



# HISTORIC PRESERVATION BOARD

## MINUTES ❖ February 5, 2014

### MEETING INFORMATION

#### Location

#### **City Council Chambers**

2nd Floor, City Hall

One City Commons

400 South Orange Avenue

#### Time

4:00 p.m.

#### Members Present

Dena Wild, Chairperson

Margaret Brock, Vice  
Chairperson

Michael Arrington

Alyssa Benitez

Sean Lackey

Mark Lewis

Keith Oropeza

Catherine Price

Jeffrey Thompson

#### Staff Members

Richard Forbes

David Bass

Jason Burton

Heather Hohman

### OPENING SESSION

- Dena Wild, Chairperson, called the meeting to order at 4:05 p.m.
- Determination of a quorum. Pledge of Allegiance. Introduction of Board members and staff.
- Consideration of the January 6, 2014 minutes

### CONSIDERATION OF January 6, 2014 MINUTES

Jeffery Thompson MOVED to approve the Minutes of the January 6, 2014 meeting. Alyssa Benitez SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.

Richard Forbes, Historic Preservation Officer, presented Earl Crittenden, who retired from the Board, a Resolution for his service to the Historic Preservation Board for six years.

### REGULAR AGENDA

#### **1. Case No.: HPB2013-00262, 1510 Mount Vernon St**

Applicants/Owner: Robert Denney, 1510 Mount Vernon St., Orlando, FL 32803  
District: Colonialtown South Historic District (Commission District 4)

The applicant is requesting a Major Certificate of Appropriateness to construct a 900 square foot addition to the existing house and alter the roof of the carport.

*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. The proposed decorative vent block shall be reviewed and approved by Minor Review Committee.
3. Proposed eave and gable details shall be consistent with the existing eave and gable details.
4. Proposed block and mortar joints shall match the existing.
5. New gables shall be clad in siding to match the existing wood gables. If cement board siding is used it shall match the exposure details and smooth texture of the existing wood.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with images from a Sanborn Map, photographs from the field, elevations, and existing and proposed floor plans. Mr. Forbes described the single family residence as a contributing structure to the Colonialtown South Historic District built in 1949. This Minimal

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traditional style house has a front facing gable and does not have a gable eave overhang, however the gable returns wrap around the front of the house. Previous alterations include an addition of the flat roof carport in the front of the garage which was constructed in 1960 and the windows, which were replaced prior to districting. The existing structure is built of half height concrete blocks and the proposed additions are to be matching block with mortar joints matching the existing block joints. Mr. Forbes informed the Board that the inline addition and carport modifications are less than five feet from the side yard property line and will require a variance.

Jeffery Thompson asked if the rear facing gable is included in Condition 3, requiring the proposed gable details to be consistent with the current gable details, and if the windows will be required to match the existing windows. Mr. Forbes answered that the Board does not review rear details that are not subject view. He also stated that the proposed plans show that the proposed windows do match the existing windows and he did not make that a condition since the plans already reflect the proposed windows matching the existing. Catherine Price asked if the foundation was made of painted brick; Mr. Forbes answered that it is concrete block, which is still produced. Keith Oropeza asked if the garage door is proposed to stay and if the roof material will match the existing; Mr. Forbes confirmed that the garage door will stay in place and that the home was recently reroofed and all new roofing material will match.

Chairperson, Dena Wild, asked if the applicant would like to speak. Mr. Denney declined but stated that he was in concurrence with the Staff Recommendations. Chairperson Wild asked if any member of the public would like to speak:

Doug Head, 800 Mayfair Circle, Orlando, FL 32803, addressed the Board. He expressed concern over the Board's jurisdiction of overseeing details of residential homes over sites such as Tinker Field.

**Jeffery Thompson MOTIONED to approve the request subject to Staff Conditions. Catherine Price SECONDED the motion.**

Sean Lackey, Board Member, discussed roof lines stepping down to the garage.

**The Board voted on the Motion, which was voted upon and PASSED by unanimous voice vote.**

## **2. Case No.: HPB2013-00264, 578 N. Orange Avenue**

Applicant: Morgan Voke, International Signs and Lighting, 714 Commerce Cir., Longwood, FL 32750  
Owner: Jan Harrold, 578 N. Orange Avenue, Orlando, FL 32801  
District: Landmark (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to install a new sign in the same location that a previous sign was located. The proposed internally lit sign is made of aluminum and acrylic with an LED message board at the bottom.

***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. No exposed conduit shall be visible.
3. Operation of the electronic board shall show black letters on a white background with thin black stripes to emulate historic marquee signs and the sign shall change text a maximum of twice per day.
4. Sign support shall be painted to complement the building and color shall be approved by HPB Minor Review Committee prior to permitting.
5. South face of the sign shall have similar non illuminated graphics so that it is not blank.
6. Recommend that the sign incorporate neon or raised lettering to be more in keeping with historic signs appropriate to the age of the structure.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with images of the site survey, photographs of the site, Sanborn Maps, and the proposed new sign. Mr. Forbes gave a brief history of the building, which originally operated as the Firestone Tire Center until 1991 prior to opening as a night club. In 1982-3, Firestone completed a full restoration including re-roofing and signage including a neon roof sign. After changing ownership, the building



received Certificates of Appropriateness to make modifications and the roof sign installed in 1982 was removed in 1999 with Historic Preservation Board approval. The Applicant is proposing to install a new one-sided sign in a similar location to the removed sign. Mr. Forbes stated that the proposed sign is to emulate historic marquee signs and explained that modern technology can achieve similar appearance as historic signs and cited the new LED marquee sign installed at The Apollo Theater in Harlem, New York. He also stated that the proposed sign is one-sided facing North, as Orange Avenue is a one-way street flowing South.

Mr. Thompson asked why Condition 6 recommends that the sign incorporate neon or raised lettering, as opposed to requiring that condition. Mr. Forbes stated that the Board may vote to require it. Mr. Oropeza inquired if the previous Firestone sign is copy-righted. Mr. Forbes explained that it is. Ms. Price asked if the proposed sign is to match the original sign; Mr. Forbes stated that the sign is proposed to resemble the sign that was put up in 1982. Margaret Brock inquired about the proposed single sided sign and suggested the sign be illuminated on both sides for pedestrian traffic. Mr. Thompson stated that pedestrian traffic is as important as vehicle traffic and both sides of the sign should be treated equally. Ms. Wild agreed stating that the palm tree currently located to the South of the proposed signage, which will obstruct the view of the sign from the South, may not always be there. Mr. Oropeza stated that two very different sides may look amiss.

Chairperson, Dena Wild, asked if the applicant would like to speak:

Morgan Voke, 714 Commerce Circle, Longwood, FL 32750, stated that he has only proposed a one-sided sign, however both sides could be included. He also stated that additional channel letters may add 200-300 pounds.

Board Member Margaret Brock left the meeting 4:35.

The Board continued discussion about the sign being identical on both sides. The Board also addressed the weight of additional letters. Keith Oropeza stated that the Board shouldn't consider the structural integrity of the sign and just the design, as structural issues will be considered through permitting. Mark Lewis stated that 200 additional pounds is not a significant enough weight to cause concern, as the additional braces can withstand that amount of weight. The Applicant added that support braces have already been added to the proposal as his engineer expressed concern of the weight as currently proposed. Chairperson Wild asked the Applicant if his client agrees with the Staff Conditions; Mr. Voke concurred. Chairperson Wild asked if any member of the public would like to speak about this Agenda Item:

Doug Head, spoke again about the Board discussing Agenda Items too extensively and not discussing what he feels are more important historic sites. He suggested the Board quickly approve this proposed sign.

Jeffery Thompson MOTIONED to approve the request subject to Staff Conditions with alteration of CONDITION 5 to state "Both faces of the sign shall be illuminated and treated equally"; And that CONDITION 6 "The sign shall incorporate neon or like material lettering to be more in keeping with historic signs appropriate to the age of the structure". Mark Lewis SECONDED the motion.

David Bass, Assistant City Attorney, addressed the Board about the Applicant's concern about the sign's additional weight and structural integrity. He would like the Board to consider the statements from the Applicant stating that he has not confirmed that additional weight is feasible.

Mr. Thompson spoke to his professional experience working with structural engineers and has considered all concerns about the additional weight. He believes that the additional weight is not enough to affect the structural braces and that the previous sign was larger, weighed more, and had a larger wind load.

Chairperson Wild offered a friendly caveat to Mr. Thompson's motion to state that if a structural engineer finds that the sign cannot carry the extra weight than the sign should not be built. Mr. Thompson stated that if it cannot be structurally built then it should not be built and changes concerning the structure will be addressed in minor review.

The Board voted on the Motion, which was voted upon and PASSED by unanimous voice vote.

## GENERAL APPEARANCES

1. Doug Head, addressed the Board concerning Tinker Field. He stated that the HPB has a responsibility to save historic structures and that the Board's jurisdiction only includes Historic Districts and Landmarks designated through City Council approval. He stated that the Board has a special opportunity and obligation to step outside their jurisdiction to ensure that one of Orlando's most treasured historic resources has the opportunity to be saved. Mr. Head then gave a



brief history and the historical importance of Tinker Field, including its namesake, Joe Tinker, and stated that Dr. Martin Luther King, Jr. gave his only speech in Orlando, 50 years ago on March 6, 1964. He stated that it is wrong that the Historic Preservation Board was uninformed and did not have the opportunity to provide City Council with direction on the demolition of a historic site.

