



HISTORIC PRESERVATION BOARD

MINUTES ■ FEBRUARY 1, 2017

MEETING INFORMATION

Location

City Council Chambers

2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

4:00 p.m.

Members Present

Alyssa Benitez, Chairperson
Lucie Ghioto, Vice-Chairperson
Sean Lackey
Tim Lemons
Mark Lewis
Scott Sidler
Jeffery Thompson
Dena Wild

Members Absent

Vijay Marolia

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff

CONSIDERATION OF THE DECEMBER 7, 2016 MINUTES

Jeffery Thompson MOVED to approve the Minutes of the December 7, 2016 meeting. Scott Sidler SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).

CONSENT AGENDA

1. Case No.: HPB2016-00303, 63 E. Pine Street

Applicant: Jerome Uhan, Innovative Quest II Corp, 1 S. Orange Avenue, STE 502,
Orlando, FL 32801
Owner: Keith Mawardi, 1026 W. Central Blvd, Orlando, FL 32805
District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to make alterations to the first level storefront and add a new entry door to the second floor.

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. Case No.: HPB2017-00005, 1107 Ridgewood Street

Applicant: David Moffett, 1107 Ridgewood Street, Orlando, FL 32803
Owner: David Moffett, 1107 Ridgewood Street, Orlando, FL 32803
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove an 8'x10' wooden shed and construct a new 20'x30', 1-story wood frame accessory structure to match the style and materials of the existing 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. All materials and details shall match the existing house.
3. Structure may not exceed 12 feet to the midpoint of the roof.

Lucie Ghioto MOVED to approve Consent Agenda. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

3. Case No.: HPB2016-00271, 1109 E. Jackson Street

Applicant: D. Ashley Burleson, A&M Homes, LLC, 7320 Narcoossee Rd, Orlando, FL 32822
Owner: Equity Orlando, LLC, 2255 Glades Rd, Ste. 324A Boca Raton, FL 33431
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing non-contributing single family home and to construct a new two-story single family home containing 3849 of living sq ft with 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 the required 180 day waiting period for demolition however, the demolition permit may not be issued until the permit for new construction has been issued per Section 62.709.
3. All windows shall have dimensional exterior muntins to simulate wood double hung, divided light windows and be recessed similar to historic windows in the district.
4. Window trim details shall be similar to other Craftsman style contributing properties in the district.
5. Increase depth of fascia board to a minimum of 8 inches.
6. Second floor rear porch wood columns shall be increased in size in keeping with the style of the house and the lower rear porch columns.
7. Recommend a low slope metal roof at the rear elevation between the two wings.
8. Foundation shall be expressed by a material or plane change and the addition of false vents to give the impression of a traditional raised foundation.
9. Porch roof over entry steps shall be shingle to match the remainder of the porch roof.

Richard Forbes, Historic Preservation Officer, reviewed the case with a PowerPoint presentation that included images from the 1956 Sanborn map, site photos, current map, square footage comparison maps, photos of the neighboring properties, and proposed floor plans, roof plan, garage and house elevations, and site plan. He reminded the Board that this case was deferred from the December meeting to the Design Review Committee and noted the minutes from both meetings are included in the board packets. He reviewed the issues that the DRC discussed, which included the setbacks, size, massing, and the plain styling of the garage. He stated the changes to the proposal since the December meeting and explained that the new proposed setback of the main house is 73.89' to the front porch which is the approximate difference between the neighboring houses which are setback at 50ft and 100ft. As suggested by the DRC to reduce the massing, the main body has been pushed back to 88.89ft and the second floor at 96.96ft.

Jeffery Thompson asked Mr. Forbes what the change in the square footage is; Mr. Forbes stated that the new living square footage is 3849 (3814 previous) and 5310 gross square footage (5359 previous). The Board also asked Mr. Forbes about the required setbacks, retaining wall, garage elevations, and for clarification on architectural features.

David Davis, 1201 E. Jackson Street, spoke as the neighbor to the east. He also sent in a letter which was given to each Board Member and entered into the record. He is in favor of new construction but expressed concerns with this proposal's massing, setbacks, and the driveway being too close to the lot line.

Brian Thomas, 120 S. Thornton Avenue, owns the properties to the west and across the street. He is concerned that the size of

the house has not reduced since the last proposal. He stated that this is the smallest lot along the lake and that the large proposed house is not in keeping with the surrounding portions of houses on their lots.

Ashley Burleson, 7320 Narcoossee Rd, Orlando, FL 32822, spoke as the applicant. He stated that the proposed setback of about 75 feet was the difference between to two neighboring properties, as directed by the DRC. He also reviewed other changes he has made to the proposal resulting from discussions with the DRC. The Board asked him questions regarding vegetation, setbacks, construction materials, and the trellis on the rear garage. The proposal current meets all zoning setbacks, however, discussion took place about the trellis which will encroach into the rear accessory structure setback. Staff said that architectural features, by code, could encroach into setbacks and would research if this would be supported. The proposed material is stucco with board and batten in the gables. Stucco was a common material in Craftsman architecture in Florida, though not as prominent in other areas.

Dena Wild stated that the material and architectural details will not be as perceived to the common resident as much as the massing and size of the structure. The Board continued discussion on the front setback and the rear accessory structure setback. Overall, they felt this proposal is an improvement from the original submission and commended the applicant for working with the Design Review Committee on making changes. The current structure was also discussed and it was felt that although it is considered non-contributing in the Lake Lawsona Historic District, it is now over 50 years old and would be contributing if the district was established this year. It was discussed that a replacement project should be more similar to the overall size and massing to the original structure. The proposed house is disproportionate to the lot size when compared to the larger lots around the lake. Tim Lemons and Scott Sidler reviewed the architectural elements with comparison to the historic Craftsman style.

Jeffery Thompson MOVED to approve the case subject to Staff Conditions and to make Condition 7 a requirement; to add Condition 10.) Move the main structure 10 feet forward towards the Right of Way. 11.) Reduce the length of the house by 10 feet and 12.) Move the garage forward by 10 feet. Mark Lewis SECONDED the motion.

Tim Lemons proposed a friendly amendment to Condition 12.) Move the garage forward by 5 feet

The Board discussed the friendly amendment and the motion. Reducing the width verse the length of the house was extensively discussed. After discussion, Mr. Thompson did not accept the friendly amendment to his motion. The Board discussed the best condition to reduce the mass debating whether to place a maximum living square footage requirement, a gross square footage maximum, a maximum ISR requirement, or a dimensional requirement such as a width.

The Board Voted on the MOTION which FAILED (3-5; Yays: Thompson, Lemons, and Lewis).

Lucie Ghioto proposed a 5% reduction in the living square footage. The Board continued discussion as to whether a required reduction in gross and living square footage should be imposed. Because porches reduced the overall massing but count towards the gross square footage, some Board Members did not support limiting the gross square footage. The Board also discussed the setbacks of the garage and a desire to move it forward from the lake.

Jeffery Thompson MOVED to approve the case, subject to Staff Conditions and to make Condition 7 a requirement; and to add Condition 10.) Allow the main structure's front setback to move up to 10 feet forward. 11.) The garage shall be moved 5 feet forward 12.) The main structure shall not be larger than 3250 living sq ft. Mark Lewis SECONDED the Motion.

The Board discussed the motion. Jeffery Thompson clarified that Condition 10 is an option for the applicant and the house can be moved anywhere up to 10 feet. Tim Lemons cautioned that by requiring a reduction in square footage can result in a completely different house. Mr. Thompson stated that if the proposed house were to change too much that it would be in the purview of the Minor Review Committee to send it back to the full board.

Lucie Ghioto offered a Friendly Amendment to the Motion by altering Condition 12 to increase the maximum living square footage to 3500 from 3250. Mr. Thompson accepted the Friendly Amendment. The Board voted on the Friendly Amendment to the MOTION and it was passed by an unanimous voice vote (8-0).

The Board voted on the MOTION which passed by a unanimous voice vote (8-0).

OTHER BUSINESS

- General Appearances: There were no general appearances
- Announcements/Discussion:
 - Dena Wild inquired about the Landmark Status of the Bob Carr Theatre and the Armory.
 - Both are currently waiting for a verified legal description to be completed once the surrounding streets have finished construction.
 - The proposed Landmark Ordinance was also discussed. The Board is encouraged to attend any upcoming workshops or write letters of their professional opinions to the City Council prior to the Second Reading and adoption of the ordinance.
- Report on Minor Reviews (December/January)

ADJOURNMENT

Alyssa Benitez, Chairperson, adjourned the meeting at 5:50 p.m.

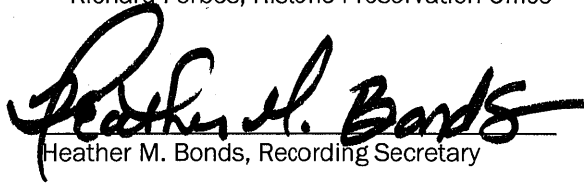
STAFF PRESENT

Melissa Clarke, Assistant City Attorney
Jason Burton, City Planning



Richard Forbes, Historic Preservation Officer

Heather Bonds, Recording Secretary
Richard Forbes, Historic Preservation Office



Heather M. Bonds, Recording Secretary