



HISTORIC PRESERVATION BOARD

MINUTES ■ AUGUST 3, 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-Chair (left at 6:05)
Michael Arrington
Lucie Ghioto
Sean Lackey
Mark Lewis
Vijay Marolia (left at 5:55)
Scott Sidler
Dena Wild

Staff Members

Richard Forbes
Heather Bonds
Jason Burton
David Bass

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 JUNE 1, 2016 MINUTES

Mark Lewis MOVED to approve the Minutes of the June 1, 2016 meeting. Lucie Ghioto SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (9-0).

CONSENT AGENDA

1. Case No.: HPB2016-00125, 1246 E. Ridgewood St.

Applicant: Thomas Dickey, 1510 E. Jefferson St., Orlando, FL 32801
Owner: Thomas Dickey, 1510 E. Jefferson St., Orlando, FL 32801
District: Colonialtown South Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a 420 sq. ft addition to garage/apartment; and to install 6' wooden fence with a new gate.

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 and details of the proposed addition shall match the existing house.
3. French doors shall have dimensional exterior muntins.
4. Windows in the addition shall be similar in installation to existing windows and shall have exterior dimensional muntins.

2. Case No.: HPB2016-00158, 78 W. Church St.

Applicant: Mark Ferguson, Fergs Depot, LLC, 78 W Church Street, Orlando, FL 32801
Owner: Mark Ferguson, Fergs Depot, LLC, 78 W Church Street, Orlando, FL 32801
District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to demolish non-contributing additions to expose original floor plan and walls.

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. Concrete floor shall be stained to match the existing floor tile.
3. Any required railings shall require additional review by the Minor Review Committee.
4. Existing windows and doors exposed by the removal of the wood and glass walls shall be repaired as necessary to match other historic windows and doors.

3. Case No.: HPB2016-00153, 1818 E. Washington Street

Applicant: George Flint, 1818 E. Washington St., Orlando, FL 32801
Owner: George Flint, 1818 E. Washington St., Orlando, FL 32801
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing one story garage, construct a two story garage with apartment above similar in materials and design to the main house and construct a pool.

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.
3. All window, eave and trim details and materials to be similar to the existing house as shown on the proposed plans.

Sean Lackey Recused himself from Case 3. Mr. Lackey filled out Form 8B and returned it to the Recording Secretary.

Alyssa Benitez moved to APPROVE the Consent Agenda. Lucie Ghioto SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (9-0).

REGULAR AGENDA**4. Case No.: HPB2016-00112, 512 N. Fern Creek Ave**

Applicant: Stephen Cold, 1341 S. Grant St., Longwood, FL 32750
Owner: Murphy Development, Inc.
District: Colonialtown South Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a two story duplex with one attached 2 car garage and a detached two car garage on a vacant lot.

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. Use a consistent siding material on both floors, preferably horizontal siding. Decorative shingles may be used in gable ends. Alternatively, shingles may be used on the second floor and horizontal siding on the first floor.
3. Windows shall have the same inset on both the first and second floor, have dimensional, exterior muntins and ganged windows shall have mullions (an intermediate jamb) of a minimum of 8 inches between windows.
4. Window trim shall be similar to other Craftsman style contributing structures in the district.
5. Eliminate entrance door sidelight on unit A and use an extra wide door.
6. North Elevation, unit A, second floor windows toward the east edge shall be the same size as those toward the west edge. This façade does not have the required transparency on the second floor.
7. East elevation, unit A, align first and second floor center windows and add additional transparency to the second floor.
8. North elevation, unit A, porch corner columns shall be composed of three posts each.
9. Roof pitch shall be a minimum of 12/4 on both units. Porches can be less.
10. East elevation, unit B, second floor pair of windows over porch shall be same size as the other pair of windows.
11. Gable end barge eave boards shall be at least 2 inches deeper than the rafters.
12. Cement board siding, if used, shall have a smooth surface so that when painted will emulate historic, painted wood siding.
13. Windows on the west elevation of units A and B and the South elevation of unit B shall have the same Craftsman style muntin pattern as found on the north and east elevations.
14. Parapet wall over central garage shall be finished to match with siding.
15. Decorative beam ends or brackets shall be consistent on gable end facades.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of the site, Sanborn Map, site survey, neighboring properties, proposed elevations and floor plans, and the square footage comparison map of the Colonialtown South Historic District.

