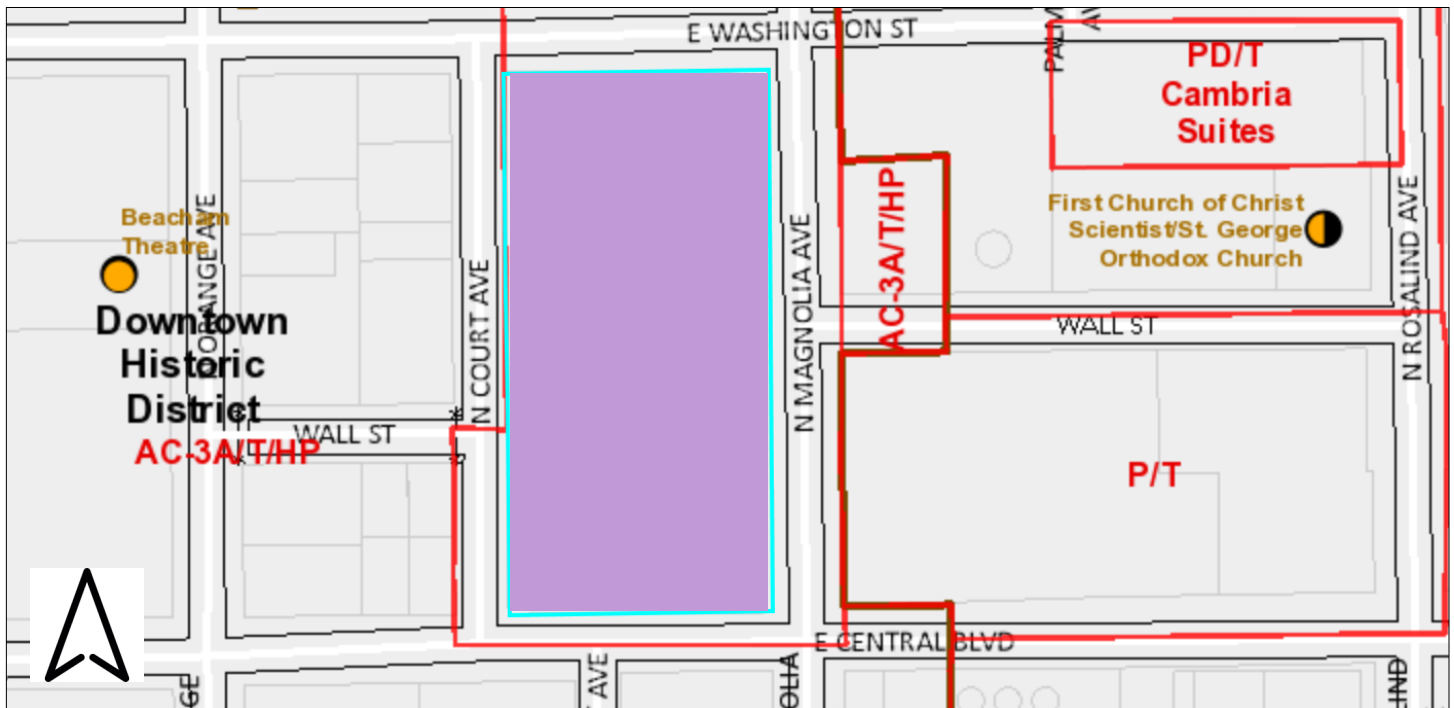


65 E. CENTRAL BLVD DOWNTOWN HISTORIC DISTRICT



Location Map

Subject Location

Summary

<p>Owner</p> <p>Orange County BCC C/O Real Estate Mngt Dept Po Box 1393 Orlando, FL 32802-1393</p> <p>Applicant</p> <p>Michael Perkins Orange County Regional History Center 65 E Central Blvd Orlando, FL 32802</p> <p>Project Planner</p> <p>Heather Bonds Historic Preservation Officer, Planner II</p>	<p>Property Location: 65 E. Central Blvd., Downtown Historic District, Commissioner District 5</p> <p>Applicant's Request: Major Certificate of Appropriateness for construction of patio spaces adjacent to the History Center on the east side of the building.</p> <p>Staff's Recommendation: Approval of the request, subject to the conditions in this report.</p>	<p>Public Comment</p> <p>Courtesy notices were mailed to property owners within 300 ft. of the subject property the week of September 21, 2020. As of the published date of this report, staff has not received any comments from the public concerning this request.</p> <p>Updated: September 30, 2020</p>
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HISTORIC BACKGROUND AND SIGNIFICANCE

