



# 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*

Raymond Cox, Chairman  
Ronald Blair, Vice Chairman  
Clifton Bruce  
John Classe, Jr.  
Cathy Cline  
Catherine Galgano  
Jed Prest  
Catherine Price  
Scot Smotherman

## AGENDA ■ DECEMBER 6, 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, January 8, 2007**, 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, December 13, 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 November 1, 2006 Minutes.

## CONSENT AGENDA

### 1. Recommended Approval, HPB2006-00270, 222 THORNTON LANE

Applicant/Owner: Jonathan S. Chamberlain, 222 Thornton Lane, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct an addition (732 sq. ft.) to the rear of the home; replace exterior door with a window; add a window to a bedroom; and remove a window in the master closet.

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

- 1) All changes to plans must be approved by the HPB Minor Review Committee prior to permitting;
- 2) New windows visible from street to match existing in material, pattern and installation;
- 3) New stucco to match existing in material and texture.

## REGULAR AGENDA

### 2. Recommended Approval, HPB2006-00271, 800 EAST LIVINGSTON STREET

Applicant/Owner: Jack and Betty Williams, 751 Charlies Field Road, Bradford, VT 05033

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the garage; replace rear concrete driveway with crushed gravel and add parking and turn around areas; enclose rear porch; and make other modifications to the home.

*Recommended Action: Denial of demolition of garage and approval of the requested alterations to the home based on staff recommendations, subject to the following conditions:*

- 1) If the existing windows are found to be un-repairable, then new window sash to be wood on the principle façade. Installation of sash shall remove as little existing frame and trim material as possible, and the existing full window screens shall remain;
- 2) Repairs to eaves, rafter tails, and brackets shall not change the existing design in any way;
- 3) All changes to plans must be approved by the HPB Minor Review Committee prior to permitting.

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

Applicant/Owner: Mason & Cassie Turner, 1309 East Washington Street, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

A request for approval of Certificate of Appropriateness to demolish an existing rear addition and construct a new, two-story rear addition, and renovate the existing guesthouse.

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

## REGULAR AGENDA (Cont'd.)

- 1) *All changes to plans must be approved by the HPB Minor Review Committee prior to permitting;*
- 2) *Demolition is to be strictly limited to areas shown at the rear of the house. Shore and support as necessary to maintain structural integrity of the historic home;*
- 3) *Meet the minimum parking requirement of two spaces behind the front yard setback (approx. 36 feet needed);*
- 4) *New gable vent details to match existing gable vent.*

**4. Recommended Approval, HPB2006-00277, 425 CHEROKEE DRIVE**

Applicant/Owner: John Todd James, 1625 Morgans Mill Circle, Orlando, Florida 32825

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to remove and replace roof with a new, steeper pitch; enclose the garage as living space; build a new garage and master suite to the rear of the house; and add a new entry to the front of the house.

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

- 1) *All changes to plans must be approved by the HPB Minor Review Committee prior to permitting;*
- 2) *Skylights to be flat, low profile so as not to be visible from the street;*
- 3) *Retain and/or restore all architectural details below the roof line (wavy cornice, crown molding detail, etc.);*
- 4) *New windows to be reviewed by HPB Minor Review Committee prior to permitting.*

## OTHER BUSINESS

- Nomination of Sub-Committee members by Chairman for 2006-2007 fiscal year (**Vacancies:** *Design Review Committee:* 1 alternate; *Publications Committee:* 2 members; *Code Study Committee:* 1 alternate).
- Presentation by John Clementson of Solar-Tite, Inc., Casselberry, Florida, regarding a "Peachtree" window and appropriateness for use in the historic districts.

## ADJOURNMENT