



# 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  
Raymond Cox  
Karin Martin  
Cindi Parker  
Rick Pullum  
Hilary Stevens

## AGENDA ■ FEBRUARY 2, 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, February 21, 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, February 9, 2005**. There is a **\$250** fee for this appeal. The HPB Recording Secretary is located in the City Planning Division on the 6<sup>th</sup> 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 January 5, 2005 Minutes.

## CONSENT AGENDA

### 1. Recommended Approval, HPB2004-00298, 1510 EAST AMELIA STREET

Applicant/Owner: Ben S. Custis, 1510 East Amelia Street, Orlando, Florida 32803

District: Colonialtown South Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace existing concrete driveway with pavers, install two new garage doors, replace existing detached garage wood siding with hardiplank cement board siding designed to match the house.

*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 proposed driveway pavers shall be installed to a maximum width of 7.5-feet or the maximum width of the existing driveway, whichever is less, from the front of the property to the rear plane of the house; 2) Paint new siding installed on the detached garage to match the house; 3) Return to the Minor Review Committee for approval of all alterations to these plans.*

### 2. Recommended Approval, HPB2005—00001, 815 EAST CONCORD STREET

Applicant: Thomas J. and Colleen Finwall, 815 East Concord Street, Orlando, FL 32803

Owner: Thomas J. Finwall Trust, 815 East Concord Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace retaining wall, new brick walkway and stairs, relocate porch entrance to front, add awnings over front windows, and install decorative iron door to front porch.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The applicant shall submit final details of the proposed improvements, including: schematics and materials of the new retaining wall; materials utilized for the brick pathway and stairs; railing details for the stairways; and, awning form, material, and color; 2) The proposed retaining wall shall be constructed of one of the following: a split-face concrete block wall painted to match the base of the primary structure, or; a stucco-covered CMU-block wall with brick detailing (such as a brick top), or; a brick masonry wall similar to those found on surrounding properties, or; replacement of existing concrete wall at the existing height; 3) Install new stairwells with rectangular forms, similar to the existing stairwell. Any railings required by building code shall be designed as similar to the railings of the existing stairwell; 4) Awnings installed over the front windows shall be simple in form and design, and not incorporate more than a single color or material; 5) All revisions, details of the above and submittals shall be subject to approval by the Minor Review Committee.*

### 3. Recommended Approval, HPB2004-00299, 501 EAST CONCORD STREET

Applicant: Mark L. Fette, Allstate Building Construction Corporation, 184 South Dillard Street, Winter Garden, Florida 34787

Owner: Glenn Wilson, 501 East Concord Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

## CONSENT AGENDA (Cont'd.)

Request for approval of Certificate of Appropriateness to construct a one-story addition with porch at the rear of the existing one-story main house structure and to change the attic window on the east elevation.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) All materials and architectural details of the addition shall match the existing structure and/or the cottage structure. In particular, revise the following: (a) Vertical proportion and size for bedroom wood windows on north elevation (consider salvaging the three windows from old bedroom); (b) Divided lite pattern (3 over 1), projecting muntins and intermediate jambs for bedroom wood windows on north elevation and attic wood windows on east elevation; (c) Gable roof with triangle louvered vent (to match cottage) or jerkin head roof in lieu of hipped roof; (d) Exposed rafter tails on west roof eave; (e) Provide alternate solution to flat roof between kitchen and porch (i.e., shed roof similar to kitchen nook); (f) West wall of addition should align with wall of existing study. Existing foundation to remain intact; 2) All changes to these plans shall be approved by the Minor Review Committee prior to permitting.*

### 4. Recommended Approval, HPB2004-00301, 1114 EAST WASHINGTON STREET

Applicant/Owner: Ben J. Dulban, 1114 East Washington Street, Orlando, FL 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to extend main roof over existing enclosed porch and provide new siding, add rear deck, demolish side porch and replace to match front porch, and remove north room to restore wrap-around front porch.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) All materials and architectural details of the addition shall match the existing structure; 2) Provide a window on the east elevation near the rear to maintain 10% transparency; 3) All changes to these plans shall be approved by the Minor Review Committee prior to permitting.*

### 5. Recommended Approval, HPB2004-00300, 26 SOUTH LAWSONA BOULEVARD

Applicants/Owners: Neal H. Barton and Howard Cochrane, 26 South Lawsona Boulevard, Orlando, Florida

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a two-story rear addition and a new front entry.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The entire building shall have the same stucco finish; 2) The two front columns shall be evenly spaced, so they do not block the French doors.*

### 6. Recommended Approval, HPB2004-00313, 22 NORTH MILLS AVENUE

Applicant: Robert Clark, B.C. Clark Construction, 200 Grace Boulevard, Altamonte Springs, Florida 32714

