

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**

Lucie Ghioto,
Chairperson

Sean Lackey

Tim Lemons

Mark Lewis

Scott Sidler

Jeffery Thompson

Dena Wild

Absent

Alyssa Benitez

MINUTES ▪ MAY 3, 2017

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the April 5, 2017 Minutes
 - **Jeffery Thompson MOVED to approve the Minutes of the April 5, 2017 meeting. Scott Sidler SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).**

CONSENT AGENDA

1. Case No.: HPB2017-00079, 1014 E. Washington Street

Applicant: Roger Neves, 668 N. Orlando Ave., Maitland, FL 23751

Owner: Nicholas Cotroneo, 1014 E. Washington Street, Orlando, FL 32803

District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a bathroom addition to the rear bedroom and renovate the entry/laundry area on rear of existing residence.

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. Case No.: HPB2017-00061, 1012 E. Jackson Street

Applicant: Allen Arthur, 301 N. Fern Creek Avenue, Orlando, FL 32803

Owner: Kemp Investments North, LLC, 14414 Salinger Rd, Orlando, FL 32828

District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove existing door and windows on front porch; Add 1 1/2-story addition to rear; and to remove shed on east rear corner.

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 new materials to match the existing.
3. Historic windows shall be repaired as necessary.
4. New windows shall match the existing in installation depth and trim details and have dimensional exterior muntins to simulate historic divided light windows.

Jeffery Thompson asked to move Case 3 to the Regular Agenda for discussion.

Sean Lackey MOVED to approve the Consent Agenda with the exception of Case 3. Jeffery Thompson SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

REGULAR AGENDA

3. Case No.: HPB2017-00077, 518 E. Concord Street

Applicant: Spencer Hay, 518 E. Concord Street, Orlando, FL 32803
 Owner: Spencer Hay, 518 E. Concord Street, Orlando, FL 32803
 District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the enclosed rear porch and construct a 590 square foot addition and remove screen from front 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. All materials and details to match the existing house.
3. Increase pitch of addition to be closer to the existing pitch while still keeping ridge at or below existing.
4. Increase depth of eaves to match existing.

Historic Preservation Officer, Richard Forbes, gave a brief introduction of this case. Mr. Thompson stated that he pulled this item because he felt fenestration should be added to the East elevation to be consistent with the West elevation. The Board discussed the floor plan, location of the window, and the size. The window should be the same size and in the same general location as the proposed West elevation window.

Scott Sidler MOVED to approve the case subject to Staff Conditions and to add Condition 5.) That a window shall be added to the East elevation to be similar to the West Elevation. Mark Lewis SECONDED the motion.

The Board further discussed the window location. Tim Lemons suggested continuing the Jerkinhead gable roof on the addition.

Tim Lemons offered a Friendly Amendment to the motion to add Condition 6. The Jerkinhead Gable roof shall be utilized on the addition to match the existing roof. Scott Sidler Accepted the Friendly Amendment. The Board Voted on the Amendment and the Amendment PASSED by a Unanimous Voice Vote (7-0). The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

4. Case No.: HPB2017-00081, 615 Cherokee Circle

Applicant: Randall Slocum, 670 N. Orlando Avenue, Suite 1001, Maitland, FL 32751
 Owner: Elizabeth Klonoff, 4522 Chantilly Avenue, Winter Park, FL 32789
 District: Lake Cherokee Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new garage, new pool, extend the kitchen, add doors from the family room to front porch, add doors on south elevation, construct a new patio and make alterations to the existing guest house.

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. Additional review of changes to the existing carriage.
3. New doors shall be compatible with the existing elaborate windows
4. Roof tile shall match existing on the additions and new garage.
5. Stucco textures on the addition and new garage shall match the existing.
6. Eave details on the addition and new garage shall match existing.
7. Any changes to the tile front walk and porch or the driveway paving will require additional review.
8. Construction of the new garage shall be such that the topography is not substantially changed.
9. Recommend rotating proposed garage slightly so that it is aligned with house.

