



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
(Vacant), Vice Chairman
Clifton Bruce
John Classe, Jr.
Cathy Cline
Catherine Galgano
Jed Prest
Catherine Price
Scot Smotherman

AGENDA ■ JUNE 6, 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, July 9, 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, June 13, 2007**. 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 2, 2007 Minutes.

CONSENT AGENDA

No items for the Consent Agenda.

REGULAR AGENDA

1. Recommended Approval, HPB2007-00094, 535 WEST WASHINGTON STREET

Applicant/Owner: Mt. Zion Missionary Baptist Institutional Church, 535 W. Washington Street, Orlando, Florida 32801

District: Commission District 5

Request to designate the Mt. Zion Missionary Baptist Institutional Church as an Orlando Historic Landmark.

Recommended Action: Approval of the request based on staff recommendations.

2. Recommended Approval, HPB2007-00095, 603 EAST CONCORD STREET (CORNER RESIDENCE)

Applicant/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 two duplexes, and construct a new residence on the corner of East Concord Street and Cathcart Avenue.

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

- 1) All windows and doors to have appropriate exterior raised muntins and appropriate mullions between ganged windows and be installed as to be inset from the exterior face of the building material;
- 2) Reduce window size in rear gable so that trim may be consistent with other windows;
- 3) Remove columns from second floor balcony on the west façade;
- 4) Rafter trails should be exposed on both house and garage apartment;
- 5) All Hardiboard siding must be smooth finish;
- 6) Remove horizontal trim board expressing line of second floor;
- 7) 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 all the proposed new construction;
- 8) All changes to the proposed plans to be reviewed and approved by the HPB Minor Review Committee prior to permitting.

REGULAR AGENDA (Cont'd.)

3. Recommended Approval, HPB2007-00096, 603 EAST CONCORD STREET (CONCORD ORLANDO)

Applicant/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 two duplexes, and construct a new residence on the lot facing East Concord Street.

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

- 1) *All windows to have appropriate exterior raised muntins and appropriate mullions between ganged windows and installed as to be inset from the exterior face of the building;*
- 2) *Dormer on front elevation is not drawn properly and needs to be dropped below main roof line;*
- 3) *The 36 inch city parkway oak is to remain by adjusting the driveway;*
- 4) *All changes to this proposal to be reviewed and approved by HPB Minor Review Committee prior to permitting;*
- 5) *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 all the proposed new construction.*

4. Recommended Approval, HPB2007-00097, 603 EAST CONCORD STREET (CATHCART)

Applicant/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 two duplexes, and construct a new residence on the lot facing Cathcart Avenue.

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

- 1) *All windows to have appropriate exterior raised muntins, appropriate mullions between ganged windows, and be installed to be inset from the exterior face of the building material. Window trim should be consistent throughout;*
- 2) *Reduce the size of the windows in the front gable so that they are smaller "attic" windows to reduce the scale of building (similar to windows on front gable of corner house);*
- 3) *Front porch gable vent detail should match others;*
- 4) *All Hardiboard siding must be smooth finish;*
- 5) *Remove horizontal trim board expressing line of second floor;*
- 6) *Rafter tails should be exposed on both buildings;*
- 7) *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 all the proposed new construction.*
- 8) *All changes to this proposal to be reviewed and approved by HPB Minor Review Committee prior to permitting.*

OTHER BUSINESS

- Selection and nomination of new Vice Chairman of the board.

ADJOURNMENT