MINUTES • MAY 2, 2018

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the April 4, 2018 Minutes
  - **Jeff Thompson MOVED to approve the Minutes of the April 4, 2018 meeting. Beth Hobart SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (9-0).**

2018 HISTORIC PRESERVATION BOARD AWARDS

- May is National Historic Preservation Month
- Historic Preservation Board 2018 Award for Rehabilitation: John Paul Guerts and Robert Stolt, 412 Ridgewood Street, Lake Eola Heights Historic District
- Historic Preservation Board 2018 Centennial Award: Carmine and Peg Bonacci, 646 Livingston Street, Built in 1917. Lake Eola Heights Historic District
- Commissioner Patty Sheehan attended and presented the awards.

CONSENT AGENDA

1. **Case No.: HPB2018-10098, 124 Hibiscus Ct.**
   
   Applicant/Owner: Gordon Hill, 124 Hibiscus Ct., Orlando, FL 32801
   
   District: Lake Eola Heights Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to demolish and rebuild enclosed porches on east and rear of property, and to construct a rear deck.

**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. 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. The east porch should be wider so that the chimney remains covered by the proposed porch.
5. All siding and roof materials shall be similar to the existing materials.
6. All materials and details shall match the existing house.
7. New visible windows shall be similar to the existing historic windows.
8. Proposed eave details shall be consistent with the existing eave details.

2. Case No.: HPB2018-10073, 713 Delaney Ave.

Applicant: Frank Roark, 762 Antonette Ave., Winter Park, FL 32789
Owner: Maryam Kashi and Ian Raden, 713 Delaney Ave., Orlando, FL 32801
District: Lake Cherokee Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to add a single story bedroom and bathroom suite attached to the southeast corner of the house.

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. 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. All wall and roof materials shall be similar to the existing materials.
5. New windows shall be similar to the existing historic windows and all windows shall have dimensional exterior and interior muntins to simulate historic wood, divided light windows.
6. Proposed eave and parapet details shall be consistent with the existing eave and parapet details.

Jeff Thompson MOVED to APPROVE the Consent Agenda. Mark Lewis SECONDED the Motion, which was voted upon and PASSED by a unanimous voice vote (9-0).

REGULAR AGENDA

3. Case No.: HPB2018-10086, 23 S. Lawsoana Blvd.

Applicant: David Runnels, 233 W. Park Ave., Winter Park, FL 32789
Owner: John & Lisa Schmidt, 23 S. Lawsoana Blvd., Orlando, FL 32803
District: Lake Lawsoana Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to demolish the existing garage structure and build a new garage of similar size and look, to be used as a cabana-type building, shifted forward towards the street.
Requires a Variance of 4.5 feet to the north side yard setback.

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. 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.
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. All materials and details shall match the existing house.
5. Waive the required 180 day waiting period for demolition however, the demolition permit may not be issued
until the permit for new construction has been issued per Section 62.709.
6. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung,
divided light windows.
7. Doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.
8. Proposed front façade, false garage doors shall be detailed in such a manner as to resemble historic garage
doors, including dimensional muntins.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation which included site
photos, images of neighboring properties, the Sanborn map, the proposed layout, existing and proposed site survey, floor
plans, roof plan, and the proposed elevations. He also reviewed staff conditions as shown above, and pointed out that the
Board would have to approve a variance as part of the process.

Board members clarified that the exterior would be made to look like two garage doors, despite the interior being used as
a kitchen and other uses. They also confirmed that clerestory windows would be used in the kitchen. In general, Board
members were satisfied that the reconstructed garage would be built in a style very close to the original.

**Scott Sidler MOVED to APPROVE the request subject to staff conditions. Beth Hobart SECONDED the Motion,**
which was voted upon and PASSED by a unanimous voice vote (9-0).

4. **Case No.: HPB2018-10045, 578 N. Orange Ave.**

   **Applicant:** John Youngman, Architect, 421 E. SR 434, Ste. 1015, Longwood, FL 32750
   **Owner:** Harrold Productions Inc., 1451 Falcon Dr., Orlando, FL 32803
   **District:** Commission District 5

   Request for a Major Certificate of Appropriateness to allow renovations of the exterior façades facing Orange Ave.
and Concord St., including windows, doors, balconies, and metal railing and screens.

   **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. 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. All new glass must be clear.
   5. All materials and details to match the existing structure where possible.
   6. Pull the proposed Concord Street balcony and stairs back from the front of the building so that there is less
      impact to the tower element base.
   7. The Orange Avenue proposed balcony should be reduced to the minimum size and be pulled back from the
corner of the existing portion of the building as much as possible. Recommend exploring alternate ways of
      exiting into the existing area and not adding the balcony on the Orange Avenue façade.
   8. Retain existing 1940’s metal gate screens in current locations and do not move any of them forward to the
face of the canopy. Continue to use the gate screens to screen the walls that are being rebuilt.
   9. Final material selection for doors, stair finish and any paint changes shall be reviewed by Minor Review.
   10. Changes to the patio enclosure walls shall require additional review.
Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation which included site photos, images of neighboring properties, the Sanborn map, the proposed layout, existing and proposed site survey, floor plans, roof plan, and the proposed elevations. He also reviewed staff conditions as shown above, reminding the Board that they had seen this case the previous month. Finally, he noted that revised drawings had been sent in after the Design Review Committee had made its suggestions for improving the original plans.

It was noted that neither the applicant nor an owner’s representative were present at the meeting. Board members asked questions about the following topics: the brick element being used, the crowd control railing, the dumpster, and inconsistent doors on different floors. They also asked if the revised drawings which were sent late in the process could be included in the conditions of approval. Discussion then commenced on the wording of existing and additional conditions.

**Jeff Thompson MOVED to APPROVAL of the case subject to staff conditions, with the following modifications and additions:**

9. Final material selection and appearance for doors, stair finish, railings, and any paint changes shall be reviewed by Minor Review.
10. Changes to the patio enclosure walls are excluded from this approval and shall require additional review for any changes.
11. The applicant shall adhere to the stipulations identified in the cover letter from the resubmitted plans, received by City staff on April 24, 2018.
12. Proposed doors are not approved as shown.
13. The brick material shown between the restored windows and the new door on the second floor of the Concord St. elevation shall be omitted.

*Scott Sidler SECONDED the Motion, which was voted upon and PASSED by a unanimous voice vote (9-0).*

**OTHER BUSINESS**

- General Appearances – there were no General Appearances.
- Richard Forbes clarified how each major review case was determined to end up on the Consent Agenda versus the Regular Agenda.
- Report on Minor Reviews (April)

**ADJOURNMENT**

Lucie Ghioto, Chairperson, adjourned the meeting at 5:09 p.m.

**STAFF PRESENT**

Ed Petersen, Recording Secretary (acting)
Richard Forbes, Historic Preservation Officer
Sarah Taitt, Assistant City Attorney
Patty Sheehan, City Commissioner, District 4
Tim Johnson, Deputy Director, Economic Development Department

[Signatures]

Richard Forbes, Historic Preservation Officer
Ed Petersen, Recording Secretary (acting)