



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
Todd Cohen
Raymond Cox
Karin Martin
Rick Pullum

AGENDA ■ AUGUST 3, 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, August 29, 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, August 10, 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.
- Introduction of Board Members & Staff.
- Consideration of July 6, 2005 Minutes.

CONSENT AGENDA

1. Recommended Approval, HPB2005-00214, 1015 HARWOOD STREET

Applicant/Owner: Azad and Alim Abraham, 1015 Harwood Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to renovate the garage by converting it to living space.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *The two proposed windows on the front façade shall be moved closer together to match the double windows on the principal structure;*
- 2) *All new windows shall have a raised sill to match the principal structure.*

2. Recommended Approval, HPB2005-00212, 1616 EAST WASHINGTON STREET

Applicant/Owner: Craig and Lori Weiman, 1616 East Washington Street, Orlando, Florida 32803

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace an existing shed with a two-car garage.

Recommended Action: Approval of the request.

3. Recommended Approval, HPB2005-00211, 511 SOUTH EOLA DRIVE

Applicant: Eric L. Morgan, 806 E. Anderson Street, Orlando, Florida 32801

Owner: Terrance and Eileen Sullivan, 511 S. Eola Drive, Orlando, Florida 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to add a 16-ft. by 24-ft. +/- family room to rear of the structure.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *Revise construction documents to indicate that all materials and architectural details of the addition are to match the existing structure;*
- 2) *Revise construction documents to indicate band of windows on the north elevation will consist of multiple square panes of glass in lieu of horizontal panes;*
- 3) *Show brackets for roof overhang to match existing;*
- 4) *All revisions and amendments to these plans are subject to approval by the Minor Review Committee prior to permitting.*

4. Recommended Approval, HPB2005-00210, 114 SOUTH ORANGE AVENUE

Applicant: Red Square Lounge, 114 S. Orange Avenue, Orlando, Florida 32801

CONSENT AGENDA (Cont'd.)

Owner: IABA Family Partners, Ltd., 658 Oak Hollow Way, Altamonte Springs, FL 32714

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to remove one bay of existing storefront window facing Orange Avenue, construct recessed, out-swinging pair of wood storefront doors, and paint recessed portion of lower storefront panels to be brick red.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *Revise construction documents to indicate the following:*
 - (a) *painted bead board soffit/ceiling above recessed entryway;*
 - (b) *quarry tile, brick pavers or terrazzo entryway in front of recessed doors;*
 - (c) *new storefront door and window panel details to match existing;*
 - (d) *existing pilasters to remain and recessed entryway must fit between;*
 - (e) *articulate south and north walls of recessed entryway with panel detail below and storefront window or lapped siding above;*
 - (f) *provide traditional door hardware on the outside of entry door;*
- 2) *Interior window treatment shall not block visibility of the storefront window from the sidewalk;*
- 3) *If feasible, salvage and reuse the existing storefront panel that is removed;*
- 4) *Repair existing pair of doors leading to the second floor from 116 S. Orange Avenue (i.e., door knobs and glass panels);*
- 5) *Indicate on plans the extent of cleaning that will occur and the methods;*
- 6) *All revisions and amendments to these plans shall be approved by the Minor Review Committee prior to permitting.*

5. Recommended Approval, HPB2005-00209 (HPB2005-00110), 442 CHEROKEE DRIVE

Applicant: Jim Ross, Ross Design Group, 615 N. Magnolia Avenue, Orlando, Florida 32801

Owner: Rich and Julie Wahl, 442 Cherokee Drive, Orlando, Florida 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct an addition to the rear of the house and above the carport. A porch will also be added off the back of the existing family room area in the rear.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *Waive the 180-day waiting period for demolition to the rear portion of the structure and the carport on the side of the home;*
- 2) *Center the French doors at the rear of the carport;*
- 3) *Make the French doors on the second story above the porte cochere consistent in style with the doors below to the rear of the carport and the two sets of French doors on the existing structure's porch.*

REGULAR AGENDA

6. Recommended Approval, HPB2005-00206, 214 SOUTH THORNTON AVENUE

Applicant/Owner: Bronson Vlahotis, 214 South Thornton Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

REGULAR AGENDA (Cont'd.)