- 65 E. Central Blvd is a contributing structure in the Downtown Historic District.
- The property is zoned P/T/HP
- The area is located on the East side of the building near the intersection of N. Magnolia Ave. and E. Washington St.
- The Courthouse building was constructed in 1927.
- The Beaux Arts building has typical details of the style including symmetrical facades, accentuated cornices, rusticated stone on the lower level, Palladian windows, pilasters, Doric colonnades, and a parapet with a flat roof.
- The building was designed by Murray S. King and constructed by a Jacksonville firm. King was Florida's first registered architect. King died before the completion of the courthouse and his son, James B. supervised the remaining construction.
- The structure is clad in Indiana Limestone.
- It was converted for use as the Orange County Regional History Center in 1999
- Notable Previous Cases:
 - HPB2016-00216– a similar project to enhance the east façade with a terrace was approved by the HPB in February 2016.

PROJECT OVERVIEW

The applicant is requesting a Major Certificate of Appropriateness to construct a new terrace with landscaping, planters, fence, gates, retaining walls, railings, and ADA compliant ramp access. The East Terrace will feature a grand stair, centered on an open plaza with separate intimate spaces flanking the east plaza to provide visitors with an interpretive experience on the history of Orange County. The larger plaza in the center will have concrete pavers to lend a geometric symmetry to the space. The two smaller terraces to the north and south of the main space are Terrazzo with artistic representations of the sun and the moon. The terraces will be accessed by an southern entry ramp which will meet ADA requirements. A northern ramp is proposed to lend a fire exit for the building. A 5-ft high black perimeter fence on top of the retaining walls with entry gates will enclose the entire space. According to the applicant, the goals of this improvement for the terrace are to create an exterior gathering space for events, improve the landscape and hardscape surrounding the History Center, and provide region specific landscaping in order to help educate the public.

The landscape will showcase Florida-friendly and native plants that can survive the urban environment of downtown Orlando. The design scheme calls for live oak, Little Gem magnolias, and relocated sabal palms. The lower tier plantings will combine hardy native shrubs and groundcovers such as Formosa azalea and Blue flag irises with spaces of hardy flowering shrubs in the proposed planters consistent with the existing landscape character of the downtown streetscape.



