



# HISTORIC PRESERVATION BOARD

## MINUTES ❖ JUNE 3, 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

Jeffery Thompson, Vice-Chairperson

Michael Arrington

Alyssa Benitez

Sean Lackey

Mark Lewis

Catherine Price

#### Members Absent

Keith Oropeza

#### Staff Members

Richard Forbes

Heather Hohman

Kyle Shephard

Jason Burton

### OPENING SESSION

- Dena Wild, Chairperson, called the meeting to order at 4:00 p.m.
- Determination of a quorum. Pledge of Allegiance. Introduction of Board Members and staff.
- Consideration of the May 5, 2015 Minutes

### CONSIDERATION OF THE MAY 5, 2015 MINUTES

Alyssa Benitez MOVED to approve the Minutes of the May 5, 2015 meeting. Jeffery Thompson SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

### CONSENT AGENDA

#### 1. Case No.: HPB2015-00096, 421 E. Robinson Street

Applicant/Owner: Susan Morris, Eola 421, LLC, 255 S. Orange Ave. #1300, Orlando, FL 32801

District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to redevelop property to a senior living facility.

*Recommended Action: Deferral of the case per Applicant's request.*

Jeffery Thompson MOVED to approve the Consent Agenda. Alyssa Benitez SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

### REGULAR AGENDA

#### 2. Case No.: HPB2015-00067, 303 Harwood Street

Applicant/Owner: Karen Consalo, 303 Harwood Street, Orlando, FL 32801  
District: Lake Eola Height Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a one story addition connecting the main house with the garage, replace the roof on the garage and house and make alterations to the porch.



*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. Move proposed walls of addition north so that original corner of house is not obscured and the line of the edge continues from second floor to ground floor.
3. Minimize impact of addition with additional hedging or landscape to screen addition from street.
4. Proposed porch railing shall require additional Minor Review.
5. New windows shall match the existing in material, detail and installation.
6. Lower west windows so that door head and window head are at the same level.
7. Recommend reducing height of proposed addition roofline by approximately 18 inches so that the proposed roof does not interfere with exiting garage eave.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included maps, site photos, and proposed and existing elevations. The applicant is proposing to construct an infill addition that will connect the garage to the house to form a new room with access to a new bathroom on the ground level of the garage. The proposal will connect the two structures which would create one principle structure. The rear yard setback is 25 feet and this proposal will result in a rear yard setback of 1'11", that was approved for a variance at the December 16, 2014 Board of Zoning Adjustment meeting. Mr. Forbes stated that though this proposal is inconsistent with the development pattern, he is recommending approval because the addition will have minimal visual impact and could be reversed in the future.

Jeffery Thompson did not agree that this project was easily reversible and stated that screening through vegetation is not reliable as plants can die. Mr. Forbes agreed that some historic elements would be lost but if the addition is removed in the future the historic appearance could be reinstated. Catherine Price asked if the metal roof is original to the house. Mr. Forbes did not think that it is. The original permit stated that a shingle roof was used though the material was not detailed.

Karen Consalo, 303 E. Harwood Street, Orlando, FL 32801, spoke as the applicant and owner. She showed a slide presentation demonstrating structures in the Lake Eola Heights Historic District. She has lived in her house for 10 years. Due to personal family issues they are requesting the addition. It is her belief that the current roof was installed between 20-30 years ago. She and her husband are agreeable to the conditions with the exception of Condition 7. She proposed to change the condition per her architect's request to reduce the height by 12 inches and change the roof pitch. She also stated that the portion of the house that will be affected is not the original 1917 structure but an addition from the 1950s and that they will save any original doors or windows that will be removed.

Marc Consalo, 303 E. Harwood Street, Orlando, FL 32801, spoke as an owner, and explained his medical condition that is at the center of the request.

David Martens, 229 E. Amelia Street, Orlando, FL 32801, spoke as a neighbor in opposition of the proposal. Mr. Martens stated that this is one of the few 1910s homes intact and it should be preserved as is.

Chairperson Wild stated for the record that Diane and David Marten also submitted a letter in opposition.

The Board discussed protecting and upholding City Codes and the Historic Preservation Standards, attached garages, flexibility to applicants, development patterns, parking, and the variance. Catherine Price stated that the Board should be most concerned with primary façade. Jeffery Thompson stated that in this district all elevations are reviewable. Sean Lackey asked if there are codes stating that a garage must be detached from the primary structure. Mr. Forbes clarified that the Historic Preservation standards are based on pattern of development and an attached garage does not meet those standards.

