



HISTORIC PRESERVATION BOARD

MINUTES ❖ February 4, 2015

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

Jeffrey Thompson, Vice-Chairperson

Michael Arrington

Alyssa Benitez

Margaret Brock

Sean Lackey

Mark Lewis

Keith Oropeza

Catherine Price

Staff Members

Richard Forbes

Heather Hohman

David Bass

Jason Burton

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 7, 2015 minutes

CONSIDERATION OF THE JANUARY 7, 2015 MINUTES

Jeffery Thompson MOVED to approve the Minutes of the January 7, 2015 meeting. Alyssa Benitez SECONDED the motion, which was voted upon and PASSED by unanimous voice vote.

REGULAR AGENDA

1. Case No.: HPB2015-00001, 190 S. Orange Avenue

Applicant: Gregory Lee, Baker & Hostetler LLP, SunTrust Center, Suite 2300, 200 S. Orange Ave., Orlando, FL 32801

Owner: Nunziata Holdings, LLC, 189 S. Orange Ave., Suite 900, Orlando, FL 32801

District: Downtown Historic District/Landmark (Commission District 5)

The applicant is requesting a Major Certificate of Appropriateness to open the first floor windows to the ground with new storefront; add additional storefront entry on the south façade; add canopy awnings; add a green screen at the main entry and add a new vertical sign at the corner of the building including a digital reader board.

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 digital portion of the sign is not permitted by code and shall not be allowed.
3. Carefully remove and retain all terra cotta units if storefront is installed on the south façade.
4. The proposed green screen at the main entrance will obscure and diminish the detail of the entry and any proposed features shall not extend beyond the inner face of the entry surround.

5. A structural assessment of how the proposed sign and proposed canopies will affect the structure and specifically the decorative terra cotta units shall be provided and if it is shown that harm will be done to the building or terra cotta then that work shall not be attempted.
6. All sign, canopy and storefront materials shall undergo additional minor review for compatibility.
7. Any proposed Sidewalk Cafés will require additional review.

Richard Forbes, Historic Preservation Officer, introduced the subject property through a PowerPoint Presentation that included the 1956 Sanborn map and pictures of existing conditions, architectural details, and historic photos to show former store fronts, awnings, and corner signage. The First National Bank is a classically inspired Art Deco Building with Egyptian motifs designed by architect Howard Reynolds, who designed a number of notable buildings in Orlando. The building is one of the most architecturally significant and rare buildings in the City of Orlando and in the region. The State Historic Preservation Office notes this building as one of the most impressive examples of Egyptian and classically inspired Art Deco buildings in the State. Mr. Forbes presented a copy of a drawing by architect Howard Reynolds that shows a proposed larger building that most likely was scaled down due to the stock market crash of 1929, the same year the building was constructed. This building was landmarked in 1977 and is considered a contributing structure in the Downtown Historic District. Mr. Forbes reviewed the proposal with images of the floor plans and proposed elevations then reviewed Staff's Conditions of Approval.

Sean Lackey asked to view a full-size set of plans to review the proposed awnings. The board asked about the awning materials and how the awnings are proposed to be attached to the building. Mr. Forbes stated that it is a metal framing structure and that the canopy will need further review. Mr. Lackey also asked about the proposed planters proposed as part of the Sidewalk Café. Mr. Forbes stated that Condition 7 addresses Sidewalk Cafés which need a separate permit and review. Michael Arrington asked about the structural components of the proposed signage. Mr. Forbes stated that the Board is to review the design and the compatibility of the sign to the building and that Condition 5 requires a structural assessment for the sign and any proposed canopies to determine how the structure will be affected. Keith Oropeza asked if the green screen is part of today's review, Mr. Forbes confirmed that it is. Jeffery Thompson inquired if the granite base were to be removed, would the applicant fill in with terra cotta or would remnants of the granite remain. Mr. Forbes did not think that the terra cotta would be extended to the ground.

