AGENDA • SEPTEMBER 5, 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, October 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, September 12, 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 August 1, 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

NEW BUSINESS
- As a Certified Local Government, The City of Orlando’s Historic Preservation Board must review any nominations to the National Register of Historic Places within the City limits. The “Lake Lawsona National Register of Historic Places District” seeks to become the 7th NRHP District in the City. **Recommended Action: The HPB is asked to recommend approval of the nomination for the “Lake Lawsona National Register of Historic Places District” to the Florida National Register Review Board.**

CONSENT AGENDA
1. **Case No.:** HPB2018-10212, 638 E. Livingston Street
   - Applicant/Owner: James Murdaugh, 100 S Eola Dr., Unit 1413, Orlando, FL 32801
   - District: Lake Eola Heights Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to grant a variance of 7 feet to the required 15 foot rear yard setback for the previously approved two story garage apartment.

   **Recommended Action:** Approval of the request subject to staff conditions of approval as follows:
   1. Place the previously approved garage building at 8 feet from the rear property line (Variance of 7 feet).

2. **Case No.:** HPB2018-10183, 400 Hillcrest Street
   - Applicant/Owner: Robert Cascio, 400 Hillcrest St., Orlando, FL 32803
   - District: Lake Laswona Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to add dormers to the north and south facades of the main house and east facade of the detached garage using materials to match the existing 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 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 and have 6 over 1 or 9 over 1 configuration of panes subject to review.
7. All windows shall have dimensional exterior and interior muntins to simulate historic wood, double hung, divided light windows.

REGULAR AGENDA

3. **Case No.:** HPB2018-10189, 210 Hibiscus Court

Applicant: Tom Price, 552 Lake Avenue, Orlando, FL 32801
Owner: Austin Satterthwaite, 25 W. Rosevear St., Orlando, FL 32804
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a single family house on a vacant lot containing 1606 square feet of living space. A variance of up to 20 feet will be required for the rear yard as the porch and body of the house encroaches into the required rear yard setback. A variance to the front yard setback of up to 3 feet may be considered for the front 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 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.
5. Windows shall be inset to be similar to historic wood windows in the district and be consistent on both first and second floors.
6. Window trim details shall be similar to other Craftsman style contributing properties in the district.
7. All doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.
8. Cement board siding shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
9. Foundation shall be expressed by a material or plane change and the addition of false vents to give the impression of a traditional raised foundation.
10. Increase height of finished floor level so that there are a minimum of 3 steps to the porch.
11. Porch column bases need additional detail and bases should continue to the ground.

4. **Case No.:** HPB2018-10181, 519 E Livingston St.

Applicant/Owner: Mark Kinchla, 609 E Ridgewood St, Orlando, FL 32803
Owner: Clara Ruiz Estate, 519 E Livingston St, Orlando, FL 32803
District: Lake Eola Heights Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to move the historic house from 330 Broadway Avenue to the subject property; demolish additions and restore the carriage house; construct a pool and guest cottage.
Recommended Action: Approval of the request subject to staff conditions of approval as follows:

Subject to the following conditions, the proposal for the construction of ? is consistent with the requirements for approval of new construction contained in Sections 62.201, 62.705, and 62.706 of the Land Development Code (LDC):

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.

Conditions for relocated house from 330 Broadway Avenue:

1. Any required new materials needed as a result of the move and removal of existing rear addition shall be similar to the existing materials.
2. All materials, windows and details in the proposed porch shall be compatible with the existing house.
3. Add additional windows on the north side first floor where the existing addition is to be removed.
4. The new foundation shall have a similar look to the existing, including vents and be at a similar height above grade.
5. Windows for the proposed sun porch shall require additional review and should be compatible with the historic windows on the house and be multi pane casements or ganged double hung windows.
6. Eliminate the second curb cut and driveway on Cathcart Avenue near the relocated structure.

Conditions for Existing Structure:

1. Any necessary stucco repair shall match the existing.
2. New garage doors shall require additional review and the garage door openings shall be square.
3. Proposed dormer shall have a roof slope of approximately 2:12.
4. Windows in the dormer shall be similar in proportion and pattern to the historic windows in the house and have the same mullion width.

Conditions for New Structure:

1. Windows shall have dimensional muntins to simulate true divided light windows and be inset to be similar to historic wood windows in the historic structures and be consistent on both first and second floors.
2. Window muntin pattern styles shall be either 8/1 or 6/1 to be similar to the relocated house and be consistent.
3. Doors shall have a muntin pattern compatible with the historic windows of the relocated house and simulate true divided light doors.
4. Cement board siding, if used, shall have a smooth finish so that when painted it will be similar in texture to historic wood siding.
5. Proposed eave width and details shall be consistent on all sides of the structure.

OTHER BUSINESS

- General Appearances
- Announcements
  - Elections for Chair and Vice-Chair will be held next month
- Report on Minor Reviews (August)

ADJOURNMENT