**HISTORIC PRESERVATION BOARD**

**AGENDA • AUGUST 3, 2016**

**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, August 29, 2016**, 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 August 10, 2016**. 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 and Staff
- Consideration of the June 1, 2016 Minutes

CONSENT AGENDA

1. Case No.:  **HPB2016-00125, 1246 E. Ridgewood St.**

   **Applicant:** Thomas Dickey, 1510 E. Jefferson St., Orlando, FL 32801
   **Owner:** Thomas Dickey, 1510 E. Jefferson St., Orlando, FL 32801
   **District:** Colonialtown South Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct a 420 sq. ft addition to garage/apartment; and to install 6’ wooden fence with a new gate.

   **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. Materials and details of the proposed addition shall match the existing house.
   3. French doors shall have dimensional exterior muntins.
   4. Windows in the addition shall be similar in installation to existing windows and shall have exterior dimensional muntins.

2. Case No.:  **HPB2016-00158, 78 W. Church St.**

   **Applicant:** Mark Ferguson, Fergs Depot, LLC, 78 W Church Street, Orlando, FL 32801
   **Owner:** Mark Ferguson, Fergs Depot, LLC, 78 W Church Street, Orlando, FL 32801
   **District:** Downtown Historic District (Commission District 5)

   The applicant is requesting a Major Certificate of Appropriateness to demolish non-contributing additions to expose original floor plan and walls.

   **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. Concrete floor shall be stained to match the existing floor tile.
   3. Any required railings shall require additional review by the Minor Review Committee.
   4. Existing windows and doors exposed by the removal of the wood and glass walls shall be repaired as necessary to match other historic windows and doors.

3. Case No.:  **HPB2016-00153, 1818 E. Washington Street**

   **Applicant:** George Flint, 1818 E. Washington St., Orlando, FL 32801
   **Owner:** George Flint, 1818 E. Washington St., Orlando, FL 32801
   **District:** Lake Lawsona Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to demolish the existing one story garage, construct a two story garage with apartment above similar in materials and design to the main house and construct a pool.
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.
3. All window, eave and trim details and materials to be similar to the existing house as shown on the proposed plans.

REGULAR AGENDA

4. Case No.: HPB2016-00112, 512 N. Fern Creek Ave

Applicant: Stephen Cold, 1341 S. Grant St., Longwood, FL 32750
Owner: Murphy Development, Inc.
District: Colonialtown South Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a two story duplex with one attached 2 car garage and a detached two car garage on a vacant lot.

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. Use a consistent siding material on both floors, preferably horizontal siding. Decorative shingles may be used in gable ends. Alternatively, shingles may be used on the second floor and horizontal siding on the first floor.
3. Windows shall have the same inset on both the first and second floor, have dimensional, exterior muntins and ganged windows shall have mullions (an intermediate jamb) of a minimum of 8 inches between windows.
4. Window trim shall be similar to other Craftsman style contributing structures in the district.
5. Eliminate entrance door sidelight on unit A and use an extra wide door.
6. North Elevation, unit A, second floor windows toward the east edge shall be the same size as those toward the west edge. This façade does not have the required transparency on the second floor.
7. East elevation, unit A, align first and second floor center windows and add additional transparency to the second floor.
8. North elevation, unit A, porch corner columns shall be composed of three posts each.
9. Roof pitch shall be a minimum of 12/4 on both units. Porches can be less.
10. East elevation, unit B, second floor pair of windows over porch shall be same size as the other pair of windows.
11. Gable end barge eave boards shall be at least 2 inches deeper than the rafters.
12. Cement board siding, if used, shall have a smooth surface so that when painted will emulate historic, painted wood siding.
13. Windows on the west elevation of units A and B and the South elevation of unit B shall have the same Craftsman style muntin pattern as found on the north and east elevations.
14. Parapet wall over central garage shall be finished to match with siding.
15. Decorative beam ends or brackets shall be consistent on gable end facades.

5. Case No.: HPB2016-00160, 901 E. Central Blvd.

Applicant: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
Owner: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing non-contributing duplex; and to construct a new single family residence (2281 living sq. ft.) and a detached garage.

**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 180 day waiting period for demolition.
3. Windows shall have exterior, dimension muntins and ganged windows shall have mullions between the windows of 8 inches to be more similar to historic wood divided light windows.
4. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
5. Doors shall have a muntin pattern compatible with the windows.
6. Eliminate dormer gables on front of house roof or alternately use a larger single center dormer gable.
7. Reduce pitch of entry feature gable to match porch roof and omit half timber design.
8. Increase height of porch floor to a minimum of 3 or 4 steps above grade.
9. Increase transparency on the ground floor, west façade and second floor south façade.

**6. Case No.:** HPB2016-00161, 905 E. Central Blvd.

Applicant: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
Owner: Dean Burleson, A&M Homes, LLC., 7320 Narcoossee Rd., Orlando, FL 32822
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to demolish the existing, non-contributing duplex; and to construct a new single family residence (2384 living sq. ft.) and detached garage.

**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 180 day waiting period for demolition.
3. Windows shall have exterior, dimension muntins and ganged windows shall have mullions between the windows of 8 inches to be more similar to historic wood divided light windows.
4. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
5. Windows in dormer on front of house shall have a compatible muntin pattern to the other house windows.
6. Windows on the west façade above the stair shall be one window the same as the other large second floor windows.
7. Front door shall have a muntin pattern compatible with other front doors and windows
8. Eliminate the slight bump-out on the front façade as it creates an awkward eave line.
9. Increase height of porch floor to a minimum of 3 or 4 steps above grade.
10. If shutters are installed, they shall be 1/2 the width of the window.
11. Add an additional window on east and west façade at the second floor front bedrooms
7. Case No.: HPB2016-00148, 401 W. Livingston Street

Applicant: City of Orlando, Historic Preservation Office, 400 S. Orange Ave, Orlando, FL 32802
Owner: City of Orlando, 400 S. Orange Ave, Orlando, FL 32802
District: Commission District 5

A request to consider Orlando Historic Landmark Status for the structure located at 401 W. Livingston Street, historically known as the Mayor Bob Carr Performing Arts Center/Municipal Auditorium.

Recommended Action: Approval of the Orlando Historic Landmark status request as Staff finds that the structure meets criteria A and B of section 65.720

8. Case No.: HPB2016-00149, 649 Bentley Street

Applicant: City of Orlando, Historic Preservation Office, 400 S. Orange Ave, Orlando, FL 32802
Owner: City of Orlando, 400 S. Orange Ave, Orlando, FL 32802
District: Commission District 5

A request to consider Orlando Historic Landmark Status for the structure located at 649 Bentley Street, historically known as the Davis Armory.

Recommended Action: Approval of the Orlando Historic Landmark status request as Staff finds that the structure meets criteria A and C of section 65.720

OTHER BUSINESS

- General Appearances
- Announcements
  - The Publications Committee met on July 27, 2016 to select the calendar photos
- Report on Minor Reviews (June/July)

ADJOURNMENT