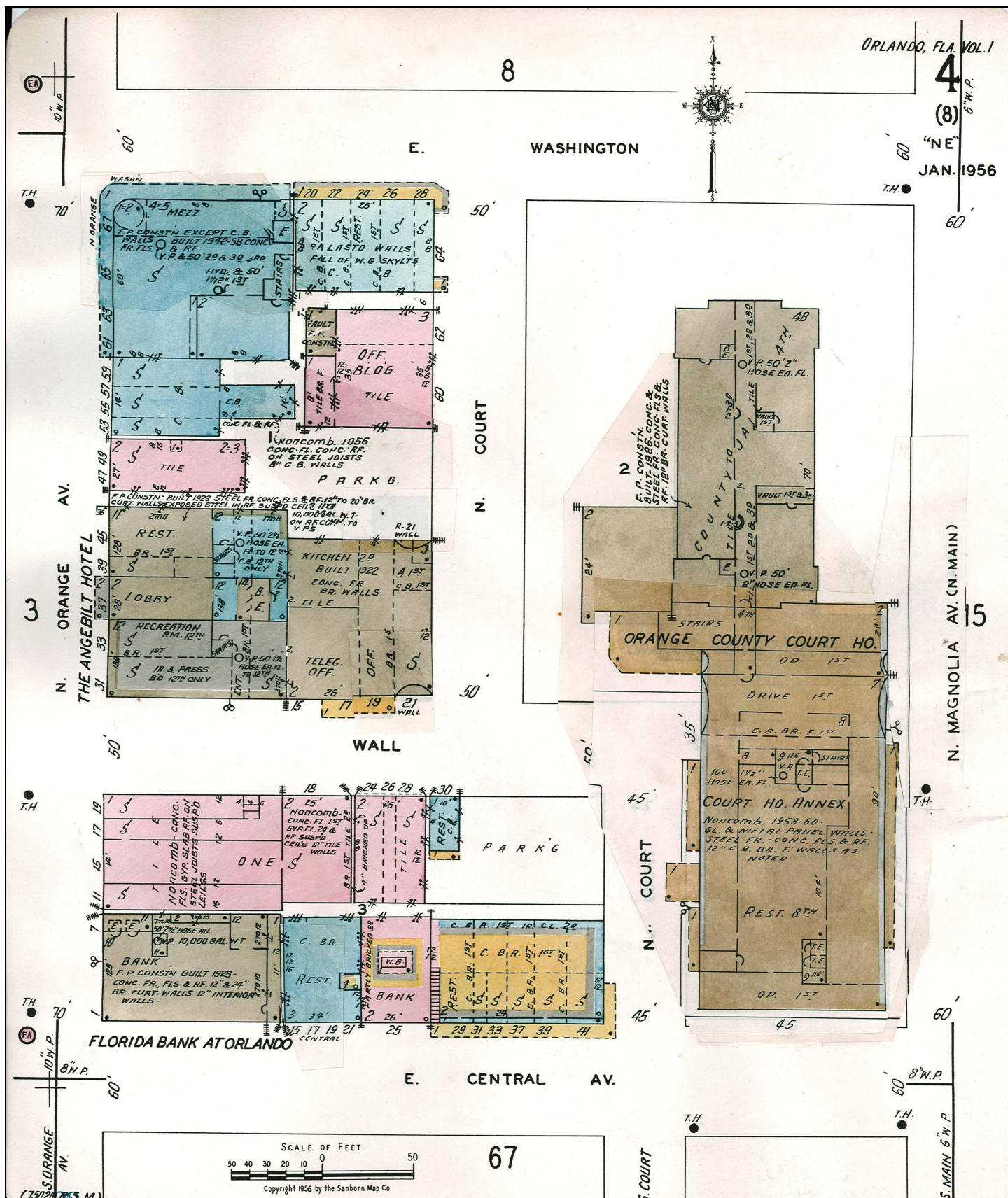
65 E. Central Blvd (Magnolia facing façade)

CONDITIONS OF APPROVAL

Subject to the following conditions, the proposal is consistent with the requirements for approval contained in Sections 62.201, 62.704, and 62.705 of the Land Development Code (LDC).

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. Final fence design shall require additional minor review.
5. Hardscape elements, site furnishings, and any additional lighting installations shall require additional minor review.

