AGENDA • DECEMBER 6, 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, January 8, 2018, 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, December 13, 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 November 1, 2017 Minutes

REGULAR AGENDA

1. Case No.: **HPB2017-10095, 334 Broadway Avenue**

   Applicant: Mark Kinchla, 728 Hardman Dr., Orlando, FL 32806
   Owner: Broadway Law Center of Orlando, LLC., 1150 Louisiana Ave, Winter Park, FL 32789
   District: Lake Eola Heights Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct additions to the rear and side of the structure and a cabana building in the rear yard. The applicant is requesting a side yard variance to allow the addition of a porte-cochere.

   **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. Provide 5 feet between the cabana and the main house so that it meets code.
   3. Clarify and revise the type of roof line of the northern second floor addition. Provide a detailed roof plan for additional review.
   4. Windows shall be repaired rather than replaced.
   5. Proposed door to porte-cochere shall have the same head height as the existing window.
   6. Any new metal roofing will require additional review. Metal shingles are encouraged if the existing metal roof cannot be retained.
   7. Proposed casement windows shall require additional review and a muntin pattern or alternate may be required.
   8. Proposed cabana sliding door shall be a pair of French style doors.
   9. Retain and minimize disturbance of the existing retaining wall at sidewalk.
   10. Grant the variance to allow the columns of the Porte-cochere to be closer than 5 feet to the property line.

2. Case No.: **HPB2017-10096, 619 E. Concord Street**

   Applicant: Gerhard Spillmann, 219 S. Lawsona Blvd, Orlando, FL 32801
   Owner: John Smogor and Mary Maher, 619 E. Concord St., Orlando, FL 32803
   District: Lake Eola Heights Historic District (Commission District 4)

   The applicant is proposing to construct an addition to the rear and add dormers to the east roof line.

   **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 siding and roof materials shall be similar to the existing materials.
   3. New windows shall be similar to the existing historic windows.
   4. East facing roof line of the addition shall step back or down to be similar to below.
   5. Center the proposed dormer on new addition.
6. New visible foundations shall be similar to existing in appearance.

OTHER BUSINESS

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

ADJOURNMENT