MINUTES • NOVEMBER 7, 2018

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the October 3, 2018 Minutes

Scott Sidler MOVED to approve the Minutes of the October 3, 2018 meeting. Mark Lewis SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

CONSENT AGENDA

1. Case No.: HPB2018-10256, 606 Hillcrest Street

Applicant/Owner: Carl Beers, 606 Hillcrest Street, Orlando, FL 32803
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a second floor addition to the south east corner of the home.

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 stucco finish and roof materials shall be similar to the existing house.
5. New double hung windows, if used, shall be similar to the existing historic windows and have a 6/1 pattern.
6. Casement windows shall have an appropriate pane pattern to be compatible with the existing windows.
7. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
8. Window trim details shall be similar to the existing window trim.
9. Proposed eave and gable details shall be consistent with the existing eave and gable details.

Revised 11/9/2018
Scott Sidler MOVED to APPROVE the Consent Agenda. Beth Hobart SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (6-0).

REGULAR AGENDA

2. Case No.: HPB2018-10246, 314 E. Amelia Street
   Applicant: Thomas Lamar, 1370 Gene Street, Winter Park, FL 32789
   Owner: Maria Ruiz Margenot, 314 E. Amelia Street, Orlando
   District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing garage and construct a new 1 1/2 story garage with living space above. The request includes a variance of 10 feet for the structure to be located at 5 feet from the rear property line.

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. Cement board siding shall match the exposure of the main house and be smooth finish so that when painted it will be similar in texture to historic wood siding.
5. Windows shall be installed so as to be similarly inset to the main house and muntins shall be dimensional and simulate a true divided light window.
6. Mullions between the ganged windows on the north elevation shall be similar in width to the mullions of the main house.
7. Window trim details shall be similar to other Craftsman style contributing properties in the district.
8. The proposed metal roof shall have a silver color to be similar to other metal roofs in the district.
9. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
10. Additional Minor Review may be required for paving material.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of the site, Sanborn map, elevations, floor plans, and a comparative map illustrating the nearby location of historic two-story garages that are less than 15ft from the setback. He reviewed the history of the contributing structure and the staff recommended conditions. Tim Lemons inquired about the roof type and color, which Mr. Forbes stated it should be a galvanized standing seam or 5-V crimp style. Scott Sidler inquired about the rear properties; Mr. Forbes stated that there are two-story structures that were constructed at least 10 years ago and that the proposed structure will meet the required 10-foot separation between structures.

Lucie Ghioto stated a letter of opposition was received from David Dean, 403 E. Amelia Street, Orlando, FL 32803.

Maria Ruiz-Margenot, 314 E. Amelia Street, Orlando, FL 32801, spoke as the owner to answer Board questions. Scott Sidler asked about the larger rear shed-dormer and expressed that the massing is visually too large for a dormer window on this structure and that it should be more subordinate to the rest of the roof. Tim Lemons agreed that the dormer massing is out of place, however, it faces the rear and is not visually impactful from the street.

Mark Lewis MOVED to APPROVE the request subject to staff conditions with the addition of Condition #11. Waive the 180 day waiting period for demolition however, the permit for demolition may not be issued until the
replacement building permit is issued. Laurie Burns SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (7-0).

3. **Case No.:** HPB2018-10237, 414 Broadway Avenue

   **Applicant:** Robert Kastura, 15015 Grace Ridge Rd, Clermont, FL 32715  
   **Owner:** Cassandra Malina, 414 Broadway Avenue, Orlando, FL 32803  
   **District:** Lake Eola Heights Historic District, Commission District 4

   The applicant is requesting a Major Certificate of Appropriateness to demolish and rebuild the existing 1 story cottage with a new 1 1/2 story cottage. A variance of 10 feet is required to locate the new structure at 5 feet from the rear property line.

   **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. 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.
   5. All windows shall simulate historic wood, double hung, divided light windows and shall have mullions between ganged windows of 8 inches to be similar to historic paired windows.
   6. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
   7. Window trim details shall be similar to the main house.
   8. Cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
   10. Proposed eave and gable details shall be consistent with the main house.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of the site, Sanborn map, aerial photos, a photo from the Master Site File, current survey, proposed site plan, plans, elevations, and a comparative map to illustrate the location of historic two-story garages that are less than 15ft from the rear property line. Mr. Forbes reviewed the history of the site and staff conditions of approval. Scott Sidler asked if there was any structural issues with the current cottage. Mr. Forbes confirmed that there is. Tim Lemons inquired about the surrounding structures as shown on the Sanborn map. Mr. Forbes stated that though Sanborn maps are very reliable some may have minor inaccuracies which show a structure on the property line. Mr. Sidler also asked about the windows on the front elevation of the proposed structure which are an awkward size; Mr. Forbes addressed window details in the staff conditions.

**Lauri Burns MOVED to APPROVE the request subject to staff conditions. Mark Lewis SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (7-0).**

4. **Case No.:** HPB2018-10258, 644 Park Lake Street

   **Applicant/Owner:** Lori Foerster, 644 Park Lake Street, Orlando, FL 32803  
   **District:** Commission District 3

   Consideration of Landmark Nomination proposal. The owner is requesting Historic Local Landmark status for her home.

   **Recommended Action:** Recommend to City Council to accept the Historic Preservation Board recommendation to nominate this site for Landmark Status.
Richard Forbes, Historic Preservation Officer, reviewed the nomination with a PowerPoint presentation with a location map and site photos. It is nominated under Criteria C as it is a classic example of the Bungalow style and exhibits impeccable character and condition. Mr. Forbes gave a brief history of the site and explained the landmark nomination process and protections.

Scott Sidler MOVED to recommend that City Council nominate this site as a local historic landmark. Beth Hobart SECONDED the Motion, which was voted upon and PASSED by a unanimous voice vote (7-0).

OTHER BUSINESS
- General Appearances: None
- Announcements
  - 2019 HPB Calendar update
  - Sarah Taitt provided the Board with an update on the appeal of 125 Wisteria Avenue. The appeal officer recommended to uphold the Board’s decision.
  - Mr. Forbes informed the Board that the house at 330 Broadway Avenue is set to be moved to 519 E Livingston Street in the next month.
- Report on Minor Reviews for October

ADJOURNMENT

Lucie Ghioto, Chairperson, adjourned the meeting at 4:50 p.m.

STAFF PRESENT

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

[Signatures]

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