



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

Jed Prest, Chairman
Catherine Price, V. Chairman
John Classe, Jr.
Earl Crittenden
Catherine Galgano
Justin Sand
Kelly Stevens
Harold Warren

AGENDA ■ JUNE 4, 2008

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, June 23, 2008**, 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, June 11, 2008**. 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 May 7, 2008 Minutes.

CONSENT AGENDA

1. Case No.: HPB2008-00069, 201 ROSEARDEN DRIVE

Applicant/Owner: Stuart Kelley, 201 Rosearden Drive, Orlando, Florida 32803

District: Lake Lawsona Historic District (District 4)

A request for approval of Certificate of Appropriateness to make alterations to the detached garage, add a pitched roof, and details to match the main house.

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

- 1) *All changes to this proposal to be reviewed and approved by the HPB Minor Review Committee prior to permitting;*
- 2) *Eave details must be such that they do not extend over the property line to the east or north.*

2. Case No.: HPB2008-00100, 323 EAST CONCORD STREET

Applicant/Owner: Dan and Angela Gallogly, 323 East Concord Street, Orlando, Florida 32801

District: Lake Eola Heights Historic District (District 4)

A request for approval of Certificate of Appropriateness to construct an addition to the rear of the house and a covered, open-sided porch with flat roof, metal railings, columns; replace rear dining room windows with sliding doors; construct a free-standing gazebo with fireplace, with flat roof, metal railing, Doric columns, and trellis with Doric columns.

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

- 1) *All changes to this proposal to be reviewed and approved by the HPB Minor Review Committee prior to permitting;*
- 2) *New ganged windows in addition to have appropriate mullions between them;*
- 3) *Add fenestration to west wall of proposed addition;*
- 4) *All new materials to match the existing materials as closely as possible.*

REGULAR AGENDA (Cont'd.)

3. Case No.: HPB2008-00099, 1525 EAST AMELIA STREET

Applicant: Metro Architecture and Planning, 7901 Kings Pointe Parkway, Suite 9, Orlando, Florida 32819
Owner: C and C Construction & Engineering, Inc., 2152 114th Circle N., St. Petersburg, Florida 33713
District: Colonialtown South Historic District (District 4)

A request for approval of Certificate of Appropriateness to

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

Part 1, Lot 28-Unit 4:

- 1) *All changes to this proposal to be reviewed and approved by the HPB Minor Review Committee prior to permitting;*
- 2) *New ganged windows in house shall have appropriate mullions between them and windows to have raised profile exterior muntins. Window material to be wood to match existing;*
- 3) *Restore existing stucco that is beneath wood shingles where possible;*
- 4) *Front porch posts to be simple square coffer trimmed posts similar to the photo in the Florida Master Site File;*
- 5) *Front and rear porch railing to have a top and bottom rail with the pickets centered between them;*
- 6) *Windows in garage to be inset similar to existing house;*
- 7) *Add window facing North Ferncreek Avenue on ground floor of garage;*
- 8) *Waive the 180-day waiting period for demolition.*

Part 2, Lot 27-Units 1, 2, and 3:

- 1) *All changes to this proposal to be reviewed and approved by the HPB Minor Review Committee prior to permitting;*
- 2) *Brackets should be on lower gable not upper gable and siding should be consistent on upper gable;*
- 3) *Windows should align on side elevation at the front of the house and lower level windows in the dining and living rooms should be the same proportion as upper windows;*
- 4) *Window patterns should be 4/1 for larger windows and 3/1 for the smaller windows;*
- 5) *Windows shall be inset from the plane of the exterior wall and shall be the same on both lower and upper floor;*
- 6) *Attic vent should move up to follow roofline;*
- 7) *Front doors to come through the HPB Minor Review Committee for approval;*
- 8) *Waive the 180 day waiting period for demolition of the non-contributing garage building.*

Part 3, Lot 1 and ½ of Lot 2. Triplex and garage apartment-Units 6, 7, and 8:

- 1) *All changes to this proposal to be reviewed and approved by the HPB Minor Review Committee prior to permitting;*
- 2) *First floor windows on the east and west façade of the garage apartment shall be paired casement.*
- 3) *All windows on both floors of both structures to have the same inset from the face of the wall.*
- 4) *Entry porch width on unit 8, facing Mount Vernon Street should increase to 18 feet and a Mission style parapet added above it to emphasize the asymmetrical quality typical of this style.*
- 5) *Reduce entry doors on unit 6 and 7 facing North Ferncreek Avenue to single multi-pane French doors and use 6/1 sash windows or pairs of narrower casements to either side and center steps on doors.*
- 6) *Square off clipped building corners at stairs to be more in keeping with Mission Revival style.*
- 7) *Lower stair windows and pent roofs so that they relate to the landing and give variety to the façade.*
- 8) *Remove flattened arch detail from entries and balconies and use a flat header with rounded corner details.*
- 9) *Entry railings should be wrought iron.*
- 10) *Center steps on the entry doors.*
- 11) *The finish for the stucco shall be a rough finish.*

ADJOURNMENT