

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

Mark Lewis

Scott Sidler

Jeffery Thompson

Dena Wild

Absent

Tim Lemons

MINUTES ▪ JUNE 7, 2017

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the May 3, 2017 Minutes
 - **Lucie Ghioto MOVED to approve the Minutes of the May 3, 2017 meeting. Jeffery Thompson SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).**

CONSENT AGENDA

1. Case No.: HPB2017-00103, 203 E. Amelia Street

Applicant: David Runnels, 233 W. Park Avenue, Winter Park, Florida
Owner: Mitka Natchkova, 203 E. Amelia Avenue, Orlando, FL 32801
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing wood, one story garage building and construct a two story garage apartment containing a total of two living units behind the existing house; and to make alterations and additions to the rear of the existing 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. All roofing and building materials and foundation details shall match the main house and share similar proportions and details.
3. Carriage house to have siding on all facades to match main house.
4. Waive the 180 day waiting period for demolition of the garage. (However, per Section 65.732, the applicant must receive a building permit for the new development prior to receiving a demolition permit.)
5. New windows in the addition to the main house shall match the existing in style, trim, material, installation and pattern.
6. Windows in the proposed carriage house shall be similar to the main house in style, trim, installation depth and pattern.

2. Case No.: HPB2017-00095, 2 Broadway Ct

Applicant: John B. Hackler, 28 W. Central Blvd, Orlando, FL 32801
Owner: Charles Meyer, 2 Broadway Ct., Orlando, FL 32801
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a second floor addition at the southeast corner of the house containing 120 square 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. Stucco pattern shall match the existing.
3. New roof shall match existing low slope roof.

3. Case No.: HPB2017-00104, 1421 E. Amelia Street

Applicant: Craig DeLoy, 1515 N. Westmoreland Drive, Orlando, FL 32804
Owner: Michael and Rebecca Palvisak, 1421 E. Amelia Street, Orlando, FL 32803
District: Colonialtown South Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct an addition at the rear containing 677 square feet of living area with 240 square feet of porch area and construct a new 300 square foot one car garage.

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 shall match the existing house.

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

REGULAR AGENDA

4. 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: 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. Reduce height of eastern addition containing the attached garage.
3. Retain the existing height of the main structure.
4. Retain the entire front entry feature with integral seats.

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, proposed elevations, and site plans. He reviewed the case and the revisions since last month's meeting. At the May 3, 2017, Historic Preservation Board meeting, the Board voted to Defer the case to the Design Review Committee (DRC). The applicant met with the DRC on May 11, 2017 and the minutes of that meeting were attached to the Staff Report.

The Board discussed the garage height which was lowered, the proposed wall, window changes, and columns. Scott Sidler asked to confirm that the current roof of the historic structure would not be altered. Mr. Forbes stated that the roof is no longer proposed to be raised, however, the owner's desire for taller ceilings that could be done in the interior. The shutters appear to be functional shutters. The arches of the colonnades in the rear of the house were discussed in depth as four different heights and arch styles are proposed in the different loggias and balconies. Richard Forbes stated that there is not historic precedence for the varied styles and that historically arches would have continuity and line up if on multiple floors.

Bobby Morales, 3417 Messiha Drive, Lake Mary, FL 32746, spoke as the applicant. He illustrated that the balcony on the West is actually pushed back 12 feet and will not be perceived as being so drastically different in 3-D. Because the roof heights have been lowered to keep the historic roof intact, he had to reshape the design of the arches.

Jeffery Thompson MOVED to approve the case subject to Staff Conditions and to add Conditions; 5. The site wall shall have a rounded top; 6. The second floor arcade on the addition to the primary structure in the rear shall be modified to reflect the floorplan; 7. Windows shall be added to the 1st and 2nd floor of the east elevation of the primary garage subject to Minor Review. Dena Wild SECONDED the Motion. The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).

OTHER BUSINESS

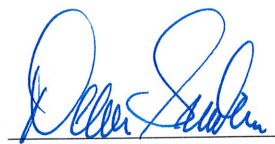
- General Appearances:
 - Ed Misicka, 5221 N. Apopka-Vineland Rd, Orlando, FL 32818, spoke on case HPB2017-00095. He had questions about drainage issues, which Mr. Forbes addressed.
- Announcements:
 - Reminder: No July HPB Meeting
 - Richard Forbes reviewed Historic Preservation Month events from May
 - Each member was provided a form to fill out from Clerk's Office
 - Orange Preservation Trust President, Raymond Cox sent a letter to the HPB concerning the future of the Grand Avenue School.
- Report on Minor Reviews (May)

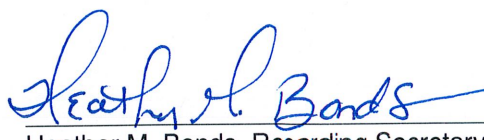
ADJOURNMENT

Alyssa Benitez, Chairperson, adjourned the meeting at 4:50 p.m.

STAFF PRESENT

Heather Bonds, Recording Secretary
Jason Burton, Chief Planner
Richard Forbes, Historic Preservation Officer
Sarah Taitt, Assistant City Attorney


Richard Forbes, Historic Preservation Officer


Heather M. Bonds, Recording Secretary