



HISTORIC PRESERVATION BOARD

MINUTES ❖ January 7, 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

Jeffrey Thompson, Vice-Chairperson

Michael Arrington

Alyssa Benitez

Margaret Brock

Mark Lewis

Catherine Price

Members Absent

Sean Lackey

Keith Oropeza

Staff Members

Richard Forbes

Heather Hohman

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 December 3, 2014 minutes

CONSIDERATION OF THE DECEMBER 3, 2014 MINUTES

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

REGULAR AGENDA

1. Case No.: HPB2014-00266, 619 E. Ridgewood St

Applicant: Jeff Weibel, 1023 E. Livingston St., Orlando, FL 32803

Owner: Villas of Lake Eola Condo Association, 619 E. Ridgewood St., Orlando, FL 32803

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

The Applicant is requesting a Major Certificate of Appropriateness to demolish an existing 200 square foot storage building at 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. Waive 180 day waiting period.
3. Existing stucco concrete block wall to be repaired to match adjacent wall surfaces.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint Presentation that included pictures of existing conditions and the 1956 Sanborn Map. The Sanborn Map shows a different configuration; therefore, this is not an original structure and is considered non-contributing. Mr. Forbes reviewed Staff Conditions. Chairperson Dena Wild inquired if a replacement project is proposed. Mr. Forbes stated there is not and that Condition 3 requires the existing stucco concrete block wall to be repaired to match adjacent wall surfaces.

Jeffery Thompson MOTIONED to Approve the request subject to Staff Conditions.
Margaret Brock SECONDED the Motion. The Board voted on the Motion which PASSED by a unanimous voice vote (7-0).

2. Case No.: HPB2014-00265, 123 Hill Avenue

Applicant: Allen Arthur, 301 N. Fern Creek Ave., Orlando, FL. 32803
 Owner: Baig Investment 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 residence with two units and a detached garage with an apartment above containing 4683 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. Reduce overall living square footage to be similar to the previously approved project (3376 square feet).
3. Windows shall have dimensional, exterior muntins and approximate historic double hung wood windows and be inset similar to historic windows in the district.
4. 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.
5. Provide additional transparency on the second floor of the west elevation.
6. Remove all visible chain link fencing.
7. Increase eave depth of garage building to match main building.

Richard Forbes reviewed the case with a PowerPoint Presentation that included pictures of the lot, the 1956 Sanborn Map, pictures of the neighboring properties, a survey, the proposed site plan and elevations, and maps to show the gross square footage and living square footage of structures within the Lake Lawsona Historic District. He also showed another image of the Sanborn map with all two-story structures circled. Mr. Forbes explained that this is the second proposal for this property since an arsonist burned the original 1919 structure. This proposal includes three units; a large duplex and a garage apartment in the rear and contains a total proposed living square footage of 4683 square feet. Mr. Forbes stated that the design concept came from the house it backs up to on Hyer Street. The current proposal requires a variance because the garage is 10 feet from the property line, where 15 feet is required. The applicant has submitted an alternative site plan with the garage 15 feet from the property line to avoid a variance; the Board members were provided a copy of this site plan, which also shows that five feet was taken off the rear of the main structure to make up for the shifting of the garage apartment.

Jeffery Thompson understands the Applicant's desire to maximize the property however he questions the compatibility with the historic development pattern, which was single family homes with garage apartments in the rear. He stated that two smaller houses would be a better fit to this historic pattern of the neighborhood. He asked Staff if the lot could be split. Mr. Forbes answered that it could but that duplexes would not be allowed by code because the lots would not be large enough. The Board continued discussion of the size of the proposal verse the previous proposal, zoning requirements, and the square footages of the surrounding homes.

Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803, spoke as the applicant and architect. Mr. Arthur stated that this is one of the larger lots in the Lake Lawsona Historic District and thinks this proposal is underdeveloped for the property. He utilized details of the former house such as the siding, roofing material, doors, and windows. Mr. Arthur stated that since this is two lots he could have proposed four structures on the lot. Mr. Forbes reviewed the history of the plat and stated that the lot is in fact one lot, due to a unique circumstance that the lot was enlarged when Hyer Street, which ran diagonally to the North, was removed.

Chairperson Wild asked the applicant if he agrees with the Staff Condition to reduce the living square footage. Mr. Allen stated he agreed and would like to move the project forward. Mr. Thompson agrees with Staff Conditions but is hesitant to approve the project because about 1300 sq ft is required to be removed. Mr. Thompson also stated that the best option would be to split the lot in two and build two single family structures to better fit the development pattern of the district. The Board continued discussion and generally agrees that they would all like to see the final elevations after the project has been reduced. The grass parking proposed is not allowed by Code and Mr. Arthur addressed this in the most recent proposal. The Board discussed utilizing the Design Review Committee to move the project forward, however those decisions are non-bidding.

Chairperson Wild read a letter of opposition into the record from Jim Savko.

Jeffery Thompson MOTIONED to Deny the request. The Motion FAILED due to a lack of a second.

The Board members agreed that they do not want to hold up the project; however none felt comfortable approving the project without seeing the final elevations. Mr. Thompson reminded the Board that they approved a project for this property in November and that the applicant may move forward with that project if they choose not to wait. They discussed deferring, denying, and utilizing the Minor Review Committee.

Jeffery Thompson MOTIONED to Deny the request. Catherine Price SECONDED Motion. The Board voted on the Motion which PASSED by a Unanimous Voice Vote (7-0).

OTHER BUSINESS

- There were no General Appearances.

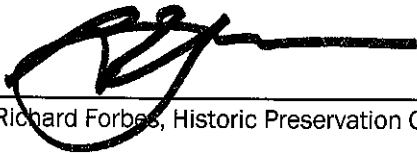
ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 5:05 p.m.

STAFF PRESENT

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

Heather Hohman, Recording Secretary
Jason Burton, City Planning



Richard Forbes, Historic Preservation Officer



Heather M. Hohman, Recording Secretary