"NE"
JAN. 1956



EXISTING SITE PHOTOS



SITE PHOTOS



Front, Central Blvd. facing façade

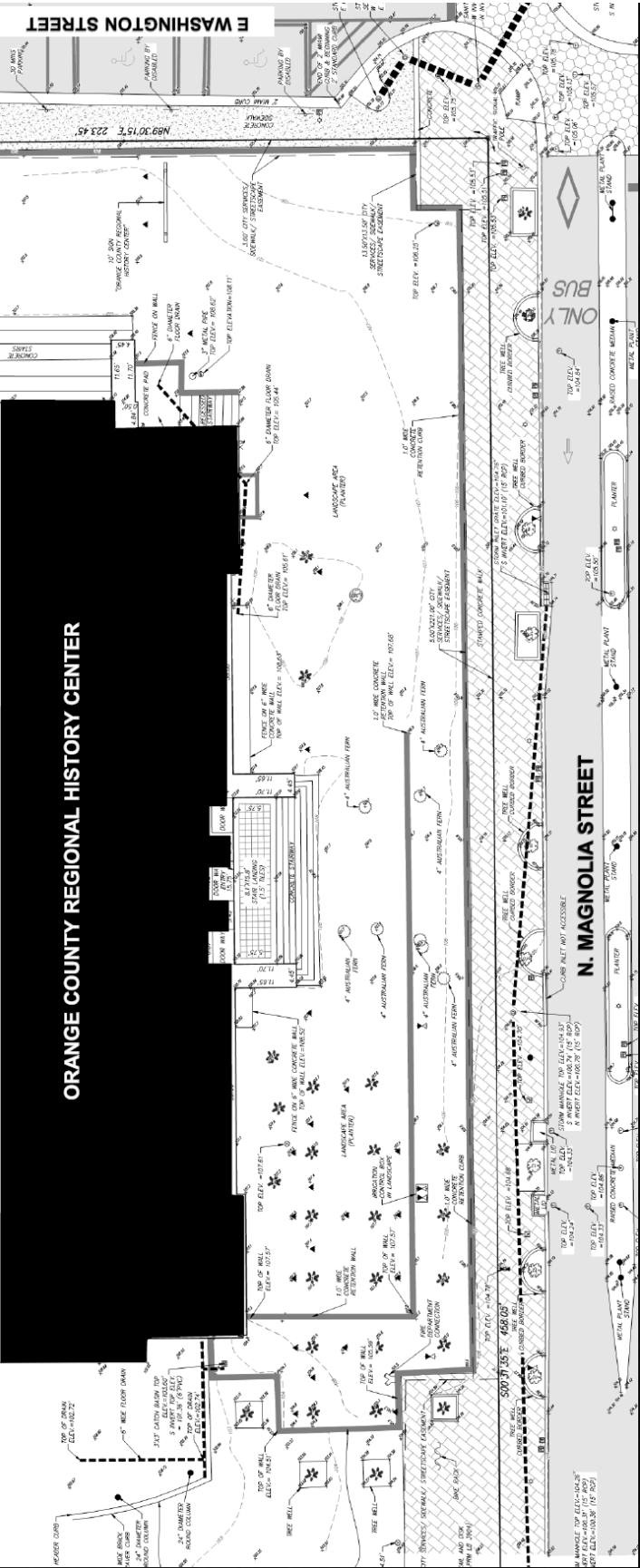


Rear, Washington St., facing façade

SITE PHOTOS PROVIDED BY APPLICANT



EXISTING SURVEY(MAGNOLIA ELEVATION)



NARRATIVE PROVIDED BY APPLICANT

The Orange County Regional History Center is developing the terraced landscape area located on the East side of the building; at the intersection of North Magnolia and East Washington St. The goals of this improvement for the terrace are to create an exterior gathering space for events, improve the landscape and hardscape surrounding the History Center, and provide region specific landscaping in order to help educate the public. The East Terrace will feature a grand stair, centered on an open plaza where officials can conduct press conference or families can celebrate community events. More intimate spaces flank the East plaza and provide visitors with an interpretive experience on the History of Orange County.

These terraces consist of one larger terrace flanked on each side by two ancillary plazas. Hardscape elements, site furnishings, planters, landscape and sculptures work to provide an aesthetic that create an outdoor retreat that pays homage to the history of Orange County.

The design for the terrace is informed by Orange County's agricultural practices of the past. Throughout its short history, the region and its land have been cultivated to farm fruits and vegetables, rear cattle, fish the rivers and lakes—all in support of commerce. Each element of agriculture has been influenced by the sun and the moon. Native, indigenous people celebrated the moon and sun with festivals in appreciation of their bounties. Modern day farmers still use cyclical patterns to plant and harvest crops.

The organization of the site is centered on the original historic entrance for the building which, now, is unused. The larger plaza in the center will have concrete pavers to lend a geometric symmetry to the space. The central plaza's geometric symmetry is similar to the geometric subdivision of land for agricultural development. The two smaller terraces to the north and south of the main space are inspired by artistic Terrazzo representations of the sun and the moon. The "moon" is characterized by fluid planters in contrast to the "sun" terrace's radiating patterns.

The landscape will showcase Florida-friendly and native plants that can survive the urban environment of downtown Orlando. The design scheme calls for live oak, Little Gem magnolias, and relocated sabal palms. The lower tier plantings will combine hardy native shrubs and groundcovers such as Formosa azalea and Blue flag irises with spaces of hardy flowering shrubs in the proposed planters consistent with the existing landscape character of the downtown streetscape.



