



# 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  
Todd Cohen  
Raymond Cox  
Eddie Francis  
Rick Pullum

## AGENDA ■ MARCH 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, March 28, 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, March 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.
- Welcome the new Board Members and HP Officer.
- Introduction of Board Members & Staff.
- Consideration of February 2, 2005 Minutes.

## CONSENT AGENDA

### 1. Recommended Approval, HPB2005-00027, 552-554 LAKE AVENUE

Applicants/Owners: Tom & Marian Price, 554 Lake Avenue, Orlando, FL 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to enclose an open deck on the second floor.

*Recommended Action: Deferral of the request as requested by the applicants.*

### 2. Recommended Approval, HPB2005-00023, 1917 EAST CENTRAL BOULEVARD

Applicants/Owners: Jeffrey W. Bowman, Joseph & Laura Bukovac, and David Meltz, 10 N. Summerlin Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to partially demolish the rear portion of the house, construct a two-story Mediterranean style home, and replace driveway and walkway with brick pavers.

*Recommended Action: Deferral of the request as requested by the applicants.*

### 3. Recommended Approval, HPB2005-00031, 714 EAST AMELIA STREET

Applicant: Johnson's Exteriors Inc., P.O. Box 987, Apopka, Florida 32704

Owner: Umesh Patel, 115 Elderberry Lane, Longwood, Florida 32779-3309

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to change the exterior finish of the house, add wood trim around the windows and doors, install lattice at the foundation, re-varnish the front door, and replace concrete stairway with stone.

*Recommended Action: Deferral of the request based on staff recommendation.*

### 4. Recommended Approval, HPB2005-00032, 1008 EAST AMELIA STREET

Applicants/Owners: Paul & Christina Rexford, 1008 E. Amelia Street, Orlando, Florida 32801

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct an addition to the rear of the house (family room, utility room, and one bedroom with bath).

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) The proposed decorative attic vents on the rear (south) elevation and throughout the addition shall match the vents of the existing structure; 2) Paint new siding and concrete block of the proposed addition to match the existing house; 3) Concrete block installed for the addition shall match and have mortar joints that match the existing structure; 4) Return to the Minor Review*

## CONSENT AGENDA (Cont'd.)

Committee for approval of all alterations to these plans.

### 5. Recommended Approval, HPB2005-00029, 17 SHINE AVENUE

Applicant/Owner: Graeme Wright, 17 Shine Avenue, Orlando, Florida 32801

District: Lake Lawsons Historic District (District 4)

Request for approval of Certificate of Appropriateness to add a full-width front porch and extend existing entry portico pediment, add trellis-covered extension to one side of the proposed new porch, change window on one side of front elevation to a pair of French doors, change front door to a French door with side lights.

*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) Align the porch beam with the neck of the column; 3) The new porch slab and foundation are to match the existing house (i.e., concrete and brick); 4) The pediment details of the portico extension should match existing; 5) The porch columns and beam shall extend only 6-feet in lieu of 8-feet. The roof eaves may project a distance to match existing overhang; 6) The existing window on the south side of the front elevation shall not be replaced by French doors; 7) The sidelights may be installed only if the front door is replaced with a solid raised panel door in lieu of the existing French door; 8) The trellised porch extension shall not be constructed; 9) Construct a slightly curved transition in the roof shingle surface at the change from the main body roof pitch and the proposed porch roof pitch; 10) All revisions will be reviewed and approved by the Historic Preservation Board Minor Review Committee.*

### 6. Recommended Approval, HPB2004-00109, 705 EAST AMELIA STREET

Applicant: Allen Arthur, Allen Arthur Architects, 301 North Fern Creek Avenue, Orlando, Florida 32803

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 Mediterranean style home on corner portion of lot.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) All revisions to these drawings shall be approved by a Minor Review Committee Member; 2) Specify columns throughout as either (Roman) Doric, Tuscan or Corinthian; 3) Porch columns should have a consistent composition (base, shaft, capital), height, and diameter; 4) The neck of the column (shaft) should align with the face of wall above and the arch spring line. Provide a pilaster for spring line of arch at walls; 5) Provide detail for north elevation of porch near chimney; 6) All window and door openings to be inset into the façade a minimum of 4"; 7) All window muntins are to be projecting at least ½"; 8) All windows visible from the street are required to be casements; 9) A single casement window height should be approx. 2.25 X width: (a) Change all 6' tall windows on first floor to be approx. 24" wide; (b) Change all 5' tall windows on the second floor to be approx. 28" wide; (a) Change feature pair of windows on south elevation to be 6'x32" casements with 32" wide ½ round transoms above. Projecting trim should surround windows; 10) Change window configurations to 3-lites for small windows, 6-lites for medium windows and 8-lites for large windows. Change doors to 8-lites. Entry door side lites may have 4-panes; 11) A minimum of 10% transparency is required on the west street side elevation for each floor beneath the roofline. Arrange the windows based on dividing the 2-story mass into five sections (i.e. the chimney is one section). Each section should have an identifiable composition, but the overall composition may appear asymmetrical; 12) Reconcile the opening heights at the northwest corner of the first floor to be consistent on the elevations.*

## REGULAR AGENDA

### 7. Recommended Approval, HPB2005-00028, 315 EAST COPELAND DRIVE

Applicant: Tom Price, 210 E. Gore Street, Orlando, Florida 32806  
Owners: Brad & Christie Uricchio, 951 Bennett Road, #202, Orlando, Florida 32814  
District: Lake Copeland Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct an approximately 5000 square foot home on two vacant lots.

*Recommended Action:* Approval of the request based on staff recommendations subject to the following conditions: 1) The Minor Review Committee shall review all revisions to this proposal prior to issuance of a permit; 2) The living space for the house shall be reduced by approximately 1,000 square feet to a maximum of 3,973; 3) Details of the alterations to the existing wrought iron fence with brick piers shall be reviewed by the Minor Review Committee; 4) A minimum of 15% transparency is required for the living space of each floor below the roof, on the front façade. The garage windows do not count towards the requirement.

### 8. Recommended Approval, HPB2005-00026, 1511 MOUNT VERNON STREET

Applicant/Owner: Scott Ruiz, 715-½ E. Ridgewood Street, Orlando, Florida 32803  
District: Colonialtown South 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 recommendations subject to the following conditions: 1) Subsequent buildings on the site are required to conform with Section 62.706, Standards for New Construction, and obtain a Certificate of Appropriateness from the Historic Preservation Board; 2) Require a 180-day waiting period for demolition.

### 9. Recommended Approval, HPB2005-00030, 625 PALMER STREET

Applicant/Owner: Scott Kemper-Lynch, 230 Lake Destiny Trail, Altamonte Springs, Florida 32714  
District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a two-car, two-story garage apartment, a swimming pool and courtyard, and a 6-foot high brick wall. In addition, replacement of French doors and several windows around the house.

*Recommended Action:* Approval of the request based on staff recommendations subject to the following conditions: 1) The garage apartment shall be located 25-feet from the front lot line along Summerlin Avenue and 2-feet from the side lot line to be consistent with the development pattern of the historic district; 2) The fountain on the north side of the property shall be removed, as it is located in the required side yard setback, which is not permitted in Sec. 58.969 of the LDC; 3) The parking area shall not cause the impervious surface area within the required front yard to exceed 40%, as per Section 61.302 of the LDC.

### 10. Recommended Approval, HPB2005-00022, 811 EAST WASHINGTON STREET

Applicant: Wes Featherston, Farmer, Baker & Barrios Architects, 300 S. Orange Avenue, Suite 900, Orlando, FL 32801  
Owner: Kenneth W. Miller, 1079 W. Morse Boulevard, Winter Park, Florida 32789-3751  
District: Lake Lawsona Historic District (District 4)

## REGULAR AGENDA (Cont'd.)

Request for approval of Certificate of Appropriateness to demolish the house, commercial building and garage, and construct a new mixed-use building on the site.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Waive the 180-day waiting period for demolitions; 2) Obtain DDB approval for the demolition and new construction; 3) Maintain street presence by pulling building closer to the street. Set the street entrance at the setback line and pull the Gallery space up to be no more than two (2) feet back from the setback line; 4) Paving to be consistent with the existing streetscape and the sidewalk integrate with the building entrance and gallery design; 5) Add an eighteen (18) to twenty-four (24) inch knee-wall at the Gallery storefront conditions along East Washington Street; 6) Make the base to the sandstone portion of the entrance consistent in height with the eighteen (18) to twenty-four (24) inch knee-wall at the Gallery storefront.*

### **11. Recommended Approval, HPB2005-00004, 124 SHINE AVENUE**

Applicant: Jerome Vernet, 124 Shine Avenue, Orlando, Florida 32801  
Owner: Neil Macali, 124 Shine Avenue, Orlando, Florida 32801  
District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a two-story rear addition and demolish the existing garage to construct a new one-car, two-story 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 the demolition of the garage; 2) In order to continue the traditional development pattern, the garage apartment shall be located 5 feet from the rear property line; 3) The smaller double windows shall have a minimum 6-inch intermediate jamb between them; and 4) The transom lights above the windows shall be removed.*

ADJOURNMENT