



# 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  
Catherine Galgano  
Annetta Igou  
Scot Smotherman

## AGENDA ■ APRIL 5, 2006

### 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, May 1, 2006**, 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, April 12, 2006**. 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 March 1, 2006 Minutes.

## CONSENT AGENDA

### 1. Recommended Approval, HPB2006-00066, 1309 EAST WASHINGTON STREET

Applicant/Owner: Mason and Cassie Turner, 1309 East Washington Street, Orlando, Florida 32801  
District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish existing kitchen, laundry closet, and master bath in order to construct an addition with screened-in porch and a patio area in the rear; extend width of front porch with another column, pier, and roofline and add stairs with railings.

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

### 2. Recommended Approval, HPB2006-00059, 816 EAST JEFFERSON STREET

Applicant/Owner: Andrew G. Lynn, 816 East Jefferson Street, Orlando, Florida 32801  
District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to build a kitchen addition with small porch. All materials and windows to match the existing home.

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

- 1) *Align the foundation with the base of the new column on the east and north elevation;*
- 2) *Change single lite door to a divided lite door for the kitchen;*
- 3) *All windows and doors to match existing in style and inset and have raised muntins;*
- 4) *All revisions to these drawings shall be approved by the HPB Minor Review Committee prior to permitting.*

### 3. Recommended Approval, HPB2006-00061, 515 HIGHLAND AVENUE

Applicant: Kelly L. Carr, 2929 Alamo Drive, Orlando, Florida  
Owner: Blaine Pierce, 515 Highland Avenue, Orlando, Florida 32801  
District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to build an addition and porch to the rear of the existing home; remove and replace the front porch; replace existing front door; add a porte-cochere; and add a two-story detached garage apartment in the rear yard.

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

- 1) *All new windows should match the existing windows both in style and inset;*
- 2) *All new material and details to be consistent with the original house;*
- 3) *All new revisions to these drawings shall be approved by the HPB Minor Review Committee prior to permitting.*

REGULAR AGENDA

**4. Recommended Approval, HPB2006-00060, 23 EAST CENTRAL BOULEVARD**

Applicant/Owner: Condict LLC, 15 South Orange Avenue, Orlando, Florida 32801

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to (on the Central Boulevard side) remove all stucco to expose underlying brick; re-roof with a new flat built-up roof single-ply system; add a new metal awning system with metal wall anchors, new exterior lights, and a new sign; repair/replace bricks as needed and paint (new veneer decorative brick); remove all glass tiles and replace with original looking windows; add new doors and windows and new exterior masonry wall; add new steel columns/beams for bracing requirements; replace old with a new foundation; add two columns/piers; (on the Court Street side) add a balcony on the second floor on Court Street; add a new fire egress stair connection to existing fire stair with new hand and guard rails.

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

- 1) *Final details for balcony areas, both canopies and all other exterior elements, such as lighting and exterior finish and color, to be reviewed and approved by the HPB Minor Review Committee prior to permitting;*
- 2) *Upper windows on East Central elevation should have a vertical emphasis;*
- 3) *All revisions to these drawings shall be approved by the HPB Minor Review Committee prior to permitting.*

**5. Recommended Approval, HPB2006-00068, 828 SHADY LANE**

Applicant/Owner: Walter M. Cummins, Jr., The Jack Kerouac Writers in Residence Project of Orlando, Inc., 125 Spring Lake Hills, Altamonte Springs, Florida 32714

District: Landmark (District 3)

Request for approval of Certificate of Appropriateness to un-designate as a Landmark the second structure on the property.

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

- 1) *Approve removal of historic designation from 828 Shady Lane Drive.*

**6. Recommended Approval, HPB2006-00057, 1408-A EAST WASHINGTON STREET**

Applicant/Owner: Eugene Thompson, 3614 Rosswood Drive, Orlando, Florida 32806

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish a garage/shed which was destroyed by hurricanes over a year ago. Replace area with sod and shrubs.

*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) *All revisions to these drawings shall be approved by the HPB Minor Review Committee prior to permitting.*

## REGULAR AGENDA (Cont'd.)

**7. Recommended Approval, HPB2006-00047, 300 HARWOOD STREET**

Applicant/Owner: Anthony Vitrano, 300 East Harwod Street, Orlando, Florida 32801

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish a detached garage and construct a cabana and pool.

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

- 1) *Waive the 190-day waiting period for demolition;*
- 2) *Roof materials are to be consistent with the main structure;*
- 3) *Provide Impervious Surface Ratio (ISR) information on revised construction documents, per the PD Ordinance; the maximum ISR shall not exceed 0.65;*
- 4) *All changes shall be approved by the HPB Minor Review Committee prior to permitting.*

**8. Recommended Approval, HPB2005-00216, 1615 MOUNT VERNON STREET**

Applicant: Chris Zorn, 110 Meadows Avenue, Orlando, Florida 32804

Owner: Robert Zorn, 3518 NW 29th Street, Gainesville, Florida 32605

District: Colonialtown South Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing home and construct a new 1 1/2-story single-family residence and detached 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) *Set finish floor elevation of the new structure at 18 to 24 inches.*
- 3) *Front porch to be full width of house. Porch columns to be chamfered 8"x8" square.*
- 4) *Position the body of the house so that it is 30 feet back from the front property line.*
- 5) *Use paired windows with intermediate jamb the same width as trim on front façade on either side of front door.*
- 6) *On east elevation replace 8/8 window with a 6/6, 3'-2" window or a pair of 6/6 windows. Add window in attic space centered on gable.*
- 7) *On west elevation add window in attic space centered on gable. Replace 8/8 with 6/6 3'2" window. Two small windows should be single hung to match others.*
- 8) *Increase width of dormer windows to 3'-0", and center over bays of façade and have dormer roof pitches of 6:12.*
- 9) *Windows to have raised muntins and window trim to project a minimum of 3/4" from the face of exterior wall cladding.*
- 10) *All changes shall be approved by the Minor Review Committee prior to permitting.*

**9. Recommended Approval, HPB2006-00006, 823 RIDGEWOOD STREET**

Applicant/Owner: R. Clayton and Lee Ann Ganung, 823 Ridgewood Street, Orlando, Florida 32903

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish an addition in the rear and rebuild and add a second story with all materials and windows to match the existing house; add an awning over the rear French doors; replace a 1970's metal

## REGULAR AGENDA (Cont'd.)

garage door with a new Mediterranean style door; replace lattice balcony with black iron spiral stairs leading to the courtyard; add new awnings and replace any existing to match the new; remove a door on Hyer Avenue/right elevation and replace with a window; replace broken concrete driveway with pavers; remove pavers and steps on Hyer Avenue/right elevation.

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

- 1) *Top of new parapet wall with tile cap must fall below existing cornice. If this cannot be achieved the two-story addition should not be built. Final details of flat roof parapet and existing roof cornice to be approved by the HPB Minor Review Committee;*
- 2) *French door should be standard flat top similar to the other doors in the house. If arch detail is desired it should be set into the stucco;*
- 3) *Steps to French door should be concrete/brick to match existing on rear rather than wood;*
- 4) *All revisions to these drawings shall be approved by the HPB Minor Review Committee prior to permitting.*

## ADJOURNMENT