



HISTORIC PRESERVATION BOARD

MINUTES ❖ March 2, 2016

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

Michael Arrington

Sean Lackey

Mark Lewis

Dena Wild

Members Absent

Mackenzie Carolan

Lucie Ghioto

Staff Members

Richard Forbes

David Bass

Heather Bonds

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 FEBRUARY 3, 2016 MINUTES

Alyssa Benitez MOVED to approve the Minutes of the February 3, 2016 meeting. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

CONSENT AGENDA

1. Case No.: HPB2016-00008, 1007 Harwell Street

Applicant: Jo-Anne Peck, Historic Shed, 1212 Ponce de Leon Blvd, Brooksville, FL 34601

Owner: Shantel Hebert-Magee, 1007 Harwell Street, Orlando, FL 32801

District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a 12'x15' (approximately 160 sq. ft.) wood framed shed with a bathroom in the rear yard.

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. Materials shall be similar to the main house and siding shall have a similar exposure.

Alyssa Benitez MOVED to approve the Consent Agenda. Dena Wild SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

REGULAR AGENDA

2. Case No.: HPB2016-00017, 523 Cathcart Avenue

Applicant: Ryan Hannah, HDG Construction, LLC, 210 Connecticut Ave, Lake Helen, FL 32744

Owner: Kurt Dubin, 523 Cathcart Ave, Orlando, FL 32803

District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to replace the shingle roof with a galvalum color metal roof; replace a dormer with a new larger gable end roof; enclose rear area of second floor; enlarge the kitchen for an additional 312 living sq. ft.; and to make repairs due to fire damage.

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 window trim shall match existing in widths and materials.
3. Windows in gable ends shall have a vertical proportion.
4. Metal roof shall be 5V crimp style in a traditional silver or grey color.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included site photos, a Sanborn map, floor plans, pictures of the current roof line and gables, a site survey, and the existing and proposed elevations. This structure, built in 1998, is a non-contributing property in the Lake Eola Heights Historic District. As part of a court settlement, the Concord Street Church of Christ, located to the east of this property, returned this lot to residential use and this structure was built by approval of the Appearance Review Officer and not the Historic Preservation Board. Because it was not reviewed by the HPB, there is no previous Staff Report and there are several inconsistencies with its architecture and the standards of new construction in historic districts. Last year, the house suffered a fire and there was severe damage to the roof system. The owners are proposing to enlarge the house by adding to the second floor while repairing the fire damage. There will be no change to the footprint or ISR of the house. The existing roof is 26 feet to the ridge, where the applicants are proposing a slightly higher roof line of 30 feet to the ridge, which is still allowed by code.

Sean Lackey inquired why the HPB would now review an alteration if it did not review the original architecture. Mr. Forbes explained that due to the settlement, Church of Christ was exempt from review of the new construction, however, all other future alterations would be reviewed because the sites are located within the Lake Eola Heights Historic District. Mr. Lackey asked if there would be any increase to the Impervious Surface Ratio (ISR) or Floor Area Ratio (FAR). Mr. Forbes clarified that the house will increase its square footage by 300 sq. ft., which will not change the footprint of the structure or the ISR. Mr. Lackey also expressed concern for the design and massing of the garage and could not think of any examples of a wall plane with a garage that rose to the gable peak and has a massing larger than the front entrance. Mr. Forbes pointed out the pent roof above the garage does break up the massing of the garage plain. Mr. Forbes also reminded the Board that the original construction was not reviewed by the Historic Preservation Board and that some of these elements may not have been approved and that the applicant is currently working with what they have. Jeffery Thompson asked if the proposed double windows above the garage should be separated. Mr. Forbes stated that was initially a Staff Condition, however, saw merit in the applicant's intent to match the current double windows on the front façade facing the garage.

