MINUTES • MARCH 1, 2017

OPENING SESSION
- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the February 1, 2017 Minutes:

Lucie Ghioto MOVED to approve the Minutes of the February 1, 2017 meeting. Sean Lackey SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

REGULAR AGENDA

1. Case No.: HPB2017-00025, 811 Mount Vernon Street

   Applicant: Hans and Denise Burton, 811 Mount Vernon Street, Orlando, FL 32803
   Owner: Hans and Denise Burton, 811 Mount Vernon Street, Orlando, FL 32803
   District: Lake Eola Heights Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct a new second floor on top of the existing one story garage in the rear yard with a 784 square foot apartment and to grant a rear yard variance.

   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. Eave details shall be similar to the main house.
   3. Windows shall be similar to the main house and have the same exterior, dimensional muntin pattern and the installation depth from face of wall shall be similar to the existing house.
   4. New siding shall have a smooth finish to be similar to the main house.

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, garage elevations, and a site plan. The frame vernacular house was constructed in 1925. A similar style garage was also constructed in 1925 but was demolished and replaced with a two car garage in 1980. The applicant is requesting to construct a second story upon the existing garage, which will require a variance to allow a two-story garage 6.66 feet from the rear setback where 15 feet is required.

The Board asked Staff about the variance request. Mr. Forbes stated that code changes now give purview of some setback variances to the Historic Preservation
Board when a prevailing pattern is evident. Mr. Forbes showed a map with circles around each two story garage less than 15 feet from the rear property line to show that, in this case, there is precedence to this pattern. Jeffery Thompson inquired about the material, stairs, and windows on the existing garage. The current structure is concrete block. The stairs encroach into the side yard setback which is allowed by Code. Mr. Thompson expressed that the existing windows will not be compatible with the new proposed windows which have similar patterns to the windows on the main house. Mr. Forbes also confirmed that the garage has a paneled door which will remain and that the footprint is not changing. The overhang of the new addition was also discussed. Mr. Thompson stated that an overhang on four sides of a structure is not typical. Dena Wild also commented that the windows should have a vertical proportion.

Denise Burton, 811 Mount Vernon Street, Orlando, FL 32803, spoke as the owner and applicant. She stated that she is also a structural engineer and explained that the overhang supported by columns is the least obtrusive way to give the second story support. It is unknown if the existing foundation has steel reinforcing within the footer. The overhang shall be around 8 inches. She also stated that the rear window shall be a frosted/non-vision window as stated by code. The windows on the front were chosen to match the main house, as well as, all other architecture details.

Jeffery Thompson stated that the 8 inch overhang may not be that impactful from the street since this structure is behind the main structure. Matching the first and second story windows was also discussed. Sean Lackey did not feel that the windows were that impactful as only the owners of the house will see the windows and the majority of the structure.

Jeffery Thompson MOVED to approve the case subject to Staff Conditions and to add Condition 5.) The north facing window shall be oriented vertically. 6.) The first floor windows shall be changed to be more in keeping with the entire structure. Dena Wild SECONDED the motion. The Motion was voted upon and PASSED by a Voice Vote (5-1; Lackey OPPOSED).

Staff asked the Board to consider Case 3 next, as the applicant/owner for Case 2 was not present.

Lucie Ghioto MOVED to move Case 3 up on the agenda. Scott Sidler SECONDED the Motion which was APPROVED by a unanimous voice vote (6-0)

3. Case No.: HPB2016-00245, 539 Delaney Avenue

Applicant: Diana LaRue, 4932 Winwood Way, Orlando, FL 32819
Owner: Diana LaRue, 4932 Winwood Way, Orlando, FL 32819
District: Lake Cherokee Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a second story addition with an exterior staircase to the rear of the building with matching materials and windows to the existing structure.

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. Add vent detail to match existing in new gable end.
3. Add trim board in new gable to be similar to north façade.
4. Add additional windows to north and east façade.
5. New windows shall match the existing in material, style, muntins and installation.

Richard Forbes, Historic Preservation Officer, reviewed the case with a PowerPoint presentation that included images from the 1956 Sanborn map, site photos, current map, historic 1910s photo, elevations, roof plan, and a 3-D view of the proposal. This structure is a Classic Colonial Revival built in 1908. The Palladian window is proposed to be removed and reused in the addition.

Mr. Thompson asked if the new addition meets the fenestration requirements. Mr. Forbes stated that he added a condition requiring additional windows as there is no long existing expanse of siding without windows on the structure. Sean Lackey asked if these windows shall match in material, side jams, sills, and size; Mr. Forbes confirmed.
Wayne Dunkelberger, 2096 Hartz Alley, Orlando, FL 32814, spoke on behalf of the applicant. He answered the Board’s questions about the windows, stairs, and gables. All new windows shall match the existing windows and the gables shall have matching vents to the other gables. The stairs will be metal painted black, similar to existing. Dena Wild commended the project for its sensitive adaptive use.

**Jeffery Thompson MOVED to approve the case subject to Staff Conditions. Lucie Ghioto SECONDED the motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (6-0).**

2. Case No.: HPB2017-00024, 1510 Mount Vernon St.

   Applicant: Robert Denney, 1510 Mount Vernon Street, Orlando, FL 32803  
   Owner: Robert Denney, 1510 Mount Vernon Street, Orlando, FL 32803  
   District: Colonial South Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to make alterations to the carport roofline, make inline additions to the rear, construct an accessory structure in the rear yard and grant a variance to the west setback.

   **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. Proposed eave and gable details shall be consistent with the existing eave and gable details.
   3. Proposed block and mortar joints shall match the existing.
   4. New gables shall be clad in siding to match the existing wood gables. If cement board siding is used it shall match the exposure details and smooth texture of the existing wood.
   5. Accessory structure may not exceed 12 feet to midpoint of roof structure.

   Richard Forbes, Historic Preservation Officer, reviewed the case with a PowerPoint presentation that included site photos, existing survey, elevations, roof plan, floor plans, and comparison maps of the living and gross square footages of the surrounding properties. A similar project was approved in 2014 by the Historic Preservation Board and the Board of Zoning Adjustment for setback variances but those have since expired. Due to code changes, this Historic Preservation Board now weighs on those variances. The structure is a 1949 Minimal Traditional home and is a contributing structure. The house is perpendicular to the front lot line, however the side lot lines are at a slight angle, making the house askew on the lot which results in some non-conforming side setbacks for the house. The proposal is for an in-line addition, which will continue the non-conformity.

   Scott Sidler asked to confirm that the in-line addition is not asking for more of a variance than what is existing; Mr. Forbes confirmed that it is in-line with the current house and because of the angle of the lot it will not be visually impactful. The Board also discussed the roofline of the accessory structure. Elements not subject to view are not reviewed in Colonialtown South, therefore the roofline of the accessory structure isn’t within the HPB’s purview. Mr. Forbes stated that the shape of the half-gable and shed roof is a desire of the owners to give an art studio appearance.

   **Lucie Ghioto 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 (6-0).**

**OTHER BUSINESS**

- General Appearances: There were no general appearances
- Announcements:
  - Mr. Forbes informed the Board that the July meeting is scheduled for July 5th, and asked the board members inform the Record Secretary if they are planning to go out of town or have any conflicts
  - The Dann House was approved by City Council and is now an Orlando Local Landmark
  - Mr. Forbes discussed the Preservation Workshop presented to City Council on Monday and changes to the proposed Landmark Ordinance.
· Mr. Forbes updated the HPB on the appeal of 907 E. Washington Street.

· Report on Minor Reviews (February)

ADJOURNMENT

Alyssa Benitez, Chairperson, adjourned the meeting at 5:15 p.m.

STAFF PRESENT

Heather Bonds, Recording Secretary
Jason Burton, City Planning
Richard Forbes, Historic Preservation Officer

[Signatures]

Richard Forbes, Historic Preservation Officer
Heather M. Bonds, Recording Secretary