



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

David Blackwood, Chairman
Raymond Cox, Vice Chair-
man
Clifton Bruce
Cathy Cline
Todd Cohen
Raymond Cox
Annetta Igou
Karin Martin
Rick Pullum
Scot Smotherman

AGENDA ■ DECEMBER 7, 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, January 9, 2006**, 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 14, 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 October 7, 2005 Minutes.

NEW BUSINESS

- Announcement of two new Board members: Mrs. Annetta Igou and Mr. Scott Smotherman.

CONSENT AGENDA

1. Recommended Approval, HPB2005-00362, 18 NORTH BROWN AVENUE

Applicant/Owner: Robert E. Smith, 8 South Brown Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to relocate an existing home from 1216 East Central Boulevard to 18 North Brown Avenue.

Recommended Action: Deferral at the request of staff and the applicant.

REGULAR AGENDA

2. Recommended Approval, HPB2005-00304, 25 WEST CHURCH STREET

Applicant: Ryan Young, 1916 East Robinson Street, Orlando, Florida 32803

Owner: Kenneth and James Mulvaney, 503 West Central Boulevard, Orlando, Florida 32801

Leassee: Steve Jones, 25 West church Street, Orlando, Florida 32801

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to extend the existing balcony and upgrade the existing storefront shroud that will encapsulate the structural support for the balcony.

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

- 1) *Make the balustrade consist of simple wrought iron pickets to give it detailing that suggests it is a new addition, not a historic element;*
- 2) *Once the structural issues are figured out and resolved, submit detailed drawings of the storefront and balcony construction.*
- 3) *All changes to these plans shall be approved by the Minor Review/Design Review Committee prior to permitting.*

3. Recommended Approval, HPB2005-00361, 904 EAST PINE STREET

Applicant: Anne Theiss, Architect, L.L.C., 5403 Sago Palm Court, Orlando, Florida 32819

Owner: Ada T. Robertson, 1821 Mahogany Drive, Orlando, Florida 32825

District: Lake Lawsona Historic District (District 4)

REGULAR AGENDA (Cont'd.)

Request for approval of Certificate of Appropriateness to demolish (partial) an addition to the rear of the existing house and construct a new addition to the rear of the house, replace roof shingles with architectural composition shingles, repair front porch and decking, repair columns, add a fence around the front yard and add a two-strip ribbon driveway leading to the garage.

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

- 1) Construct a picket-style fence around the front yard instead of the aluminum wrought-iron style fence, as a picket fence would be more appropriate to the Bungalow style home. The neighboring property fence was never approved by the Historic Preservation Office and was constructed without a permit.

4. Recommended Approval, HPB2005-00359, 812 EAST LIVINGSTON STREET

Applicant/Owner: Byron Price and David Staub, 812 East Livingston Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing garage to construct a two-car, two-story garage apartment, construct an addition to the rear of the house, remove the front porch screen, restore the front steps, replace light fixtures, replace walkway with architectural pavers, add a 4-foot high wrought iron fence and piers surrounding the front yard, replace the driveway with architectural pavers, remove all window awnings, and replace gutters around the house.

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

- 1) Construct and detail the piers in the front yard with brick veneer to be consistent and similar in style as the brick piers on the existing residence porch. Per City Code, Section 58.929, the front yard piers may not exceed 4-feet in height;
- 2) Consider constructing a picket style fence around the front yard instead of the aluminum wrought-iron style fence, as a picket fence would be more appropriate to the Bungalow style home;
- 3) The west wall on the new addition shall align with the west wall on the existing residence in order to provide a well detailed and structurally seamless addition to the existing historic contributing structure;
- 4) Denial of the request for demolition of the existing garage as the current design for the new garage is not functional nor acceptable to Traditional City Standards. The garage shall have two single-car garage doors and is too close to the proposed addition on the main structure per Code.
- 5) All changes to these plans shall be approved by the Minor Review/Design Review Committee prior to permitting.

5. Recommended Approval, HPB2005-00364, 210 ANNIE STREET

Applicant: Tom and Marian Price, 554 Lake Avenue, Orlando, Florida 32801

Owner: Linda Cloeckner, 203 Phillips Place, Orlando, Florida 32806

District: Lake Copeland Historic District (District)

Request for approval of Certificate of Appropriateness to construct a professional office building on an empty lot.

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

- 1) Provide detailed information on building materials used on the structure;
- 2) All changes by the Minor Review/Design Review Committee prior to permitting.

REGULAR AGENDA (Cont'd.)

6. Recommended Approval, HPB2005-00365, 119 NORTH HYER AVENUE

Applicant/Owner: Richard L. Booth, Boowell Properties, LLC, P.O. Drawer 2399, Winter Park, Florida 32790

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing house and construct a 2-¹/₂ story single-family residence and a two-story, two-car garage apartment in the rear yard.

Recommended Action: Denial of the request for reasons contained within the staff report.

7. Recommended Approval, HPB2005-00363, 1002 EAST AMELIA STREET

Applicant: Michael Morrissey, 606 Lake Harbor Circle, Edgewood, Florida 32809

Owner: Christi Adams, 2105 Atlantic Street, Melbourne Beach, Florida 32951

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing one-story Frame Vernacular duplex and construct a two-story Colonial Revival single-family residence and a two-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) *Maintain a minimum front yard setback of 25-feet and east side yard setback of 8.3-feet per the existing development pattern;*
- 2) *Provide a more prominent architectural feature on the northwest corner of the house, such as wrap-around porch, to reflect the character of the existing structure as it orients to the intersection;*
- 3) *Provide minimum 15% transparency (i.e., window glazing) on both street elevations;*
- 4) *Further recess the left side wing from corner of main body a minimum of 2-feet to distinguish it as a separate form;*
- 5) *Set garage structure a minimum of 20-feet back from sidewalk to prevent parked car in driveway from blocking sidewalk;*
- 6) *Relocate second story windows from east side of garage apartment to the south side for privacy of adjacent property to the east;*
- 7) *Remove the proposed breezeway that attaches the garage to the main structure per zoning requirements;*
- 8) *Provide wood framing for screened porch in lieu of extruded aluminum framing;*
- 9) *The architectural details (i.e., shutters, roof cornice crown trim, stem wall material, etc.) shall remain consistent on all elevations subject to view from the streets.*
- 10) *Do not use perforated aluminum or vinyl soffit vents;*
- 11) *Relocate A/C units on street side yard as shown on first floor plan and screen with 36-inch wood fence and/or landscaping;*
- 12) *Waive the 180-day waiting period for demolition, but provide a set of measured architectural drawings, photographs and written report documenting existing structure prior to demolition;*
- 13) *All revisions to these plans in accordance with the above conditions shall return to the Historic Preservation Board Minor Review Committee.*

ADJOURNMENT