**Sean Lackey MOVED to Approve the Request subject to Staff Conditions. Mark Lewis SECONDED the Motion.**

Sean Lackey clarified that Condition #7 will remain a recommendation and not be required. Mr. Thompson stated that no alternatives have been considered. He is agreeable to an addition but stated that this could be done in another configuration.

**The Motion was voted upon and PASSED by a voice vote (6-1; Jeffery Thompson opposed).**



**3. Case No.: HPB2015-00093, 608 E. Concord Street**

Applicant/Owners: Kelsea and Mark Graff, 608 E. Concord St., 1944 Brantley Circle, Clermont, FL 34711  
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new 2-story single family home with a 2-story garage apartment in the rear of the property.

*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 dimensional, exterior muntins and approximate historic double hung wood windows and be inset similar to historic windows in the district.
3. Paired windows shall have an 8" mullion between them to approximate historic double hung windows.
4. Move windows on second floor rear bedroom and stair to the west so a minimum of 2 feet is between window and corner.
5. Finish floor of house shall be a minimum of 18-24 inches above grade so as to be similar to other contributing structures in the district.
6. Porch columns and bases shall be square rather than rectangular.
7. Second floor gable eave at west elevation shall line up with cross gable eave.
8. Eaves shall be a consistent depth of 24 inches.
9. Cement board siding shall be smooth finish so as to look like finished painted wood siding.
10. Reduce depth of rear wing of house so that there is sufficient distance to garage.
11. Remove existing chain link fence on east side of property.
12. Recommend limiting the garage to one story and omitting the second floor apartment.

Richard Forbes introduced the case with a PowerPoint presentation that included Sanborn maps, proposed elevations, floor plans, illustrations to show historic garages on the rear lot line, living square footages, and gross square footages, and pictures from the field. The original house on this site was a Frame Vernacular house constructed in 1914 which was in poor condition and had numerous inappropriate additions. The HPB approved the demolition of the house in 2004 but the approved replacement house was not constructed. This proposal is similar to what was approved in 2004. This proposal includes a two-story garage with apartment above which will require a variance to be less than the code required 15 feet from the rear property line.

The Board questioned the cement board siding and the clearance between the house and garage apartment. The stairs up to the apartment are not counted towards the required 5-foot clearance. The cement board siding is addressed in Condition 9 and is allowable in new construction so long as it has a smooth finish to emulate finished painted wood siding.

Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL, 32803, spoke as the architect of the project. Mr. Arthur was the architect 10 years ago and stated that house was not built due to the recession. They are in agreement of Staff Conditions with the exception of Condition 12, which they request to omit. Sean Lackey asked for the location of the A/C units of the house and garage apartment. Mr. Arthur demonstrated on the overhead screen that the A/C unit for the house will be located in the rear of the house and the A/C unit for the garage apartment will be located under the stairwell. Neither will be visible from the street.

Mark Graff, 1944 Brantley Circle, Clermont, FL 34711, spoke as the owner and applicant. He is building this home for his daughter, Kelsea. He stated that the apartment above the garage is important as an income generator for his daughter. The apartment will have vaulted ceilings over 8-feet and the garage will have an 8-foot ceiling.

John Purdy, Jr., 602 E. Concord Street, Orlando, FL 32803, spoke as a neighbor in opposition to the proposal. Mr. Purdy does not feel that a variance is warranted because there is not hardship that is not self-created. He stated that the garage apartment's windows would look into his Master bedroom. Chairperson Wild acknowledged that Mr. Purdy also sent in a letter of opposition for the record.

Chairperson Wild read into the record an e-mail sent to Richard Forbes from Leslie Boyd, 531 Cathcart Ave, Orlando, FL 32803.



Her letter retracts and earlier letter in opposition.

Jeffery Thompson stated that the role of the HPB is to oversee that new construction follows the historic development pattern and the garage apartment 5-foot setback does follow the historic pattern.

Jeffery Thompson MOVED to Approve the Request subject to Staff Conditions with the elimination of Condition 12. Recommend limiting the garage to one story and omitting the second floor apartment. Alyssa Benitez SECONDED the Motion. The Motion was voted upon and PASSED by a unanimous voice vote (7-0).

