

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**

Lucie Ghioto,
Chairperson

Scott Sidler,
Vice-Chairperson

Beth Hobart

Tim Lemons

Mark Lewis

Kevin Motschall

Jeffery Thompson

Dena Wild

Absent

Laurie Burns

MINUTES ▪ JANUARY 3, 2018

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the December 6, 2017 Minutes
 - **Mark Lewis MOVED to approve the Minutes of the December 6, 2017 meeting. Jeffery Thompson SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).**

REGULAR AGENDA

1. Case No.: HPB2017-10119, 1812 E. Jefferson St.

Applicant: Tom Price, 552 Lake Avenue, Orlando, FL 32801
Owner: Anja Franke/Wolfgang Stehle, 1812 E. Jefferson St., Orlando, FL 32803
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish existing house and to construct a 3309 living sq. ft. two story Craftsman Bungalow with a recessed, one story single-car garage. The proposed house will have an upstairs and downstairs unit.

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. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. 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.
5. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows and shall have mullions between ganged windows of 8 inches to be similar to historic paired windows.

6. *Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.*
7. *Window trim details shall be similar to other Craftsman style contributing properties in the district.*
8. *Doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.*
9. *Cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.*
10. *Place the body of the house at 27 feet from the property line to be more similar to the existing block face. (proposed location is at 25 feet)*

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation which include site photos, images of neighboring properties, Sanborn map, living square footage comparison map, the proposed layout, existing and proposed site survey, floors plans, roof plan, and the proposed elevations. Mr. Forbes stated that this is a non-contributing structure due to being built between 1947-49, when the Lake Lawsona cutoff date is 1944. The proposal is to construct a new Craftsman Style Bungalow with an attached garage. He reviewed Staff Conditions, explaining Condition 10 to place the body of the house at 27 feet to be more compatible with the pattern of development within the block face.

Jeffery Thompson asked Mr. Forbes if the exterior stairs are proposed to be visible and if they are typical in historic pattern of development. Mr. Forbes confirmed that they will be visible from the front façade. Exterior stairs were added to structures throughout the neighborhood when several of the structures were converted to multi-units; however the more recent trend is to remove these and convert back to single-family residences. Several Board Members inquired about the dual curb-cuts and driveways. Mr. Forbes explained that the second driveway is required because of the proposed second unit. He had suggested that the applicant push the garage back to allow for the required parking to be on one side, which is more typical in the historic districts; however the applicant did not want to sacrifice any backyard space. Kevin Motschall expressed concern about demolishing a house from this time period and inquired if there had been any comments from the neighborhood. Mr. Forbes stated that had the district been created today, this structure would be considered contributing; however, the Ordinance was not written with rolling dates to include additional structures as contributing structures. The period of significance for the Lake Lawsona Historic District was concluded at 1944. Mr. Motschall added, that this proposal is a departure from the character, massing, and size of others within the neighborhood.

Tom Price, 522 Lake Avenue, Orlando, FL 32801, spoke as the applicant and architect. He stated that the owner's desire for this project was to use the existing footprint of the current structure to preserve the space of her backyard. Mark Lewis asked Mr. Price if the rear and side elevations shall match the detailed plans of the front elevation, which Mr. Price confirmed.

Jeffery Thompson complimented the design of the proposed structure, however stated that it disturbs the existing development pattern as it includes visible exterior stairs, two driveways, and an attached garage. These elements are not typical of the neighborhood or of bungalow designs. Dena Wild commented that the two driveways is the element that bothers her the most and concluded that if the owner wants a house of this size, then she should concede to losing some of the backyard to comply with the required parking. The Board continued discussion of the size and pattern of development. Tim Lemons expressed that the proposal is of superior architectural design and that it meets all setbacks and other planning codes. The Board agrees that the design is of good quality, however many Board Members expressed concern with the attached garage and second driveway. Mr. Sidler asked to review the living sq. footage comparison map and stated that this size is not very common within the Lake Lawsona Historic District and stated that a large Craftsman Bungalow is more appropriate for the Lake Eola Heights Historic District and not Lake Lawsona, where the structures are typically much smaller.

