



**MEETING  
INFORMATION**

**Location**

City Council Chambers  
Orlando City Hall  
One City Commons  
400 South Orange Ave.

**Time**

4:00 p.m.

**Board Members**

Members Present

Lucie Ghioto,  
Chairperson

Scott Sidler,  
*Vice-Chairperson*

Laurie Burns

Brittany Corfman

Beth Hobart

Shanon Larimer

Tim Lemons

Mark Lewis

Pamela Peelor

**MINUTES - FEBRUARY 6, 2019**

**OPENING SESSION**

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the January 2, 2019 Minutes
  - **Scott Sidler MOVED to approve the Minutes of the January 2, 2019 meeting. Shanon Larimer SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (9-0).**

**CONSENT AGENDA**

**1. Case No.: HPB2018-10314, 1020 E. Ridgewood St.**

Applicant: Dean Bolaris, 7911 Thurmond Ct., Orlando, FL 32817

Owner: Scott Harp, 1020 E. Ridgewood St., Orlando, FL 32803

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

The applicant is requesting a Major Certificate of Appropriateness to add a new roof projection over the front door, add a dormer to the east elevation and a new larger window on the second floor, south façade.

*Recommended Action: Approval of the request subject to staff conditions are as follows:*

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. Provide additional trim work on new porch column to be similar to details on door surround.
5. Any front porch railing changes will require additional minor review.
6. All siding and roof materials shall be similar to the existing materials.
7. All materials and details to match the existing house.
8. New windows shall be similar to the existing historic windows and shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows and shall have mullions between ganged windows of 8 inches to be similar to historic paired windows.

## 2. Case No.: HPB2018-10316, 642 E. Amelia St

Applicant: David Runnels, 233 W. Park Avenue, Winter Park, FL 32789  
 Owner: Betsy Otoy, 642 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 2 story addition to the rear, convert 1 garage bay to a work studio, and add fencing and gates.

*Recommended Action: Approval of the request subject to staff conditions are as follows:*

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. All siding and roof materials shall be similar to the existing materials.
5. Roof pitch of rear addition shall match upper pitch of main roof.
6. All materials and details to match the existing house.
7. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows and shall have mullions between ganged windows of 8 inches to be similar to historic paired windows.
8. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
9. Proposed eave and gable details shall be consistent with the existing eave and gable details.
10. Fence and gate details and materials shall require additional minor review.
11. Proposed doors on garage shall have dimensional muntins to simulate historic divided light wood French doors.

**Laurie Burns MOVED to APPROVE the Consent Agenda. Mark Lewis SECONDED the Motion, which was voted upon and PASSED by an unanimous voice vote (9-0).**

## REGULAR AGENDA

### 3. Case No.: HPB2018-10312, 1 S. Orange Avenue

Applicant: Walker Design, 135 E Central Blvd., Orlando, FL 32801  
 Owner: Brian Wilson, 189 S Orange Avenue, Orlando, FL 32801  
 District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to renovate the existing first floor façade with matching brick, bronze curtain wall system, cast stone and new aluminum canopy/shade structure.

*Recommended Action: Approval of the request subject to staff conditions are as follows:*

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The

general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.

4. Storefront entry doors shall be compatible with the historic building and have a bottom rail that is substantial and at least 10 inches high.
5. Proposed brick, mortar and mortar joints shall match the existing and final review of samples is required.
6. Master sign plan will be required showing where signage is allotted and totals per tenant space and shall require additional minor review.
7. Sign conduit shall not be visible and sign connections shall be painted to match adjacent surfaces so as to minimize them.
8. Central Boulevard digital screens are not permitted and the look of the current shallow window display cabinets shall be continued in the new storefront design.
9. Storefront windows shall remain unobstructed and no built in furniture that blocks the storefront shall be constructed.
10. Any required venting shall be flush with the building and shall not emit visible smoke, grease or odors over the pedestrian areas and shall require additional review.
11. Decorative canopy connection shall require additional review.
12. Canopy shall be continuous and not break at the entrance to the offices.
13. Recommend using a historic style of polished or honed granite for the base of the building.
14. Recommend that the canopy be solid rather than louvers for the entire length so as to provide protection from rain and sun.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included images of the site, Sanborn map, historic images and postcards, and the proposed elevations. Mr. Forbes used the historic images and postcards to illustrate architectural changes of the structure since its construction in 1913. He focused on the various canopy iterations which has consistently been a solid continuous canopy along the Central and Orange Avenue façades. The proposed plans calls for several sign types and Mr. Forbes stated that a Staff Condition requires a full Master Sign Plan to determine the overall allowance and sign types permitted. He also stated that the digital screen proposed on the Central Avenue façade is not allowed by zoning and land development codes.

The Board discussed the vitrine area where the applicant proposes digital screens. Board members expressed an opportunity to highlight local history and the architectural history of the building. Shanon Larimer also inquired if any stonework is removed if it could be repurposed and if a mural could be incorporated on the painted brick wall on the east side of the building. A mural could be proposed if the owner wanted to propose an art piece, however, per code, murals can not advertise a product or on-site establishment.

Brian Wilson, 550 Ivanhoe Place, Orlando, FL 32804, spoke as the owner of One N. Orange Avenue. He has owned the building for approximately two years. He stated that he is in an overall agreement of Staff Conditions. He does hope to find a way to better utilize the vitrine area and explained that due to a stairwell and other mechanical storage areas, that the space can not be otherwise incorporated into the interior floorplan. He also stated that he is not in agreement with Condition 14 and would prefer a non-solid canopy. Mr. Wilson believes that the proposed canopy offers more natural light to the building, lessens undesired loitering, is more contemporary, and is preferred by potential tenants.

Toby Walker, 135 W. Central Blvd, Suite 120, Orlando, FL 32801, spoke as the designer from Walker Design. He spoke on the structural engineering concerns of the current awning and potential construction of the proposed awning. The new design will incorporate the historic look of the chain tie-backs to the structure. Scott Sidler asked if the chains will be the historic chains or new chains; Mr. Walker stated that they are new chains and attachments. Tim Lemons complimented the design and is favorable of the modern canopy and suggested that white aluminum be considered to match the white trim of the structure.

The Board discussed the proposed canopy. Per Staff's recommendation, the canopy should be a minimum depth of six-feet. The Board discussed how there have been multiple iterations of the awning on the building that has seemingly been updated to each contemporary time and that this modern canopy is keeping with that pattern of consistently updating this awning. Mr. Sidler also commented that this minimal canopy saves the building from a larger modification, if major structural needs were to be required for another large awning. Lucie Ghioto stated that covered sections of the awning

should be proposed for the entrances of each store-front entry. A recent community study, Project DTO, determined that more buildings downtown should include awnings to protect residents and workers downtown from the rain and sun. A solid or partially solid awning would adhere to these recommendations.

**Scott Sidler MOVED to APPROVE the request subject to staff conditions with the following revision to Condition 14. Require that the canopy be solid over store-front entrances as to provide protection from rain and sun. Mark Lewis SECONDED the Motion, which was voted upon and PASSED by a Unanimous Voice Vote (9-0).**

## OTHER BUSINESS

- General Appearances: None
- Announcements:
  - The Publications and Awards Committee will be meeting to decide the 2020 HPB calendar theme
- Report on January's Minor Reviews (14).

## ADJOURNMENT

Lucie Ghioto, Chairperson, adjourned the meeting at 5:25 p.m.

## STAFF PRESENT

Heather Bonds, Recording Secretary  
Jason Burton, City Planning

Richard Forbes, Historic Preservation Officer  
Sarah Taitt, Assistant City Attorney



Richard Forbes, Historic Preservation Officer



Heather M. Bonds, Recording Secretary