

# HISTORIC PRESERVATION BOARD

**NOVEMBER 1, 2006**

*Case Number*

HPB2006-00248

*Applicant*

Jeffery and Josette Weibel

*Property Location*

1023 East Livingston Street,  
Lake Eola Heights Historic  
District (District 4)

*Requested Action*

The applicant is requesting a Major Certificate of Appropriateness to construct a garage apartment in the rear yard ( in the same style as the existing home).

*Recommendation*

Approval of request above, subject to the conditions listed on page 2 of this report.

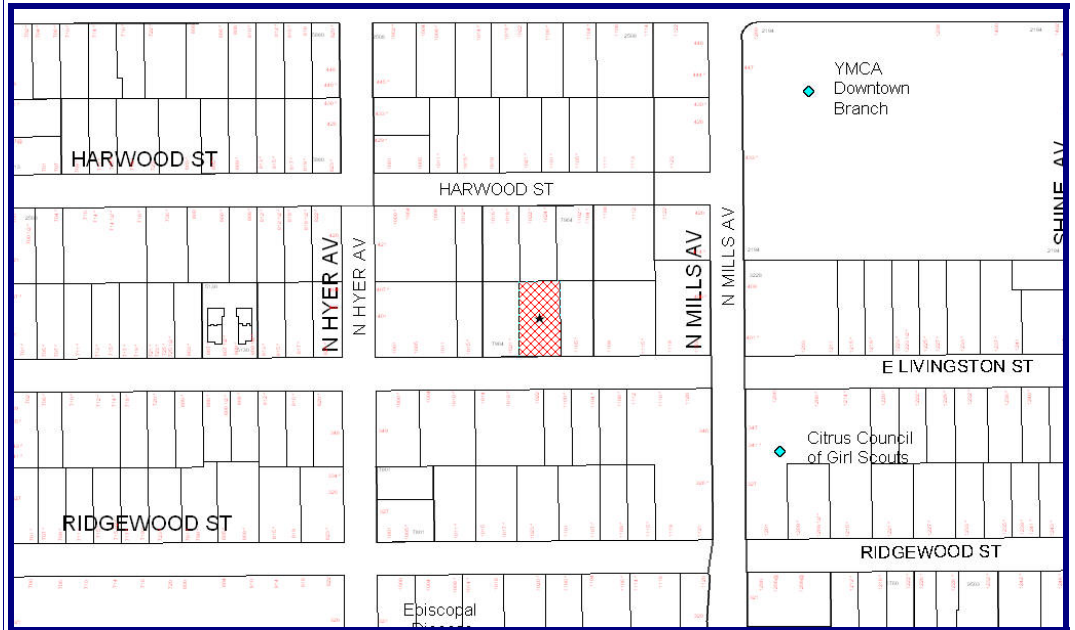
*Project Planner*

Richard Forbes



Updated: October 25, 2006

## CONSENT AGENDA ITEM 1 1023 EAST LIVINGSTON STREET



**Location Map**



### SUMMARY

**Project Description**

The applicant is proposing to construct a 2 story, 3 car garage apartment located at the rear of the property.

**Outstanding Issues**

A variance will be required to locate the two story garage 5 feet from the rear property line.

**Public Comment**

Courtesy notices were mailed to nearby property owners on October 9, 2006. As of October 25, 2006, staff had received no comments from the public.

**Background**

- The main house was constructed in 1909.
- The property is zoned R-2B/T/HP and is .24 acres.
- Certificates of Appropriateness have been issued to restore the porches and to re-roof. A rear addition was approved by the Board on August 2, 2006.

