



# HISTORIC PRESERVATION BOARD

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## 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 ■ SEPTEMBER 7, 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 3, 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, September 14, 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.
- Introduction of Board Members & Staff.
- Consideration of August 3, 2005 Minutes.

## CONSENT AGENDA

### 1. Recommended Approval, HPB2005-00249, 513 SOUTH OSCEOLA AVENUE

Applicant/Owner: James T. Ranum, 513 South Osceola Avenue, Orlando, FL 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to remove and old shed and construct a new one in the rear yard.

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

- 1) *Site the new storage shed so it is five (5) feet off the property line complying with the five (5) foot side yard setback.*

### 2. Recommended Approval, HPB2005-00229, 608 LAKE AVENUE

Applicant/Owner: Jim and Debby Manuel, 608 Lake Avenue, Orlando, Florida 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace existing windows with vinyl double-hung 1 over 1 windows around the house.

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

- 1) *The casement and jalousie windows shall be replaced with two narrower double-hung windows with intermediate jambs.*
- 2) *The picture frame window with side lites shall be replaced with the same style window.*

### 3. Recommended Approval, HPB2005-00252, 37 NORTH ORANGE AVENUE

Applicant: Sun ATM, LLC, FBO New Engebilt Corp., 624 Douglas Avenue, Altamonte Springs, Florida 32714

Owner: New Angebilt Corp., 205 East Central Boulevard, Orlando, Florida 32801

District: Downtown Historic District (District 5) - Landmark Building

Request for approval of Certificate of Appropriateness to place an ATM machine, recessed into the brick, on the Orange Avenue side of the Angebilt building, and a canvas awning over it.

*Recommended Action: Deferral at the request of the Applicant.*

### 4. Recommended Approval, HPB2005-00251, 817 EAST LIVINGSTON STREET

Applicant/Owner: Bryan and Greta Rucks, 817 East Livingston Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

### CONSENT AGENDA (Cont'd.)

Request for approval of Certificate of Appropriateness to construct a new two-story, two-car garage with future living space above on the second level, and a new brick paver driveway to match the front walk.

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

- 1) *The windows on the garage apartment shall match the 3 over 1 windows on the existing structure;*
- 2) *The hardy plank siding on the proposed garage apartment shall have a stylistically similar appearance to the wood siding on the main historic structure;*
- 3) *The large two-car garage door shall instead to two single-car garage doors to comply with Traditional City Standards;*
- 4) *Remove the decorative shutters on the two windows above the garage as they are not consistent or stylistically appropriate to the main historic structure;*
- 5) *Make sure the front door on the garage apartment is not too close to the edge of the structure to negatively affect the corner board and siding detailing.*

**5. Recommended Approval, HPB2004-00289, 613-619 RIDGEWOOD STREET**

Applicant: E. Dean Bolaris, AIA, 116 Cove Colony Road, Maitland, Florida 32751

Owner: Pawtucket Development, LLC, 407 Wekiva Springs Road, Florida 32791

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace the original carport/covered parking with ten new garages, and build an apartment centered above the garages.

*Recommended Action: Deferral per staff.*

### REGULAR AGENDA

**6. Recommended Approval, HPB2005-00263, 624 NORTH SUMMERLIN AVENUE**

Applicant: Randy Lazarus, 648 Dartmouth Street, Orlando, Florida 32804

Owner: Craig Bower (Agent: Peter Linderman), 644 Hillcrest Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a new single-family two-story home.

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

- 1) *Windows shall have projecting muntins;*
- 2) *Window trim to be 1-1/2-inches thick so as to project out beyond the wall cladding;*
- 3) *All revisions to these drawings shall be approved by the Minor Review Committee prior to permitting.*

**7. Recommended Approval, HPB2005-00264, 636 HILLCREST STREET**

Applicant: Randy Lazarus, 648 Dartmouth Street, Orlando, Florida 32804

Owner: Craig Bower (Agent: Peter Linderman), 644 Hillcrest Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

**REGULAR AGENDA (Cont'd.)**

Request for approval of Certificate of Appropriateness to construct a new single-family residence.

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

- 1) *Windows shall have projecting muntins;*
- 2) *Window trim to be 1-1/2-inches thick so as to project out beyond the wall cladding;*
- 3) *All measures must be made to ensure that the basement level of 636 Hillcrest Street is not significantly visible from the street, including grading the site and constructing retaining walls if necessary.*
- 4) *All revisions to these drawings shall be approved by the Minor Review Committee prior to permitting.*

**8. 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 build a 15 by 9-foot addition to the rear of the property, convert a single-car garage into habitable space and replace the single-car garage door with French doors.

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

- 1) *Windows on the proposed rear addition shall be vertical in orientation and similar in style to existing windows on the structure with divided lites;*
- 2) *Remove the concrete driveway and apron that leads up to the existing single-car garage and landscape appropriately;*
- 3) *All siding and detailing to match the existing structure;*
- 4) *Divided lite French doors to be used on south elevation in keeping with divided lite windows;*
- 5) *Redesign roof and porch area in front of the existing single-car garage;*
- 6) *All changes shall be reviewed by the Design Review Committee prior to coming back before the Historic Preservation Board (HPB).*

**9. 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;*
- 2) *Use similar siding as what is found on the existing structure to repair the area where the demolition occurs;*
- 3) *Finish floor elevation to be set at 18 to 24 inches above grade;*
- 4) *All changes shall be approved by the Minor Review Committee prior to permitting;*
- 5) *A variance is required through the Board of Zoning Adjustment to have the garage set at 5-feet from the rear yard property line.*

**10. Recommended Approval, HPB2005-00259, 327 BROADWAY AVENUE**

Applicant: Karen Kassik, Lucia, Kassik & Monday, Inc., 1650 Lee Road, Winter Park, Florida 32789

Owner: PSG Construction, Inc., 809 South Orange Avenue, #0, Winter Park, Florida 32789

## REGULAR AGENDA (Cont'd.)

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to build an addition to the rear of the existing home, add a front porch to the existing home, add a porte cochere on the south side of the home, and construct a two-car garage apartment with porch in the rear yard.

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

- 1) *Site the main body (minus porch) of the house so that it is at least 20-feet from the front property line;*
- 2) *Remove the window on the second story rear elevation of the garage apartment;*
- 3) *All changes to go through the Minor Review Committee prior to permitting.*

## ADJOURNMENT