Request for approval of Certificate of Appropriateness to replace an existing carport with a two-car, two-story garage apartment.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *The applicant is required to apply for a variance to the rear yard setback for accessory structures from the Board of Zoning Adjustment. The variance would allow a 5-foot rear yard setback for the detached garage;*
- 2) *The proposed ±1.3 foot street side yard setback for the detached garage is not approved. Staff is recommending a minimum 15-foot setback to meet Code and to better match the development pattern on the block;*
- 3) *Waive the 180-day waiting period for the carport demolition;*
- 4) *All windows shall have an intermediate jamb and trim to match the principal structure;*
- 5) *The garage doors shall have three square windows on each door;*
- 6) *The lower roofline shall be shown on the side elevation with brackets to match the principal structure;*
- 7) *The lower roofline shall include a center bracket and side brackets to match the principal structure;*
- 8) *The entry doors on the first and second floors shall be French doors with muntin pattern to match the principal structure.*

7. Recommended Approval, HPB2005-00213, 523 LAKE AVENUE

Applicant/Owner: Mark Bagozzi, 523 Lake Avenue, Orlando, Florida 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct an addition to the existing two-story detached garage apartment located in the rear yard of the subject property.

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

8. Recommended Approval, HPB2005-00207, 801 EAST CENTRAL BOULEVARD

Applicant: Bronson Vlahotis, 801 East Central Boulevard, Orlando, FL 32801

Owner: Paul Roman, 5 Hill Avenue, Orlando, FL 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to repair the principal structure with similar existing materials: re-roof shingles with architectural shingles, and replace rotted porch wood flooring and wood siding; and construct 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) *The proposed three-car garage shall be reduced to a two-car garage. The garage doors shall have raised panels;*
- 2) *In order to continue the traditional development pattern, the garage apartment shall be located 5-feet from the rear property line;*
- 3) *The front windows shall have a vertical emphasis, similar to the windows on the principal structure. All windows that are visible from the street shall have 2 over 2 lites with wood exterior muntins, trim, header and sill, similar to the principal structure. Shutters shall be added to the front windows to match the principal structure;*
- 4) *The columns and railings that are visible from the street shall be similar to the front porch;*
- 5) *The side door shall have raised panels to match the principal structure;*
- 6) *The roof pitch shall be similar to the front porch;*

REGULAR AGENDA (Cont'd.)

- 7) *Transportation Engineering recommends the removal of the circular driveway and the curb-cut closest to the street intersection. The circular driveway on North Hill Avenue shall be replaced with sod;*
- 8) *All changes shall be approved by the Minor Review Committee prior to permitting.*

9. Recommended Approval, HPB2005-00208, 1511 MOUNT VERNON STREET

Applicant: George DeJesus, 945 N. Fern Creek Avenue, Orlando, FL 32803

Owner: SR Development of Florida, LLC, 715-½ Ridgewood Street, Orlando, FL 32803

District: Colonialtown South Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a new house with a detached two-car, two-story garage apartment and swimming pool.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *The maximum living area for the proposed principal structure shall be 2,400 square feet;*
- 2) *The finished floor of the principal structure shall be elevated 30-inches above grade with at least three steps leading to it;*
- 3) *The square windows on the sides of the principal structure shall be replaced with windows that have a vertical emphasis and appropriate to the style of the house;*
- 4) *The windows that are visible from the street shall be double hung windows with 6 over 9 and 6 over 6 muntin patterns that are similar in profile to wood windows and inset into the facades to create shadow lines;*
- 5) *The roof pitches shall range from 7:12 to 10:12;*
- 6) *In order to preserve the traditional development pattern, the garage apartment shall be located 5-feet from the rear lot line;*
- 7) *All changes shall be approved by the Minor Review Committee prior to permitting.*

10. Recommended Approval, HPB2005-00216, 1615 MOUNT VERNON STREET

Applicant: Steven Hepner, P.O. Box 540344, Orlando, Florida 32854

Owner: Mr. And Mrs. Robert Zorn, 3518 N.W. 29th Street, Gainesville, Florida 32605

District: Colonialtown South Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing home and replace it with a two and one-half story single-family residence.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *Waive the 180-day waiting period for demolition;*
- 2) *Set finish floor elevation of the structure at 18 to 24-inches;*
- 3) *Consider making square columns 8-inches instead of 10-inches;*
- 4) *Revise the second floor window on the right side elevation so it is vertical in configuration;*
- 5) *Functional front porches are typically 8'-0", therefore, consider changing the porch depth from 6'-0" to 8'-0";*
- 6) *Make the front walk that leads to the home come out to the sidewalk;*
- 7) *All changes shall be approved by the Minor Review Committee prior to permitting.*

11. Recommended Approval, HPB2005-00217, 323 BROADWAY AVENUE

Applicant/Owner: Maylen Dominguez, 840 N. Highland Avenue, Orlando, Florida 32803

REGULAR AGENDA (Cont'd.)

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a new single-family residence and garage apartment on this site after the existing historic structure is relocated two lots north.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *Make the landscape wall at the front of the home no more than 18-inches tall;*
- 2) *Use a different building material for the retaining wall rather than brick veneer; something more appropriate to the retaining walls found within the Historic District.*

ADJOURNMENT