Sean Lackey asked for clarification of the front (east) elevation for Unit B. Jeffery Thompson questioned the roof pitch. Mr. Forbes stated the Staff's Condition of a 12/4 roof pitch is the minimum for a Craftsman bungalow. Mr. Forbes also clarified that only what is visible is reviewable in the Colonialtown South Historic District. The Board also asked Mr. Forbes about the foundation materials, Condition 2, windows, garage doors, parapet roof, and detached garage. The parapet roof above the garage is a roof terrace. Window lite pattern should be consistent on all windows on both buildings and should be a 3/1 or 6/1 pattern. The garage building should match the material of the main structure.

Stephen Cold, 1341 S. Grant Street, Longwood, FL 32750 spoke as the applicant. Mr. Cold had questions or concerns about several Staff Conditions. He discussed the siding and stucco proposed exterior, window placement, gable end details, and the vent. Eave brackets will not be included on the first floor. Jason Burton, Chief City Planner, informed the applicant that City Code does not support two curb cuts on a major thoroughfare and that Public Works should review this proposal before moving forward. Mr. Cold did not design the driveways as one on each street, as would be allowed by code, because of the large street side yard setback. Mr. Cold stated that tandem house designs do allow for two curb cuts on a property site, however, tandem house designs are not allowed in the historic preservation zoning. The one story garage between the two units and the mix of exterior siding materials breaks up the massing of the structure. Mr. Cold also questioned Staff Conditions 5, 9, and 12.

There was no other Public Comment.

The HPB discussed the exterior material, garages, windows, and the roof pitch. Overall, the design is favorable. Chairman Thompson expressed his opinion that the garages are too close together giving the entire project a massive appearance. The Board agreed that there are several issues that need to be resolved.

Dena Wild moved to DEFER the request subject to a meeting with the Design Review Committee. The Board encourages the applicant to alleviate the transportation issues with Public Works prior to resubmittal. Vijay Marolia SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (9-0).

5. Case No.: HPB2016-00160, 901 E. Central Blvd.

Applicant: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
Owner: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing non-contributing duplex; and to construct a new single family residence (2281 living sq. ft.) and a detached garage.

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 for demolition.
3. Windows shall have exterior, dimension muntins and ganged windows shall have mullions between the windows of 8 inches to be more similar to historic wood divided light windows.
4. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
5. Doors shall have a muntin pattern compatible with the windows.
6. Eliminate dormer gables on front of house roof or alternately use a larger single center dormer gable.
7. Reduce pitch of entry feature gable to match porch roof and omit half-timber design.
8. Increase height of porch floor to a minimum of 3 or 4 steps above grade.
9. Increase transparency on the ground floor, west façade and second floor south façade.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of the existing non-contributing duplex, 1956 Sanborn map, street views, proposed site plan, living and gross square footage comparison map of the Lake Lawsona Historic District, proposed elevations, and floor plans.

Dena Wild inquired if the metal roof on the porch is typical. Mr. Forbes confirmed that in the Frame Vernacular style, the porch typically has a lower pitch and can be a different material than the main roof. Ms. Wild also expressed concern for the large oak tree on the property. Mr. Forbes stated that the tree is close to the property line and should not be affected by construction. The Board also asked about columns, lot size, shingles on the dormer, window jams, and the horizontal window on the front façade. Staff Condition 6 addresses the horizontal window.

Dean Burleson, 100 S. Eola Drive, Orlando, FL 32801, spoke as the applicant. Scott Sidler asked the height of the two windows on the side of the house that are located in the stairwell. The windows are located on stair landings. Mr. Forbes suggested omitting a window and making the top window longer to be consistent with the other upper story windows. Mr. Sidler also asked about the garage door material. The doors should appear to be carriage style doors.

There was no other Public Comment.

The Board discussed the garage doors, rear elevation, columns, gable facing, and fascia.

Sean Lackey moved to APPROVE the request subject to Staff Conditions with Addition of Conditions 10. Window surrounds shall not be a picture frame style and shall include projecting sills, side jams, and a head trim; 11. Fenestration in the stairwells shall be modified to be consistent with the rest of the windows; 12. Fascia on the gable ends shall be modified to have a continuous turndown to the tip of the eave from the triangle down to the wall plane; 13. The garage shall have a carriage style door simulating two doors; 14. Columns shall have a defined base and top trim 15. Additional windows shall be added to the garage and rear façade of the house subject to Minor Review. Scott Sidler SECONDED the Motion.

The Board discussed the Motion. The Applicant asked if the Board would remove Condition 15 due to the setback of the garage.

Sean Lackey proposed to remove Condition 15 from the Motion. The Board voted and Condition 15 was REMOVED from the Motion (9-0).

Dena Wild expressed concern for the tree and inquired about adding a Condition to protect the tree. Jason Burton informed the Board that new City Codes have added protection to existing trees.

The Motion was voted upon and PASSED by a Unanimous Voice Vote (9-0).

6. Case No.: HPB2016-00161, 905 E. Central Blvd.

Applicant: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
 Owner: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
 District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing, non-contributing duplex; and to construct a new single family residence (2384 living sq. ft.) and detached garage.

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 for demolition.
3. Windows shall have exterior, dimension muntins and ganged windows shall have mullions between the windows of 8 inches to be more similar to historic wood divided light windows.
4. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
5. Windows in dormer on front of house shall have a compatible muntin pattern to the other house windows.
6. Windows on the west façade above the stair shall be one window the same as the other large second floor windows.
7. Front door shall have a muntin pattern compatible with other front doors and windows
8. Eliminate the slight bump-out on the front façade as it creates an awkward eave line.
9. Increase height of porch floor to a minimum of 3 or 4 steps above grade.
10. If shutters are installed, they shall be 1/2 the width of the window.
11. Add an additional window on east and west façade at the second floor front bedrooms

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included Images of the existing and proposed site plan, proposed elevations, square footage comparison map of the Lake Lawsons Historic District, and site photos.

Sean Lackey asked if the bump-out would not be allowed by code. Michael Arrington prefers the second floor bump-out. Jason Burton clarified that projections that do not stretch to the floor, such as bay windows, can encroach into the setback by 24 inches. Chairman Thompson commented on the columns. The Board also discussed the metal roof, building materials, eaves, brackets, and garage doors. The garage doors are less visible and only half of the garage would be visible from the street. Chairman Thompson stated that this proposal is more appropriate for this neighborhood than the previous proposal.

Sean Lackey moved to APPROVE the request subject to Staff Conditions with the Addition of Condition 12. Fascia on the gable ends of the porch shall continue down to the tip of the eave; 13. Bracket design shall be modified with additional detailing subject to Minor Review; 14. Detailing on the columns shall be modified subject to Minor Review. Lucie Ghioto SECONDED the Motion.

Scott Sidler requested a friendly amendment to add Condition 15. The material and style of the garage doors shall have additional Minor Review. Michael Arrington SECONDED the amendment. The Board voted and the amendment PASSED with VOICE VOTE (8-1; Lackey Opposed).

The Motion was voted upon and PASSED by a Unanimous Voice Vote (9-0).

Vijay Moralia left the meeting at 5:55.

7. Case No.: HPB2016-00148, 401 W. Livingston Street

Applicant: City of Orlando, Historic Preservation Office, 400 S. Orange Ave, Orlando, FL 32802
Owner: City of Orlando, 400 S. Orange Ave, Orlando, FL 32802
District: Commission District 5

A request to consider Orlando Historic Landmark Status for the structure located at 401 W. Livingston Street, historically known as the Mayor Bob Carr Performing Arts Center/Municipal Auditorium.

Recommended Action: Approval of the Orlando Historic Landmark status request as Staff finds that the structure meets criteria A and B of section 65.720

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation. He reviewed the Landmark criteria and stated that the Mayor Bob Carr Performing Arts Center/Municipal Auditorium meets two of the nomination criteria. Only one of the four criteria needs to be met for Orlando Landmark Status. These criteria are identical for inclusion on the National Register of Historic Places. Mr. Forbes reviewed the history of the site. The Municipal Auditorium housed the Orlando Philharmonic, Orlando Ballet, and Orlando Opera. During World War II, it was used for dances for servicemen twice monthly. Over the years, the structure was updated and adapted to new theater technologies and comforts. Mr. Forbes' presentation included aerial images, historic images, Sanborn Map images, and historic postcard images showing the original 1926 structure and a postcard from the 1970s showing the glass enclosure. He also exhibited event programs, including the opening ceremony program from the 1978 expansion.

Alyssa Benitez left the meeting at 6:05 p.m.