Jason Burton, Chief Planner, stated that the planning staff was not aware of this project until the public was informed. He stated to the Board, that the deadline to include a Landmark Application for Tinker Field on March's agenda has passed, however there is an opportunity to have an item regarding Landmark Status for Tinker Field on the April Agenda. Richard Forbes discussed the history of Tinker Field. He informed the Board, Tinker Field is listed on the National Register of Historic Places and not locally landmarked. He reiterated that the National Register of Historic Places is an honorary designation completed through the State of Florida and the National Park Service. Local landmarks and historic districts have an ordinance for protection. Because Tinker Field was not landmarked through this process the Historic Preservation Board does not oversee changes or demolitions.

Chairperson, Dena Wild asked if Federal funds were involved in the demolition; Mr. Forbes did not think so. Jeffery Thompson stated the districts and landmarks are typically formed through community and home-owner involvement then approved through City Council. He stated that though the Board does not currently oversee this site, that the Board could ask the Historic Preservation Staff to research Tinker Field for a possible Landmark designation and to ensure that Tinker Field would meet the Criteria of local landmarks. Mr. Forbes stated that the City's criteria for a local Landmark is identical to the National Register of Historic Places' criteria and therefore, would meet the City's criteria. The National Park Service recognized Tinker Field for the field as a historic place, including the clay dating back to the 1920s. The stadium was built in the 1960s. The National Park Service considered the stadium and additional structures as non-contributing structures to the historic field. He stated that those structures did not meet the 50 year old criteria to be included in the National Register nomination in 2004. He informed the Board that additional research may include the stadium and surrounding structures in the Local Landmark nomination.

Dena Wild, Chairperson, asked what powers the Board has today. Mr. Forbes said that the Board can direct Staff to initiate a Landmark or Historic District, however it must be on the Agenda to do so, and that due to deadlines, the next available meeting would be in April. The Board could direct staff to begin research and determine if Tinker Field meets the criteria for Landmark status and to present the Board with their findings at the March meeting.

2. Emmett O'Dell, 717 31<sup>st</sup> St, Orlando, FL 32805, spoke as an opponent to the Tinker Field demolition noting several reasons for his opposition. He also noted his concern that historic neighborhoods and other places on the National Register of Historic Places have not been locally landmarked or districted. He urged the Board to consider Tinker Field as a local landmark. He stated that because Orlando is a transient city, historic buildings are important to the community to create a lasting identity and create pride and involvement in their City.

**Jeffery Thompson RECOMMENDED that Staff begin the process to determine eligibility to designate Tinker Field a local landmark. Alyssa Benitez SECONDED the Recommendation.**

Jeffery Thompson stated the importance of a site in which Dr. Martin Luther King, Jr. gave his only speech in Orlando, and possibly Orange County and stated that generations in the future may question why such a historic site was allowed to be demolished. He stated they will be derelict in their duty if they did not do something today.

Board Member Alyssa Benitez left the meeting at 5:10.

Chairperson, Dena Wild, asked David Bass, Assistant City Attorney, if the Board could make a motion. Mr. Bass stated that because the Board was making a general recommendation and not a final action, that this motion would be allowed.

Mr. Oropeza asked for a clarification of the motion. Mr. Bass responded that this motion instructs the Historic Preservation staff to begin the research process and when their research is finished they will present staff's recommendation to the Board, which the Board would then vote to accept if Tinker Field should be a Landmark. If the Board votes that it should be a Landmark, then that recommendation would go before the Municipal Planning Board and final approval from the City Council. The Board then discussed possible timelines for designation. Chairperson Wild asked if the Board could make a motion to halt any demolition of Tinker Field while staff conducts research. Mr. Bass informed the Board they could not today.

**The Board voted on the Motion, which was voted upon and PASSED by unanimous voice vote.**



## OTHER BUSINESS

- Mr. Forbes reported on the Minor Reviews for January.
- Mr. Forbes informed the Board that Heather Hohman, Recording Secretary, will be contacting the Publication Committee to schedule a sub-committee meeting to choose a topic for the 2015 Historic Preservation Board Calendar.

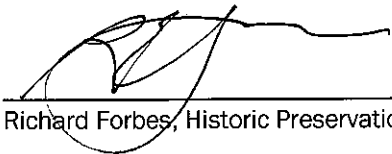
## ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 5:20 p.m.

## STAFF PRESENT

Richard Forbes, Historic Preservation Officer  
Jason Burton, City Planning

Heather Hohman, Recording Secretary  
David Bass, Assistant City Attorney

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