HISTORIC PRESERVATION BOARD

MINUTES  August 5, 2015

OPENING SESSION

- Dena Wild, Chairperson, called the meeting to order at 4:00 p.m.
- Determination of a quorum. Pledge of Allegiance. Introduction of Board Members and staff.

CONSIDERATION OF THE JULY 1, 2015 MINUTES

Jeffery Thompson MOVED to approve the Minutes of the July 1, 2015 meeting. Mackenzie Carolan SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

CONSENT AGENDA

1. Case No.: HPB2015-00122, 14 E. Washington St.

Applicant: Rabits & Romano Architects, 5127 S. Orange Avenue, Orlando, FL 32809
Owner: 14 E. Washington, LLC, 1800 Pembrook Dr. STE 350, Orlando, FL 32810
District: Downtown Historic District (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to remove one existing storefront door leading to the building lobby; and to close-in two openings to covered entry on the Washington Street façade with new storefront doors and glass.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. New storefront shall be similar in material, color and finish to existing storefront.

Jeffery Thompson MOVED to Approve the Consent Agenda. Alyssa Benitez SECONDED the Motion. The Motion was voted upon and PASSED by unanimous voice vote (7-0).

REGULAR AGENDA

2. Case No.: HPB2015-00129, 69 E. Pine St.

Applicant: Team Market Group, 69 E. Pine Street, Orlando, FL 32801
Owner: Pine Street Building, LLC, 69 E. Pine Street, Orlando, FL 32801
District: Downtown Historic District (Commission District 5)
The applicant is requesting a Major Certificate of Appropriateness to add additional stucco on first floor and paint the building, replace the fabric awning with a metal canopy, and to add four gutters with downspouts.

**Recommended Action:** Approve of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting.
2. Omit the additional new stucco coats and repair existing stucco only.
3. Color shall be a lighter and warmer gray such as SW 7017 Dorian Gray.
4. Cleaning the building shall be by the most gentle method. Sand blasting and high pressure water washing are not allowed.
5. Placement (height above sidewalk) of proposed canopy shall require additional review.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation that included location maps, site photos, the 1956 Sanborn map, proposed elevations, and the proposed awning diagram. The structure is known as the Kuhi-Delaney building and is a contributing building in the Downtown Historic District. The structure was built in 1887 and has the overall proportions of the early 19th century Greek Revival Style. The exterior of the structure was originally unpainted brick. It is one of the earlier, larger structures in Orlando. In 1982, the building was rehabilitated using the Federal Tax Credit Program. Mr. Forbes reviewed the Staff’s Conditions of Approval. He explained Condition 2, which omits the additional new stucco coats. Mr. Forbes explained that the additional layers would diminish relief features on the building and that a preferred method would be to repair the cracks and small areas in need of repair.

Edgar Silva, 69 E. Pine Street, Orlando, FL 32801, spoke as the applicant representing Team Market Group. He addressed the layers of stucco and believes that the proposed 3/8” layer of stucco will not hinder any details and that they prefer to do an entire layer on the building now so that they won’t have to repair as needed in the future. He also addressed the paint colors. He provided the Board with examples of the proposed colors which include a dark gray for the body of the building, black paint for the downspouts and mullions, and white trim.

Alyssa Benitez asked the applicant about the colors of the adjacent buildings. The building adjacent on Magnolia is a gray-blue and the adjacent building on Pine Street is also gray, which Mr. Forbes stated was not approved. Michael Arrington questioned the cleaning methods and Mr. Forbes stated that Condition 4 addresses the cleaning methods.

The Board discussed the additional layer of stucco and paint colors. The Board agreed that additional layers of stucco would diminish relief features on the building. The dark gray was also not preferred. Jeffery Thompson pointed out that there is little fenestration to the building and the dark gray may increase the visual massing of the building. Sean Lackey commented that a “zebra appearance” may occur with the proposed dark gray, white, and black color scheme. He also stated that lighter colors are better in Florida because of sun absorption. The Board also discussed the dark tinting of the windows and that black mullions may not be visible and create a darker look to the windows. Ms. Benitez asked Mr. Forbes if Dorian Gray is required. Mr. Forbes clarified the condition and stated that he chose a Sherwin-Williams color because that is the brand the applicants proposed their color from. He also clarified that his condition requires a lighter and warmer toned gray to avoid the blue undertones.

**Jeffery Thompson moved to APPROVE the Request subject to Staff Conditions with the additional Condition 6. Mullion Colors shall be lighter and subject to Minor Review approval.** Sean Lackey SECONDED the Motion.

Sean Lackey questioned the verbiage of the motion and suggested that the word “lighter” be changed to “light” to give better direction to the applicant. Mr. Forbes stated that the Greek Revival style often had white window trim and surrounds and black sashes. The Board continued discussion of the mullion color and weighed the historical accuracy of black mullions versus the current dark tinted windows. The Board agreed that black would be preferred as it is historically accurate, however because windows of this time period would not have been tinted this dark, a lighter mullion color should be considered to illustrate the mullion features. Mr. Forbes clarified that black is not the only color that is historically accurate.

**The Motion was voted upon and FAILED by a 3-4 vote (Alyssa Benitez, Mackenzie Carolan, Denia Wild, and Michael Arrington OPPOSED).**

**Sean Lackey moved to APPROVE the Request subject to Staff Conditions with the additional Condition 6. That a new mullion color be selected that is historically appropriate and approved by the Minor Review Committee.** Alyssa Benitez SECONDED the Motion. **The Motion was voted upon and PASSED by a Unanimous Voice Vote (7-0).**
OTHER BUSINESS

- General Appearances:
  o Emmett O'Dell, 717 31st Street, Orlando, FL 32805, spoke on his concerns about the condition of Tinker Field. The Board directed him to address his concerns about complying with the Landmark Designation with Code Enforcement or City Council. Mr. O'Dell also inquired about a Landmark Designation for the Municipal Auditorium. Mr. Forbes stated that Staff is researching the viability of a Landmark Designation, as the site has been altered. He expects to present his findings to the Board by the end of the year.
- Mr. Forbes reminded the Board that judging for the Historic Preservation Board calendar photo competition will be held directly after the meeting.

ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 4:55 p.m.

STAFF PRESENT

Richard Forbes, Historic Preservation Officer
Jason Burton, City Planning
Heather Bonds, Recording Secretary
David Bass, Assistant City Attorney

[Signatures]

Richard Forbes, Historic Preservation Officer
Heather M. Bonds, Recording Secretary