



HISTORIC PRESERVATION BOARD

MINUTES ❖ November 5, 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

Mark Lewis

Keith Oropeza

Catherine Price

Members Absent

Margaret Brock

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 October 1, 2014 minutes

CONSIDERATION OF THE OCTOBER 1, 2014 MINUTES

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

REGULAR AGENDA

1. CASE No.: HPB2014-00219, 123 HILL AVENUE

Applicant: Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803
Owner: Baig Investments Inc., 10507 Sunrise Terrace Dr., Orlando, FL 32825
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new two story duplex with approximately 3400 square feet of living area and two detached garages.

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. Roof pitches on the west elevation shall be the same on the two upper gables.
3. Window proportions and patterns shall be consistent with historic windows in the neighborhood and have an appropriate light pattern of 1/1, 3/1, 4/1 or 6/1.
4. Windows shall have dimensional, exterior muntins and approximate historic double hung wood windows and be inset similar to historic windows in the district.
5. Finish floor of house shall be a minimum of 24 inches above grade so as to be similar to other contributing structures in the district.
6. Provide additional transparency on the second floor of north elevation.
7. Push Hill Avenue façade back 3 feet so that porch has 20 feet of setback from the front property line.
8. Remove all visible chain link fencing.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint Presentation. He stated that the Board has seen this property twice this year, however, the structure built in 1919 was destroyed by fire. Therefore, the current proposal is for new construction. Mr. Forbes reviewed the history of the site and previous proposals. He showed maps comparing the proposed living and gross square footages of the proposal to other properties within the Lake Lawsona Historic District. Mr. Forbes then reviewed Staff Recommendations and illustrated these recommendations with images of the elevations.

The Board asked to see pictures of other properties on the block face. The Board discussed the setback of the front porch, roof slopes, window fenestration, and the concept of a duplex with two separate and detached garages. Mr. Forbes stated the R-2B zoning does allow for duplexes. Two garages is an usual development pattern in the district, however the southern garage is hidden behind the northern garage and therefore not visible from the street.

Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803, spoke as the architect and applicant. He stated that his design was to compliment the original structure while respecting the neighboring properties which include Howard Middle School and Burton's Bar. The new ISR and living area is not far off from the original structure and he tried to use the same type of siding and roofing material as the former structure. He is agreeable to Staff Recommendations.

Jeffery Thompson asked if there are any other two-story structures on this block-face and surrounding area. Mr. Forbes pointed out the surrounding two structures on the District Map. Mr. Thompson questioned the historic precedence of the former historic building and inquired whether the Board should require a proposal that is more in line with the structure that was lost to the fire. Chairperson Dena Wild asked Mr. Forbes if this proposal is compatible with the Historic District. Mr. Forbes stated that the previous 1919 house was added to over the years creating an irregular floor plan, like the proposal, including a second entrance facing Hill St. (that had been removed prior to the fire). Mr. Forbes added that there are larger two story structures in the District. He expressed that he does feel this proposal is compatible to the district however the two separate garages is unusual.

Keith Oropeza MOTIONED to Approve the request subject to Staff Conditions. Catherine Price SECONDED the Motion. The Board voted on the Motion which PASSED by a 6-1 Vote (Jeffery Thompson opposed).

2. CASE No.: HPB2014-00233, 1001 HARWELL STREET

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

The applicant is requesting a Major Certificate of Appropriateness to construct a new single story residence containing 2782 square feet of living space on lot 4.

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. Finish floor of porch shall be a minimum of 24 inches above grade.
3. Windows shall be similar to historic double hung wood windows and have exterior dimensional muntins.
4. Remove stucco frieze above windows and provide traditional window trim around windows.
5. Proposed walkway shall connect from the porch to the driveway as the existing oak precludes a city sidewalk in this location.
6. The brick porch column bases shall extend to grade.
7. Eaves shall be a minimum of 2'-0" deep and eave detail shall have exposed rafter tails.

Richard Forbes, Historic Preservation Officer, reviewed the case with a PowerPoint Presentation that included pictures from the field, the 1956 Sanborn map, proposed elevations, roof lines, and a site plan. He summarized the previous case presented to the Board last month and stated that the Applicant met with the Design Review Committee, as recommended by the Board last month.

Jeffery Thompson asked about the trees shown on the survey. Mr. Forbes stated that the tree marked with an "X" is damaged and planned for removal. Keith Oropeza questioned the front elevation and stated that the elevations appear schematic and do not reveal enough detail including information about the exterior materials and the brick piers. Mr. Forbes specified that some of the details will be worked out in Minor Review Committee.

Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803, spoke as the architect and applicant. He addressed Mr. Thompson's concerns about the trees and stated that the Campher Tree and the dying Oak Tree are to be removed, as suggested by the City Arborist. Mr. Arthur stated that his design, including setbacks and the ribbon driveway are to help mitigate impact to the root system of the healthy oak on the east portion of the property.

