



HISTORIC PRESERVATION BOARD

MEETING INFORMATION

Location

City Council Chambers
2nd Floor, City Hall
One City Commons
400 South Orange Avenue

Time

4:00 p.m.

Board Members

Ted Maines, Chairman
David Blackwood, Vice Chair-
man
Clifton Bruce
Cathy Cline
Raymond Cox
Karin Martin
Cindi Parker
Rick Pullum
Hilary Stevens

AGENDA ■ DECEMBER 1, 2004

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 will be presented at the City Council meeting on **Monday, January 10, 2005**, 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

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 Chairman, 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 Recording Secretary at (407) 246-3416 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 8, 2004**. 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 & Staff.
- Consideration of November 3, 2004 Minutes.

CONSENT AGENDA

1. Recommended Approval, HPB2004-00257, 621 DELANEY AVENUE

Applicant: ZMG Hideaway Delaney, LLC, 688 Florida Central Parkway, Longwood, Florida 32750

Owner: Bruce Siegel, Delaney Apartments, LC, 5242 Exchange Drive, Flint, Michigan 48507

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to install pairs of French doors, awnings and balconets in each unit and to replace the stairs and railings on each building.

Recommended Action: Approval of the request based on staff recommendation.

2. Recommended Approval, HPB2004-00109, 705 EAST AMELIA STREET

Applicant: Randy Lazarus, Classic Homes, 258 Southhall Lane, Suite 300, Maitland, Florida 32751

Owners: Franklin & Diane Smith, P.O. Box 540366, Merritt Island, Florida 32954-0366

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a new two-story Craftsman Bungalow inspired home.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Increase porch column bases and piers to be 2' 4" to 2' 8" square; 2) Connect piers to column bases at stairs with a low horizontal knee wall. The width and cap of the knee wall is to match the piers and column bases; 3) All trim is to be 1-1/2" thick so as to project out beyond the wall cladding; 4) Reconfigure the door and window trim as such: a) Header trim and intermediate jamb trim are to be 8" wide; b) Jamb trim and skirt board are to be 3-1/2" wide; c) Header trim and sills are to extend beyond the jamb trim 1-1/2". The skirt board is to be even with the jamb trim; 5) Provide barge rafters on the primary structure as well as porch; 6) Decrease height of 6' tall windows on the first floor to be 5' 6" to 4' 10" to emphasize wider proportion; 7) Provide trim on shed dormer windows and small feature windows on front elevation, similar to condition 4 above; 8) Provide 6" corner boards and siding on face of shed dormers. Windows should not fill the entire wall; 9) Extend bracket beam to be 1-1/2" beyond barge rafter. Knee brace and vertical trim at wall are to increase accordingly; 10) Extend horizontal band on side elevations to meet corner boards; 11) Move windows flanking chimney to align with windows above, creating adequate space between chimney and window trim; 12) All revisions to these drawings shall be approved by the Minor Review Committee.

3. Recommended Approval, HPB2004-00260, 624 NORTH SUMMERLIN AVENUE

Applicant/Owner: M.T. Wharton, Waldorf Designs & Construction Project Management

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a Mediterranean/Spanish Colonial Revival vernacular inspired home.

CONSENT AGENDA (Cont'd.)

Recommended Action: Staff recommends deferral at the request of the Applicant.

4. Recommended Approval, HPB2004-00261, 630 HILLCREST STREET

Applicant/Owner: M.T. Wharton, Waldorf Designs & Construction Project Management

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a Mediterranean/Spanish Colonial Revival vernacular inspired home.

Recommended Action: Staff recommends deferral at the request of the Applicant.

REGULAR AGENDA

5. Recommended Approval, HPB2004-00254, 1405 EAST AMELIA STREET

Applicants/Owners: Larry Hingle and Chris Schultz, 33 South Lawsona Boulevard, Orlando, Florida 32801

District: Colonialtown South Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a new two-story Mediterranean Revival style house and a two-car, two-story garage apartment in the rear yard.

Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) In order to continue the traditional development pattern, the garage apartment shall be located five (5) feet from the rear property line; 2) The principal structure shall be reduced to a maximum of 2,400 square feet to be compatible with the other contributing structures in the historic district; 3) The roofs shall extend no more than one barrel tile from the building façade with a smooth plaster or cast stone cornice edge, unless if there are open rafter tails or brackets underneath the eaves; 4) The front windows facing the street shall be casement windows inset a minimum of 3 inches into the façade; 5) All changes to the proposed plans shall be approved by the Minor Review Committee prior to permitting.

6. Recommended Approval, HPB2004-00253, 1908 EAST JEFFERSON STREET

Applicant: Lisa and Orlando Cancel, 14340 Huntingfield Court, Orlando, Florida 32824

Owner: Richard David, 14568 Laguna Beach Circle, Orlando, FL 32824

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to remodel the house including the construction of a new front porch, a second story and rear addition, a driveway, and a three-car, two-story garage apartment in the rear yard.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) In order to continue the traditional development pattern, the garage apartment shall be located five (5) feet from the rear property line; 2) The second story windows facing the street shall have 4 over 1, 3 over 1, or 6 over 6 muntin patterns; 3) The existing muntins on the first story windows shall remain to provide some consistency with the second story windows, or the first story windows could be replaced to match the new windows.

ADJOURNMENT