



# 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*

Cindi Parker, Chairman  
Ted Maines, Vice Chairman  
David Blackwood  
Clifton Bruce  
Cathy Cline  
Raymond Cox  
Karin Martin  
Rick Pullum  
Hilary Stevens

## AGENDA ■ JULY 7, 2004

### **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, 2004**, 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 14, 2004**. 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 June 2, 2004 Minutes.

**CONSENT AGENDA****1. Recommended Approval, HPB2004-00097, 718 EAST CONCORD STREET**

Applicant/Owner: Philip & Yolanda Spence, P.O. Box 536622, Orlando, Florida 32853-6622

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace the windows on the front of the house and construct a 3-car garage apartment.

*Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Raise the roof pitch on the garage apartment to at least 10:12; 2) Raise the roof pitch on the three (3) gabled dormers to equal the pitch on the main roof of the house; 3) In order to continue the traditional development pattern, locate the garage apartment five (5) feet from the rear property line; 4) Use obscure glass in the second story windows on the rear façade of the garage apartment; 5) All the windows on the garage apartment shall be 3 over 1 with exterior muntins that look like muntins on wood windows; 6) All changes to these plans are to be approved by the Minor Review Committee prior to permitting.*

**2. Recommended Approval, HPB2004-00031, 150 SOUTH COURT AVENUE**

Applicant: James Hall, Canin & Associates, Inc., 500 Delaney Avenue, Suite 404, Orlando, FL 32801

Owner: Allan Tavistock, 6100 Payne Stewart Drive, Winderemere, FL 34786-8936

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to construct two (2) commercial high-rise towers.

*Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) Use 18-inch tall knee walls on all the storefront openings, including the storefronts that face the plaza; 2) Install an Orlando Remembered display to memorialize the old Opera House, the Coca-Cola sign and the other historic structures on the property; 3) All revisions to these plans are to be approved by the Minor Review Committee prior to permitting.*

**REGULAR AGENDA****3. Recommended Approval, HPB2004-00136, 608 EAST CONCORD STREET**

Applicant: Allen Arthur, Allen Arthur Architects, 301 North Fern Creek Avenue, Orlando, Florida 32803

Owner: Richard & Nguyet Sobel, 101 Passage Point, Peachtree City, Georgia 30269

District: Lake Eola Heights Historic District (District 4)

Request for approval of a Certificate of Appropriateness to demolish the house, carport and garage.

*Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) Waive the 180-day waiting period for the demolition.*

**REGULAR AGENDA (CONT'D)**

**4. Recommended Approval, HPB2004-00109, 705 EAST AMELIA STREET**

Applicant: Randy Lazarus, Classic Homes, 258 Southhall Lane, Suite 300, Maitland, Florida 32751  
Owner: Franklin & Diane Smith, P.O. Box 540366, Merritt Island, Florida 32954-0366  
District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the existing structure and construct three (3) single-family residences.

*Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) Keep a minimum of 14 feet of open space between each house; 2) Reduce the total square footage on the houses to be more consistent with the contributing structures on the nearby blocks; 3) Eliminate the shared driveways and show residentially scaled driveways on each lot; 4) Change the wall material on the Frame Vernacular house back to a horizontal siding; 5) Use two garage doors on the Mediterranean Revival house; 6) On the Colonial/Craftsman house, use shutters that are half the width of the windows; 7) Waive the 180-day waiting period for the demolition; 8) All revisions to these plans in accordance with the above conditions shall return to the Historic Preservation Board.*

**5. Recommended Approval, HPB2004-00137, 135 SOUTH LAWSONA BOULEVARD**

Applicant: Phil Kean, Phil Kean Designs, 1281 Woodmere Drive, Winter Park, FL 32789  
Owner: Dennis Ferguson, 135 South Lawsona Boulevard, Orlando, FL 32801  
District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to partially demolish the house and construct a rear addition and a new second story.

*Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) Waive the 180-day waiting period for the demolition.*

ADJOURNMENT