



# 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*

Raymond Cox, Chairman  
Ronald Blair, Vice Chairman  
Clifton Bruce  
John Classe, Jr.  
Cathy Cline  
Catherine Galgano  
Jed Prest  
Catherine Price  
Scot Smotherman

## AGENDA ■ FEBRUARY 7, 2007

### 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, February 26, 2007**, 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, February 14, 2007**. 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 January 3, 2007 Minutes.

## CONSENT AGENDA

### 1. Recommended Approval, HPB2006-00301, 519 WEST SOUTH STREET

Applicant/Owner: Association to Preserve African American Society History and Tradition, Inc. (PAST),  
519 West South Street, Orlando, Florida 32805

District: Orlando Historic Landmark (District 5)

Request for approval of Certificate of Appropriateness to construct an addition and make alterations.

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

- 1) *Plans are not fully developed or explained and all plans must be reviewed and approved by staff and Minor Review Committee to confirm that all aspects of the proposal meet the historic preservation elements of the LDC and the Secretary of the Interior's Standards for Rehabilitation;*
- 2) *Change design of elevator tower roof so that it is a truncated hipped roof rather than coming to a point, and attempt to reduce the overall height by selection of appropriate equipment;*
- 3) *Consider shifting the elevator tower west and reversing the stairs so that the bulk of the tower is hidden from the street;*
- 4) *Windows are not shown in old Florida room/sunporch on plans. Plans should include appropriate windows; and*
- 5) *A wheelchair lift gate not be installed on the front of the building at the east side of the porch.*

### 2. Recommended Approval, HPB2007-00001, 433 NORTH HYER AVENUE

Applicant: Armando Sanchez, 5148 Conroy Road, Unit 1213, Orlando, Florida 32811

Owner: Bruce Lafko, 985 South Orange Grove Boulevard, Unit F, Pasadena, California 91105

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to replace all damaged windows with appropriate windows; repair stucco to match original; construct an addition to the rear and south sides of the home; add an accessory structure in the backyard; and replacement of garage doors.

*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) *Garage door is not shown and shall be approved by HPB Minor Review Committee prior to permitting; and*
- 3) *Windows in the accessory structure to match the windows in the existing house in style, inset, and installation. Windows shall have raised exterior muntins.*

## REGULAR AGENDA

**3. Recommended Approval, HPB2006-00300, 527 CATHCART AVENUE**

Applicant/Owner: George Allen Couture & Seraphina J. Haeseler, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

Request for approval of Certificate of Appropriateness to demolish an existing rear deck and detached two-story garage; construct a two-story addition to rear of home; construct a pool and deck; and detached single-story garage at rear of lot.

*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) *Wood siding material for the addition is to match the existing house as noted on elevations;*
- 3) *The windows on the addition shall be installed and inset to match the existing house; and*
- 4) *Waive the 180-day waiting period for demolition.*

**4. Recommended Approval, HPB2006-00305, 119 NORTH HYER AVENUE**

Applicant/Owner: Tomas Dordevic, 325 Saddleworth Place, Lake Mary, Florida 32746

District: Lake Lawsona Historic District (District 4)

A request for approval of Certificate of Appropriateness to demolish the existing home and construct a new home and garage apartment.

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

- 1) *Approval of the requested demolition, through careful deconstruction of the house, preserving as much historic material as possible, and that the concrete front porch should be saved and the façade of the house, forward of the ridge line, be reconstructed and used as a springboard for the new design to the rear to maintain the proportion and style of the house in relation to the street;*
- 2) *Tent and treat the house to preserve historic material for future use;*
- 3) *Remove roof deck and cantilevered balconies from the main house;*
- 4) *New windows should have similar proportions to the existing windows;*
- 5) *All changes to this proposal to be reviewed and approved by the HPB Minor Review Committee prior to permitting;*
- 6) *The 180-day waiting period for demolition may be waived but, in accordance with Section 65.732, the demolition permit will not be issued until the applicant has obtained a building permit for the proposed new construction; and*
- 7) *New siding material shall match the existing in composition and profile.*

**5. Recommended Approval, HPB2006-00302, 603 EAST CONCORD STREET (CORNER)**

Applicant: Amanda Dickerhoof-Hall, Lazarus Homes, 1200 East Hillcrest Street, Suite 104, Orlando, Florida 32803

Owner: Lazarus Homes, 1200 East Hillcrest Street, Suite 104, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

## REGULAR AGENDA (Cont'd.)

A request for approval of Certificate of Appropriateness to demolish the existing home and construct three (3) new residences (Corner Residence, Concord East Residence, and Cathcart Residence).

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

- 1) All changes to the proposed plans to be reviewed and approved by the HPB Minor Review Committee prior to permitting;
- 2) Floor elevation above grade should be a minimum of 2-ft. 6-in. and this will require lowering the overall height of the structure;
- 3) Second floor of the main house may not encroach into the front yard setback. Second floor of garage may not encroach into side yard setback;
- 4) The 180-day waiting period for demolition may be waived but, in accordance with Section 65.732, the demolition permit will not be issued until the applicant has obtained a building permit for the proposed new construction;
- 5) All windows to have appropriate exterior raised muntins, appropriate mullions between ganged windows, and installed to be inset from the exterior face of the building material;
- 6) The garage door is shown as one single door and, either two single doors should be used, or a garage door that has that appearance;
- 7) All Hardiboard siding must be smooth finish; and
- 8) Garage siding materials shall match the house.

**6. Recommended Approval, HPB2006-00303, 603 EAST CONCORD STREET (EAST LOT)**

Applicant: Amanda Dickerhoof-Hall, Lazarus Homes, 1200 East Hillcrest Street, Suite 104, Orlando, Florida 32803

Owner: Lazarus Homes, 1200 East Hillcrest Street, Suite 104, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

A request for approval of Certificate of Appropriateness to demolish the existing home and construct three (3) new residences (Corner Residence, Concord East Residence, and Cathcart Residence).

*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) The 180-day waiting period for demolition may be waived but, in accordance with Section 65.732, the demolition permit will not be issued until the applicant has obtained a building permit for the proposed new construction;
- 3) Floor elevation above grade should be a minimum of 2-ft. 6-inch. and this will require lowering the overall height of the structure;
- 4) Second floor of the main house may not encroach into the front yard setback. Second floor of the garage may not encroach into the side yard setback;
- 5) Overhang on east façade requires more detailing to be considered a bay window/architectural feature, in order to be allowed to encroach into the side yard setback;
- 6) All windows to have appropriate exterior raised muntins, appropriate mullions between ganged windows, and installed to be inset from the exterior face of the building materials; and
- 7) The garage door is shown as one single door and, either two single doors should be used, or a garage door that has that appearance.

## REGULAR AGENDA (Cont'd.)

**7. Recommended Approval, HPB2006-00304, 603 EAST CONCORD STREET (CATHCART)**

Applicant: Amanda Dickerhoof-Hall, Lazarus Homes, 1200 East Hillcrest Street, Suite 104, Orlando, Florida 32803

Owner: Lazarus Homes, 1200 East Hillcrest Street, Suite 104, Orlando, Florida 32803

District: Lake Eola Heights Historic District (District 4)

A request for approval of Certificate of Appropriateness to demolish the existing home and construct three (3) new residences (Corner Residence, Concord East Residence, and Cathcart Residence).

*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) *The 180-day waiting period for demolition may be waived but, in accordance with Section 65.732, the demolition permit will not be issued until the applicant has obtained a building permit for the proposed new construction;*
- 3) *Floor elevation above grade should be a minimum of 2-ft. 6-in. and this will require lowering the overall height of the structure;*
- 4) *All windows to have appropriate exterior raised muntins, appropriate mullions between ganged windows, and installed to be inset from the exterior face of the building material;*
- 5) *The windows in the rear facing gable shall match the paired windows in the front facing gable and the material of the gable shall match as well. Windows shall be added to the second floor;*
- 6) *The body of the second floor of the main house may not encroach into the front yard setback. The second floor of the garage may not encroach into the side yard setback;*
- 7) *All Hardiboard siding must be smooth finish;*
- 8) *Remove side light from the front door; and*
- 9) *The garage door is shown as one single door and, either two single doors should be used, or a garage door that has that appearance.*

## OTHER BUSINESS

- Nomination of the following district for the National Register of Historic Places: Commercial District of the Holden-Parramore Neighborhood and Historic Resources of the Holden-Parramore Neighborhood.

## ADJOURNMENT