Owners: Terrence and Lindsay Driscoll, 31 North Mills Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

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

### CONSENT AGENDA (Cont'd.)

*Recommended Action:* Approval of the request based on staff recommendations subject to the following conditions: 1) To be consistent with the Lake Lawsona Historic District, the accessory structure shall be a two-car garage, two-story apartment with a center column to create two individual garage doors; 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 porch shall only encroach up to 8 feet into the front yard setback, as specified in the LDC (Sec. 62.600); 4) The windows on the principal structure and the garage apartment that are visible from the street shall be inset a minimum of 3-inches into the façade. The second story windows on the rear elevation of the garage apartment are not permitted, as specified in the LDC (Sec. 58.901); 5) All changes to the proposed plans shall be approved by the Minor Review Committee prior to permitting.

### REGULAR AGENDA

#### 7. Recommended Approval, HPB2004-00312, 1404 EAST WASHINGTON STREET

Applicants/Owners: Eugene C. and Louise Ann Thompson, 3614 Rosswood Street, Orlando, Florida 32806  
District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing single-family residence.

*Recommended Action:* Approval of the request based on staff recommendation subject to the following conditions: 1) The applicant shall submit landscaping plans for the vacant parcel subject to approval by the Minor Review Committee; 2) Subsequent buildings on the site are required to conform with Section 62.706, Standards for New Construction, and obtain a Certificate of Appropriateness; 3) Waive the requirement for the mandatory 180-day waiting period prior to demolition.

#### 8. Recommended Approval, HPB2004-00260, 624 NORTH SUMMERLIN AVENUE

Applicant: Gary King, King Design, 2047 East Lombard Street, Baltimore, MD 21231  
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 a new two-story Mediterranean/Spanish Colonial Revival inspired home with split-level great room at the rear.

*Recommended Action:* Approval of the request based on staff recommendations subject to the following conditions: 1) Healthy canopy trees must remain undisturbed from proposed development. Tree removal permit required for all other trees; 2) All openings must be inset a minimum of 4" into the façade from the face of stucco to the face of opening frame; 3) Windows visible from the street (except tower) shall be casements and shall have projecting muntins; 4) Provide glazing for the square punched openings on the tower; 5) Balcony brackets shall extend the full depth of balcony; 6) Eliminate or provide alternate for water table, as it is too similar to Hillcrest Street House on Lot 2; 7) Provide vertical wood plank pattern for doors, as diagonal is too similar to Hillcrest Street House Lot 2; 8) Recess gated wall at each side of the house to reveal approximately 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, 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)

REGULAR AGENDA (Cont'd.)

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 recommendations subject to the following conditions: 1) In order to continue the Traditional development pattern, the garage apartment shall be located 5 feet from the rear property line; 2) The swimming pool and deck shall be removed or relocated away from the required side yard setback of 5 feet; 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) All windows visible from the street shall be casement windows and be inset 3 inches into the façade; 5) All changes to the proposed plans shall be approved by the Minor Review Committee prior to permitting.*

**10. Recommended Approval, HPB2004–00261, 644 HILLCREST STREET**

Applicant: Gary King, King Design, 2047 East Lombard Street, Baltimore, MD 21231  
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 a new two-story Mediterranean/Spanish Colonial Revival inspired home with basement.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Healthy canopy trees must remain undisturbed from proposed development. Tree removal permit required for all other trees; 2) All openings must be inset a minimum of 4" into the façade from the face of stucco to the face of opening frame; 3) Windows visible from the street, including the tower, shall be casements and shall have projecting muntins; 4) Balcony brackets shall extend the full depth of balcony. Consider spacing brackets approximately 24" on-center to distinguish house from Lot 3; 5) Wall and parapet caps shall project from wall plane; 6) Water table (first floor) and sill band (tower) shall project from wall plane; 7) Remove water table from garage and gated walls at each side of house to de-emphasize those portions of façade; 8) Recess gated walls at each side of house to reveal approximately 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 main 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.*

**11. Recommended Approval, HPB2005-00002, 626 LAKE AVENUE**

Applicant/Owner: Steve Lotz, 626 Lake Avenue, Orlando, Florida 32801  
District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace the existing pergola over the driveway with a new shed roof.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The shed roof shall be located with the end posts 8-feet from the building and a 16-inch roof overhang. The end posts shall be similar to the posts on the front porch; 2) Another option is to provide a flat roof on top of the rafters to create a covered area to maintain the existing location of the pergola. Approval by the Minor Review Committee shall be required prior to permitting.*

ADJOURNMENT