

MEETING
INFORMATION**Location**

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

Time

4:00 p.m.

Board Members**Present**

Alyssa Benitez,
Chairperson

Laurie Burns
Sean Lackey
Tim Lemons
Mark Lewis
Scott Sidler

Jeffery Thompson
Dena Wild

Absent

Lucie Ghioto

MINUTES ▪ AUGUST 2, 2017

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the June 7, 2017 Minutes
 - **Jeffery Thompson MOVED to approve the Minutes of the June 7, 2017 meeting. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).**

CONSENT AGENDA

Jeffery Thompson requested to move Case 3. HPB2017-00137 to the Regular Agenda.

Richard Forbes, Historic Preservation Officer, informed the Board that the applicant for Case 6. HPB2017-00140 has requested to Withdraw.

1. Case No.: HPB2017-00102, 14 E. Washington Street

Applicant: Wayne and Caroline Harvey, 14 E. Washington Street
Owner: 14 East Washington, LLC, 1800 Pembroke Dr., Orlando, FL 32801
District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to convert a storefront window to a folding door system.

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. *New operable door system shall be similar in material, color and finish to existing storefront and glass shall be clear glass.*
3. *Proposed folding doors shall fold and stack inward rather than onto the public right-of-way.*

2. Case No.: HPB2017-00115, 20 Shine Avenue

Applicant/Owner: Robin and Nancy Lewis, 20 N Shine Avenue, Orlando, FL 32801
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a porte-cochere on 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. *All materials and design details shall match the existing historic house.*

4. Case No.: HPB2017-10008, 510 Cherokee Drive

Applicant/Owner: Peter Gianini, 510 Cherokee Drive, Orlando, FL 32801
District: Lake Cherokee Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove the existing screens and screen door in the front porch arched openings and replace with fixed glass windows and new door to convert the porch to conditioned space; add a bracket supported pent roof over the entry door.

Staff Recommendation: 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. *Glass proposed for porch must be clear with no tint.*
3. *Proposed pent roof on porch shall match the main roof tile material.*
4. *Glass framing shall be similar to the existing screen framing.*
5. *The proposed front door will require additional review.*
6. *New gutters shall match the existing.*

6. Case No.: HPB2017-00140, 1607 Delaney Avenue (Request to Withdraw)

Applicant: HNR Construction, LLC, 5448 Hoffner Avenue, Orlando, FL 32812
Owner: Daniel Zukoski, 1607 Delaney Avenue, Orlando, FL 32806
District: Lake Copeland Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing garage and to construct a three car garage with office and storage space above with 2296 gross square feet and 1287 square feet of living/office space.

Staff Recommendation: 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 the size of the structure to a floor plate with a maximum of approximately 700 square feet and with a maximum width of 32 feet.*
3. *Additional fenestration shall be added to the north, south, east and west elevations in sufficient number and size and orientation to be similar to other historic garage structures subject to Minor Review Committee approval.*
4. *Windows shall be inset the same on both the ground and second floor and be similar in style and details to historic windows in the main house and district. Paired windows shall have a mullion a minimum of 6 inches wide.*
5. *Final siding, trim, gable end and eave design details shall match the main house and shall be subject to additional review by the Minor Review Committee prior to permitting.*
6. *Waive the 180 day waiting period for demolition however, the permit for demolition may not be issued until the replacement building permit is issued.*

Jeffery Thompson MOVED to approve the Consent Agenda with the exception of Case 3, which has been moved to the Regular Agenda and to accept the Applicant's request of Case HPB2017-00140 to Withdraw. Scott Sidler SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

3. Case No.: HPB2017-00137, 213 E Miller Street

Applicant/Owner: Homer Hartage, 4862 Indialantic Dr., Orlando, FL 32808

District: Lake Copeland Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a second story addition, ground floor addition to the rear and make alterations to the main 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. Additional Minor Review and approval will be required for materials prior to permitting.
3. Combine and widen the second floor single windows on east façade to form a triple ganged window
4. Widen the single second floor window facing south to be more similar to other windows.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included site photos, site survey, proposed elevations, and the roof plan. He explained that the garage, constructed in 1930, is a contributing structure and the main house, which was built in 1950, is a non-contributing structure in the Lake Copeland Historic District. He stated that this proposal will also need to go before the Board of Zoning Adjustment because there is only approximately 7 feet between the garage and house, where 10 feet is required.

Jeffery Thompson asked Staff to clarify which windows are proposed to remain, which are the metal casements, and he asked which windows Staff has directed conditions towards. Questions were also asked about the block wall, structural issues, and the radical changes to the existing structure. Mr. Sidler asked if the Board should review this proposal as if it were new construction, which Mr. Forbes confirmed that the new construction guidelines from the 62.706 were used for his recommendations. Mr. Thompson inquired if this structure would be considered contributing if the district was created today, as opposed to 1984, when the Lake Copeland Historic District was established; Mr. Forbes said it would be. The Board also asked about the garage, which is not being proposed to be altered in this proposal.