PROPOSED PERSPECTIVE



PROPOSED RENDERINGS



Site plan of the proposed outdoor dining area for the N. Magnolia Avenue building. The plan shows a central 'MAIN TERRACE' with a 'Bench' and 'Sculpture (future)'. To the left is a 'MOON TERRACE' with a circular feature and 'Landscape Areas'. To the right is a 'SUN TERRACE' with a circular feature and 'Landscape Areas'. The plan includes various paving types: 'Concrete Paving', 'Terrazzo Paving', and 'Porcelain Pavers'. It also shows 'Ramp' areas, 'Seat wall (typ.)', 'Fence', and 'Ramp - exit only'. A 'Lightwell' is located near the center. The plan is oriented with North (N) at the top. A scale bar indicates distances from 0' to 32'.

Labels on the plan include:

- Landscape Areas
- Relocated Palm (typ.)
- Seat wall (typ.)
- Terrazzo Paving
- Concrete Paving
- Lightwell
- Ramp
- Raised Planters (typ.)
- Urn Planter
- Bench
- Sculpture (future)
- Fence
- MAIN TERRACE
- MOON TERRACE
- Sculpture (future)
- Porcelain Pavers
- SUN TERRACE
- Shade Tree (typ.)
- Flowering tree (typ.)
- Fence
- Ramp - exit only
- Concrete Paving
- Terrazzo Paving
- Seat wall (typ.)

Scale: 0' 4' 8' 16' 32'

Orientation: N

Address: N. Magnolia Avenue

5ft high black perimeter fence & gate installation

39'-3"

5'-5"

5'-5"

0'-3"

3'-10"

5'-1"

13'-0"

14'-3"

44'-6"

13'-0"

50'-9"

35'-8"

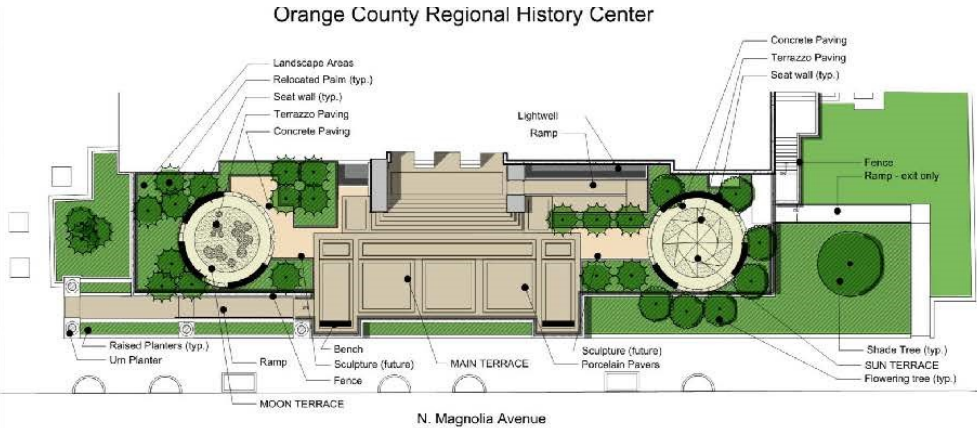
9'-1"

11'-11"

5ft high black perimeter fence & gate installation

N. Magnolia Avenue

PROPOSED MATERIALS



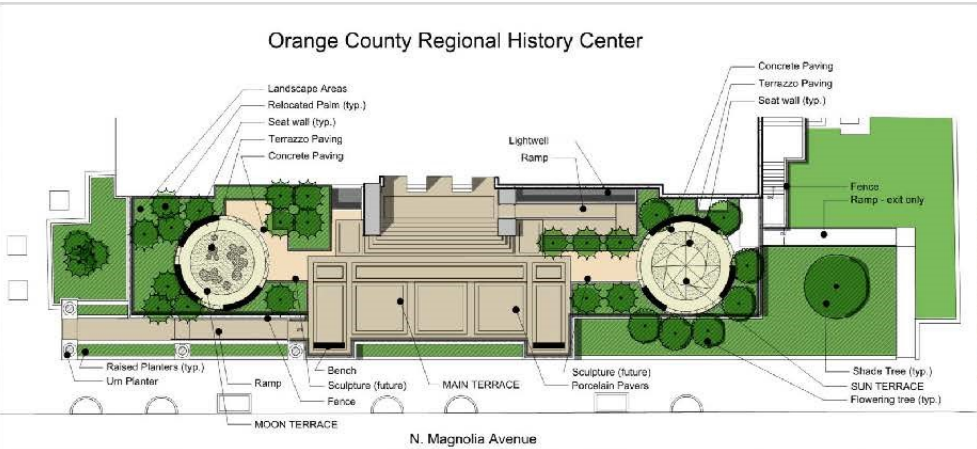
Pavers with exposed aggregate for the main Terrace Plaza