**CONDITIONS OF APPROVAL**

Subject to the following conditions, the proposal for the construction of an accessory structure is consistent with the requirements for approval of new construction contained in Sections 62.201 and 62.706 of the Land Development Code (LDC):

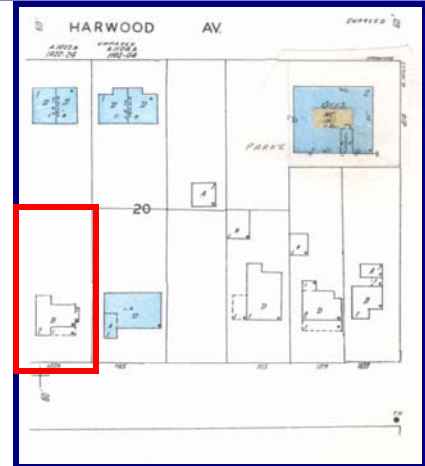
1. All changes to plans must be approved by the HPB Minor Review Committee prior to permitting.

**PROJECT OVERVIEW**

The property is located on Livingston Street mid block between Mills Avenue and Hyer Street and is one lot west of the eastern boundary of the Lake Eola Heights Historic District. The lot is 75 feet wide and 137 feet deep, comprises .24 acres and is zoned R-2B/T/HP.

The 2-1/2 story frame vernacular house is important both for its historical significance and its architecture. The house was originally built in 1909 as a 1-1/2 story house for John Otto Fries who emigrated to Florida from Sweden in 1871. Fries was Deputy U.S. Surveyor and he served as county surveyor for Orange and Brevard Counties and is credited with making the first copyrighted map of Orange County. In 1900 he took the first census of the Seminole Indians in South Florida. Fries' daughter, Kena, who also occupied the residence, authored a romantic history of Orlando entitled "Orlando in the Long, Long, Ago...And Now."

The house is a good example of the vernacular architecture that was common in Orlando during the latter part of the nineteenth century. It is not known when the building was enlarged to its present 2-1/2 stories but it appears it was done fairly early in the life of the building. There is evidence of additions added and removed to the rear of the building, however, the original building configuration has remained the same. An old photograph shows the original porch and the 1999 restoration of the porches was based on that. The house is sheathed with wood lap siding and has staggered butt shingles in the gables on the east, west and south facades. The north gable has wood lap siding continuing up into the gable. The house has 2 over 2 light double hung windows on the main living floors and one over one windows at the attic level and rear 2nd floor. There is a large window with decorative stained glass on the stair landing at the rear of the house.



Sanborn Insurance Map Circa 1954.



Front Elevation of Subject Property.

## PROJECT DESCRIPTION AND ANALYSIS

The applicant is proposing to build a two story, three car garage apartment located five feet from the rear and west side property lines. There will be 728 square feet of garage space at ground level and 728 square feet of living space on the second floor. A stair leads up to a covered entry porch for the second floor. Currently, the plans call for unfinished space on the second floor that will later be finished into living space.

### Secretary of the Interior's "Standards for Rehabilitation"

Considering an application for a Certificate of Appropriateness pursuant to this Chapter, the Historic Preservation Board shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale and site plan, and in so doing, the following U.S. Secretary of the Interior's "Standards for Rehabilitation" found in **Section 62.201** and **Section 62.706. Standards for new construction** of the City's Land Development Code, shall be considered by the Board in passing upon such applications:

*"Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose."*

The main house will remain a single family with an accessory structure to the rear of the lot. This is in keeping with other properties in the neighborhood.

*"The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible."*

The addition of an accessory structure to the rear will not negatively affect the historic structure. Accessory structures to the rear are a common feature in the district.

*"All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historic basis and which seek to create an earlier appearance shall be discouraged."*

Not applicable.

*"Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected."*

The existing historic home is considered contributing to the district because of its architecture and the history associated with J.O. Fries. The new garage apartment to the rear will not affect the historic structure negatively.

*"Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity."*

The new construction of the garage apartment is stylistically similar to the existing historic structure.

*"Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment."*

The new construction will be compatible with the scale, color, material and character of the property and the historic district. The 3 car size is larger than other 2 car accessory structures but the location behind the house will conceal this and the house is large.

*"Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired."*

Not applicable.