Keith Oropeza MOTIONED to Approve the request subject to Staff Conditions with the additional condition, Condition 8.) That the Applicant return to the Design Review Committee with information about the foundation and proposed exterior materials. Catherine Price SECONDED the Motion. The Board voted on the Motion which PASSED by a Unanimous Voice Vote.

3. CASE No.: HPB2014-00234, 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: Lake Lawsons 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 2844square feet of living space.

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. Waive the 180 day waiting period.
3. Demolition may occur only after a new design has been approved and the permit has been issued for the new construction.
4. Omit stucco sill band and provide the appearance of a pier foundation.
5. Windows shall have an appropriate muntin pattern of 6/1, 1/1, 4/1 and be similar to historic wood, double hung windows with dimensional, exterior muntins.
6. Windows shall have the same inset on both the first and second floor similar to historic windows in the district.
7. Omit the curved wing wall at the front of the porte-cochere.
8. Increase height of second floor windows to a minimum of 3 feet wide and five feet high.
9. Depth of eaves shall be a minimum of 2'-0".
10. Porch floor shall be a minimum of 18 inches above grade.
11. Reduce slope of porch roof to 12/3.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with photos from the field, elevations, and a site plan. Mr. Forbes reviewed the new proposal and Staff Conditions and summarized the Design Review Committee recommendations. The Board discussed the metal roof, roof slope, and the curved wing wall.

Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803, spoke as the architect and applicant. He is agreeable to the Staff Recommendations. Mr. Oropeza inquired what the driving force was of the design. Mr. Arthur stated that the wedge shaped lot was his main concern and that he did not have a particular architectural style in mind, though wanted to propose a compatible structure to the district. Mr. Oropeza remarked that the elevations presented have few details or relation to a definitive architectural style and would like to see more details in the proposal. He stated that it would be hard to approve the drawings as is and would need further details to understand the full submission. Jeffery Thompson agreed stating that the Board has requested Staff to accept more detailed submissions. Chairperson, Dena Wild asked Mr. Forbes how closely this submission follows the Design Review Committee's suggestions. Mr. Forbes read to the Board the minutes from the October 8, 2014 Design Review Committee for the subject property.

Alyssa Benitez left the meeting at 5:15 p.m.

The Board continued discussion about the Design Review Committee's recommendations, the porte-cochere, the front façade and determining a discernible architectural style.

Keith Oropeza MOVED to CONTINUE the Case until the December 3, 2014 with the direction that the Applicant returns with documents to show a cohesive architectural style. Jeffery Thompson SECONDED the Motion. The Board voted on the Motion which PASSED by a Unanimous Voice Vote.

4. CASE No.: HPB2014-00222, 236 WHITTIER CIRCLE

Applicant: Jason Tisdell, 1115 E: Livingston St., Orlando, FL 32803
Owner: Dustin and Marnie Reineke, 236 Whittier Cir., Orlando, FL 32806
District: Lake Copeland Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to construct additions and make modifications to the existing non-contributing structure to contain 5667 square feet of living space.

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. Increase the transparency on the front façade, second floor by approximately 9 square feet.
3. Windows shall have exterior, dimensional muntins to simulate wood, true divided light, historic windows.
4. Add a small decorative window in the second floor west facing bath.
5. Final stucco texture and roof tile shall require additional review prior to permitting.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint Presentation using site photos, the 1956 Sanborn Map, roof lines, a site plan, and proposed elevations. Mr. Forbes indicated that the Lake Copeland Historic District's ordinance states that any structure built after January 1, 1940 is exempt from review, other than demolition; therefore the "Standards for New Construction" are being utilized for this proposal. Mr. Forbes stated that he worked with the applicants to reduce the original gross square footage of the proposal. Mr. Forbes also exhibited maps of the living and gross square footage of properties within the Lake Copeland Historic District.

Keith Oropeza recused himself from this case for personal reasons. He filled out Form 8B and submitted it to the Recording Secretary.

The Board discussed the large estate lots within the Lake Copeland Historic District and concluded that the large proposal is fitting within the District.

There were no general appearances. Chairperson Wild asked the applicant, Jason Tisdell, if he agreed with the Staff Conditions; he does.

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 6-0 (Keith Oropeza abstained).

OTHER BUSINESS

- There were no General Appearances.
- Board Members were given the 2015 Historic Preservation Board meeting schedules. Mr. Forbes noted that the May HPB meeting will be held on Tuesday, May 5, 2015.
- The Board members were also given the new 2015 HPB Calendar featuring Orlando's Historic Landmarks.

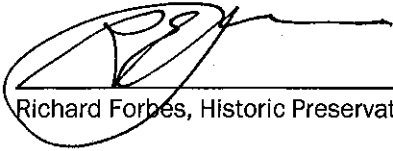
ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 5:40 p.m.

STAFF PRESENT

Richard Forbes, Historic Preservation Officer
Kyle Shephard, Assistant City Attorney

Heather Hohman, Recording Secretary
Jason Burton, City Planning



Richard Forbes, Historic Preservation Officer



Heather M. Hohman, Recording Secretary