



# HISTORIC PRESERVATION BOARD

## MINUTES ❖ March 4, 2015

### MEETING INFORMATION

#### Location

##### **City Council Chambers**

2nd Floor, City Hall

One City Commons

400 South Orange Avenue

#### Time

4:00 p.m.

#### Members Present

Dena Wild, Chairperson

Michael Arrington

Alyssa Benitez

Margaret Brock

Sean Lackey

Catherine Price

#### Members Absent

Jeffrey Thompson

Mark Lewis

Keith Oropeza

#### Staff Members

Richard Forbes

Heather Hohman

David Bass

Jason Burton

Kyle Shephard

### OPENING SESSION

- Dena Wild, Chairperson, called the meeting to order at 4:10 p.m.
- Determination of a quorum. Pledge of Allegiance. Introduction of Board Members and staff.
- Consideration of the February 4, 2015 minutes
- Chairperson Wild provided the Board with an overview of the Parliamentary Procedure Workshop she and Jeffery Thompson attended in February.

### CONSIDERATION OF THE FEBRUARY 4, 2015 MINUTES

Alyssa Benitez MOVED to approve the Minutes of the February 4, 2015 meeting. Michael Arrington SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

### CONSENT AGENDA

#### 1. Case No.: HPB2015-00015, 5 Hill Avenue

Applicant/Owner: Minesh Patel, 5 Hill Avenue, Orlando, Florida 32801  
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a detached, two story garage with apartment above on the east side of the property.

*Recommended Action: Approval of the request subject to staff conditions of approval as follows:*

1. All changes to this proposal to be reviewed and approved by the HPB Minor Review Committee prior to permitting.
2. Windows on the east side of the second floor of the garage shall be non-vision.
3. Windows shall match the main house in design, material, inset and have dimensional, exterior muntins.
4. No mechanical equipment may be located between the east side of the garage and the property line.
5. Proposed garage shall be set back 10 feet from rear (East) property line as previously approved.
6. Final driveway plan shall be reviewed by HPB Minor Review Committee prior to permitting.

Sean Lackey, noted that the verticality of the windows and the sill details are not represented in the plans but he is comfortable with the conditions in the Staff Report that address these issues.

Catherine Price MOTIONED to Approve the Consent Agenda subject to Staff Conditions, Alyssa Benitez SECONDED the Motion. The Board voted on the Motion which PASSED by a unanimous voice vote (6-0).

## REGULAR AGENDA

### 2. Case No.: HPB2015-00019, 1004 E. Central Blvd.

Applicant/Owner: Chris and Kathy Lawson, 1004 E. Central Blvd., Orlando, FL 32803  
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to rebuild the non-contributing house adding a second floor containing approximately 1000 square feet of living space using Mediterranean Revival details.

*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 the same inset on the second floor as the ground floor and have dimensional muntins similar to historic windows.
3. All the windows on the east façade shall have consistent muntin patterns
4. Roof eave and window trim details shall be consistent with the Mediterranean Revival Style.
5. Roof tile, railing and stucco texture shall require additional Minor Review.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint Presentation that included the 1956 Sanborn map, pictures of existing conditions and the surrounding properties, maps to illustrate the living and gross square footage of structures within the District, proposed elevations, and the existing and proposed footprint. Mr. Forbes explained that this is a non-contributing structure and because the alterations are dramatic, he used the Standards for New Construction in Section 62.706 of the City Code to evaluate the proposal. This proposal will enlarge the house by adding a second story and change the style to Mediterranean Revival, which is found throughout the district. He stated that the projecting garage is not a typical historic pattern in the historic district or Traditional City standards and the applicant proposed a solution since the board packets went out. Mr. Forbes showed the new proposed front elevation on the overhead projector. A new arched porch element, consistent with the Mediterranean Revival Style is proposed and protrudes past the garage to alleviate the garage issue.

Sean Lackey commented that the materials aren't clear in the plans. Mr. Forbes stated that they are listed in the application as a stucco exterior finish, tile roof, and a metal for the railings, consistent with the Mediterranean Revival Style.

David Runnels, 1243 Harwood Place, Orlando, FL 32804, spoke as the architect and applicant of the project. He stated that the revision is based on conversations with Mr. Forbes. Sean Lackey asked if he would consider sections of railing so that the newel post is not centered on the arch. Mr. Runnels is open to that suggestion.

There were no comments from the public.

Sean Lackey MOTIONED to Approve the request subject to Staff Conditions with the additional condition 6. That a newel post is not be centered on the arch of the porch. Margaret Brock SECONDED the Motion. The Board voted on the Motion which PASSED by a unanimous voice vote (6-0).

### 3. Case No.: HPB2015-00016, 721 Delaney Avenue

Owner/Applicant: Elena Pathak, 721 Delaney Avenue, Orlando, FL 32801  
District: Lake Cherokee Historic District (Commission District 4)

The applicant is proposing to demolish the existing 2-story garage apartment and to build a new 2-story garage apartment.

*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. The slate roof tile shall be salvaged and reused if possible.
3. All details and materials shall be consistent with the existing historic house and garage.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint Presentation that included photographs of the current garage structure and main house, photographs to show the relation of the garage to the street, existing and proposed site plans, and the 1956 Sanborn map to show the original footprint. Mr. Forbes stated the previous owner did not take proper care of the historic garage apartment and unfortunately, it is now in disrepair. He explained that the new proposal will meet setback requirements, as the current structure does not meet setback codes. The proposed garage apartment will be shifted to meet the setback and that the expanded portion will be less visible from the street as it will be obstructed by the main house. He also stated that the most key feature of the existing structure is the dormer windows, which match main house. The applicant has replicated this detail in the proposed plans.

The Board discussed the dormer windows and the crown molding surrounds. Catherine Price applauded the steps the new owner has taken including alleviating termite, rat, and raccoon infestations and cleaning up the property overall. Margaret Brock asked if the demolition and the replacement project are being voted on together; Mr. Forbes stated that it is and that the Board could add the typical waiver of the 180-day waiting period for demolition.

At 4:40, Assistant City Attorney, Kyle Shephard left the meeting and Assistant City Attorney David Bass joined the meeting.

Tom Price, 554 Lake Avenue, Orlando, Florida 32801, spoke as the architect and applicant. Sean Lackey asked the applicant about adding the crown molding to the windows and adding a frieze near the fascia. Mr. Price stated that he can add that to the plans.

Elena Pathak, 721 Delaney Ave, Orlando, Florida 32801, is the owner of the property and stated that her goal is to create something that appears compatible and could have been there historically.

Chairperson Wild read a letter of support into the record from Cynthia Parker, 309 Cherokee Drive. The following list of names of neighbors in support was also submitted: Jeannette Jarnes, 705 Delaney Ave; Maryam Kashi, 713 Delaney Ave; Ian Raden, 713 Delaney Ave; Patricia Wolfe, 635 Delaney Avenue; and Kevin and Christine Chippindele, 710 Delaney Avenue.

Sean Lackey MOTIONED to Approve the request subject to Staff Conditions with the additional conditions 4. That crown molding and frieze details be added to all the eaves to match the existing garage; and 5. Waive the 180-day required waiting period for demolition. Michael Arrington SECONDED the Motion. The Board voted on the Motion which PASSED by a unanimous voice vote (6-0).

## OTHER BUSINESS

- There were no General Appearances.
- Mr. Forbes reviewed the Minor Reviews approved in February
- Mr. Forbes announced that The Publications and Awards Committee met and determined the 2016 HPB Calendar theme is Bungalows.
- Mr. Forbes gave a brief update of the renovation of the AmTrak/Historic Train Station on Sligh Blvd.

## ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 5:00 p.m.

## STAFF PRESENT

Richard Forbes, Historic Preservation Officer  
Jason Burton, City Planning  
Kyle Shephard, Assistant City Attorney

Heather Hohman, Recording Secretary  
David Bass, Assistant City Attorney

A stylized, handwritten signature in black ink, appearing to be 'RF' followed by a horizontal line.

Richard Forbes, Historic Preservation Officer

A handwritten signature in black ink, appearing to be 'Heather M. Hohman'.

Heather M. Hohman, Recording Secretary