MINUTES • OCTOBER 3, 2018

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the September 5, 2018 Minutes

Mark Lewis MOVED to approve the Minutes of the September 5, 2018 meeting. Jeff Thompson SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (8-0).

REGULAR AGENDA

1. Case No.: HPB2018-10175, 116 James Avenue
   
   Applicant: Rafael Damas, 473 Citrus Ln, Maitland, FL 32751
   Owner: Pablo and Georgina Roman, 116 James Avenue, Orlando, FL 32801
   District: Lake Lawsona Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct a new 2 story garage with apartment above using similar design and materials to match the existing house. A variance of 10 feet is being requested to allow the garage to be 5 feet from rear property line where 15 feet is required by code.

   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 roof materials and eave details shall be similar to the existing house.
   5. Eave depth shall be consistent on all eaves and be 2'-0".
   6. Add an additional bracket on the front façade so as to be symmetrical.
   7. All siding materials and details to match the existing house.
   8. All windows shall simulate historic wood, double hung windows and shall have mullions between ganged windows of 8 inches to be similar to historic paired windows.

Revised 10/8/2018
9. Windows shall be inset to be similar to historic wood windows in the main house and be consistent on both first and second floors.
10. Window trim details shall be similar to the main house.
11. Garage shall have a carriage house style door to be compatible with the historic Bungalow.

Richard Forbes, Historic Preservation Officer introduced the case with a PowerPoint presentation that included site photographs, maps, aerial view, proposed site plan, existing survey, proposed elevations, and a illustrative map to show locations of historic two-story garage apartments with less than 10ft rear setback. Mr. Forbes reviewed the conditions. He stated that the Board of Zoning Adjustment had approved a variance for a reduced building separation.

The Board asked staff about fenestration, reviewable façades, railings, and other details. Mr. Forbes reminded the Board that this property is located in Lake Lawsona and only what can be seen is to be reviewed. The railings are proposed as wood and the proposed door is a paneled door. Scott Sidler inquired about the shared characteristics between the historic house and proposed garage apartment. Lucie Ghito questioned the height of the garage apartment and asked if it would be perceived as taller than the one story historic structure. Mr. Forbes stated that the house is elevated by three steps and the garage will be built at grade level and that it is further back so the perceived height will be diminished.

Georgina Roman, 116 James Avenue, Orlando, FL 32801, spoke as the owner. Dena Wild asked why more windows were not proposed; Mrs. Roman stated that they did not include rear windows because Code prohibits rear facing vision windows on two-story structures within a less than 15ft rear setback. Ms. Wild suggested finding a way to add additional fenestration to please a future tenant.

The Board discussed adding a secondary gable to the front façade and the lack of fenestration.

**Jeffery Thompson MOVED to APPROVE the request subject to staff conditions with the addition of Condition #12. to state “Add a subordinate front facing gable to the narrow portion of the façade”; and Condition #13. “Add fenestration to the North façade”. Scott Sidler SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (8-0).**

2. **Case No.: HPB2018-10005, 324 DeSoto Circle**

Applicant/Owner: Robert and Juliane McLaughlin, 324 DeSoto Circle, Orlando, 32804
District: Commission District 3

A request to consider Orlando Historic Landmark Status for the structure located at 324 DeSoto Circle, historically known as the William Doerr House.

Recommended Action: Approval of the Orlando Historic Landmark status request as Staff finds that the structure meets criteria C of section 65.720.

