



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

AMENDED AGENDA ■ JANUARY 5, 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 24, 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, January 12, 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 December 1, 2004 Minutes.

CONSENT AGENDA

1. Recommended Approval, HPB2004-00290, 613 & 619 EAST RIDGEWOOD STREET

Applicant: Dean Bolaris, 116 Cove Colony Road, Maitland, Florida 32751
Owner: Bassam Mnayarji, 407 Wekiva Springs Road, #369, Longwood, Florida 32791
District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing carports in the rear yard and construct ten (10) new garage units.

Recommended Action: Deferral at the request of the applicant.

2. Recommended Approval, HPB2004-00235, 21 SOUTH ORANGE AVENUE

Applicant: Khaled Maatoug, 226 Lochmond Drive, Fern Park, FL 32730
Owner: Kyung Park, 21 South Orange Avenue, Orlando, Florida 32801
District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to replace the storefront and add a new exit stair in the rear.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The bottom of the awning should be no higher than the top of the storefront windows; 2) Use stucco or stucco with a tile knee wall in the storefront; 3) The window heights should match the storefront opening of the existing structure and the buildings that flank it; and 4) Return to the Minor Review Committee for approval of all alterations to these plans.

3. Recommended Approval, HPB2004-00291, 104 LAWSONA BOULEVARD

Applicant/Owner: Tamara Gegelman, 1224 Stetson Street, Orlando, Florida 32804
District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to remodel the house to a French eclectic style, construct a 770 square foot second story addition and a new front entry along South Lawsona Boulevard and convert the existing garage into a playroom along East Pine Street.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The windows shall be double-hung sash windows with 6 over 6 lights. The remainder of the linear decorative windows shall be casement windows; and 2) A walkway shall be provided from the driveway to the new front entry.

REGULAR AGENDA

4. 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 Mediterranean inspired single-family home.

Recommended Action: Deferral at the request of the applicant.

5. Recommended Approval, HPB2004-00287, 501 HARWOOD STREET

Applicant/Owner: Nancy S. Hinkeldey, 501 East Harwood Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish existing garage and back porch, construct a new two-car, two-story garage apartment in the rear yard, and a one and one-half story rear addition to the existing home.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) All new windows shall be double-hung sash windows with 1 over 1 lights, except for the small decorative windows. The front windows on the garage apartment shall have 6 over 6 lights; 2) The garage door shall have decorative panels and windows with 4 lights; 3) Cornice returns shall be provided to match the existing roof detail; 4) The proposed decorative vent openings shall be more rectangular to match the ones on the main house; 5) The stairway to the garage apartment shall not extend more than 24 inches into the side yard; 6) In order to continue the traditional development pattern, the garage apartment shall be located 5 feet from the rear property line; and 7) Waive the 180-day waiting period for demolition.

ADJOURNMENT