AGENDA • MAY 3, 2017

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, June 5, 2017, 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, May 10, 2017. 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 April 5, 2017 Minutes

CONSENT AGENDA

1. Case No.: **HPB2017-00079, 1014 E. Washington Street**
   
   Applicant: Roger Neves, Keesee Associates, 668 N. N Orlando Ave., Maitland, FL 23751  
   Owner: Nicholas Cotroneo, 1014 E. Washington Street, Orlando, FL 32803  
   District: Lake Lawsona Historic District (Commission District 4)  
   
   The applicant is requesting a Major Certificate of Appropriateness to construct a bathroom addition to the rear bedroom and renovate the entry/laundry area on rear of existing residence.  
   
   **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. Case No.: **HPB2017-00061, 1012 E. Jackson Street**
   
   Applicant: Allen Arthur, 301 N. Fern Creek Avenue, Orlando, FL 32803  
   Owner: Kemp Investments North, LLC, 14414 Salinger Rd, Orlando, FL 32828  
   District: Lake Lawsona Historic District (Commission District 4)  
   
   The applicant is requesting a Major Certificate of Appropriateness to remove existing door and windows on front porch; Add 1 1/2-story addition to rear; and to remove shed on east rear corner.  
   
   **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. All new materials to match the existing.  
   3. Historic windows shall be repaired as necessary.  
   4. New windows shall match the existing in installation depth and trim details and have dimensional exterior muntins to simulate historic divided light windows.

3. Case No.: **HPB2017-00077, 518 E. Concord Street**
   
   Applicant: Spencer Hay, 518 E. Concord Street, Orlando, FL 32803  
   Owner: Spencer Hay, 518 E. Concord Street, Orlando, FL 32803  
   District: Lake Eola Heights Historic District (Commission District 4)  
   
   The applicant is requesting a Major Certificate of Appropriateness to demolish the enclosed rear porch and construct a 590 square foot addition and remove screen from front 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. All materials and details to match the existing house.
3. Increase pitch of addition to be closer to the existing pitch while still keeping ridge at or below existing.
4. Increase depth of eaves to match existing.

REGULAR AGENDA

4. Case No.: **HPB2017-00081, 615 Cherokee Circle**

Applicant: Randall Slocum, 670 N. Orlando Avenue, Suite 1001, Maitland, FL 32751
Owner: Elizabeth Klonoff, 4522 Chantilly Avenue, Winter Park, FL 32789
District: Lake Cherokee Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a new garage, new pool, extend the kitchen, add doors from the family room to front porch, add doors on south elevation, construct a new patio and make alterations to the existing guest house.

**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. Additional review of changes to the existing carriage.
3. New doors shall be compatible with the existing elaborate windows
4. Roof tile shall match existing on the additions and new garage.
5. Stucco textures on the addition and new garage shall match the existing.
6. Eave details on the addition and new garage shall match existing.
7. Any changes to the tile front walk and porch or the driveway paving will require additional review.
8. Construction of the new garage shall be such that the topography is not substantially changed.
9. Recommend rotating proposed garage slightly so that it is aligned with house.

5. Case No.: **HPB2017-00026, 632 E. Livingston Street**

Applicant: Bobby Morales, Morales Design Studio, 4800 W. Lake Mary Blvd, Lake Mary, FL 32746
Owner: Jorge Lopez, 322 E. Central Blvd, Unit 2301, Orlando, FL 32801
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove rear addition from main house; construct two story additions to the main house including a garage; construct a 4 car one story garage on lot 5 and make alterations to the existing garage apartment.

**Staff Recommendation:** Defer the proposal to a Design Review Committee meeting so as to determine the true scope of the project.

*If the HPB chooses to grant approval then the following conditions should apply.  The proposal as submitted is not consistent with the requirements for approval contained in Sections 62.201, 62.705, and 62.706 of the Land Development Code (LDC) and the following conditions shall apply:*

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Maintain original 2nd floor window size on front facade in all four windows.
3. Reduce height of eastern addition containing the attached garage.
4. Reduce size of the new garage to 3 bays
5. Reduce the east drive curbcut and driveway to be more similar to the west drive and curbcut.
6. Maintain the original mansard roof of the home on the east and west facades.
7. Retain the existing height of the main structure.
6. Case No.: **HPB2017-00075, 1616 E. Jefferson Street**

Applicant: Sean Lackey, 1110 E. Marks Street, Orlando, FL 32803  
Owner: Stephan Rheaume and Mark Hilf, 1616 E. Jefferson St., Orlando, FL 32803  
District: Lake Lawsona Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to remove the garage portion of their home and construct new living areas and a carport.

**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. All new materials and details shall match the existing.  
3. Recommend a gable roof over the carport to be more similar to the existing roof.

**OTHER BUSINESS**

- General Appearances  
- Announcements  
- Report on Minor Reviews (April)

**ADJOURNMENT**