The organization of the site is centered on the original historic entrance for the building which, now, is unused. The larger plaza in the center will have concrete pavers to lend a geometric symmetry to the space. The central plaza's geometric symmetry is similar to the geometric subdivision of land for agricultural development. The two smaller terraces to the north and south of the main space are inspired by artistic Terrazzo representations of the sun and the moon. The "moon" is characterized by fluid planters in contrast to the "sun" terrace's radiating patterns.



Terrazzo paving for the two smaller spaces flanking the main Terrace

TREE PALETTE



Large Tree Palette

- Cabbage Palm
- Live Oak
- Crape Myrtle
- Calamondin

PLANT PALETTE



STAFF ANALYSIS

SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION"

Considering an application for a Certificate of Appropriateness pursuant to this Chapter, the Historic Preservation Board shall adhere to and seek compatibility of structures in the district in terms of size, texture, scale and site plan, and in so doing, the following U.S. Secretary of the Interior's "Standards for Rehabilitation" found in **Section 62.201** of the City's Land Development Code, shall be considered by the Board in passing upon such applications:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
The property was originally used as a courthouse for public use and was converted to a museum for public use; it will remain in use as a museum with public spaces.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
Standard Not Applicable.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
Standard Not Applicable.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
Standard Not Applicable.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
The proposed plan generally treats the historic building sensitively. The access ramp used on the northern façade may visually affect the windows into the basement.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
Standard Not Applicable.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that could damage the historic building materials shall be discouraged.
Standard Not Applicable.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
There are no known archaeological resources on site.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.
The proposed terraces and ramps do not destroy significant materials and are in scale with the building. The color of the pavement and stone shall be similar to the existing building materials.
10. Contemporary design for new construction shall not be discouraged when such new construction is compatible with the size, scale, color, material, and character of the property, neighborhood or immediate environment.
Standard Not Applicable.
11. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.
The proposal is additive and does not affect the general form or integrity of the old court house.

ADDITIONAL STANDARDS

Staff has applied the following Sections of the Land Development Code to analyze Case HPB2020-10193.

□ **Sec. 62.704. Facades**

- a. Wood. Existing wood siding, trim and details in good condition or repairable shall be retained. Deteriorated wood shall be replaced with wood to match the existing wood in size, shape and texture. No aluminum, vinyl or other man-made type siding materials shall be used to replace or cover wood siding, trim or details. Sandblasting wood siding, trim or detailing or the use of any abrasive, corrosive or damaging technique, is prohibited. **Not applicable**
- b. Masonry. Existing masonry in good condition or repairable shall be retained. Repair or replacement shall be made with materials duplicating the existing masonry in color, composition and texture. No aluminum, vinyl or other man-made type siding materials shall be used to replace or cover masonry, trim or details. Sandblasting masonry, trim or detailing or the use of any abrasive, corrosive or damaging technique such as blasting with pulverized materials, glass beads or other solids, with or without water, is prohibited. **Not applicable**.

Mortar joints shall be repointed only where there are obvious signs of deterioration such as disintegrating mortar, cracks in the mortar joints, loose bricks, damp walls or damaged plaster work. Repointing shall duplicate the existing mortar joints in size, composition, texture, color and structural strength.

1. Roofs. The original roof shape of principal and accessory buildings shall be retained. Original roofing material that is in good condition or repairable shall be retained. Deteriorated roofing material shall be replaced with new material that is similar to the original roof in composition, size, shape, color and texture, except in the case of asbestos shingles. Asbestos shingles may be replaced with new materials, such as fiberglass shingles, cement fiber tiles or shingles, or clay tiles, that are similar to the original roofing in size, shape, color and texture. Architectural features that give the roof its character, such as dormers, cornices, towers, decorative brackets, eaves, chimneys, parapets and exposed rafter ends shall be retained or replicated. New features, such as skylights, shall be flush with the roof and shall not be installed on roofs visible from a public right-of-way. **Not applicable**

2. Windows. Windows, frames, glass, muntins, mullions, sills, lintels and pediments in good condition or repairable and in character with the style and period of the building shall be retained. If windows or window details are determined to be unrepairable, they shall be replaced, on principal facades, with new windows matching the original in material, size and muntin and mullion proportion and configuration.

