MINUTES • OCTOBER 4, 2017

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the September 6, 2017 Minutes

**Lucie Ghioto MOVED to approve the Minutes of the September 6, 2017 meeting. Jeffery Thompson SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (9-0).**

REGULAR AGENDA

1. Case No.: HPB2017-10031, 121 Rosearden Drive

   Applicant/owner: Billy Hattaway, 121 Rosearden Drive, Orlando, FL 32803
   District: Lake Lawsona Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to demolish existing garage due to structural issues and to construct a new detached two-story garage.

   **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. Windows shall have simulated divided lights and be inset the same on both the ground and second floor.
   3. Gable eave details and vents shall match those on the existing house.
   4. Cement board siding shall have a similar exposure as the house gable ends and be consistent on both ground and second floors.
   5. Second floor windows on the east and west façade shall be the same proportion and size as the north façade windows.
   6. Sunroom windows will require additional Minor Review.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images from the Sanborn map, site survey, elevations, floor plans, and site photographs that showed the location of the proposed garage and the settling issues of the current structure. Mr. Forbes stated that this is a non-contributing structure in the Lake Lawsona Historic District which has had several alterations. He also stated that the proposed garage structure, which is slightly larger than the current structure, required a variance.

Jeffery Thompson asked if the structure did not meet setback requirements if the windows would need to be frosted. Mr. Forbes stated that he did not make that a condition, as that is part of the City Planning Code. Tim Lemons questioned the architectural styling and expressed concern about the mixing of three different styles. Mr. Sidler asked for clarification of the finishes. Mr. Forbes stated that the condition is that first and second floor of the garage will have cement board siding.
Lucie Ghito asked the applicant his opinion on using concrete block on the first floor. Mr. Hattaway’s preference is to use the 4-inch concrete block on the first floor.

Dena Wild MOVED to Accept Staff Recommendation subject to Staff Conditions with an alteration to Condition 4 to state 4. Cement board siding on the second floor shall have a similar exposure as the house gable ends and first floor may be finished in 4-inch concrete block. Lucie Ghioto SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote. (9-0)

2. Case No.: HPB2017-10004, 78 W Church Street

Applicant/owner: Mark Ferguson, 1320 Central Avenue, St. Petersburg, FL 33705
District: Downtown Historic District/Landmark (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to hang 6 tvs in boxes on walls; and to construct an enclosure and gate around dumpster area with two storage containers.

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. Block wall with veneer shall be continuous and gates shall be a durable steel and panel construction.
3. The proposed stucco brick pattern shall be similar in brick size and joint pattern and joint size so that when painted it will look similar to the brick of the historic building and shall be painted to blend with the colors of the existing structure.
4. Provide additional details for wall cap stones and pilasters.
5. Minimize visible conduit for TV cabinets and finish cabinet exteriors and interiors to match adjacent color.
6. Advertisement on the inside of the cabinets is not allowed where visible from the public right of way.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images from the Sanborn Map, site photos, elevations, site plans, and renderings. He stated that it is a City code that dumpsters require screening. The plans call for a stucco finish with brick facing and metal panel gates. He also showed pictures of the installed TV boxes.

Mr. Lemons expressed concern as to how employees will access the dumpster within the enclosure. The owner, Mark Ferguson, explained that there is access from the restaurant. Mr. Sidler asked if the red and yellow color pattern of the historic train station is intended to be used in the painting of the dumpster enclosure; Mr. Forbes confirmed that is the intent.

The Board discussed the depth, material, color, and position of the TV boxes. Painting the interior of the boxes black to match the color of the TV will make gaps within the box less impactful. The Board also discussed painting the exterior of the boxes to match the adjacent walls to diminish their appearance and that the conduits should not be visible. The depth of the lower boxes may also be against ADA codes and are visually too prominent. The Board also discussed the material and the use of a more durable material with a furniture cabinet appearance with detailed or painted hinges that would appear more compatible to the building. Mr. Sidler stated that he isn’t as concerned about the boxes because they are a temporary addition that can be easily removed in the future.

Jeffery Thompson MOVED to Accept Staff Recommendation subject to Staff Conditions with the addition of Condition 7. Material on the dumpster shall be finished in a full 4-inch brick; Condition 8. The TV boxes shall be modified to diminish the depth and improve the colors subject Minor Review. The Motion FAILED due to lack of a Second.

Tim Lemons MOVED to Accept Staff Recommendation subject to Staff Conditions with the addition of Condition 7. Material on the dumpster shall be a brick veneer or full brick; Condition 8. The TV boxes shall be minimized with the interior painted black and the exterior to be made of a smooth finish painted to match the building. Lucie Ghioto SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote. (9-0)
OTHER BUSINESS

- Elections for Chair and Vice-Chair
  - Alyssa Benitez nominated Lucie Ghioto as Chairperson. Jeffery Thompson seconded the nomination. Ms. Ghioto accepted the nomination. The HPB Voted unanimously to Approve Lucie Ghioto as Chairperson.
  - Lucie Ghioto nominated Scott Sidler as Vice-Chairperson. Jeffery Thompson seconded the nomination. Mr. Sidler accepted the nomination. The HPB Voted unanimously to Approve Scott Sidler as Vice-Chairperson.

- General Appearances (None)
- Announcements
  - The HPB 2018 Calendar will be presented to City Council on November 13th. Boardmembers are encouraged to attend.
- Report on Minor Reviews (September)

ADJOURNMENT

Alyssa Benitez, Chairperson, adjourned the meeting at 5:00 p.m.

STAFF PRESENT

Heather Bonds, Recording Secretary
Jason Burton, Chief City Planner
Richard Forbes, Historic Preservation Officer
Sarah Taitt, Assistant City Attorney

[Signatures]

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