



**MEETING  
INFORMATION**

***Location***

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

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  
Sarah Slohoda  
Lucie Ghioto  
Laurie Burns  
Cindy White  
Pamela Peelor  
(Virtual)

**Members Absent**

Keith Ori  
Shanon Larimer

**MINUTES - SEPTEMBER 1, 2021**

**OPENING SESSION**

- Determination of Quorum
- Introduction of Board Members and Staff
- Consideration of the July 7, 2021 minutes

**Laurie Burns MOVED to waive the reading of the minutes and to approve the minutes of the July 7, 2021 meeting as written. Sarah Slohoda SECONDED the motion, which was voted upon and PASSED by unanimous voice vote 7-0.**

**CONSENT AGENDA**

**1. Case: HPB2021-10154, 115 N. Hyer Avenue**

Applicant: Tony Maihan, 1611 Indian Dance Court, Maitland, FL 32751  
Owner: John Michael Manson, 115 N Hyer Avenue, Orlando, FL 32801  
District: Lake Lawsons Historic District, Commissioner District 4

A Major Certificate of Appropriateness to replace a non-original rear addition to construct an addition with an additional 318sf; and to remove the existing rear yard deck to construct a new rear porch.

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

1. 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. A Variance granted by the Zoning Official to allow the addition to be less than the 5ft required side yard setback is required prior to permitting.
6. The new deck shall meet the required 5ft side yard setback, per Sec. 58.970.
7. New roof material shall match existing roof material.
8. New single window on the south façade shall have similar design, inset, trim and exterior mullions to match existing windows on the south façade.
9. All new siding shall be painted wood siding to match the existing wood siding.

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

## REGULAR AGENDA

### **2. Case: HPB2021-10138, 607 Harwood Street.**

Applicant: Kolin Gasper, 7350 Future Drive, Orlando, FL 32819  
Owner: Robin Cherian, 9913 Hatton Circle, Orlando, FL 32832  
District: Lake Eola Heights Historic District, Commissioner District 4

Major Certificate of Appropriateness to construct and addition to the rear accessory structure; and to alter the front façade of the Contributing primary structure to add additional square footage.

*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 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.
4. The portion of the request to alter the front façade of the primary structure, which is a Contributing Structure is denied.
5. New and replacement driveway and parking areas must be a minimum of 2ft from the side and rear property lines. A lesser setback will require a Variance before commencement of construction.
6. Driveway material will be consistent onsite and final products shall require additional approval.
7. Additions and alterations to the multiplex development requires an Administrative Master Plan prior to commencement of construction, per Sec. 58.562N
8. New cement board siding on the accessory structural shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
9. All siding and roof materials on the accessory structure shall be similar to the existing materials.
10. Window trim details on the accessory structure shall be similar to the main house.

Heather Bonds, Historic Preservation Officer, discussed the case through a PowerPoint presentation with slides that included: 1956 Sanborn Map, Florida Master Site File Photo, site structure photos, proposed floor plans, and proposed elevations, visual comparison with neighboring duplex, Proposed floor plans, and Development Standards and building site standards, Appearance Review Standards for multiplexes, Survey 2018, driveway proposed site plan for parking issue. She also reviewed staff conditions as shown above. Mrs. Bonds stated that this is a contributing structure constructed in 1940 as a duplex. Zoned R2B-T in the Lake Eola Heights Historic District, the lot is midblock on the north side of the street between North Eola Dr. and Cathcart Ave.

**Board Comments:**

Board members asked questions about the multiplex code approval and the time frame when the structural alterations were made to the rear structure. Heather Bonds, Project Historic Preservation Officer, responded to Board member Burn's question related to the multiplex approval requirements. Mrs. Bonds explained that the applicant received a variance for a third unit. The site is now reviewed as a multiplex. The regulations of multiplex have been updated since the 2018 alterations to create a third unit. The additional parking space requirements is due to additional rooms in each unit.

Kolin Gasper, 7912 Sebago Ct. Orlando, FL 32835, spoke as the applicant regarding parking and zoning for 607,609 and 611 Hardwood Street. He does not support staff conditions to limit alterations to the front façade of the contributing structure.

Executive secretary Forbes explained that the Historic Preservation Board is reviewing the rear addition at the subject property and proposed alterations to the front façade of the contributing structure. The zoning and parking issues are presented as information and should be resolved through a Zoning review. Mrs. Bonds stated that she cited each code where the condition is originated from. All recommendations for this approval are from code.

**Board Discussion:**

- Contributing structure design.
- Historic Façade.
- Possible Minor review to remove the jalousie windows.

**Laurie Burns MOVED to approve the request subject to staff conditions in the staff report, Lucie Ghioto SECONDED the motion, which was voted upon and PASSED by unanimous s voice vote (7-0).**

**3. Case:****HPB2021-10186, 725 E Livingston St.**

Applicant: Allen Arthur, 301 N Fern Creek Ave., Orlando FL, 32803  
 Owner: Life Corporation Of Nj Inc., 725 E Livingston St, Orlando, FL 32803  
 District: Lake Eola Heights Historic District, Commissioner District 4

*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. Addition: Foundation shall match the existing house foundation.
5. All addition siding and roof materials shall be similar to the existing materials.
6. All addition materials and details to match the existing house.
7. Addition: Exterior stairs shall be omitted or redesigned so not to be visible from the street.
8. New windows in addition shall be similar to the existing historic windows and have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows and shall have mullions between ganged windows to match the existing.
9. Garage: Waive the required 180 day waiting period for demolition of the garage, however, the demolition permit may not be issued until the permit for new construction has been issued per Section 62.709.
10. Decrease the slope of the garage shed dormer in the front so that the second-floor windows can be of similar height to the main house windows.
11. Dormer window on rear elevation shall be removed on garage apartment or have fixed non-vision glass.

12. Front facing and west elevation windows should be similar width to windows in the main house with 6/1 muntin pattern or be pairs or ganged windows.
13. 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 to match the main house.
14. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
15. Window trim details shall be similar to the original windows in the house.
16. Doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.
17. Cement board siding, if used, shall have a smooth finish so that when painted it will be similar in texture to historic wood siding and a thicker material similar to the wood siding shall be used.
18. Approve the 10ft Variance to allow the two-story garage apartment to be 5ft from the rear, where 15ft is required.

Heather Bonds, Historic Preservation Officer, discussed the case through a PowerPoint presentation with slides that included: Zoning Map, Sanborn Map, Florida Master Site File Photo, Aerial photo, rear of structure photos, site plan, garage elevations. East side elevation, floor plans, proposed garage elevation, square footage comparison charts, and Staff Conditions of approval.

#### **Board discussion:**

Chairman Sidler expressed that these changes will be a better fit and great use of the space, maintaining the Dutch Colonial architecture.

**Lucie Ghioto MOVED to approve the request subject to staff conditions, Laurie Burns SECONDED the motion, which was voted upon and PASSED by unanimous s voice vote 7-0.**

## **OTHER BUSINESS**

- Photo competition has been judged.
- Minor Review Report
  - 29 CoAs issued in July
  - 31 CoAs issued in August

## **ADJOURNMENT**

Chairman Scott Sidler adjourned the meeting at 5:14 pm.

## **STAFF PRESENT**

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

Heather Bonds, Historic Preservation Officer  
Candace Cardillo, Board Coordinator



Heather Bonds, Historic Preservation Officer



Gabriella Isaac, Recording Secretary



## Appearance Request

(Anyone addressing the Orlando City Council or a City Board must complete this form)

*\*NOTE: If you have any information which you wish to present to City Council for its consideration in formats such as PowerPoint, video, or DVD, the presentation must be submitted to the City Clerk's office no later than the Wednesday immediately prior to the Council meeting in order to have the presentation facilitated for Council viewing and broadcast. If presentations are submitted after that deadline, it may not be possible for them to be played or displayed during the meeting, although hard copies can be submitted to the City Clerk for distribution to Council. Documents and presentations displayed during the City Council meeting shall become a public record and must be submitted to the City Clerk for retention.*

Please follow these procedures when addressing the Council/Board: (City Code Section 2.44)

- At the microphone, give your name and address.
- Direct all remarks to the Council/Board, not to any one member.
- All discussions and questions must be directed to the presiding officer or request permission from the presiding officer to address a member of the Council/Board
- Limit address to (5) five minutes

Please print:

Name: <u>KOUN GASPAR</u>	Telephone: <u>321-631-0455</u>	
Resident address: <u>7912 SEBAGO CT</u>		
City: <u>ORLANDO</u>	ZIP code: <u>32835</u>	
Council/Board meeting date: <u>9/1/2021</u>	Agenda date: <u>9/1/2021</u>	
Regarding: <u>ZONING FOR 601+605+611 EAST HANCOCK ST.</u>		
As a <b>Proponent</b> <input type="checkbox"/>	As an <b>Opponent</b> <input type="checkbox"/>	For information <input type="checkbox"/>
Check one: <input checked="" type="checkbox"/> I will be speaking on my own behalf <input type="checkbox"/> I will be speaking as a representative of another individual, firm, associate, or business. (Orlando City Code 2.191 requires full disclosure.)		
Name of Person, business or association: _____		
Address: _____ Telephone: _____		
Signature: <u>[Signature]</u>	Date: <u>9/1/2021</u>	

### ECONOMIC DEVELOPMENT • CITY PLANNING

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