



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
Annetta Igou
Karin Martin
Scot Smotherman

AGENDA ■ FEBRUARY 1, 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, February 27, 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, February 8, 2006**. 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 January 4, 2006 Minutes.

REGULAR AGENDA

1. Recommended Approval, HPB2006–00007, 1510 EAST JEFFERSON STREET

Applicant/Owner: Thomas A. Dickey, 1510 East Jefferson Street, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a new home on a lot with an already existing two-story accessory cottage dwelling unit in the rear.

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

- 1) *Ground floor grade should be raised 24-inches to 30-inches to be consistent with period development patterns in the district;*
- 2) *Locate stairs to front porch centered on front door to give more emphasis to entry;*
- 3) *Fireplace should have chimney that continues up normally past roof line;*
- 4) *Projecting muntins required for windows and French doors;*
- 5) *Add windows to right elevation at first floor near stairs and at second floor bathroom over foyer;*
- 6) *Window and door trim to project a minimum of 3/4" from finished face of stucco;*
- 7) *Provide more detailed cornice articulation on front gables (i.e., fascia, frieze, return, bedmold, etc.);*
- 8) *All revisions to these plans shall be approved by the Minor Review Committee prior to permitting.*

2. Recommended Approval, HPB2006-00023, 915 EAST WASHINGTON STREET

Applicant/Owner: George Gramatikas, 911 East Washington Street, Orlando, Florida 32801

District: Lake Lawsona Historic District (District

Request for approval of Certificate of Appropriateness to construct a single-family home with a detached garage apartment to the rear.

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

- 1) *Place the two-story garage apartment five (5) feet from the rear lot line in order to continue the traditional development pattern of the district.*
- 2) *Set the garage back a minimum of 19-feet from back of sidewalk so parked cars in driveway will not block sidewalk.*
- 3) *Remove parking stall that is parallel to street.*
- 4) *To reduce scale and massing of garage apartment in juxtaposition to the main house, lower overall building height by a minimum 18-inches.*
- 5) *All architectural materials and details shall be similar to but not mimic the original 1915 house that was demolished.*
- 6) *All alterations to these plans shall be approved by the Minor Review Committee prior to permitting.*

OTHER BUSINESS

- Additions/Replacements for Sub-Committees: Minor Review (1 position open); Design Review (1 position open); Code Study (3 positions open); and Publications (2 positions open).

ADJOURNMENT