### New Construction

The criteria in **Section 62.706. Standards for new construction** of the City's Land Development Code are used to evaluate new construction:

Height: *The maximum height of new buildings shall be the same as permitted in the zoning district.* The proposed height of the new garage apartment is approximately 26'-4" to the top of the roof ridge, which is below the 30 feet to mid point of roof permitted by code.

Scale and Massing: *In areas zoned for residential use, the scale and massing of new structures and their architectural elements shall be similar to the contributing structures in the HP Overlay district. Any new structure which exceeds 50 linear feet along any street frontage shall minimize the facade's mass by adding projections and recesses to make the structure similar in scale to contributing structures in the HP Overlay district.* The accessory structure is somewhat larger than other contributing structure's but at 728 square feet of living space, still quite modest. The new structure is designed and massed in a very similar and compatible manner to the historic home. The main house will have 3190 square feet of living space.

Fenestration Patterns: *Although they may appear in groupings, individual windows shall have a vertical emphasis similar to the windows found on contributing buildings in the HP Overlay district.* The fenestration is vertical in emphasis and similar to the main house.

Setback: *Minimum setbacks for new structures shall conform to Chapter 58 of this Code. Maximum setbacks shall be no greater than the contributing structures on the same block.* The 5 foot setback from the rear property line will require a variance. The pattern of development in Lake Eola Heights Historic District is to have the accessory structure to the rear of the lot and this variance is appropriate.

Orientation: *At least one public entrance of each new building shall be oriented towards the front lot line or street side lot line. The front door to a new building shall be articulated on the principal facade with covered porches, porticos, stoops, pediments, door surrounds or other architectural forms. The front and street side exterior walls of residential structures shall each contain a*

# PROJECT ANALYSIS

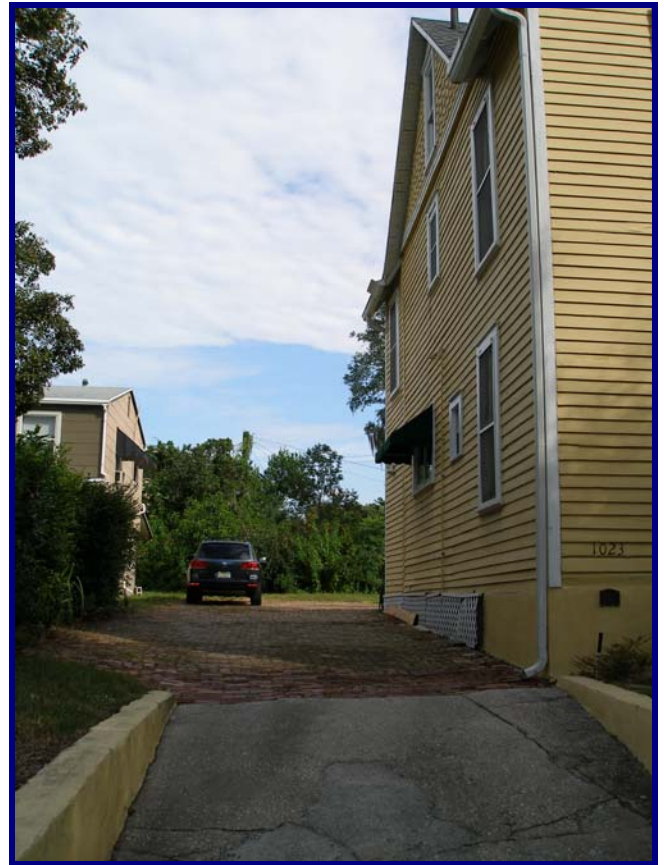
minimum of 15% of transparent or translucent materials on each story below the roof line. Not applicable.

Materials: The materials and textures on new structures shall be similar to the materials and textures of contributing structures in the HP Overlay district. The proposed garage apartment will be constructed of wood siding, similar to the main house and roofed with asphalt shingles to match the main house. These textures and materials are appropriate to the district.

Roof Shapes: Roof shapes, pitches and materials on new buildings shall be similar to the roof shapes, pitches and materials of contributing buildings in the HP Overlay district. The roof shapes for the proposed garage apartment are similar to the historic main house.

