



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
Eddie Francis
Karin Martin
Rick Pullum

AGENDA ■ JUNE 1, 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, June 27, 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, June 8, 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 May 4, 2005 Minutes.

REGULAR AGENDA

1. Recommended Approval, HPB2005-00134, 428 HIGHLAND AVENUE

Applicants/Owners: Michael and Nancy Schulte, 428 Highland Avenue, Orlando, FL 32801

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to build an addition to rear of house (778 sq. ft.) with a metal gable roof and wood siding to match the existing structure; add a side entryway to the south; remove existing back porch and create a one-story shed (8 x 10') to the rear southwest corner of the property.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Provide a similar gable vent on the roof projection of the addition as is found on the existing historic structure front elevation.

2. Recommended Approval, HPB2005-00140, 1415 EAST PINE STREET

Applicant: Dan Tyree, 2769 Little John Road, Winter Park, FL 32792

Owner: Berger Harlan, 24 5th Avenue, New York, New York 10011

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to add a front entryway and new front concrete walk; construct an addition to southeast corner of house and to the rear; add a deck to rear; add a partial second floor; restore garage facade back to original form with two carriage house-type doors; reconstruct right rear portion of house which was destroyed in hurricanes.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Reduce the size of the gable vent on the garage façade to be similar in size to the other two gable vents on the front façade; 2) Consider aligning the second story windows with the existing windows below; the far left window on the second story to align with the far left existing window.

3. Recommended Approval, HPB2005-00135, 1913 EAST WASHINGTON STREET

Applicants/Owners: Laurence and Stefani Heisler, 1913 East Washington Street, Orlando, FL 32803

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to add a two-story rear addition to the existing structure; add a garage with an attached cabana with a full bath and kitchen; add a pool & spa with a deck; add a front porch; replace driveway with pavers resembling brick on the existing structure.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Make the entrance feature more compatible to the Dutch Colonial architectural style of the home by simplifying the entrance and making the columns on the front of the home square and similar in style to the existing columns on the porte-cochere; 2) Make the cornice line on the entrance porch feature simpler and more in keeping with the Dutch Colonial style of architecture by making it similar in style to the cornice on the existing porte-cochere; 3) The peak on the entrance feature should not extend above the existing roofline; 4) All changes shall be approved by the Minor Review Committee prior to permitting.

REGULAR AGENDA (Cont'd.)

4. Recommended Approval, HPB2005-00155, 618 NORTH SUMMERLIN AVENUE

Applicant/Owner: Adrian Fernandez, 618 North Summerlin Avenue, Orlando, FL 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish an older addition at the rear of the house; demolish original rear exterior wall (west wall); construct a new two-story addition at the rear of the house (975 sq. ft.); and extend existing roof ridge towards the rear of the house over the existing hip roof and demolish existing chimney.

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 that the existing rear exterior wall (west wall), existing rear hip roof framing and existing chimney are to be preserved as much as possible; 3) All revisions and amendments to these plans shall be approved by the Minor Review Committee prior to permitting.

5. Recommended Approval, HPB2005-00137, 407 EAST AMELIA STREET

Applicants/Owners: Kim Foy and Gary Turchin, 1232 Poinsettia Avenue, Orlando, FL 32804

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing one-story single-family house and detached garage, and construct a two-story single-family house with an attached two-car garage.

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) The exterior finish of the entire principal structure shall be hardie board siding; 3) The first and second-story windows on the east side of the house, near the side doorway, shall have 4 over 4 divided lites.

6. Recommended Approval, HPB2005-00142, 18 CELIA LANE

Applicant/Owner: Maylen Dominguez, 17 Celia Lane, Orlando, Florida 32803

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing duplex and construct a new 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 of the structure; 2) Change the two-car garage door to two single-car garage doors, preferably carriage style garage doors, since they face the street; 3) Lower the chimney height down by 6 to 12-inches; 4) Provide a walkway to the front of the home leading from the street to the front door; 5) Garage rear setback to be 15-feet; 6) Windows on the front half of the side elevations that are viewable from the public right-of-way to be casement.

OTHER BUSINESS

- Discuss an amendment to the Code/Ordinance regarding PVC fences. (Code Study Committee members: Ted Maines, Cathy Cline, Raymond Cox, and Karin Martin)

ADJOURNMENT