



# HISTORIC PRESERVATION BOARD

## MINUTES ■ OCTOBER 5, 2016

### MEETING INFORMATION

#### *Location*

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

2nd Floor, City Hall  
One City Commons  
400 South Orange Avenue

#### *Time*

4:00 p.m.

#### *Members Present*

Alyssa Benitez, Vice-Chairperson  
Lucie Ghioto  
Sean Lackey  
Vijay Marolia  
Scott Sidler  
Dena Wild

#### *Members Absent*

Mark Lewis  
Jeffery Thompson, Chairperson

#### *Staff Present*

Heather Bonds  
Jason Burton  
Richard Forbes  
Kyle Shephard

### OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff

### CONSIDERATION OF THE SEPTEMBER 7, 2016 MINUTES

Lucie Ghioto MOVED to approve the Minutes of the September 7, 2016 meeting. Scott Sidler SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

Dean Grandin, Planning Director, spoke to the HPB regarding proposed changes to Section 65.720, Designation of Historic Landmarks. These amendments are scheduled to be considered by the Municipal Planning Board on November 15, 2016. The changes will require written consent from all owners of a property and in the case of city-owned properties, written consent shall be obtained from the City's chief administrative officer. The amendment also eliminates review by the Municipal Planning Board, thus sending the HPB's recommendation directly to City Council.

### CONSENT AGENDA

#### 1. Case No.: HPB2016-00195, 1011 Harwood Street

Applicant: Eran James, 1011 E. Harwood St., Orlando, FL 32803  
Owners: Eran James and Susanna Barkataki, 1011 E. Harwood St., Orlando, FL 32803  
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a 150 square foot addition to the rear of the home; and to construct a 480 square foot accessory structure in the rear yard.

*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. All materials on the addition to the main house shall match the existing materials as closely as possible.
3. Siding material on the proposed accessory structure shall match the main house as closely as possible.

Lucie Ghioto MOVED to approve the Consent Agenda. Dena Wild SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

## REGULAR AGENDA

### 2. Case No.: HPB2016-00215, 65 E. Central Blvd.

Applicant: Maximiano Brito, 605 E. Robinson St. STE 750, Orlando, FL 32801  
Owner: Orange County Government, PO Box 1393, Orlando, FL 32802  
District: Downtown Historic District, Commission District 5

The applicant is requesting a Major Certificate of Appropriateness to construct a new terrace with landscaping, planters, fence, gates, retaining walls, railings, and ADA compliant ramp access.

*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. Final fence design shall require additional minor review and a simpler fence style is recommended.
3. Landscape planting plan showing trees to be removed and new landscaping shall require additional minor review.
4. Final paving materials and seating fixtures shall require additional minor review.
5. Move east retaining walls of terrace near the sidewalk back a minimum of 4 feet to create a larger indentation and planter area along pedestrian zone.
6. Move south retaining wall of terrace back a minimum of 4 feet to create larger lower level planting area adjacent to plaza area.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of the site, a site survey, proposed elevations, and the proposed site plans. This building is the 1926 County Courthouse that has been converted to the Orange County Regional Historic Center. They are proposing a series of terraces for special event and program uses. The current stone landing and steps are leaking and need to be repaired. The proposed fence borders High Victorian and should be simplified.

Dena Wild asked if the stone tiles are original to the building and if they are being replaced. Mr. Forbes stated that they are and that they will be removed, numbered, repaired and cleaned, then put back. Ms. Wild also inquired if stone columns, which would blend better with the building and less invasive from the sidewalk should be proposed. Mr. Forbes stated that Staff's Condition to push back the fence to minimize its visual impact. Stone columns would add a significant cost to the project. Sean Lackey inquired about the total fence height. Mr. Forbes showed that the fence is 42" atop a retaining wall that's up to 3 feet for a total of about 6 ½ feet, which is why the Staff Condition requires the wall and fence to be pushed back.

There was no public comment. The Board continued discussion about the height of the wall, crowd control, and the proposed material.

Lucie Ghioto moved to APPROVE the request subject to Staff Conditions. Sean Lackey SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (6-0).

### 3. Case No.: HPB2016-00218, 614 E. Amelia Street

Applicant: David Runnels, 233 W. Park Avenue, Winter Park, 32789  
Owner: Stephen and Stacey Palvisak, 614 E. Amelia Street, Orlando, FL 32801  
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a one and a half story addition containing 597 square feet to the rear of the existing residence with materials and windows to match existing.

*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. Step overhang in at ground floor addition in rear so that the relationship is the same on the addition as the existing house.
3. New foundations shall match existing.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included the Sanborn map, site photos, proposed plans, elevations, and the existing and proposed roof plans. The Sanborn Map shows that the porch original had an open rear and front porches. The back porch has since been enclosed. The proposed addition is to the rear and the architect has attempted to minimize the head heights to lessen the impact to the front façade. The proposed second story roof incorporates the jerkin-head style roof that the porch and the first floor roof have.

Dena Wild commented that the design was well done.

Vice-Chair Alyssa Benitez read a letter of support from Kane Norton, 612 E. Amelia Street, Orlando, FL 32803. There were no other public comment. Sean Lackey stated that the design was passable and wished that there was more depth to the proposal. Mr. Forbes stated that the rafter tails and fascia board will match the existing roof.

Sean Lackey moved to APPROVE the request subject to Staff Conditions. Vijay Marolia SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (6-0).

#### **4. Case No.: HPB2016-00221, 907 E. Washington Street**

Applicant: David Beeler, 15502 Stoneybrook W. Parkway, STE 104, Winter Garden, FL 34787  
Owner: Paul Richards, 671 Business Park Blvd, Winter Garden, FL 34787  
District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to retroactively approve a double door on the front façade of the house which is different from the original HPB approval.

*Recommended Action: Denial of the request.*

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included the Florida Master Site File photo, photos of the current front porch and door, and the proposed door submitted in elevations to the HPB and approved at the July 1, 2015 meeting. Mr. Forbes also exhibited photos from 901 E. Washington St. and 1001 E. Washington St. that show appropriate style doors for this style and age of the house. This house is a 1915 frame vernacular house and the door that was installed is not in keeping with the character of the house. Mr. Forbes expressed that the applicant has done a great job rescuing the house after two arson attacks. Mr. Forbes stated that City Code Section 62.704 is what he based his denial recommendation from. The appropriate style doors are those that were approved, a single door with sidelights or if the door were to be a double-door that a French multi-paned door might be more appropriate.

David Beeler, 2400 Williams Rd, Winter Garden, FL 34787, spoke as the applicant. He passed out packets to the Board that included signatures of support, a copy of a blank HPB application, and site photos. He stated that many projects do not go exactly as planned as in the case of these doors. He stated that they worked extremely hard to restore this house and the at least 80% of the house was rescued including windows. Sean Lackey inquired about the original door. Mr. Forbes clarified that the porch was enclosed prior to districting and the style of the original door is unknown. Mr. Lackey asked Mr. Beeler if he had seen this style door on this style of historic house. Mr. Beeler said that he had seen double doors on historic houses. He stated that these doors were taken from the interior of a house in Tampa.

Paul Richard, 761 Business Park Blvd., Winter Garden, FL, 34787, spoke as the owner. He stated that he desired the doors to

match the interior of the house. He showed a picture of a contemporary house with double doors. Sean Lackey asked if he knew what style of house these doors came from as they look like they could have come from a High Victorian style home. The applicants did not know the style of the house they acquired the doors from. Dena Wild commented that the addresses listed on the signature pages are not primarily from the Historic District or the street. Mr. Beeler stated that they held an open house and attendees signed the petition.

Vijay Marolia left the meeting at 5:05 p.m. Ms. Wild stated that the doors may be permissible if the glass inserts were removed. Sean Lackey discussed the high quality of work on the house. He also stated that there is a disconnect between the door and style. He also compared the project to homes in Key West where the original architecture has been "dialed up" by modern flare. The Board continued discussion on the door's design, location, stain, and the homes overall design. Scott Sidler, commented that he lives in the neighborhood and commended the restoration project. He stated that he has kept up with the progress and was dismayed by the doors because they seemed out of place. He stated that the door presented in the proposed elevation that the HPB approved in July 2015 is perfect for the style and age of the house. Mr. Sidler also stated that the Secretary of the Interior Standards for Rehabilitation and the City Code are clear with regards to doors. Dena Wild suggested that the doors be utilized on the interior.

Scott Sidler moved to Deny the Request as recommended by Staff. Lucie Ghioto SECONDED the Motion.

Sean Lackey stated that he was torn as the applicant had done a great job with the rest of the house and thought a concession could be made for the doors, however he is a "purest" when it comes to architectural style and characteristics. He also stated that the staining of the doors minimized the massive appearance and helped his support of the doors.

The Motion was voted upon and PASSED by a Voice Vote (4-1; Lackey voted nay).

## OTHER BUSINESS

- General Appearances: There were no general appearances.
- Announcements:
  - Mr. Forbes announce the HPB Calendar will be presented at the November 14<sup>th</sup> City Council
  - Elections for Chair and Vice-Chair will be held next month
- Report on Minor Reviews (October)
- The Board further discussed the proposed to Section 65.720, Designation of Historic Landmarks. Kyle Shephard, Assistant City Attorney stated that HPB members can attend City Council meetings to discuss potential landmarks in the event the CAO does not sign or consent to an application to landmark a City-owned property. The Board expressed concern that the HPB may not become aware of potential landmarks if applications are rejected and never brought before the Board. Mr. Forbes stated that citizens may attend HPB meetings and inform the Board of potential landmarks in which the Board may still instruct staff to research and present to the Board as potential landmarks, as done in the past.

## ADJOURNMENT

Alyssa Benitez, Vice-Chairperson, adjourned the meeting at 5:35 p.m.

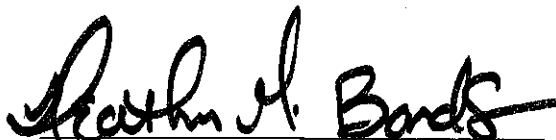
## STAFF PRESENT

Kyle Shephard, Assistant City Attorney  
Jason Burton, City Planning  
Dean Grandin, City Planning

Heather Bonds, Recording Secretary  
Richard Forbes, Historic Preservation Office



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary