



**HISTORIC PRESERVATION BOARD AGENDA
SESSION OF THE HISTORIC PRESERVATION ADVISORY BOARD TO BE HELD AT THE
CITY OF KISSIMMEE
CITY HALL, COMMISSION CHAMBERS
101 CHURCH STREET, KISSIMMEE, FLORIDA 34741-5054
MONDAY, JULY 12, 2021
5:15 PM**

- 1. MEETING CALLED TO ORDER**
- 2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 3. MINUTES**
- 3.A HISTORIC PRESERVATION BOARD MINUTES APPROVAL**

Requesting approval of the July 8, 2019 meeting minutes.

- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
- 5.A 507 MABBETTE STREET**

Requesting review of window replacements (not size-for-size) at 507 Mabbette Street.

- 6. DISCUSSION**
- 7. HEAR CHAIRMAN AND BOARD MEMBERS**
- 8. ADJOURNMENT**

IN ACCORDANCE WITH FLORIDA STATUTES 286.105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED TO ENSURE THAT VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 101 CHURCH STREET, KISSIMMEE, FL 34741, (407) 518-2309.

Historic Preservation Board Agenda – July 12, 2021

ITEM 3.A

HISTORIC PRESERVATION BOARD MINUTES APPROVAL

Request

Requesting approval of the July 8, 2019 meeting minutes.

Recommendation

REQUESTED HISTORIC PRESERVATION ADVISORY BOARD ACTION:

Approve

Attachment(s):

1. 070819.minutes

**Historic Preservation Board
Commission Chambers
City Hall
Kissimmee, Florida
Monday, July 8, 2019
5:15 p.m.**

Members Present: Vice-Chairman Bill Dupre, Member Debra Rosado, Member Maria Lebron, Member Adriana Serrano

Members Absent: Chairman Penny Dickerson, Member John Link, Member Scott Brooks

Staff Present: Senior Planner, Ashley Cornelison, Administrative Secretary Cathy Finneran

I MINUTES

A. Approval of the May 13, 2019 Historic Preservation Board Meeting minutes

Member Rosado made a motion for approval of the May 13, 2019 HPB minutes. Seconded by Member Serrano

Dupre	Aye	Lebron	Aye
Rosado	Aye	Serrano	Aye

Motion carried 4-0

I. NEW BUSINESS

Planner Cornelison introduced two new members to the Board, Maria Lebron and Adriana Serrano

A. Major Certificate of Appropriateness – 21 North Clyde Avenue

Planner Cornelison explained that this property was approved for a Major Certificate of Appropriateness during the May 13, 2019 Historic Preservation Board (HPB) meeting. The applicant is looking to modify the drawings to reflect a single dormer in the back of the building. The proposed dormer is in the rear of the structure and, as proposed, it is not felt that this will pose an impact to the overall design of the building.

Planner Cornelison showed the board the approved elevations.

Staff recommends approval of this request, subject to the following condition:

1. The roofing material, siding, and window style shall match the rest of the building.

Vice-Chairman Dupre had concerns with the location of the dormer.

Thomas Kapp, 21 N Clyde Avenue, applicant addressed the Board. In response to Vice-Chairman Dupre, Mr. Kapp stated that he cannot move the dormer it would not be centered with the rest of the building and would affect the trusses.

Member Rosado made a motion for approval, subject to Staff's condition. Seconded by Member Lebron

- 1. The roofing material, siding, and window style shall match the rest of the building.**

Dupre	Aye	Lebron	Aye
Rosado	Aye	Serrano	Aye

Motion carried 4-0

II. OLD BUSINESS

No items scheduled

III DISCUSSION

A. Update on the Board, future expectations

No discussion

B. Staff Update

Planner Cornelison stated that there are no items currently scheduled

C. Hear the Audience

No discussion

D. Hear the Board

No discussion

V. ADJOURN

Member Rosado made a motion to adjourn at 5:27 p.m. Seconded by Member Lebron. Motion for adjournment carried 4-0.

Vice-Chairman Bill Dupre

Senior Planner Ashley Cornelison

IN ACCORDANCE WITH FLORIDA STATUTE 286.105: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE HISTORIC PRESERVATION BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE. IN ACCORDANCE WITH FLORIDA STATUTE 286.26, PERSONS NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK 407-847-2821 (ext-2309) PRIOR TO THE MEETING

ITEM 5.A

507 MABBETTE STREET

Request

Requesting review of window replacements (not size-for-size) at 507 Mabbette Street.

Explanation

This is a request to review the replacement of 26 windows for the property at 507 Mabbette Street, a property that is in both the South Beaumont Historic District and the National Register district. The building at 507 Mabbette Street is a frame vernacular style structure constructed in 1926. The owner is proposing window replacements that are not like-for-like, requiring a Major Certificate of Appropriateness reviewed by the Board.

It should be noted that the windows shown in the backup paperwork have already been installed. There is currently an active Code Enforcement case regarding these improvements since no City approval has been obtained as of the Historic Preservation Board meeting on July 12, 2021.

The window dimension differences are as follows:

14 windows

Existing dimensions: 34" x 69"

Proposed dimensions: 35.5" x 59"

Difference (width): 1.5"

Difference (length): 10"

8 windows

Existing dimensions: 30" x 33"

Proposed dimensions: 35.5" x 35.5"

Difference (width): 5.5"

Difference (length): 2.5"

4 windows

Existing dimensions: 22" x 34"

Proposed dimensions: 23.5" x 35.5"

Difference (width): 1.5"

Difference (length): 1.5"

Recommendation

All of the proposed windows are ten inches or less than the original window size with 12 of 26 having less than a six inch difference from the original window size. In addition, the style of the proposed windows is consistent with the style on other frame vernacular structures in the immediate vicinity.

Staff is recommending Board approval.

REQUESTED CITY COMMISSION ACTION:

City of Kissimmee

Approve

Department: Development Services

Presenter:

Attachment(s):

1. HPB Application
2. 507 Mabbette - Photos

**CITY OF KISSIMMEE
CERTIFICATE OF APPROPRIATENESS (COA)
APPLICATION**



PROJECT

Project Name: 507 W Mabbette St Kissimmee, FL 34741

Property Address: 507 W Mabbette St Kissimmee, FL 34741

Parcel ID: 21-25-29-1880-000B-0020

Historic District: South Beaumont Historic Distric

Building Permit Number: N/A

OWNER

Name: JoAnnie Ortiz or/ Walter Concepcion

Address: 165 Euclid Ave Apt 1, Brooklyn, NY 11208

Email: annie1580@gmail.com Telephone: 917-509-3709

APPLICANT/AGENT (IF DIFFERENT FROM OWNER)

Name: _____

Address: _____

Email: _____ Telephone: _____

I Certify that to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

- ☒ The owner of the property described herein
☐ An agent for the owner of the property
☐ Other: _____

Joannie Ortiz
Property Owner (Signature)

May 21, 2021

Date

JoAnnie Ortiz
Property Owner (Print Name)

Agent (Signature)

Date

Agent (Print Name)

PROPOSED WORK: Please indicate the type of work proposed.

Major Certificate of Appropriateness

- | | | |
|--|--|---|
| ☐ Addition | ☐ Relocation | ☐ Other (describe below) |
| ☒ Alteration | ☐ Restoration | |
| ☐ Demolition | ☐ Change of Use | |

Minor Certificate of Appropriateness

- | | | |
|--|---|---|
| ☐ Fences/Gates | ☐ Doors | ☐ Roof (like to like) |
| ☐ Foundation Skirting | ☐ Signage | ☐ Accessory Structure (100-sqft or less) |
| ☐ Awnings | ☐ Driveways/Walkways | ☐ Other (describe below) |
| ☐ Garage Doors | ☐ Exterior Walls/Siding | |
| ☐ Steps | ☐ Windows (like to like) | |

Please be specific and list each proposed exterior alteration (construction, demolition, relocation). Use additional pages if necessary.

26 Windows in total are being replaced. Contractor notified me that existing size were no longer available for purchase at the time.

Fourteen windows size 34" x 69" are being replaced with 35" 1/2 x 59" 1/2, Four windows size 22" x 34" are

being replaced with 23" 1/2 x 35" 1/2 and eight windows size 30" x 33" are being replaced with

35" 1/2 x 35" 1/2.

REQUIRED SUBMITTAL MATERIALS (Must be 11" x 17" or smaller):

- | | |
|--|--|
| ☒ Completed Application | ☐ Survey/Site Plan to scale (if applicable) |
| ☐ Elevations drawn to scale | |
| ☐ Floor Plan to scale (if applicable) | |

A Major Certificate of Appropriateness (COA) application must be completed and submitted with all required back up documentation prior to the third Friday of each month for the next month's Historic Preservation Board (HPB) meeting. Failure to complete the application, comply with instructions, and/or submit necessary documents in a timely manner will delay presentation to the HPB. Meetings are held the second Monday of each month in the City of Kissimmee Commission Chambers at 5:15 p.m.

DO NOT WRITE BELOW THIS LINE (CITY USE ONLY)

Date Application Accepted: _____ Date: _____

Review Result: _____ HPB Date: _____

507 Mabbette Before



507 Mabbette After



507 Mabbette After



507 Mabbette After







































