



MEETING INFORMATION

Location

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

Webinar link:

<https://zoom.us/j/99841363463>

Time

4:00 p.m.

Board Members

Members Present

Eric Kleinsteuber,
Chairperson
Jeffrey Thompson,
Vice-Chairperson
Sarah- Olivia Slohoda
Ryan Colbert
David Martens
Shanon Larimer
David Wheeler

Members Absent

Megan Core
Jason Kelly

MINUTES - OCTOBER 1, 2024

OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members and Staff
- Consideration of the September 4, 2024 minutes

Board Member Slohoda MOVED to waive the reading of the Historic Preservation Board meeting minutes of August 7, 2024, and to approve as written. Board Member Larimer SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

ANNOUNCEMENTS

- NONE

PUBLIC COMMENTS

- Public Comments were received for Item #4 (108 Kennison Dr.).

REGULAR AGENDA

Secretary Note for the Record: Cases are listed in the order in which they were heard by the Board.

- 1. Case: HPB2024-10228, 611 E CONCORD ST.**
- Applicant: Holly Joffrion, 611 E Concord St., Orlando, FL 32803
Owner: Mikhail Vaysberg, 611 E Concord St., Orlando, FL 32803
District: Lake Eola Historic District (Commissioner District 4)

Major Certificate of Appropriateness request to appeal the denial of a retroactive minor review to replace 3 doors on the second floor balcony and the front door.

Staff Recommendation: Denial of the request as submitted. Approval of amended door replacements per staff recommendations.

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. For the balcony doors, the door slabs are replaced with a style that complements the existing building. Staff recommends either no grids with full length glass or 15 lites in full length glass. Grids to be exterior, in between the glass and interior.
5. For the front door, staff recommends several alternatives that complement the Colonial Revival style found on page 12 of this report.

Jennifer Fritz-Hunter, Historic Preservation Officer, described the request of the applicant. Ms. Hunter presented the project, location, site photos and surveys. She responded to Board questions and clarified that Staff is not requesting that the applicant use a wood door.

Speakers:

- Mikhail Vaysberg, 611 E. Concord St., Orlando FL 32801, spoke as the applicant and explained that he had bought the house in the same condition and stated that these changes had been prior approved. He believed that the only difference with the doors suggested by Staff and the current doors are the diagonal cross bars. He explained that the previous doors were not functional and caused him safety concerns. He offered to paint the doors white, but requested to keep the metal doors. He had concerns that replacing the doors would cause structural damage. He responded to Board questions and stated that he did not know about the HPB process and was told by contractors that they would be able to obtain permits after the work was complete.
- Holly Joffrion, 611 E. Concord St., Orlando FL 32801, spoke as the applicant, responded to Board questions and stated that the diagonal cross bars on the current doors was not removable and that the door was forged iron.
- John Smogor, 619 E. Concord St., Orlando FL 32801, spoke in opposition to the applicant's request. He stated that as a long time resident he was in support of Staff recommendations.
- Glenn Harris, 2100 Nela Ave., Belle Isle FL 32809, spoke in support of the applicant's request. He stated that he thought the doors were beautiful and that the previous doors had not been approved but were not required to be removed. He asked for a reasonable consensus on this issue.

Vice Chairperson Thompson MOVED to DENY the APPEAL HPB2024-10228 as submitted and add the following additions to Staff conditions:

4. For the balcony doors, the door slabs are replaced with a style that complements the existing building. Staff recommends either no grids with full length glass or 15 lites in full length glass or remove X's from existing doors. Grids to be exterior, in between the glass and interior.
5. For the front door, staff recommends several alternatives that complement the Colonial Revival style found on page 12 of this report or remove Greek key and detailing from existing door.

Board member Wheeler SECONDED the MOTION, which was VOTED upon and PASSED by unanimous voice vote (7-0)

2. Case: HPB2024-10230, 611 E CONCORD ST.

Applicant: Holly Joffrion, 611 E Concord St., Orlando, FL 32803
 Owner: Mikhail Vaysberg, 611 E Concord St., Orlando, FL 32803
 District: Lake Eola Historic District (Commissioner District 4)

Major Certificate of Appropriateness request to appeal the denial of a retroactive minor review to install Edison lights at fascia, architectural details (pineapples and lion heads), and porch ceiling lights.