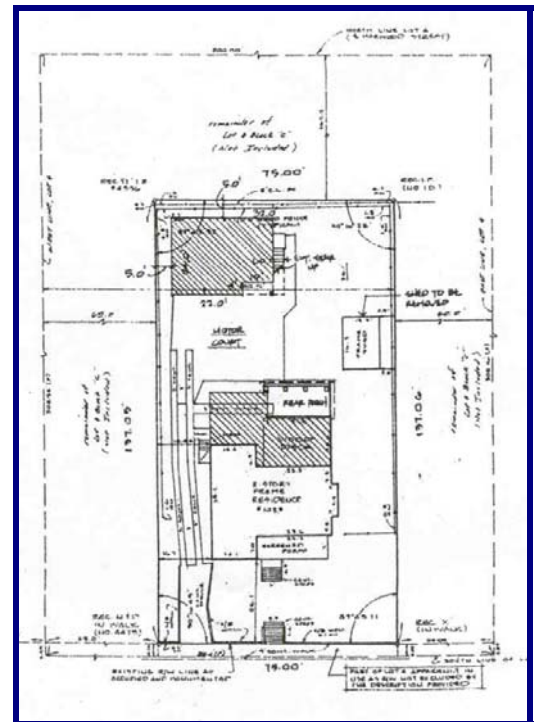
Rhythm of Solids and Voids: New structures shall be designed and positioned on their lots in such a way so that they reflect the regular pattern of structures and open space along the block face. Not applicable.

Style: New construction may be influenced by, but not duplicate, historic styles. If an historic style influences new construction, that style must already exist or have existed in Orlando. Contemporary design shall be permitted provided that it meets the requirements of this section. The style of the proposed garage apartment is highly influenced by the existing historic home at the front of the lot and utilizes many of the design elements and materials found in that structure. The garage uses carriage style doors and there are columns that are similar to columns on the main house.



## Summary

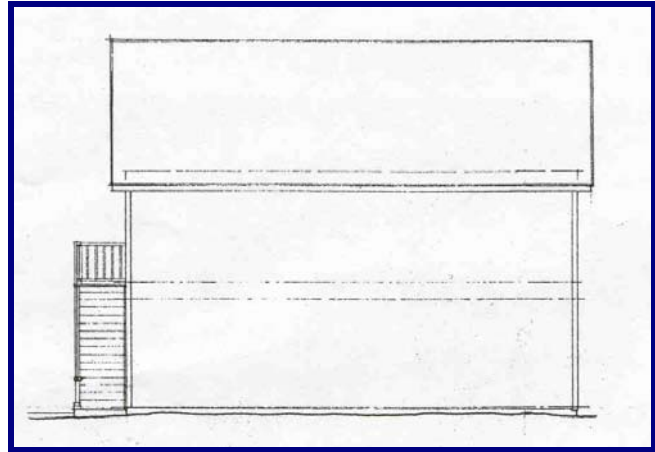
Based on the above analysis and subject to the conditions listed on page 2, staff recommends approval of the request to build a two story garage apartment in the rear of the yard.



# PROJECT ANALYSIS (CONTINUED)



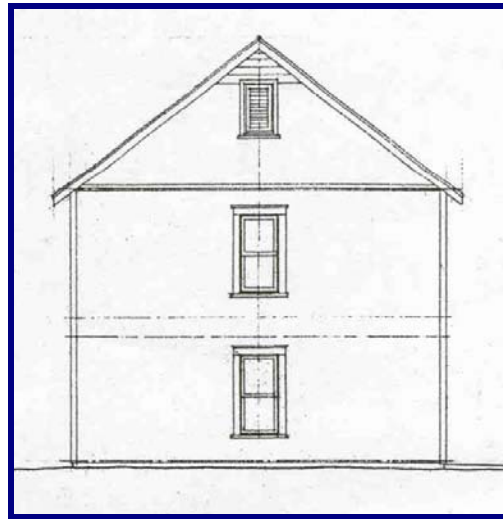
South Elevation.



