



# HISTORIC PRESERVATION BOARD

## MINUTES ❖ July 1, 2015

### 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

Jeffery Thompson, Vice-Chairperson

Michael Arrington

Alyssa Benitez

Mackenzie Carolan

Sean Lackey

Mark Lewis

#### Members Absent

Catherine Price

#### Staff Members

Richard Forbes

Heather M. Bonds

David Bass

Jason Burton

### OPENING SESSION

- Dena Wild, Chairperson, called the meeting to order at 4:00 p.m.
- Determination of a quorum. Pledge of Allegiance. Introduction of Board Members and staff.

### CONSIDERATION OF THE JUNE 3, 2015 MINUTES

Alyssa Benitez MOVED to approve the Minutes of the June 3, 2015 meeting. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

### CONSENT AGENDA

#### 1. Case No.: HPB2015-00113, 29 N. Brown Avenue

Applicant: Jo-Anne Peck, 1212 Ponce de Leon Blvd, Brooksville, FL 34601  
Owner: Leslie and Robert Miller, 29 N. Brown Avenue, Orlando, FL 32801  
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new wood framed detached one-car garage to 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. Case No.: HPB2015-00075, 325 Broadway Avenue

Applicant/Owner: John-Paul Guertz, 325 Broadway Avenue, Orlando, FL, 32803  
District: Lake Eola Height Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a pool house addition to the existing garage with materials similar to the existing structure.

*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 and columns shall match existing.

Jeffery Thompson MOVED to Approve the Consent Agenda. Alyssa Benitez SECONDED the Motion. The Motion was voted upon and PASSED by a unanimous voice vote (7-0).

## REGULAR AGENDA

### 3. Case No.: HPB2015-00112, 907 E. Washington Street

Applicant: David Beeler, 15502 Stoneybrook W. Parkway, STE 104, Winter Garden, FL 34787  
Owner: Paul Richards, 1715 Roberts Landing Rd, Windermere, FL 34786  
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to repair or replace damaged materials to the exterior of the main house, modify and open front porch, construct an addition to the rear of the house and to construct a new garage apartment.

*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. Historic windows shall be repaired where possible and new windows shall match the historic windows in material and proportion.
3. Front porch columns should be a simple compatible column for the Frame Vernacular style of the period which would include round, smooth Tuscan style columns or square post columns with chamfered edges.
4. The "two window" garage scheme shall be used.
5. All visible new windows on the additions shall be similar in proportion to the existing historic windows.
6. Siding on the proposed additions and garage apartment shall match the existing siding.
7. Separate the garage apartment building decking and main house addition by a minimum of 5 feet, clear to sky.
8. Gable end attic vents shall require additional review and be similar to the original slatted vents.
9. Provide a garage door that has the appearance of a pair of carriage style doors and will require Minor Review approval.
10. Provide a vertical trim board to match other corner boards to mark the junction of existing building and addition on the east and west facades.
11. Increase the setback for the laundry room addition on the west side to a minimum of three feet.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included the 1956 Sanborn map, district maps illustrating living and gross square footage comparisons, site photos, proposed elevations, and existing and proposed floor plans. Mr. Forbes gave a brief history of the site and informed the Board that this site was attacked twice during the local arson attacks last summer. Previous plans proposed to demolish the main structure and construct a new structure. These proposals were either deferred indefinitely or withdrawn. The non-contributing garage apartment was approved for demolition and that demolition has taken place. The applicant is proposing to repair the main structure, construct an addition, open the front porch to its original configuration, and construct a new garage apartment. Mr. Forbes illustrated the original open porch with the image of the 1956 Sanborn map which indicates with a dotted line that the porch was opened. It was closed sometime before districting. There will be a substantial addition to the house which will be to the rear. The applicant has designed the addition with a lower roof line so that it is not visible from the street. The applicant submitted two elevation designs; one proposing a metal roof and one with a shingle roof; and also showing a two-window configuration and the other with a one-window configuration on the front façade of the garage apartment. Mr. Forbes stated that either roof metal is appropriate for this style architecture and that Staff Conditions request the two-window configuration. He also stated that the balcony on the garage apartment does not meet the five-foot separation code and is working with the applicant to determine a resolution.

Jeffery Thompson asked what the proposed material of the rear doors is; Mr. Forbes stated a sliding glass door and that anything not visible is not subject to review. Sean Lackey asked about the columns proposed on the front porch; Mr. Forbes clarified that a simple round Tuscan column or square column would be most appropriate. The Board also discussed materials

to be used, the addition, windows in the front porch, the zoning, and the balcony on the garage apartment. David Beeler, 15502 Stoneybrook W. Parkway, STE 104, Winter Garden, FL 34787, spoke as the applicant. He has given considerable thought to the project and his goal is to save as much of the original structure as possible and stay compatible to the district. He also prefers the metal roof.

Jeffery Thompson commended the applicant for his sensitivity to the district and goal to preserve original material. Michael Arrington asked if the metal roof is appropriate and Mr. Forbes responded that either metal or shingle is appropriate.

Michael Arrington MOVED to Approve the Request subject to Staff Conditions. Jeffery Thompson SECONDED the Motion. The Motion was voted upon and PASSED by a unanimous voice vote (7-0).

## OTHER BUSINESS

- General Appearances: There were no general appearances.
- Mr. Forbes reminded the Board that the 2016 Calendar Photo competition will be closing on July 10.
- Erin Montgomery introduced herself to the Board. Mrs. Montgomery is a UCF graduate student in the Public History program and is interning with the Historic Preservation Office this summer. Her project includes creating Master Site Files for sites in the Local Historic Districts that have not been previously surveyed.

## ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 4:35 p.m.

## STAFF PRESENT

Richard Forbes, Historic Preservation Officer  
Jason Burton, City Planning  
David Bass, Assistant City Attorney

Heather M. Bonds, Recording Secretary  
Erin Montgomery, City Planning Intern

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