MINUTES • DECEMBER 6, 2017

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the November 1, 2017 Minutes
  
  Jeff Thompson MOVED to approve the Minutes of the November 1, 2017 meeting. Scott Sidler SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

1. 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, introduced the case with a PowerPoint presentation that included site photos, Sanborn map images, the new plat, proposed site plan, and proposed elevations. The structure was built in 1913 and had previously...
been converted to 3-units. This proposal will bring it back to a single family residence with an addition of a porte-cochere and a cabana in the rear. Some details such as window styles, setback of the porte-cochere, and roof materials are yet to be determined. The current roof is a metal roof and there may be a shingle roof beneath it that could be restored. A variance will be required for the posts of the porte-cochere to be less than 5ft from the side yard setback.

Dena Wild asked Mr. Forbes about the proposed casement windows. Mr. Forbes stated that the casement windows mimic the look of historic sleeping porches and would be typical for that location on the structure. Ms. Wild also questioned the inaccuracy of the site plan and the incomplete information regarding the accurate variance request. Mr. Thompson notes that the drawings concern him as the quality lacks details needed to make a well-informed decision. The Board also asked questions about the proposed materials, driveway, cabana, and foundation. Ms. Wild expressed apprehension of approving a plan without details and just as a concept.

Mark Kinchla, 728 Hardman Drive, Orlando, FL 32806, spoke as the applicant. He addressed the windows, setback, and foundation. Mark Lewis asked if he was in agreement with Staff Conditions; Mr. Kinchla confirmed that he accepts Staff Conditions. He also stated that if the original wood shingle roof is under the existing metal roof, then he will restore the wood roof.

The Board discussed lack of details and was in agreement that in concept this is a good project. They discussed possible actions between requiring the applicant to attend a Design Review Committee meeting or defer to come back with better and more detailed drawings.

Jeffery Thompson MOVED to DEFER the case until additional details have been determined for Board Review. Mr. Thompson moved to Approve the project in concept subject to Staff Conditions. Kevin Motschall SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote. (8-0)

2. Case No.: HPB2017-10096, 619 E. Concord Street

Applicant: Gerhard Spillmann, 219 S. Lawsona Blvd, Orlando, FL 32801
Owner: John Smogor and Mary Maher, 619 E. Concord St., Orlando, FL 32803
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is proposing to construct an addition to the rear and add dormers to the east roof 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 siding and roof materials shall be similar to the existing materials.
3. New windows shall be similar to the existing historic windows.
4. East facing roof line of the addition shall step back or down to be similar to below.
5. Center the proposed dormer on new addition.
6. New visible foundations shall be similar to existing in appearance.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included site photos, the Sanborn map image, existing floor plan and elevations, and the proposed floor plan and elevations. He also showed a revised east elevation that the applicant submitted prior to the meeting. Mr. Forbes stated that the structure was built c.1925 and is a contributing structure in the Lake Eola Heights Historic District.

Gerhard Spillmann, 219 S. Lawsona Blvd, Orlando, FL 32801, spoke as the applicant. He believes this structure was actually built in 1913 as an “I-House”. He stated that his proposal is to increase usability to the upper floor. Scott Sidler asked why the proposal calls for slab on grade for the proposed addition. Mr. Spillmann answered that it’s a continuation of the visual appearance of the existing structure.

Jeffery Thompson MOVED to Accept Staff Recommendation subject to Staff Conditions. Dena Wild SECONDED the Motion. The Motion was voted upon and PASSED by a Voice Vote. (7-1; nay: Kevin Motschall)
OTHER BUSINESS

- General Appearances: None
- Announcements:
  o The Historic Preservation Calendars are available. Richard Forbes thanked all of the Board Members who contributed to the planning of the new calendar.
  o Scott Sidler asked if there had been any interest from the community to create a new Historic District. Mr. Forbes stated that there have been inquiries from several neighborhoods but that no formal applications or petitions have been received.
- Report on Minor Reviews (November)

ADJOURNMENT

Lucie Ghioto, Chairperson, adjourned the meeting at 5:15 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