North Elevation.

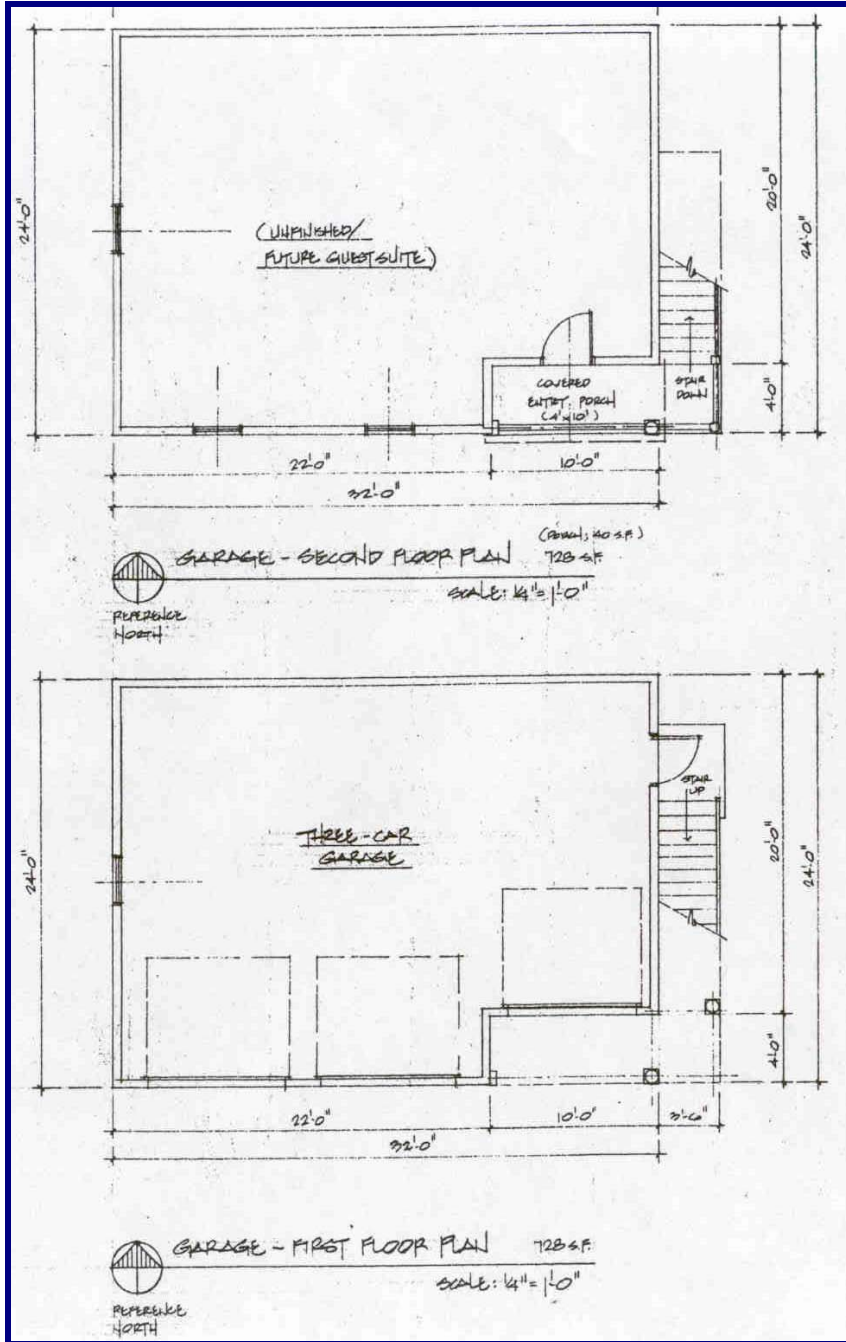


East Elevation.



West Elevation.

# PROJECT ANALYSIS (CONTINUED)



Garage Plans.