If aluminum windows are used, they shall match the size and have similar muntin and mullion proportions and configuration of the original windows. New aluminum windows shall be anodized or enameled.

When replacing existing windows that are inappropriate to the style and period of the building, they shall be replaced with new windows that are appropriate to the style and period of the building. Windows shall be relocated, enlarged, reduced or introduced into a facade only when the alteration is appropriate to the style of the building. Tinted glass and stained glass shall not be installed on the principal facades of any residential building. For buildings originally constructed for commercial use, clear glass (88% light transmission) shall be installed on the first floor. Tinted glass allowing a minimum of 50% light transmission shall be considered only for use on second floor windows and above and shall be considered on a case-by-case basis. The use of reflective glass is prohibited on all buildings. **Not applicable**

3. Shutters. Shutters in good condition or repairable and in character with the style and period of the building shall be retained. Missing shutters shall be replaced with wood shutters to match the existing. All replacement shutters shall be similar to the original in size, configuration and style, shall fit the window openings and shall not overlap on the surface of the wall. **Not applicable**

4. Awnings. Awning shapes, material, proportions, design, color, lettering and hardware shall be in character with the style of the building. Awnings shall reflect the architectural forms of the door and window openings of the buildings to which they are attached and shall not damage or obscure any architectural details. The minimum height of awnings on non-residential buildings shall be 8'0" from the lowest point to the sidewalk and they shall not extend more than 6'0" from the face of the structure. The highest point of a first floor awning on a non-residential building shall not be higher than the midpoint of the space between the second story window sills and the top of the first floor storefront window sills. **Not applicable**

5. Marquees. Marquees shall be retained where they are an historic element of the building. The design, materials, color, lettering and hardware of a marquee shall reflect the style and period of the building. The highest point of a marquee or its superstructure shall not be higher than the midpoint of the space between the second story window sills and the top of the first floor storefront window or transom. Marquees on non-residential buildings shall span the entire facade or entrance. One marquee shall be permitted on a facade. The minimum height of a marquee on a non-residential building shall be 8'0" from the lowest point to the sidewalk. **Not applicable**

6. Doors. Doors and door details, frames, lintels, fan lights, sidelights, pediments and transoms, in good condition or repairable that are in character with the style and period of the building shall be retained. If doors or

door details are found to be unrepairable, they shall be replaced, on principal facades, with new doors and door details in character with the structure in material, size and configuration. Only when the change is appropriate to the style and period of the building, shall doors be relocated, enlarged, reduced or introduced. Doors with modern designs, flush or sliding glass doors, or any type of door which is inappropriate to the style or period of the structure shall be prohibited. **Not applicable**

Garage doors that are in good condition or repairable and are in character with the style and period of the building shall be retained. Garage doors shall be repaired so they match the existing materials, size and configuration. New garage doors may be constructed of wood, metal or fiberglass. A new garage door shall be the same size as the one being replaced unless an original door is narrower than 8'; then a new door may span the original width of the garage door opening. **Not applicable**

7. Porches. Porches and porch features that are in good condition or repairable and are in character with the style and period of the building shall be retained. Porches and porch features shall be repaired so they match the existing in materials, size and configuration.

Replacement of existing porches with a design or materials not in character with the style and period of the building shall be prohibited. New porch elements, such as balusters and columns, shall be compatible with the style and period of the building. Porches on principal facades shall not be enclosed with solid materials such as glass, wood, aluminum, vinyl, fiberglass or masonry. Porches on non-principal facades may be enclosed; the new materials shall be installed so as not to conceal or damage historic architectural elements. New screening on a porch shall be transparent so the details of the front wall are visible. The framing members for screening shall have a design and scale that is in character with the style and period of the building. **Not applicable**

8. Signs. Existing signs that are in good condition or repairable, in character with the style and period of the building and in conformance with the Code shall be retained, unless a new business requires the removal of the sign. New signs shall be compatible with the style and period of the building. In the Downtown Development District, the requirements of the Facade Design Guidelines shall also be met. **Not applicable**