Homer Hartage, 4862 Indialantic Dr., Orlando, FL 32808, spoke as the owner and applicant. He stated that he has been working with the Staff on recommendations to the proposal. He addressed several of the Board's questions concerning the windows, roof line, chimney, and the block wall. He also stated that he intends to live in the house once it's completed, which will resolve some neighbor's concerns about the parking issues with the current tenants. Scott Sidler informed the applicant that Hope's is a window company that may have matching windows. Mr. Hartage also addressed the garage and stated that he does not plan to alter the garage which the exception of maintenance to the doors.

Aly Benitez, Chairperson, read a letter in the record from neighbors concerned about the parking. This letter was signed by Dr. Barry Mattox, 210 E. Miller St.; Deborah Mattox, 210 E. Miller St.; Sharon Fisher, 212 E. Miller St.; John V. Starr III, 204 E. Miller St.; and Dr. Renata Starr, 204 E. Miller St.

The Board discussed the proposal. Mr. Thompson stated that he thought the different styles and time-periods of the windows may create incongruity on the overall appearance and would support additional modern windows. He also supported the single windows as shown on the east façade proposed elevation. Tim Lemons questioned discrepancies between the proposed floor plan and the plans and would suggest a Design Review Committee meeting to ensure the elevations are an accurate reflection of the proposal. He also likes the corner window and supports it being incorporated into the proposal.

Scott Sidler MOVED to approve the case subject to Staff Conditions and to add Conditions; 5. The applicant shall reconcile the floor plan and elevation subject to Minor Review. Dena Wild SECONDED the Motion.

The Board discussed the motion addressing a need to amend the motion to include a modification to Staff's Condition 3.

The Motion was voted upon and FAILED by a Voice Vote (1-7; Mark Lewis approved).

Jeffery Thompson MOVED to approve the case subject to Staff Conditions and to modify Condition 3. To provide more flexibility to the proposed windows in the east façade; add Condition; 5. The applicant shall reconcile the floor plan and elevation subject to Minor Review. Scott Sidler SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (8-0).

5. Case No.: HPB2017-00136, 313 ½ E. Amelia Street

Applicant/Owner: Jessica and Jeremy Mostyn, 313 E. Amelia St., Orlando, FL, 32801
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing accessory structure and to construct a detached, 2 story, 2 car garage with a 683sf apartment in the same location; and to approve a variance of 12.5 feet to the required rear yard setback of 15 feet.

Staff Recommendation: 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 (However, per Section 65.732, the applicant must receive a building permit for the new development prior to receiving a demolition permit.)*
3. *Siding shall have a smooth finish to be similar to the texture of historic siding in the District.*
4. *Windows and Doors shall have dimensional exterior muntins to simulate historic, true divided light windows and doors.*
5. *Windows shall be inset similar to historic windows in the district.*
6. *Window muntins shall have a 6/1 or 3/1 pattern.*
7. *Any additional driveway paving will require additional review.*
8. *Allow a variance of 12.5 feet to allow the structure to be at 2.5 feet from the rear property line.*
9. *Rear facing windows shall be non-vision windows and use opaque glass and if operable not allow a view.*

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included a Sanborn Map image, site photos, a current survey, proposed site plan, and the proposed plans. The garage is being proposed to be demolished due to a tree falling in 2014 which damaged the structure. Mr. Forbes stated the Board previously saw this case in 2015 to demolish the garage and build a one story garage. That work was not completed. This proposal requests to rebuild a two story structure with a similar footprint in the same location. This will require the HPB to grant a variance of 12.5 feet to allow the new structure to be in the same location as the historic garage.

Sean Lackey asked about the accuracy of the Sanborn maps. Mr. Forbes stated that they are a reliable resource though they were hand-drawn and errors could have occurred. Mr. Thompson asked what the current overhang of the roof is and what is proposed. Mr. Forbes stated both are approximately 16 inches.

There was no public comment.

Mr. Sidler stated that he supports this case, as there was significant damage to the garage due to a tree fall. He also stated that in other similar cases that the Board should be more stringent in allowing demolition of historic garages, as they are becoming rarer and rapidly being replaced with modern structures.

Dena Wild MOVED to approve the case subject to Staff Conditions. Jeffery Thompson SECONDED the motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (8-0).

OTHER BUSINESS

- General Appearances
- Announcements
 - Update on 2018 Historic Preservation Calendar- The Publications and Awards Committee met and selected the winning images
- Report on Minor Reviews (June/July)

ADJOURNMENT

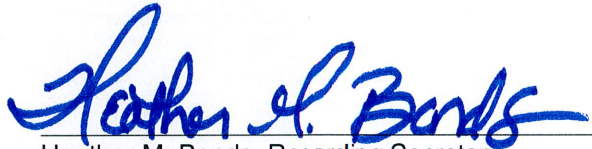
Alyssa Benitez, Chairperson, adjourned the meeting at 4:55 p.m.

STAFF PRESENT

Heather Bonds, Recording Secretary
Jason Burton, Chief Planner
Richard Forbes, Historic Preservation Officer
Sarah Taitt, Assistant City Attorney



Richard Forbes, Historic Preservation Officer


Heather M. Bonds, Recording Secretary