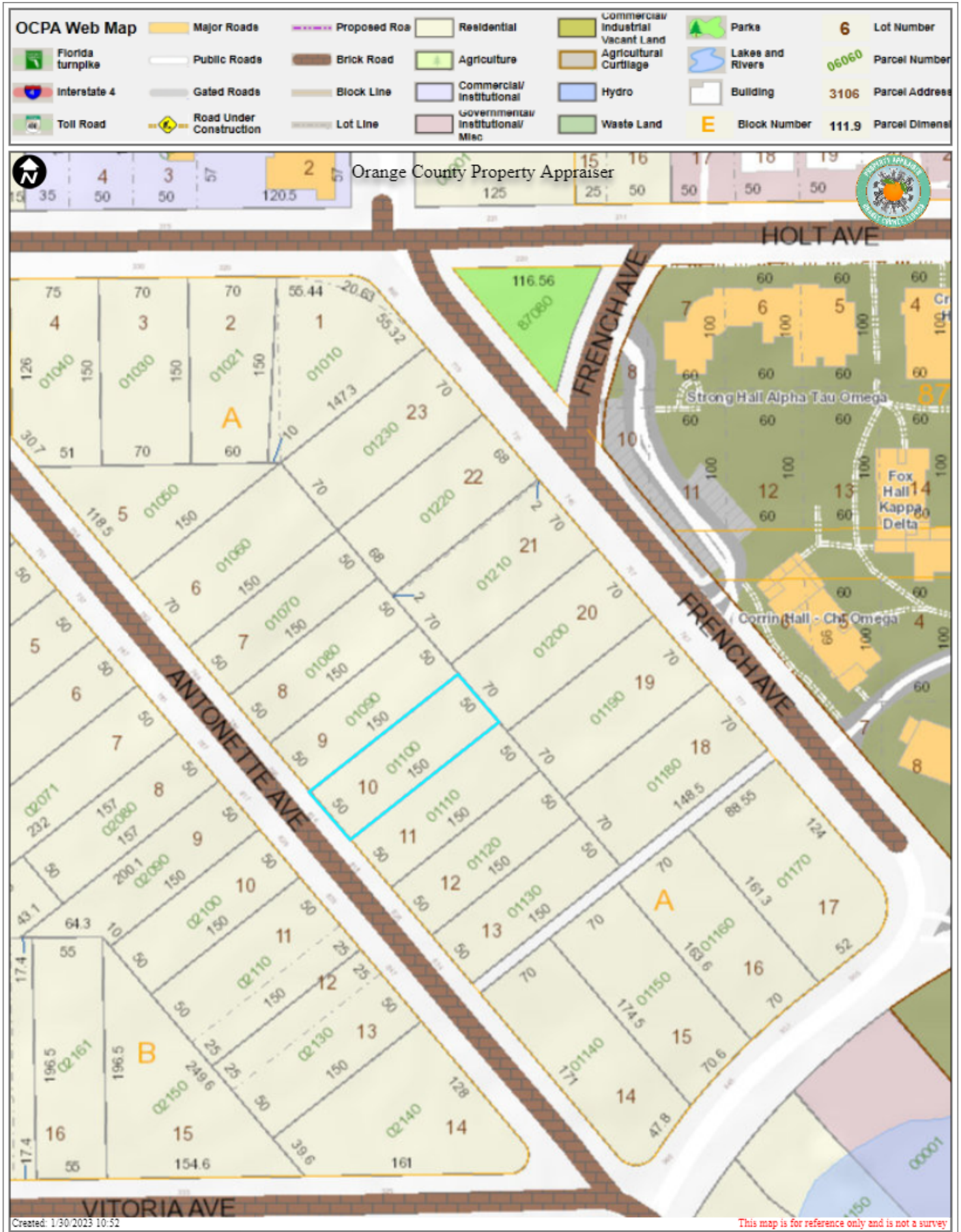
[Picture of existing home.pdf](#)

ATTACHMENTS:

[Existing Survey.pdf](#)

ATTACHMENTS:

[Perspective elevation and plans.pdf](#)



Existing Home:



814 ANTONETTE AVE 05/13/2014

TOPOGRAPHIC

LEGAL DESCRIPTION:

LOT 10, BLOCK A, COLLEGE PLACE REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGE 46, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FLOOD INFORMATION:

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

CERTIFIED TO:

JOHN M. BRENNAN, JR.; GRAYROBINSON, P.A.



814 ANTONETTE AVENUE, WINTER PARK, FLORIDA 32789

-Benchmark Information-

Florida Department of Transportation Datum

(Elevations are based upon North American Vertical Datum 1988)

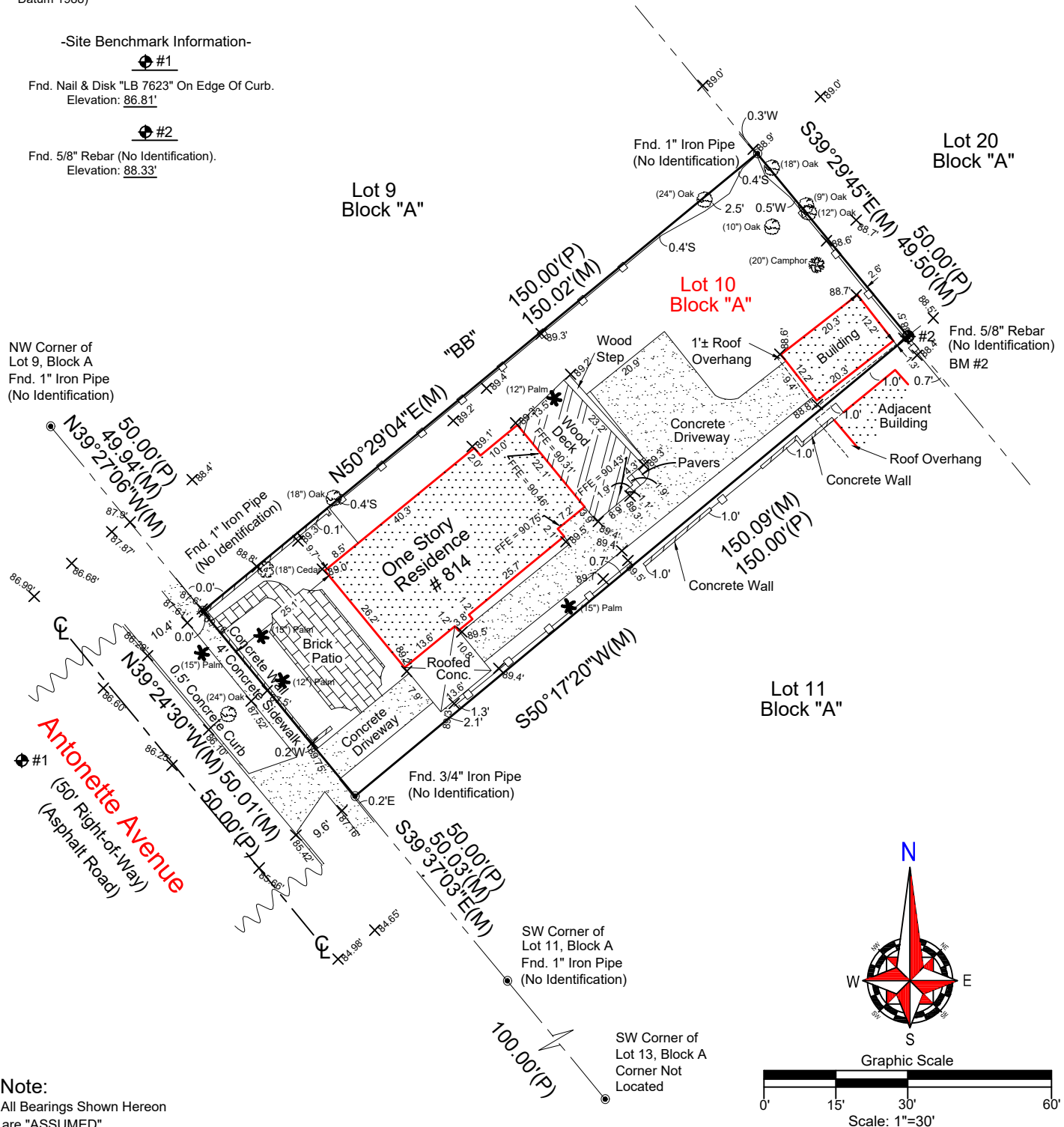
-Site Benchmark Information-

#1

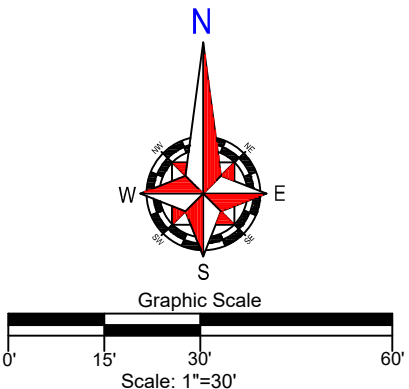
Fnd. Nail & Disk "LB 7623" On Edge Of Curb.
Elevation: 86.81'

#2

Fnd. 5/8" Rebar (No Identification).
Elevation: 88.33'



Note:
All Bearings Shown Hereon
are "ASSUMED"



Field Date: 5/12/2022	Date Completed: 05/13/22	-NOTES-	
Drawn By: J.P.	File Number: IS-74793 TOPO	>Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified.	
-Legend-		-POINTS OF INTEREST-	
C - Calculated	PC - Point of Curvature	NONE VISIBLE	
CB - Concrete Block	Pg. - Page		
CM - Concrete Monument	PI - Point of Intersection		
Conc. - Concrete	P.O.B. - Point of Beginning		
D - Description	P.O.L. - Point on Line		
DE - Drainage Easement	PP - Power Pole		
Esmt. - Easement	PRM - Permanent Reference Monument		
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency		
FFE - Finished Floor Elevation	R - Radius		
Fnd. - Found	Rad. - Radial		
IP - Iron Pipe	R&C - Rebar & Cap		
L - Length (Arc)	Rec. - Recovered		
M - Measured	Rfd. - Roofed		
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"		
N.R. - Non-Radial	Typ. - Typical		
ORB - Official Records Book	UE - Utility Easement		
P - Plat	WM - Water Meter		
P.B. - Plat Book	Δ - Delta (Central Angle)		
□ - Wood Fence	○ - Chain Link Fence		

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 6J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland FOR THE FIRM
Patrick K. Ireland, P.S.M. #6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



DESIGNER CONTACT:
Keesee Associates
258 Southhall Lane, Suite 200, Maitland, Florida 32751
(407) 880-2333 Office
(407) 880-2304 Fax

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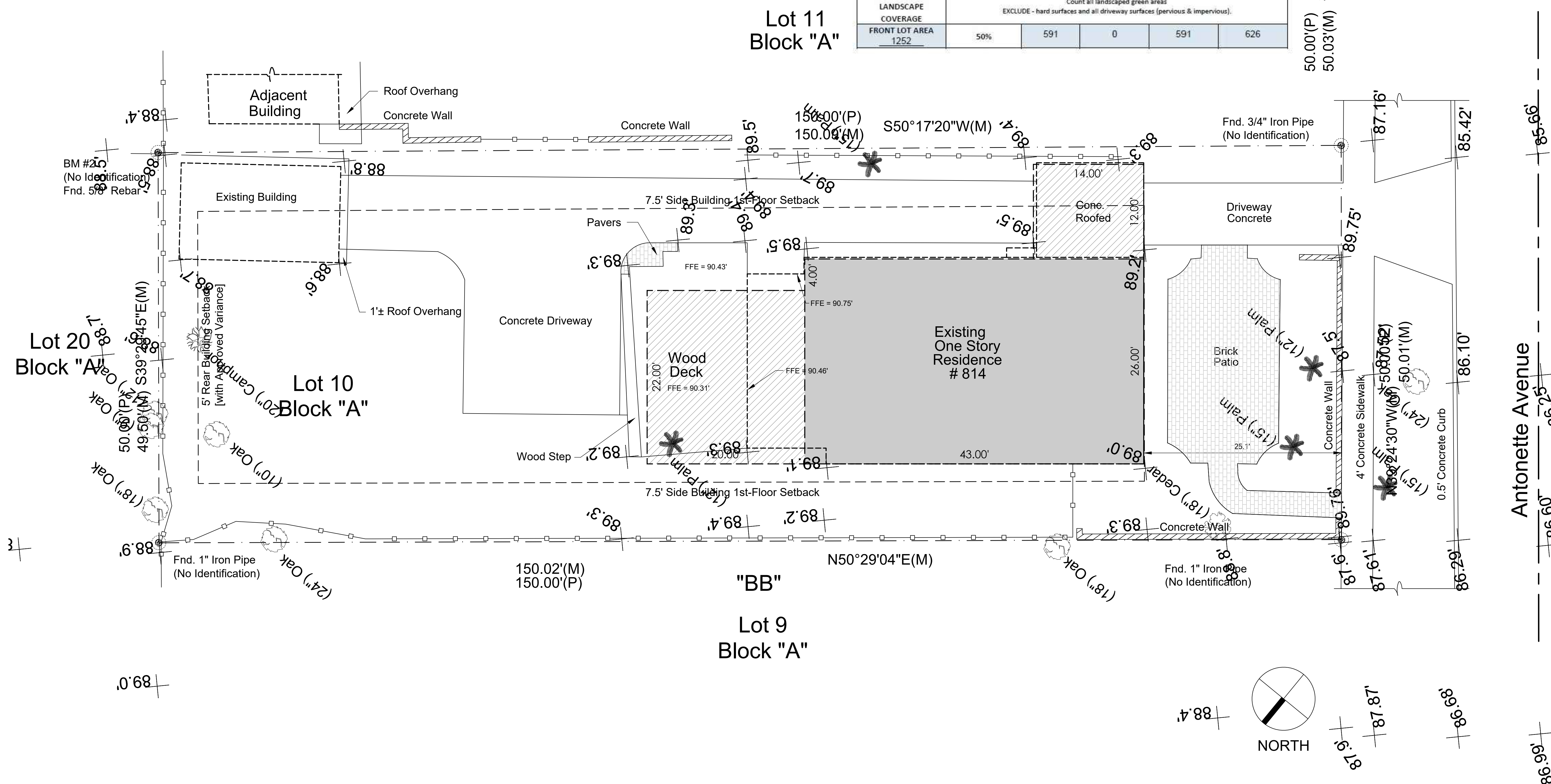
Brennan Addition

814 Antonette Ave Winter Park, FL 32789-5010

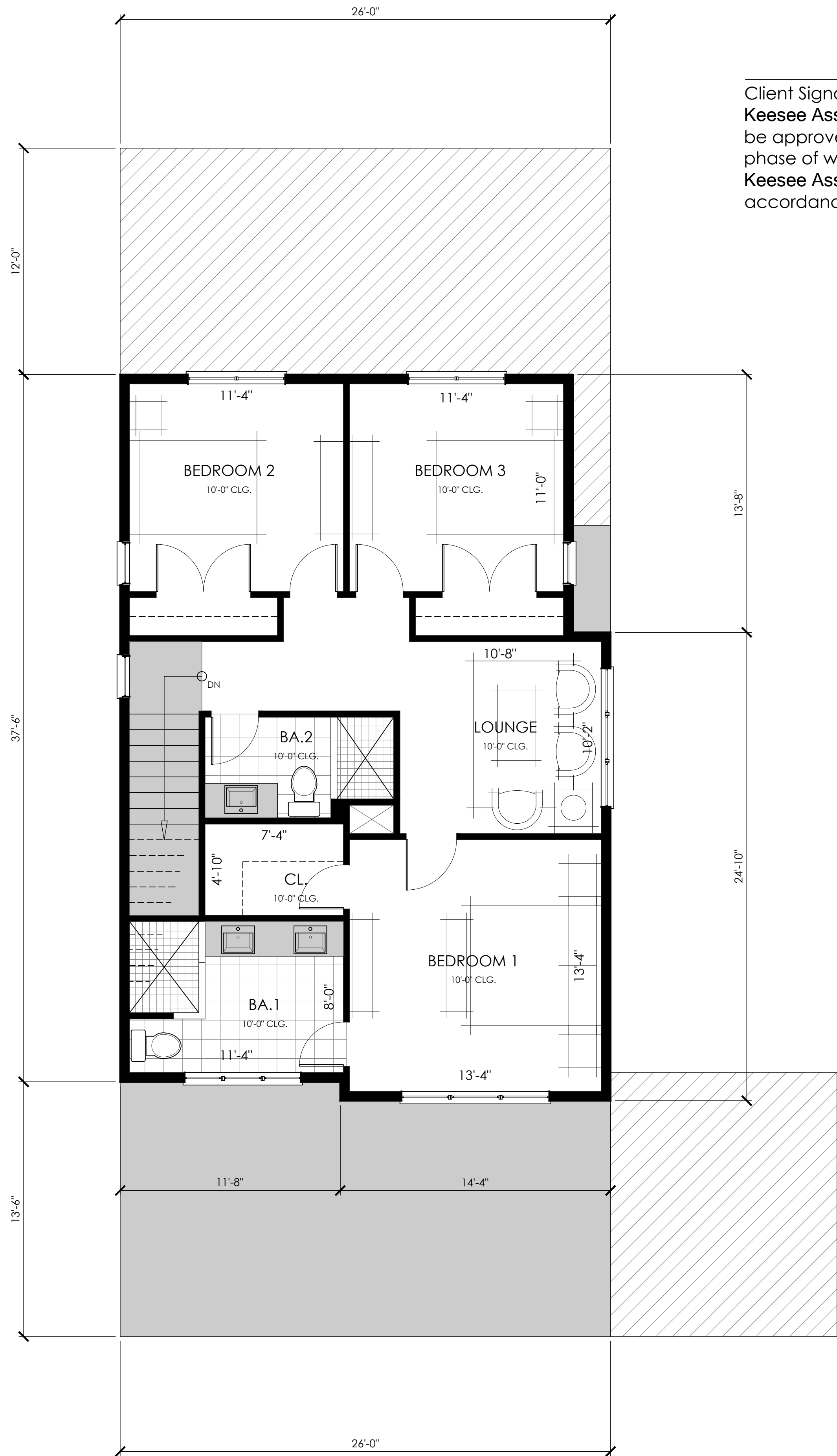
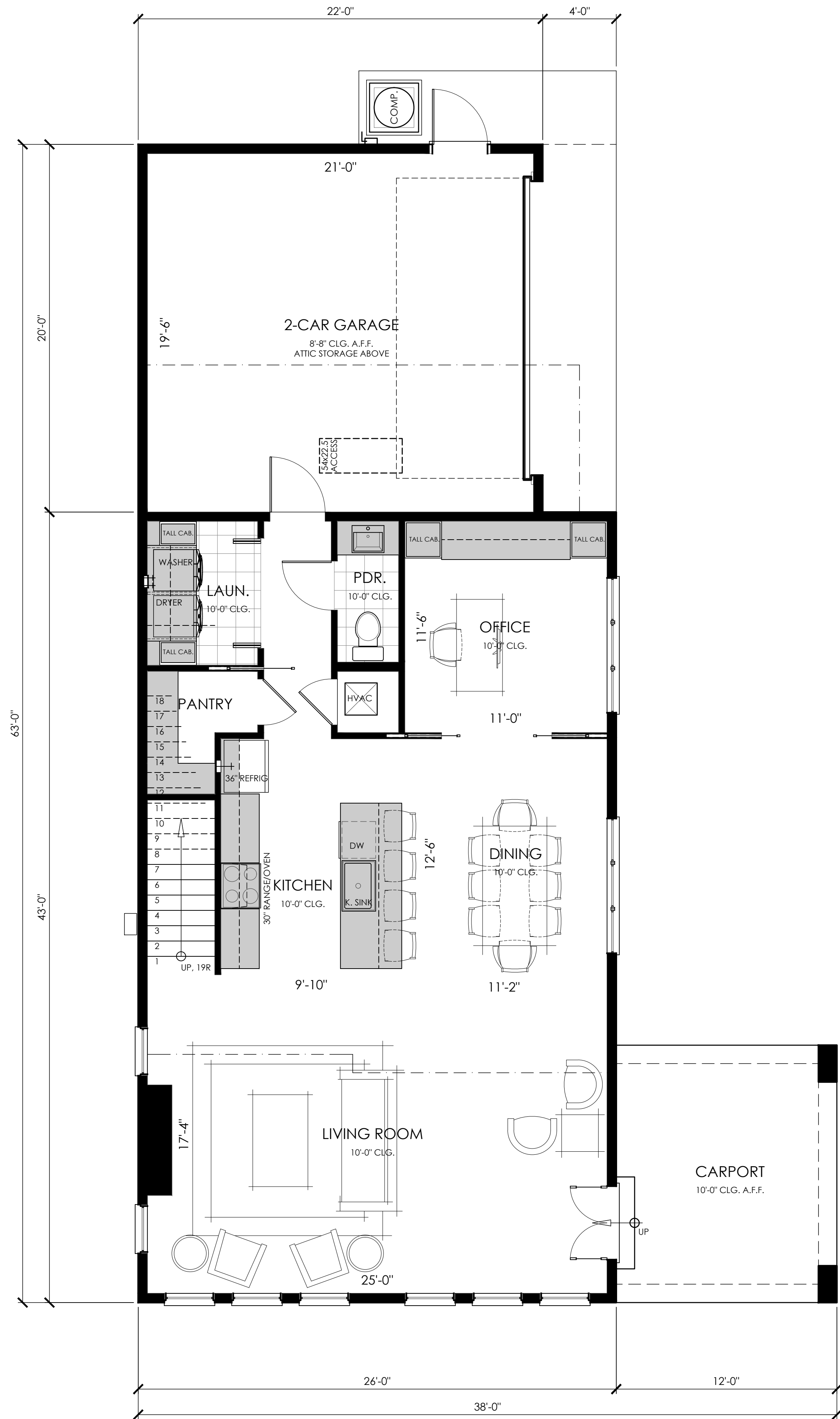
Presentation Drawing