Dena Wild questioned if architectural changes proposed in the future would come before the HPB since it is not being nominated for its architecture. Mr. Forbes clarified that the Landmark status would require any future alterations come to the Board and be reviewed using the most applicable criteria. Sean Lackey inquired if the entire site would be included in the Landmark protections, as the expansion from the 1970s is not yet 50 years old. Jeffery Thompson questioned if the Landmark nomination should include criteria C (architecture). Mr. Forbes stated that it only needs to meet one of the four criteria to be nominated, however, the HPB could vote that it meets Criteria C as well, if the board desires.

Emmett O'Dell, 717 31st Street, Orlando, FL 32805, spoke in favor of Landmarking the Municipal Auditorium. He would like to see the building returned to its original architecture and use as a municipal auditorium.

Mark Line, 548 S. Hyer Ave, Orlando, FL 32801, spoke in favor of the Landmark status and represents the Orange Preservation Trust. He pointed out that the structure turns 90 years old this year and has been in continuous use. It is significant to many Orlando citizens since its opening.

Carol Barnes, 2720 Newark Way, Orlando, FL 32803, spoke in favor of the Landmark status and represents homeowners in the Lake Como neighborhood. She has performed with the Orlando Philharmonic on the stage and stated the backstage corridors are filled with artwork and signatures from past performers.

Robert S. Carr, Jr., 204 W. Spruce Street, Orlando, FL 32804, spoke in favor of the Landmark status. He is the son of Mayor Bob Carr, namesake of the theater. His father raised money for the art center, as he saw an importance for arts in Orlando. He saw many performances there including Elvis, Liberace, and met Donna Douglas (Elly May Clampett). He also stated the importance as a graduation site for local high school students.

Mark Lewis moved to APPROVE the Landmark Request. Dena Wild SECONDED the Motion. The Motion was voted upon and PASSED by an Unanimous Voice Vote (7-0)

8. Case No.: HPB2016-00149, 649 Bentley Street

Applicant: City of Orlando, Historic Preservation Office, 400 S. Orange Ave, Orlando, FL 32802
Owner: City of Orlando, 400 S. Orange Ave, Orlando, FL 32802
District: Commission District 5

A request to consider Orlando Historic Landmark Status for the structure located at 649 Bentley Street, historically known as the Davis Armory.

Recommended Action: Approval of the Orlando Historic Landmark status request as Staff finds that the structure meets criteria A and C of section 65.720

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included a timeline, Sanborn Map images, historic photographs, images of the current building and architectural details, and dedication plaques on the structure. The Armory was named for Robert Davis, Orlando's first WWII casualty. The building is one of the few documented Works Progress Administration (WPA) built structures remaining in Orlando, others include the post office on Magnolia and portions of Dickson-Azalea Park. Mr. Forbes reviewed alterations and additions to the structure.

Chairman Thompson asked why it was not nominated under criteria B (relating to persons with historic significance). Mr. Forbes explained that there is not much known about Robert Davis, other than that he died in a training camp in 1941. Mr. Thompson also inquired about its usage as an armory. Mr. Forbes clarified that the National Guard utilized this structure until the 1950s when it became a recreation center.

Emmett O'Dell, 717 31st Street, Orlando, FL 32805, spoke in favor of Landmark status. He emphasized its importance as a WPA project and its Art Deco architecture.

Mark Line, 548 S. Hyer Ave, Orlando, FL 32801, spoke in favor of the Landmark status and represents the Orange Preservation Trust.

Dena Wild moved to APPROVE the Landmark request. Sean Lackey 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 Appearance
- Announcements
 - The Publications Committee met on July 27, 2016 to select the calendar photos
- Report on Minor Reviews (June/July)

ADJOURNMENT

Jeffery Thompson, Chairperson, adjourned the meeting at 6:45 p.m.

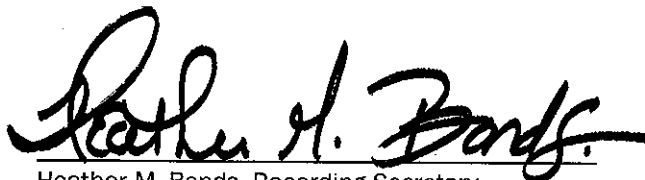
STAFF PRESENT

David Bass, Assistant City Attorney
Jason Burton, City Planning
Kelly Moody, Downtown Development Board
Jacques Coulon, City Planning

Heather Bonds, Recording Secretary
Richard Forbes, Historic Preservation Office
Kyle Shephard, Chief Assistant City Attorney
Brian Ford, City Planning



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary