MEETING INFORMATION

Location
City Hall
City Council Chambers
400 South Orange Avenue
2nd floor
Orlando, FL 32801

Time
4:00 p.m.

Board Members
Dena Wild, Chairperson
Jeffrey Thompson, Vice Chair
Michael Arrington
Alyssa Benitez
Sean Lackey
Mark Lewis
Keith Oropeza
Catherine Price

WELCOME!
We are glad you have joined us for today’s meeting. The Historic Preservation Board (HPB) is an advisory board to City Council composed of citizen members who voluntarily and without compensation devote their time and talents to historic preservation issues in the community. All HPB recommendations are subject to final action by City Council. Issuance of Certificates of Appropriateness are subject to approval of all appropriate City Bureaus. The Minutes of today’s meeting are tentatively scheduled to be presented at the City Council meeting on Monday, July 13, 2015, for approval of recommended actions. Any person desiring to appeal a recommended action of the Board should observe the notice regarding appeals below. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

GENERAL RULES OF ORDER
In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda.

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone. ROBERTS RULES OF ORDER govern the conduct of the meeting. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Historic Preservation Officer at 407-246-3350 at least 24 hours in advance of the meeting.

APPEALS
Requests for approval of Certificates of Appropriateness are quasi-judicial matters (implementing actions) and hearings are to be conducted subject to the Florida Supreme Court ruling in Board of County Commissioners of Brevard County v. Snyder. The Board’s decision must be supported by “competent substantial evidence.” Persons dissatisfied with a board recommendation in such matters may be entitled to a de novo (new) hearing before an independent Hearing Officer in accordance with the provisions of Chapter 2, Article XXXII, of the City Code. A request for a new hearing (appeal) must be filed with the Historic Preservation Board Recording Secretary by 5:00 p.m., Wednesday June 10, 2015. There is a $250 fee for this appeal. The HPB Recording Secretary is located in the City Planning Division on the 6th floor of City Hall.

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

Thank you for participating in your government and making Orlando truly “The City Beautiful.”
OPENING SESSION

- Determination of Quorum
- Pledge of Allegiance
- Introduction of Board Members & Staff
- Consideration of the May 5, 2015 Minutes

CONSENT AGENDA

1. Case No.: HPB2015-00096, 421 E. Robinson Street
   
   Applicant/Owner: Susan Morris, Eola 421, LLC, 255 S. Orange Ave. #1300, Orlando, FL 32801
   
   District: Lake Eola Height Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to redevelop property to a senior living facility.

   Recommended Action: Deferral of the case per Applicant’s request.

REGULAR AGENDA

2. Case No.: HPB2015-00067, 303 Harwood Street
   
   Applicant/Owner: Karen Consalo, 303 Harwood Street, Orlando, FL 32801
   
   District: Lake Eola Height Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct a one story addition connecting the main house with the garage, replace the roof on the garage and house and make alterations to the porch.

   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. Move proposed walls of addition north so that original corner of house is not obscured and the line of the edge continues from second floor to ground floor.
   3. Minimize impact of addition with additional hedging or landscape to screen addition from street.
   4. Proposed porch railing shall require additional Minor Review.
   5. New windows shall match the existing in material, detail and installation.
   6. Lower west windows so that door head and window head are at the same level.
   7. Recommend reducing height of proposed addition roofline by approximately 18 inches so that the proposed roof does not interfere with exiting garage eave.

3. Case No.: HPB2015-00093, 608 E. Concord Street
   
   Applicant/Owners: Kelsea and Mark Graff, 608 E. Concord St., 1944 Brantley Circle, Clermont, FL 34711
   
   District: Lake Eola Heights Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct a new 2-story single family home with a 2-story garage apartment in the rear of the property.
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. Windows shall have dimensional, exterior muntins and approximate historic double hung wood windows and be inset similar to historic windows in the district.
3. Paired windows shall have an 8” mullion between them to approximate historic double hung windows.
4. Move windows on second floor rear bedroom and stair to the west so a minimum of 2 feet is between window and corner.
5. Finish floor of house shall be a minimum of 18-24 inches above grade so as to be similar to other contributing structures in the district.
6. Porch columns and bases shall be square rather than rectangular.
7. Second floor gable eave at west elevation shall line up with cross gable eave.
8. Eaves shall be a consistent depth of 24 inches.
9. Cement board siding shall be smooth finish so as to look like finished painted wood siding.
10. Reduce depth of rear wing of house so that there is sufficient distance to garage.
11. Remove existing chain link fence on east side of property.
12. Recommend limiting the garage to one story and omitting the second floor apartment.

4. Case No.: HPB2015-00094, 104 S. Lawsona Blvd.
Applicant/Owners: Todd and Tamara Gegelman, 104 S. Lawsona Boulevard, Orlando, FL
District: Lake Lawsona Historic District (Commission District 4)
The applicant is requesting a Major Certificate of Appropriateness to construct a brick paver circular drive-through to match existing driveway.

Recommended Action: Denial of request, however Staff provides the following recommended alternative that may be approved by the Board:

1. As an alternate, the original curb cut on Pine could be reinstalled with a parking area for two cars.
2. The new plan will need to be reviewed and approved by the Minor Review Committee.

5. Case No.: HPB2015-00095, 1012 Mount Vernon Street
Applicant: Carlos Rousseau, 1711 Shasta Ct, Winter Park, FL 32792
Owner: Hugh T. Creshaw, Nuview IRA, INC, 1064 Greenwood Blvd, Lake Mary, FL 32746
District: Lake Eola Heights Historic District (Commission District 4)
The applicant is requesting a Major Certificate of Appropriateness to demolish the garage, wood deck and aluminum screen porch and construct a new 19’x20’ addition to the rear of the house with a new rear deck.

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. Waive the 180 day waiting period for demolition of the garage structure.
3. New windows in the addition shall be similar in installation to the original windows in the house.
4. Materials and finishes of the proposed addition shall match the existing house.

5. Maintain existing historic mosaic porch floor at front door.

OTHER BUSINESS

- General Appearances
- Report on Minor Reviews (May)
- Recap/Update of Historic Preservation Month Activities

ADJOURNMENT