Jeffery Thompson MOVED to DENY the case. Scott Sidler SECONDED the Motion. The Motion was voted upon and FAILED by a Voice Vote. (2-6; yay: Thompson and Sidler)

The Board discussed the motion stating that changes will need to be made and the applicant should be given a chance to revise the plans and come back to the Board. The main concern is that the second unit requires a second driveway and exterior staircase, therefore the applicant should consider removing the unit at this time or elongate the current driveway and separate the garage to the backyard to comply with the historic building pattern of the neighborhood. The Board spoke with owner, Anja Franke and advised her to weigh her preference of the second unit or her backyard.

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

2. Case No.: HPB2017-10095, 334 Broadway Avenue

Applicant: Mark Kinchla, 728 Hardman Dr., Orlando, FL 32806
Owner: Broadway Law Center of Orlando, LLC., 1150 Louisiana Ave, Winter Park, FL 32789
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct additions to the rear and side of the structure and a cabana building in the rear yard. The applicant is requesting a side yard variance to allow the addition of a porte-cochere.

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. Provide 5 feet between the cabana and the main house so that it meets code.
3. Clarify and revise the type of roof line of the northern second floor addition. Provide a detailed roof plan for additional review.
4. Windows shall be repaired rather than replaced.
5. Proposed door to porte-cochere shall have the same head height as the existing window.
6. Any new metal roofing will require additional review. Metal shingles are encouraged if the existing metal roof cannot be retained.
7. Proposed casement windows shall require additional review and a muntin pattern or alternate may be required.
8. Proposed cabana sliding door shall be a pair of French style doors.
9. Retain and minimize disturbance of the existing retaining wall at sidewalk.
10. Grant the variance to allow the columns of the Porte-cochere to be closer than 5 feet to the property line.

Richard Forbes, Historic Preservation Officer, reviewed the case with a PowerPoint presentation, which was deferred from last month. He stated that the revised plans were received shortly before the Board Packets were sent out and therefore a new Staff Report with Staff Conditions were not created. He presented the revised drawings to the Board.

Mr. Thompson expressed that he expected to see new drawings in the Board packet and stated that the Board should have seen the plans prior to the meeting. Dena Wild asked if Mr. Forbes reviewed the plans, which he stated that he has seen these updated drawings but was not given enough time nor enough detail to update his original Staff Report.

Mark Kinchla, 728 Hardman Drive, Orlando, FL 32803, spoke as the applicant. He stated that he feels that the Board's role is to review conceptual proposals and that modifications to existing structures should not warrant full sets of plans, which take a considerable time to create.

Mr. Sidler explained that the Board is tasked with reviewing the appropriateness of proposed changes within the historic districts and relies on detailed plans to make educated decisions. The final set of construction plans are not presented to the Historic Preservation Board and therefore, applicants are tasked with providing detailed plans to the Historic Preservation Board at their scheduled hearing. The Board reiterated, per the December 6, 2017 minutes, that they did approve the concept of the design and waiting for clearer detailed plans prior to a full approval.

Jeffery Thompson MOVED to DEFER the case until additional details have been determined for Board Review. Scott Sidler SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote. (8-0)

OTHER BUSINESS

- General Appearances: None
- Announcements:
 - Board Members signed up for Sub-Committees
 - The Publications and Award Committee will meet on January 17th to choose the 2019 Calendar theme
- Report on Minor Reviews (December)

ADJOURNMENT

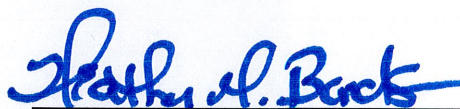
Lucie Ghioto, Chairperson, adjourned the meeting at 5:40 p.m.

STAFF PRESENT

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



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary