



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

AMENDED AGENDA

■ JUNE 2, 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, June 21, 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, June 9, 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 May 5, 2004 Minutes.

CONSENT AGENDA**1. Recommended Approval, HPB2004-00087, 915 EAST WASHINGTON STREET**

Applicant: Kimberly Bewley, Kimberly Bewley & Co., P.O. Box 560846,
Orlando, Florida 32856-0846

Owner: George Gramatikas, 911 East Washington Street, Orlando, Florida
32801

District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish the rear addition, construct a rear addition, raise the roof and construct a two-story, two-car garage apartment.

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; 2) Separate the garage apartment and addition by at least 12 feet; 3) Move the garage apartment 3 feet to the west to create a 18 foot street side yard setback; 4) Bring the hip roof over the existing addition on the west; 5) Place the two-story garage apartment 5 feet from the rear lot line in order to continue the traditional development pattern of the district; 6) Reduce the width of the dormer facing James Avenue by 3 feet; 7) All alterations to these plans shall be approved by the Minor Review Committee prior to permitting.

REGULAR AGENDA**2. Recommended Approval, HPB2004-00108, 1525 HARWOOD STREET**

Applicant/Owner: Douglas Trovillion, 1901 Woodward Street, Orlando,
Florida 32801

District: Colonialtown South Historic District (District 4)

Request for approval of a Certificate of Appropriateness to demolish the garage and relocate a house to the rear of the property.

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; 2) Show the driveway and parking on the site plan prior to permitting; 3) Locate the stucco house so that its rear yard setback is 30 feet and its street side yard setback is 25 feet; 4) The Minor Review Committee shall review all revisions to this proposal prior to permitting.

3. Recommended Approval, HPB2004-00113, 632 BOURNE PLACE

Applicant: William A. Hulme, 1011 Oranole Road, Maitland, Florida 32751

Owner: Terry & Jean Smith, 632 Bourne Place, Orlando, Florida 32801

District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to remove the deck, construct a rear addition, replace windows and doors, re-roof, stucco the house and add a stone base to the front façade.

Recommended Action: Approval of the request based on staff recommendations subject to the following conditions: 1) Use brick or stucco and paint instead of stone at the base of the front façade; 2) Use vertically oriented windows on all facades; 3) On the south elevation, provide at least one window in the master bedroom that is similar to the windows in the rest of the house; 4) All alterations to these plans, including color selections, are to be approved by the Minor Review Committee prior to permitting.

4. Recommended Approval: HPB2004-00107, 206 SHINE AVENUE

Applicant/Owner: Troy Russ, 206 Shine Avenue, Orlando, Florida 32801

District: Lake Lawsona Historic District (District 4)

Request for approval of a Certificate of Appropriateness to demolish the carport, office and Florida room, and construct a rear addition to the house.

Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) In order to continue the traditional development pattern of the neighborhood, locate the two-story portion of the addition at the end of the driveway as shown; 2) Use a single false garage door that is approximately 8 feet wide; 3) Waive the 180-day waiting period for demolition.

5. Recommended Approval, HPB2003-00222, 55 WEST CHURCH STREET

Applicant: Beck Development, LLC, 1560 Orange Avenue, Suite 150, Winter Park, FL 32789

Owner: 55 West on the Esplanade, 4300 West Cypress Street, Suite 1075, Tampa, FL 33607

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to demolish the existing commercial block and construct a high-rise, mixed-use building.

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; 2) Use 24-inch tall bulkheads in all the storefronts; 3) Color and material samples are to be approved by the Minor Review Committee prior to permitting.

NEW BUSINESS

- 223 East Concord Street
- 2005 Historic Preservation Board Calendar

ADJOURNMENT