



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 Chairman
Ronald Blair
Clifton Bruce
Cathy Cline
Todd Cohen
Catherine Galgano
Annetta Igou
Scot Smotherman

AGENDA ■ AUGUST 2, 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, August 9, 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, August 28, 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 July 5, 2006 Minutes.

CONSENT AGENDA

1. Recommended Approval, HPB2006-00183, 806 HARWOOD STREET

Applicant: Karen Kassik, Lucia, Kassik & Monday, 1650 Lee Road, Winter Park, Florida 32789
Owner: Thomas and Mary McMahan, 435 Sandringham Court, Winter Springs, Florida 32708
District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing structure and all improvements and construct a new home, pool, fence, driveway, and an attached two-car, one-story garage.

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

- 1) *Staff did not receive the required documentation in order to prepare the necessary Staff Report.*

2. Recommended Approval, HPB2006-00182, 564 SOUTH OSCEOLA AVENUE

Applicant: Richard Barrette, Architect, 1243 Wald Road, Orlando, Florida 32806
Owner: John and Mary Dorsey, 2655 East Oakland Park Blvd., Ft. Lauderdale, Florida 33306
District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to enclose an existing roof deck (342 sq. ft.). Work includes addition of windows, siding, roofing, and two skylights.

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

- 1) *All new materials to match existing materials;*
- 2) *All changes to these plans are to be approved by the HPB Minor Review Committee prior to permitting.*

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3. Recommended Approval, HPB2006-00148, 421 EAST ROBINSON STREET

Applicant: Susan Morris, and Kane Morris-Webster, 622 East Washington Street, Suite 300, Orlando, Florida 32801
Owner: Gerald Hilbrich, Diocese of Orlando, P.O. Box 1800, Orlando, Florida 32802
District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish a paved parking area in order to construct three townhomes and a 7-story mixed-use building (on a portion of land within the HP District).

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Request for approval of Certificate of Appropriateness to demolish a paved parking area in order to construct three townhomes and a 7-story mixed-use building (on a portion of land within the HP District).

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

- 1) Elevations do not match the plans and drawings are schematic in nature. All changes to be approved by the HPB Minor Review Committee before permitting;
- 2) Adjust massing at rear of 7-story building to better address scale of Historic District and better suit the style of architecture;
- 3) Unit "C", north elevation: use larger window on second floor above entry with a decorative trim to give more emphasis to corner (i.e., decorative cast stone or stucco surround);
- 4) Windows on townhouses to be casement and/or double double-hung with appropriate multi-lite patterns to be determined;
- 5) Obtain final approval by HPB Minor Review Committee before first reading of PD or include language in PD that requires project to meet HPB approval and conditions.

4. Recommended Approval, HPB2006-00151, 501 HARWOOD STREET

Applicant/Owner: Hugo Ferstadt, 349 River Chase Drive, Orlando, Florida 32807

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a front porch addition to the home, demolition of the back porch and garage to build a new addition to the rear of the home and a new detached one-story garage.

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

- 1) All new gable end details to be consistent with existing gable end details (returned eaves);
- 2) Retain pediment detail and round top door at entry;
- 3) Porch railing to have top and bottom rail and square pickets spaced 4 to 5-inches on center and centered on the posts;
- 4) If hardi-board is used on the addition, it shall be smooth finish. If the original wood siding on the house is in good condition, it shall be exposed, repaired, and painted;
- 5) Gable vents on porch, garage, and main house to match;
- 6) New windows in the addition to be inset to match existing windows in house;
- 7) Waive the 180-day waiting period for demolition;
- 8) Demolition permit cannot be issued until a building permit for new construction has been obtained for the new construction per Section 62.709 of the LDC;
- 9) All changes to be approved by the Minor Review Committee before permitting.

5. Recommended Approval, HPB2006-00186, 1023 EAST LIVINGSTON STREET

Applicant/Owner: Jeff and Josette Weibel, 1023 East Livingston Street, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a two-story addition to the rear of the home.

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

- 1) Windows on second floor west elevation should be taller to be more in proportion with existing west elevation windows;

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- 2) *Second floor windows on east elevation should be more vertical in proportion;*
- 3) *All new materials to match existing in both composition, texture and orientation;*
- 4) *All changes and additional details to be approved by the HPB Minor Review Committee.*

6. Recommended Approval, HPB2006-00184, 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 concrete driveway leading to two parking spaces behind a gate and fence, remove existing concrete driveway and apron, and renovations to front/southwest exterior portion of the existing home.

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

- 1) *Deck should be changed to ground level terrace with no railings and screened with low landscaping;*
- 2) *If French doors are approved to be installed where the garage door is, they should have visible foundation under them to clearly show a raised floor elevation;*
- 3) *If dining room window is converted to French doors, the width of the opening should remain the same;*
- 4) *Trellis to be painted to match house trim;*
- 5) *New drive to east should be adjusted to accommodate existing parkway tree;*
- 6) *All changes to be approved by the HPB Minor Review Committee.*

ADJOURNMENT