Mr. Forbes introduced the Landmark Nomination with a PowerPoint presentation that included historic pictures, site photos, maps and plats. The site is being nominated under criteria C of Section 65.720. Mr. Forbes provided a history of the site and the Doerr family. The building is an important and rare residential example of the Art Moderne style in Orlando because it has had few changes since construction. The Art Moderne style, like the Art Deco and International styles, represented a complete break with traditional design, emphasizing futuristic concepts rather than invoking architectural antecedents. The style gained favor in the United States shortly after 1930 when industrial designs began to have streamlined shapes. The architect is believed to be Richard Boone Rogers who designed many buildings in Orlando including large structures such as the OUC building and the former City Hall. Additionally, Rogers designed many homes in Orlando in a variety of styles and sizes. The current owners have heard from a neighbor who is a friend of Rogers’ surviving son that the house was designed by his father. The Wellborn Apartments and Howard Vernon Hotel are both attributed to Rogers and are good examples of Art Moderne commercial buildings. The builder is known to be W.H. Waterman. Continued research may confirm that Rogers was the architect. The Board discussed the nomination and was supportive.

**Dena Wild MOVED to APPROVE the Orlando Historic Landmark Status for the structure at 324 DeSoto Circle. Scott Sidler SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (8-0).**
3. **Case No.: HPB2018-10127, 4165 -73 Pappy Kennedy Street**  
Applicant: Vikki Kennedy Johnson, PO Box 152, Mt. Rainier, MD 20712  
Owner: Arthur Kennedy Life Estate, 1631 NW 24th Ter, Fort Lauderdale, FL 33311  
District: Commission District 6

A request to consider Orlando Historic Landmark Status for the structure located at 4165-73 Pappy Kennedy Street, historically known as the Pappy Kennedy House.

**Recommended Action:** Approval of the Orlando Historic Landmark status request as Staff finds that the structure meets criteria B of section 65.720.

Mr. Forbes introduced the Landmark Nomination with a PowerPoint presentation that included historic pictures, site photos, maps, and plats. The site is being nominated under criteria B of Section 65.720. Mr. Forbes provided a history of the site and Arthur “Pappy” Kennedy. Arthur Rene “Pappy” Kennedy was an influential member of the community and important in Orlando’s history for his accomplishments as a community leader and as the first African American to be elected to the Orlando City Council. Pappy Kennedy bought the house in 1954 and it is still owned by the family. Pictures from the 1960s show the original front porch which was enclosed in the 1970s, as stated by family members.

Michael Kennedy, 1631 NW 24th Ter., Fort Lauderdale, FL 33311, spoke as the grandson of Pappy Kennedy and in favor Landmarking the house. He thanked the HPB for their consideration and acknowledgement of his grandfather’s accomplishments. He acknowledged his father in the audience, Arthur Kennedy, son of Pappy Kennedy.

The Board spoke on the cultural significance of Pappy Kennedy and his house. Dena Wild stated that when she joined as City Staff in 1982 that Councilman Kennedy was already a legend. Mark Lewis pointed out that his significance has also been acknowledged with a street named in his honor.

Mark Lewis MOVED to APPROVE the Orlando Historic Landmark Status for the structure at 4165 Pappy Kennedy Street. Dena Wild SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (8-0).

**OTHER BUSINESS**

- General Appearances: None
- Announcements
  - The 2019 HPB Calendar will be unveiled at the October 22 City Council meeting
- Elections for Chair and Vice-Chair
  - Jeffery Thompson nominated Lucie Ghioto as Chairperson. Mark Lewis seconded the nomination. Ms. Ghioto accepted the nomination. The HPB Voted unanimously to Approve Lucie Ghioto as Chairperson.
  - Dena Wild nominated Scott Sidler as Vice-Chairperson. Beth Hobart seconded the nomination. Mr. Sidler accepted the nomination. The HPB Voted unanimously to Approve Scott Sidler as Vice-Chairperson.
- Report on Minor Reviews (September)

**ADJOURNMENT**

Lucie Ghioto, Chairperson, adjourned the meeting at 5:00 p.m.
STAFF PRESENT

Heather Bonds, Recording Secretary
Jason Burton, City Planning
Richard Forbes, Historic Preservation Officer

Sarah Taitt, Assistant City Attorney
Alexis Walker, Clerk's Office

Richard Forbes, Historic Preservation Officer
Heather Bonds, Recording Secretary