Gregory Lee, 200 S. Orange Ave, STE 2300, Orlando, FL 32801, spoke on his behalf as the applicant. He stated that he concurs with Staff Conditions. He understands the City's position on denying the digital reader board because it's inconsistent with the code and the Historic Preservation overlay ordinance. He hoped that if the Code is changed in the future that they may be able to incorporate a digital component. He asked for clarification from the Board about Condition 5, addressing the structural assessment. Mr. Forbes stated that Staff is looking for assurance that no damage will be done to the building such as the terra cotta crumbling. Mr. Lee said that they intend to have a retractable cloth awing attached by a metal frame and will come back for additional review as they flush out those details. The sidewalk cafés will be determined as tenants are confirmed and what their needs may be. Mr. Lee addressed Jeffery Thompson's concern about the granite and stated that they plan to use the granite to remain consistent with the current structure's detail and would use removed granite to fill in gaps where needed.

The board discussed architectural and structural details with Mr. Lee. The retractable awning was discussed at length with many of the Board members agreeing that the retractable awning would provide shade and protection from the sun and rain and could retract during cooler months to provide warmth to patrons and pedestrians. The Board also discussed the sign with the applicant. Margaret Brock commented that it is a nice nod to the history of the building. Chairperson Dena Wild thought that the 3-D orange element may be too whimsical for a serious building and asked the Applicant if he is committed to the 3-D orange element. Mr. Lee stated that they are not committed to the orange and are open to changing that element. Mr. Lackey stated that the orange element of the sign may not be obvious to pedestrians.

Ed Wideman, 8633 South Bay Drive, Orlando, Florida 32819, spoke on his behalf in favor of the project. He asked for clarification of allowable tenants, stated some concern about the green screen which may not have adequate light due to other large street trees, and stated that the City should considered digital signage in the Downtown core.

The Board discussion included the corner signage, awnings, signage, the green screen, and the store fronts. The Board agrees that this building is on a prominent corner and this project could add some much needed vibrancy to the "sterile" building. The majority of the Board supports the sign. The historic pictures shows corner signs that have been updated through history to reflect the times and this sign will continue that pattern. The 3-D orange is a nice play on Orange Avenue and could help further

define this building. Jeffery Thompson and Keith Oropeza both have backgrounds in landscape architecture and do not think the green screen, as proposed, is ideal for this location. Mr. Oropeza suggested eliminating the green screen altogether. Mr. Thompson suggested an ecowall or a module system that provides automatic maintenance. The Board agrees that the new storefront on Church Street provides balance and interest to the structure. The Board debated the positive and negative qualities of retractable awnings. Mr. Lewis stated that cloth awnings were common in Art Deco buildings but also thinks it's nice to retract the awnings in cooler weather to provide some warmth to pedestrians. Mr. Thompson added that a solid awning could have a lower profile, highlighting the architectural features of the building. Chairperson Wild asked Staff about the entire sign package. Mr. Forbes clarified that it depends on the size; window or awning signage would be presented to Minor Review and any large signage would come back to the Board.

Jeffery Thompson MOTIONED to Approve the request subject to Staff Conditions with the additional condition 8. That the green screen be comprised of a unit panel planted green screen and not a vine-climbing panel. Alyssa Benitez SECONDED the Motion.

Keith Oropeza questioned whether they should add a condition about the green screen or deny the request for a green screen. Mr. Thompson clarified his condition, stating that this condition is only if the applicants choose to add the green screen and that they could simply choose to omit the green screen from future plans.

The Board voted on the Motion which PASSED by a unanimous voice vote (9-0).

OTHER BUSINESS

- There were no General Appearances.
- Mr. Forbes reviewed the Minor Reviews approved in January
- The Publications and Awards committee will be meeting next month to determine the 2016 HPB Calendar theme and select the 2015 Historic Preservation Awards
- Mr. Forbes announced details of the Florida Trust for Historic Preservation Conference in May and informed the Board members that they qualify for a discounted price
- Molly Delahunty, Nominating Board Liaison, thanked the HPB for their service and handed out lapel pins to each member

ADJOURNMENT

Dena Wild, Chairperson, adjourned the meeting at 5:35 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