Kurt Dubin, 523 Cathcart Ave, Orlando, FL 32803, spoke as the owner of the property and agrees with Staff Conditions. Sean Lackey asked the owner if he felt the change in roof line gives too much prominence to the garage. Mr. Dubin stated that the current trusses creates two closets which close off portions of the room and he is trying to make changes that will make the space more functional. Sean Lackey drew other roof options and provided drawings to show on the overhead as examples of optional roof lines that provide more predominance to the entrance. Mark Lewis expressed that the lower line of the garage roof and being pushed back from the front door does give the garage less impact. Mr. Thompson asked the owner if there is any structural issues that would prevent the double windows from being separated. Mr. Dubin said that there is not.

There were no other public speakers and the Board discussed the surrounding building patterns, roofing material, and the windows. The proposed metal roof is supported. There was debate among the HPB about the garage element of the house. Sean Lackey pointed out that trees cover the main entrance, while a driveway leaves the garage element in clear view. He would like to diminish this element and keep the garage roofline lower than the entrance roofline. Dena Wild supports the proposal subject to Staff Conditions. She stated that the garage element of the house is set back 13 feet from the front plain and is submissive to the entrance.

Ryan Hannah, 210 Connecticut Avenue, Lake Helen, FL 32744, spoke as the applicant. He clarified the fire damage is to the entire roof system. He stated that some of the discussion sounds like a redesign, which is not financially feasible to the owner or fair, as the owner purchased this property after its construction and was not aware of its inconsistencies with the typical historic building patterns. Jeffery Thompson informed the Applicant that the Design Review Committee is always an option to discuss alterations.

Sean Lackey moved to APPROVE the Request subject to Staff Conditions with the Additional Condition 5.) The roof above the

garage shall be redesign so that is not as tall as the front entrance plain. The Motion Failed due to lack of a Second.

The HPB continued discussion on gable orientation, height of the proposed roof above the garage, and the windows above the garage.

Michael Arrington moved to APPROVE the Request subject to Staff Conditions. Mark Lewis Seconded the Motion.

Jeffery Thompson offered a friendly Amendment to the Motion: Condition 5.) Windows above the garage shall be separated. Michael Arrington ACCEPTED this Amendment to his Motion; Mark Lewis ACCEPTED to Second the Amendment. The Amendment was voted upon and PASSED by a unanimous voice vote (6-0).

The Motion was voted upon and PASSED by a voice vote (4-2; Lackey and Thompson OPPOSED).

3. Case No.: HPB2016-00019, 311 Copeland Drive

Applicant:	Shelia Cichra, Streamline Permitting, INC, 2154 Oak Beach Blvd., Sebring, FL 33875
Owner:	Steven and Michelle Radcliffe, 311 E Copeland Drive, Orlando, FL 32806
District:	Lake Copeland Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a boat dock with 240 square foot deck and 144 square foot covered area.

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. Mitigate any proposed damage to the wetland vegetation and bird habitat.
3. Roof material on proposed pavilion shall be the same as on the main house.
4. Wood post and trim material shall be stained to match wood trim on the main house.
5. Recommend that the dock avoid the bird nesting area and as much of the wetland vegetation as possible.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included site pictures to show the lakeside trees, swan nests, and neighboring gazebo, a 2014 aerial showing existing docks, and the proposed plans to build a dock and pavilion. A Sanborn Map shows that docks have been on Lake Copeland since at least prior to 1956, though it is unclear if any of the current docks date to that time. Mr. Forbes reminded the HPB that the new construction of the single family home on site came before the HPB last year. The proposed dock and pavilion is similar to the other docks on Lake Copeland and will incorporate architectural details of the main structure.

Chairman Thompson asked Staff to clarify the Condition to mitigate any proposed damage to the wetland. Mr. Forbes clarified that this is a Permitting issue and not an HPB issue. He explained that during the permitting process, the dock will be examined to meet City Codes which includes a provision that the dock may only extend to a 5 feet depth in the water, which may shorten the current proposal. The permitting process will also include a review of the affected wetlands and vegetation and if mitigation is needed, the applicant will need to address any environmental issues. Mr. Forbes stated that the proposed dock is generally the same length and width has others on the lake. The HPB continued to discuss the wetlands and water fowl and which agencies will be reviewing this proposal. The HPB also discussed their purview in the review process and agreed that their duty is to review the architectural elements and the appropriateness of the structure and that Permitting and environmental agencies will review any possible damage to the wetland vegetation and bird habitat.

Sheila Cichra, 2154 Oak Beach Rd, Sebring, FL 33875, is the applicant and represents the contractors, Streamline Permitting. She stated that the dock matches surrounding docks in size and compliments the architecture of the main house. She clarified that she did not label the wetland area in the plans because the survey does not plat any wetlands. She stated that most of the wetland vegetation is cattails. She explained the construction process as minimally invasive. She also stated that animals are not intimidated by docks and that birds will continue to nest near them.

Robert Snow, 239 E. Copeland Drive, Orlando, FL 32806, is the neighbor to the west and is opposed to this proposal. He has lived at his property for 38 years. He explained that he sold a portion of his property, which is the subject site, 12 years ago with deed restrictions. He described the lots around Lake Copeland as pie-shaped lots that narrow towards the lake which only

creates 12 feet between his dock and the proposed dock. He stated that there are no restrictions that govern how many docks are allowed on the lake and the space between each dock. He read a letter into the record from another neighbor Charles Sloan, 219 E. Copeland Drive, Orlando, FL 32806, in opposition of the proposal

Patricia Yates, 321 E. Copeland Drive, Orlando, FL 32806, is the neighbor to the east and is in opposition of the proposal. She has lived in her house for 43 years and enjoys the lake, sunsets, swans, and welcomes the recent growth. She feels that the dock will infringe on her privacy and block her view of the lake.

Randie Frederick, 205 E Copeland, Orlando, FL 32806, is a neighbor in opposition of the proposal. She stated that there are no docks that are as close together as this dock is proposed to the neighboring dock. She stated that the most recent docks are shorter and wider and that there should be a condition to include screening of this dock.

Michael Arrington agreed there is some conflict due to the orientation of the lots and thinks that the design of the structure meets the requirements of the Board and that the overall layout of docks along the lake may be out of the HPB's scope. Mark Lewis stated that the dock is fully on the owner's property and that the owners have a right to build the dock on their property. Jason Burton, Chief City Planner, reviewed sections of the Land Development Code concerning docks and that all proposed docks must meet requirements of the code. Michael Arrington asked Staff to clarify that regardless of the HPB's decision that the dock will still go through other regulatory agencies. Staff responded that the City's civil engineer will review and coordinate with the Department of Environmental Protection requirements, St. Johns River Water Management District, State Statutes, and FWC regulations, if applicable or zoned for additional reviews.

Mark Lewis moved to APPROVE the Request subject to Staff Conditions. Alyssa Benitez SECONDED the Motion.

Dena Wild offered a friendly Amendment to the Motion: Condition 6.) This Recommendation shall not conflict with any environmental regulatory agency or ordinance. Mark Lewis ACCEPTED this Amendment to his Motion; Alyssa Benitez ACCEPTED to Second the Amendment. The Amendment was voted upon and PASSED by a unanimous voice vote (6-0).

The Motion was voted upon and PASSED by a Unanimous Voice Vote (6-0).

OTHER BUSINESS

- General Appearances: There were no general appearances.
- Richard Forbes reviewed the February Minor Reviews issued (15 approvals; 1 Denial)
- The Amtrak Station won a Golden Brick Award for its rehabilitation

ADJOURNMENT

Jeffery Thompson, Chairperson, adjourned the meeting at 5:40 p.m.

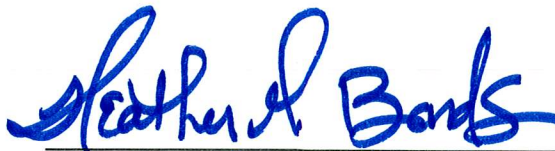
STAFF PRESENT

David Bass, Assistant City Attorney
Jason Burton, City Planning

Heather Bonds, Recording Secretary
Richard Forbes, Historic Preservation Office



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary