



HISTORIC PRESERVATION BOARD

MINUTES ❖ November 4, 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

Lucie Ghioto

Sean Lackey

Mark Lewis

Members Absent

Mackenzie Carolan

Catherine Price

Staff Members

Richard Forbes

Heather 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 OCTOBER 7, 2015 MINUTES

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

REGULAR AGENDA

1. Case No.: HPB2015-00156, 126 S. Lawsons Blvd

Applicant/Owner: Christopher Cantanno, 126 S. Lawsons Blvd, Orlando, Florida, 32801
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a two story accessory structure in the rear yard with 295 square feet of living space and 140 square feet of storage on the ground floor and approximately 435 square feet of living space on the second floor.

Recommended Action: Denial of request above. Recommend relocating proposed structure.

Richard Forbes, Historic Preservation Officer, presented the case with a PowerPoint presentation that included site photos, a present and proposed site survey, an image of the 1956 Sanborn map, and proposed elevations. Mr. Forbes reviewed the history of the site, which came before the HPB in 2012 for a rear addition to the main structure. Built c. 1930, the Dutch Colonial Revival home is a contributing structure to the Lake Lawsons Historic District. This proposal is to construct a two story accessory structure in the rear yard with living and storage spaces. Mr. Forbes explained his recommendation of denial. The required rear yard setback for a two story structure is 15 feet and only five feet is proposed, which will require a variance. Some areas in Orlando's historic districts have two-story apartments that are less than five feet from the rear property line. Mr. Forbes illustrated on a map where the district has one historic two story garage with an apartment above on South Lawsons Boulevard. Mr. Forbes stated that the addition built in 2012 does not provide adequate room to build the accessory structure to the rear because there would only be 3.3 feet between the two structures, where five feet is the current minimum, clear to the sky. This code is currently being amended to 10 feet between the walls of two-story structures. This proposal does not meet the current or the proposed Code, therefore Mr. Forbes has suggested moving and rotating the proposed structure to the south of the new wing of the house.

The Board began discussion with required parking spaces. Only two spaces are required at this residence. Because of the narrow driveway, cars would need to be parked in tandem. Jeffery Thompson asked if there are other two-story secondary structures in the Historic District that do not include parking, such as the typical garage apartment. Mr. Forbes stated there is one; however that it was historically a garage and both floors have living space. The Board discussed the historical development pattern of a primary structure with a garage apartment in the rear and if this proposal would be consistent with that pattern. Dena Wild asked if Staff's recommendation would require a variance. Mr. Forbes stated that it would because it does not meet the 15 foot rear yard setback.

Christopher Cantanno, 126 S. Lawsona Blvd, Orlando, FL 32801, spoke as the applicant and owner. He stated that they are working on another plan. Mr. Forbes clarified that he is not denying the idea of a two-story secondary structure, just the proposed location.

Board discussion continued on the development pattern and if the 19.5 height of the proposed accessory structure meets the historic pattern. The Board also discussed deferring the case as opposed to Staff's Recommendation of denial to save the applicant time and money.

Sean Lackey moved to DEFER the Request. Lucie Ghioto SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

2. Case No.: HPB2015-00166, 121 Kennison Dr.

Applicant: Richard Barrette, 924 Brentwood Dr., Apopka, FL 32717
Owner: Vanessa Siefcak, 121 Kennison Dr., Orlando, FL 32801
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct an addition to the rear of the house, construct a 732 sq. ft. second floor addition, demolish the existing one story garage and construct a two story garage with apartment above.

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. Ganged windows shall have a minimum 8 inch wide intermediate jamb between them.
3. Provide a carriage style garage door.
4. New windows shall match the existing in style, trim, material, installation and pattern.
5. Roof on addition, proposed garage and existing house shall match.
6. Recommend removal of the aluminum siding for consistency.
7. Waive the 180 day waiting period for the garage demolition (However, per Section 65.732, the applicant must receive a building permit for the new development prior to receiving a demolition permit.)

Richard Forbes, Historic Preservation Officer, introduced the proposal with a PowerPoint presentation with images of site maps, site photos, 1956 Sanborn map, map of living square footage and gross square footage of structures in the Lake Lawsona Historic District, existing site survey, and existing site plan. He also presented the proposed elevations and floor plans from the October HPB meeting and revised plans and elevations to compare the changes. Mr. Forbes updated the Board on the revisions that were a result of the applicant and owner meeting with the Design Review Committee, as recommended by the HPB at the October meeting. The revisions include pushing back the second story addition, adding casement windows to the front porch enclosure, adding double windows to the garage apartment, and altering the rear porch to appear as a "sleeping porch". Mr. Forbes reviewed his revised Staff Conditions.

The Board agreed that pushing back the second story addition helps alleviate the increased massing. Jeffery Thompson asked what will be proposed on the front porch enclosure to articulate porch details. Mr. Forbes stated that casements were added to give it an enclosed porch appearance; however siding can be made a condition. Dena Wild asked if this proposal meets the historic building patterns. Mr. Forbes stated that it will need a variance; however it does meet the historic building patterns having a primary structure with garage apartment.

Richard Barrette, 924 Brentwood Drive, Apopka, FL 32712, spoke as the applicant and architect of the project. He is in agreement with most of the comments. He has addressed the previous comments of the Board and neighbors. The Board suggested adding trim to the rear second-story porch. He is agreeable to adding corner boards to frame the porch.

Jeffery Thompson stated that this was a big improvement and only had minor comments about trim details.

Jeffery Thompson moved to Approved the request subject to Staff Conditions with the additional Condition 8. Trim shall be added to the rear porch and Condition 9. Details shall be added to the enclosed front porch to articulate an enclosed porch appearance. Michael Arrington SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

OTHER BUSINESS

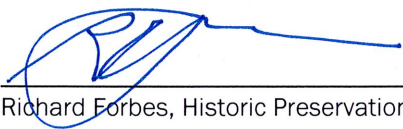
- General Appearances: There were no general appearances.
- Richard Forbes reviewed the Minor Reviews issued for the month of October.
- Election of Officers:
 - Alyssa Benitez NOMINATED Jeffery Thompson for Chairperson. Sean Lackey SECONDED THE NOMINATION. The Nomination was voted on and passed by a Unanimous Voice Vote (7-0).
 - Mark Lewis NOMINATED Dena Wild for Vice-Chairperson. Dena Wild declined the NOMINATION.
 - Dena Wild NOMINATED Alyssa Benitez for Vice-Chairperson. Mark Lewis SECONDED THE NOMINATION. The Nomination was voted on and passed by a Unanimous Voice Vote (7-0)
- The HPB updated the Subcommittee rosters as follows:
 - Design Review Committee: Lucie Ghioto, Sean Lackey, Jeffery Thompson
 - Minor Review Committee: Sean Lackey, Jeffery Thompson
 - Code Review Committee: Lucie Ghioto, Dena Wild
 - Publications and Awards: Dena Wild, Sean Lackey, Jeffery Thompson, Michael Arrington, Mark Lewis
- Richard Forbes updated the Board on the Historic Preservation Calendars. The City Council meeting date was moved to November 16, 2015. The calendar will be available to the public after that date.

ADJOURNMENT

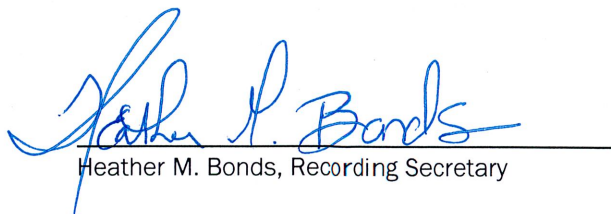
Dena Wild, Chairperson, adjourned the meeting at 4:55 p.m.

STAFF PRESENT

David Bass, Assistant City Attorney
Heather Bonds, Recording Secretary
Jason Burton, City Planning
Richard Forbes, Historic Preservation Officer



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary