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 14, 2019, 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 12, 2019. 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 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.: HPB2018-10275, 1630 E. Concord Street**
   
   Applicant: Tom Price, 554 Lake Avenue, Orlando, FL 32801
   Owner: Stacey Gambel, 1630 E Concord St, Orlando, FL 32803
   District: Colonialtown South Historic District (Commission District 4)

   The applicant is requesting a Major Certificate of Appropriateness to construct a new one story garage at the rear of the property containing 523 gross square feet.

   **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. All siding and roof materials shall be similar to the existing materials on the main house.
   4. All eave and trim details to be similar to the existing house.
   5. Garage windows shall have vertical muntins simulating divided light windows to make them more similar to the windows in the main house.
   6. The French door muntins shall simulate true divided light doors.

REGULAR AGENDA

2. **Case No.: HPB2018-10213, 725 E. Livingston Street**

   Applicant: Allen Arthur, 301 N. Fern Creek Ave, Orlando, FL 32803
   Owner: Yolanda Owens, 725 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 demolish the garage and construct a new 2 story garage with apartment above; construct an addition to the rear of the main house. The proposed garage will require a variance of 10 feet to be placed at 5 feet from the rear property line.

   **Recommended Action:** Deferral of the request. **Suggested staff conditions are 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. Reduce width of addition to house so that it does not extend beyond the original east wall.

5. Foundation shall match the existing house foundation.

6. All addition siding and roof materials shall be similar to the existing materials.

7. All addition materials and details to match the existing house.

8. New windows in addition shall be similar to the existing historic windows.

9. Garage: Waive the required 180 day waiting period for demolition of the garage, however, the demolition permit may not be issued until the permit for new construction has been issued per Section 62.709.

10. Revise the roof line of the garage so that it is more similar to the gambrel roof of the main house.

11. 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 to match the existing.

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

13. Window trim details shall be similar to the original windows in the house.

14. Doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.

15. Cement board siding, if used, shall have a smooth finish so that when painted it will be similar in texture to historic wood siding and a thicker material similar to the wood siding shall be used.

16. Proposed eave and gable details shall be consistent with the existing eave and gable details on the addition.

OTHER BUSINESS
- General Appearances
- Announcements
  - Sub-Committee selections
- Report on Minor Reviews (November)

ADJOURNMENT