AGENDA • APRIL 4, 2018

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, May 7, 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, April 11, 2018. 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 March 7, 2018 Minutes
- 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. Please fill out a speaker request form and hand it to the Board secretary.

CONSENT AGENDA
1. Case No.: HPB2018-10046 716 Mount Vernon St.
   Applicant/Owner: Benjamin Green, Mount Vernon LLC, 907 S. Ft. Harrison Ave., Ste. 102, Clearwater, FL 33756
   District: Lake Eola Heights Historic District (Commission District 4)
   Request for a Major Certificate of Appropriateness to install a bedroom addition to the rear of the home.
   
   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. 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. All siding and roof materials shall be similar to the existing materials.
   5. All materials and details to match the existing house.
   6. New windows shall be similar to the existing historic windows.
   7. Recommend replicating and replacing the 3 missing Tuscan columns on the front porch as shown in file photo.

REGULAR AGENDA
2. Case No.: HPB2018-10047, Mount Vernon St.
   Applicant/Owner: Benjamin Green, Mount Vernon LLC, 907 S. Ft. Harrison Ave., Ste. 102, Clearwater, FL 33756
   District: Lake Eola Heights Historic District (Commission District 4)
   Request for a Major Certificate of Appropriateness to construct a new single family residence with a detached garage/apartment.
   
   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. 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. Reverse the site plan so that the new driveway is on the west side of the lot.

5. Move the body of the main house forward to be even with the historic house to the east.

6. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows and shall have mullions between ganged windows of 8 inches to be similar to historic paired windows.

7. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.

8. Window trim details shall be similar to other Craftsman style contributing properties in the district.

9. Rear facing window on the second floor of the garage must be obscure, non-vision glass.

10. Add a window to the side elevation, first floor study.

11. Cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.

12. Foundation shall be expressed with the addition of false vents to give the impression of a traditional raised foundation.

3. Case No.: HPB2018-10045, 578 N. Orange Ave.

Applicant: John Youngman, Architect, 421 E. SR 434, Ste. 1015, Longwood, FL 32750

Owner: Harrold Productions Inc., 1451 Falcon Dr., Orlando, FL 32803

District: Commission District 5

Request for a Major Certificate of Appropriateness to allow renovations of the exterior façades facing Orange Ave. and Concord St., including windows, doors, balconies, and metal railing and screens.

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. 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. All new glass must be clear.

5. All materials and details to match the existing structure where possible.

6. Pull the proposed Concord Street balcony and stairs back from the front of the building so that there is less impact to the tower element base.

7. The Orange Avenue proposed balcony should be reduced to the minimum size and be pulled back from the corner of the existing portion of the building as much as possible. Recommend exploring alternate ways of exiting into the existing area and not adding the balcony on the Orange Avenue façade.

8. Retain existing 1940’s metal gate screens in current locations and do not move any of them forward to the face of the canopy. Continue to use the gate screens to screen the walls that are being rebuilt.

9. Final material selection for doors, stair finish and any paint changes shall be reviewed by Minor Review.

10. Changes to the patio enclosure walls shall require additional review.
OTHER BUSINESS

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

ADJOURNMENT