



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 Chairman
Clifton Bruce
Cathy Cline
Todd Cohen
Raymond Cox
Eddie Francis
Karin Martin
Rick Pullum

AGENDA ■ APRIL 6, 2005

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, May 23, 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, April 13, 2005**. 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.
- Welcome new Board member, Hilary Stevens.
- Introduction of Board Members & Staff.
- Consideration of March 2, 2005 Minutes.

CONSENT AGENDA

1. Recommended Approval, HPB2005-00023, 1917 EAST CENTRAL BOULEVARD

Applicants/Owners: Jeffrey W. Bowman, Joseph & Laura Bukovac, and David Meltz, 10 N. Summerlin Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to partially demolish the rear portion of the house, construct a two-story Mediterranean style home, and replace driveway and walkway with brick pavers.

Recommended Action: Deferral at the request of the applicant.

2. Recommended Approval, HPB2005-00027, 552-554 LAKE AVENUE

Applicants/Owners: Tom & Marian Price, 554 Lake Avenue, Orlando, FL 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to enclose an open deck on the rear southwest corner of the second floor.

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

3. Recommended Approval, HPB2005-00073, 14 NORTH MILLS AVENUE

Applicant/Owner: Mark T. Griz, 14 North Mills Avenue, Orlando, FL 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to relocate the garage to its original position in the rear yard.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Site the garage at a 5 foot rear yard setback and a 5 foot side-yard setback; and 2) Site the garage so the single car garage door is facing the street; 3) All changes to these plans subject to review by Minor Review Committee..

4. Recommended Approval, HPB2005-00071, 1606 EAST JEFFERSON STREET

Applicant/Owner: Michael Piumelli, 1606 East Jefferson Street, Orlando, FL 32803

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the rear portion of the house and build an addition to the rear of the home with some alteration to the front of the existing home.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Waive the 180-day waiting period for demolition of the structure; 2) Use similar siding or brick material as what is found on the existing 1941 structure on the addition affecting the front portion of the home; 3) Use similar fiberglass shingles in color and type as what is found on the existing portion of the roof; 4) Maintain same roof pitch as the front gable-end (4:12) for the

CONSENT AGENDA (Cont'd.)

added roof peak.

5. Recommended Approval, HPB2005-00057, 710 EAST CONCORD STREET

Applicant/Owner: Tim Homik, 710 East Concord Street, Orlando, FL 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to remake the roofline from a "V" butterfly roof to a gable roof, remove the vinyl siding on the addition and replace with stucco.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Make the asphalt shingles similar in color and type to the roofing material found on the principle 1925 historic structure; 2) Match the stucco on the 1980's addition with the same texture and style of stucco as what is found on the historic 1925 principle structure.

REGULAR AGENDA

6. Recommended Approval, HPB2005-00065, 534 SOUTH EOLA DRIVE

Applicant/Owner: John and Shannon Sylvain, 534 South Eola Drive, Orlando, FL 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to add a bronze screen pool enclosure.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The screen enclosure shall have a gable roofline to match the roof pitch of the principal structure; 2) The maximum height of the screen enclosure shall be 12-feet measured from the ground level to the mid-point of the roof.

7. Recommended Approval, HPB2005-00031, 714 EAST AMELIA STREET

Applicant: Johnson's Exteriors Inc., P.O. Box 987, Apopka, Florida 32704

Owner: Umesh Patel, 115 Elderberry Lane, Longwood, Florida 32779-3309

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to change the exterior finish of the house from wood siding to stucco, add wood trim around the windows and doors, replace some existing windows, install lattice at the foundation openings, and replace concrete stairway with stone.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Remove the metal lathe and staples and return the structure back to its original wood siding; 2) Fill the staple holes in the siding with wood putty and paint siding to protect the original wood; 3) Install wood lattice at the foundation openings; and 4) Either keep the exterior concrete stair as it is, or replace it with brick, not stone.

8. Recommended Approval, HPB2004-00260, 624 NORTH SUMMERLIN AVENUE and Recommended Approval, HPB2004-00261, 636 HILLCREST STREET

Applicant: Gary King, King Design, 2047 East Lombard Street, Baltimore, MD 21231

REGULAR AGENDA (Cont'd.)

Owner: M.T. Wharton, Waldorf Designs & Construction Management, 424 East Central Boulevard, Suite 347, Orlando, Florida 32801

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct two new 2-story Mediterranean/Spanish Colonial Revival inspired homes, each on a separate lot.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Provide design for the relocated driveway and garage access to 644 Hillcrest Street to be approved by the Historic Preservation Board; 2) Reduce 450 SF the living area from the ground and/or second floor level of the Hillcrest Villa. All measures must be made to ensure that the basement level is not significantly visible from the street; 3) Replace the kitchen on the first floor of the Summerlin Villa with an open terrace to further reinforce the "accessory structure" concept; 4) Reduce the Summerlin Villa living area to a maximum of 2,500 SF, while retaining the "accessory structure" concept; 5) All openings must be inset a minimum of 4" into the façade from the face of stucco to the face of opening frame; 6) Windows visible from the street shall be fixed or casements and shall have projecting muntins; 7) Provide a different wood plank pattern for each of the front doors; 8) Recess gated wall at each side of the house to reveal approx. 15' of side elevations to street view; 9) Gutters, if provided, shall be half-round; 10) The chimney height may be 30' from the grade at the front of the house to the mean height level between the eave and ridge of the chimney roof; 11) All revisions to these drawings shall be approved by a Minor Review Committee Member.

9. Recommended Approval, HPB2005-00022, 811 EAST WASHINGTON STREET

Applicant: Wes Featherston, Farmer, Baker & Barrios Architects, 300 S. Orange Avenue, Suite 900, Orlando, FL 32801

Owner: Kenneth W. Miller, 1079 W. Morse Boulevard, Winter Park, Florida 32789-3751

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the house, commercial building and garage, and construct a new mixed-use building on the site.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Waive the 180-day waiting period for demolitions.

ADJOURNMENT