9. Site Improvements. Chain link fences visible from a public right-of-way or park shall be prohibited. Replacement of drives, walks, patios, decks, stairs, fences and walls with no change in the size configuration and using the same materials, shall not be reviewed by the Historic Preservation Board. **The proposed site improvement adds a series of terraces accessed from the old east entrance which has been out of use since the conversion to a museum. The proposal also includes a 5' metal perimeter fence, ADA compliant ramps, and update Florida-friendly landscaping.**

Other. Any other request requiring a building permit determined by the Planning Official or his designee to have an impact on an historic landmark or the exterior of a structure in an HP Overlay district shall be reviewed by the Historic Preservation Board using the most closely analogous standards of this Chapter. **Not applicable.**

□ **Sec. 62.705. Standards for Additions to Existing Structures**

a. Facades.

1. Wood. Additions to wood-sided structures must be sided in wood and must match the existing siding in size, shape, color, orientation, and texture.
2. Masonry. Additions to stuccoed structures must be clad in stucco to match the existing in color, composition, and texture. Additions to brick structures must be clad with brick, or wood, vinyl, or aluminum siding. If an addition is clad with brick, the color, pattern, and mortar shall match the existing. If the addition is clad with wood, aluminum or vinyl siding, the siding must be horizontally oriented and 4"—10" wide and must be compatible with the existing structure. Additions to concrete block structures must be of matching concrete block and must have mortar joints that match the existing.
3. Aluminum or vinyl siding or other simulated wall cladding. Additions to structures sided with aluminum or vinyl siding or other simulated wall cladding must be clad with materials to match the existing in size, shape, color, orientation, and texture.
4. Facades with a combination of materials. Additions to structures with a combination of cladding materials must be sided using one or more of the existing cladding materials in a manner that is in character with the style and period of the structure.

The proposed work includes concrete pavers with exposed aggregate, which are shown to be similar in color and texture to the building. Terrazzo terraces at the north and south of the centered terrace will be minimally visible from the street as they will be surrounded by landscape. The concrete retaining walls are noted to match the existing retaining walls. The overall appearance will retain the character and style of the 1920s courthouse.

b. Roofs. Roofs on additions must have similar shape, materials, and pitch as the existing structure. A flat or low pitched roof that is not visible from the ground may have a different material than the rest of the existing roof. Shed roof additions are allowed on the rear of any building, when said additions are not visible from a public right-of-way or park. **Not applicable.**

c. Windows. Windows on additions must have the same orientation and be of a similar size to the original windows of the principal facade except that if the addition is on the same plane as the existing principal facade, then the windows of the addition must match the original windows in orientation, size, materials, and configuration. **Not applicable.**

d. Porches. Porch additions must have a roof type that is either similar to the existing roof or is in character with the style and period of the building. **Not applicable.**

e. Scale, massing, and height. Additions to existing structures must have similar scale, massing, and height to the existing structure.

The scale of the walls and ramps are appropriate to the building. The height of the wall along the sidewalk is much higher than what is currently there and does affect the pedestrian experience, especially with the addition of a 5ft metal fence.

f. Setbacks. Minimum and maximum setbacks for additions (including to both principal and accessory structures) must conform to the minimum and maximum setback standards applicable to the underlying zoning district as provided in Chapter 58, except that a lesser or greater setback may be approved by certificate of appropriateness upon a finding that the lesser or greater setback is consistent with the prevailing pattern of contributing development in the vicinity of the proposed work and where a lesser setback would not result in buildings (whether principal or accessory) being within 10' of each other (without regard for whether or not the buildings are located on different lots), nor any building (whether principal or accessory) being within 5' of a lot line. **Not Applicable**

g. Other. Any other request requiring a building permit and determined by the historic preservation officer, or designee, to have an impact on an historic landmark or the exterior of a structure in an HP overlay district shall be reviewed using the most closely analogous standards of this Chapter. **Not Applicable**

Summary of Staff Analysis

Based on the above analysis and subject to the conditions listed on page 3, staff recommends Approval of the request to construct a new terrace with landscaping, planters, fence, gates, retaining walls, railings, and ADA compliant ramp access.