

MEETING  
INFORMATION**Location**

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

**Time**

4:00 p.m.

**Board Members****Present**

Alyssa Benitez,  
*Chairperson*

Lucie Ghioto,  
*Vice-Chairperson*

Sean Lackey

Tim Lemons

Mark Lewis

Jeffery Thompson

Dena Wild

**Absent**

Scott Sidler

## MINUTES ▪ APRIL 5, 2017

## OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the March 1, 2017 Minutes:
  - **Dena Wild MOVED to approve the Minutes of the March 1, 2017 meeting. Lucie Ghioto SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).**

## CONSENT AGENDA

## 1. Case No.: HPB2017-00048, 1011 E. Harwood Street

Applicant: Eran James, 1011 E. Harwood Street, Orlando, FL 32803  
Owner: Eran James, 1011 E. Harwood Street, Orlando, FL 32803  
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to alter the approved plans for HPB2016-00195 to construct an accessory structure in the rear yard. The proposed 450 square foot shed on concrete slab measures 16'x24'.

*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 shed structure shall have windows similar to the main house and not use horizontal sliding windows.
3. Roof color shall be similar to the main house.

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

## REGULAR AGENDA

## 2. Case No.: HPB2017-00041, 512 N. Fern Creek Avenue

Applicant: Roger McNicholas, 1007 E. Washington Street, Orlando, FL 32801  
Owner: Roger McNicholas, 1007 E. Washington Street, Orlando, FL 32801  
District: Colonial South Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a two story mixed use building with an office on the first floor and residence above and construct a detached two 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. Windows shall all be inset and be similar in installation details to contributing properties.
3. Windows shall be similar in style and proportion to historic divided light windows and have exterior dimensional muntins.
4. Replace stone balustrade with a style appropriate wrought iron railing.
5. Remove second floor arch topped windows in master bedroom and use a flat top window with a rectangular transom above.
6. Second floor rear facing window shall be opaque or non-vision glass.
7. Any solar panels on the garage apartment will require additional review by the Minor Review Committee.
8. Stucco texture and roof tiles will require additional review by the Minor Review Committee.

Richard Forbes, Historic Preservation Officer, reviewed the case with a PowerPoint presentation that included a site map, 1956 Sanborn map, living square footage and gross square footage comparison maps of the Colonialtown South Historic District, the existing survey, proposed site plan, and proposed elevations. Mr. Forbes reviewed the case history and provide each board member with copies of the minutes from the two Design Review Committee meetings the applicant attended. The lot has been historically empty, is zoned O-1/T/HP, and is a lot and half. He also reviewed the O-1 setbacks and stated that the Applicant is seeking variances for setbacks that are more in line with the surrounding residential setbacks. The first variance is for a street side yard setback at 15 feet for a variance of 10 feet; and a two-story garage apartment 5 feet from the rear property line for a variance of 10 feet.

The Board asked questions of Staff regarding proposed materials, awnings, parking, and massing. Parking issues have been resolved with Transportation Planning. The chimney is proposed to be brick, however, the material for the niches has not been identified. Awnings were discussed at the Design Review Committee meeting, and would be favorable to breakdown some of the massing.

There was no public discussion on this case.

The Board continued discussion about the windows and doors on the west elevation. Jeffery Thompson discussed requiring divided lights for continuity of these windows with the rest of the structure. Dena Wild did not agree that the doors should be included to have required divided lights.

**Jeffery Thompson MOVED to approve the case subject to Staff Conditions and to add Condition 9.) The materials in the niches and chimney shall be reviewed by Minor Review 10.) Windows and doors on the West elevation shall have simulated divided lights. Mark Lewis SECONDED the motion. The Motion was voted upon and FAILED by a Voice Vote (3-4; Benitez, Ghioto, Lemons, Wild OPPOSED).**

**Dena Wild MOVED to approve the case subject to Staff Conditions and to add Condition 9.) The materials in the niches and chimney shall be reviewed by Minor Review 10.) Windows on the West elevation shall have simulated divided lights. Lucie Ghioto SECONDED the motion.**

The Board continued to debate requiring the doors to have divided lights. These doors may not be very visible as it is on the side of the house with a balcony and porte-cochere obstructing the view. It was also thought that the sliding glass doors are not appropriate for a traditional-styled Mediterranean Revival.

Roger McNicholas, 1007 E. Washington Street, Orlando, FL 32801, spoke as the applicant and owner. He answered the Board's questions regarding the windows, niche material, chimney material, and transoms.

**The Motion was voted upon and PASSED by a Voice Vote (4-3; Lewis, Lackey, Thompson OPPOSED).**

### 3. Case No.: **HPB2017-00046, 111 Rosearden Drive**

Applicant: Tom Price, 552 Lake Avenue, Orlando, FL 32806  
 Owner: Scott Dunkle, 111 Rosearden Drive, Orlando, FL 32803  
 District: Lake Lawsons Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing house and construct a new 2-story house with detached 2-story garage with apartment above. The garage apartment will require a variance for the proposed rear yard setback of 5 feet.