Richard Forbes introduced the case with a PowerPoint presentation that included a site map, Sanborn map, site photos, existing survey and elevations, and the proposed survey and elevations of the house and garage. The house was built in 1922 in the Spanish Colonial Revival style which includes Moorish details. Known at the Temple House, it was named for William Chase Temple, a former mayor of Winter Park and the namesake of the Temple Orange. Mr. Forbes stated that the Ludowici Tile Company still makes the Brooksville Green tile used on the existing house and the applicant proposes to match those tiles.

The Board asked Staff about the overall plans and the doors and windows. All proposed doors and windows shall match or be in a compatible style as the existing windows. Two trees marked on the plans shall remain, while one tree has been condemned by the City and shall be removed.

Randall Slocum, 1165 N. New York Avenue, Winter Park, FL 32789, spoke as the applicant. He displayed a diagram to show which windows on the proposed plans shall be reused from the original windows and which windows shall be new to match the existing windows. He stated that the doors will match the current doors and that the front door will need to be replaced as it is rotting. He also addressed the proposed garage. The Board discussed landscaping options with the applicant.

The Board further discussed landscaping options, as landscaping has provided a visual base for the main house and should continue to be used for the proposed garage. Tim Lemons did not think that the proposed garage doors are consistent with the Moorish details of the main house. Jeff Thompson stated that he feels the proposed location of the garage is appropriate as presented and does not think that staff's condition to rotate the garage is necessary.

Jeffery Thompson MOVED to approve the case subject to Staff Conditions and to alter Condition 9). Recommend proposed garage be setback 3-4 additional feet. Mark Lewis SECONDED the Motion. Tim Lemons offered a Friendly Amendment to the motion to add Condition 10.) The design of the garage doors shall be more consistent with the architecture of the main house subject to Minor Review. Jeffery Thompson Accepted the Friendly Amendment. The Board Voted on the Amendment and the Amendment PASSED by a Unanimous Voice Vote (7-0). The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

5. Case No.: HPB2017-00026, 632 E. Livingston Street

Applicant: Bobby Morales, Morales Design Studio, 4800 W. Lake Mary Blvd, Lake Mary, FL 32746
 Owner: Jorge Lopez, 322 E. Central Blvd, Unit 2301, Orlando, FL 32801
 District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove rear addition from main house; construct two story additions to the main house including a garage; construct a 4 car one story garage on lot 5 and make alterations to the existing garage apartment.

Staff Recommendation: Defer the proposal to a Design Review Committee meeting so as to determine the true scope of the project.

If the HPB chooses to grant approval then the following conditions should apply.

The proposal as submitted is not consistent with the requirements for approval contained in Sections 62.201, 62.705, and 62.706 of the Land Development Code (LDC) and the following conditions shall apply:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Maintain original 2nd floor window size on front façade in all four windows.

3. Reduce height of eastern addition containing the attached garage.
4. Reduce size of the new garage to 3 bays
5. Reduce the east drive curbcut and driveway to be more similar to the west drive and curbcut.
6. Maintain the original mansard roof of the home on the east and west facades.
7. Retain the existing height of the main structure.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included site photos, a Florida Master Site File photo, Sanborn map images, existing survey, as-built elevations, and proposed elevations, site plans, floor plans, and 3D images. He reviewed the proposed changes and compared the proposed square footages with the surrounding structures. He also reviewed the past case that came before the Board which was deferred. He explained that his recommendation of deferral is due to unclear details and changes to the existing main house. Because there are major changes to the main structure such as raising the roof height and the changing the window shapes, he would review this as new construction instead of an addition and alterations.

