



HISTORIC PRESERVATION BOARD

MINUTES ❖ August 6, 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

Margaret Brock, Vice Chairperson

Michael Arrington

Alyssa Benitez

Mark Lewis

Sean Lackey

Keith Oropeza

Catherine Price

Jeffrey Thompson

Staff Members

Richard Forbes

Jason Burton

Heather Hohman

Kyle Shephard

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 July 2, 2014 minutes

CONSIDERATION OF THE July 2, 2014 MINUTES

Jeffery Thompson MOVED to approve the Minutes of the July 2, 2014 meeting. Alyssa Benitez SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.

CONSENT AGENDA

1. Case No.: HPB2014-00127, 20-28 South Orange Avenue

Applicant/Owner: Russell Divine, Divest Capital, LC, 24 S. Orange Ave, Orlando, FL 32801
District: Downtown Historic District (Commission District 5)

Request for a Major Certificate of Appropriateness to construct a new metal and wood canopy the full width of the building.

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. Install canopy at a height so that the existing details above the existing fabric awning are not disturbed.
3. Use the same attachment location for the support struts that remain from the historic canopy.
4. Proposed fans, lighting and final colors of canopy fascia, roof and bead-board shall be reviewed and approved by HPB Minor Review Committee prior to permitting.

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

REGULAR AGENDA

2. Case No.: HPB2014-00144, 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 remove additions on the north, east and west sides of the main house (previously approved) and construct a new addition to the north side of the house.

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. Proposed addition siding shall match the main house in texture, exposure and wood material.
3. Windows and trim on the addition shall match the historic wood double hung windows of the existing house.
4. Eave conditions on the proposed addition shall match the existing historic eaves.
5. Addition foundation shall have an appearance that is similar and compatible to the existing pier foundation.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with current maps, street views, site plans, elevations, and the 1925 and 1962 Sanborn maps. Mr. Forbes stated that the Board approved a previous proposal for this property last month.

Jeffery Thompson, asked for clarification about the addition's roof and applied strip on the rear elevation. Mr. Forbes confirmed that it is an applied strip and that the roof is subordinate to the main roof which delineates the historic house from the additions. Sean Lackey asked if the eaves should match; Mr. Forbes stated that Condition 4 addresses that the proposed eaves shall match the existing historic eaves. Mr. Lackey asked if the addition is too prominent in the front elevation. Jeffery Thompson, Dena Wild, and Margaret Brock agreed that the projection of the front porch will be more prominent than the addition and will restore the 1918 features of the structure.

The applicant declined to speak but agrees with Staff Conditions.

Jeffery Thompson MOTIONED to Approve the request subject to staff conditions with the Additional Condition (6.) The window with the horizontal proportion on the rear façade shall have a vertical proportion. Keith Oropeza SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.

3. Case No.: HPB2014-00146, 538 Broadway Avenue

Applicant/Owner: Judy Buhay, 538 Broadway Ave., Orlando, FL 32803
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove the covered front porch and return the front porch to the original design, construct an addition to the rear with additional living space and open porch and make modifications to the garage apartment stair and entry.

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. West and South proposed elevations will require additional Minor Review Committee review and approval.
3. All proposed repair materials on the existing house shall match in texture and composition. Synthetic materials shall not be used on the historic portion of the house.

4. Windows in the addition shall match the historic windows of the house.
5. Roof material and eave details shall on the addition shall be similar to the existing.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with pictures from the field, 1962 Sanborn map, photographs of damage to the porch, elevations, and the 1983 Master Site File photograph showing the original porch. The house was built in 1926 and is a contributing structure to the Lake Eola Heights Historic District. Mr. Forbes stated that the current porch was added in 1991 and has several problems with leaks. He also exhibited pictures to show additions to the rear and modifications to the garage apartment. He stated the front porch proposal is very similar to the original porch. Staff provided the Board with a handout from the applicant showing the proposed West and South elevations; Mr. Forbes stated that this addresses Condition 2.

Mr. Thompson asked what the proposed material of the stair railings of the garage apartment is; Mr. Forbes stated that the material shall match the historic metal railing.

Judy Buhay, 538 Broadway Ave, Orlando, FL 32803, is the owner and applicant. She stated that this is her third historic renovation and that she agrees with the Conditions in the Staff report. Mr. Thompson questioned if the shutters appearing to be non-functional is intended and historically correct. Mr. Forbes stated that non-functional shutters did begin in the 1920s and would be appropriate. Ms. Buhay stated that she is not sure if she will be using non-functioning shutters and will be adding the appropriate columns to the front façade.

Sean Lackey 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.: HPB2014-00141, 714 E. Amelia St.

Applicant:	Richard Barrette, 924 Brentwood Drive, Apopka, FL 32712
Owner:	Josh Wald, 905 Lake Lily Dr. C 337, Maitland, FL 32751
District:	Lake Eola Heights Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to demolish the garage, construct a new two car, two-story garage with apartment above, construct a one story addition to the existing house and open 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. Waive the required 180 day waiting period for the demolition of the garage.
3. Window and trim details on the main house addition and new garage shall match the existing including inset and exterior muntin pattern.
4. New siding on the addition and garage shall match the existing house.
5. Garage eave depth shall match eave depth of existing house.
6. Proposed Garage Pergola will require additional Minor Review.
7. Proposed front yard fence shall require additional Minor Review.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with photographs showing the Sanborn maps, a map exhibiting 2-story garage apartments less than 15 feet from the rear property line, a site survey, and elevations. It is a contributing structure to the Lake Eola Heights Historic District. Mr. Forbes gave a brief history of previous non-permitted alterations and stated that the siding was returned to its original material. There is a permanent easement with the house next door to share a driveway.

Mr. Thompson stated that the vent on the front façade is a lunette, whereas the vent on the rear is rectangular and suggested that there be consistency between the vent shapes. Mr. Forbes stated that the proposed rear addition does not have a vent and showed the Master Site File picture to show the lunette shape is original. The Board also discussed the roof color and

garage doors. The house will be reroofed with a metal roof. Mr. Thompson suggested centering the pedestrian door. Mr. Forbes stated that he originally suggested two garage doors; however, the tight spacing between the garage and the main house would make it difficult to maneuver a vehicle. He also suggested one garage door that has the appearance of two separate doors.

Chairperson Wild opened the floor to the public.

Richard Barrette, 924 Brentwood Dr, Apopka, FL 32712, is the Applicant and architect. He stated that the house had a lot of damage to the siding. He is agreeable to one garage door with the appearance of two doors and can adjust the pedestrian door to allow the garage door to be centered.

Jeffery Thompson MOTIONED to Approve the request subject to staff conditions with the Addition of Condition 8. The garage door shall appear to be two separate doors; and Condition 9. The pedestrian door on the garage apartment shall be centered between to the garage doors and the edge of the front façade. Keith Oropeza SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.

5. Case No.: HPB2014-00143, 1525 Harwood St.

Applicant: Dean Bolaris, 7911 Thurmond Ct, Winter Park, 32817
Owner: Minsh Patel, 5 Hill Ave., Orlando, FL 32801
District: Colonialtown South Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to construct an attached garage to the house, relocate the entry, add a new front porch, add a dormer to the second floor and make alterations to the existing east facing porch.

Recommended Action: Deferral to September meeting.

Alyssa Benitez MOTIONED to Approve the request to Defer the case. Catherine Price SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.

6. Case No.: HPB2014-00142, 909 E. Washington St.

Applicant/Owner: H&L Historic Investments, 1104 E. Robinson St., Orlando, FL 32801
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the garage apartment and use the existing slab as a vehicle parking 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. Waive the 180 day waiting period requirement.
3. Additional driveway paving shall be added to access the parking pad. Parking area and drive shall meet current codes.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation that showed photographs of the subject structure. He also showed the proposed site plan that shows a ribbon driveway and a parking slab. Dena Wild asked if the owners would be able to build two units in the future if they demolish the current structure that has two units. Mr. Forbes stated that he discussed this matter with the Applicant during the Pre-application meeting and clarified that the Zoning does allow multiple units on this lot, however, it would depend on the size of the lot. Jeffery Thompson asked if a gravel driveway is proposed. Mr. Forbes said that the proposal calls for a ribbon driveway and that gravel would not be allowed and reiterated his Condition that the parking area shall meet current codes.

Brian Sutherland, 279 Lelar Street, Tiffin, Ohio 44883 and Heather Stephenson, 1204 Seminole Dr, Orlando, FL 32812 spoke as the applicants and owners. They addressed the driveway and parking pad. They are comfortable with a paved driveway material.

Jeffery Thompson MOTIONED to Approve the request subject to staff conditions with the Addition of Condition 4. That a paved driveway be installed. Michael Arrington SECONDED the motion. The Board voted on the Motion which PASSED by unanimous voice vote.

OTHER BUSINESS

- Mr. Forbes reported on the Minor Reviews for July.
- Mr. Forbes announced that the photography competition for the 2015 Historic Preservation Calendar ended and the Publications Committee meet and chose 13 photographs for the 2015 Calendar.
- Catherine Price inquired about the Tinker Field Landmark nomination. Mr. Shephard explained the process and stated that City Council will discuss the matter at their next meeting, Monday August 11.
- Catherine Price gave an update to Project: DTO: Historic Preservation and Neighborhood Committee's progress.
- There were no General Appearances.

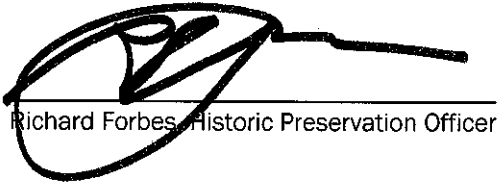
ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 5:20 p.m.

STAFF PRESENT

Richard Forbes, Historic Preservation Officer
Jason Burton, City Planning

Heather Hohman, Recording Secretary
Kyle Shephard, Assistant City Attorney



Richard Forbes, Historic Preservation Officer



Heather M. Hohman, Recording Secretary