



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

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

AGENDA ■ OCTOBER 6, 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, October 25, 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, October 13, 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 September 1, 2004 Minutes.

CONSENT AGENDA**1. Recommended Approval, HPB2004-00210, 1020 DELANEY AVENUE**

Applicants/Owners: Dan & Carol Scollan, 1020 Delaney Avenue, Orlando, Florida 32806

District: Lake Copeland Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a screen pool enclosure.

Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) The height of the screen enclosure shall be 84-inches (7'-0") high for the 4-foot side projection with a sloped roof matching the main gable screen roofline; and 2) The screen enclosure shall have a gable roofline.

2. Recommended Approval, HPB2004-00209, 25 EAST CENTRAL BOULEVARD

Applicant: Condict, LLC, 20 East Central Boulevard, Orlando, Florida 32801

Owner: Central Avenue Partners, P.O. Box 1991, Orlando, Florida 32802-1991

District: Downtown Historic District (District 5)

Request for approval of Certificate of Appropriateness to renovate the facades and construct a balcony.

Recommended Action: Deferral at the request of staff.

3. Recommended Approval, HPB2004-00212, 522 EAST AMELIA STREET

Applicant/Owner: Mayur Patel, 2708 Grantham Court, Orlando, Florida 32835

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a single-family residence behind an existing commercial structure.

Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) Make the following changes to the front façade: a) Change entry door to multi-panel glass door (i.e., 8 lite) with at least 11 sq. ft. of transparency; b) Reduce width of cantilevered balcony and awning to approximately 10 ft. and center over the garage door; c) Match cantilevered balcony brackets to those of the existing visor roof in proportion and material; d) Remove arched window from garage door. Rectangular windows are acceptable; e) All windows on the front façade shall be recessed at least 3 inches from the face of the stucco wall; f) The gate wall should recess back approximately 16 inches from the face of the existing store wall and should read more as a roofed arcade with decorative tiles above; 2) The materials and colors of the new house should be more traditional for Mediterranean architecture than the vibrant blue of the existing store; 3) All changes to these plans shall be approved by the Minor Review Committee prior to permitting.

CONSENT 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
Owners: Franklin & Diane Smith, P.O. Box 540366, Merritt Island, Florida 32954-0366
District: Lake Eola Heights Historic District (District 4)

Request for approval of a Certificate of Appropriateness to construct three single-family residences.

Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) All windows on Frame Vernacular house (including dormers) are to be tall and narrow proportioned, with either 2 over 2 muntin pattern or without muntins; 2) Porch roof overhang on Frame Vernacular house is to be similar to main house (1'10" to 2'4" beyond beam); 3) Doors on Frame Vernacular house should either be a single or a pair of narrow doors (approximately 4'8" total); 4) Provide an intermediate jamb between double windows, typical; 5) Align porch columns with face of beams, typical; 6) More developed drawings of the Mediterranean and Colonial/Craftsman shall return to the Minor Review Committee; 7) A more complex roof is required on the west elevation of the Mediterranean house, along Summerlin Avenue to coordinate and emphasize the recesses and projections; 8) Adam Walosik, the Transportation Engineering Plans Reviewer, shall review and approve driveway configurations.

5. **Recommended Approval, HPB2004-00173, 524 LAKE AVENUE**

Applicant/Owner: William Primo, P.O. Box 1063, Winter Park, Florida 32790-1063
District: Lake Cherokee Historic District (District 4)

Request for approval of Certificate of Appropriateness to construct a single-family residence and a garage apartment.

Recommended Action: Approval of the request based on staff recommendation subject to the following conditions: 1) In order to preserve the traditional development pattern, the garage apartment shall be located 5 feet from the rear lot line; 2) The fountain on the south side of the property shall be removed, as it is located in the required side yard setback, which is not permitted in Sec. 58.969 of the LDC; and 3) The porch floor shall be 18 to 24 inches above finish grade with at least 3 steps leading to it.

REGULAR AGENDA

6. **Recommended Approval, HPB2004-00204, 21 NORTH THORNTON AVENUE**

Applicants/Owners: Thomas A. Dickey & Denis C. Lauziere, 21 North Thornton Avenue, Orlando, Florida 32801
District: Lake Lawsona Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish and rebuild the porte cochere.

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) Obtain a variance for the side yard setback.

ADJOURNMENT