



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

David Blackwood, Chairman
Raymond Cox, Vice Chair-
man
Clifton Bruce
Cathy Cline
Todd Cohen
Raymond Cox
Ted Maines
Karin Martin
Rick Pullum

AGENDA ■ OCTOBER 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, October 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, October 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 September 7, 2005 Minutes.

CONSENT AGENDA

1. **Recommended Approval, HPB2005-00304, 25 WEST CHURCH STREET**

Applicant: Ryan Young, 1916 East Robinson Street, Orlando, Florida 32803
c/o Steve Jones, 25 West Central Boulevard, Orlando, FL 32801

Owner: Kenneth and James Mulvaney, 503 West Central Boulevard, Orlando, FL 32803

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to extend the existing balcony and upgrade the existing storefront shroud that will encapsulate the structural support for the balcony.

Recommended Action: Deferral at the request of staff.

2. **Recommended Approval, HPB2005-00301, 8 SOUTH BROWN AVENUE (1216 EAST CENTRAL BOULEVARD)**

Applicant/Owner: Robert E. Smith, 8 South Brown Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a garden house with trellis in place of an existing garden shed.

Recommended Action: Approval of the request based on staff recommendations.

3. **Recommended Approval, HPB2005-00315, 1208 EAST CENTRAL BOULEVARD**

Applicant/Owner: Robert E. Smith, 8 South Brown Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace asphalt shingles with 5-V Crimp metal roof panels.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions:

- 1) *Replace asphalt shingles with Standing Seam metal roof panels.*

4. **Recommended Approval, HPB2005-00302, 1211 EAST CENTRAL BOULEVARD**

Applicant/Owner: Robert E. Smith, 8 South Brown Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace asphalt shingles with metal shingles, main building windows with new double-hung vinyl windows, and front porch and rear windows with vinyl casement windows, and repair the front overhead wood balustrade.

Recommended Action: Approval of the request based on staff recommendations.

REGULAR AGENDA (Cont'd.)

5. Recommended Approval, HPB2005-00300, 218 ANNIE STREET

Applicant: Michael J. Roper, 2816 East Robinson Street, Orlando, Florida 32803
 Owner: BLR, LLC, 2816 East Robinson Street, Orlando, Florida 32803
 District: Lake Copeland Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the detached garage in the rear yard.

Recommended Action: Approval of the request based on staff recommendations subject to the following condition:

1) Waive the 180-day waiting period for demolition.

6. Recommended Approval, HPB2005-00305, 645 RIDGEWOOD STREET

Applicant: Gary V. Magarian, 808 East Harwood Street, Orlando, Florida 32803
 Owner: Janet N. Walker, 645 Ridgewood Street, Florida 32803
 District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a two-car garage out of masonry with brick veneer and concrete tile roof to match existing house, fence yard from the house to garage and install a traditional concrete ribbon driveway infilled with grass or paver blocks, and construct a terrace on the north side.

Recommended Action: Approval of the request based on staff recommendations.

7. Recommended Approval, HPB2005-00260, 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: 1) Build a 15-ft. x 9-ft. addition at the northwest corner of house, altering a portion of the main body's north exterior wall; 2) Expand living space into garage, altering a portion of the main body's west exterior wall and the garage's entire east wall; 3) Remove existing driveway on Ridgewood Street and relocate to the east side of property; 4) Remove existing garage door and replace with pair of French doors; 5) Build a roofed wooden porch on the west side of the house.

Recommended Action: Approval of items 1, 2, 3, and 4 based on staff recommendations subject to the following conditions, and denial of item 5:

- 1) The Minor Review Committee shall review all revisions to this proposal prior to issuance of a permit.*
- 2) In order to continue the traditional development pattern, a new garage structure shall be required at the northeast corner of the lot.*
- 3) Windows to match those on the existing house shall replace the existing garage door, with siding as infill below and at sides.*
- 4) A similar pair of windows shall be installed on the gabled portion of the west elevation of garage. The existing garage window to be removed may be reinstalled on the north portion of the west elevation of garage.*
- 5) The gabled roof for the addition shall match the existing gable on the north elevation of the garage, thus forming "twin gables."*
- 6) The proposed clerestory windows on the north elevation of the addition shall be vertical in orientation.*

REGULAR AGENDA (Cont'd.)

- 7) *All fascia, cornice and window trim, windows, siding, roofing and accessories for the alteration and addition shall match the existing structure in material, size, shape, color, orientation and texture.*

ADJOURNMENT