#### 4. Case No.: HPB2015-00094, 104 S. Lawsona Blvd.

Applicant/Owners: Todd and Tamara Geggelman, 104 S. Lawsona Boulevard, Orlando, FL  
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a brick paver circular drive-through to match existing driveway.

*Recommended Action:* Denial of the request; however Staff provides the following recommended alternative that may be approved by the Board:

1. As an alternate, the original curb cut on Pine could be reinstalled with a parking area for two cars.
2. The new plan will need to be reviewed and approved by the Minor Review Committee.

Richard Forbes introduced the case with a PowerPoint presentation that includes pictures from the field, survey, proposed site plan, and pictures of homes with circular driveways. Mr. Forbes stated that he could not find permit records for the homes shown with circular drives in the historic districts. Mr. Forbes explained that this case is coming before the HPB because the Minor Review application was denied and the applicant requested that the HPB review the case. Mr. Forbes explained the applicable transportation codes and stated that the Engineering Department is not supportive of this request. This case also does not fit the historic development pattern of the neighborhood.

The Board discussed the width of the driveway, curb cuts, Impervious Surface Ratio, material of the pavers, and the distance between the intersection and the driveway.

Tamara Geggelman, 104 S. Lawsona Blvd, Orlando, FL 32801, is the owner and applicant. She stated additional circular driveways in the area and that she needs additional parking for her business functions. She stated that her proposal would look nice and she does not support the alternatives recommended by Staff.

Jeffery Thompson stated that the Board is charged with respecting the historic pattern and, although, it would look nice, this proposal does not fit that pattern.

Jeffery Thompson MOVED to approve the Staff's Recommendation of Denial. Alyssa Benitez SECONDED the motion.

Sean Lackey and Dena Wild agreed that the transportation and engineering issues discourage their approval. The applicant provided another alternative, however the Board stated that she should apply again as that alternative is not proposed in this request.

The Motion was voted upon and PASSED by a unanimous voice vote (7-0).

#### 5. Case No.: HPB2015-00095, 1012 Mount Vernon Street

Applicant: Carlos Rousseau, 1711 Shasta Ct, Winter Park, FL 32792  
Owner: Hugh T. Creshaw, Nuview IRA, INC, 1064 Greenwood Blvd, Lake Mary, FL 32746  
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the garage, wood deck and aluminum screen porch and construct a new 19'x20' addition to the rear of the house with a new 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.
2. Waive the 180 day waiting period for demolition of the garage structure.
3. New windows in the addition shall be similar in installation to the original windows in the house.
4. Materials and finishes of the proposed addition shall match the existing house.
5. Maintain existing historic mosaic porch floor at front door.

Richard Forbes introduced the site through a PowerPoint presentation that included pictures from the field, Sanborn map, site plan, and elevations. Mr. Forbes showed pictures of the garage, which is constructed of unique hand-made concrete blocks. He referenced the engineer's report that stated the garage is in poor condition.

The Board discussed the fascia element on the East elevation and the existing and proposed roof.

David Runnels, 233 West Park Avenue, Winter Park, FL 32789, spoke as the architect and the applicant.

Mark Lewis Moved to approve the request subject to Staff's Recommendations. Michael Arrington SECONDED the Motion. The Motion was voted upon and PASSED by a unanimous voice vote (7-0).

## OTHER BUSINESS

- General Appearances:
  - Emmett O'Dell, 717 31<sup>st</sup> Street, Orlando, FL 32805, spoke on his concerns of the recently landmarked Tinker Field and its future usage. He spoke on behalf of the group "Saving Tinker Field".
- Mr. Forbes reminded the Board that the 2016 Calendar Photo competition is underway.

## ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 6:05 p.m.

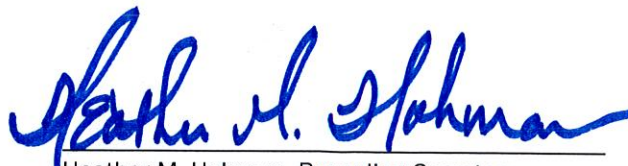
## STAFF PRESENT

Richard Forbes, Historic Preservation Officer  
Jason Burton, City Planning  
David Bass, Assistant City Attorney

Heather Hohman, Recording Secretary  
Kyle Shephard, Chief Assistant City Attorney



Richard Forbes, Historic Preservation Officer



Heather M. Hohman, Recording Secretary