*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. A sample of the proposed brick shall be submitted for review and approval by the HPB Minor Review Committee.
3. All window and trim details shall be consistent and the windows shall have dimensional, exterior muntins to simulate historic divided light windows.
4. Glass doors leading to the upper porch shall be French style doors with multi-panes and exterior dimensional muntins.

Richard Forbes, Historic Preservation Officer, reviewed the case with a PowerPoint presentation that included site photos, site map, 1956 Sanborn map, living and gross square footage comparison maps, proposed site plan, and images of 450 Cherokee Drive, the design inspiration for this house. Mr. Forbes discussed previous proposals and the current proposal. He also exhibited a map that shows all historic two-story garage apartment less than 15ft from the property line.

Jeffery Thompson asked if the map includes modern two-story garages. Mr. Forbes said it did not and that the map illustrates the historic building pattern. Dena Wild asked if Public Notices include the variance information. Mr. Forbes states that Public Notices do give a description of the proposed project. The Board also discussed the proposed elevations, columns, ceiling heights, garage doors, and door heights.

Chairperson, Alyssa Benitez, read two letters into the record:

- Shawn Moloney, 117 Rosearden Drive, in Support
- Billy Hattaway, 121 Rosearden Drive, in Support

Scott Dunkle, 111 Rosearden Drive, Orlando, FL 32803, spoke as the owner and discussed the previous proposal for an addition but stated that the current condition of the structure leans towards a demolition and new construction.

Tom Price, 552 Lake Avenue, Orlando, FL 32801, spoke as the applicant and architect. He lived in 450 Cherokee Drive, the inspiration of this design and stated that he made the roof line steeper to provide more head room in the attic. He answered the Board's questions regarding heights and dimensions. Tim Lemons commented that hand-rails may be required by the Code for the front steps. Mr. Price stated that if so, he would likely choose black wrought-iron railings. The ceiling heights of the garage apartment are proposed at 9 feet on the first floor and 8 feet on the second.

Anya Franke, 1812 E. Jefferson Street, Orlando, FL 32803, spoke as the rear neighbor. She inquired if any windows will be facing her property. Mr. Forbes and Mr. Price reviewed the elevations with her to show that there are no windows on the proposed garage facing her backyard.

Theresa Smith, 25 Rosearden Drive, Orlando, FL 32803, spoke as a neighbor in opposition. She stated that the large two-story garage with two-story garage apartment does not fit in with the rest of the properties on Rosearden Drive, which she states average between 1300-1700 living sq. ft. and an average of 2300 gross sq. ft.

The Board discussed the building pattern of the neighborhood and street. There are a mix of two-story structures throughout the entire neighborhood. It is larger than other homes on the street, but comparable within the district. The orientation on the lot also relieves some of the visual impact. The ceiling heights are rather tall on the garage apartment.

**Sean Lackey MOVED to approve the case subject to Staff Conditions and to add Condition 5.) The ceiling heights of the garage apartment shall not exceed 9ft on the 1st floor and 8ft on the 2nd floor. 6.) The soffits on the second floor shall be lowered to be in position with the tops of the windows on the second floor. Tim Lemons SECONDED the motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).**

## OTHER BUSINESS

- General Appearances: There were no general appearances
- Announcements
  - Lake Eola Heights Garden Tour on April 24<sup>th</sup>
  - Historic Preservation Awards will be presented on May 15<sup>th</sup> at City Council
  - The 2018 Calendar Contest will be starting soon; The Publications Committee met and has selected the topic.
  - City Council adopted the Quasi-judicial ruling for 907 E. Washington Street, which upheld the HPB's decision.
  - The first reading for the Landmark Ordinances for the Municipal Theatre and the Davis Armory will be on April 24<sup>th</sup>; second reading is scheduled for May 15<sup>th</sup>
  - The Board discussed the July HPB meeting. It is not likely that there will be a quorum so it is tentatively cancelled.
- Report on Minor Reviews (March)

## ADJOURNMENT

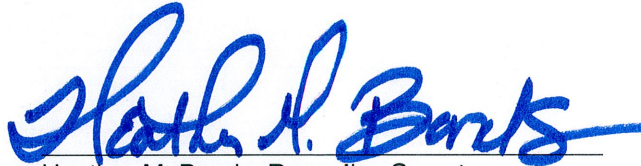
Alyssa Benitez, Chairperson, adjourned the meeting at 5:40 p.m.

## STAFF PRESENT

Heather Bonds, Recording Secretary  
Richard Forbes, Historic Preservation Officer  
Kyle Shephard, Chief Assistant City Attorney



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary