MINUTES • NOVEMBER 1, 2017

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the October 4, 2017 Minutes
  - Jeff Thompson MOVED to approve the Minutes of the October 4, 2017 meeting. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

REGULAR AGENDA

1. Case No.: HPB2017-10059, 618 E. Harwood St

   Applicant: David Runnels, 233 W. Park Avenue, Winter Park, FL 32789
   Owner: Bob and Karen Iaccaino, 618 E. Harwood St, Orlando, FL 32803
   District: Lake Eola Heights Historic District (Commission District 4)

   The applicant is proposing to remove the existing pergola and construct a new carport with storage, a new trellis, new pool with deck and remodel the detached guest house. Request to grant a Variance of 1.3 ft. for the east side property line.

   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 be similar to the existing house including rafter tails and gable vents.
   3. Proposed changes to the exterior of the garage will require additional review.
   4. Any required fencing shall require additional Minor Review.

   Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of a site map, 1956 Sanborn map, site photographs, existing and proposed survey, a roof plan, and proposed elevations. The home was built in 1923 and is a contributing structure in the Lake Eola Heights Historic District. He stated that the bay window was not original to the 1923 construction, however, a "bump out" is shown on the 1956 Sanborn map. Mr. Forbes stated that the applicant has proposed a revision to the plans to alter the bay window and each board member was provided with this revision. This proposal also seeks a variance of 1.3 ft for the posts of the porte-cochere to be 3.7 ft. from the side property, where 5 ft. is required.

   Jeffery Thompson asked about the alteration to the bay window, which is proposed to be squared off. Mr. Forbes stated this will alter the appearance of the bay window but will be under the new porte-cochere. Dena Wild asked about rain run-off affecting the neighbor's property; Mr. Forbes demonstrated with the roof plan that this may be alleviated by the side facing gable and that Permitting may require a gutter. Lucie Ghioto
asked why the bump out isn’t present in the current survey; this could be because it is not part of the actual footprint as it does not touch the ground.

David Runnels, 233 W. Park Avenue, Winter Park, FL 32789, spoke as the applicant and architect. He answered Scott Sidler’s questions concerning the roof plan, stating that the proposed porte-cochere roof shall connect to the main house by a modified valley. He also stated the proposed porte-cochere setback is to align with the trellis feature in the rear. The Board also had questions concerning the revised plan to the bay window. He explained it was the desire of the owners to add more room to the interior for furniture placement and to retain the existing back door to the porte-cochere.

The Board discussed the proposal. They were supportive of the original plans as presented by Staff. The Board discussed the revision to the plan and the alteration of the bay window. Lucie Ghioto asked Staff if the revision was to be formally reviewed by the Board for consideration at this meeting. Mr. Forbes stated that the revision was received just prior to the meeting and he wanted to make the Board aware of this alteration to the plans. He stated it would need to go through Minor Review, per Staff Condition 1, however, if the Board was supportive, they could make a Motion to accept it. The Board continued discussion of the revision and was not supportive of providing an approval of altering the bay.

Jeffery Thompson MOVED to Accept Staff Recommendation subject to Staff Conditions. Scott Sidler SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote. (7-0)

OTHER BUSINESS

- General Appearances (None)
- Announcements:
  - The 2018 Calendar will be presented to City Council on November 13th. The HPB is invited to attend.
  - The Mott Historical Marker will be unveiled on November 6th and the HPB is encouraged to attend.
  - Richard Forbes presented Alyssa Benitez a Resolution for her time as Chair and serving on the Board.
- Report on Minor Reviews (October)

ADJOURNMENT

Lucie Ghioto, Chairperson, adjourned the meeting at 4:35 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