



# HISTORIC PRESERVATION BOARD

## MINUTES ❖ October 1, 2014

### MEETING INFORMATION

#### Location

#### **City Council Chambers**

2nd Floor, City Hall

One City Commons

400 South Orange Avenue

#### Time

4:00 p.m.

#### Members Present

Dena Wild, Chairperson

Jeffrey Thompson, Vice-Chairperson

Michael Arrington

Alyssa Benitez

Margaret Brock

Mark Lewis

Keith Oropeza

Catherine Price

#### Members Absent

Sean Lackey

#### Staff Members

Richard Forbes

Heather Hohman

Kyle Shephard

Jason Burton

### OPENING SESSION

- Dena Wild, Chairperson, called the meeting to order at 4:05 p.m.
- Determination of a quorum. Pledge of Allegiance. Introduction of Board members and staff.
- Consideration of the September 3, 2014 minutes

### CONSIDERATION OF THE SEPTEMBER 3, 2014 MINUTES

Jeffery Thompson MOVED to approve the Minutes of the September 3, 2014 meeting. Keith Oropeza SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.

### CONSENT AGENDA

#### 1. Case No.: HPB2014-00203, 1403 Mount Vernon Street

Applicant/Owner: MEC Land Trust, 703 N. Monroe Street, 2nd FL, Tallahassee, FL 32303  
District: Colonialtown South Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct an addition to the rear of the building and remove a window facing the front porch.

*Recommended Action: Approval of the request subject to staff conditions of approval as follows:*

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. New siding shall match the existing wood siding.
3. Any new foundation masonry shall match the existing.
4. New windows shall be similar to the existing windows and similar to historic windows in the district.

Jeffery Thompson MOTIONED to Approve the Consent Agenda subject to Staff Conditions. Alyssa Benitez SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.

## REGULAR AGENDA

### 2. Case No.: HPB2014-00206, 1616 East Washington Avenue

Applicant: David Runnels, 233 West Park Avenue, Winter Park, FL 32789  
Owner: Steve and Amelia Bubar, 1616 E Washington Avenue, Orlando, FL 32802  
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a detached 2 car garage with an accessory apartment at the rear of the property.

*Recommended Action:* Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Any cement board siding shall expose the smooth side.
3. Recommend reducing overall width of proposed structure by 5 feet so that the building is setback 10 feet from the east property line.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with photos from the field, proposed south, east, and west elevations, and site plans. Mr. Forbes reviewed Staff Conditions and explained that Condition 3 is a recommendation. He stated that the pattern of development of this district does not include any examples of an accessory structure that stretches from side yard setback to side yard setback, though the proposed 5 foot setback does meet Code.

Jeffery Thompson asked how the Code measures Ancillary Structures. Mr. Forbes stated that the Code measures by Living Square Footage only (excluding the garage). He also stated that this is a deep lot and that the structure is in the rear and not too visible from the street. Margaret Brock suggested that the setback match the primary structure and increase the depth of garage apartment.

David Runnels, 233 W. Park Ave, Winter Park, FL 32789, spoke as the Applicant and agreed with Staff Recommendations. Mark Lewis asked Mr. Runnels why a kitchen window was not proposed. Mr. Runnels stated that this was intentional to not have a window directly facing the rear neighbors. The Board also discussed the porch included in the plans, which Mr. Runnels stated is a cabana/entertaining area.

Jeffery Thompson MOTIONED to Approve the request subject to Staff Conditions and to change Condition 3 to "Require reducing overall width of proposed structure by 5 feet so that the building is setback 10 feet from the east property line". Keith Oropeza SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.

### 3. Case No.: HPB2014-00205, 1001 Harwell St.

Applicant: Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803  
Owner: Oak Branch Partners, LLC, 6536 Pinecastle Blvd, #A, Orlando, FL 32809  
District: Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new single story residence containing 2964 square feet of living space on lot 4.

*Recommended Action:* Approval of request to construct a house and denial of the proposed design, subject to the following conditions:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Staff recommends approval of the concept of the construction of a new residence on lot 4 but denial of the proposed design.
3. Applicant shall meet with the Design Review Committee before the proposal is reviewed again by the HPB.

Mr. Forbes first clarified that Cases 3 and 4 address this property, but they are separate lots (4 and 5), therefore he will present them as two cases. He then introduced lot 4 with a PowerPoint presentation with pictures of the lot, street views, trees and neighboring properties, the 1956 Sanborn map, the site plan, and elevations. He stated that the proposed site plan does not include trees locations, so he is unsure which trees will be affected by the new construction. He also stated his concerns for the design which is why he is recommending the Applicant meet with the Design Review Committee.

Mark Lewis asked what major issues Mr. Forbes had with the design. Mr. Forbes stated that there is a mix of style, lack of details, and the attached garage is not a typical pattern in this district. He also noted that there are very few empty lots left in the historic districts and that this is a great opportunity to build something that fits nicely into the district. The Board also discussed the scale and size of the proposal, how the lots are platted, and building on corner lots.

Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803, spoke as the architect and applicant. He showed a site plan on the overhead projector to show which trees will be affected. He stated that two of the trees are rotted out and that there is a 100% tree canopy that allows little sun and keeps the lot moist, which may cause maintenance issues in the future. He also discussed the sewer easement with the City that runs down the property. Mr. Arthur stated that he is agreeable to meeting with the Design Review Committee.

Tom Ronan, 222 Thornton Ln, Orlando, FL 32801, is a neighbor and stated his concern about the double-facing garage and for the loss of the trees. He stated these are large lots, however the odd shape means the houses are built closer to the street giving them a larger appearance.

Chairperson, Dena Wild read a letter into the record. Charles and Anna Bruno, 1000 Harwell St, Orlando, FL 32801, addressed their concern for the potential loss of the historic tree canopy and the size of the proposed houses.

Anthony Kusky, 1007 Harwell St, Orlando, FL 32801, spoke in favor of new construction on both lots and acknowledges some changes to the proposal would be necessary. He also confirmed that he has been on the lots and that there are rotted trees on the property.

**Mark Lewis MOTIONED to Approve the request subject to staff conditions. Jeffery Thompson SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.**

#### **4. Case No.: HPB2014-00202, 220 Thornton Lane**

Applicant:	Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803
Owner:	Oak Branch Partners, LLC, 6536 Pinecastle Blvd, #A, Orlando, FL 32809
District:	Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish an existing non-contributing structure and construct a new single family, two story residence containing 3920 square feet of living space.

**Recommended Action:** Approval of request to demolish the structure and denial of the proposed structure, subject to the following conditions:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Waive the 180 day waiting period.
3. Demolition may occur only after a new design has been approve and the permit has been issued for the new construction.
4. Staff recommends denial of the proposed design and the applicant shall meet with the Design Review Committee before the proposal is reviewed again by the HPB.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint Presentation using site photos, the 1956 Sanborn Map, and proposed elevations. He also showed pictures of the non-contributing structure currently proposed to be demolished. There is no Master Site File for the property and the Property Appraiser website gives a date of construction as 1947. Research during districting shows that the structure was built circa 1970; a Sanborn Fire Insurance Map shows that in 1961 there was a small concrete block structure on site which could be the 1947 structure. Mr. Forbes described the proposal and stated that the design issues include a lack of overall style and a mix of materials and therefore recommends that the applicant meet with the Design Review Committee.

Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803, spoke again as the applicant and architect. He stated that this is a large lot and this proposal only used 42% of the lot, where 55% is allowed by code.

Jeffery Thompson MOTIONED to Approve the request subject to staff conditions. Alyssa Benitez SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.

## OTHER BUSINESS

- There were no General Appearances.
- Mr. Forbes reported on the Minor Reviews for September.
- Mr. Forbes invited the Board Members to attend a marker unveiling at the Jack Kerouac House (a local landmark) on October 22.

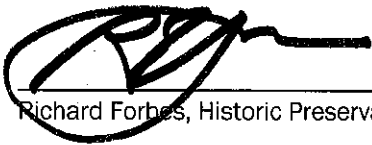
## ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 5:00 p.m.

## STAFF PRESENT

Richard Forbes, Historic Preservation Officer  
John Groenendall, Permitting Services Division  
Jason Burton, City Planning

Heather Hohman, Recording Secretary  
Kyle Shephard, Assistant City Attorney

  
Richard Forbes, Historic Preservation Officer  
Heather M. Hohman, Recording Secretary