



MEETING INFORMATION

Location

To join the webinar:
<https://zoom.us/j/99841363463>

Time

4:00 p.m.

Board Members

Members Present

Scott Sidler,
Chairperson

Tim Lemons, Vice-
Chair

Pamela Peelor

Sarah Slohoda

Keith Ori

Lucie Ghioto

Shanon Larimer
(arrived 4:12)

Members Absent

Laurie Burns

Cindy White

MINUTES ▪ JUNE 2, 2021

OPENING SESSION

- Determination of Quorum
- Introduction of Board Members and Staff
- Consideration of the May 5, 2021 minutes

Pamela Peelor MOVED to waive the reading of the minutes and to approve the minutes of the May 5, 2021 meeting as written. Sarah Slohoda SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (6-0).

CONSENT AGENDA

1. Case: HPB2021-10078, 4 Broadway Court

Applicant: Timothy L. Hall, 207 S Hyer Avenue, Orlando, Florida 32801.
Owner: Timothy L. Hall, 207 S Hyer Avenue, Orlando, Florida 32801.
District: Lake Lawsona Historic District, Commissioner District 4.

Major Certificate of Appropriateness request to demolish a portion of the rear due to structural issues, and to reconstruct the rear of the structure with a 200sqft addition and an open rear porch.

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. New fencing must be wood fencing to be compatible with the materials of the historic district (may not replace the chain link fence with new chain link).
5. Lap-siding shall match existing siding in profile, style, and size.
6. Cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
7. Visible window shall have trim details and insets similar to the existing windows.

2. Case No.: HPB2021-10098, 514 E. Concord Street

Applicant: A. Zamayoa, 669 S St Malo, West Covina, CA 91790-3722
Owner: Ethos Investments Inc, 669 S St. Malo, West Covina, CA 91790-3722
District: Lake Eola Heights Historic District, Commission District 4

Major Certificate of Appropriateness to add an addition to the rear of the house, reroof, reside, and paint, and to construct a detached 300sf accessory dwelling unit.

Recommended Action: Approval of the request, subject to the conditions in this report.

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. Lattice panels shall be used as the foundation treatment on all façades.
5. Window restoration shall be reviewed separately through the Minor Review process.
6. The front door of the accessory structure shall be a single door in a compatible style to the primary structure.
7. Windows on the accessory structure shall be simulated divided light windows to be similar in appearance to the windows on the primary structure.
8. The new porch post will match the material, style and design as the existing posts on brick piers and have a base, square shaft and capital.
9. New railings shall have a handrail, raised bottom rail, and baluster similar to historic porch railings.
10. Cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
11. New roofing shingle color shall be approved by Minor Review, per Lake Eola Heights Historic District ordinance.

3. Case: HPB2021-10106, 608 Hillcrest Street

Applicant: Vijay Mallampalli, 608 Hillcrest St., Orlando, FL 32803
Owner: Vijay Mallampalli, 608 Hillcrest St., Orlando, FL 32803
District: Lake Eola Heights Historic District, Commissioner District 4

Major Certificate of Appropriateness to construct a second story addition with 300sqft of living space above an existing one-story detached garage. The applicant also requests a 10ft variance to allow for a structure to be 5ft from the property line where 15ft is required.

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. The garage shall have exposed rafter tails, similar to the existing garage and primary historic structure.

5. A metal vent to match the primary structure gable vent shall be added to the front of the garage's gable end.
6. All new siding shall match the existing siding in width, profile and style as existing.
7. A variance of 10ft to allow a structure over 12ft in height encroach into the 15ft rear yard setback is approved.
8. Windows shall be simulated divided light windows and be inset similar to historic double hung windows.
9. Vinyl fencing shall be removed and replaced with approved material.
10. The rear facing window shall be removed or revised to be a non-vision window.

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

REGULAR AGENDA

4. Case No.: HPB2021-10009, 116 N Hyer Avenue

Applicant: Robert Nunziata, 119 N. Hyer Avenue Orlando, FL 32801
 Owner: Robert Nunziata, 119 N. Hyer Avenue Orlando, FL 32801
 District: Lake Lawsons Historic District, Commissioner District 4

A Major Certificate of Appropriateness to demolish a Contributing structure in the Lake Lawsons Historic District to construct a new single-family residence with a garage apartment; and to approve a rear yard variance to allow a two-story structure to be 5ft from the rear property line, where 15ft is required.

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. Waive the required 180 day waiting period for demolition however, the demolition permit may not be issued until the permit for new construction has been issued per Section 62.709.
5. All visible windows shall have dimensional exterior and interior muntins to simulate historic wood, divided light windows.
6. Paired and triple windows shall have mullions between ganged windows of 8 inches to be similar to historic paired double hung windows.
7. All visible windows shall be inset to be similar to historic wood windows in historic houses in the district and be consistent on both first and second floors.
8. Front porch foundation shall be brick with the appearance of vents openings to be similar with historic architecture.
9. All siding and roof materials shall match on the primary and accessory structure.
10. If used, cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
11. The Historic Preservation Board grants the rear yard variance of 10ft for the accessory structure to be 5ft from the rear property line, where 15ft is required.

Heather Bonds, Historic Preservation Officer, introduced the case with a PowerPoint presentation with slides that included: Project location Aerial Map, 1925 Sanborn map, 1956 Sanborn Map, Survey, Florida Master Site File photos. The structure is a continuing structure in the Lake Lawsons Historic District, listed as built 1918 in the Frame Vernacular style. Property Appraiser Photos 2016 & 2019. 2021 Site Photos, Architect Rendering, Proposed elevation. Proposed Garage elevations, roof plan, Inspiration for the current proposal: Gross Square footage comparison, Staff recommendations and conditions.

- Greg Lee, Baker & Hostetler, LLP, 200 South Orange Avenue. Suite 2300 Orlando, FL 32801, representing the Owner Rob Nunziata. Expressed that the Applicant is happy with the current design and thanked the Board, Design Review Committee and Mrs. Bonds.

Board Discussion:

- Tim Lemons thanked the design team for the consideration and dedication to the new design after the Historic Preservation Design Review Committee Meeting. He expressed that the columns presented in the design look smaller than the inspiration pictures that showed four columns instead of two on the proposed plan.
- Mr. Forbes indicates that the Staff is comfortable with the two columns because the design is more of a bungalow style than a craftsman style.
- Chair Sidler expressed that he appreciates the work done in this project, and he is impressed with the proposed design. He would like to get the front door approved by a minor review before the Major Certificate is issued.
- Board member Larimer asked about the lighting elements in the porch area. Mr. Lee explained that he will provide those detail for a minor review.

Tim Lemons MOVED to approve the request subject to staff conditions and to Add condition 12. Windows shall have traditional trim to be similar to historic houses; and condition 13. The front door shall have an additional Minor Review. Shanon Larimer SECONDED the motion, which was voted upon and PASSED by unanimous s voice vote (7-0).

OTHER BUSINESS

- Announcements
 - Update on meeting location- Returning to City Council Chambers for live meetings in July.
- Report on Minor Reviews (May) 25 Minors- Roofs, Pavers, Garage doors.

ADJOURNMENT

Chairman Scott Sidler adjourned the meeting at 4:46 pm.

STAFF PRESENT

Richard Forbes, Appearance Review Official
Sarah Taitt, Assistant City Attorney
Gabriella Isaac, Recording Secretary

Heather Bonds, Historic Preservation Officer
Kyle Reynolds, Economic Development



Heather Bonds, Historic Preservation Officer



Gabriella Isaac, Recording Secretary