



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 ■ JULY 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, July 25, 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, July 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.
- Introduction of Board Members & Staff.
- Consideration of June 1, 2005 Amended Minutes.

CONSENT AGENDA

1. Recommended Approval, HPB2005-00168, 201 SOUTH HYER AVENUE

Applicants/Owners: Charles and Susan Waldrip, 201 South Hyer Avenue, Orlando, FL 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing front stoop with flat roof overhang, construct a new full width front porch, and replace entire roof with architectural shingles.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) All revisions shall be approved by the Minor Review Committee prior to permitting; 2) Revise all drawings to indicate "vernacular" inspired wood columns in lieu of "craftsman" inspired stucco piers with tapered posts; 3) Provide roof gable end and eave details indicating overhang dimensions to match the existing house; 4) Extend the deck framing the full width of the porch, thus separating the foundation piers and the base of columns; 5) Optional: consider providing an exposed roof rafter or rake board on the gable wall plane under the roof overhang (since applicant is using wood siding in lieu of vinyl).

REGULAR AGENDA

2. Recommended Approval, HPB2005-00184, 1007 GOLDEN OAK COURT

Applicant/Owner: Gregory Vandergrift, 1007 Golden Oak Court, Orlando, FL 32804

District: Lake Copeland Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a 7-space parking lot on the northern portion of the property between the street and the principal structure with access from Annie Street.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) A variance is required for the location of the parking lot between the street and the principal structure; 2) The proposed parking lot shall be screened with continuous 3-foot high shrubs and understory trees at least 20-foot on-center along Golden Oak Court and Annie Street; 3) All signs shall comply with the sign standards for the O-1 zoning district in Section 64.226 of the Land Development Code (LDC) regarding location and size.

3. Recommended Approval, HPB2005-00180, 1300 DELANEY AVENUE

Applicant: Piedmont Construction Services Group, Inc., 2114 West Church Street, Orlando, FL 32805

Owner: Florida Quality Homes, Inc., 130 South Main Street, Winter Garden, FL 34787

District: Lake Copeland Historic District (District 4)

Request for approval of Certificate of Appropriateness to allow construction of a new single-family house.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The front and side windows, that are visible from the right-of-way, shall be inset a minimum of 3-inches into the façade and have exterior muntins similar in profile to wood windows; 2) All changes shall be approved by the Minor Review Committee prior to permitting; 3) Maintain drainage on site as required by the City.

REGULAR AGENDA (Cont'd.)

4. Recommended Approval, HPB2005-00109, 1005 RIDGEWOOD STREET

Applicant/Owner: Gavin Sandells, 1005 Ridgewood Street, Orlando, Florida 32803
District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the detached two-car garage and breezeway in order to construct a new Mediterranean style single-family home with a detached two-car garage apartment.

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 garage and breezeway; 2) Use similar siding as what is found on the existing structure to repair the area where the demolition occurs; 3) Break-up large window on the front elevation to differentiate between the first and second floor and make lites similar on each window; 4) Reduce the height of the stained glass window(s) on the front elevation to be consistent in height with the other windows; 5) Finish floor elevation to be set at 18 to 24-inches above grade; 6) Change the roof pitch from 6:12 to either 5:12 or 4:12; 7) Limit the number of differing window types/styles to five (5); 8) All changes shall be approved by the Minor Review Committee prior to permitting; 9) A variance is required through the Board of Zoning Adjustment to have the garage set at 5-feet from the rear yard property line.

5. Recommended Approval, HPB2005-00169, 532 SOUTH SUMMERLIN AVENUE

Applicant/Owner: David C. Rice, 470 Briercliff Drive, Orlando, Florida 32806
District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a new custom single-family home on a vacant lot.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Make the second story center window on the front elevation smaller, preferably 6 over 6 to be consistent with the other second story windows; 2) Make the first story windows on the front elevation 9 over 9 so they are similar in width to second story windows and are more vertical in orientation; 3) Remove window in the second story bathroom on right exterior elevation, as it is too close to the corner of the home; 4) Select a four or six panel front door to be more stylistically appropriate; 5) All changes shall be approved by the Minor Review Committee prior to permitting.

OTHER BUSINESS

- Update Board members regarding the June 16, 2005 Code Study Review Committee.
- Discuss driveway issues regarding 335 Cathcart Avenue.

ADJOURNMENT