



HISTORIC PRESERVATION BOARD

MINUTES ❖ April 2, 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

Keith Oropeza

Catherine Price

Jeffrey Thompson

Members Absent

Mark Lewis

Staff Members

Richard Forbes

Jason Burton

Heather Hohman

Kyle Shephard

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 March 5, 2014 minutes

CONSIDERATION OF THE March 5, 2014 MINUTES

Jeffery Thompson MOVED to approve the Minutes of the March 5, 2014 meeting. Margaret Brock SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.

REGULAR AGENDA

1. Case No.: HPB2014-00031, 11-15 N. Orange Ave

Applicant: Ryan Young, 121 S. Orange Ave #820, Orlando, FL 32801
Owner: Wall Street Enterprises, 25 Wall St., Orlando, FL 32801
District: Downtown Historic District (Commission District 5)

Request for a Major Certificate of Appropriateness to make modifications to the existing façade including demolition of the existing entrances and construction of a new entry and windows.

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. Storefront window glass shall be clear and storefront systems shall be appropriately recessed from front plane of stucco.
3. Omit stucco banding around openings.
4. Proposed decorative trim details shall have additional Minor Review.
5. Recommend that the width of the higher portion of the proposed parapet be extended to be similar in width to the existing parapet.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint presentation with images from a Sanborn Map, existing and proposed elevations, and floor plans. He gave a history of the site and described the building as an extensively altered façade that has changed several times throughout the years including having 2, 3, and 4 storefronts at different times. All three of the current storefronts were altered in the 1990s with HPB approval. The current request is for two storefronts on the façade. He stated that the building was built in 1907 as a two-story building. It was built for the Rock Bakery and it has been said that the smell from the bakery was so good that many buildings were built around it. Mr. Forbes reviewed the Conditions from the Staff Report.

Sean Lackey arrived at 4:10 p.m.

The Board discussed the width and proportion of the parapet. Mr. Forbes noted that the parapet has been altered many times and is not original, as the building was once two stories. Mr. Forbes clarified his recommendation that the width of the higher portion of the proposed parapet be extended to resemble the current parapet and to match the existing vertical orientation. The Board also discussed the proportion of the windows and stylistic elements such as the color of the proposed building, awnings, and signage. Catherine Price expressed concern of the large massing of the building if there are not elements to break up the façade and that she would like to see the paint colors. Mr. Forbes informed the Board that potential colors, awnings, and signage have not been proposed yet and will go through Minor Review. The Board also discussed the entry of the storefront and Mr. Forbes informed the Board that the new entrance would be appropriately recessed.

Chairperson Wild asked the Applicant if he would like to speak. Mr. Young declined but stated he was in favor of Mr. Forbes' recommendations. There were no comments from the public.

Jeffery Thompson asked that the Board consider the overall height of the parapet and suggested that the parapet have a "step-up" of 10-12" to increase the vertical massing.

Jeffery Thompson MOTIONED to Approve the request subject to Staff conditions and add Condition (6.) That the parapet of the new façade starts at a minimum of 12" higher than the parapet of the remaining façade. Michael Arrington SECONDED the motion.

The Board discussed the additional condition and clarified that they would Require Condition 5, that the width of the higher portion of the proposed parapet be extended to be similar in width to the existing parapet.

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

The Board continued discussion about additional elements, such as awnings or decals to break up the large massing. Mr. Forbes said that they have not proposed additional elements yet and that he would prefer that the applicant keep the frontage simple so that design elements do not look applied or fake. Historically, storefronts were large to showcase what was inside. He reminded the Board that any proposed signage will be reviewed through Minor Review.

2. Case No.: HPB2014-00034, 317 S. Tampa Ave

Applicant/Owner: City of Orlando, 400 S. Orange Avenue, Orlando, FL 32802
District: Commission District 5

A Request to designate Tinker Field as an Orlando Historic Landmark, with the historic playing field, 1963 grandstand and earlier press box as contributing structures.

Recommended Action: Approval of the request for Orlando Historic Landmark designation of Tinker Field with the historic playing field and the 1963 grandstand as contributing structures and the earlier press box and other structures as non-contributing.

