MINUTES - DECEMBER 5, 2018

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the November 7, 2018 Minutes

_Laurie Burns MOVED to approve the Minutes of the November 7, 2018 meeting. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0)._  

CONSENT AGENDA

1. Case No.: HPB2018-10275, 1630 E. Concord Street
   
   Applicant: Tom Price, 554 Lake Avenue, Orlando, FL 32801
   Owner: Stacey Gambel, 1630 E Concord St, Orlando, FL 32803
   District: Colonialtown South Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct a new one story garage at the rear of the property containing 523 gross square feet.

   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. All siding and roof materials shall be similar to the existing materials on the main house.

   4. All eave and trim details to be similar to the existing house.

   5. Garage windows shall have vertical muntins simulating divided light windows to make them more similar to the windows in the main house.

   6. The French door muntins shall simulate true divided light doors.

_Laurie Burns MOVED to APPROVE the Consent Agenda. Scott Sidler SECONDED the Motion, which was voted upon and PASSED by an unanimous voice vote (6-0)._
REGULAR AGENDA

2. Case No.: HPB2018-10213, 725 E. Livingston Street
Applicant: Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803
Owner: Yolanda Owens, 725 E. Livingston St, Orlando, FL 32803
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the garage and construct a new 2 story garage with apartment above; construct an addition to the rear of the main house. The proposed garage will require a variance of 10 feet to be placed at 5 feet from the rear property line.

Recommended Action: Deferral of the request. Suggested staff conditions are 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. Reduce width of addition to house so that it does not extend beyond the original east wall.

5. Foundation shall match the existing house foundation.

6. All addition siding and roof materials shall be similar to the existing materials.

7. All addition materials and details to match the existing house.

8. New windows in addition shall be similar to the existing historic windows.

9. Garage: Waive the required 180 day waiting period for demolition of the garage, however, the demolition permit may not be issued until the permit for new construction has been issued per Section 62.709.

10. Revise the roof line of the garage so that it is more similar to the gambrel roof of the main house.

11. 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 to match the existing.

12. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.

13. Window trim details shall be similar to the original windows in the house.

14. Doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.

15. Cement board siding, if used, shall have a smooth finish so that when painted it will be similar in texture to historic wood siding and a thicker material similar to the wood siding shall be used.

16. Proposed eave and gable details shall be consistent with the existing eave and gable details on the addition.
Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of the site, Sanborn map, elevations, survey, and the living and gross square footage analysis. Mr. Forbes stated that a variance is being requested for the rear property line setback. He also reviewed the reasons for the Staff Recommendation of Deferral which included inconsistent drawings that need to be rectified, incorrect roof line on the garage, and lack of information on the condition of the current garage. He provided sample conditions if the Board voted to approve the item.

Allen Arthur, 19 Interlaken Rd, Orlando, FL 32804, spoke as the architect and applicant of the project. He agrees with the recommended conditions but does not agree that the project should be deferred. He brought a revised drawing with additional changes that he did not share with Staff or the Board. Mark Lewis asked the applicant why a deferral would set the project back, when it is clear new drawings would be required to move forward to Permitting. Lucie Ghioto asked Mr. Forbes if Staff has reviewed the new rendering depicting the additional changes; Mr. Forbes stated that Staff has not reviewed these changes. The Board agreed that due to the new iteration and need to correct the elevation that the applicant should come back to the full Board for a review rather than to the Minor Review Committee.

Shanon Larimer MOVED to DEFER the request per Staff Recommendation. Mark Lewis SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (6-0).

OTHER BUSINESS
- General Appearances: None
- Announcements
  - Sub-Committee volunteer positions were discussed and confirmed as follows:
    - Minor Review Committee: Tim Lemons, Scott Sidler
    - Publications and Awards Committee: Laurie Burns
    - Design Review Committee: Tim Lemons, Scott Sidler, Lucie Ghioto, and Mark Lewis
- Report on Minor Reviews for November

ADJOURNMENT
Lucie Ghioto, Chairperson, adjourned the meeting at 4:40 p.m.

STAFF PRESENT
Heather Bonds, Recording Secretary
Jason Burton, City Planning
Richard Forbes, Historic Preservation Officer
Sarah Taitt, Assistant City Attorney

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