DATE: October 18, 2022	APPROVED BY:	JOB NUMBER: 22-03598
DESIGN PHASE: DD1	SIGNATURE:	
CLIENT:	Jack Brennan Client Address	PAGE:

 SETBACK / COVERAGE WORKSHEET For Single Family Zoning Districts (R-1A, R-1AA & R-1AAA)¹					
Address: 814 Antonette Ave Winter Park		Lot width²: 50			
Submitted by: Jack Brennan		Lot area³: 7500			
	Maximum % Allowed ⁴	Existing Area ¹⁰	Additional Proposed Area ¹⁰	New Total Area	Maximum Allowed Area
IMPERVIOUS LOT COVERAGE (IMPERVIOUS LOT COVERAGE)	Include bldg footprint, driveways, sidewalks, patios, swimming pools, A/C pads, artificial turf, etc.				
	2 story - 50%	3695	0	3695	3750
	1 story - 60%				
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 ⁷ , and accessory bldgs. EXCLUDE - pool screen enclosure areas and certain open front, side & rear porches 8.					
FLOOR AREA RATIO (F.A.R.)^{5,6} FLOOR AREA RATIO (F.A.R.) FLOOR AREA RATIO (F.A.R.)	Lots < 11,600 sf: Use 38% base FAR or w/ increased side setbacks: 43% Max FAR	1652	1115	2767	2850
	Lots 11,600 sf to 13,600 sf: Use 4,500 sf Max base area & 5,200 sf Maximum area	N/A	N/A	N/A	N/A
	Lots > 13,600 sf: Use 33% base FAR or w/ increased side setbacks: 36% Max FAR	N/A	N/A	N/A	N/A
SCREEN POOL ENCLOSURE	8% ⁹	N/A	N/A	N/A	N/A
FRONT YARD LANDSCAPE COVERAGE	Count all landscaped green areas EXCLUDE - hard surfaces and all driveway surfaces (pervious & impervious).				
FRONT LOT AREA 1252	50%	591	0	591	626



C:\USERS\DPILLSBURY\APPDATA\LOCAL TEMP\APUBLSH_10276\22-03598 BRENNAN DD1.DWG gpiilabury Modified: 10/17/22 10:50 Printed: 10/17/22 15:49



Client Signature: _____ Date: _____
Keesee Associates requires all plans and artwork to be approved prior to commencement of the next phase of work. The client's signature above authorizes Keesee Associates to proceed with work in accordance with the design agreement.

AREA TABULATION		
MAIN LIVING AREA	1118	SQ.FT.
UPPER LIVING AREA	962	
TOTAL LIVING AREA	2080	SQ.FT.
GARAGE	440	SQ.FT.
CARPORT/ ENTRY	168	SQ.FT.
TOTAL AREA UNDER ROOF	2688	SQ.FT.
UN. ATT. GARAGE [NOT IN TUR CALC]	247	SQ.FT.

FLOOR PLAN SCALE: 1/4" = 1'

Keesee Associates
ARCHITECTURE | DESIGN | PLANNING
gkeesee.com
258 Southhall Lane, Suite 200
Maitland, Florida 32751
407.717.3303

Luis Pablo Torres
Professional Engineer
No. 12511
State of Florida
Expires 12/31/2025

Scott A. Lenkowski
Professional Engineer
No. 12511
State of Florida
Expires 12/31/2025

FDS
FLORIDA DESIGN SERVICES
258 Southhall Lane, Suite 200
Maitland, Florida 32751
O: 321.972.0481 F: 321.972.0484
E: info@fdsinc.com
□ CARLA A. BROWN, P.E. - FL #87281
□ LUIS PABLO TORRES, P.E. - FL #87864
□ SCOTT A. LENKOWSKI, P.E. - FL #78750
WWW.FDSINC.COM

To the best of the Engineer's knowledge, information and belief, the structural plans and specifications contained within these drawings comply with the 2012 Florida Building Code - Residential, 6th Edition, and the Engineer's signature and seal is only for the structural engineering portions of the drawing pages bearing the Engineer's signature and seal.

10/17/2022

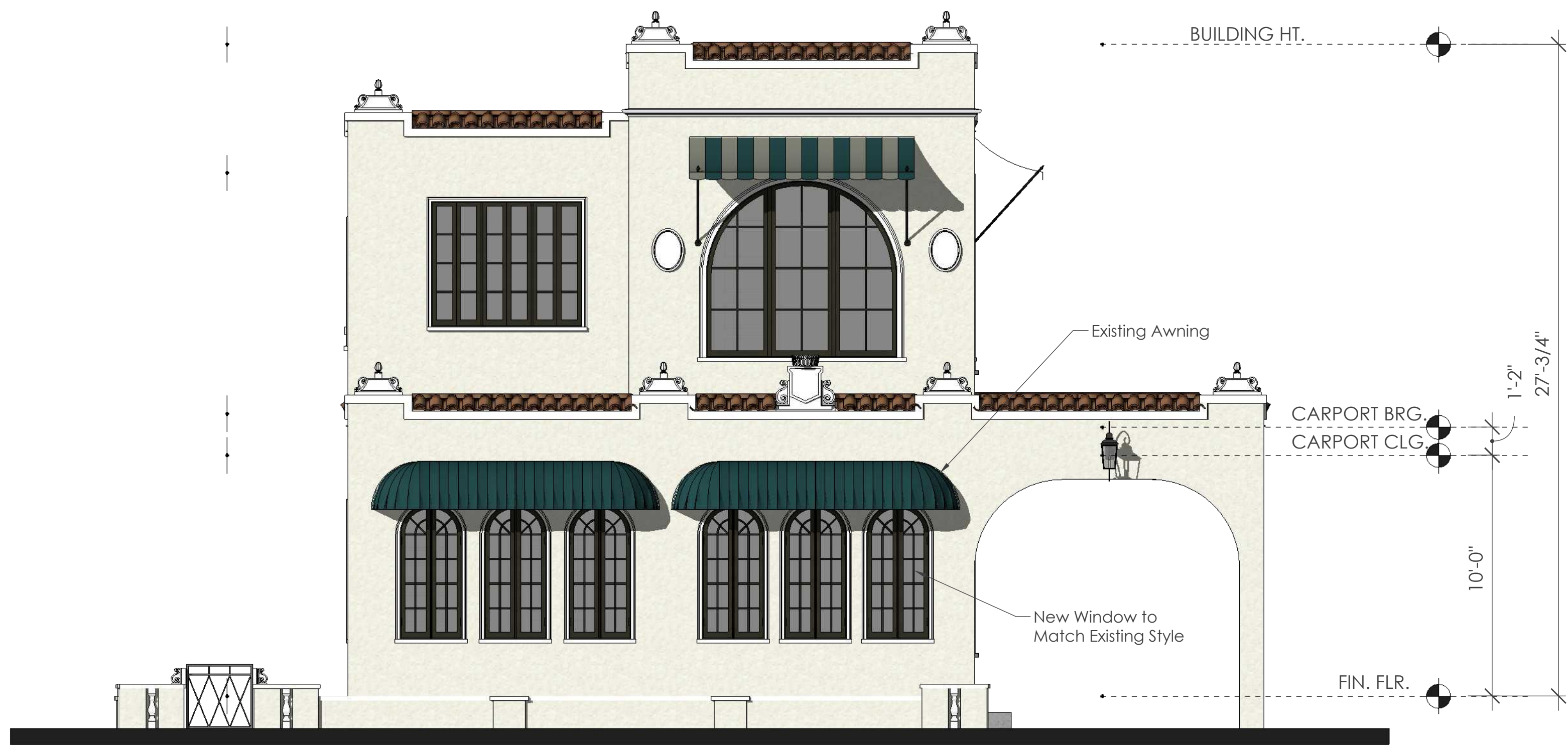
REVISION 1: 00/00/0000

Job Information:

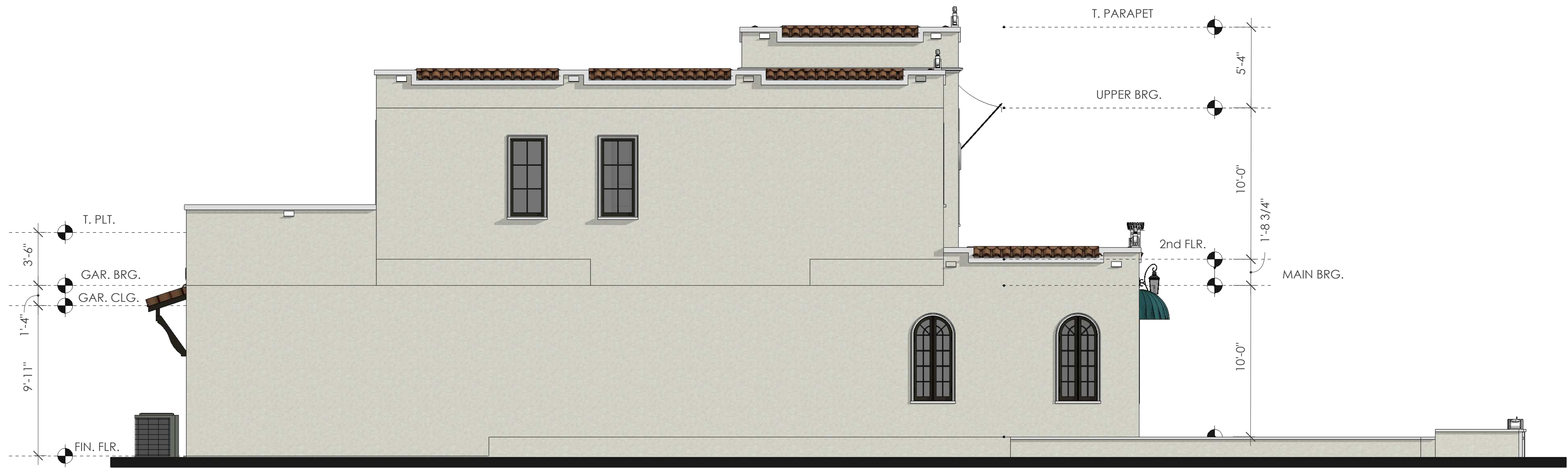
Brennan Remodel	College Quarter Historic District
10	DD1
814 Antonette Avenue	Winter Park, FL 32789-5010
10 / 17 / 2022	

Reference No. 22-03598

Sheet: A1.1	Of:
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FRONT ELEVATION
SCALE 1/4" = 1'



LEFT-SIDE ELEVATION
SCALE 1/4" = 1'

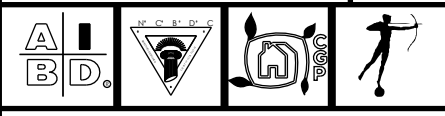


associates
a TSG company

gokeese.com

(407) 880-2333





Builder Name
Builder Address
Builder Telephone
Builder Email

Job Information:

Reference No.
22-03598

Phase: DD1 Sheet: A02

Elevations



REAR ELEVATION
SCALE 1/4" = 1'



RIGHT-SIDE ELEVATION
SCALE 1/4" = 1'



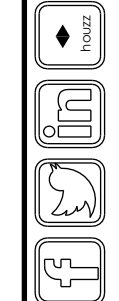
SECTION | A
SCALE 1/4" = 1'



SECTION | B
SCALE 1/4" = 1'



KEESEEE ASSOCIATES
a TSG company



(407) 880-2333



Builder:

Builder Name
Builder Address
Builder Telephone
Builder Email

Job Information:

Brennan Addition

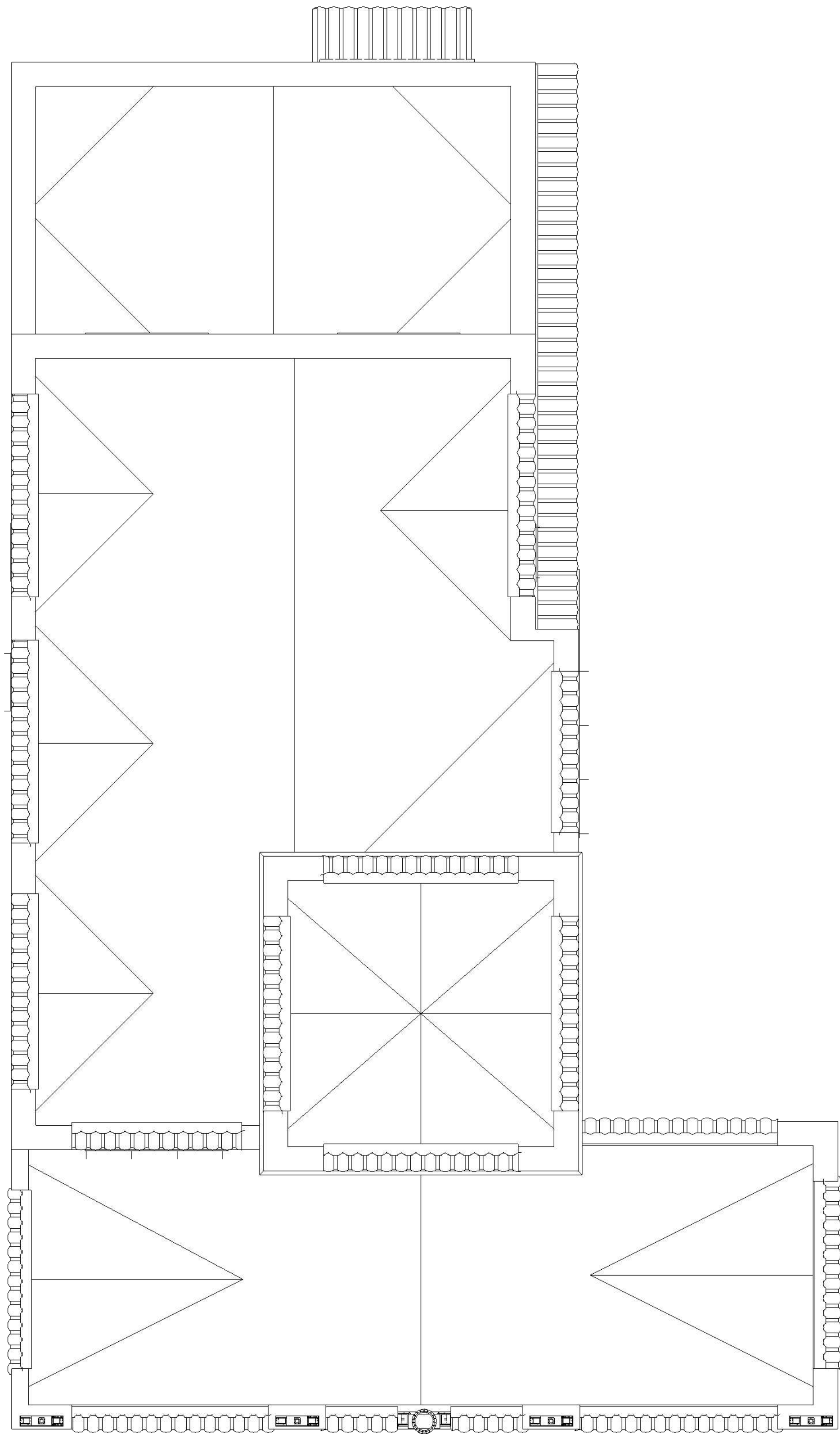
Jack Brennan
Client Address

814 Antonette Ave Winter Park, FL 32789-5010

Reference No.
22-03598

Phase: DD1 Sheet: A05

Building Sections



PRELIMINARY ROOF PLAN
SCALE 1/4" = 1'

Brennan Addition

Builder Name
Builder Address
Builder Telephone
Builder Email

Job Information:

Jack Brennan
Client Address
814 Antonette Ave Winter Park, FL 32789-5010

Reference No.
22-03598
Phase: DD1 Sheet: A06

Roof Plan



Logo for Keesee Associates, a TSG company. The logo includes the text "Keesee associates" and "a TSG company". Below the logo is the website "gokeesee.com" and the phone number "(407) 880-2333".



Historic Preservation Board agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date March 8, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

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

motion / recommendation

Staff recommendation is for approval subject to the site plan dated November 22, 2022 and adherence to the design illustrations, materials and details included in the application power point.

background

Oliver Constable (owner) with Cynde Norris (architect) are seeking approval from the Historic Preservation Board (HPB) to demolish the existing home at 333 Vitoria Avenue and rebuild a new two-story home.

Somewhere inside the existing home is the ‘bones’ of the original 1925 home but there have been so many additions and modifications to the original structure that this property was deemed “non-contributing” to the College Quarter historic district, when it was established in 2002. When a structure is deemed “Non-contributing” then the threshold to be able to demolish and rebuild is only that the replacement structure be compatible architecturally with styles from the period of development of the College Quarter historic district in the 1920’s-1950’s.

Background:

When there exists a building that is deemed to be “non-contributing” in a historic district, then the owners have an opportunity to propose demolition or conversion of the structure as long as it is to an authentic version of another architectural style that was popular during the similar era of the original building. This is discretionary on the part of the HPB, to accept this architectural transformation or not. In the past, the HPB has only allowed a transformation of styles when it is authentic and produces a building that passerby’s would assume looks like a building from that same time period, which in this

case with the College Quarter historic district would be from the 1920's -1950's.

This has been successfully done before at several locations in the College Quarter historic district on Holt Avenue. The three Bungalow cottages built in 2005, near the corner of Pennsylvania Avenue at 530; 546 and 550 Holt Avenue replaced "unremarkable" structures and now present an image of Bungalow architectural styling from the 1920's.

Similarly. Rollins College in 2017, replaced two very "unremarkable" structures at 363 Holt Avenue and at 483 Holt Avenue with authentic replicas of Craftsman houses that were popular in the 1920's. These were scenarios where a previous HPB felt that the existing buildings did not possess any worthwhile architectural styling and while re-creations, the resultant Bungalow and Craftsman homes, authentically present the image of homes as if they were built in the 1920's.

It has also been unsuccessfully accomplished at 774 Maryland Avenue and at 1471 Highland Road. In those instances, the resultant rebuilds are not readily distinguishable from the typical new custom homes built in the city.

Proposed Architectural Compatibility:

The owners and architect explained their proposal and described the architectural styling and materials in great detail at our informal preliminary discussion held at last month's HPB meeting. The reaction and reception from the HPB at that time was very positive pursuant to those specific design details presented in the applicant's power point. That same power point has been made an official part of these proceedings and any approval then is subject to those illustrations, materials and specific elements. The applicant, at the Board's discretion can review those items in detail or the Board can approve subject to. What that means to the applicant is the quality of the exterior materials shall be as presented.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[333 Vitoria map.pdf](#)

ATTACHMENTS:

[Picture of existing home.pdf](#)

ATTACHMENTS:

[333 Vitoria_Site Plans.pdf](#)

ATTACHMENTS:

[333 Vitoria_Front Street Elev_.pdf](#)

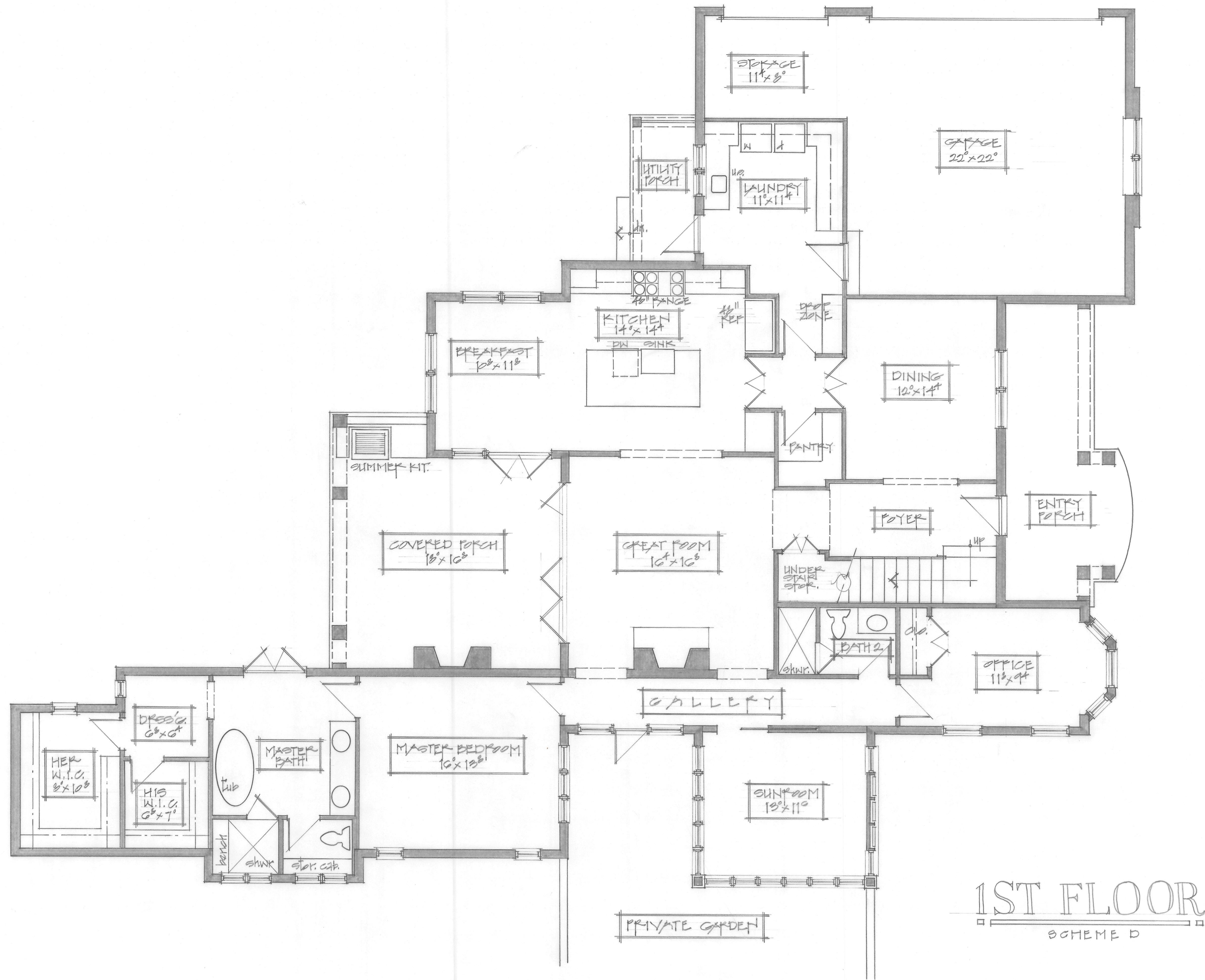
ATTACHMENTS:

[333 Vitoria HPB Applicant Presentation.pptx](#)

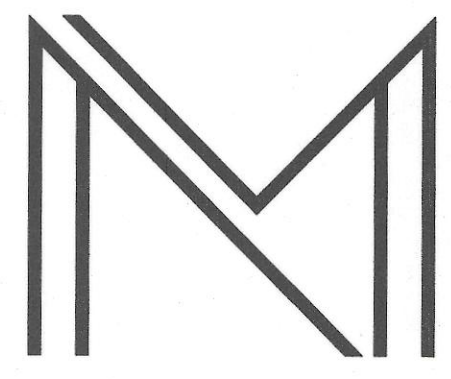


Existing home at 333 Vitoria Avenue





1ST FLOOR
SCHEME D



MCCAIN NORRIS DESIGN
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cynde@mccainnorrisdesign.com

CONSTABLE RESIDENCE

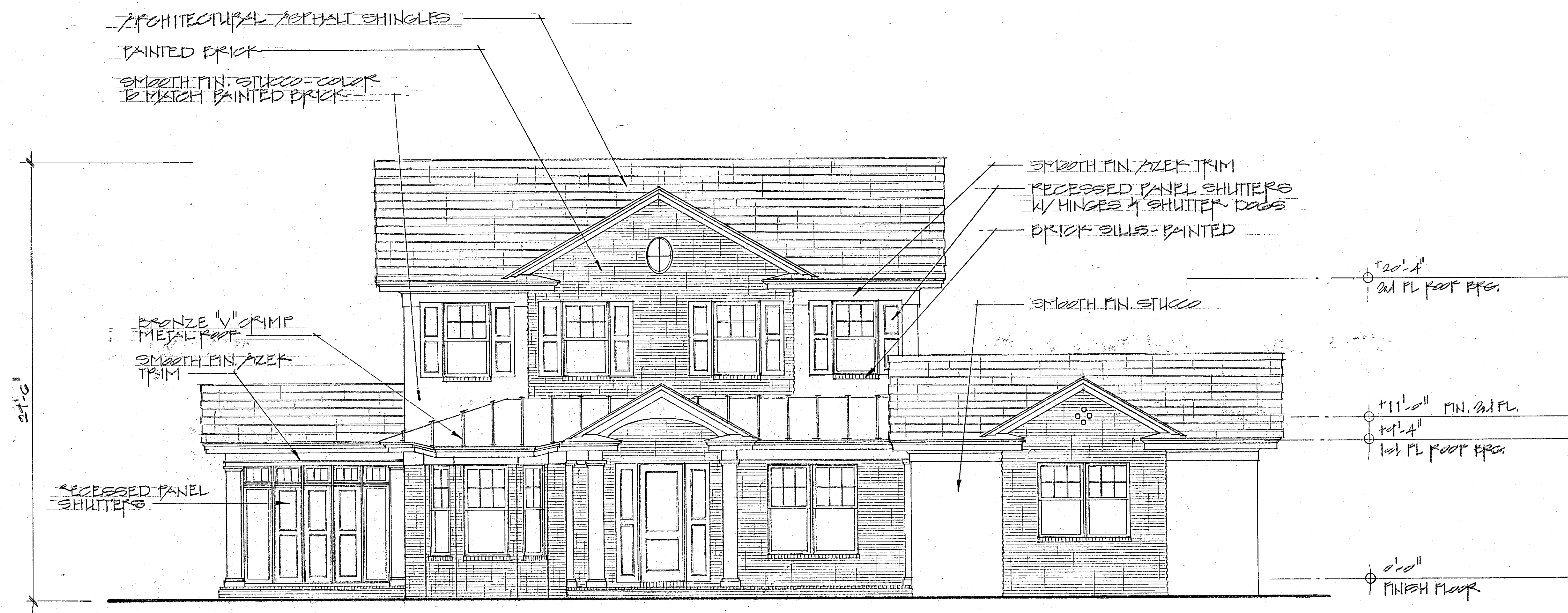
888 VICTORIA AVENUE • WINTER PARK • FLORIDA

STRUCTURAL ENGINEER
BILL STUHRKE
REGISTRATION NO. 22150
12215 REBECCA'S RUN DR.
WINTER GARDEN, FL 34787
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wstuhrke@gmail.com

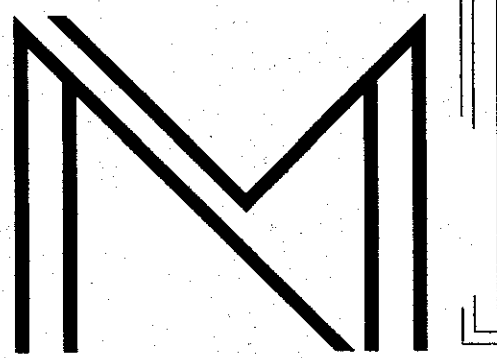
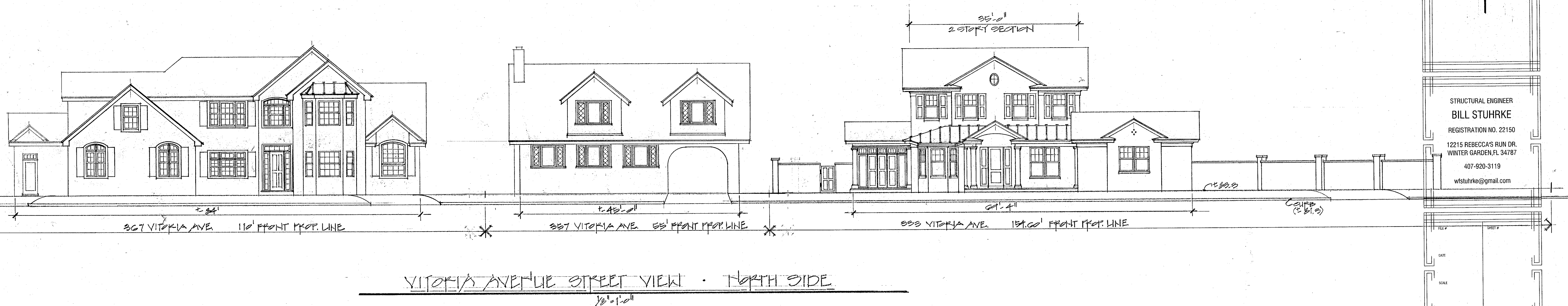
FILE # 10009.20
DATE 21 Nov. 22
SCALE 1/4" = 1'-0"

SHEET #





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



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bstuhrke@gmail.com

DATE
SCALE

333 VITORIA AVENUE

Proposed New Build

Carson and Oliver Constable

Colonial Revival Period

1880 - 1940

- Colonial Revival refers to the rebirth of interest in the early English and Dutch houses of the Atlantic seaboard. The Georgian and Adam styles serve as the foundation of the Colonial Revival. Details from these earlier historic styles are freely combined in many examples so that pure copies of colonial homes are far less common than are eclectic mixes.
- The late 1800s utilized exaggerated details of these foundational styles and after 1910 the style utilized more accurate, simplified details.



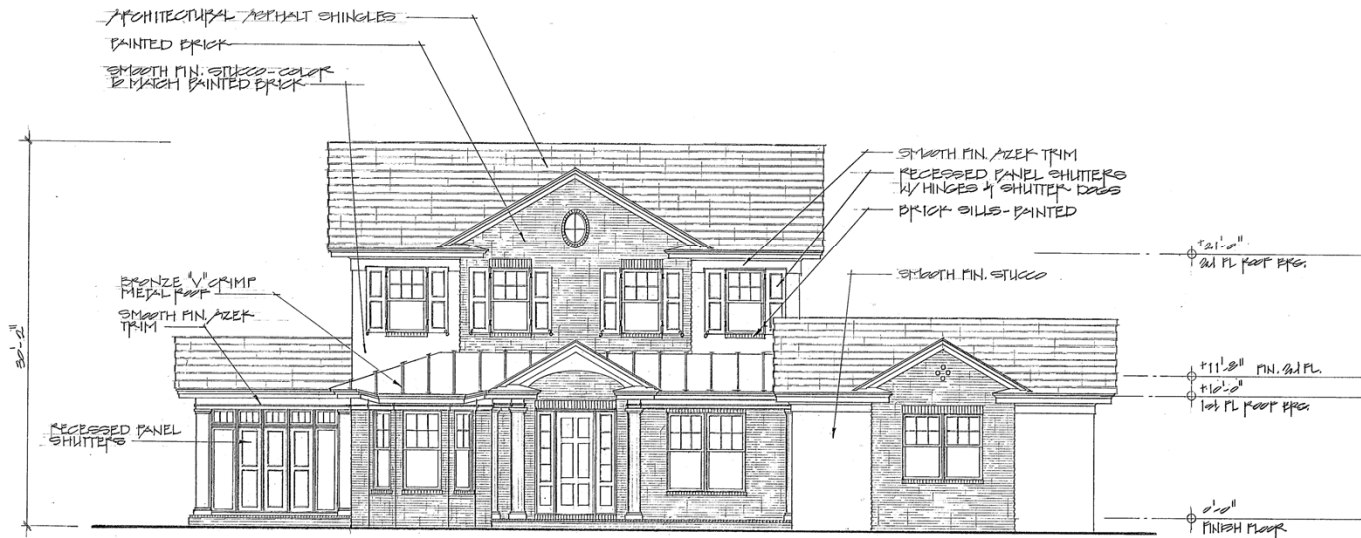
Examples of Colonial Revival Style

Distinguishing Details

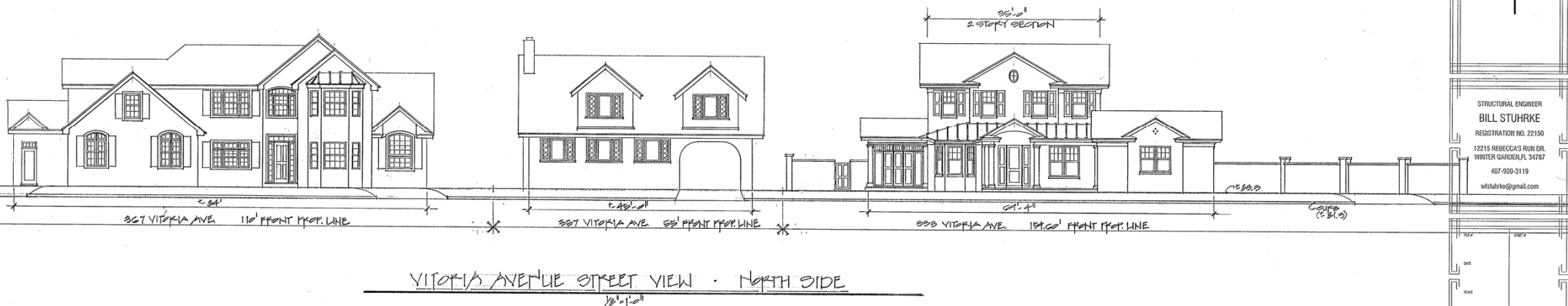
Colonial Revival Style

- Street view massing is usually a two story rectangular box, sometimes with a one story side wing. This one story element can be open or enclosed, usually with a flat roof.
- Symmetry is the most defining aspect, usually with a center hall/centered front door. The door is most often six panel and flanked by sidelights
- About 10% of Colonial Revival houses have asymmetrical facades - mainly the same simple rectangular box but with either asymmetrical windows or porch arrangements.
- Accentuated front door, normally with a decorative pediment extended forward and supported by classical columns to form an entry porch
- Medium pitched side gable roof.
- In some instances a centered front gable was added to a side gabled roof.

- Windows are symmetrically balanced. They are rectangular in shape with double hung sashes, multi-paned glazing in one or both sashes.
- Where bay windows or paired windows are present, it clearly signifies a Colonial Revival.
- Typically brick clad dwellings have a soldier course of brick at the head of the windows and dwellings with siding have flat trim
- Cornices are almost always part of a boxed eave (roof/wall junction) with little overhang. These are frequently decorated with dentils or modillions, however many times the added decoration was simplified in the Colonial Revival of the 1920s.
- Exterior cladding was mostly brick or clapboard siding. In the early 1920s brick veneer cladding became very popular as inexpensive veneering techniques were perfected.
- Color of homes with siding were predominately white. If not white, they were usually a light gray or yellow or other neutral tint with white trim.



FRONT ELEVATION
44'-10"



VICTORIA AVENUE STREET VIEW - NORTH SIDE
138'-10"

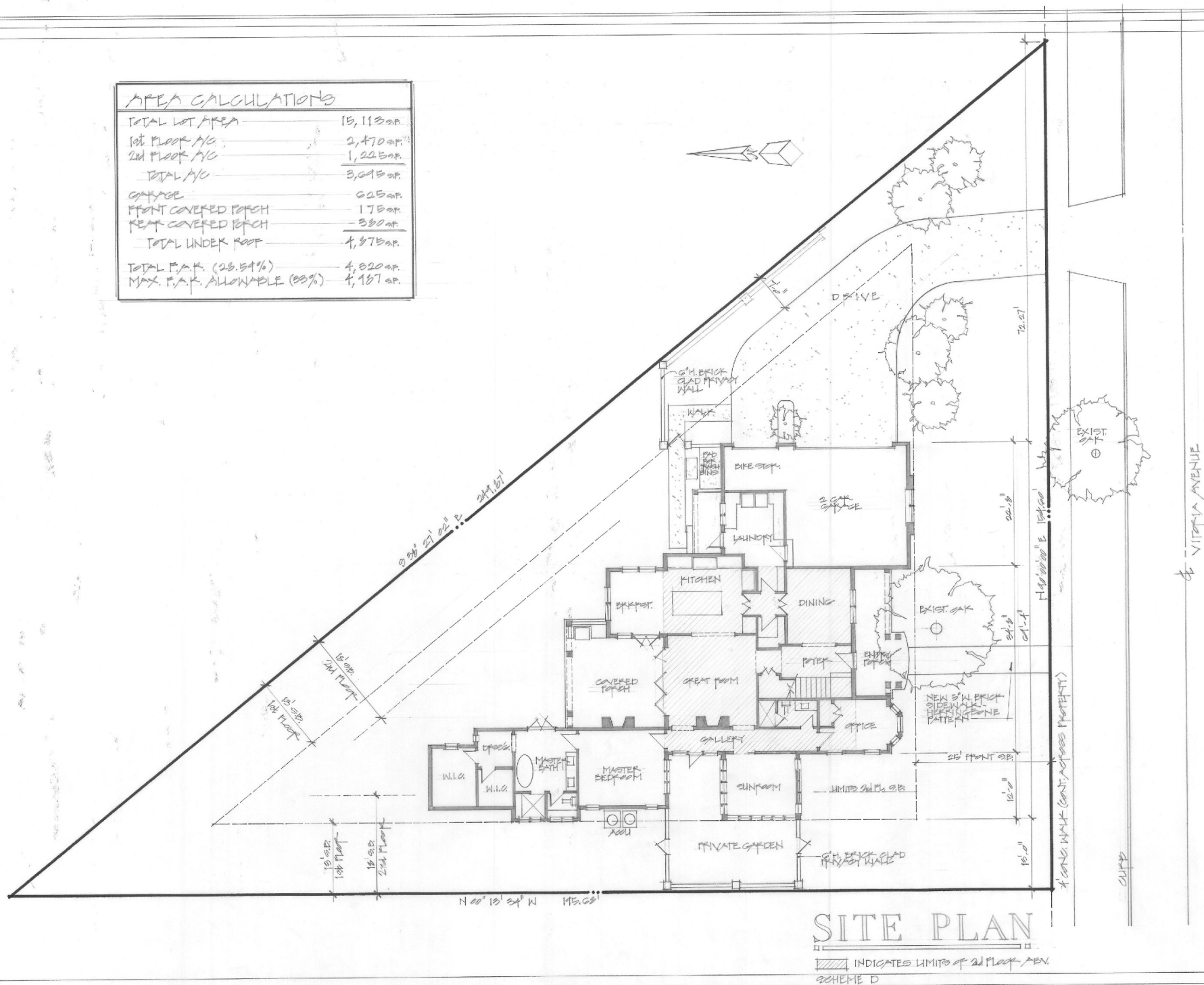
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CONSIDERABLE RESIDENCE
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33

AREA CALCULATIONS	
TOTAL LOT AREA	15,113 sq. ft.
1st FLOOR A/C	2,470 sq. ft.
2nd FLOOR A/C	1,225 sq. ft.
TOTAL A/C	3,695 sq. ft.
CARPOR	625 sq. ft.
FRONT COVERED PORCH	175 sq. ft.
REAR COVERED PORCH	380 sq. ft.
TOTAL UNDER ROOF	4,875 sq. ft.
TOTAL F.A.K. (28.54%)	4,820 sq. ft.
MAX. F.A.K. ALLOWABLE (83%)	4,187 sq. ft.



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10/20/2020
 21 Nov. 22
 1/8" = 1'-0"

Proposed Elevation

Historical Features

- Street view massing is a central two story rectangular box with (2) one story side wings
- The central two story element is symmetrical with a centered front door with sidelights
- Medium pitch side gable roof with centered front gable
- Decorative pediment over front door which is extended forward and supported by classical columns to form an entry porch
- The pedimented portico has a segmental arch which accurately springs from the delineated entablature; the ceiling of this portico/porch will be finished with 1x6 tongue and groove wood
- Columns will be plain round tapered with Doric cap and base; HBG Fiberglass Permacast or equal
- Windows are rectangular in shape and are double hung with multi-paned glazing in the top sash and single glazing in the bottom. Mullions will be a true divided light with permanently applied interior and exterior grilles with spacers. The proportion of lights in the smaller windows will be similar to the larger windows. The windows will be inset and not flush with the exterior cladding

- Shutters are to be recessed panel, constructed of a solid cellular synthetic material that can be sanded and painted. The shutters will be sized to cover the entire window and will align with the top and bottom of each opening. Hinges and shutter dogs will be utilized for an authentic element.
- Boxed eaves with proportionally scaled cornices. Second floor eaves will project 18" while first floor projection will be 12". Cornices will be kept simple with smooth finish Azek frieze to resemble finish grade wood with bedmold. All elements to follow historically accurate scale
- Exterior cladding to be a combination of brick veneer and smooth finish stucco for textural contrast. Both to be painted the same opaque cream color with a contrasting color for the shutters
- The Sunroom will be clad in smooth finish Azek to resemble finish grade wood and painted the same color as the body of the house. The visible foundation beneath the windows will be the same painted brick as the house. The three centered paneled shutters on the front facade of this space will be recessed in order to resemble operable shutters covering an existing window
- Soldier Course brick headers at all brick clad locations with brick sills; painted to match the house body.

1479 Glencoe

Painted brick

Metal roof

Historic designation

Colonial style



945 Lakeview

Painted brick

Metal Awnings

Historic College Qtr.



1541 Highland Ave

Painted brick

Historic designation



772 Maryland

Painted brick
Historic designation



Parcel Photos - 829 Antonette Ave

829 Antonette
Metal roof
Historic College Qtr.



829 ANTONETTE AVE, WINTER PARK, FL 32789 3/25/2021 8:44 AM



Historic Preservation Board agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date March 8, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

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 / recommendation

Staff recommendation is for approval.

background

Thomas Grinder and James Warner have voluntarily agreed to designate the home at 1424 Cavendish Road, built in 1949 to the Winter Park Register of Historic Places. This home at 1424 Cavendish Road is an example of the Minimal Traditional architectural style and for its association with the development style popular in the Orwin Manor neighborhood during the 1940's. The one-story stucco sided dwelling still has period metal casement windows and some of the architectural detailing from the original construction.

The HPB has talked about the reasons for qualification for historic designation. One is being an example of an architectural style that preserves some of the City's architectural heritage. Another is to maintain the size and scale of homes versus the current trend of demolitions and rebuilds with two-story modern boxes.

The home is a two-bedroom, one bath of 1,036 sq. ft. living area and a one-car garage for a total size of 1,303 sq. ft.

The Walter Rose Company of Orlando developed Orwin Manor as a subdivision in the 1920s. Many of the original houses in the subdivision are from the 1920's–1940's. This home retains some of its original architectural integrity and is the size and scale of the earlier homes in Orwin Manor and thus qualified for listing on the Winter Park Register of Historic Places.

[alternatives / other considerations](#)

[fiscal impact](#)

ATTACHMENTS:

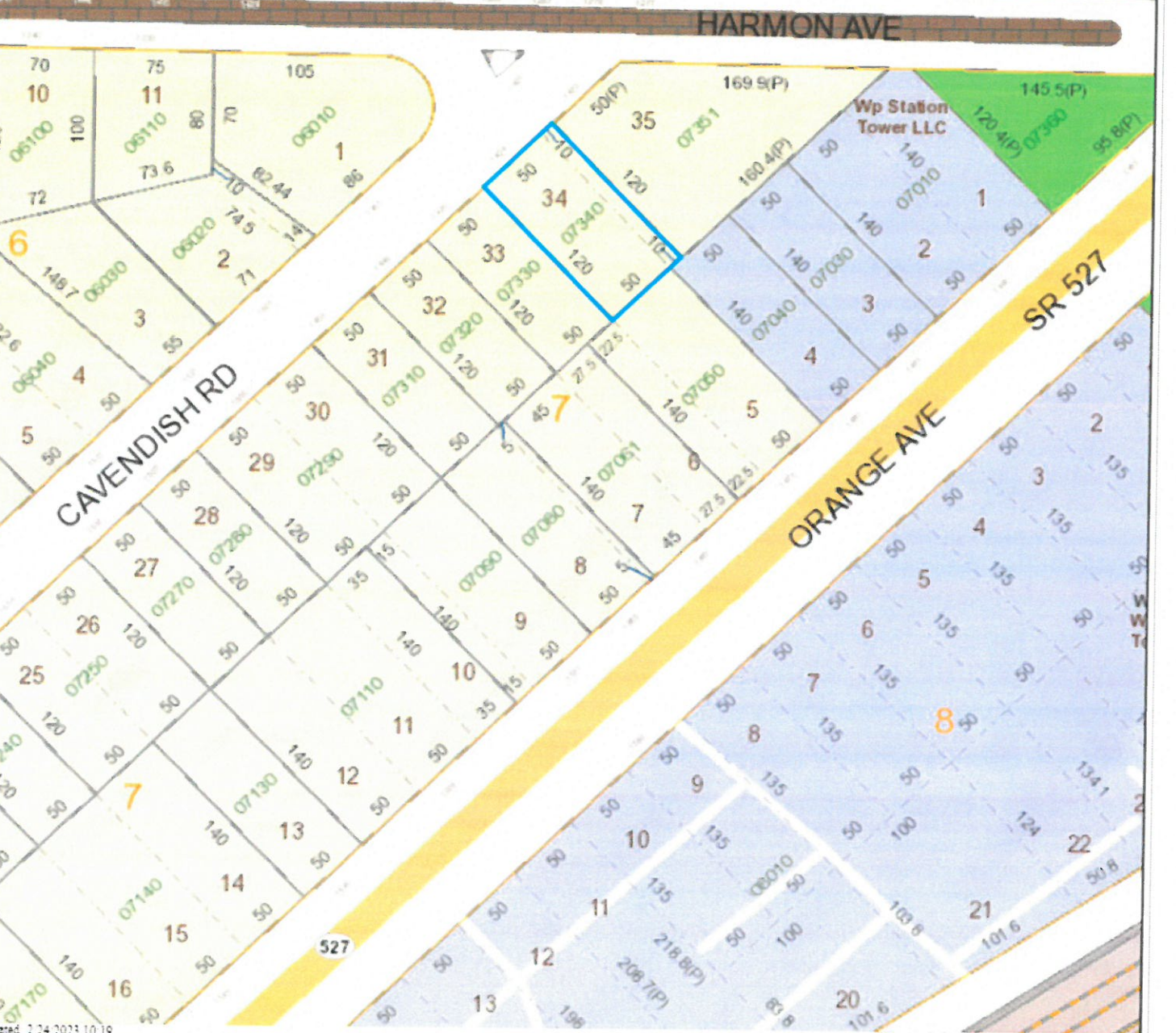
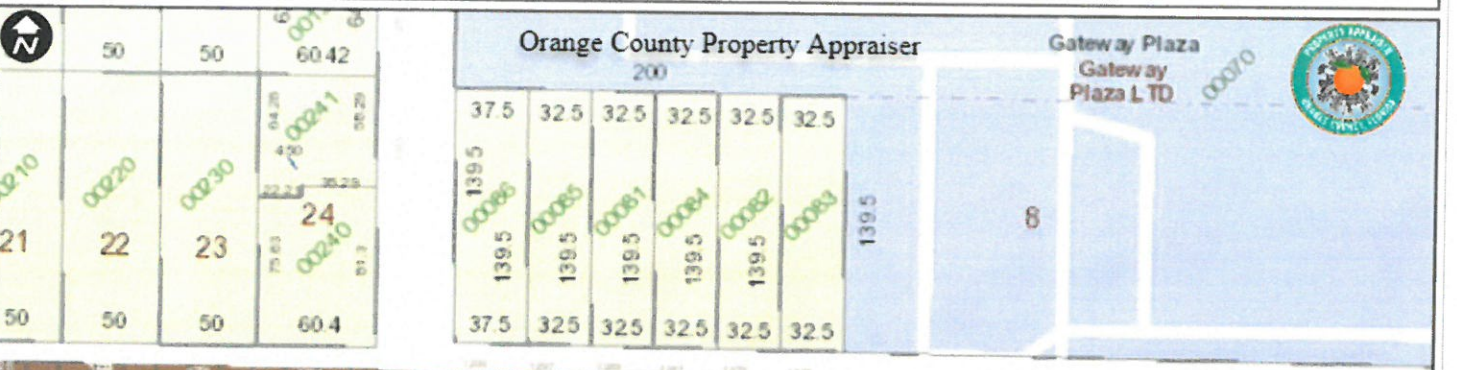
[Map and pictures.pdf](#)

ATTACHMENTS:

[Resolution_1424 Cavendish.doc](#)

OCA Web Map

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



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This map is for reference only and is not a survey

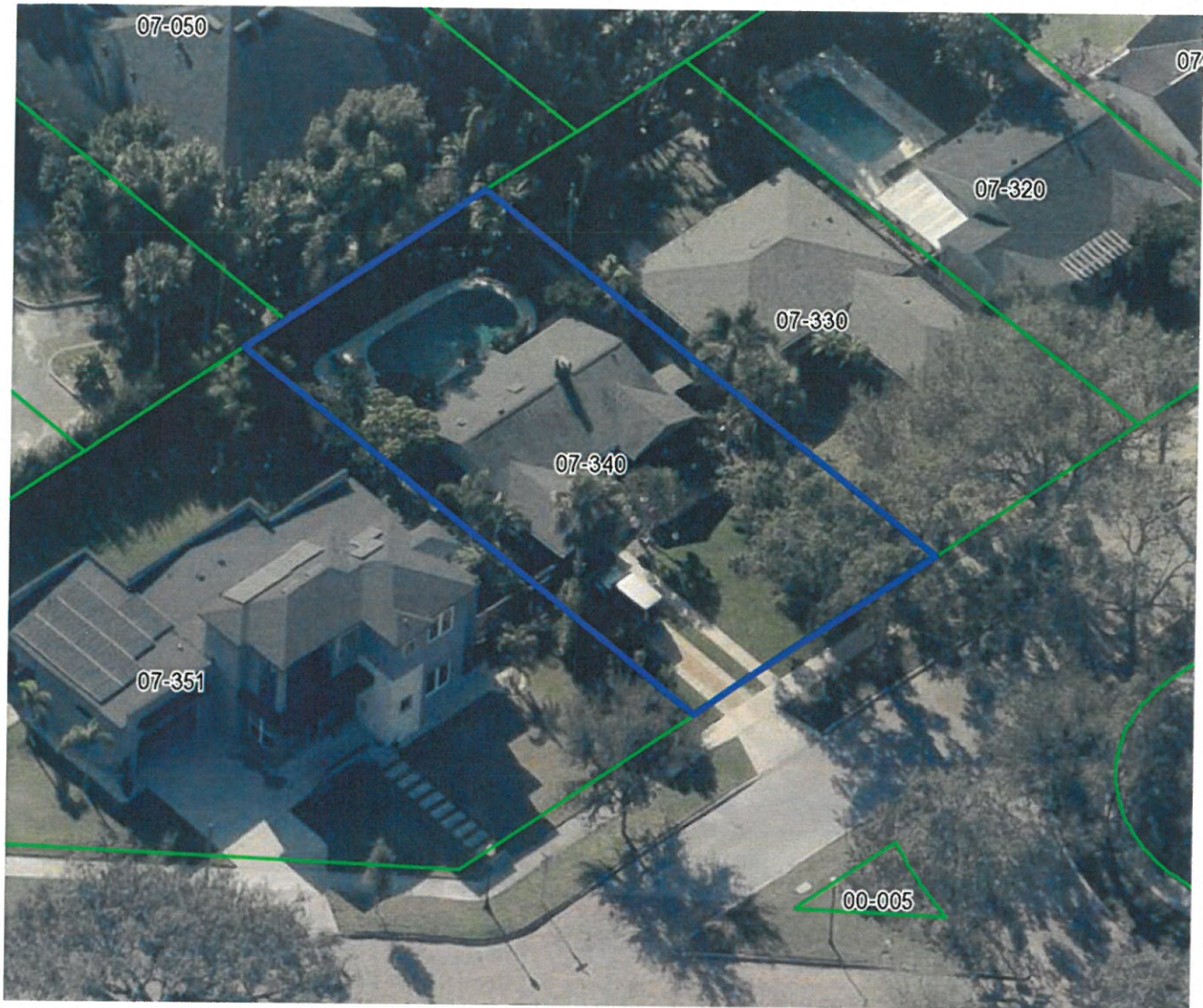
1424 Cavendish Street Views



1424 CAVENDISH RD, WINTER PARK, FL 32789 9/2/2020 12:49 PM



1424 Cavendish Road - Aerial View



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1424 CAVENDISH ROAD, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, events, and persons important in local, state and national history; or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the City Commission recognizes that the sites and properties of historical, cultural, archaeological, aesthetic and architectural merit contribute to the public health, welfare, economic well being and quality of life of the citizens of Winter Park; and

WHEREAS, there is the desire foster awareness and civic pride in the accomplishments of the past; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that the property at 1424 Cavendish Road with the existing home built in 1949 is an example of the Minimal Traditional style architecture popular during that period.

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

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1424 Cavendish Road as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this _____ day of _____ 2023.

Phillip Anderson, Mayor

ATTEST:

City Clerk