Staff Recommendation: Denial of the request as submitted. Approval of amended request per staff recommendations.

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 Edison lights are removed from the building. They may be in the backyard only.
5. The lion heads and pineapples are removed. The traditional finials are returned to the second floor balcony balustrade pedestals. Staff recommends egg shaped to match what was removed.
6. Front entry lights and porch lights are replaced to match the Colonial revival style. See examples provided in exhibits.

Jennifer Fritz-Hunter, Historic Preservation Officer, described the request of the applicant. Ms. Hunter presented the project, location, site photos and surveys. She responded to Board questions regarding the state of the exterior prior to the installation of the lights and decorative elements. Ms. Fritz-Hunter informed the Board that the applicants could use diverters in lieu of the gutters that had been installed. She laid out the timeline of the modifications made in relation to the Code Enforcement actions and told the Board that the applicants had been working with Staff since February of 2023. She explained that there were gutters that would be more historically accurate to the home. Ms. Fritz-Hunter told the Board that the applicants had been under Code Enforcement action for all of the additions associated with this case.

Speakers:

- Mikhail Vaysberg, 611 E. Concord St., Orlando FL 32801, spoke as the applicant and stated that there were no violations at the time this work was done. He said that there were at least four homes in this neighborhood with Edison lights installed. He believed this was nitpicking.
- Holly Joffrion, 611 E. Concord St., Orlando FL 32801, spoke as the applicant and made a presentation to the Board. She showed photos of houses with different ornaments purported to be in the neighborhood. She stated that everyone had complimented them on their home. She explained that the changes to the deck were made due to emergency circumstances and that the changes associated with this case were not structural in nature. Ms. Joffrion stated that the previous owner informed her that she could make non-structural changes to the property without express City approval. She told the board that the previous owner informed them that the home was Queen Anne style, and they tried to make design decisions in that style.
- Glenn Harris, 2100 Nela Ave., Belle Isle FL 32809, spoke in support of the applicant's request. He felt that the applicants tried to decorate their home in the style of the neighborhood and that the gutter was structural and practical.
- John Smogor, 619 E. Concord St., Orlando FL 32801, spoke in opposition to the applicant's request. He stated that he did not have a problem with the gutters, but did have a problem with the Edison lights.

Board Comments:

-Board Member Wheeler stated that there was a point where the applicant was working with the Board and Staff on improvements to their home, but that changes had continued to be made without express approval. He stated that he did not have an issue with the cosmetic changes but was concerned with the series of events.

-Chairperson Kleinsteuber told the applicants that they may wish to consult a Real Estate Attorney regarding the information provided to them by the prior owner.

-Vice-Chairperson Thompson discussed amending Staff Condition to allow the applicant to replace the gutters with a more historically accurate option.

Chairperson Kleinsteuber MOVED to DENY the APPEAL HPB2024-10230 as submitted and add the following additions to Staff conditions:

3. The lion heads and pineapples are removed. The traditional finials are returned to the second floor balcony balustrade pedestals. ~~Staff recommends egg shaped to match what was removed.~~ The pineapple finials may be replaced in the same style, but smaller.
4. The Edison lights are removed from the building. They may be in the backyard only.
6. ~~Front entry lights and porch lights are replaced to match the Colonial revival style.~~ The pineapple sconces may remain, but the ceiling lights must be replaced.
7. The gutters may remain.

Board member Slohoda SECONDED the MOTION, which was VOTED upon and PASSED by voice vote (5-2, Vice-Chairperson Thompson and Board Member Wheeler voted NAY)

3. Case: HPB2024-10193, 22 N HYER AVE.

Applicant: Mark Kinchla, 1623 E Washington St., Orlando, FL 32801
 Owner: Alan & Luann Deese, 22 N Hyer Ave., Orlando, FL 32801
 District: Lake Lawsona Historic District (Commissioner District 4)

Major Certificate of Appropriateness request to remodel existing 2 unit accessory building to return the first floor to a garage use and in-law suite with ADU above.

Staff Recommendation: 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. The HPB approves a variance of 10 ft to allow the rear setback to be a minimum of 5 ft. instead of the required 15 ft for the 2 story accessory structure.
5. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows.
6. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
7. Window and door trim details shall match standard window details provided by staff.
8. All window and door specifications shall be submitted to staff for minor review. Vinyl windows are typically not appropriate for use in the historic districts where visible to the street.
9. The final total livable square footage on the site does not exceed 2393 sf to remain below the max .4 FAR.
10. All site engineering regulations are followed including min. 10 ft separation between the house and the accessory structure.
11. Any windows on the second floor of the garage that face south or west are obscure or translucent glazing for privacy.
12. Final site plan including garage, future house and all paving does not exceed the max. ISR allowed.

Jennifer Fritz-Hunter, Historic Preservation Officer, described the request of the applicant. Ms. Hunter presented the project, location, site photos, surveys and revised site plan. She responded to a question by Vice-Chairperson Thompson that she believed that the updated submittal had enough detail.

Vice Chairperson Thompson MOVED to APPROVE HPB2024-10193. Board member Larimer SECONDED the MOTION, which was VOTED upon and PASSED by voice vote (7-0)

4. Case: HPB2024-10168, 108 KENNISON DR.

Applicant: Timothy Keuvelaar, 108 Kennison Dr., Orlando, FL 32801
 Owner: Timothy Keuvelaar, 108 Kennison Dr., Orlando, FL 32801
 District: Lake Lawsona Historic District (Commissioner District 4)

Major Certificate of Appropriateness request to construct a garage with ADU above and a variance to the rear yard setback of 10 ft.

Staff Recommendation: 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. The HPB approves a variance of 9.1 ft to allow the rear setback to be a minimum of 5.9 ft. instead of the required 15 ft.
5. All visible windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows.
6. Windows shall be inset to be similar to historic wood windows.

7. Window and door trim details shall match between the house and garage.
8. All window and door specifications shall be submitted to staff for minor review. Vinyl windows are typically not appropriate for use in the historic districts where visible to the street.
9. The roof soffit and fascia shall match the existing house with exposed rafter tails, purlins, etc.
10. Final site plan does not exceed the max. ISR allowed.
11. All site engineering regulations are followed.
12. Any windows that face west on the second floor shall be obscure or translucent glass for privacy.

Jennifer Fritz-Hunter, Historic Preservation Officer, described the request of the applicant. Ms. Hunter presented the project, location, site photos and surveys. She addressed issues raised in the public comments received.

Speakers:

- Jennifer Keuvelaar, 108 Kennison Dr., Orlando, FL 32801, spoke as the applicant and explained that she wanted the ADU to look like it was original to the home. She explained that the ADU would be for her family to visit and that she did not have any intention to rent the space. Ms. Keuvelaar detailed ongoing issues with neighbors.
- Kym Rodgers, 100 Kennison Dr., Orlando FL 32801, spoke in opposition of the request. She refuted the applicant's assertions of issues with neighbors. She stated that she was supportive of the applicants having more space and was happy to work with the applicants on this issue. Ms. Rodgers stated that the project felt rushed.
- Joseph Eddy, 219 S. Lawsons Blvd., Orlando FL 32801, spoke in opposition of the request. He stated that he did not feel the project fit the original intent.

Secretary Note for the Record:

Sixteen public comments were received for the above case and uploaded to the HPB webpage and printed for all Board members to review. One public comment was received after the meeting and uploaded to the HPB webpage.

Board Member Larimer MOVED to APPROVE HPB2024-10168. Board member Slohoda SECONDED the MOTION, which was VOTED upon and PASSED by voice vote (5-0)

Secretary Note for the Record:

Chairperson Kleinsteuber and Board Member Wheeler left the meeting at 5:44 pm.

NEW BUSINESS

- None

OTHER BUSINESS

- COA report
- Board Training will resume next month.

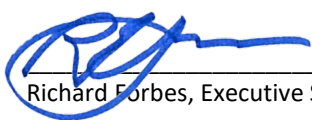
ADJOURNMENT

Vice-Chairperson Thompson adjourned the meeting at 5:57 pm.

STAFF PRESENT

Richard Forbes, Executive Secretary, Appearance Review Official
Jennifer Fritz-Hunter, Historic Preservation Officer
Stacy Fallon, Assistant City Attorney

Tim McClendon, Assistant Planning Manager
Betsy Brown, Acting Recording Secretary



Richard Forbes, Executive Secretary



Betsy Brown, Acting Recording Secretary