Sean Lackey asked about the historical relevance of this structure. Mr. Forbes explained that this is a Contributing Structure in the Lake Eola Heights Historic District and that this simplified Mediterranean Revival architecture is typical of the 1920s. The Board discussed the unique features of the house including the eyebrow arch, built in benches, and mansard roof. The architect is unknown, however the builder was Albert Slausson, a well-known historic builder in Orlando. The Board discussed the proposal. Scott Sidler stated that with three lots, there is plenty of room for growth on the site and that the rendition is nice but significantly different from the historic structure. Dena Wild discussed the historical building pattern of the street and that an estate with courtyards does not fit this building pattern. Mark Lewis stated that the proposed roof heights are within the allowable 30 feet maximum. Mr. Forbes confirmed the roof heights but emphasized that this would significantly change the character of the house, making the new construction standards for review more appropriate than the alteration and additions standards.

Bobby Morales, Morales Design Studio, 4800 W. Lake Mary Blvd, Lake Mary, FL 32746, spoke as the applicant and architect. He showed additional 3-D images. He stated that with three lots, there is tremendous opportunity for the potential of the property. Mark Lewis asked for a street-level perspective to show the rhythm of solids and voids of the proposal. Sean Lackey asked how tall the roof will be raised; Mr. Morales stated that the roof shall be raised 3-4 feet, though the Board thought the elevations looked larger than 4-feet. Tim Lemons stated that this would be a significant change. He stated that the proposed new structures and the addition have good proportions, however the raised roof creates bad proportions on the original structure and changed the aesthetic of the historic structure with the mansard roof now appearing to be a "top hat".

Chairperson, Lucie Ghioto read a letter into the record from Carmine Bonacci, 646 E. Livingston St, Orlando, FL 32803, in support of the proposal.

Yolanda Owens, 725 E. Livingston Street, Orlando, FL 32803, spoke in opposition of the proposal. She stated that it is a beautiful proposal but is not fitting for the Lake Eola Heights Historic District.

Karen Connors, 629 E. Livingston Street, Orlando, FL 32803, spoke in support of the project. She stated the previous proposal was for multi-family which she does not support. She feels that a single family residence would be more compatible with the historic district.

Jorge Lopez, 632 E. Livingston Street, Orlando, FL 32803, spoke as the owner of the property and stated that he is excited to build something to enhance the Historic District and feels that they are proposing a unique property to the district.

Aida Matta, 632 E. Livingston Street, Orlando, FL 32803, spoke in favor of the proposal. She is engaged to Dr. Lopez and they look forward to moving into the house after their wedding. They have worked with their architect to bend to Staff's recommendation and the Code.

The Board continued to discuss the proposal. Dena Wild discussed the zoning of R-2B, which would allow this proposal. Jeffery Thompson agreed with Staff's Recommendation for Deferral to sort details proposed to the original structure. Sean Lackey discussed levels architectural and historical significance within the Historic Districts. He would feel comfortable supporting the proposal as-is. Jeffery Thompson stated that contributing structures within the Historic District should be preserved and not be disregarded if they are ugly or quirky. The Board discussed the responsibilities of owners buying within the Historic District to embrace the historic features and respect the unique characteristic of each district. The Board supports the additions and new construction on the site, however, mostly felt that more of the historic features of the existing

structure should be preserved.

Jeffery Thompson MOVED to approve Staff's Recommendation of Deferral to the Design Review Committee. Dena Wild SECONDED the Motion. The Motion was Voted upon and PASSED by a Voice Vote (7-1, Lackey opposed).

6. Case No.: HPB2017-00075, 1616 E. Jefferson Street

Applicant: Sean Lackey, 1110 E. Marks Street, Orlando, FL 32803
 Owner: Stephan Rheaume and Mark Hilf, 1616 E. Jefferson St., Orlando, FL 32803
 District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove the garage portion of their home and construct new living areas and a carport.

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 new materials and details shall match the existing.
3. Recommend a gable roof over the carport to be more similar to the existing roof.

Richard Forbes introduced the case with a PowerPoint Presentation that included the Sanborn Map image, existing site plans and elevations, proposed elevations and roof plan, and site photos. The structure was built in 1940 in the Minimal Traditional style. Mr. Forbes stated that the only reason this case was not placed on the Consent Agenda is due to his recommendation of a gable roof.

Jeffery Thompson asked if two round windows are proposed. Mr. Forbes stated that one is existing and had been covered up by siding, it will be exposed in this proposal.

Sean Lackey, 1624 Illinois Street, Orlando, FL 32803, spoke as the applicant and architect. He answered questions from the board about the columns, windows, and roof line. Mr. Lackey exhibited a photo of a similar project that utilized the gable carport which he felt made the carport a more prominent feature.

Sean Lackey filled out Form 8B and declared a voting conflict as the architect and applicant in this case.

Stephen Rheaume, 1616 E. Jefferson Street, Orlando, FL 32803 spoke as the owner of the structure. He supports a hip roof to deemphasize the garage. They will be removing the aluminum siding to expose the window. Tim Lemons asked if the carport should be stepped back. Mr. Rheaume said that they stepped the garage back to avoid blocking a window and to line up with a door to allow side-access.

The Board discussed the proposed location of the carport, the proposed brackets, and the roof shape.

Jeffery Thompson MOVED to APPROVE the case support to Staff's Conditions 1 and 2 and to exclude Condition 3 and Add a Condition to Move the Carport back 1 foot. Dena Wild SECONDED the Motion.

Tim Lemons agreed that the hip roof is more appropriate. The Board discussed moving the carport back.

The Motion was Voted upon and PASSED by a Unanimous Voice Vote (6-0; Lackey abstained).

OTHER BUSINESS

- General Appearances: none
- Announcements
 - Mr. Forbes announced that May is Historic Preservation Month
 - The Historic Preservation Awards shall be presented at City Council on May 15
 - The HPB Calendar theme for 2018 will be Mid-Century Modern
 - Scott Sidler encouraged the HPB to attend the Florida Trust for Historic Preservation Conference in St. Petersburg this month

- Report on Minor Reviews (April)

ADJOURNMENT

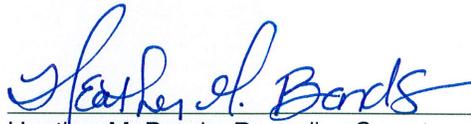
Lucie Ghioto, Chairperson, adjourned the meeting at 6:00 p.m.

STAFF PRESENT

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



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME--FIRST NAME--MIDDLE NAME <i>Lackey Sean A.</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE <i>Historic Pres. Board</i>
MAILING ADDRESS <i>1110 E. Marks St. Orlando, FL Orange</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Orlando</i> COUNTY <i>Orange</i>	NAME OF POLITICAL SUBDIVISION: <i>city of Orlando</i>
DATE ON WHICH VOTE OCCURRED <i>May 3 17</i>	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving the county, city or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes. The requirements of this law are mandatory; although the use of this particular form is not required by law, you are encouraged to use it in making the disclosure required by law.

Your responsibilities under the law when faced with a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

ELECTED OFFICERS:

A person holding elective county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his special private gain. Each local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he is retained.

In either case, you should disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

A person holding an appointive local office otherwise may participate in a matter which he has a conflict of interest, but must disclose the nature of the conflict before making any attempt to influence the decision by oral or written communication, whether made by the officer or at his direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You should complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form should be provided immediately to the other members of the agency.
- The form should be read publicly at the meeting prior to consideration of the matter in which you have a conflict of interest.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You should disclose orally the nature of your conflict in the measure before participating.
- You should complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Sean Lackey, hereby disclose that on May 3 2017

(a) A measure came or will come before my agency which (check one)

Inured to my special private gain; or

Inured to the special gain of _____, by whom I am retained.

(b) The measure before my agency and the nature of my interest in the measure is as follows:

Date Filed

Signature

Sean A. Lackey

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1985), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.