



HISTORIC PRESERVATION BOARD

MINUTES ❖ DECEMBER 2, 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

Jeffery Thompson, Chairperson

Alyssa Benitez, Vice-Chairperson

Mackenzie Carolan

Lucie Ghioto

Sean Lackey

Mark Lewis

Catherine Price

Dena Wild

Members Absent

Michael Arrington

Staff Members

Richard Forbes

Heather Bonds

David Bass

Jason Burton

OPENING SESSION

- Jeffery Thompson, 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 NOVEMBER 4, 2015 MINUTES

Mark Lewis MOVED to approve the Minutes of the November 4, 2015 meeting. Alyssa Benitez SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

1. Case No.: HPB2015-00214, 69 E. Pine Street

Applicant: Avi Roitman, The Awning Factory, 635 Wolmer Avenue, Orlando, FL 32808

Owner: Pine Street Buildings, LLC, 69 E. Pine Street, Orlando, FL 32801

District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to add a metal canopy to the east Pine Street façade.

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. Submitted drawing shows the transoms as being twice their actual height and shall be corrected prior to permitting.
3. Proposed canopy shall be located between the transom window above and the storefront below.
4. Water shall be controlled and not flow across sidewalk or create erosion issues on sidewalk paving.
5. Any proposed signage shall require additional review.

Richard Forbes, Historic Preservation Officer, presented the case with a PowerPoint presentation that included site photos, a Sanborn map image, a detailed picture of the proposed canopy area, historic photographs including a c.1940 image showing a similar awning as proposed, and elevations. Mr. Forbes reminded the Board that this site came before the Board in August for other work including an awning on the Magnolia Avenue façade. This proposal matches the awning proposed on

Magnolia Avenue. During the pre-application meeting, Mr. Forbes and the applicant discussed that the struts should be located where the previous struts were. Mr. Forbes also stated that submitted drawings shows the transom as being twice the actual height and Mr. Forbes made a Staff Condition to correct the drawing prior to permitting.

Trevor Hurly, 635 Wolmer Avenue, Orlando, FL 32808, spoke as a representative of the applicant. He is agreeable with Staff Conditions.

Alyssa Benitez moved to APPROVE the Request. Dena Wild SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (8-0).

2. Case No.: HPB2015-00218, 111 Rosearden Drive

Applicant/Owner: Scott Dunkle, 111 Rosearden Drive, Orlando, FL 32803
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct an addition at the front of the existing structure including a 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. A sample of the proposed brick shall be submitted for review and approval by the HPB Minor Review Committee.
3. Smooth cement board siding shall be used on all visible exterior walls with the exception of the north wall of the existing garage.
4. All visible window and trim details shall be consistent and the windows shall have dimensional, exterior muntins.
5. Roof shingles shall be consistent on both addition and existing roof areas.
6. Horizontal porch beam details shall be expressed in a manner consistent with other porch elements in the district

Richard Forbes, Historic Preservation Officer, introduced the proposal with a PowerPoint presentation with images of site maps, a Sanborn map image, site photos, existing and proposed floor plans, a comparison of the 2013 proposed elevations and the current proposed elevations, proposed and existing site surveys, and the roof plan. This is a non-contributing structure in the Lake Lawsona Historic District. Mr. Forbes reviewed Staff Conditions and stated that this proposal incorporated many of the previous conditions from 2013. This project will be completed in phases, with the metal garage being removed and a porte-cochere added in a later phase.

Dena Wild confirmed that in the Lake Lawsona Historic District, only what is visible from the street is reviewable. Sean Lackey inquired if the proposed brick will be full brick or a veneer. Mr. Forbes stated that wasn't indicated in the application. The HPB also discussed the garage.

Scott Dunkle, 111 Rosearden Drive, Orlando, FL 32803, spoke as the owner and applicant. Mr. Dunkle clarified that a full brick, 4" thick is proposed by his general contractor.

Sean Lackey moved to APPROVE the request subject to Staff Conditions. Catherine Price SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (8-0).

3. Case No.: HPB2015-00217, 313 ½ E. Amelia Street

Applicant/Owner: Jeremy and Jessica Mostyn, 313 E. Amelia Street, Orlando, FL 32801
District: Lake Eola Heights Historic District (Commission District 4)

A request for a Major Certificate of Appropriateness to demolish a non-contributing accessory structure and to erect a detached one story single car garage with a 320 sq ft 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. Waive the 180 day waiting period for demolition (However, per Section 65.732, the applicant must receive a building permit for the new development prior to receiving a demolition permit.)
3. Siding shall have a smooth finish to be similar to the texture of historic siding in the District.
4. Windows and Doors shall have dimensional exterior muntins to simulate historic, true divided light windows and doors.
5. Windows and muntin pattern shall have a vertical proportion.
6. Reduce and simplify roof slopes to be more similar to existing minimal traditional roofs in the District.
7. Any additional driveway paving will require additional review.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation consisting of site photos, proposed site plan and elevations, proposed floor plan, and the existing survey. The house and the garage are non-contributing structures in the Lake Eola Heights Historic District. Mr. Forbes stated that the garage was damaged by a tree fall and agrees with the engineer's report that states the structure should be demolished. The owner had wanted to try to save the structure but it is cost prohibitive at this point. Mr. Forbes reviewed Staff Conditions and illustrated Condition 6 with images. The front facing gable creates a style not compatible with the primary structure and should be omitted or reduced. In the Lake Eola Heights Historic District, all sides are reviewable.

Lucie Ghiotto expressed concern about the proposed 5-V metal crimp as it does not match the shingled roof of the primary structure. The Land Development Code does state that an accessory structure should share common materials of the primary structure. A shingle roof would be a better fit for a Minimal Traditional structure. The Board discussed the differences in the primary and the proposed accessory structure including the siding, roof material, and roof pitches. There are some examples throughout the district where a high-style primary structure has a simple or plain garage.

Jessica Mostyn, 313 E. Amelia Street, Orlando, FL, is the owner and applicant. She explained that she thought they needed to propose a structure similar to the current structure and stuck to those constraints. She stated that because of the damages to the structure they are under Code Enforcement and can not get insurance. She is open to any of the Board suggestions.

The Board discussed the siding material, roof material and slope, omitting the front-facing gable, and the different styles of the accessory structure and the primary structure. Chairman Thompson stated that the Board shouldn't redesign the proposed structure but provide guidance through the Conditions.

Sean Lackey moved to APPROVE the request subject to Staff Conditions with an Amendment to Condition 6. The front-facing gable shall be omitted and the roof pitch shall be similar to the primary structure. Alyssa Benitez SECONDED the Motion.

Mark Lewis asked to AMEND the Motion to add Condition 8. The roof shall have a shingle roof. Mr. Lackey did not agree to the friendly amendment to the Motion. Dena Wild SECONDED the Amended Motion. The Board Voted and the Motion Failed by a 4-4 vote; Jeffery Thompson, Sean Lackey, Catherine Price, and Mackenzie Carolan OPPOSED.

The Motion was voted upon and PASSED by a Unanimous Voice Vote (8-0).

OTHER BUSINESS

- Informational Follow up:
 - The HPB instructed Staff to research the Davis Armory and the Municipal Auditorium at a previous HPB meeting. Mr. Forbes presented a "Fact Finding" sheet on each site. The Board discussed each site individually and voted to instruct Staff to proceed to prepare a landmark nomination application.
 - Dena Wild moved to proceed with the Orlando Landmark nomination application for the Davis Armory. Lucie Ghiotto SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (8-0).

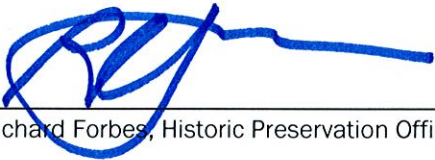
- Dena Wild moved to proceed with the Orlando Landmark nomination application for the Municipal Auditorium. Alyssa Benitez SECONDED the Motion. The Motion was voted upon and PASSED by a Voice Vote (7-1; Mackenzie Carolan opposed).
- General Appearances: There were no general appearances.
- Mr. Forbes informed the HPB about the City's paperless initiative. Beginning in February, the Board will no longer receive a packet in the mail. A workshop about ProjectDox, the City's new review system, will be held on December 17.
- Mr. Forbes reviewed the Minor Reviews issued for the month of November.
- The Board was invited to take and pass out the Historic Preservation Calendars.

ADJOURNMENT

Jeffery Thompson, Chairperson, adjourned the meeting at 5:30 p.m.

STAFF PRESENT

David Bass, Assistant City Attorney
Heather Bonds, Recording Secretary
Jason Burton, City Planning
Richard Forbes, Historic Preservation Officer
Kelly Moody, Downtown Development Board
Kathleen Devault, Mayor's Office


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