AGENDA • MAY 2, 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 29, 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, May 9, 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 April 4, 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.

2018 HISTORIC PRESERVATION BOARD AWARDS
- May is National Historic Preservation Month
- Historic Preservation Board 2018 Centennial Award:
  Carmine and Peg Bonacci, 646 Livingston Street, Built in 1917. Lake Eola Heights Historic District
- Historic Preservation Board 2018 Award for Rehabilitation:
  John Paul Guertz and Robert Stolt, 412 Ridgewood Street, Lake Eola Heights Historic District

CONSENT AGENDA
   Applicant/Owner: Gordon Hill, 124 Hibiscus Ct., Orlando, FL 32801
   District: Lake Eola Heights Historic District (Commission District 4)

   Request for a Major Certificate of Appropriateness to demolish and rebuild enclosed porches on east and rear of property, and to construct a 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. 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. The east porch should be wider so that the chimney remains covered by the proposed porch.
   5. All siding and roof materials shall be similar to the existing materials.
   6. All materials and details shall match the existing house.
   7. New visible windows shall be similar to the existing historic windows.
   8. Proposed eave details shall be consistent with the existing eave details.
2. **Case No.: HPB2018-10073, 713 Delaney Ave.**

   Applicant: Frank Roark, 762 Antonette Ave., Winter Park, FL 32789  
   Owner: Maryam Kashi and Ian Raden, 713 Delaney Ave., Orlando, FL 32801  
   District: Lake Cherokee Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to add a single story bedroom and bathroom suite attached to the southeast corner of the 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. 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 wall and roof materials shall be similar to the existing materials.
5. New windows shall be similar to the existing historic windows and all windows shall have dimensional exterior and interior muntins to simulate historic wood, divided light windows.
6. Proposed eave and parapet details shall be consistent with the existing eave and parapet details.

**REGULAR AGENDA**

3. **Case No.: HPB2018-10086, 23 S. Lawsona Blvd.**

   Applicant: David Runnels, 233 W. Park Ave., Winter Park, FL 32789  
   Owner: John & Lisa Schmidt, 23 S. Lawsona Blvd., Orlando, FL 32803  
   District: Lake Lawsona Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to demolish the existing garage structure and build a new garage of similar size and look, to be used as a cabana-type building, shifted forward towards the street. Requires a Variance of 4.5 feet to the north side yard setback.

**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 materials and details shall match the existing house.
5. Waive the required 180 day waiting period for demolition however, the demolition permit may not be issued until the permit for new construction has been issued per Section 62.709.
6. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows.
7. Doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.
8. Proposed front façade, false garage doors shall be detailed in such a manner as to resemble historic garage doors, including dimensional muntins.
4. **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. This case was deferred at the April HPB meeting and the applicant met with the Design Review Committee on April 11, 2018. The following conditions are from the original staff report from April 4, 2018.

**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 (April)

**ADJOURNMENT**