At the February 5, 2014 Historic Preservation Board meeting, the HPB directed staff to research the eligibility of Tinker Field and the associated buildings as a local Landmark. At the March 5, 2014 Historic Preservation Board, meeting Mr. Forbes presented his initial findings to the Board and provided the Board with an informational packet. The Board motioned to approve the landmark process and requested Mr. Forbes begin the nomination procedure.

Mr. Forbes reviewed the Staff Report and Criteria that the Landmark Application is nominated. The nomination is being nominated under Criteria (a), that the property is associated with events that have made a significant contribution to broad patterns of our history, and Criteria (b), that the property is associated with the lives of persons significant in our past. He explained the differences between the 2004 National Register of Historic Places nomination and the Local Landmark nomination, stating that the National Register nomination lists the period of significance as 1922-1948 and that at the time of the nomination the 1963 grandstands were not yet 50 years old and were not considered contributing. The National Register nomination only considered the playing field as contributing and focused on the area of Entertainment/Recreation as part of Criteria (a) and Joe Tinker as a part of Criteria (b). The Local Landmark nomination finds that the playing field at Tinker meets the Orlando landmark designation Criteria (a) and (b) stating that Tinker Field meets Criterion (a) for Orlando Landmark status as Martin Luther King's speech was a integral part of a broad and important cultural event, the Civil Rights movement, in addition to, the cultural history of baseball noted in the NRHP nomination. The 1963 grandstand meets Orlando landmark designation criteria under Criteria (a). Mr. Forbes stated that the old Press Box has been so significantly altered and has lost much of its architectural integrity that it does not meet Orlando Landmark designation criteria. The 1990 additions to Tinker Field are only 24 years of age and do not meet Orlando Landmark designation criteria. The Landmark Ordinance should include the entire ball park complex with the historic playing field and 1963 grandstand as contributing structures and the remaining structures and objects as non-contributing supporting resources.

Chairperson, Dena Wild asked if there were any questions from the Board. Hearing none she opened the floor to the public:

- Emmett O'Dell, 717 31st St., Orlando, FL 32805, spoke in favor of nominating Tinker Field as a Landmark. He is supporting the protection of the field as a Major League Baseball field. He stated that his group is not trying to save the façade as that may impede on improvement projects. His group would like to see the Washington Senator's seats preserved and would like to see Major League baseball played there again. He also stated that the Orlando Monarch's played there up until last year.

Jeffery Thompson MOTIONED to APPROVE the Landmark Nomination and Staff's Recommendations. Alyssa Benitez SECONDED the motion.

Dena Wild commented that she does not feel that this meets the intent for Landmark status though the Staff Report proved it meets the criteria. She discussed that Landmarks should engage a community and voiced her concerns about accessibility to the public and the loss of its historic aesthetic and a lack of commitment to restore the field.

The Board voted on the Motion, which was voted upon and PASSED by (7-1) voice vote, Dena Wild opposed.

OTHER BUSINESS

- Mr. Forbes reported on the Minor Reviews for March.
- Staff provided the Board with a Press Release and Map for the 2015 Historic Preservation Board Calendar and photo competition, which will feature Orlando's Landmarks.
- Mr. Forbes invited the Board members to attend Mayor Dyer's Volunteer Appreciation Reception on April 14th.
- General Appearances:
 - Emmett O'Dell spoke on seeking Local Landmark status and National Register of Historic Places designation to the Orlando Municipal Auditorium and the Orlando Armory. The Board asked Staff to research the eligibility of these two sites.

ADJOURNMENT

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

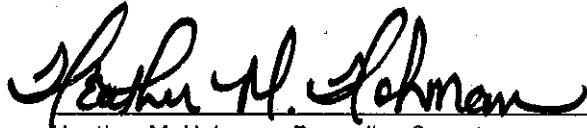
STAFF PRESENT

Richard Forbes, Historic Preservation Officer
Jason Burton, City Planning
David Bass, Assistant City Attorney

Heather Hohman, Recording Secretary
Kyle Shephard, Assistant City Attorney
Cassandra Lafser, Public Information Officer



Richard Forbes, Historic Preservation Officer



Heather M. Hohman, Recording Secretary