



# 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 ■ JULY 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, August 14, 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, July 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 June 7, 2006 Minutes.

## REGULAR AGENDA

### 1. Recommended Approval, HPB2006-00153, 100 NORTH ORANGE AVENUE

Applicant: Maricela Gomez, Baker Barrios Architects, 300 South Orange Avenue, Orlando, Florida 32801

Owner: Kuhn Family Irrevocable Trust, 205 East Central Boulevard, Suite 600, Orlando, Florida 32801

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to demolish the existing building and to replicate the existing facades and construct a commercial mixed-use 15-story structure (retail at ground level, 7 story parking, and 7 story office space).

*Recommended Action: Approval of the request for alterations and additions to the rear, based on staff recommendations, subject to the following conditions:*

- 1) Create accurate set of as-built documents before demolition or alteration of facades;
- 2) Take molds of decorative frieze work before attempting removal or attempting any demolition;
- 3) Use glass in parking garage openings so that cars and garage traffic is not visible (as shown in the rendering);
- 4) Provide screening or glass in arbor areas so that garage traffic is not visible;
- 5) Restore window openings on Dolive facades to original size and use double-hung 6/1 windows. Restore storefront openings to original size with transom lights above.
- 6) Waive the 180-day waiting period for demolition;
- 7) All changes and additional details must be approved by the HPB Minor Review Committee prior to permitting.

### 2. Recommended Approval, HPB2006-00148, 421 EAST ROBINSON STREET

Applicant: Susan Morris, 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 the 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 HPB Minor Review before permitting;
- 2) Adjust massing at rear of 7-story building to better address scale of Historic District;
- 3) Unit "C", north elevation: use larger window on 2nd floor above entry with some sort of decorative (cast stone/raised stucco) surround.
- 4) Windows on townhouses to be inset from face of stucco 4-inches and have sills that project 1-1/2 inches and are 3-1/2 inches deep;

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- 5) Windows on townhouses to be casement and or double-hung with appropriate multi-lite patterns to be determined;
- 6) Obtain final approval from HPB Minor Review Committee before first reading of PD or include language in PD that requires project to meet HPB approval and conditions.

**3. Recommended Approval, HPB2006-00151, 501 HARWOOD STREET**

Applicant/Owner: Hugo E. 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, expose existing wood siding on house and repair if possible, demolition of the back porch and garage to build a new two-story addition to rear of 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 gable should have three (3) 6-inch square columns and an 8-inch deep beam that the returned eave rests on, and columns to be inset appropriately from edges of porch;
- 4) Porch railing to have top and bottom rail and square pickets spaced 4 to 5-inches on center and centered on the column;
- 5) If hardi-board is used on the addition, it shall be smooth finish. If the original wood siding on house is in good condition, it shall be exposed, repaired, and painted.
- 6) Gable vents on porch, garage, and main house to match;
- 7) Add window on stairs on east elevation. Add a door and stoop at rear per conversation with applicant;
- 8) New windows in the addition to be inset to match existing windows in house and have similar screens to existing;
- 9) Waive the 180-day waiting period for demolition;
- 10) Demolition permit cannot be issued until building permit is obtained for the new construction per Section 62.709 of the LDC;
- 11) All changes shall be approved by the HPB Minor Review Committee prior to permitting.

**4. Recommended Approval, HPB2006-00154, 437 NORTH SHINE AVENUE**

Applicant/Owner: Melvin & Nancy Johnson, 437 North Shine Avenue, Orlando, Florida 32803

District: Colonialtown South Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing home and two sheds in order to construct a new one-story single-family home with attached two-car garage, and a detached two-story, two-car garage apartment in the rear yard.

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

- 1) Finish floor to be 30-inches above grade;
- 2) Submitted plans do not match the rendering. Plans submitted for permitting must show all information important to the detailing of the style of the house;
- 3) Recommended roof pitch for Bungalow style is 4/12 to 6/12;

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- 4) *Windows to be inset and have raised muntins in a 3/1 pattern;*
- 5) *Remove inappropriate sidelights from front door;*
- 6) *Porch gable detailing should be revised to be consistent with style of architecture (deeper beam, exposed rafter tails, etc.);*
- 7) *Lead walk to run from front steps directly to sidewalk;*
- 8) *Waive the 180-day waiting period for demolition;*
- 9) *Demolition permit cannot be issued until building permit is obtained for the new construction per Section 62.709 of the LDC;*
- 10) *All changes shall be approved by the HPB Minor Review Committee prior to permitting.*

## ADJOURNMENT